



### AFFIDAVIT

I **Lakshay Lohia** being the director of **M/s Nitika Propmart Private Limited**, a company registered under the provisions of the Companies Act, 1956 having its registered office at **Plot no. 10, 3rd floor, LSC. B-1, Vasant Kunj, New Delhi**, hereinafter called the "Land Owner" in collaboration with **Lion Infra Developers LLP** have obtained **Licence no. 188 of 2023 dated 15.09.2023 & other licenses** from **DTCP, Chandigarh**. For the Development of Affordable Plotted Colony project under **DDJAY Scheme-2016** spread over **admeasuring 12.5 Acres** situated in the revenue estate of **Village Sohna, Sector-6, Sohna, Distt. Gurugram (Haryana)** being developed by **Lion Infradevelopers LLP**, duly authorized vide their Directors Board Resolution dated 30/10/25, do hereby solemnly declare, undertake and state as under:

1. That we **M/s Nitika Propmart Private Limited** do hereby undertake on that we have entered in collaboration with **Lion infradevelopers LLP (Hereinafter referred to as Developers)**, having its Corporate Office at **Ocus Technopolis, 2nd Floor, of Tower B, TDF 01-08, Golf Course Road, Sector 54, Gurugram-122011**, have obtained **License No. 188 of 2023 dated 15.09.2023** with other licenses for the setting up affordable plotted colony spread over area measuring **12.50 Acres** (under **DDJAY Scheme-2016**)
2. That we **M/s Nitika Propmart Private Limited** do hereby further undertake that In terms of the executed Collaboration Agreement with **Lion infradevelopers LLP (Hereinafter referred to as Developers)**, we are entitled to receive developed plots, as "Owner's Allocation", from the Developers to the extent of admeasuring of the No.s of **30 (thirty) plots** in category **Type-A area admeasuring 5300 sr. yards** as per the particulars of **Schedule -I**, under the Affordable Residential Plotted Colony spread over **admeasuring 12.5 Acres** situated in the revenue estate of **Village Sohna, Sector-6, Sohna, Distt. Gurugram (Haryana)** being developed by **Lion Infradevelopers LLP**.

For **NITIKA PROPMART PVT. LTD.**

**DIRECTOR**



3. That an Allotment Letter dated 05.09.2024 was issued in the name of M/s Nitika Propmart Pvt. Ltd. for the allotment 30 (thirty) plots in category Type-A area admeasuring 4654.76 sq. yards. after deduction of 643.57 sq. yrds towards the recovery of EDC/IDC Amount, as per the above said Collaboration Agreement.

**SCHEDULE -I**

**Details of Tentative Share of Owner's Allocation**

S. No.	Plot No.	Type	Plot Area (Sq. Yards)
1	A - 01	A	155.18
2	A - 02	A	155.18
3	A - 03	A	155.18
4	A - 04	A	155.18
5	A - 05	A	155.18
6	A - 06	A	155.18
7	A - 07	A	155.18
8	A - 08	A	155.18
9	A-09	A	155.18
10	A-10	A	155.18
11	A-11	A	155.18
12	A-12	A	155.18
13	A-12A	A	154.54
14	A-14	A	155.18
15	A-15	A	155.18
16	A-16	A	155.18
17	A-17	A	155.18
18	A-18	A	155.18
19	A-19	A	155.18
20	A-20	A	155.18
21	A-21	A	155.18
22	A-22	A	155.18
23	A-23	A	155.18
24	A-24	A	155.18
25	A-27	A	155.18
26	A-28	A	155.18
27	A-29	A	155.18
28	A-30	A	155.18
29	A-31	A	155.18
30	A-32	A	155.18

4. That an Assignment Agreement dated 11.09.2024 was executed between Lion Infradevelopers LLP and M/s Nitika Propmart Pvt. Ltd., through which Lion Infradevelopers LLP has bought back all the above referred 30 plots area admeasuring 4654.76 sq. yrds.



For NITIKA PROPMART PVT. LTD.  
*Lobh*  
DIRECTOR

5. That neither M/s Nitika Propmart Private Limited nor its assignees, executors, employees, authorized signatory shall have any right, title or interest over an area **admeasuring 12.5 Acres situated in the revenue estate of Village Sohna, Sector-6, Sohna, Distt. Gurugram (Haryana).**
6. That I hereby undertake and confirm that **M/s Lion Infradevelopers LLP** is free to deal with the above referred plots in any manner whatsoever including but not limited to allotment, transfer, assign, sell, creation of any third party right etc.

For NITIKA PROPMART PVT. LTD.



DIRECTOR

Deponent

#### Verification

**Verified** at the place on this day of 31<sup>st</sup> **October 2025** that contents of forgoing paragraphs of this affidavit are true to the best of our Company knowledge and belief and nothing has been concealed therein.

For NITIKA PROPMART PVT. LTD.



Deponent DIRECTOR



ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (HR.) INDIA