Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 26/06/2023

Certificate No. G0Z2023F607

GRN No. 104214527

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Sa Infracon Pvtltd

H.No/Floor : 114 Sector/Ward : 44 LandMark : Nil

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 89******06 Others : Etc

Buyer / Second Party Detail

Name : Signatureglobal Homes Pvtltd

H.No/Floor : 13th Sector/Ward : Nil LandMark : Dr gopal das bhawan 28 barakhamba

City/Village: New delhi District : Delhi State : Delhi

Phone : 98******48

Purpose : IRREVOCABLE GENERAL POWER OF ATTORNEY

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

THE SEAL OF THE SUB REGISTRAR KADIPUR

IRREVOCABLE GENERAL POWER OF ATTORNEY

Stamp Duty : Rs. 1,000/-

E-Stamp No. and Date – G0Z2023F605 dt. 26/06/2023

Registration & fee GRN No. 104214887/110

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS IRREVOCABLE GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED AT GURUGRAM ON THIS 26th DAY OF June, 2023

BY

M/s S.A. Infracon Private Limited (CIN: U45200HR2006PTC064514 & PAN AAKCS177?R) a company incorporated under the Companies Act, 1956 and having its registered office at Plot No 114, Sector-44, Gurugram Haryana -122002 represented through its Authorised Signatory, authorised vide resolution dated June 21, 2023, Mr. Rajesh Kumar Sharma S/o Shri J.C. Sharma, R/o C-89, FR-1,Top Floor, Ramprastha Colony, Chander Nagar, Ghaziabad, Uttar Pradesh-201011, (Aadhar No.**6998-6659-6380**)(Hereinafter referred to as **"Executant -1")** (which expression shall unless be repugnant to the context or meaning include its successors and assigns etc.)

AND

प्रलेख न:110 दिनांक:26-06-2023

डीड सबंधी विवरण

डीड का नाम GPA

तहसील/सब-तहसील कादीपुर

गांव/शहर गाडोली कलां

धन सबंधी विवरण

राशि 10 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : G0Z2023F607

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:104214887

पेस्टिंग शुल्क 3 रुपये

Drafted By: NAVEEN KUMAR

Service Charge:200

यह प्रलेख आज दिनाक 26-06-2023 दिन सोमवार समय 4:33:00 PM बजे श्री/श्रीमती /कुमारी S A INFRACON PVT LTDthru RAJESH KUMAR SHARMAOTHER RAMPRASTHA DEVELOPERS PVT LTDthru RAJESH KUMAR SHARMAOTHER RAMPRASTHA PROMOTERS PVT LTDthru RAJESH KUMAR SHARMAOTHER RAMPRASTHA REALTORS PVT LTDthru RAJESH KUMAR SHARMAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

हस्ताक्षर प्रस्तुतकर्ता
S A INFRACON PVT LTD RAMPRASTHA DEVELOPERS PVT LTD RAMPRASTHA PROMOTERS PVT LTD RAMPRASTHA REALTORS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SIGNATUREGLOBAL HOMES PVT LTD thru DHANANJAY SHUKLAOTHER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीDEEPAK KUMAR पिता NARESH निवासी ADV GGM व श्री/श्रीमती /कुमारी NAVEEN पिता . निवासी ADV GGM ने की |

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

M/s Ramprastha Developers Private Limited (CIN: U45201HR2006PTC064511 & PAN AADCR3688P) a company incorporated under the Companies Act, 1956 and having its registered office at Plot No 114, Sector-44, Gurugram Haryana -122002 represented through its its authorized signatory, authorised vide resolution dated June 21, 2023, Mr. Rajesh Kumar Sharma S/o Shri J.C. Sharma, R/ C-89, FR-1,Top Floor, Ramprastha Colony, Chander Nagar, Ghaziabad, Uttar Pradesh-201011, (Aadhar No.**6998-6659-6380**)(Hereinafter referred to as **" Executant-2")** (which expression shall unless be repugnant to the context or meaning include its successors and assigns etc.)

