

University of Gauhati



Bachelor of Engineering (B.E.) Examination, 1996

No 000201

This is to certify that

Amal Ch. Pathak

(Registration No. 001472 of 1992-93)

of Assam Engineering College Guwahati

Roll - No. 837 qualified for the

Degree of Bachelor of Engineering in this

*University at the Examination held in
the month of December, 1996, the special
branch in which he/she was examined
being Civil Engineering and that
he/she was placed in the Second Class.*

Gopinath Bardoloi Nagar
Guwahati-781014 (Assam)

H. Anwar
22/5/01
Vice-Chancellor

The 16 May 2001.

B.E.(C)/S-97/500/20-2-97

DECLARATION CUM UNDERTAKING

In reference to our project "**NBCC ARAVALI APARTMENTS**" situated at Plot No. GH-1, Surya Nagar, District-Alwar, State-Rajasthan.

It is hereby declared that we have appointed the following consultants –

Contractor	Iswar Dayal Sharma, Anurag Enterprises
Architect	Manoj Bishnoi, Axis Architects
Chartered Accountant	CA Parveen Kumar, ASA & Associates LLP
Structural Engineer	Pawan Kumawat, Axis Architects
Engineer	Amal Chandra Pathak
HVAC Consultant	Not appointed
Plumbing Consultants	Kuldip Singh, Exceltech

The project has been completed, however, we have not appointed any Real Estate Agent or any other Consultants as on date.

It is hereby declared that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

For **NBCC INDIA LTD**

(.....)

Authorised Signatory



रियल एस्टेट मार्केटिंग डिविजन/ REAL ESTATE MARKETING DIVISION

एन.बी.सी.सी.प्लेस, भीष्म पितामह मार्ग, प्रगति विहार, नई दिल्ली-110003/ NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi-110003

दूरभाष/ Telephone: 011-46990020 ई-मेल/ E-mail: remktgr@nbccindia.com, repre@nbccindia.com

DECLARATION CUM UNDERTAKING

We hereby declare that the Water Permission for our project "**NBCC ARAVALI APARTMENTS**" has not been obtained, since no external water connection has been obtained. Instead, a boring tubewell has been installed at the project for supply of water.

The contractor's invoices indicating the installation of tubewell are attached herewith evidencing the installation of boring tubewell.

For **NBCC INDIA LTD**

(.....)

Authorised Signatory



रियल एस्टेट मार्केटिंग डिविजन/ **REAL ESTATE MARKETING DIVISION**

एन.बी.सी.सी.प्लेस, भीष्म पितामह मार्ग, प्रगति विहार, नई दिल्ली-110003/ NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi-110003

दूरभाष/ Telephone: 011-46990020 ई-मेल/ E-mail: remktgr@nbccindia.com, repre@nbccindia.com



Anurag Enterprises

'AA' Class Government Contractors, Builders and Developers

Head Office : III-H/1, Rakesh Marg,
Nehru Nagar, Ghaziabad-201 001 (U.P.)
Tele/Fax : 0120 - 2714410, Ph. 4103299
E-mail : anuragenterprises@hotmail.com
Website : www.anuragenterprises.org

Dated:- 01-03-2016

15-3-2016

To,
The Unit Incharge,
N.B.C.C. Ltd (Real Estate Works)
Surya Nagar, Alwar (Rajasthan)

15 March
Bill received on 15/3/2016
AUP
PUC

CA 2031

150031
31/3/16

Sub:- 25th Running Account Bill

Ref:- Construction of NBCC Group Housing Project at Surya Nagar , Alwar (RAJ)

Dear Sir,
Please find enclosed herewith our 25th Running bill for Net payable amount of
Rs.20960910.00 (Two Crore Nine Lakh Sixty Thousand Nine Hundred Ten Only).

Kindly release the payment as early as possible.

Thanking You,

Your's Faithfully
For Anurag Enterprises

Anil Pandey

Anil Pandey
(Authorised Signatory)

Bill verified

AUP
PUC

GM (Engg) C

checked
R

ED (RE)

GM(F)

12/4/16

Construction of GROUP HOISING RESIDENTIAL APARTMENT
Place SURYA NAGAR ALWAR RAJASTHAN
BILL NO: ... 25th .R.A.

