

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 19/01/2023

Certificate No. GFS2023A59

\*GFS2023A59\*

Stamp Duty Paid : ₹ 1027500

GRN No. 98459698

\*98459698\*

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Mast Ram Lohia

H.No/Floor : 55

Sector/Ward : R2

LandMark : Silver oak marg

City/Village : Ghitorni

District : South delhi

State : Delhi

Phone: 80\*\*\*\*\*33

Others : Satyawati lohia



**Buyer / Second Party Detail**

Name : Lion infra Developers Llp

H.No/Floor : Tsf01/08

Sector/Ward : 54

LandMark : Ocus technopolis golf course road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*93

Purpose : Collaboration Agreement

Reg No = 12397  
15/03/2023

**COLLABORATION AGREEMENT**

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

**THIS COLLABORATION AGREEMENT** is executed at Sohna on this 15<sup>th</sup> day of March, 2023

BETWEEN

(1) Mr. Mast Ram Lohia S/o Sh. Phul Chand AND (2) Smt Satyawati W/o Sh. Mast Ram Lohia both residents of Farm -55, Road-2, Silver Oak Marg, Ghitorni, Gadaipur, South Delhi-110030, (hereinafter collectively called the 'Owners' which expression unless repugnant or opposed to the context thereof means and includes their heirs, successors, legal representatives, nominees and permitted assigns etc.) the party of the **FIRST PART**.

AND

M/s Lion Infradevelopers LLP, having its registered office at Ocus Technopolis, 2<sup>nd</sup> Floor, Tower-B, TSF 01-08, Golf Course Road, Sector-54, Gurugram, Haryana-122011 through its authorized person Mr. Sandeep Kumar Yadav (AADHAAR : 620002411290) who has been authorized to execute this Collaboration Agreement vide Board resolution dated 01.03.2023 (hereinafter called the 'Developer' which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns etc.) the party of the **SECOND PART**.

Both the Owners and the Developer are collectively referred to as the "Parties" and individually referred to as the "Party".

OR LION INFRADEVELOPERS LLP.

Authorised Signatory

प्रलेख न:12397

दिनांक:15-03-2023

डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT  
तहसील/सब-तहसील सोहना  
गांव/शहर Sohna

धन संबंधी विवरण

राशि 51375000 रुपये  
स्टाम्प नं : GFS2023A59  
रजिस्ट्रेशन फीस की राशि 50000 रुपये  
स्टाम्प ड्यूटी की राशि 1027500 रुपये  
स्टाम्प की राशि 1027500 रुपये  
EChallan:0100377690 पेस्टिंग शुल्क 0 रुपये  
Drafted By: DR YADAV ADV Service Charge:0

यह प्रलेख आज दिनांक 15-03-2023 दिन बुधवार समय 4:23:00 PM बजे श्री/श्रीमती /कुमारी  
MAST RAM LOHIA पुत्र PHUL CHAND SATYAWATI पत्नी MAST RAM LOHIA निवास DELHI द्वारा पंजीकरण हेतु  
प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता  
MAST RAM LOHIA SATYAWATI



उप/संयुक्त पंजीयन अधिकारी ( सोहना )  
अयुक्त सब रजिस्ट्रार  
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी LION INFRADEVELOPERS LLP thru SANDEEP KUMAR YADAVOTHER  
हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी NARESH पिता SHRI KISHAN निवासी  
MANDAWAR व श्री/श्रीमती /कुमारी SHRICHAND NAMBERDAR पिता KUNDAN LAL  
निवासी ALIPUR 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 ( सोहना )  
अयुक्त सब रजिस्ट्रार  
सोहना

WHEREAS the Owners have represented to the Developer that the Owners are the absolute, full-fledged and lawful Owners in possession of the land bearing khewat/ Khata no.221/227 Rect No. 133 Killa No. 19/1/1 (4-11) 22(8-0) & Rect No. 142 Killa No.2 (8-0) total measuring 20 Kanal and 11 Marlas of the said land situated in the revenue estate of Village Sohna, Tehsil- Sohna, District Gurugram(hereinafter referred to as 'Said Land');

AND WHEREAS the Owners have represented to the Developer that the Said Land is free from all types of loans charges, liens, encumbrances, litigations, notifications, defects etc. and the Owners have a perfect marketable title to the Said Land and are fully entitled to deal with the same in any manner deemed fit by them;

AND WHEREAS the Owners are desirous of getting developed a colony on the said land (hereinafter referred to as the 'said project') after obtaining the requisite licenses and getting the plans sanctioned/approved from the concerned Authorities under Group Housing or Mixed Development under transit oriented development, Commercial Complex, New Integrated Licensing Policy and also under the Deen Dayal Jan Awas Yojna Policy -2016 and Affordable Housing Policy 2013 or any other permitted suitable policy;

AND WHEREAS the Owners want to collaborate with the Developer for the execution and completion of the said project and have approached the Developer for this purpose;

AND WHEREAS accordingly, the Developer has agreed to undertake the development of the said project on the said land on the terms and conditions hereinafter mentioned: -

1. That the subject matter of this collaboration agreement between the Owners and the Developer is the said land admeasuring land bearing khewat/ Khata no.221/227 Rect No. 133 Killa No. 19/1/1 (4-11) 22(8-0) & Rect No. 142 Killa No.2 (8-0) total measuring 20 kanal and 11 Marlas of the said landsituated in the revenue estate of Village Sohna, Tehsil- Sohna, District Gurugramfor utilizing the same for development and construction of the same as may be permissible by the authorities.
2. That the Developer shall obtain at its own cost and expense and with its own resources the requisite licences, permissions, sanctions and approvals of all competent authorities for developing an Affordable Housing Policy 2013 and Deen Dayal Jan Awas Yojna Policy -2016 or any other permitted policy deemed suitable by the Developer.

Satyajoti

FOR LION INFRADEVELOPERS LLP.

Authorized Signatory

Reg. No.

Reg. Year

Book No.

