



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

L 310746

## POWER OF ATTORNEY

This Power of Attorney (PA) is executed today at Zirakpur today i.e. on 22-03-2021

BY

1. **Sh. Bunt Khanna** (UID No. 352686936262) (PAN No. AKFPK8017L) S/o **Late Sh. Joginder Raj Khanna** R/o House Number 1036, Sector-21-B, Chandigarh.
2. **Smt. Leena Khanna** (UID No. 864827883547) (PAN NO. AIJPK3514A) W/o **Sh. Bunt Khanna** R/o House Number 1036, Sector-21-B, Chandigarh.

(Herein after conjointly referred to as '**First party/Owners**'), the party of the first part, Copy of PAN Card and Aadhar Card is attached hereto as **Annexure A1** hereto.

*In favour of*

**M/S SVASTIGA INFRA PRIVATE LIMITED** (PAN No. ABFCS2567R), a Private Limited Company having its office at Flat No-302, GH-83B, Sector-20, Panchkula through its directors **Ashish Gupta** (UID No. 430050720058) S/O **Sh. Rakesh Kumar Gupta** and **Vikas Gupta** (UID No. 756374525640) S/O **Sh. Naresh Kumar Gupta**. (Hereinafter called '**Second party/Promoter**' which

*B. Khanna*  
22/3/21

*V. Gupta*  
22-3-2021





## Deed Endorsement

Token No :- 20210000177508

Deed Type :- General Power of Attorney , Value :- Rs.0/-, Consideration Amount :- Rs.0/-  
 Registration Fee :- Rs. 400, Normal appointment fee :- Rs. 500, PLRS - Facilitation charges :- Rs. 2000, Pasting fee(Punjabi) :- Rs. 200,

Sh./Smt.**Leena Khanna** s/o/d/o/w/o **Bunty Khanna** has presented the document for registration in this office

today dated :- 23-Mar-2021 Day :- Tuesday Time :- 03:06:27 pm

Signature of Seller/Presenter

Signature of Sub Registrar/Joint Sub Registrar



Leena Khanna (Individual)

The contents of the document were read out to Sh/Smt **Leena Khanna** s/o/d/o/w/o **Bunty Khanna** ,who having heard,admitted the same to be correct. An amount of Rs. - on account of **General Power of Attorney** has been received in front of me and the balance amount has already been received through Cash/Cheque/Demand Draft/RTGS. Both the parties have been identified by 1. **Khushpal Singh** (Identifier)2. **SUNPREET SINGH** . (Witness). I know the first witness, who knows the 2nd witness and/or the executant has put in his/her self identification by below mentioned documents. .

Party Name	Document Type	Document Number	Income Tax PAN CARD
Leena Khanna			

Hence the document be registered

Date:- 23-Mar-2021

Signature of Sub Registrar/Joint Sub Registrar

Witness

1. 2.

(First Party)

(Second Party)



Svastiga Infra Private Limited Through Ashish Gupta (Colonizer/Company )

Above signature & thumb Impression are affixed in my presence.

Date:- 23-Mar-2021

Signature of Sub Registrar/ Joint Sub Registrar

Document No :- 2020-21/13/4469

Book No :- 4

Volume No :-

Page No :-

The Registered document has been pasted

( Puneet Bansal )

Signature of Sub Registrar/ Joint Sub Registrar

SRO - Zirakpur





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

L 310745

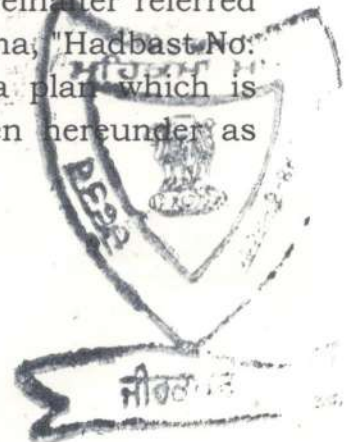
expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors and administrators) of the OTHER PART. Copies of Pan Card and Certificate of Incorporation of the Company is annexed hereto as **Annexure A2** hereto.

