

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



321
Date : 08/02/2024

Certificate No. G0H2024B488



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

GRN No. 112370598



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms yesha developers llp

H.No/Floor : C8/1a

Sector/Ward : Na

LandMark : Vasant vihar

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****21



Buyer / Second Party Detail

Name : Ms signatureglobal India limited

H.No/Floor : 13

Sector/Ward : Na

LandMark : Dr gopal das bhawan

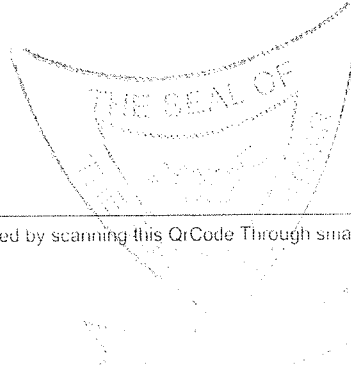
City/Village: Barakhambaroad

District : New delhi

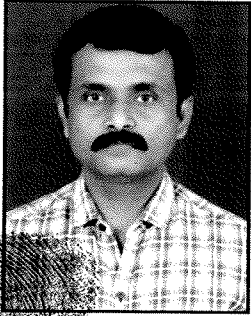
State : Delhi

Phone : 98*****21

Purpose : GPA



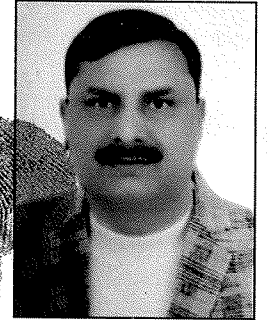
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



GENERAL POWER OF ATTORNEY

Stamp Duty: Rs. 1,000/-

E-Stamp No. And Date – G0H2024B488 dt. 08-02-2024



KNOW ALL MEN BY THESE PRESENTS THAT WE EXECUTE THIS GENERAL POWER OF ATTORNEY MADE AND EXECUTED AT BADSHAHPUR ON THIS 8th DAY OF FEB, 2024

BY

M/s Yesha Developers LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008, having LLLPIN AAA-5172 & PAN AABFY0526C and its registered office at C-8/1A Vasant Vihar New Delhi New Delhi 110057 acting through its natural individual as its authorized signatory vide Resolution dated 20th January, 2024, Mr. Brijesh Kumar Yadav S/o Sh. Natthu Singh Yadav, R/o R-649, New Rajendra Nagar, New Delhi-110060 (Aadhar No. 564548433017)(Hereinafter called the "Executant")

WHEREAS:

For YESHA DEVELOPERS LLP

Authorised Signatory

For Signature Global India Ltd.

Director / Authorised Signatory

GPA कला की तरफ से

आज तिथि 08-2-24... बरोज बामुताबिक 9/1/92... साम
समय... समय 4:35 PM बजे दिन के श्री M/S यश स्वल्प (कला)
मुझे श्री यश स्वल्प के द्वारा 24/1/24... ने
पत्रिका GPA... हारे सम्बन्ध कार्यालय
उप रजिस्ट्रार तें रोवर तसवीक रजिस्ट्री पेश किया।

BK

सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम

M/S यश स्वल्प की तरफ से विजेश कुमार
मजसूम वालीका हजा श्री... ने बाहजरा
M/S श्री विगनेयर अमोयम की तरफ से प्युनियु (कला)
जिन्होंने हुनफर व जनसुखर तहरीर व हुकीत पत्रिका को
रखीका बिना हारे सम्बन्ध मुहताबी
उपरोक्त...
शरक... काया...
फैरीकेन... पासव नाय पादव
न की शेरुआ कला श्री उप सिरक
... पराम करके है। ... हम स्वयं परीचित
... की शरक करता है।

GPA कला की तरफ से

BK

सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम

GPA कला की तरफ से

Shukla

Shukla

- A. The Executant is the absolute owner of a parcel of Land admeasuring 20.31375 Acres as per Schedule -I situated Sector 71, Village Fazilpurjharsa, Tehsil and District Gurugram, Haryana which is hereinafter referred to as the "Said Land".
- B. The Executant has entered into a Collaboration/Development Agreement dated 08/02/2024 (hereinafter referred to as the "Agreement") in favour of M/s **Signatureglobal (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 **Signatureglobal (India) Limited** through a natural individual namely Mr. Dhananjay Shukla S/o Sh. Gupteshwar Shukla, R/o Flat No-337, Block-B, Type A, Pocket-3, DDA Flat, Bindapur, Uttam Nagar, New Delhi-110059, i.e. the Authorized Signatory of the Developer (as authorized by the Developer vide Project Committee Resolution dated 06th February, 2024) 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 as multi-storeyed commercial complex/residential complex/other project on the said land.
3. To represent the Executant 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 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.