12397

2022-2023

1



पेशकर्ता



दावेदार



गवाह

*Mast Ram Lohia Satyawati*

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- MAST RAM LOHIA SATYAWATI \_\_\_\_\_

दावेदार :- thru SANDEEP KUMAR YADAV OTHER LION INFRA DEVELOPERS  
LLP \_\_\_\_\_

गवाह 1 :- NARESH \_\_\_\_\_

गवाह 2 :- SHRICHAND NAMBERDAR \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12397 आज दिनांक 15-03-2023 को बही नं 1 जिल्द नं 80 के पृष्ठ नं 77.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 94 के पृष्ठ संख्या 93 से 97 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 |

SOHNA

दिनांक 15-03-2023

उप/सयुक्त पंजीयन अधिकारी ( सोहना )

सयुक्त सचिव रजिस्ट्रार  
सोहना

3. That the zoning and other Plans for the said Project shall be as deemed appropriate by the Developer.
4. That the Developer shall proceed to have suitable design, model and/or plans prepared for the said Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana-RERA and/or such other authorities as may be concerned in the matter for obtaining the requisite licenses, permissions, sanctions and approvals for the development and construction on the said land of the said Project in accordance with applicable zonal plans/ revised layout subsequent to execution of this agreement.
5. That the responsibility of performance of all the legal compliances including RERA of their respective share shall be of respective parties as per applicable law.
6. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority till obtaining of license shall be wholly to the account of the Developer.
7. That all statutory fees and charges incidentals including scrutiny fees, conversion charges and all type of charges relating to obtaining of license shall be paid by the Developer. The Developer shall be entitled to recover the EDC/IDC paid by it to the concerned authority/department against Owner's Allocation. The cost of raising of construction shall be incurred by the Developer. All charges for furnishing bank guarantees or any other additional charges payable to any department, office or authority for the said project including services like water, sewerage or electricity supply shall be borne by the Developer.
8. That the Developer shall be entitled to immediately apply for obtaining Letter of Intent and licence for developing the proposed project on the said land. The Developer may at its option get any project sanctioned on the said land.
9. That all the rates, cesses, taxes and demands due and payable to Revenue or any other authority, upto the date of this agreement, shall be the exclusive responsibility/liability of the Owners, after this date the same shall be the exclusive responsibility of the Developer till the completion of development. Thereafter, the same shall be borne by Owner and Developer jointly in proportion of their respective ownership in the developed property as mentioned herein under.

Setyanti

FOR LION INFRADEVELOPERS LLP

Authorized Signatory

Handwritten text, possibly a signature or initials, located in the lower center of the page.

10. That in consideration of the Owners providing the said land and Developer developing the said project thereupon, the parties have agreed in the following manner: -

That the Developer shall allot to the Owners developed plotted area equivalent to 3600 sq. yards residential /plotted area out of the said land measuring area which is approx. 2.56 acres.

11. That upon the Owners receiving their entitlement in the said project, the Developer shall be entitled to get the licence/ LOI or any other sanctions granted in the name of the Owners transferred either in its favour or in favour of its nominee(s) and the Owners shall not object thereto in any manner.
12. That the Developer shall be entitled to obtain loans/ financial assistance from banks/ financial institutions by placing the said land as security and / or by mortgaging the same and the Owners shall not be entitled to object thereto in any manner. The actual, physical and vacant possession of the land in question has been handed over by the Owners to the Developer simultaneously with the execution of this Collaboration Agreement. That it is mutually agreed by the both parties that the Owner's allocated area will remain in the form of residential component only of the said project. The Developer will obtain the license in respect of the said land from the concerned authority within 2 years and the developer shall allot the plots within 2 years plus 6 months grace period from the date of obtaining HRERA certificate of the project.
13. That the Owners agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Developer the said land and to irrevocably vest in it all the authority of the Owners as may be necessary in the discretion of the Developer for obtaining the requisite licence, permissions, sanctions and approvals and for making development, construction and completion of the said project on the said land.
14. The Agreement shall be valid and subsisting and shall be irrevocable and no modification/alteration etc. in the terms & conditions of the Agreement shall be undertaken, except without obtaining prior approval of the DTCP.
15. That this agreement hereby devolves all necessary rights and entitlements upon the Developer to build upon the said land proposed Project in accordance with the terms of this agreement and to own the land underneath the said project and all common facilities therein. The Owners shall not be entitled to cancel any of the documents executed by them in favour of the Developer.
16. That all expenses for execution and registration of sale deed and transfer of licence shall be borne exclusively by the Developer.

 CC 2



FCB HIGH RISE DEVELOPERS L.P.



Autographed by \_\_\_\_\_





17. That the Developer shall apply for license for development of said Project on the Said Land to the Town and Country Planning Department, Haryana pursuant to execution of this Collaboration Agreement. The Developer shall complete all formalities for obtaining licence. In case the permission for change of land use / licence is not granted by competent authority on account of any statutory constraint or departmental instructions pursuant to submission of application for grant of licence and on this account the Developer is unable to obtain the requisite permission for development of the said land, the Owners shall have no claims against the Developer.
18. That in case any amount / fees / bank guarantee deposited by the Developer / any other authority is refunded to the Owners, the same shall be returned to the Developer within ten days of the receipt of the same and in the event of any delay beyond this period, the Owners shall pay an interest @ 18% per annum on the amounts so received along with the said amount.
19. That since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the licence for the said project, it is the condition of this agreement that the Owners / or their nominee(s) or their legal heirs will not cancel or back out and/or withdraw from this Collaboration Agreement and the same is irrevocable. In the event of default on the part of the Owners, the Developer besides its other rights will be entitled to get the said agreement fulfilled / enforced through process of law at the costs and expenses of the Owners.
20. That advertisements would be required to be published in newspapers for the purpose of sale of the said project. The Developer shall be competent and entitled to get the advertisements published to comply with the policy. The Developer shall also be entitled to deal and interact with the concerned government officials to finalize the date of draw of lots for allocation/sale of units in the said Project. All expenses for advertisement, finalization of date of draw of lots etc. shall be borne by the Developer.
21. The Parties agree that all sales and marketing decisions and policies including designing of marketing collaterals, timing, selling rates, payment plans, timelines, brokerages, digital or physical events, leasing, renting etc. and all other decisions pertaining to marketing of the Project shall be taken by the Developer under its brand/logo.
22. That the entire sale proceeds/ realizations/ interest/ penalties received from the allottees of the project shall belong exclusively to the Developer and the Owners shall have no concern therewith at all. In case FAR is increased by the authorities, the benefit thereof shall accrue exclusively to the Developer.