Name of Contractor	M/S ANURAG ENTERPRISES
Name of Unit In-charge	Sh. Mohd. Hanif..... (CIVIL)
Name of Zonal/ SBG In-charge	Sh. C.Manil, GM (Engg.)
LOI No. & Date	NBCC/ED(HQ)/HO/ALWAR/2013/1093 DATED 05-04-2013
Agreement Date	07th May 2013
Date of Starte	15-04-2013
Date of Completion as per LOI	14-10-2014
Actual Date of Start	1st May 2013
Actual Date of Completion	October 31, 2014
Sl. No. & Date of Previous Bill	24th RA 01-01-2016
Sl. No. & Date of This Bill	25th RA 01-03-2016
CV No. & Date through which Previous was Paid.	

Sl.	Description	Upto date Bill Amount	Previous Bill Amount	This Bill Amount
1	Total Bill Amount	36340703.29 374101721.04	351153527.61 353522200.29	12253511.29 20579521.66
2	Mobiliazation Advance Payment	0	0	0
3	Mobiliazation Advance Recovery	0	0	0
4	Secured Advance Paid	210150145.69	209177025.94	973119.75
5	Secured Advance Recovery	209177025.94	207821072.44	1355953.50
6	Gross Amount (1+2-3+4-5)	375074841.69	354878153.79	20196687.90
7	Release withheld amount against Deviation	0	0	0
8	Release withheld amount against Labour License	0	0	0
9	Release of withheld amount against EPF	0	0	0
10	Release of withheld for final alignment of seating arrangement (Chair)/rectification of works	0	0	0
11	Release of withheld amount against rectification of work	0	0	0
12	NET GROSS AMOUNT(6+7+8+9+10+11)	375074841.69	354878153.79	20196687.90
13	Recoveries For:-			
a	WCT @3% of Sl. No. 1.	11223051.66	1060566.01	0.00
b	Retention Money @ 5% of Sl. No.1.	18705086.10	17676110.01	1028976.08
c	Income Tax @2% of Gross Amount	7501496.83	7097563.08	403933.76
d	Worker welfare Cess @1% of Sl. No.1..	3741017.22	3535222.00	205795.22

Aug
840

For Anurag Enterprises
Anurag
 Authorised Signatory

Sl.	Description	Upto date Bill Amount	Previous Bill Amount	This Bill Amount
e	NBCC Work forceheads @Rs. 12500.00 / head/month)	0	0	0
f	Royalty	0	0	0
g	P A/C Agt. Debit (Misc. Exp.)	0	0	0
h	Postage (Oct.)	0	0	0
i	Interest on Mobilization Advance	0	0	0
j	Misc. Late submission of Car Policy	0	0	0
k	Misc. Late submission of WC Policy	0	0	0
L	Telephone @ Rs.00 / month	0	0	0
m	Water Charges @ Rs.00 / month	0	0	0
n	Withhold for Labour Licence	0	0	0
o	Stationary	0	0	0
p	Office Accomodation	0	0	0
q	Photo copy	0	0	0
r	Computer with Printer	0	0	0
s	Operator	0	0	0
t	S.C.V	0	0	0
u	Withheld for EPF (@4.7%)	0	0	0
v	Withheld due to slow progrees	0	0	0
w	Deviation withheld	0	0	0
x	Withhold for rectification of work	0	0	0
Y	Withhold for final alignment of seating arrangement (Chair)/rectification of works	0	0	0
14	Total Recoveries	41170651.81	38914561.10	1638705.06
	Net Payment (12-14)	333904189.88	315963592.69	18557982.84

Zonal Finance In-charge

Unit In-charge

Contractor,

Zonal-Incharge

For Anurag Enterprises

Check & Passed for Payment of Rupees

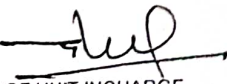
Authorised Signatory

DM (F)

