

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 11/09/2024

Certificate No. GOK2024I4383



Stamp Duty Paid : ₹ 101  
(Rs Only)

GRN No. 121297718



Penalty : ₹ 0  
(Rs Zero Only)

**Seller / First Party Detail**

Name: Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

LandMark : Ocus technopolis

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 72\*\*\*\*\*85



**Buyer / Second Party Detail**

Name : Nitika Propmart Private limited

H.No/Floor : 3rdfloor

Sector/Ward : B1

LandMark : Plot no 10 local shopping complex

City/Village: Vasant kunj

District : Delhi

State : Delhi

Phone : 84\*\*\*\*\*70

Purpose : ASSIGNMENT AGREEMENT BETWEEN LION INFRADEVELOPERS LLP AND NITIKA PROPMART PVT LTD

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**ASSIGNMENT AGREEMENT**

This **ASSIGNMENT AGREEMENT** ("Agreement") is made and executed on this 11<sup>th</sup> day of Sep, 2024 at Gurugram by and between:

**Lion Infradevelopers LLP**, (LLPIN: AAC-1940), a LLP registered under the provision of the LLP Act 2008 and having its Office at Second Floor, Tower B, Ocus Technopolis Building, TSF 01-08, Golf Course Road, Sector - 54, Gurugram, Haryana - 122 011, through its Authorised Signatory Ms. Simran Ved (Aadhar: 9759 5773 0138), who has been duly authorized to execute this Agreement for and on behalf of the LLP, vide Resolution dated 11/09/2024 Hereinafter referred to as "**First Party**" or "**Developer**").

AND

**Nitika Propmart Pvt. Ltd.**, (CIN: U70109DL2008PTC178966), a company incorporated under the Companies Act 1956 and having its Office at Plot No. 10, 3<sup>rd</sup> Floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi 110070 India, through its Authorised Signatory Ms. Lakshay Kohis (Aadhar: \_\_\_\_\_), who has been duly authorized to execute this Agreement for and on behalf of the company, vide Board Resolution dated 11/09/2024 (Hereinafter referred to as "**Second Party**" or "**Land Owner**");

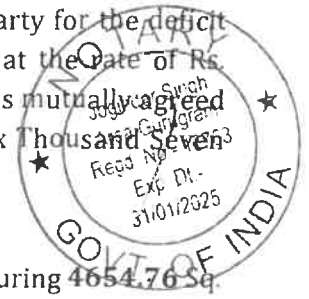
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The expression "**Party/Parties**" wherever it occurs in the body of this Agreement shall mean and include their respective legal representative, administrators, executors, successors, and assignees.

**WHEREAS:**

1. The First Party is engaged in the business of real estate including developing, selling and sub-leasing properties and developing residential and commercial projects.
2. The Second Party is the absolute and lawful owners of land comprised in Rect No. 132, Killa No. 25/2/2 (0-6), Rect No. 133, Killa No. 20/1/1(0-1) and 21/2/2 (5-11), Rect No. 142, Killa No. 1 (8-0), 9/2 (4-0), 10 (8-0), 11 (8-0), 12 (8-0) and 13 (8-0), Rect No. 143, Killa No 5/2/2 (6-7), 6 (8-0), 14/2 (0-7) and 15/1(6-14) Total area admeasuring 71 Kanals and 6 Marla, situated in the revenue estate of Sohna, Sector-6, Sohna, District Gurugram, Haryana.
3. The Parties had entered into a registered Collaboration Agreement No. 12855 executed and registered on 27<sup>th</sup> March, 2023 ("**Collaboration Agreement**"), whereby, at the request of the Second Party, the First Party had agreed to develop a residential project on the "Said Land" (as defined more particularly in **Schedule- I** hereby) which was owned by the Second Party.
4. The Second Party had irrevocably vested in the First Party all the powers and authority of the Second Party as may be necessary for the development of the said Land and in pursuance of the same the Second Party had executed and registered a Power of Attorney dated 27<sup>th</sup> March, 2023 in favour of the First Party.
5. As per the Collaboration Agreement, the Second Party is entitled for allotment of plotted area of 5300 sq. yard in the Project and the First Party is entitled to recover the EDC/IDC paid by it against the allocation to the Second Party. Accordingly, after deduction of 643.57 Sq. yards towards recovery of EDC/IDC amount, the First Party allotted the plots for an area admeasuring 4654.76 Sq. yards (**Schedule-II**) to the Second Party in the project namely "**Green Valley 2**" ("**Project**"), vide Allotment Letter dated 05-09-2024.
6. That the Second party is entitled to get a refund from the First Party for the deficit area measuring 1.67 Sq. yards ("Deficit Area") to be calculated at the rate of Rs. 28,000/- (Rupees Twenty Eight Thousand Only) per square yard, as mutually agreed between the parties amounting to Rs. 46,760/- (Rupees Forty Six Thousand Seven Hundred Sixty Only) ("amount in lieu of deficit area").
7. Subsequently, the First Party bought back plots for an area admeasuring 4654.76 Sq. Yards (as per **Schedule-III**) for the total amount of Rs. 13,03,33,280/- (Rupees Thirteen Crores Three Lakh Thirty Three Thousand Two Hundred Eighty only) @Rs. 28,000/- per sq. yard. Futher, the First Party shall pay to the Second Party the total