FOR LION INFRADEVELOPERS LLP

Authorised Signatory



23. That the Owners and Developer shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as their respective entitlement/sale proceeds from the project are concerned.
24. That Owners have declared and represented to the Developer that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation, claims and litigations whatsoever or no notice of requisition or acquisition has been received by the Owners and that the Owners shall keep the said land free from all encumbrances, till the duration and full implementation of this agreement in all respects. The Developer has entered into this agreement relying/ acting upon these declarations and representations/ undertakings of the Owners.
25. That if the said land or any part thereof comprised in and the subject matter of this agreement belonging to the Owners is lost on account of any defect in the Owners title or any litigation started by any one claiming through the Owners or any one claiming title paramount to the Owners or on account of any other cause or cases whatsoever including outstanding (s), claim (s), taxes etc., on the Owners, in that event the Owners shall be liable to recoup the Developer for all losses and damages that may be caused to the Developer. The Owners expressly agree to keep the Developer and the intending buyers of whole or part of the Developer share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the Developer or the intending buyers may sustain or incur by reason of any defect in title of the Owners.
26. That the Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said project and / or booking and sale of apartments and project.
27. That on execution of this Collaboration Agreement, the Developer shall be entitled to deal with the entire said land as deemed fit by it including but not limited to survey the same, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licences, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land, to enclose the said land by means of barbed wire fencing/ sheet fencing/ boundary wall. The Developer shall be at liberty to put up its sign boards upon the said land



FOR LION INFRADEVELOPERS LLP

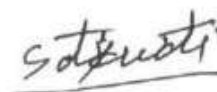


Authorised Signatory

Handwritten text, possibly a signature or initials, located in the lower-left quadrant of the page. The text is faint and appears to be written in a cursive or stylized script. It includes the word "SOME" at the bottom left of the scribble.

wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have site office in any part of the said land.

28. That this Collaboration Agreement is not and shall not however be deemed or construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
29. That the Owners shall provide all information and original documents including title documents as may be required by the Developer in connection with the said Project and shall render all possible assistance and sign all applications, representation, petitions, indemnities, affidavits, plans and such other documents including power of attorney(ies), either in their own name or in the name of any of their nominees for the purposes of the submission to the Director, Town and Country Planning-Haryana, HSVP, Municipal Committee and/or any other Government statutory authority to enable it to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the execution and complete the said project including the applications for obtaining licenses and getting sanctioned the plans and or to carry out any modification or amendment therein, for obtaining controlled building material, for getting installed electric connections, lifts and elevators, water and sewerage connections and in general for fully effecting the terms and conditions of this Agreement.
30. That the Owners have executed irrevocable registered General Power of Attorney in favour of the Developer /it's nominee(s), simultaneously to the execution of the present agreement as well as irrevocable notarized Special Power of Attorney The Owners shall not be entitled to revoke the said Power of Attorneys.
31. That it is, however, further agreed that by virtue of the power of attorneys granted by the Owners in favour of the Developer or any of its nominees, if any documents are executed and receipts issued by the Developer for and on behalf of the Owners so as to confer title of any part of the Developer's share on any person or persons, then the same shall conclusively bind both the parties.
32. That the Owners further agree and undertake to keep the said land free from all the encumbrances till the full implementation of the said Project.
33. That the parties hereto have agreed and undertaken to perform their part of the agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and

FOR LIGN INFRADEVELOPERS L.P



Authorised Signatory



things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.

34. That after receipt of their entitlement, the Owners shall be bound as and when called upon by the Developer to execute any requisite documents and to do all such acts, deeds and things as may be required at the costs and expenses of the Developer for transfer of license, sanction and approvals in favour of the Developer or its nominee(s). After receipt of their entitlement, the Owners undertake to execute all such documents and to do all such acts, deeds and things as may be required for transfer of license failing which the Owners undertake to indemnify the Developer / persons claiming through or under the Developer for all types of losses and damages that may be caused to the Developer on account of non-fulfillment or promises made by the Owners. In such event the Developer / persons claiming through or under the Developer may recover such losses and damages from the Owners and their properties. In case the Owners would back out of their obligations in any manner, the Developer shall also be entitled to have this agreement enforced through process of law entirely at the cost and expense of the Owners.
35. That the parties hereto have agreed and undertaken to pay their separate tax and / or other liabilities punctually and indemnify the other party and the said property against any attachment, seizures or sale thereof. It is also hereby expressly agreed and declared that: -
- a) each of the parties hereto have undertaken obligations and have rights specified hereinabove on their own account and as principal to principal and not on behalf of, or on account of or as agents of any of them or of anyone else;
  - b) each of the parties hereto shall bear and pay their own respective income tax and all other taxes in respect of the realization received by each of them under these presents.
36. That the failure of either party to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provision or of the right thereafter to enforce each and every provision.
37. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.



Satyawati

FOR LICHT INTRA DEVELOPERS U.P



Authorized Signatory






38. That any mutual differences or disputes between the parties shall be resolved by mutual discussions and negotiations failing which the same shall be referred to arbitration as per the provisions of the Arbitration and Conciliation Act, 1996/ applicable statute. The seat of arbitration shall be at Gurgaon. The High Court of Punjab & Haryana at Chandigarh and the courts at Gurugram alone shall have the jurisdiction in respect of the arbitration matters.

IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

**WITNESSES**

  
श्री विंदू नरेश्वर  
श्री कलीपुर तहसील  
मंडावा

  
Naresh S/o Shri Kis.  
Vill.- Mandawar

**Owners**

  
Setpusti

**Developer**

**(Authorized Signatory)**

FOR LION INFRADEVELOPERS LLP

  
Authorised Signatory



**Government of Haryana  
Department of Revenue and Disaster Management  
Sub Registrar Office, Sohna**

Dated: Mar 24, 2023

Time: 15:50:26

**Appointment Slip**

Shri / Smt.  
**Kishor Kumar Bharti**  
Sohna  
Sohna, Gurugram

*LR*

**N**

**Subject: Appointment for registration of AGREEMENT Deed**

As requested by you regarding registration of **COLLABORATION AGREEMENT** deed, your appointment has been scheduled with following Details:-

**Serial No:** 18      **Token No:** 02824032023035013000  
**Transaction Amt:** Rs. 188250000      **Property ID:**  
**Date & Time:** Mar 27, 2023 10:14      **Appointment Type:** *12 PJS*      **N**  
**Address:** Jharkhand

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	GFV2023C7 3	22-Mar-23	₹ 3765000.00

Please bring the following documents to prove your identity in support of your Deed.