*The expression of the Executants/Owners & Second Party/Promoter shall mean & include unless repugnant to the context be deemed to include their representatives, heirs, successors, legal representatives, administrators, nominees, assigns, successors in interest, authorized persons etc.*

A) Whereas, the Executants / Owners are well & sufficiently entitled to all that piece and parcel of land total measuring 34 Bigha 11 Biswa (34550 Sq yard) vide Khewat/Khatoni No. 150/187, Khasra No. 677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10), pieces-8, total land 26 Bigha 14 Biswa (ownership Bunty Khanna) and Khewat/Khatoni No. 90/122-123, Khasra No. 690/2(1-14), 691(6-3), pieces-2 total land 7 Bigha 17 Biswa (ownership Leena Khanna) i.e total land 34 Bigha 11 Biswa, falling under village namely Nabha, Sub Tehsil Zirakpur, Tehsil Derabassi District SAS Nagar (Mohali) - Punjab. (Hereinafter referred to as "**the land under JDA**"). The land falling in Village Nabha, "Haddast No: 290" and the same has duly been marked on the shizra plan which is annexed hereto as **Schedule A**. Land Schedule is written hereunder as **Schedule A**.

*B. Chandra*  
22/3/21

*22-3-2021*





22-3-2021

number of 2nd 3rd 4th 5th 6th 7th 8th 9th 10th

~ 4300 5072 8050


$$\frac{1600}{2} = 2000$$

7, 444

**SNASTGA INFRA PRIVATE LIMITED**

Director



B) **AND WHEREAS**, in pursuance of the Joint Development Agreement dated 22/03/2021 ("**JDA**") as registered with Sub Registrar as Document No. 2020-21/13/4/470, on 23/03/2021 the clauses and contents of the same may be read as part and parcel of the present PA, the executant has made available/facilitated the said land to the Attorney for the development of project by the name of "**The Ananta Aspire**" ("the project");

C) In pursuance and in furtherance of the said JDA, the Executants / Owners do hereby appoint, nominate and constitute the Attorney as their true and lawful attorney in respect of various actions and things as mentioned hereunder and such actions as may be required for to enable the attorney to run, sell and complete the said project.

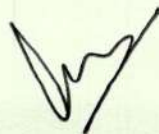
**NOW THESE PRESENTS WITNESSETH THAT**, the Owner, do hereby appoint, nominate and constitute **M/s SVASTIGA INFRA PRIVATE LIMITED office at Flat No. 302, GH-83-B, Sector-20, Panchkula (HR) PAN No. (PAN No. ABFCS2567R)**, through their any authorised signatory to be their true & lawful Attorney, to execute and perform, to do all or any of the following acts, deeds and things in their name and on their behalf:

1. To represent the executant and submit applications to various governmental authorities pertaining to Land for undertaking any development/use by obtaining or modifying the relevant approvals, sanctions required for development, construction and completion of such development at their own cost;
2. To develop the Land into a Group Housing under Residential or Commercial units or any mix of the same on the said land under JDA after seeking permission/approvals from the concerned government authority in this regard, including appointment of sub-contractors to perform any of its obligations herein at their own cost;
3. To make such declarations, representations and warranties in respect of the Land, as the Attorney may deem fit, and to undertake any obligations and indemnities, for and on behalf of the Owner in the best interest of the project;
4. To accept notice and service of papers from any court, tribunal, postal and /or other authorities and/or person in respect or in connection with the Land at their own cost;
5. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings, including any demands touching any of the matters aforesaid or any other matters relating to the Land, and also if it thinks fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding aforesaid, before any Court or other governmental authority, at their own cost;
6. To make and file for insurance claims and other compensations, in respect of the intended Development or any part thereof, and the Land at its own cost;
7. To appoint any authorised person from its firm by way of resolution/letter of authority/power of attorney to perform various activities as per the terms and conditions of the Joint Development Agreement.



activities as per the terms and conditions of the Joint Development Agreement.

