



Indian-Non Judicial Stamp Haryana Government



Date : 06/12/2019

Certificate No. G0F2019L1557

GRN No. 60536428

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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lalwani Brothers Buildconllp

H.No/Floor : R649

Sector/Ward : Na

LandMark : New rajendra nagar

City/Village : New delhi

District : Delhi

State : Delhi

Phone : 0



Buyer / Second Party Detail

Name : Signatureglobal Developers PvtLtd

H.No/Floor : 1308

Sector/Ward : 13

LandMark : Dr gopal das bhawan

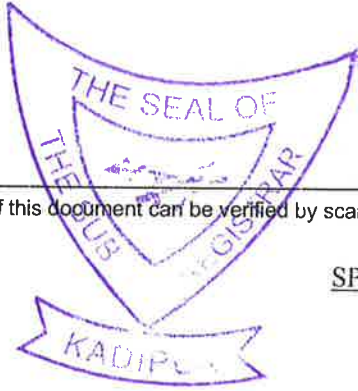
City/Village: New delhi

District : New delhi

State : Delhi

Phone : 0

Purpose : SPA

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

SPECIAL POWER OF ATTORNEY

Stamp Duty :Rs 1000/-

E-Stamp No. and Date - G0F2019L1557 dt.06-12-2019

Registration & Fees Grn. No. – 60538444/105

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS SPECIAL
POWER OF ATTORNEY, MADE AND EXECUTED AT GURUGRAM ON THIS
10TH DAY OF DECEMBER, 2019 BY

M/s.Lalwani Brother Buildcon LLP, an LLP incorporated under the Limited Liability
Partnership Act, 2008, having its office at R-649, Ground Floor, New Rajendra
Nagar, New Delhi – 110060, through its Authorized Signatory vide resolution dated

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For Signatureglobal Developers Private Limited

Director/Authorised Signatory

डीड संबंधी विवरण

डीड का नाम SPA
तहसील/सब-तहसील कादीपुर
गांव/शहर गाडोली कलां

धन संबंधी विवरण

राशि 0 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0F2019L1557 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:60538444 पेस्टिंग शुल्क 3 रुपये
रुपये

Dated By: GYAND CHAND ADV

Service Charge:200

प्रलेख आज दिनांक 10-12-2019 दिन मंगलवार समय 4:44:00 PM बजे श्री/श्रीमती /कुमारी
DEWANI BROTHERS BUILDCON LLP thru BRIJESH KUMAR YADAV OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत
था गया ।

प्रलेख प्रस्तुतकर्ता

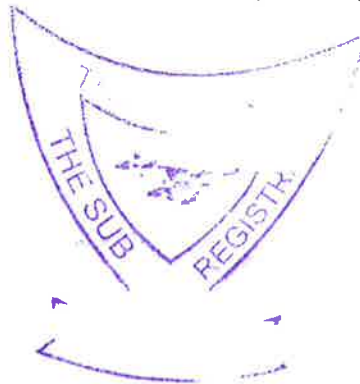
DEWANI BROTHERS BUILDCON LLP

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

गोप्य पेशकर्ता व श्री/श्रीमती /कुमारी SIGNATURE GLOBAL DEVELOPERS PVT LTD thru DEVENDER
KARWAL OTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

पुनः तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी GYAN CHAND पिता --- निवासी ADV
व श्री/श्रीमती /कुमारी SHIV KUMAR पिता ---
जसी ADV GGM ने की ।

नोट को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

17.09.2019, Mr. Brijesh Kumar Yadav S/o Sh. Natthu Singh Yadav, R/o R-649, New Rajendra Nagar, , New Delhi-110060 (hereinafter called the Executant).

WHEREAS:

- A. The Executant is the absolute owner of a licensable parcel of land admeasuring 19.684 Acres as per Annexure A, situated in the revenue estate of Village Gaduali Kalan, Sector 37D, Tehsil and District Gurugram, Haryana, which is hereinafter referred to as the "said Land/Subject land".
- B. The Executant has entered into a Collaboration/Development Agreement dated 09/12/2019 (hereinafter referred to as the "Agreement") in favour of M/s. Signatureglobal Developers Private Limited, a company registered and incorporated under the Companies Act, 1956, having its registered office at 1308, 13th floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi Central Delhi DL 110001 (the "Developer"), in terms of which the Executant has granted the entire Development Rights over the Subject Lands 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 Executant has, in consideration of the obligations of the Developer, undertaken to execute in favour of the Developer and/or its nominee, a Special Power of Attorney, for the purpose of authorizing and giving the Developer all the power and authority as may be necessary or required to enable it to do all acts, deeds, matters and things as it is entitled to under the Agreement.