**ID Proof:**  
Aadhar

**ID Number:**  
XXXX-XXXX-3918

*Lion Infra Colur*  
*RC to check*

**Important:**

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Marla/Biswa
222	228	132	25/2/2	0	6
222	228	133	20/1/1	0	1
222	228	133	21/2/2	5	11
222	228	142	1	8	0
222	228	142	10	8	0
222	228	142	11	8	0
222	228	143	14/2	0	7
222	228	143	15/1	6	14
222	228	143	5/2/2	6	1
222	228	143	6	8	0

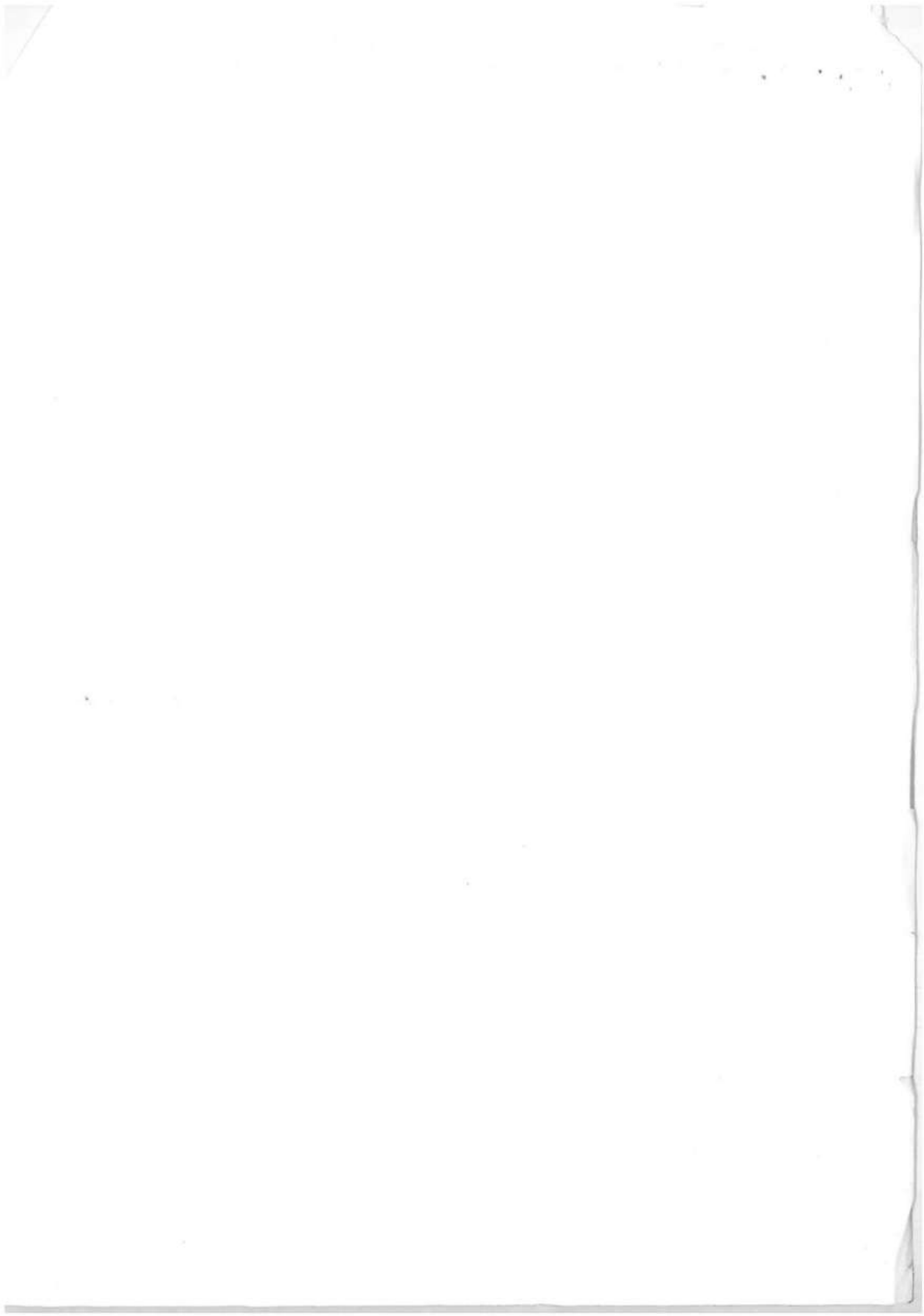
Nitika Propmart Private Limited

FOR LION INFRADEVELOPERS LLP

**Authorized Signatory**

*Authorized Signatory*

Disclaimer: Your appointment is subject to availability of Sub-Registrar. Your appointment date and time can be changed on the discretion of administration. NIC assumes no responsibility in any form for the appointment.



DDO Code: 0362		<b>E - CHALLAN</b>		Candidate Copy	
Government of Haryana					
Valid Upto:		29-03-2023 (Cash)		*0100634236*	
		23-03-2023 (Chq./DD)			
GRN No.:		0100634236		Date: 22 Mar 2023 10:15:49	
Office Name: 0362-TEHSILDAR SOHNA					
Treasury: Sohna					
Period: (2022-23) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		10			
PD AcNo		0			
Deduction Amount:		₹		0	
Total/Net Amount:		₹		50010	
₹ Fifty Thousands Ten Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Sub Registrar					
Address: Sohna Distt Gurugram Haryana -					
Particulars: Fees for Registration and copies of registered documents Pasting Fee					
Cheque-DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909871822032023			
Payment Date:		22/03/2023			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0362		<b>E - CHALLAN</b>		AG/ Dept Copy	
Government of Haryana					
Valid Upto:		29-03-2023 (Cash)		*0100634236*	
		23-03-2023 (Chq./DD)			
GRN No.:		0100634236		Date: 22 Mar 2023 10:15:49	
Office Name: 0362-TEHSILDAR SOHNA					
Treasury: Sohna					
Period: (2022-23) One Time					
Head of Account		Amount		₹	
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		10			
PD AcNo		0			
Deduction Amount:		₹		0	
Total/Net Amount:		₹		50010	
₹ Fifty Thousands Ten only					
Tenderer's Detail					
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Sub Registrar					
Address: Sohna Distt Gurugram Haryana -					
Particulars: Fees for Registration and copies of registered documents Pasting Fee					
Cheque-DD- Detail:					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909871822032023			
Payment Date:		22/03/2023			
Bank:		SBI Aggregator			
Status:		Success			

\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

10

10

DDO Code: 0362		<b>E - CHALLAN</b>		Candidate Copy	
Government of Haryana					
Valid Upto: 29-03-2023 (Cash)		*0100634236*			
23-03-2023 (Chq./DD)					
GRN No.: 0100634236		Date: 22 Mar 2023 10:15:49			
Office Name: 0362-TEHSILDAR SOHNA					
Treasury: Sohna					
Period: (2022-23) One Time					
Head of Account		Amount ₹			
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		10			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		50010			
₹ Fifty Thousands Ten Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Sub Registrar					
Address: Sohna Distt Gurugram Haryana -					
Particulars: Fees for Registration and copies of registered documents Pasting Fee					
Cheque-DD- Detail: _____					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909871822032023			
Payment Date:		22/03/2023			
Bank:		SBI Aggregator			
Status:		Success			

DDO Code: 0362		<b>E - CHALLAN</b>		AG/ Dept Copy	
Government of Haryana					
Valid Upto: 29-03-2023 (Cash)		*0100634236*			
23-03-2023 (Chq./DD)					
GRN No.: 0100634236		Date: 22 Mar 2023 10:15:49			
Office Name: 0362-TEHSILDAR SOHNA					
Treasury: Sohna					
Period: (2022-23) One Time					
Head of Account		Amount ₹			
0030-03-104-99-51 Fees for Registration		50000			
0030-03-104-97-51 Pasting Fees		10			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		50010			
₹ Fifty Thousands Ten only					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: Sub Registrar					
Address: Sohna Distt Gurugram Haryana -					
Particulars: Fees for Registration and copies of registered documents Pasting Fee					
Cheque-DD- Detail: _____					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		000150909871822032023			
Payment Date:		22/03/2023			
Bank:		SBI Aggregator			
Status:		Success			

\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.