AND

M/s Ramprastha Promoters Private Limited (CIN: U45201HR20006PTC064517 & PAN AADCR3685A) a company incorporated under the Companies Act, 1956 and having its registered office at Plot No 114, Sector-44, Gurugram Haryana -122002 represented through its its authorized signatory, authorised vide resolution dated June 21, 2023, Mr. Rajesh Kumar SharmaS/o Shri J.C. Sharma, R/o C-89, FR-1,Top Floor, Ramprastha Colony, Chander Nagar, Ghaziabad, Uttar Pradesh-201011, (Aadhar No.**6998-6659-6380**)(Hereinafter referred to as **" Executant-3")** (which expression shall unless be repugnant to the context or meaning include its successors and assigns etc.)

AND

M/s Ramprastha Realtors Private Limited (CIN: U70101HR2006PTC064387 & PAN AADCR3873J) a company incorporated under the Companies Act, 1956 and having its registered office at Plot No 114, Sector-44, Gurugram Haryana -122002 represented through its its authorized signatory, authorise ' vide resolution dated June 21, 2023, Mr. Rajesh Kumar Sharma S/o Shri J.C. Sharma, R/o C-89, FR-1,Top Floor, Ramprastha Colony, Chander Nagar, Ghaziabad, Uttar Pradesh-201011, (Aadhar No.**6998-6659-6380**)(Hereinafter referred to as **" Executant-4")** (which expression shall unless be repugnant to the context or meaning include its successors and assigns etc.)

Executant-1, Executant-2, Executant-3 and Executant-4 are collectively referred to as the "**Executants**".

WHEREAS:

A. The Executantsarecollectively absolute recorded owners of Land parcel admeasuring2.303 acres (FSI admeasuring 2,78,000 Sq. ft.) as per details provided in **Schedule–I** situated in Village GadauliKalan, Tehsil Sector 37D, District Gurugram, Haryanawhich is hereinafter referred to as the "Said Land".

B. The Executants have entered into a Joint Development Agreement dated 26/06/2023 (hereinafter referred to as the "Agreement") with M/s **SIGNATUREGLOBAL HOMES PRIVATE LIMITED,**(CIN: U70100DL2008PTC176641) a company registered and incorporated under the Companies Act, 2013, having its registered office at 13th Floor, Dr.Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001(the "Developer"), in terms of which the Executants have granted the entire Development Rights over the Said Land to the Developer to develop the land as per the terms / conditions provided in the Agreement (the 'Project')

C. Further, under the terms of the Agreement, the Executants have, in consideration of the obligations of the Developer, undertaken to execute in favour of the Developer and / or its nominee, a General Power of Attorney, for the purpose of authorizing and giving the

Reg. No.	Reg. Year	Book No.
110	2023-2024	4



पेशकर्ता



प्राधिकत



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAJESH KUMAR SHARMAOTHER S A INFRACON PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA DEVELOPERS PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA PROMOTERS PVT LTD thru RAJESH KUMAR SHARMAOTHER RAMPRASTHA REALTORS PVT LTD_____

प्राधिकत :- thru DHANANJAY SHUKLAOTHERSIGNATUREGLOBAL HOMES PVT LTD_____

गवाह 1 :- DEEPAK KUMAR _____

गवाह 2 :- NAVEEN _____

THE SEAL OF THE SUB-REGISTRAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 110 आज दिनांक 26-06-2023 को बही नं 4 जिल्द नं 4 के पृष्ठ नं 48.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 23 के पृष्ठ संख्या 55 से 58 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 26-06-2023

उप/सयुंक्त पंजीयन अधिकारी(कादीपुर)

Developer all the power and authority as may be necessary or required to enable it to do all acts, deeds, matters and things with respect to and to the extent of the Said Land only as it is entitled for development under the Agreement;