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH

That we, the above named Executant, do hereby, nominate, constitute and appoint Mr. Devender Aggarwal S/o Late Shri Padam Chand Aggarwal R/o 34, Road No. 61, Punjabi Bagh West, New Delhi., i.e. the Authorized Signatory of the Developer (as authorized by the Developer) to be the true and lawfully constituted attorney of the

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For Signatureglobal Developers Private Limited

Director/Authorised Signatory



ऐशकर्ता



प्राधिकृत



गवाह

उप/सयुक्त पंजीयन अधिकारी

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 70 आज दिनांक 10-12-2019 को बही नं 4 जिल्द नं 3 के पृष्ठ

नं 86,5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 6 के पृष्ठ संख्या 20 से 21

पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने

हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

प्रमाण पत्र



दिनांक 10-12-2019

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

Executant and 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 act, matters and things 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.

WHEREAS the Executant have appointed ATTORNEY Mr. Devender Aggarwal, to do the following acts, deeds and things on our behalf and in our name with respect to the land stated above in detail through this SPECIAL POWER OF ATTORNEY.

1. To apply for license for the above said land to respective concerned/competent authorities. To appear on behalf of the Executant before any official/office 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 multi-storeyed commercial complex/residential complex on 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 Gurgaon, 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 a 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.

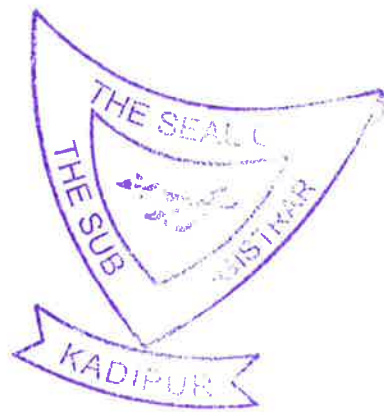
For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For Signature

For Stamp

Director/Authorised Signatory



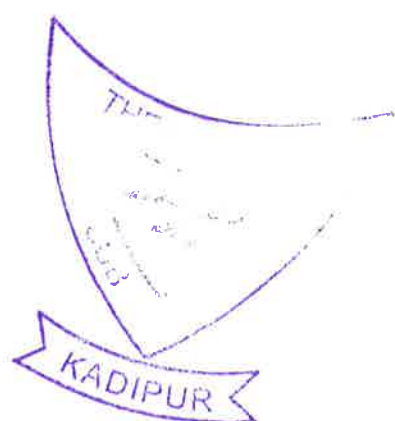
5. To engage any architect, planner, draftsman etc. for the building to be constructed, to fix their charges, remunerations and pay the same and the Executants will not be responsible for any accident that may occur during the course of construction.
6. To get the said land/property assessed/re-assessed 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 and demarcation of Owner's share in accordance with the Collaboration Agreement, book for sale or lease basis for the units or plots or spaces in the said project, falling exclusively to 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 attorney 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 lessee or his heirs and assigns the price or lease money and give effective receipts and discharges for the name 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 Collaboration Agreement.
9. On completion of the project or after obtaining requisite license/CLU, to transfer and convey our rights, title and interest in the areas in the said Project allocated to the developer and agreed to be sold/leased to different prospective purchaser/lessee by the attorney in favour of respective purchaser/lessee and to execute the relevant documents including the sale deed for the area of the developer after handover of owner's share under the collaboration 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 Residential/commercial/institution/IT etc. and to represent or appear before any authorities with respect to obtaining license for the above stated land;

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

Signature





12. To enter upon the Subject Lands and take control and possession of the same only for the purposes of carrying out the development of the project;
13. To remain in control of and enjoyment of the Subject Lands, and be responsible for the construction and development on the Subject Lands or any part thereof until the completion of the construction and development of the Project;
14. To manage the Subject 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 Subject Lands 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 warn off and prohibit and, if necessary, proceed against all trespassers on Subject 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 Subject Lands 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 Executant, 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 Subject Lands 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 Collaboration Agreement dated 09/12/2019 entered into by the Executant and the said M/s Signature Global Developers

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For Signature Global Developers Private Limited

Director/Authorised Signatory



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 Subject Lands, and for any other matter connected with and/or touching the development of the Project or the Subject Lands;
18. To carry out the full, free and uninterrupted development of the Project as per the terms of the Collaboration 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 Subject Lands, and for any other matter connected with and/or touching that development of the Project or the Subject Lands;
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 Subject Lands 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;

For Lalwani Brothers Buildson LLP

Designated Partner/Authorised Signatory

For Signature of Lalwani Brothers Private Limited

Director/Authorised Signatory



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 Subject Lands by utilizing the FSI/FAR as may be permitted in respect of the Subject Lands.
22. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, 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, free and uninterrupted rights for allotment, license in the entire saleable area in the Project and/or on the Subject Lands, and enter into agreements with such transferees as it deems fits.