Non Judicial



1  
**Indian-Non Judicial Stamp  
Haryana Government**



Date : 22/03/2023

Certificate No. GFV2023C73

\*GFV2023C73\*

Stamp Duty Paid : ₹ 3765000  
(Rs. Only)

GRN No. 100634462

\*100634462\*

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Nikita propmart Private Limited

H.No/Floor : 10/3

Sector/Ward : 0

LandMark : Local shopping complex b 1

City/Village : Vasant kunj

District : Vasant kunj

State : Delhi

Phone: 80\*\*\*\*\*33

Others : Jatin lohia



**Buyer / Second Party Detail**

Name : Lion infra Developers Llp

H.No/Floor : Tsf01/08

Sector/Ward : 54

LandMark : Ocus technopolis golf course road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 93\*\*\*\*\*40

Purpose : Collaboration Agreement

12855  
27/03/2023

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



**COLLABORATION AGREEMENT**

**THIS COLLABORATION AGREEMENT** is executed at Gurugram on this 27 day of March 2023

BETWEEN

**M/S Nitika Propmart Private Limited** (Pan No.AADCN0275C), a company incorporated under the Companies Act 1956, , having its office at Plot No.10, 3rd floor ,Local Shopping Complex,B1,Vasant Kunj,Delhi-110070, through its Authorized person Mr. Kishor Kumar Bharti (**Aadhaar: 400262243918**)\_who has been authorized to execute this Collaboration Agreement vide Board Resolution dated 21.03.2023, and appear and present it for registration before Registrar/Sub-Registrar (hereinafter called the "**Land Owner-1**" which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns etc.) of the **FIRST PART**

Nitika Propmart Private Limited

Kishor Kumar Bharti

Authorised Signatory

Kishor

FOR LION INFRADEVELOPERS LLP

Joshi

Authorised Signatory

प्रलेख न:12855

दिनांक:27-03-2023

डीड संबंधी विवरण

डीड का नाम COLLABORATION  
AGREEMENT

तहसील/सब-तहसील सोहना

गांव/शहर Sohna

धन संबंधी विवरण

राशि 188250000 रुपये

स्टाम्प ड्यूटी की राशि 3765000 रुपये

स्टाम्प नं : GFV2023C73

स्टाम्प की राशि 3765000 रुपये

रजिस्ट्रेशन फीस की राशि 50000  
रुपये

EChallan:100634236

पेस्टिंग शुल्क 0 रुपये

Drafted By: D R Yadav ADV

Service Charge:0

यह प्रलेख आज दिनांक 27-03-2023 दिन सोमवार समय 2:14:00 PM बजे श्री/श्रीमती /कुमारी

Ms Nitika Propmart Pvt Ltd thru Kishor Kumar Bhatti OTHER कम्पनी . Jatin Lohia पुत्र निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Nitika Propmart Private Limited

Kishor Kumar Bhatti

Authorised Signatory

हस्ताक्षर प्रस्तुतकर्ता

Ms Nitika Propmart Pvt Ltd Jatin Lohia

Jatin Lohia

उप/संयुक्त पंजीयन अधिकारी ( सोहना )

संयुक्त सब रजिस्ट्रार  
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS LION INFRADEVELOPERS LLP thru SANDEEP KUMAR YADAV OTHER कम्पनी हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Naresh पिता .. निवासी Mandawar व श्री/श्रीमती /कुमारी Rajnish पिता ..

निवासी Sohna 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 ( सोहना )

संयुक्त सब रजिस्ट्रार  
सोहना

**Mr. Jatin Lohia** s/o of Ravinder Singh Lohia (**Aadhaar: 334947667093**), resident of Farm House No-30, Road No-1, Silver Oak, Farms, Ghitorni, Gadaipur, South Delhi-110030 (hereinafter collectively called the '**Land Owner -2**' which expression unless repugnant or opposed to the context thereof means and includes their heirs, successors, legal representatives, nominees and permitted assigns etc.) of the **SECOND PART**

**AND**

**M/S Lion Infradevelopers LLP, (PAN: AAFFL2924B)** is incorporated under the Liability Partnership Act, 2008 having its registered office at Ocus Technopolis, 2<sup>nd</sup> Floor, Tower-B, TSF 01-08, Golf Course Road, Sector-54, Gurugram, Haryana-122011 through its authorized person Mr. Sandeep Kumar Yadav (**Aadhaar: 6200 0241 1290**) who has been authorized to execute this Collaboration Agreement vide Board resolution dated 21.03.2023 and appear and present it for registration before Registrar/Sub-Registrar (hereinafter called the '**Developer**' which expression unless repugnant or opposed to the context thereof includes its successors, representatives, nominees and permitted assigns etc.) of the **THIRD PART**

Both the Land Owners and the Developer are collectively referred to as the "Parties" and individually referred to as the "Party".

WHEREAS the **M/S Nitika Propmart Private Limited** herein referred Land Owner-1/First Part is the absolute, full-fledged, and lawful Owner in possession of land bearing **Rect No. 132 Killa No. 25/2/2 (0-6), Rect No. 133 Killa No. 20/1/1 (0-1), 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), 13 (8-0), & Rect No. 143, Killa No. 5/2/2 (6-7), 6 (8-0), 14/2 (0-7), 15/1 (6-14) total measuring 71 kanals and 6 Marla (approx. 8.9 acres)** ( hereinafter referred to as the Said Land") situated in the revenue estate of Village Sohna Sector-6, Tehsil- Sohna, District, Gurugram.

WHEREAS the **Mr. Jatin Lohia** herein referred Land Owner-2/Second Part is the absolute, full-fledged and lawful Owner in possession of the land bearing **Rect No. 142 Killa no. 9/1 (4-0) total measuring 4 Kanal and 0 Marla (approx. 0.5 acres)** of the said land situated in the revenue estate of Village Sohna, Tehsil- Sohna, District Gurugram (hereinafter referred to as 'Said Land');

Nitika Propmart Private Limited  
  
 Authorised Signatory



FOR LION INFRADEVELOPERS LLP  
  
 Authorised Signatory

Reg. No.

