

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/06/2024

Certificate No. G0E2024F3071

GRN No. 117415808



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sungold heights And developers Llp

H.No/Floor : 609a Sector/Ward : Na

City/Village : Nehru place District : New delhi

Phone: 98*****58

LandMark : Block e international trade tower

State : Delhi



Buyer / Second Party Detail

Name : Signature Global India limited

H.No/Floor : 13/f Sector/Ward : Na

City/Village : Barakhamba District : New delhi

Phone : 92*****91

LandMark : Dr gopal das bhawan

State : Delhi

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>

GENERAL POWER OF ATTORNEY

Stamp Duty : Rs. 1,000/-
E-Stamp No. And Date : G0E2024F3071/05-06-2024

KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS GENERAL POWER OF ATTORNEY MADE AND EXECUTED AT GURUGRAM ON THIS 05TH DAY OF June, 2024

BY

M/s Sungold Heights And Developers LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008, having LLPIN AAH-2448 and PAN ADPFS4275H and its registered office at 609A 6th Floor Block E International Trade Tower, Nehru Place, New Delhi-110019 acting through its natural individual as its authorized signatory, authorized vide Resolution dated 05-06-2024 Mr. Jiten Masand S/o Sh. Prem Chand Masand, (Aadhar No. 6771 9608 4657 & PAN AHJPM7839D) (Hereinafter called the "Executant")

For Sungold Heights and Developers LLP

Auth. Signatory

For Signature Global (India) Limited

Authorized Signatory

डीड संबंधी विवरण

डीड का नाम GPA
तहसील/सब-तहसील Manesar
गांव/शहर सिधरावली


धन संबंधी विवरण

राशि 10 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0E2024F3071 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 EChallan:117420991 पेस्टिंग शुल्क 3 रुपये
रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 05-06-2024 दिन बुधवार समय 4:04:00 PM बजे श्री/श्रीमती /कुमारी
SUNGOLD HEIGHTS AND DEVELOPERS LLP thru JITEN MASANDOTHER निवास NEW DELHI द्वारा पंजीकरण हेतु
प्रस्तुत किया गया।



उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)



हस्ताक्षर प्रस्तुतकर्ता
SUNGOLD HEIGHTS AND DEVELOPERS LLP

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS SIGNATUREGLOBAL INDIA LIMITED thru DHANANJAY
SHUKLAOTHER हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी
GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDE RAM
निवासी RAMPURA MANESAR 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 (Manesar)
Sub Registrar
Manesar (Gurgaon)

WHEREAS:

- A. The Executantis the absolute owner of a parcel of Land admeasuring **3.6680** acres as per Schedule –Isituated at revenue estate of Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryanawhich is hereinafter referred to as the “Said Land”.
- B. The Executant has entered into a Collaboration/Development Agreement dated 05/06/2024 (hereinafter referred to as the "Agreement") in favour of **M/s Signature Global (India) Limited**, 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 Executant has 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 Executant has, 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 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, irrevocably nominate, constitute and appoint Developer i.e. **M/s Signature Global(India)Limited** through a natural individual namely Shri Dhananjay Shukla S/o Sh. Guptashwar Shukla (Aadhar no. 9937 7354 3638), i.e. the Authorized Signatory of the Developer (as authorized by the Developer) to be the true and lawfully constituted attorney of the 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 acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time with respect to the land 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 Executant before 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 asResidential Plotted Colony/multi-storeyed commercial complex/residential Group Housingcomplex/ Industrial Plotted Colony or any other projection 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,

For Sungold Heights and Developers LLP


Auth. Signatory

For SignatureGlobal (India) Limited


Authorized Signatory



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru JITEN MASANDOTHER SUNGOLD HEIGHTS AND DEVELOPERS
LLP *File*

प्राधिकृत :- thru DHANANJAY SHUKLAOTHERMS SIGNATUREGLOBAL INDIA
LIMITED *Dhush*

गवाह 1 :- SURENDER YADAV ADV *S*

गवाह 2 :- SANDEEP *S*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 45 आज दिनांक 05-06-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 132.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 49 के पृष्ठ संख्या 53 से 55 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 05-06-2024

[Signature]

उप/संयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)



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 Real 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 project 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 agreement for sale, lease deed and conveyance/sale deed etc.
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 Collaboration Agreement.
9. On completion 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 sign & appear before sub registrar/ Tehsil office to execute & get the registration of relevant documents including agreement for sale, lease deed and conveyance/ sale deed etc on my behalf and fulfillment of all the obligations 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;

For Sunjeed Heights and Developers LLP



Auth. Signatory

For Signature Global (India) Limited



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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 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 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 warn 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 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 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 Collaboration Agreement dated 05/06/24 entered into by the Executant and the said M/s **Signatureglobal(India) 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;

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18. To carry out the full, 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 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.

For Sengold Heights and Development, as per the

 Signatory

For Signature Global (India) Limited


Authorized Signatory

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

For Sungold Heights and Developers LLP

Executant

 Auth. Signatory

M/s Sungold Heights And Developers LLP


Represented through its authorised signatory

For Signature Global (India) Limited



Authorized Signatory

Attorney Holder – Shri Dhananjay Shukla

Witness 1


SURENDER
Advocate
Identify as per Id.
Distt. & Session Court,
Gurgaon (Haryana)

Witness 2


Sandeep S/O Hudecrani
Gola M


DRAFTED BY
As per Instruction Given
By both Parties
SURENDER (ADVOC
Distt. & Session Court, Gurgaon

Schedule I

Details of the Said Land admeasuring 3.6680 acres situated in Village Sidhrawali, Tehsil Manesar, Gurugram, Haryana

Name of Owners	Total Area in Khe wat	share in khewat	Ka nal	Ma rla	Sar sai	Tot al area in Acr es	Khe wat No.	Khat a/ Khat uni No.	Must kil/ Killa No.	k	M	Sale Deed Registratio n No. & date	Enter mutation in the revenue records (No. & Date)
Sungold Heights And Developers LLP	3-6	Full	3	6	0	0.4125	299		76//9/2/1	3	6	18669=26/02/2024	4031=15/04/2024
	32-9	1/5	6	9	8	3.2451	526	552	78//20/2	6	9	1250=03/05/2023	3983=13/05/2023
		2921/58410	1	12	4				21	8	0	Tabadla=6-9-8	
		6425/116282	17	16	8				89//1	8	0	676=19/04/2024	4033=02/05/2024
									10/1	3	2	1912=17/05/2024	4050=18/05/2024
									10/2	4	18		
									11/1	2	0		
	2-8	1/30	0	1	6	0.01041	637	658	88//1/1/2	0	3	1912=17/05/2024	4050=18/05/2024
									1/2/2	0	6		
									2/2	1	5		
									2/3	0	9		
									3/3	0	5		
Total		29-6-8=3.6680											

Sungold Heights and Developers LLP

File
Auth. Signatory

For Signature Global (India) Limited

Shubh
Authorized Signatory

M/s Sungold Heights and Developers LLP

Executant

Jiten

M/s Sungold Heights And Developers LLP

Represented through its authorised signatory

Mr. Jiten Masand

For Signature Global (India) Limited

Shukla

Attorney Holder **Authorized Signatory** Shri Dhnanjay Shukla

Witness 1

Witness 2

S
SURENDER

Advocate

Identify as per Id.
Distt. & Session Court,
Gurgaon (Hr.)

S

Sandeep S/o Hudekar

CRM

S

DP

As per

(F)

SURENDER

Distt. & Session Court, Gurgaon (Hr.)