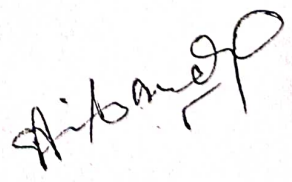
Disbursing Officer

25th R.A. BILL	
ABSTRACT OF COST	
Name of Contractor:-	M/s ANURAG ENTERPRISES
Name of Work:-	Construction of Group Housing at Surya Nagar, Alwar
L.O.I No.:-	NBCC/ED(HQ)/HO/ALWAR/2013/1093/DT. 05/06-04-2013
Bill No.:-	25th R/A
Bill Period:-	01-01-2016 to 29-02-2016
Date of R/A Bill:-	1/3/2016
Date of Start :-	1/5/2013
Gross Amount of this Bill:-	Rs. 373022244.94 363407009.29
Less for amount of Previous R/A Bill (Paid Amount):-	Rs. 351902650.29 351163498.29
Amount as per this Bill (A):-	Rs. 24449594.65 12253511.00
Add for Secured Advance :-	Rs. 973119.75
Less for Secured Advance paid in previous bill:-	Rs. 1355953.50
Secured Advance as per this Bill (B):-	Rs. -382833.75
Total Amount as per this Bill C=(A+B):-	Rs. 20736764.00 11870677.00
LESS RECOVERIES	
i) Security Deposit 5% (Value of A):-	Rs. 1055980.00
ii) Income Tax 2% (Value of C):-	Rs. 414735.00
iii) Sale tax 3% (Value of A):-	Rs. 0.00
iv) Labour Cess 1% (Value of A):-	Rs. 211196.00
Total Recoveries (D):-	Rs. 1681911.00 1225351.00
NET PAYABLE AMOUNT E=(C-D):-	Rs. 19054850.00 10898052.00
Rs. One Crore Ninty Lakh Fifty Four Thousand Eight Hundred Fifty Only.	

2


SIGN. OF UNIT INCHARGE


A.M.F / M.F.


SIGN. OF CONTRACTOR

Name of Work:-		25th R.A Bill		
Name of Executing agency:-		Construction of Group Housing at Surya Nagar, Alwar		
Name of Contractor:-		N.B.C.C. Limited		
L.O.I. No.:-		Anurag Enterprises		
Bill No.:-		NBCC/ED(HQ)/HO/ALWAR/2013/1093/DT. 05/06-04-2013		
Date of R.A. Bill:-		25th Running Bill		
		1/3/2016		
Head:-		Civil Work, Electrical Work, Plumbing Work, Fire Fighting Work, Boundary Wall & Extra Items		
SL.No.	Description	Total Amount	Prev. Amount	This Bill Amount
1	Civil Work:-			
	Total	✓ 300189559.00	✓ 291957251.00	8232308.00
2	Electrical Work:-	300189559.00		
	Total	✓ 29068158.00	✓ 28474551.00	593606.00
3	Plumbing Work:-			
	Total	✓ 21191299.00	✓ 19865308.00	1325991.00
4	Fire Fighting Work:-			
	Total	7537972	6965483.00	572489.00
5	Road Work			
	Total	1328076.27	0.00	1328076.27
6	Boundary Wall			
	Total	3234648.00	3234648.00	0.00
6	Extra Item (DSR & NON DSR)			
	Total	656257.29	656257.29	0.00
GRAND TOTAL		373022244.94	351903650.29	211105016.55

Amul

A.M.F./M.F.

SIGN. OF CONTRACTOR

Trinity

SL No.	DSR 2012.	Description	Unit	BOQ Qty	Extra Item Rate	T.P. 8.47%	Part Rate	Quantities			Amount (In Rs.)		
								Previous Bill	This Bill	Total Qty	Total Amount	Prev. Amount	This Bill Amount
B - DSR ITEMS													
E.I.1	5.9.14	Extra for Circular Shuttering											
a	Total	Slab Case Circular Shuttering	Sqm	0.00	52.42	26.87	26.87	0.00	223.78	12726.83	0.00	12726.83	
b	Total	Circular Shuttering for side of slab upto 20cm wide	Sqm	0.00	19.89	21.57	21.57	0.00	1697.76	36623.63	0.00	36623.63	
E.I.2	5.9.16.1	Edges of slab upto 20 cm wide											
	Total		Rmt	0.00	99.45	107.87	107.87	0.00	2979.30	321387.27	0.00	321387.27	
E.I.3	13.22	Extra for providing external plastering above 10 mtr from ground level every 3.0 mtr											
	Total		Sqm	0.00	28.85	31.29	31.29	0.00	65151.84	2038835.29	0.00	2038835.29	
E.I.4	13.23	Extra for Plastering on Circular Portion Stair Case Beam											
	Total		Sqm	0.00	13.05	14.81	14.81	0.00	537.52	7958.66	0.00	7958.66	
E.I.5	5.35	Add for Using Extra cement in the item of design mix over and above the specified cement content and therein											
	Total		Qntls	0.00	589.86	639.76	639.76	0.00	3335.90	2134163.65	0.00	2134163.65	
E.I.6	13.5.2	Extra for providing coarse sand in external plaster instead of fine sand											
	Total		Sqm	0.00	10.25	11.12	11.12	0.00	12134.88	134917.72	0.00	134917.72	
E.I.7	22.4.1	Providing & Placing in position PVC Water stop Bar 150 mm wide											
	Total		Rmt	0.00	459.15	498.04	498.04	0.00	578.25	287991.63	0.00	287991.63	
E.I.8	3.9	Cement Mortar (1:4 Ratio)											
	Total		Cum	0.00	3485.40	3780.61	3780.61	0.00	240.57	909520.31	0.00	909520.31	

