

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/09/2024

Certificate No. G0X2024I3947



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 121779035



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

LandMark : Ocus technopolise

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 72*****85



Buyer / Second Party Detail

Name : Jatin Lohia

H.No/Floor : N/a

Sector/Ward : N/a

LandMark : Farm house30 road 1silver oak farm

City/Village: Ghitorni

District : South delhi

State : Delhi

Phone : 84*****70

Purpose : ASSIGNMENT AGREEMENT BETWEEN LION INFRADEVELOPERS LLP AND JATIN LOHIA

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://gras.gov.in>



ASSIGNMENT AGREEMENT

This **ASSIGNMENT AGREEMENT** ("Agreement") is made and executed on this 25 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 Veda (Aadhar: 9759 5773 0138), who has been duly authorized to execute this Agreement for and on behalf of the LLP, vide Resolution dated 25/9/2024 (Hereinafter referred to as "**First Party**" or "**Developer**").

AND

Mr. Jatin Lohia, S/o Mr. Ravinder Singh Lohia R/o Farmhouse No. 30, Road No. 1, Silver Oak Farms, Ghitorni, Gadaipur, South Delhi-110030 (Aadhar: 3349 4766 7093), (Hereinafter referred to as "**Second Party**" or "**Land Owner**");

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

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

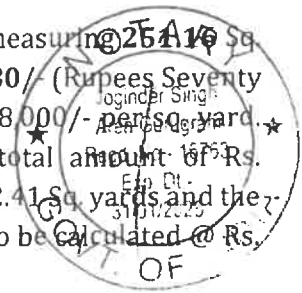
WHEREAS:

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 owner of land comprised in **Rect No. 142, Killa No 9/1(4-0) Total area admeasuring 4 Kanal and 0 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 27th 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 27th 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 300 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. Vide Allotment Letter dated **18-09-2024**, the First Party allotted the plots for an area admeasuring **251.16** Sq. yards to the Second Party as per **Schedule-II**) in the project namely "**Green Valley 2**" ("**Project**").
6. That the Second party is entitled to get a refund from the First Party for the deficit area measuring **12.41** 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. **3,47,480/-** (Rupees Three Lakh Forty Seven Thousand Four Hundred Eighty Only) ("**amount in lieu of deficit area**").
7. Subsequently, the First Party bought back plots for an area admeasuring **251.16** Sq. Yards (as per **Schedule-III**) for the total amount of Rs. **70,32,480/-** (Rupees Seventy Lakh Thirty Two Thousand Four Hundred Eighty only) @Rs. 28,000/- per sq. yard. Futher, the First Party shall pay to the Second Party the total amount of Rs. **73,79,960/- (Total payable amount)** towards deficit area of 12.41 Sq. yards and the buy back area of 251.16 sq. yards totalling to 263.57 Sq. yards to be calculated @ Rs. 28,000/- per sq. yard.
8. An amount of Rs. **73,79,960/-** (Rupees Seventy Three Lakh Seventy Nine Thousand Nine Hundred Sixty only) towards total payable amount has been paid by the First Party to the Second Party vide Cheque/ RTGS No. KKBKR52024092500734524

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

Jain



dated 25/9/2024 drawn on Kotak Mahindra Bank. After the completion of payment as above, nothing is 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. **73,79,960/-** (Rupees Seventy Three Lakh Seventy Nine Thousand Nine Hundred Sixty only) as mentioned above has been received by the Second Party from the First Party towards the total payable amount. Hereinafter, nothing is due and payable by the First Party on account of deficit area or buy back of plots.
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. The Second Party further acknowledges and agrees that it shall have no claim or right whatsoever against the First Party.
11. 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.
12. 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.
13. On execution of this Agreement, all the claims and dues of the Second Party against the First Party stands completely discharged, paid and settled, and 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.
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 4 Kanals and 0 Marla situated at Sec-6, Sohna, Tehsil-Sohna & Distt. Gurugram, Haryana)

Rect. No.	Killa No.	Area (K-M)
142	9/1	4-0
	Total Area	4K-0M

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

SCHEDULE -II

Details of Allotment of Plots - Owner's Allocation

S. No.	Plot No.	Type	Plot Area (Sq. Yards)
1	B-157	B	125.58
2	B-158	B	125.58
Total Area allotted			251.16


SCHEDULE -III

Details of Plots - buy back by the First Party

S. No.	Plot No.	Type	Plot Area (Sq. Yards)
1	B-157	B	125.58
2	B-158	B	125.58
Total Area bought back by the First Party			251.16

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

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


AUTHORISED SIGNATORY

Authorised Signatory

First Party

Mr. Jatin Lohia



Second Party


WITNESSES:

1.

2.



ATTESTED


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

25 SEP 2024