8. To handle and undertake all dealings and transactions with customers pertaining to marketing/ selling/ handover and allotment of all the units in the Development or any part thereof, including negotiating the prices, taking bookings, receiving booking amounts, issuing allotment letters and signing thereupon in their own name through their authorised signatory, formulating and deciding the marketing and sales strategy/policy, setting up customer care centres, site offices for client dealing etc. at their own cost;
9. To issue allotment letters, Agreement for Sale, any addendum thereto, possession letters besides issuing permission to mortgage / letter of lien marking in favour of various banks and financial institutions in their own name through their authorised signatory under their letterhead for the loan to be obtained by the prospective purchasers of the individual allottees or purchasers of flats/floors/commercial spaces etc. of the said project for their respective Home Loans only and also to give any undertaking etc. in that respect to any bank or financial institution in any manner and owner confirm to honour all such letters so issued by the attorney holder in every possible manner.
10. To appear before the concerned governmental authority and/or officers and also all other state, executive, judicial or quasi-judicial, municipal and other authorities, including the Sub-Registrar of Assurances, stamping authorities, notary public for all matters connected with the Development;
11. To accept the payments from the allottees of the said flats/ units/development/commercial spaces but in the designated Escrow Account being constructed and/or from the banks/financial institutions from which the allottees of the said property might be obtaining loan.
12. To receive the sale consideration in its own name which shall be deposited in the designated Escrow Account as detailed in the said JDA only and shall be entitled to utilise the said sale consideration for the project strictly subject to the terms and conditions of the said JDA. In case it is found that any payment has been deposited in any other account other than the said designated Escrow account, the present PA shall be cancelled.
13. To execute and submit all relevant documents and to do all such acts and things as may be necessary or required to obtain an approved project financial number/code in respect of the Development for the purpose of the home loan to be availed by the purchasers/transferees of any Unit(s);
14. To get the Land and the units developed thereupon assessed for taxes and levies and to pay the same on their own and to get the refund thereof, if paid in excess;
15. The owners will directly or through a resolution in the name of any person will get the independent units i.e. flats/floors/showrooms registered with the Sub Registrar in the name of the allottee after the full and final payment of that particular unit is received in the designated escrow account. This attorney does not allow the Attorney holder to get the independent units/land registered with the Sub Registrar.



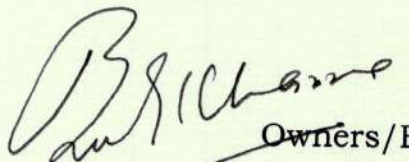


AND the Owner do hereby agree and represent that it is fully empowered and authorized to issue this PA. And it has been understood between the parties hereto that this attorney is not revocable except in case of breach of the terms and conditions of the said JDA and/ or its termination thereof. However, it is clarified that the this PA do not authorise the Promoter to obtain Loan from any bank or financial institution for the purpose of development and construction of the project i.e. the said land shall not be mortgaged by the Promoter in any manner except for Loans for the allottees on specific units from any bank or financial institution;

AND the Owner hereby ratify all acts and things done or to be done by the said Attorney in pursuance of the powers herein contained. However, the attorney shall not be entitled to further assign all these powers to any other person or company or firm in any manner by way of giving any Sub General Power of attorney except that the attorney shall be entitled to the appoint any person from on behalf of the firm in any manner for carrying out day to day activities for the project.

AND the Owner acknowledge that they shall be liable for any and all acts, deeds and things done or executed by the Attorney for and on their behalf, under the powers granted to it under this PA.

**IN WITNESS WHEREOF**, the Owner have hereunder set its hand and seal this day of 22/3/2021

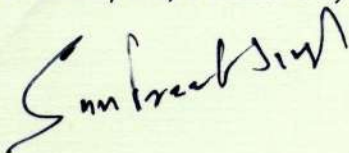
  
Owners/Executants  
22/3/21

Witnesses:

1. Khushpal Singh Advocate  
Zirakpur



2. Sunpreet Singh S/o Sh. Manjeet Singh  
R/o 1366/11, Phase-11, Mohali



CREATED BY 10  
TIKESH KUMAR Advocate  
Zirakpur Date 22/03/21





**Schedule A (Details of the Land )**  
**SCHEDULE OF LAND SITUATED AT VILLAGE NABHA**

**Land measuring 34 Bigha 11 Biswa situated at Village NABHA, Hadbast No. 290, Sub Tehsil Zirakpur, Tehsil Derabassi, District Sahibzada Ajit Singh Nagar – Punjab - India.**

Sr . N o.	Khata No.	Khasa No.	Land to be owned by	Land measuring to be owned
1	150/187	677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10),	BUNTY KHANNA	26 BIGHA 14 BISWA
2.	90/122-123,	690/2(1-14), 691(6-3),	LEENA KHANNA	7 BIGHA 17 BISWA
				-
				-
<b>Total land</b>				<b>34 Bigha 11 Biswa</b>

**IN WITNESS WHEREOF**, the Owner have hereunder set its hand and seal this day of 22/3/21.

*[Signature]*  
 Owners/Executants  
22/3/21

Witnesses:

1. *[Signature]*

SUNPREET SINGH  
 #1366/11, 11h-X Mohali  
 2. *[Signature]*





# Annexure – A1

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 0138/00022/00048

For  
बुन्टी खन्ना  
Bunty Khanna  
S/O Joginder Raj Khanna  
1036  
Sector-21 B  
Chandigarh  
Sector 27 (Chandigarh)  
Chandigarh  
Chandigarh 160022  
9814100920  
MD351987348FH