AND I hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney, or its substitutes, 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 Special Power of Attorney, under and by virtue of this these presents.

For Lalwani Brothers Buildcon LLP

Designated Partner/Authorised Signatory

For Signature of Developers Private Limited

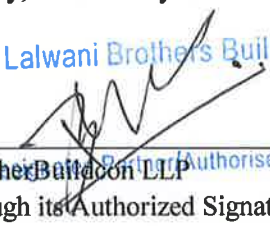
Director/Authorised Signatory




AND we hereby declare that this instrument shall be equally binding on the representatives, nominees, successors, executors, liquidators, associates, affiliates and assigns of the Developer.

In witness whereof the Executant have executed this Deed of Special Power of Attorney on the day, month and year set forth below its signature.

Executant **For Lalwani Brothers Buildcon LLP**


M/s. Lalwani Brothers Buildcon LLP
Represented through its Authorized Signatory
Mr. _____

For Signature of Global Developers Private Limited


Director/Authorized Signatory
Attorney Holder – Devender Aggarwal

Witness 1


GYAN CHAND JOLANI
ADVOCATE
DISTT. COURTS GURUGRAM

Witness 2


SHIV KUMAR SINGH
Advocate
Distt. Court, Gurugram


Drafted By

GYAN CHAND JOLANI
Distt. Courts



Sub Registrar
KAD.

ANNEXURE-A

Details of the Said Land admeasuring 19.684 acres situated in Village Gadauli Kalan, Sector -- 37D, Gurugram.

Land Owner	Deed No	Motation No.	Khewat	Khasra	Area					
M/s Lalwani Brothers Buildcon LLP	10351 dated 04/12/ 2019	832	Khata		B	B	B	Acre		
			5/1	342	1	17	0	1.156		
			50/53	336	1	7	0	0.844		
				337	1	10	0	0.938		
				338/1	2	2	5	1.32		
				347/1	1	15	16	1.119		
				348/1	2	2	3	1.317		
			58/62	344/1	0	11	7	0.355		
			90/96	333/3	2	16	0	1.75		
			94/100	148	1	19	0	1.219		
				150	1	11	0	0.969		
				155	1	15	0	1.094		
			101/107	149/1	1	17	7	1.167		
			103/109	152	1	10	0	0.938		
			102/108	151	1	10	0	0.938		
			147/157	331/3/1	2	7	12	1.4875		
				331/3/2	1	14	8	1.075		
			153/163	343	3	4	0	2		
			Total							19.684 acres

Executant

For Lalwani Brothers Buildcon LLP

M/s Lalwani Brothers Buildcon LLP Designated Partner/Authorised Signatory

Represented through its authorised signatory

Mr. Brijesh Kumar Yadav

Attorney Holder – Devender Aggarwal

Witness 1

Witness 2





Witness/Authorised Signatory

ADVOCATE
DISTT. COURTS GURUGRAM


Shiv Kumar Singh
Advocate
Distt. Court, Gurugram



DDO Code: 0369	E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 13-12-2019 (Cash) 07-12-2019 (Chq./DD)			
GRN No: 0060538444	Date: 06 Dec 2019 13:41:24		
Office Name: 0369-NIAB TEHSILDAR KADIPUR			
Treasury: Gurgaon			
Period: (2019-20) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		5	
0030-03-104-99-51 Fees for Registration		100	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		105	
₹ One Hundred and Five Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Signatureglobal Developers pvt			
Address: Delhi -			
Particulars: Pasting Registration Fees			
Cheque-DD- Detail: Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 000150981738206122019		Payment Date: 06/12/2019	
Bank: SBI Aggregator		Status: Success	

DDO Code: 0369	E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 13-12-2019 (Cash) 07-12-2019 (Chq./DD)			
GRN No.: 0060538444	Date: 06 Dec 2019 13:41:24		
Office Name: 0369-NIAB TEHSILDAR KADIPUR			
Treasury: Gurgaon			
Period: (2019-20) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		5	
0030-03-104-99-51 Fees for Registration		100	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		105	
₹ One Hundred and Five only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Signatureglobal Developers pvt			
Address: Delhi -			
Particulars: Pasting Registration Fees			
Cheque-DD- Detail: Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No: 000150981738206122019		Payment Date: 06/12/2019	
Bank: SBI Aggregator		Status: Success	

* Note :- Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared