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH

That we, the above named Executants, do hereby, irrevocably nominate, constitute and appoint Developer i.e. M/s **SIGNATUREGLOBAL HOMES PRIVATE LIMITED** through a natural individual namely Mr.DhananjayShuklaS/o GupteshwarShuklaR/oFlat No. 337, Block B, Type A Pocket-3, DDA Flat, Bindapur,Uttam Nagar, New Delhi-110059, i.e. the Director/Authorized Signatory of the Developer (as authorized by the Developer) to be the true and lawfully constituted attorney of the Executants and act in its name and/ or on its behalf to do, either by itself or through its substitutes appointed in pursuance of the power of substitution hereinafter contained or delegated, all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to timewith respect to and to the extent of the Said Land only stated above in detail through this GENERAL POWER OF ATTORNEY.

1. To apply for license for the above said land to respective concerned/competent authorities. To appear on behalf of Executantsbefore any office/Official and to obtain the LOI and subsequently the license and further to collect the license.

2. To prepare survey plans, layout and service plans, building plans, applications, documents and any other documents required for applying for carrying out the work of development, Construction and completion of a Real Estate Project such as multi-storeyed commercial complex/residential complex/other projecton the said land.

3. To represent the Executants in all offices of Governor of Haryana, Town & Country Planning Department Haryana, Haryana Urban Development Authority, Municipal Committee of Gurugram, Haryana State Electricity Board, Environment Department, DHBVN, HVPN or any other Government Authority/Local Body and to sign and make any letter, document, representation for licenses, permissions and consent required in connection with the work of development and construction of aReal Estate Project such as multi-storeyed commercial complex/residential complex/other project on the said land and for purposes incidental thereto and make payment of charges due, to obtain refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid.

4. To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refunds which may be due.

5. To engage any architect, planner, draftsman etc. for the building to be constructed, to fix their charges, remunerations and pay the same and the Executants will not be responsible and liable for any accident that may occur during the course of construction.

6. To get the said land/property assessed/re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable on the said land for or on account of the said land/property or any part thereto and to insure the same, against loss or damage by fire or otherwise and to pay all premiums for such insurances.

7. To do marketing of the project pursuant to the receipt of licenses, book for sale or lease basis for the units or plots or spaces in the said projectin its/their own name (s) and at its/their own risk and responsibility and for such price and on such terms and conditions as the said attorney may think fit and expedient and to execute relevant documents including agreement for sale, lease deed and conveyance/sale deed etc.


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8. To receive from the prospective purchaser or lessee or its heirs and assigns the price or lease money and give effective receipts and discharges for the same in its own name with reference to flats, plots etc and to retain the money up to itself to the extent of its own share as per the Agreement.

9. Oncompletion of the project or after obtaining requisite license/CLU, to transfer and convey rights, title and interest in the areas in the said Project agreed to be sold/leased to different prospective purchaser/lessee by the attorney in favour of respective purchaser/lessee and to appear before sub registrar/ Tehsil office to execute& get the registration of relevant documents including Builder Buyer Agreement, agreement for sale, lease deed and conveyance/ sale deedetc on my behalf and fulfillment of all the obligations under the agreement.

10. To complete all the related formalities like bearing of cost and expenses and others and further undertake and adopt the complete procedure with respect to obtaining/procuring/collecting license from respective/concerned authorities;

11. To sign, file, verify, apply, review, amend all or any documents in respect of promoting/developing the above said land for a Real Estate Project such as multi-storeyed commercial complex/residential complex/other project etc. and to represent or appear before any authorities with respect to obtaining license for the above stated land;

12. To enter upon the Said Lands and take control and possession the same only for the purposes of carrying out the development of the project;

13. To remain in control of and enjoyment of the Said Lands, and be responsible for the construction and development on the Said Lands or any part thereof until the completion of the construction and development of the Project;

14. To manage the Said Lands and the facilities constructed upon it and to deposit all types of fees, charges, securities deposits, demand, dues and taxes with regard to the Said Land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law, quasi-judicial, administrative authority, and to warm off and prohibit and, if necessary, proceed against all trespassers on Said Lands and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;

15. To carry out the Project on the Said Land through or with due sanction of the appropriate governmental authority and to construct and develop the Project in accordance with the sanctioned plans and specifications.

