

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 10/03/2019

Certificate No. GFJ2019C16



GRN No. 44917051



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

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Sternal Buildcon Pvt Ltd

H.No/Floor : 12th

Sector/Ward : Nil

LandMark : Dr gopal das bhawan

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0

**Buyer / Second Party Detail**

Name : Signatureglobal Homes Private Limited

H.No/Floor : 1309/13th

Sector/Ward : Nil

LandMark : Dr gopal das bhawan

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 0

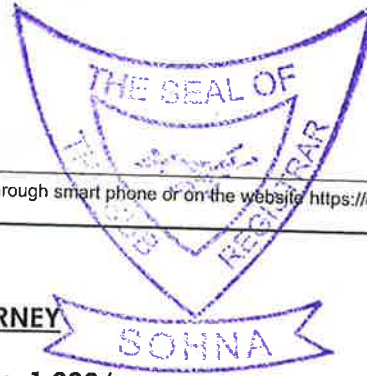
Purpose : GPA



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

**POWER OF ATTORNEY**

Stamp Duty : Rs. 1,000/-  
Stamp No. : GFJ2019C16  
Date : 10.03.2019



100

13-03-2019

THIS POWER OF ATTORNEY is made at Sohna, Distt Gurugram on \_\_\_\_\_, 2019 by

**M/S STERNAL BUILDCON PRIVATE LIMITED** (Having CIN: U70109DL2009PTC195052) & (PAN No. AAOC50457N) a company incorporated under the Companies Act, 1956, having its registered office at 12<sup>TH</sup> Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, represented by Mr. Dhananjay Shukla, (Aadhar No. 9937 7354 3638) authorized in this behalf vide Board Resolution dated 7 January, 2019, hereinafter referred to as "Owner" "which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsidiary, companies, associates, representatives, successors, liquidators, permitted nominees and assigns hereinafter called the Executant

For STERNAL BUILDCON PVT. LTD.

*Shukla*

Director/Authorised Signatory

For Signatureglobal Homes Private Limited

*La*

Director/Authorised Signatory

प्रलेख न:100

दिनांक:13-03-2019

डीड संबंधी विवरण

डीड का नाम GPA  
तहसील/सब-तहसील सोहना  
गांव/शहर Dhunela

धन संबंधी विवरण

राशि 0 रुपये  
स्टाम्प नं : GFJ2019C16  
रजिस्ट्रेशन फीस की राशि 100 रुपये  
स्टाम्प इयूटी की राशि 1000 रुपये  
स्टाम्प की राशि 1000 रुपये  
EChallan:45022676  
पेस्टिंग शुल्क 3 रुपये  
Service Charge:200  
Drafted By: C P BHATEJA ADV

यह प्रलेख आज दिनांक 13-03-2019 दिन बुधवार समय 2:19:00 PM बजे श्री/श्रीमती /कुमारी  
MS STERNAL BUILDCON PVT LTD thru DHANANJAY SHUKLAOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया  
गया ।

उप/संयुक्त पंजीयन अधिकारी (सोहना )

हस्ताक्षर प्रस्तुतकर्ता  
MS STERNAL BUILDCON PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SIGNATURE GLOBAL HOMES PVT LTD thru DEVENDER  
AGGARWALOTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHRI CHAND LAMBADAR पिता ---  
निवासी ALIPUR व श्री/श्रीमती /कुमारी VIJAY SINGH पिता RATTAN CHAND  
निवासी SOHNA ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (सोहना )

WHEREAS the executant is the owner of the land in Khewat No. 103, Khata No. 103, Rect. No. 21, Killa No. 19/2(3-7), 23/1(4-0) total field 2 and land measuring 7 Kanal 7 Marla Salam, Khewat No. 202, Khafoni No. 203, Rect. No. 21, Killa No. 22/2(6-2), 23/2(4-0), Rect. No. 24, Killa No. 3/2(0-15) total field 3 and land measuring 10 Kanal 17 Marla Salam, Khewat No. 382, Khata No. 387, Rect. No. 24, Killa No. 2(7-18) total field 1 and land measuring 7 Kanal 18 Marla Salam, (Total admeasuring 26 Kanal 2 Marla or 3.2625 ACRES) situated at Revenue Estate of Village Dhunela Tehsil Sohna, District Gurugram, Haryana situated in revenue estate of village Dhunella of Tehsil Sohna Distt. Gurugram , Haryana, (hereinafter referred to as the said land).