For Signature Global India Ltd.




Director / Authorised Signatory

For YESHA DEVELOPERS LLP




Authorised Signatory

प्रमाणित किया जाता है कि मैंने
य साक्षीगण के विधान का
हस्ताक्षर हमारे सामने करवाया


सब रजिस्ट्रार
बादशाहपुर, गुरुग्राम

रमेश कुमार 8/0 जयकेशव नारायण


उवाह नं० २

उवाह नं० I

Page



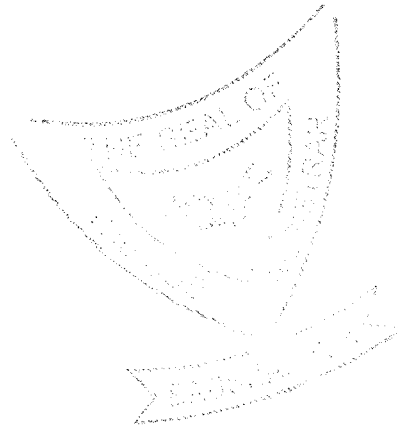
4. To apply for and obtain water connections, sewerage disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back the refunds which 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 Executant 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 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 obtain finance for the purpose of carrying out development of the said Land and create mortgage/ charge on the receivables of the Developer's right/ entitlement for the said purpose.
11. 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;
12. 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;
13. 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;
14. 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;

For Signature Global India Ltd.


Director / Authorised Signatory

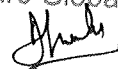
For YESHA DEVELOPERS LLP


Authorised Signatory



15. 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;
16. 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.
17. 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 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;
18. 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;
19. To carry out the full, and uninterrupted development of the Project as per the terms of the Collaboration Agreement;
20. 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;
21. 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,

For Signature Global India Ltd.



Director / Authorised Signatory

For YESHA DEVELOPERS LLP



Authorised Signatory



specifications, writings, affidavits, undertakings, indemnities deeds and documents as may be required for the aforesaid purpose;

22. 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.
23. 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;
24. 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.
25. To exercise uninterrupted, exclusive marketing rights and branding rights in respect of the Project;
26. 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.
27. To obtain, "No Objection Certificate" from Town & Country Planning Department for sale of aforesaid share of Developer, subject to the terms of Collaboration Agreement, if required.
28. That each and every power/authority conferred upon the Attorney by virtue of this document shall entitle the Attorney to exercise powers not only in respect of land referred to above but also developed Project on the land by the Developer in terms of license granted by Town & Country Planning Department, Haryana, Chandigarh and in terms of Collaboration Agreement.
29. To make all necessary compliance of all the terms and conditions of license/provisions of Haryana Development and Regulations of Urban Areas Act, 1975 and the rules made thereunder till the final grant of completion certificate for the colony or relieved off the responsibility from DTCP, Haryana whichever is earlier.
30. That in the event of change in constitution of the executant, the new constituents shall be bound by the terms of this Attorney and shall execute and register a fresh Power of Attorney containing identical terms and conditions in favour of the Developer/its nominees in case so required.
31. That in the event the Developer requires attorney in favour of any other nominee, Power of Attorney will be executed in favour of new nominee.
32. The Attorney shall be entitled to generally do all such acts, deeds and things as the Attorney deems fit and proper and which are necessary and incidental for utilization and development of project land referred to above.

For Signature Global India Ltd.

Director / Authorised Signatory

For YESHA DEVELOPERS LLP

Authorised Signatory



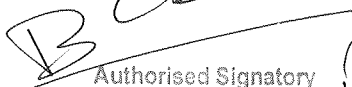
33. The executants shall ratify all acts, deeds and things done in pursuance of this General Power of Attorney including the appointment of further Attorney(s) subject to compliance of the terms of Collaboration Agreement.

34. The present Attorney is irrevocable for all interests and purposes and the executant cannot withdraw, revoke or cancel the same.

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.

Executant **For YESHA DEVELOPERS LLP**



Authorized Signatory
M/s Yesha Developers LLP
Represented through its Authorized Signatory
Mr. Brijesh Kumar Yadav

For Signature Global India Ltd.