16. To represent and to act on behalf of the Executants, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the Developer may desire or deem fit from time to time, for any license, permission, approval, sanction or consent required in connection with the exercise of the rights vested in it by virtue of the Agreement including sanctions and approval and re-approval of change in land use, layout plans, building plans, zoning plans, completion certificates, occupancy certificates,etc. as required under applicable laws, rules, regulations, order, notifications in relation to the Project or the Said Land and for the purposes incidental thereto, and make payment of charges, due and receive payments and refunds into the single RERA account specifically opened for this purpose [and as is mentioned in the Agreement dated 26/06/23 entered into by the Executants and the said M/s


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SIGNATUREGLOBAL HOMES PRIVATE LIMITED (Developer)and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purpose aforesaid;

17. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Agreement or in relation to the development of the Project on the Said Land, and for any other matter connected with and/or touching the development of the Project or the Said Land;

18. To carry out the full, and uninterrupted development of the Project as per the terms of the Agreement:

19. To appear before any person, officer and authority, in relation to exercising the rights of development vested in the Developer under the Agreement or in relation to the development of the Project on the Said Land, and for any other matter connected with and/or touching the development of the Project or the Said Land;

20. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, intimation of approval, commencement certificate, drainage certificate, occupation certificate, completion certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Said Land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required, for the aforesaid permissions, consents, sanctions etc. as may be required, for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;

21. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing/building on the Said Land by utilizing the FSI/FAR as may be permitted in respect of the Said Land.

22. To appoint, employ or engage architects, surveyors, engineers, Contractors, subcontractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the wages, remuneration etc. and to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney and desire or deem fit from time to time;

23. To. apply to the Government or any Government Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and Development of the Project.

24. To exercise uninterrupted, exclusive marketing rights and branding rights in respect of the Project;

25. To exercise full, and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Said Land, and enter into agreements with such transferees as it deems fits.

26. To do all such further or other acts which are required to be done in furtherance of the Agreement.


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AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney, under the Power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, within the four corners of this General power of attorney, under and by virtue of this these presents.

In witness whereof the Executant have executed this Deed of General Power of Attorney on the Day, month and Year set forth below its Signature

Signed and delivered by the within named **Executants**

For Ramprastha Realtors Private Limited Mr.Rajesh Kumar Sharma Authorized Signatory	For S.A. Infracon Private Limited Mr.Rajesh Kumar Sharma Authorized Signatory
For Ramprastha Developers Private Limited Mr.Rajesh Kumar Sharma Authorized Signatory	For Ramprastha Promoters Private Limited Mr.Rajesh Kumar Sharma Authorized Signatory

Attorney Holder
Mr.DhananjayShukla

Drafted By
NAVEEN KUMAR (Advocate)
Distt. Court Gurugram
As per both parties instructions

Witnesses:

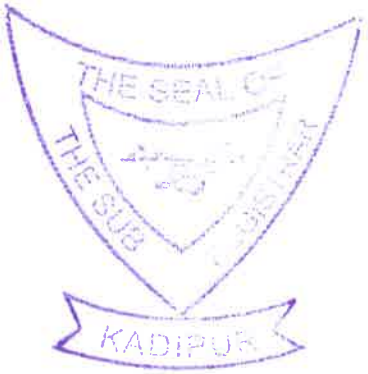
Signature: _____ Name: NAVEEN KUMAR S/o: Advocate R/o: Distt. Court Gurugram	Signature: _____ Name: Deepak Kumar S/o: Advocate R/o: Distt. Court. Gurugram


THE
THE SUB
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Schedule I

Details of the Said Land admeasuring 2.303 acres situated in Village GadauliKalan,Tehsil and District Gurugram.