AND WHEREAS the Executant has entered into a Collaboration Agreement dated 06-03-2019 with **M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED** (Having CIN: U70100DL2008PTC176641 & PAN AABCJ9888R) a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13<sup>th</sup> Floor, Dr. Gopal Dass Bhawan, 28, Barakhmaba Road, New Delhi-110001, represented by Mr. Devender Aggarwal, (Aadhar No. 5343 4370 0054) authorized in this behalf vide Board Resolution dated 24<sup>th</sup> December, 2018, hereinafter referred to as "Developer" which expressions shall unless excluded by or repugnant to the context or meaning thereof be deemed to include it's subsidiary, companies, associates, representatives, successors, liquidators, permitted nominees and assigns/s for the development and construction of a residential plotted colony on the said land on the terms and conditions contained in the said agreement.

AND WHEREAS by virtue of the said Collaboration Agreement dated 06-03-2019 the Executant has agreed to give a Power of attorney in favour of said Developer Company **M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED** to carry out the objects specified in the said Collaboration Agreement.

AND WHEREAS the said Collaborator/ Developer Company **M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED** has requested the executant to grant and execute a power of attorney in terms of the aforesaid Collaboration Agreement in its favour and its Directors and nominees.

NOW THEREFORE **STERNAL BUILDCON PRIVATE LIMITED**, do hereby appoint, nominate and constitute the said **M/S SIGNATUREGLOBAL HOMES PRIVATE LIMITED** a company incorporated under the Companies Act, 1956, having its registered office at 1309, 13<sup>th</sup> Floor, Dr. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi, or its director or its nominee, jointly or severally (which expression shall, unless repugnant to the context, be deemed to include its Nominee/successors and permitted assigns) to be the true and lawful attorneys in my name and/or on my behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion all or any of the following acts, deeds or things namely in respect of the said property :

For STERNAL BUILDCON PRIVATE LIMITED  
  
Director/Authorized Signatory

For Signature Global Homes Private Limited  
  
Director/Authorized Signatory

Reg - No.

Reg. Year

Book No.

100

2018-2019

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DHANANJAY SHUKLAOTHER MS STERNAL BUILDCON PVT LTD

प्राधिकृत :- thru DEVENDER AGGARWALOTHERMS SIGNATUREGLOBAL HOMES PVT LTD

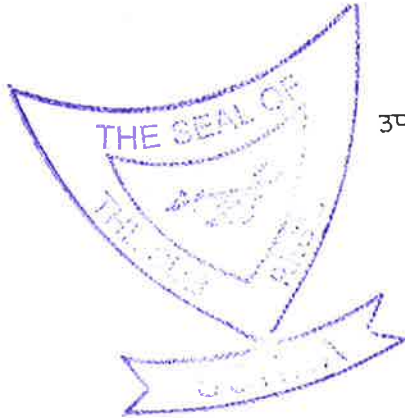
गवाह 1 :- SHRI CHAND LAMBADAR

गवाह 2 :- VIJAY SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 100 आज दिनांक 13-03-2019 को बही नं 4 जिल्द नं 127 के पृष्ठ नं 109 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 39 के पृष्ठ संख्या 42 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-03-2019



उप/संयुक्त पंजीयन अधिकारी ( सोहना )

1. To enter upon the said land forming subject matter of the said Collaboration Agreement, survey the same, prepare layout and service plans, prepare building plans and carry out the work of development, construction and completion of a Affordable Plotted colony on the said land and to carry out necessary formalities to the said sanction.
2. To represent me in all offices of President of India, Governor of Haryana, Town & Country Planning Department Haryana, Haryana Urban Development Authority, Income Tax Department, Municipal Committee of Sohna, Haryana State Electricity Board or any other Government Authority/Local Body and to sign and make any letter, document, representation and petition to get the said released and any licenses, permissions and consent required in connection with the work of development and construction of a Affordable Plotted colony on the said land and for purposes incidental thereto and make payment of charges due and receive 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.
3. 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.
4. To engage any employee, labourer, contractor, electrician, plumber, architect, planner, draftsman etc. for the building to be constructed, to fix their charges, remunerations and pay the same and the executant will not be responsible for any accident that may occur during the course of construction and it alone shall meet any financial or other liability either under Workman Compensation Act or under any other Law or Regulation in force for the time being. Any financial expenditure of whatsoever nature involved in any accident to workman, labour, employee, neighbor or any other persons shall be borne by attorney and the executant shall be absolved of and indemnified by the attorney of any financial or other liability in this regard.
5. To borrow money from any financial and banking institutions and/or private parties for meeting the cost of construction of the proposed building on the security of the builders share of saleable built/un-built area/spaces of the said building, but in no way binding/holding the executant liable on any account whatsoever.
6. To get the said land/property assessed/re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by me 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.