Reg. Year

Book No.

12855

2022-2023

1



पेशकर्ता



दावेदार



गवाह



Kamlesh Burti

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Kishor Kumar Bhatti OTHER Ms Nitika Propmart Pvt Ltd Jatin Lohia

दावेदार :- thru SANDEEP KUMAR YADAV OTHER MS LION INFRADEVELOPERS LLP

गवाह 1 :- Naresh

गवाह 2 :- Rajnish

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12855 आज दिनांक 27-03-2023 को बही नं 1 जिल्द नं 100 के पृष्ठ नं 149.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 91 के पृष्ठ संख्या 5 से 8 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 27-03-2023

उप/सयुक्त पंजीयन अधिकारी ( सोहना )

सयुक्त सब रजिस्ट्रार  
सोहना

AND WHEREAS the Land Owners have represented to the Developer that the Said Land is free from all types of loans charges, liens, encumbrances, litigations, notifications, defects etc. and the Land Owners has a perfect marketable title to the Said Land and are fully entitled to deal with the same in any manner deemed fit by them;

AND WHEREAS the Land Owners are desirous of getting developed a colony on the said land (hereinafter referred to as the 'said project') after obtaining the requisite licenses and getting the plans sanctioned/approved from the concerned Authorities under Group Housing or Mixed Development under transit oriented development, Commercial Complex, New Integrated Licensing Policy and also under the Deen Dayal Jan Awas Yojna Policy -2016 and Affordable Housing Policy 2013 or any other permitted suitable policy;

AND WHEREAS the Land Owners want to collaborate with the Developer for the execution and completion of the said project and have approached the Developer for this purpose;

AND WHEREAS accordingly, the Developer has agreed to undertake the development of the said project on the said land on the terms and conditions hereinafter mentioned: -

1. That the subject matter of this collaboration agreement between the First Part **M/S Nitika Propmart Private Limited** is the absolute, full-fledged and lawful Owner in possession of land bearing **Rect No. 132 Killa No. 25/2/2 (0-6), Rect No. 133 Killa No. 20/1/1 (0-1), 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), 13 (8-0), & Rect No. 143, Killa No. 5/2/2 (6-7), 6 (8-0), 14/2 (0-7), 15/1 (6-14) total measuring 71 kanals and 6 Marla** and the Second Part **Mr. Jatin Lohia** is the absolute owner of the land bearing **Rect No. 142 Killa no. 9/1 (4-0) total measuring 4 Kanal and 0 Marla** of the said land situated in the revenue estate of Village Sohna, Tehsil-Sohna, District Gurugram for utilizing the same for development and construction of the same as may be permissible by the authorities.
2. That the Developer shall obtain at its own cost and expense and with its own resources the requisite licences, permissions, sanctions, and approvals of all competent authorities for developing an Affordable Housing Policy 2013 and Deen Dayal Jan Awas Yojna Policy -2016 or any other permitted policy deemed suitable by the Developer

Nitika Propmart Private Limited

K. Jatin Lohia

Authorised Signatory

Jatin Lohia

INFRADEVELOPERS LLP

Jatin



3. That the zoning and other Plans for the said Project shall be as deemed appropriate by the Developer.
4. That the Developer shall proceed to have suitable design, model and/or plans prepared for the said Project and get them approved / sanctioned from the competent authority (s). The Developer shall apply to the Director, Town and Country Planning, Haryana-RERA and/or such other authorities as may be concerned in the matter for obtaining the requisite licence, permissions, sanctions and approvals for the development and construction on the said land of the said Project in accordance with applicable zonal plans/ revised layout subsequent to execution of this agreement.
5. That the responsibility of performance of all the legal compliances including RERA of their respective share shall be of respective parties as per applicable law.
6. That the entire amount required for payment of statutory fees and charges as may be prescribed by the concerned authority till obtaining of license shall be wholly to the account of the Developer.
7. That all statutory fees and charges incidentals including scrutiny fees, conversion charges and all type of charges relating to obtaining of license shall be paid by the Developer. The Developer shall be entitled to recover the EDC/IDC paid by it to the concerned authority/department against Land Owners's Allocation. The cost of raising of construction shall be incurred by the Developer. All charges for furnishing bank guarantees or any other additional charges payable to any department, office or authority for the said project including services like water, sewerage or electricity supply shall be borne by the Developer.
8. That the Developer shall be entitled to immediately apply for obtaining Letter of Intent and licence for developing the proposed project on the said land. The Developer may at its option get any project sanctioned on the said land.

Nitika Propmart Private Limited  
  
Authorised Signatory



FOR LION INFRADEVELOPERS LLP.  
  
Authorised Signatory

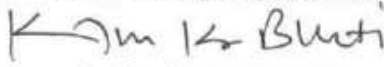




9. That all the rates, cesses, taxes and demands due and payable to Revenue or any other authority, upto the date of this agreement, shall be the exclusive responsibility/liability of the Land Owners, after this date the same shall be the exclusive responsibility of the Developer till the completion of development. Thereafter, the same shall be borne by Land Owners and Developer jointly in proportion of their respective Land Owners ship in the developed property as mentioned herein under.
10. That in consideration of the Land Owners providing the said land and Developer developing the said land thereupon, the parties have agreed in the following manner: -
- (a) That the Developer shall allot to the **Land Owner-1 (herein referred First Part)** to as developed plotted area equivalent to 5300 sq. yards Residential /plotted area out of the said land measuring area which is approx. 8.9 acres.
- (b) That the Developer shall allot to the **Land Owner-2 (herein referred Second Part)** developed plotted area equivalent to 300 sq. yards Residential /plotted area out of the said land measuring area which is approx. 0.5 acres.
11. That upon the Land Owners receiving their entitlement in the said project, the Developer shall be entitled to get the licence/ LOI or any other sanctions granted in the name of the Land Owners transferred either in its favour or in favour of its nominee(s) and the Land Owners shall not object thereto in any manner.
12. That the Developer shall be entitled to obtain loans/ financial assistance from banks/ financial institutions by placing the said land as security and / or by mortgaging the same and the Land Owners shall not be entitled to object thereto in any manner. The actual, physical and vacant possession of the land in question has been handed over by the Land Owners to the Developer simultaneously with the execution of this Collaboration Agreement. That it is mutually agreed by the both parties that the Land Owners' allocated area will remain in the form of residential component only of the said project.
13. That the Land Owners agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the

Nitika Propmart Private Limited

FOR HIGH RISE DEVELOPERS LLP

  
 Authorised Signatory



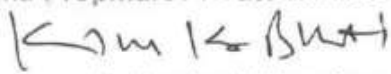
  
 Authorised Signatory



Developer the said land and to irrevocably vest in it all the authority of the Land Owners as may be necessary in the discretion of the Developer for obtaining the requisite licence, permissions, sanctions and approvals and for making development, construction and completion of the said project on the said land.