आपका आधार क्रमांक / Your Aadhaar No.  
**3526 8693 6262**

मेरा आधार, मेरी पहचान

बुन्टी खन्ना  
Bunty Khanna  
जन्म तिथि / DOB: 27/10/1963  
पुरुष / Male

3526 8693 6262

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 0138/00125/15745

For  
लीना खन्ना  
Leena Khanna  
W/O Bunty Khanna  
1036  
Sector-21 B  
Chandigarh  
Sector 27  
Chandigarh 160022  
9814100920  
MD109483290FH

आपका आधार क्रमांक / Your Aadhaar No.  
**8648 2788 3547**

मेरा आधार, मेरी पहचान

लीना खन्ना  
Leena Khanna  
जन्म तिथि / DOB: 08-04/1970  
महिला / Female

8648 2788 3547

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT  
BUNTY KHANNA  
JOGINDER RAJ KHANNA  
27/10/1963  
Permanent Account Number  
AKFPPK8017L  
Signature

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIJPK3514A  
नाम / NAME  
LEENA KHANNA  
पिता का नाम / FATHER'S NAME  
NARAIN DEWAN  
जन्म तिथि / DATE OF BIRTH  
08-04-1970  
हस्ताक्षर / SIGNATURE  
Leena Khanna  
आयकर आयुक्त, पटियाला  
COMMISSIONER OF INCOME-TAX, PATIALA

*B Khanna*

*W*





# Annexure – A2



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

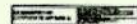
I hereby certify that SVASTIGA INFRA PRIVATE LIMITED is incorporated on this **Seventh day of January Two thousand twenty-one** under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309HR2021PTC092037.

The Permanent Account Number (PAN) of the company is ABFCS3567R

The Tax Deduction and Collection Account Number (TAN) of the company is RTKSK33362A

Given under my hand at Manesar this Fifteenth day of January Two thousand twenty-one.



Digital Signature Certificate

Pankaj Srivastava

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

**Disclaimer:** This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

SVASTIGA INFRA PRIVATE LIMITED



House Number 302, GH 83B, SECTOR 20, PANCHKULA, Panchkula,

Haryana, India, 134113



\* as issued by the Income Tax Department

SVASTIGA INFRA PRIVATE LIMITED  
Director  
Pankaj Srivastava

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
<b>ई-पान कार्ड</b> <b>e - Permanent Account Number (e-PAN) Card</b> <b>ABFCS2567R</b>	
नाम / Name SVASTIGA INFRA PRIVATE LIMITED	दिनांक / Date of Incorporation / Formation 03/01/2021
	
Signature valid	
<ul style="list-style-type: none"><li>Permanent Account Number (PAN) is a unique alphanumeric identifier issued by the Income Tax Department, Government of India, for the purpose of filing income tax returns and other financial transactions.</li><li>It is mandatory for all individuals and entities having income tax liability to possess a PAN.</li><li>It is used for filing income tax returns, claiming tax credits, and for other financial transactions.</li><li>It is also used for filing income tax returns, claiming tax credits, and for other financial transactions.</li></ul>	
	
<p>Electronically signed and Digitally signed e-PAN is a valid mode of PAN as per the provisions of the Income Tax Act, 1961 and the rules made thereunder.</p>	

सीतलपट





Government of Punjab  
e-Registration Fee Receipt

46P/4

Receipt No PB1143870810018  
Issue Date 22-MAR-2021 11:11  
ACC Reference SHCIL/PB-SHCIL/PB-NOD  
Purchased By BUNTY KHANNA AND LEENA KHANNA  
Registration Fees Paid By SVASTIGA INFRA PRIVATE LIMITED  
Property Description LAND 34 BIGHA 11 BISWA AT VILLAGE NABHA  
Purpose 48 - Power Of Attorney

Particulars	Amount (Rs.)
Registration Fees	₹ 400
Mutation Fees	₹ 0
Pasting Fees - English	₹ 200
Pasting Fees - Punjabi	₹ 0
PLRS Facilitation Charges	₹ 2000
Infrastructure Development Fees	₹ 0
Service Charges	₹ 20

Total Amount ₹ 2620  
( Rupees Two Thousand Six Hundred Twenty Only )

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.  
The authenticity of e-Registration Fee Receipt can be verified at website i.e.  
<https://www.shcilestamp.com/Registration/>.



B. Khanna  
22/3/21

22-3-2021  
J. Singh