For Anurag Enterprises
A. Anurag
 Authorised Signatory

SL.No.	DER 2012	Description	Unit	BOQ Qty	Extra Item Rate	T.P. 8.47%	Part Rate	Quantity			Total Amount	Amount (In Rs.)	
								Previous B.B.	This Bill	Total Qty		Prev. Amount	This Bill Amount
E.1.9	24.1	Boring/Drilling bore well of required dia for casing/starliner pipe, by suitable method prescribed in IS:2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer-in-charge, upto 90 meter depth below ground level.											
	24.1.2	Rocky strata including Boulders											
	24.1.2.1	Total	Rmt	0.00	891.63	937.17	967.17	0.00	270.00	270.00	261136.64	0.00	261136.64
E.1.10	24.2	Boring/Drilling bore well of required dia for casing/starliner pipe, by suitable method prescribed in IS:2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer-in-charge, beyond 90 meter & upto 150 metre depth below ground level.											
	24.2.2	Rocky strata including Boulders											
	24.2.2.1	Total	Rmt	0.00	953.00	1033.72	1033.72	0.00	237.61	237.61	245622.00	0.00	245622.00
E.1.11	24.8	Gravel packing in tubewell construction in accordance with IS:4097, including providing gravel fine/medium/coarse, in required grading & sizes as per actual requirement, all complete as per direction of Engineers-in-charge.											
	Total		Cum	0.00	976.60	1059.32	1059.32	0.00	20.04	20.04	21230.26	0.00	21230.26

Handwritten signature

For Anurag Enterprises
Handwritten signature
 Authorised Signatory

SGN OF CONTRACTOR

AMF/MF

Handwritten signature
 SIGN. OF UNIT INCHARGE

SL No.	DSR 2012.	Description	Unit	BOQ Qty	Extra Item Rate	T.P. 9.47%	Part Rate	Quantities		Total Amount	Amount (In Rs.)	
								Previous Bill	This Bill		Per Sq. Meter	This Bill Amount
E.1.12	24.10	Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 mild steel screwed and socketed/plain ended casing pipes of required dia, confirming to IS:4270, of reputed & approved make, including painted with outside surface with two coats of anticorrosive paint of approved brand and manufacture, including required hire & labour charges, fittings & accessories, all complete, for depths, as per direction of Engineer-in-charge.	Rmt	0.00	1631.23	1759.36	1759.36	0.00	292.30	518069.38	0.00	518069.38
E.1.13	24.11	Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 Plain slotted (having slot of size 1.6/3.2mm) mild steel threaded and socketed/plain bevel ended pipes (type A) of required dia, confirming to IS:4270, of reputed & approved make, having wall thickness not less than 5.40 mm, including painted with outside surface with two coats of anticorrosive bitumastic paint of approved brand and manufacture, including required hire & labour charges, fittings & accessories, all complete, for depths, as per direction of Engineer-in-charge.	Rmt	0.00	1711.25	1856.19	1856.19	0.00	73.20	135873.32	0.00	135873.32
	24.11.3	Total										

Noted
Approved
is
signed

For Anurag Enterprises

[Signature]
Authorised Signatory

SIGN. OF UNIT INCHARGE

A.M.F / M.F

SIGN. OF CONTRACTOR

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "NBCC ARAVALI APARTMENTS" situated at Plot No. GH-1, Surya Nagar, District-Alwar, State-Rajasthan.