14. The Agreement shall be valid and subsisting and shall be irrevocable and no modification/alteration etc. in the terms & conditions of the Agreement shall be undertaken, except without obtaining prior approval of the DTCP.
15. That this agreement hereby devolves all necessary rights and entitlements upon the Developer to build upon the said land proposed Project in accordance with the terms of this agreement and to own the land underneath the said project and all common facilities therein. The Land Owners shall not be entitled to cancel any of the documents executed by them in favour of the Developer.
16. That all expenses for execution and registration of sale deed and transfer of licence shall be borne exclusively by the Developer.
17. That the Developer shall apply for license for development of said Project on the Said Land to the Town and Country Planning Department, Haryana pursuant to execution of this Collaboration Agreement. The Developer shall complete all formalities for obtaining licence. In case the permission for change of land use / licence is not granted by competent authority on account of any statutory constraint or departmental instructions pursuant to submission of application for grant of licence and on this account the Developer is unable to obtain the requisite permission for development of the said land, the Land Owners shall have no claims against the Developer.
18. That since considerable expenditure, efforts and expertise are involved in getting the land use changed and obtaining the licence for the said project, it is the condition of this agreement that the Land Owners or their nominee(s) or their legal heirs will not cancel or back out and/or withdraw from this Collaboration Agreement and the same is irrevocable. In the event of default on the part of the Land Owners, the Developer besides its other rights will be entitled to get the said

Nitika Propmart Private Limited

  
Authorised Signatory



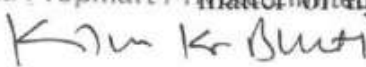
FOR LION INFRADEVELOPERS LI.P

  
Authorised Signatory



agreement fulfilled / enforced through process of law at the costs and expenses of the Land Owners.

19. That advertisements would be required to be published in newspapers for the purpose of sale of the said project. The Developer shall be competent and entitled to get the advertisements published to comply with the policy. The Developer shall also be entitled to deal and interact with the concerned government officials to finalize the date of draw of lots for allocation/sale of units in the said Project. All expenses for advertisement, finalization of date of draw of lots etc. shall be borne by the Developer.
20. The Parties agree that all sales and marketing decisions and policies including designing of marketing collaterals, timing, selling rates, payment plans, timelines, brokerages, digital or physical events, leasing, renting etc. and all other decisions pertaining to marketing of the Project shall be taken by the Developer under its brand/logo.
21. That the entire sale proceeds/ realizations/ interest/ penalties received from the allottees of the project shall belong exclusively to the Developer and the Land Owners shall have no concern therewith at all. In case FAR is increased by the authorities, the benefit thereof shall accrue exclusively to the Developer.
22. That the Land Owners and Developer shall be responsible and liable in respect of income-tax and/or other statutory liabilities as far as their respective entitlement/sale proceeds from the project are concerned.
23. That Land Owners have declared and represented to the Developer that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation, claims and litigations whatsoever or no notice of requisition or acquisition has been received by the Land Owners and that the Land Owners shall keep the said land free from all encumbrances, till the duration and full implementation of this agreement in all respects. The Developer has entered into this agreement relying/ acting upon these declarations and representations/ undertakings of the Land Owners .
24. That if the said land or any part thereof comprised in and the subject matter of this agreement belonging to the Land Owners is lost on

Nitika Propmart Private Limited  
  
 Authorised Signatory



FOR LION INFRA DEVELOPERS LLP  
  
 Authorised Signatory



account of any defect in the Land Owners title or any litigation started by any one claiming through the Land Owners or any one claiming title paramount to the Land Owners or on account of any other cause or cases whatsoever including outstanding (s), claim (s), taxes etc., on the Land Owners, in that event the Land Owners shall be liable to recoup the Developer for all losses and damages that may be caused to the Developer. The Land Owners expressly agree to keep the Developer and the intending buyers of whole or part of the Developer share of the built / unbuilt area, harmless and indemnified against all claims and demands for damages, losses, costs and expenses which the Developer or the intending buyers may sustain or incur by reason of any defect in title of the Land Owners.

25. That the Land Owners shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said project and / or booking and sale of apartments and project.
26. That on execution of this Collaboration Agreement, the Developer shall be entitled to deal with the entire said land as deemed fit by it including but not limited to survey the same, prepare the layout and service plans and development scheme for submission to the Town and Country Planning Department, Haryana and/or such other authority(s) as may be concerned in the matter for change of land use and obtaining of requisite licences, permissions, sanctions and approvals for development, construction and completion of the proposed complex/es on the said land, to enclose the said land by means of barbed wire fencing/ sheet fencing/ boundary wall. The Developer shall be at liberty to put up its sign boards upon the said land wherein the public is free to book the areas / spaces in conformity with applicable policies, and to have site office in any part of the said land.
27. That this Collaboration Agreement is not and shall not however be deemed or construed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except to the extent specifically recorded herein.
28. That the Land Owners shall provide all information and original documents including title documents as may be required by the

Nitika Propmart Private Limited

*Kamlesh Bhatia*

Authorised Signatory

*Jahir*

FOR LION INFRADEVELOPERS LLP

*Jahir*

Authorised Signatory

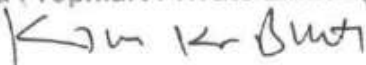




Developer in connection with the said Project and shall render all possible assistance and sign all applications, representation, petitions, indemnities, affidavits, plans and such other documents including power of attorney(ies), either in their own name or in the name of any of their nominees for the purposes of the submission to the Director, Town and Country Planning-Haryana, HSVP, Municipal Committee and/or any other Government statutory authority to enable it to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the execution and complete the said project including the applications for obtaining licenses and getting sanctioned the plans and or to carry out any modification or amendment therein, for obtaining controlled building material, for getting installed electric connections, lifts and elevators, water and sewerage connections and in general for fully effecting the terms and conditions of this Agreement.

29. That the Land Owners have executed irrevocable registered General Power of Attorney in favour of the Developer /it's nominee(s), simultaneously to the execution of the present agreement as well as irrevocable notarized Special Power of Attorney .The Land Owners shall not be entitled to revoke the said Power of Attorneys and Collaboration Agreement.
30. That it is, however, further agreed that by virtue of the power of attorneys granted by the Land Owners in favour of the Developer or any of its nominees, if any documents are executed and receipts issued by the Developer for and on behalf of the Land Owners so as to confer title of any part of the Developer's share on any person or persons, then the same shall conclusively bind both the parties.
31. That the Land Owners further agree and undertake to keep the said land free from all the encumbrances till the full implementation of the said Project.
32. That the parties hereto have agreed and undertaken to perform their part of the agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effect to the terms of this agreement.