S. No.	Company	Sale Deed	Khasra No.	B	B	B	ACRES	SHARE	SHARE	ACRES
1	Ramprastha Promoters Private Limited	26585	74/1/1	0	7	0	0.219	5	111	0.01
	Ramprastha Promoters Private Limited	26587	74/1/1					37	111	0.073
	Ramprastha Promoters Private Limited	26588	74/1/1					37	111	0.073
	S.A. Infracon Private Limited	12616	74/1/1					594	2060	0.063
2	Ramprastha Promoters Private Limited	26585	75/2	1	4	0	0.75	5	111	0.034
	Ramprastha Promoters Private Limited	26587	75/2					37	111	0.25
	Ramprastha Promoters Private Limited	26588	75/2					37	111	0.25
	S.A. Infracon Private Limited	12616	75/2					594	2060	0.216
3	Ramprastha Promoters Private	26585	76/1 MIN	0	11	15	0.367	5	111	0.017


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	Limited									
	Ramprastha Promoters Private Limited	26587	76/1 MIN					37	111	0.122
	Ramprastha Promoters Private Limited	26588	76/1 MIN					37	111	0.122
	S.A. Infracon Private Limited	12616	76/1 MIN					594	2060	0.106
4	Ramprastha Promoters Private Limited	26688	79/2 MIN	0	3	2	0.097	1	4	0.024
	Ramprastha Developers Private Limited	1076	79/2 MIN					1	4	0.024
	Ramprastha Realtors Private Limited	2075	79/2 MIN					1	7	0.014
	Ramprastha Realtors Private Limited	2012	79/2 MIN					1	14	0.007
	Ramprastha Realtors Private Limited	2793	79/2 MIN					3	84	0.003
	Ramprastha Realtors Private Limited	2792	79/2 MIN					1	4	0.024
5	Ramprastha Promoters	26688	80MIN	1	7	17	0.87	1	4	0.218


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Private Limited									
Ramprastha Developers Private Limited	1076	80MIN					1	4	0.218
Ramprastha Realtors Private Limited	1946	80MIN					1	4	0.218
Ramprastha Realtors Private Limited	2075	80MIN					1	7	0.124
Ramprastha Realtors Private Limited	2012	80MIN					1	14	0.062
Ramprastha Realtors Private Limited	2793	80MIN					3	84	0.031
						2.303			**2.303**

Signed and delivered by the within named **Executants**

For Ramprastha Realtors Private Limited Mr. Rajesh Kumar Sharma Authorized Signatory	For S.A. Infracon Private Limited Mr. Rajesh Kumar Sharma Authorized Signatory
For Ramprastha Developers Private Limited Mr. Rajesh Kumar Sharma Authorized Signatory	For Ramprastha Promoters Private Limited Mr. Rajesh Kumar Sharma Authorized Signatory

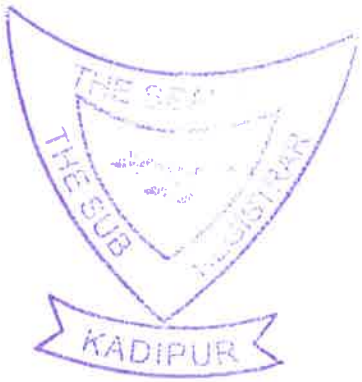

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Attorney Holder –
Mr.DhananjayShukla

Drafted By
NAVEEN KUMAR (Advocate)
Distt. Court Gurugram
As per both parties instructions

Witnesses:

Signature: _____ Name: : _____ S/o: Deepak Kumar Advocate R/o: Distt. Court, Gurugram	Signature: _____ Name: : NAVEEN KUMAR S/o: Advocate R/o: Distt. Court Gurugram


THE SUB
THE SUB REGISTRAR
KADIPUR