For STERNA BUILDERS PVT LTD.  
  
Director/Authorised Signatory

For Signature: Regista Homes Private Limited  
  
Director/Authorised Signatory





7. To book for sale flats or Commercial component Space /Shop in the said project, falling into the share of the Developer in terms of Collaboration Agreement in 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 attorneys may think fit and expedient and to execute relevant documents including lease deed and agreement for sale.
8. To receive from the said purchaser or his heirs and assigns the price and give effective receipts and discharges for the name in its own name and to retain the money up to itself.
9. On completion of the project or after obtaining requisite license, to transfer and convey my rights, title and interest in the areas in the said Project allocated to the developer and agreed to be sold to different prospective purchaser by the attorney in favour of respective purchaser and to execute the relevant documents including the sale deed.
10. To appear on my behalf before the Registrar or Sub-Registrar or any other authority competent in this behalf, to present for registration the said deed and document pertaining to sale includes Builder Buyer Agreement & Sale Deed of area falling into developer share and admit the execution thereof and give acknowledgement/receipts of the payments and to do other acts that may be necessary for the registration of the said documents and to receive them back when they have duly registered and to sign and deliver proper receipts for the same.
11. To oppose or otherwise deal with proposal to include all or any portion of the said property in an order for the compulsory acquisition thereof or in a clearance or development order or other similar or in any other order made or to be made under statutory powers and to take all necessary proceedings arising under such orders there from and receiving of payment relating thereto in my name.
12. To serve on the appropriate authority or person a notice requiring the purchase of all or any portion of the said property or any interest therein in respect of which a right to serve such a notice may be conferred by or under any statute or agreement or on any other ground and to take such steps or proceedings including the compromise of any claim in relation to any such notice as they may thing fit.
13. To institute, conduct, defend, compromise or abandon any legal proceedings and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, complaints, written statements, petitions, appeals, reviews, revisions, cross objections, petitions for executions, petition for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney and to sign Mukhtarnamas, Vakalatnamas.

For STERNA BUILDERS PVT. LTD.

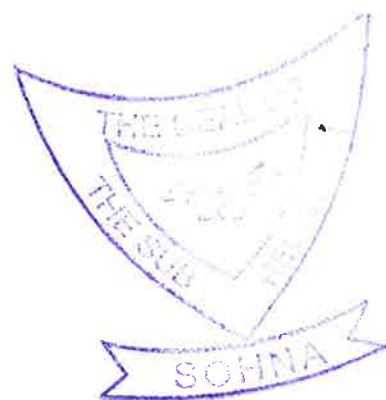
*[Signature]*

Director/Authorised Signatory

For Signature Global Homes Private Limited

*[Signature]*

Director/Authorised Signatory





14. To warn off and prohibit and if necessary proceed against in due from of law against all trespassers on the said property and to take appropriate steps whether by action or otherwise to abate all nuisances.

15. That Power of Attorney shall be confined only to matter relating to the said property and all necessary actions in connections with the above objects may be taken by the said attorney does not empower the said attorney to create any financial obligations whatsoever on me by virtue of the powers conferred on them.

16. That said attorney may delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers, and to cancel, withdraw and/or revoke the powers conferred upon such attorney.

17. All acts, deeds and things done or caused to be done by the said attorney or by any of his delegatee or delegates shall be deemed to have been done by me and I hereby agree that I shall ratify confirm all and whatever the said attorney (s) or its/their delegatee or delagatees shall do or cause to be done by virtue of the powers conferred by these presents.

I, Dhananjay Shukla, authorized Signatory of **M/S STERNAL BUILDCON PRIVATE LIMITED** Executant hereby declare that this instrument shall be equally binding on my legal heirs, representatives, nominees, successors, liquidators and assigns.

IN WITNESS WHEREOF, I the above Executant has executed this Power of Attorney at Sohna, Gurugram on the day, month and year first above written in presence of witnesses :

WITNESSES

1

श्री वद नखरदा  
वि. अलीपुर, तहसील सोहना  
जिला गुडगाँव

2

Vijay Singh & Sh. Paltan Chand  
W.No-15 Sohna

EXECUTANT

For STERNAL BUILDCON PVT. LTD.

*Dhruv*

Director/Authorised Signatory

For Signatory Legal Homes Private Limited

Director/Authorised Signatory