I, Ashok Kumar Gupta son of Mr. L. L. Gupta aged about 59 R/o Flat No 1603, Tower 38, Lotus Boulevard Spacio, Sector 100, Noida - 201301 duly authorized by the promoter of the proposed project, NBCC INDIA LTD, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "NBCC ARAVALI APARTMENTS" and the project is free from all encumbrances and charge.

For NBCC INDIA LTD



(.....)

Authorised Signatory



NON-ENCUMBRANCE CERTIFICATE & TITLE SEARCH REPORT

1. This is to certify that a search has been conducted by me in the office of the Registrar/Sub-Registrar of Assurance for a period of **13 years** from **2011 to 2023 from Alwar** of the property. I found that this Property is standing in the name **National Building Construction Corporation Limited (NBCC)** for the said property Land **Group Housing Land** measuring **6094 Sqm. situated at Surya Nagar Scheme at Alwar**
2. I have also found that there is no registered mortgaged/charges and could not be seen transferred by way of sale, Gift, mortgage or in any other way whatsoever. **National Building Construction Corporation Limited (NBCC)** .
3. It is certified that the property is SARFAESI Compliance.

Date : 20-04-2023

Enclosed:-
Original Search Receipt


(AMIT CHOUDHARY)
Advocate

Amit Choudhary
Advocate

GRN: 0074789479



Payment Date: 20/04/2023 17:24:02

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS ALWAR
Location: ALWAR
Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	650.00
	Commision(-):	0.00
	Total/NetAmount:	650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: AMIT CHOUDHARY ADV

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): DIST ALWAR(301001)

Address:GROUP HOUSING LAND SITUATED AT SURYA NAGAR
FOR N.B.B.C. LTDRemarks:NATIONAL BULDING CONSTRUCTION
CORPORATION LIMITED

Payment Details:

Challan No. - 0

Bank:

SBlePAY(Credit/Debit Cards)

Bank CIN No:

SBIN7478947920042023

Date:

20/04/2023 17:24:02

Refrence No:

5340414077915

Computer generated copy on : 20/04/2023

Courtesy : <https://Egras.rajasthan.gov.in>

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “NBCC ARAVALI APARTMENT” situated at Plot No. GH-1, Surya Nagar, District-Alwar, State-Rajasthan.

I, Ashok Kumar Gupta son of Mr. L. L. Gupta aged about 59 R/o Flat No 1603, Tower 38, Lotus Boulevard Spacio, Sector 100, Noida – 201301 duly authorized by the promoter of the proposed project, NBCC INDIA LTD, do hereby solemnly declare that no criminal case is pending against me or any other director, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

For NBCC INDIA LTD



(.....)

Authorised Signatory



DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain NOC from Airport Authority of India and NOC for Environment for our project “NBCC ARAVALI APARTMENTS”.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For NBCC INDIA LTD

(.....)

Authorised Signatory



DECLARATION CUM UNDERTAKING

In the reference to our project "NBCC ARAVALI APARTMENTS" situated at Plot No. GH-1, Surya Nagar, Alwar, Rajasthan.

I, Ashok Kumar Gupta son of Mr. L. L. Gupta aged about 59 R/o Flat No 1603, Tower 38, Lotus Boulevard Spacio, Sector 100, Noida - 201301 duly authorized by the promoter of the proposed project, NBCC INDIA LTD, do hereby solemnly declare that:

Our project is completed and the electrification in our project has been done completely. Further, no drawing with respect to the same are available as of now.

For NBCC INDIA LTD.



(.....)

Authorised Signatory





DECLARATION

I, **Ashok Kumar Gupta**, son of Mr. L.L. Gupta aged about 59 years R/o Flat No. 1603, Tower 38, Lotus Boulevard Spacio, Sector 100, Noida – 201301 duly authorized by the promoter of the proposed project, NBCC INDIA LTD, do hereby solemnly declare, undertake and state as under:

1. That our project "NBCC ARAVALI APARTMENTS" situated at Plot No. Plot No. GH-1, Surya Nagar, Alwar, Rajasthan is a new project.
2. That we have not sold/allotted/booked/marketed/ any flat/apartment/unit of the project "NBCC Aravali Apartments" till the date of signing this declaration and will not do so till the time we get our RERA Exemption number.
3. That if any contradiction arises in the future, **NBCC INDIA LTD** will be responsible for the same.