Director / Authorized Signatory

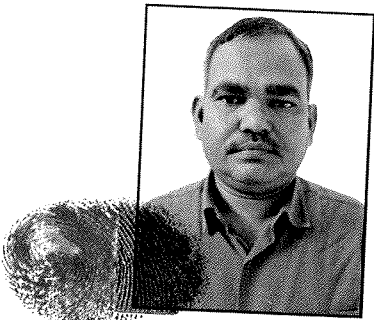
Attorney Holder - Mr. Dhananjay Shukla

Witness 1


PARAS NATH YADAV
S/O KUMAR YADAV
R/O TAXISTAND NEAR TELEPHONE EXCHANGE
KANAL BAGH. N. DELHI-11005

Witness 2


Sec. 81 23/07/16

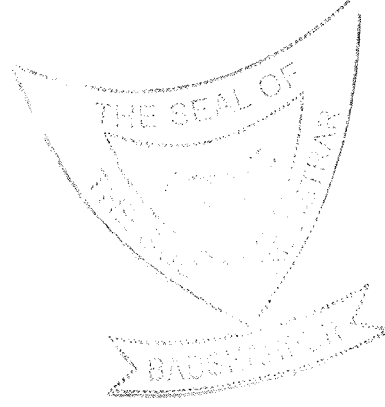


PARAS NATH YADAV




RAMESH KUMAR





वही नं० 321 अति वही नं० 4
जिल्हा नं० पृष्ठ नं० पर
धरता किया गया वही नं० 4
जिल्हा नं० पृष्ठ नं०
दिनांक ०८.०२.२५ को दर्ज रजिस्ट्र
किया गया।


सब रजिस्ट्रार
बावशाहपुर, गुरुग्राम

Schedule I

Details of the Said Land admeasuring 20.31375 Acre situated in Village Fazilpurjharsa, Tehsil & District Gurugram, Haryana, HB. No.99, Sector-71 Jamabandi 2019-20

Sr. No.	Name of Owners	Sale Deed Registration No. & date	Enter mutation in the revenue records (No. & Date)	Total Area in Khe wat	Share in khewat	Kan al	Ma rla	Total area in Acres	Khe wat No.	Kha ta/ Kha tuni No.	Mustk il/ Killa No.	Kan al	Ma rla		
1	M/s Yesha Developers LLP	13791=21/12/2023	3416=02/02/2024	5-1	Full	5	1	0.63125	287	289	28//3/1	1	1		
												13/1	4	0	
				2-9	40/49	2	0	0.25	288	290	28//14/1	2	9		
				30-19	Full	30	19	3.86875	109	110	28//15	8	0		
													14/2	5	11
													16/1	4	16
													16/2	3	4
													17/1	6	8
													17/2	1	12
													18/1	1	8
	Total			38-0	4.75							35	69		
2	M/s Yesha Developers LLP	13788=21/12/2023	3414=18/01/2024	4-12	1/4	1	3	0.14375	541	547	28//22/2	4	12		
				4-0	Full	4	0	0.5	542	548	40//12/4	2	0		
													19/1	2	0
				8-0	Full	8	0	1	582	590	18	8	0		
				10-2	1/2	5	2	0.6375	566	573	44//3	8	0		
													8/1	2	4
				16-0	1/4	4	0	0.5				4	8	0	

For Signature Global India Ltd.

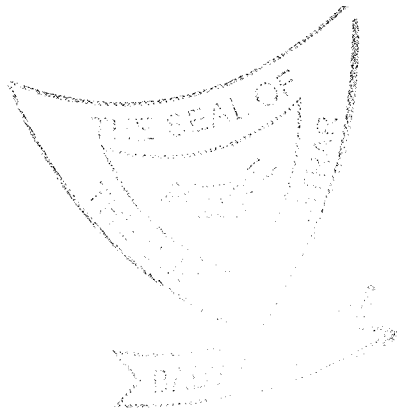
Handwritten Signature

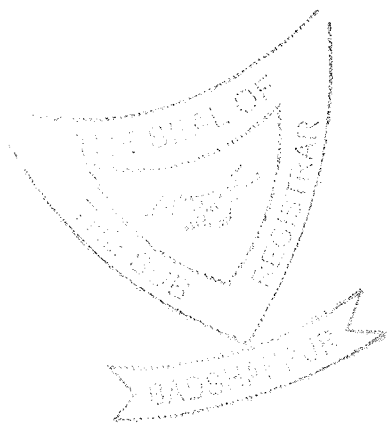
Director / Authorised Signatory

For YESHA DEVELOPERS LLP

Handwritten Signature

Authorised Signatory





			0-14	Full	0	14		373	376	11/2 0/2	0	2
										21/1	0	12
	Total		57- 15	7.22								
	Grand Total				157	110	20.31375					

Executant

For YESHA DEVELOPERS LLP



Authorised Signatory

M/s Yesha Developers LLP

Represented through its Authorised Signatory

Mr Brijesh Kumar Yadav

For Signature Global India Ltd.



Attorney in Charge Mr. Dharamraj Shukla



Witness 1

PARASNATH YADAV
S/O SH. KUMAR YADAV
TAXI STAND NEAR TELEPHONE EXCHANGE
KAROL BAGH. N. DELHI. 110005

Witness 2

रमेश कुमार श्री गुप्ता

Sec. 81 गुप्ता