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amount of Rs. **13,03,80,040/- (Total payable amount)** towards deficit area of 1.67 Sq. yards and the buy back area of 4654.76 sq. yards totalling to 4656.43 Sq. yards to be calculated @ Rs. 28,000/- per sq. yard.

8. An advance amount of Rs. **1,30,38,004/-** (Rupees One Crore Thirty Lakh Thirty Eight Thousand and Four only) towards total payable amount has been paid by the First Party to the Second Party vide Cheque No. 000269 dated 11-09-2024 drawn on Kotak Mahindra Bank. That the balance amount shall be paid by the First Party to the Second Party in the following manner:

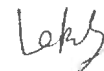
S. No.	Payment Schedule/ Due Dates	Amount payable (In Rs.)
1	Advance amount	1,30,38,004.00
2	On or before 30-03-2025	3,25,95,010.00
3	On or before 30-06-2025	8,47,47,026.00
	<b>Total amount payable (in Rs.)</b>	<b>13,03,80,040.00</b>

After the completion of payment as above, nothing shall be due and payable by the First Party on account of deficit area or buy back of plots.

9. The Second Party agrees and confirms that an amount of Rs. **1,30,38,004/-** (Rupees One Crore Thirty Lakh Thirty Eight Thousand and Four only) as mentioned above has been received by the Second Party from the First Party as advance towards above said payable amount and that the Second Party shall receive the balance amount from the First Party in the manner as mentioned above.
10. Further, the Second Party agrees and confirms that the First Party stands absolved from all its liabilities and obligations towards the Second Party arising out of and/or pertaining to the Collaboration Agreement. On and from the date of execution of this Assignment Agreement, the previous agreements (including the Collaboration Agreement) and all ancillary/ other documents executed by a Party thereto shall stand suo moto/ automatically terminated, discharged, waived, rescinded, ineffective and unenforceable.
11. The Second Party further acknowledges and agrees that on and from the date of execution of this Assignment Agreement, it shall have no claim or right whatsoever against the First Party, other than receipt of balance amount. The Second Party agrees and confirms that all rights, title, interest in the said area/plots shall stand transferred and vest in the First Party on and from the date of execution of this Assignment Agreement.

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12. It is expressly clarified that the Second Party has no right, title, interest and lien on the said Area and/or on the said Land and the entire proceeds from sale of the Said Area and/or the said Land.
13. The Parties to this Agreement confirm that they voluntarily and out of their own free will, without any force, coercion or undue pressure have signed the present Agreement.
14. This Agreement shall be subject to the laws of India and to the jurisdiction of the courts at Gurugram alone.

**SCHEDULE- I**

**(Description of the said Land measuring 71 Kanals and 6 Marla situated at Sec-6, Sohna, Tehsil-Sohna & Distt. Gurugram, Haryana)**

Rect. No.	Killa No.	Area (K-M)
132	25/2/2	0-6
133	20/1/1	0-1
	21/2/2	5-11
142	1	8-0
	9/2	4-0
	10	8-0
	11	8-0
	12	8-0
	13	8-0
143	5/2/2	6-7
	6	8-0
	14/2	0-7
	15/1	6-14
	<b>Total Area</b>	<b>71K-6M</b>



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**SCHEDULE -II**

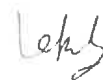
**Details of Allotment of Plots – Owner's Allocation**

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



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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
<b>Total Area allotted</b>			<b>4654.76</b>

**SCHEDULE -III**

**Details of Plots - buy back by the First Party**

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



FOR LION INFRADEVELOPERS LLP

*[Signature]*  
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*[Signature]*

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
<b>Total Area bought back by the First Party</b>			<b>4654.76</b>

IN WITNESS WHEREOF the Parties have signed the present instrument on the \_\_\_\_ day of Sep, 2024.

For **Lion Infradevelopers LLP**  
FOR LION INFRADEVELOPERS LLP

*[Signature]*  
Authorised Signatory  
First Party

For **Nitika Propmart Pvt. Ltd.**

*[Signature]*  
Authorised Signatory  
Second Party

**WITNESSES:**

- 1.
- 2.

ATTESTED

JOGINDER SINGH  
ADVOCATE & NOTARY  
Teh. Wazirabad Distt. Gurugram (Hr)



11 SEP 2024

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