(Ashok Kumar Gupta)

VERIFICATION

I, **Ashok Kumar Gupta**, son of Mr. L.L. Gupta aged about 59 years R/o Flat No. 1603, Tower 38, Lotus Boulevard Spacio, Sector 100, Noida – 201301 do hereby verify the contents in Para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



(Ashok Kumar Gupta)

20 JUL 2023

ता

आशा टिक्कीवाल
ल. नं. 36/96 स्टाम्प विक्रेत
राजस्थान उच्च न्यायालय
नयागढ़

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1 आधारभूत आवश्यक सुविधाओं हेतु
(धारा 3-क)-10% रुपये
2. गाय और उसकी नस्ल के संरक्षण और सर्वजन के लिये
(धारा 3-क)-10% रुपये
कुल योग
हस्ताक्षर स्टाम्प वेण्डर





एनबीसीसी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
एनबीसीसी भवन, लोधी रोड, नई दिल्ली-110003
बोर्ड सेक्शन

संख्या: एनबीसीसी/बीएस/45/2022-23/ 1557

दिनांक: 02.03..2023

सेवा में,

वारिष्ठ कार्यकारी निदेशक (वित्त),
एनबीसीसी (इंडिया) लिमिटेड
रियल इस्टेट डिविजन,
नई दिल्ली

विषय: विशेष मुख्तारनामा (Special Power of Attorney)

महोदय,

मेल. दिनांक 01.03.2023 के संदर्भ में, Special Power of Attorney has been issued in favour of Sh. Ashok Kumar Gupta, Addl.General Manager(Engg.) for registration to appropriate authority in respect of All Real Estate Project..

इस संदर्भ में विशेष मुख्तारनामा (Special Power of Attorney) की मूल प्रति इस पत्र के साथ संलग्न करके भेज रहे हैं।
कृपया पावती भेजें।

धन्यवाद

भवदीया,

(दीप्ती गंभीर)
कंपनी सचिव

संलग्न: विशेष मुख्तारनामा (Special Power of Attorney)

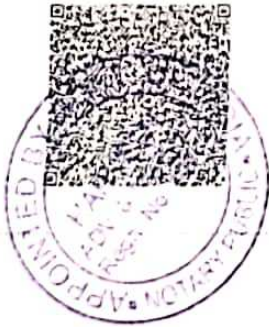


INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL52018370256630V
Certificate Issued Date : 25-Jan-2023 12:44 PM
Account Reference : IMPACC (IV)/dl838903/DELHI/DL-DLH
Unique Doc. Reference : SUBIN-DL03890370940775357535V
Purchased by : NBCC INDIA LIMITED
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : NBCC INDIA LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : NBCC INDIA LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



02 MAR 2023

Please write or type below this line

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN by these presents that we, NBCC (India) Limited a Government of India Enterprise (hereinafter called the 'Company') having its Registered Office at NBCC Bhawan, Lodhi Road, New Delhi-110003 through its Director(Commercial), Shri K.P. Mahadeva Swamy, do hereby nominate, constitute and appoint Sh. Ashok Kumar Gupta, Addl. General Manager (Engg.) E-3315 of this Company severally as our true and

....2/-

Statutory Alert

1. The validity of this Stamp certificate should be verified on www.chalestamp.in or using e-Stamp Mobile App.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

के.पी. महादेवा स्वामी / K.P. MAHADEVA SWAMY
निदेशक (वाणिज्य) / Director (Commercial)
नवीनीकरण (प्राइवेट) लि. / NBCC (INDIA) LTD.
(एक सरकारी एन एच सी) / A Govt. of India Enterprise
एन.सी.सी.सी. भवन, लोधी रोड, नई दिल्ली-110003
NBCC Bhawan, Lodhi Road, New Delhi-110003

-: 2 :-

lawful attorney(s) in our name and on our behalf to execute and to do all or any kind of acts, things or deeds as mentioned hereunder:

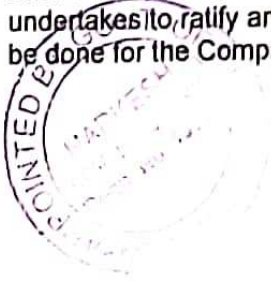
1. To sign all the documents relating to the allotment of apartment / commercial unit including flat buyer's agreement and cancellation of apartments/commercial units.
2. To sign the sale / conveyance/Sub lease deed for the purpose of registration etc. and to present for the same for registration to appropriate authority in respect below mentioned project .
3. To sign requisite document for formation & registration of Residents Welfare Association (RWA) for residential & commercial Block.
4. To sign the agreement sale/Sub-Lease, maintenance agreement and other court related matters etc.
5. To sign documents relating to the sanction of loan.
6. To sign Tripartite Agreement with Banks/Financial Institutions.
7. To convey permission/ NOC for mortgage/transfer of apartments/updation of records.
8. To attend all the correspondence with customers and clients.
9. To act / appear as presenting officer before court / authority as the case may be for Real Estate projects.
10. To comply with matters related to RERA Compliances for Real Estate projects.
11. To execute MOUs with subsidiaries of NBCC.
12. To generally do all other lawful acts as may be necessary in connation thereto in general course of operations.

Relating to Real Estate Projects mentioned hereunder after issuance of allotment letter of the apartments/shops/commercial space etc. by the company (hereafter referred to as said Project)

Sr. No.	Project Name	Type
1	NBCC Centre, Okhla	Commercial
2	NBCC Plaza, Pushp Vihar	Commercial
3	NBCC Tower, Bhikaji Cama Place	Commercial
4	NBCC Place Pragati Vihar	Commercial
5	NBCC Center, Jaipur	Commercial
6	NSCB Arcade Cuttack	Commercial
7	NBCC Plaza, Vadodra	Commercial
8	NBCC Commercial Complex, Agartala	Commercial
9	NBCC Vibgyor Tower Kolkata	Residential
10	NBCC Heights Sector 89 Gurugram	Residential
11	NBCC Town, Khokra Baghpat	Residential
12	NBCC Aravali Apartments, Alwar	Residential
13	NBCC Imperia Bhubneswar	Residential & Commercial
14	NBCC Valley View, Kochi	Residential
15	NBCC Tower Patna	Residential
16	NBCC Square Kolkata	Residential & Commercial
17	NBCC Commercial Complex, Lucknow	Commercial
18	Any other / upcoming Real Estate Projects	

And the Company hereby undertakes and agrees that all acts, deeds and things lawfully done shall be construed as acts, deeds and things lawfully done by the Company and the Company undertakes to ratify and confirm whatsoever the above mentioned shall lawfully do or cause to be done for the Company by virtue of the powers herewith given.

....3/-




के.पी. महर्देव स्वामी / K.P. MAHADEVA SWAMY
 निदेशक (वाणिज्य) / Director (Commercial)
 एनबीसीसी (इंडिया) लि. / NBCC (INDIA) LTD.
 (सरकारी उद्योग) / A Govt. of India Enterprise
 एन.बी.सी.सी. भवन, लोदी रोड, नई दिल्ली-110003
 NBCC Bhawan, Lodhi Road, New Delhi-110003

This Special Power of Attorney shall remain valid and in force, only as long as Sh. Ashok Kumar Gupta, Addl. General Manager (Engg.) E-3315 shall remain posted on the said project, and shall stand automatically revoked on the day, he is relieved from the said project, on transfer, resignation or retirement etc. or the expiry of 2 years from the date of issue of this Special Power of Attorney, whichever is earlier.

IN WITNESS WHEREOF this deed has been issued under the Common Seal of the Company on this 1st day of March, 2023 in presence of the witnesses.

For and on behalf of
NBCC (India) Limited

02 MAR 2023


(K.P. Mahadeva Swamy)
Director (Commercial)
NBCC Bhawan, Lodhi Road
New Delhi-110003

Witnesses


1. Deepti Gambhir
Company Secretary
NBCC (India) Limited,
NBCC Bhawan, Lodhi Road,
New Delhi-110003


2. A.K. Pandey
Dy. Manager (HRM)
NBCC (India) Limited,
NBCC Bhawan, Lodhi Road,
New Delhi-110003

के.पी. महादेवा स्वामी / K.P. MAHADEVA SWAMY
निदेशक (वाणिज्य) / Director (Commercial)
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NBCC Bhawan, Lodhi Road, New Delhi-110003



ATTESTED

NOTARY PUBLIC

02 MAR 2023