Nitika Propmart Private Limited,



Authorised Signatory

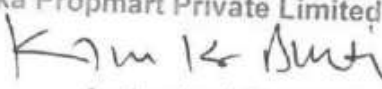


FOR LION INFRADEVELOPERS LLP

  
Authorised Signatory



33. That after receipt of their entitlement, the Land Owners shall be bound as and when called upon by the Developer to execute any requisite documents and to do all such acts, deeds and things as may be required at the costs and expenses of the Developer for transfer of license, sanction and approvals in favour of the Developer or its nominee(s). After receipt of their entitlement, the Land Owners undertake to execute all such documents and to do all such acts, deeds and things as may be required for transfer of license failing which the Land Owners undertake to indemnify the Developer / persons claiming through or under the Developer for all types of losses and damages that may be caused to the Developer on account of non-fulfillment or promises made by the Land Owners . In such event the Developer / persons claiming through or under the Developer may recover such losses and damages from the Land Owners and their properties. In case the Land Owners would back out of their obligations in any manner, the Developer shall also be entitled to have this agreement enforced through process of law entirely at the cost and expense of the Land Owners .
34. That the parties hereto have agreed and undertaken to pay their separate tax and / or other liabilities punctually and indemnify the other party and the said property against any attachment, seizures or sale thereof. It is also hereby expressly agreed and declared that: -
- a) each of the parties hereto have undertaken obligations and have rights specified hereinabove on their own account and as principal to principal and not on behalf of, or on account of or as agents of any of them or of anyone else;
  - b) each of the parties hereto shall bear and pay their own respective income tax and all other taxes in respect of the realization received by each of them under these presents.
35. That the failure of either party to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provision or of the right thereafter to enforce each and every provision.
36. That if any provision of this Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to

Nitika Propmart Private Limited  
  
 Authorised Signatory



FOR LION INFRADEVELOPERS LLP.

  
 Authorised Signatory



applicable law and remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

37. That any mutual differences or disputes between the parties shall be resolved by mutual discussions and negotiations failing which the same shall be referred to arbitration as per the provisions of the Arbitration and Conciliation Act, 1996/ applicable statute. The seat of arbitration shall be at Gurgaon. The High Court of Punjab & Haryana at Chandigarh and the courts at Gurugram alone shall have the jurisdiction in respect of the arbitration matters.

IN WITNESS WHEREOF, the parties hereto have signed this Collaboration Agreement on the day, month and year first mentioned above.

*As per instructions both parties first party & second party*

M/S Nitika Propmart Private Limited

*Signature*  
M/s Lion Infradevelopers LLP

First Part/Land Owner-1

Third Part/Developer

Nitika Propmart Private Limited

OR LION INFRADEVELOPERS LLP

*Signature*  
Authorized Signatory

*Signature*  
Authorized Signatory

(Through its Authorized Signatory)

(Through its Authorized Signatory)

*Signature*  
**Mr. Jatin Lohia**  
Second Part/Land Owner-2



**WITNESSES:**

1. *Signature*  
Naresh S/o Shri Kishan  
Vill.- Mandawar

2. *Signature*  
Ajay Singh S/o Satbir  
R/o Sahra, Gurugram





Damdama

RAMINDER SINGH RAGHAV  
STAMP VENDOR  
REGN. No. S.V-15/2011  
TEHSIL - SOHNA (HARYANA)

01 OCT 2013

S. No. 25399

Purpose: Collaboration Agreement

Signature: [Signature]

325861

2092 1-10-13

2817  
1-10-13

COLLABORATION AGREEMENT

This Deed of Collaboration Agreement is entered into on this 1<sup>st</sup> day of October, 2013

BETWEEN

Smt Sukhpali W/o Sh. Satbir Singh S/o Sh. Mantaram resident of Village 'damdama' Tehsil Sohna Distt. Gurgaon hereinafter referred to as the "OWNER" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include his legal heirs, successors, assignees and nominees) of the **ONE PART**.

AND

M/s Nitika Propmart Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Plot No 10, 3<sup>rd</sup> Floor, L.S.C. B-1, Vasant Kunj New Delhi acting through Sh. Mahender Singh duly authorized by Board Resolution hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its successors, administrators, assignees, nominees, representatives and authority holders) of the **OTHER PART**.



RSI Sukhpali

प्रलेख न: 2817

दिनांक 01/10/2013

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील सोहना

गांव/शहर Sohna

भवन का विवरण

भूमि का विवरण

धन संबंधी विवरण

राशि 10,000.00 रुपये

स्टाम्प की राशि 10.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 10.00 रुपये

रजिस्ट्रेशन फीस की राशि ~~100.00~~ रुपये

5002

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: D S Yadav Adv

Service Charge: 100.00 रुपये

यह प्रलेख आज दिनांक 01/10/2013 दिन मंगलवार समय 3:33:00PM बजे श्री/श्रीमती/कुमारी Sukhpali पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Satbir Singh निवासी Damdama द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Sukhpali

उप/सयुक्त पंजीयन अधिकारी  
सोहना

सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Thru- Mahender Singh दावेदार हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधकसमझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Ramesh Chand Ex M C पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Sohna व श्री/श्रीमती/कुमारी Sheoraj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dharam Singh निवासी Damdama ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 01/10/2013

उप/सयुक्त पंजीयन अधिकारी

सोहना  
सोहना



The parties of the FIRST and the SECOND PART are hereinafter collectively referred to as "Parties" and individually as "the Party".

- A. WHEREAS The Owner is the sole and absolute owner having land comprised in **Khewat/Khata No. 132 bearing rect. No 143 kila no 4/2/2(0-7) 7/1/1(3-16) total land measuring 4 Kanal 3 Marla**, in the revenue estate of Village Sohna, Tehsil Sohna District Gurgaon out of 90% share will be land owner and 10% share will be developers area in FSI (hereinafter referred to as the said "Land") and no person other than the owner has any right title or interest in the said land.
- B. The Owner has represented that he has absolute right, title and interest on the said Land free from all claim(s), charge(s), lien(s), adjustment(s), loan(s), mortgage(s), lease(s), prior agreement(s) /MOU(s), dispute(s), liability(ies), litigation(s), or notifications under the Land Acquisition Act or any other encumbrance of whatever nature and the said Land is eligible for development under the relevant laws of the State Of Haryana without any impediment of any nature as per the approved Master Plan.

AND WHEREAS the Developer and the Land Owner have executed this Collaboration Agreement whereby the Developer shall develop, construct & market Group Housing Colony project ("**Project**") on the said Land, including its own land, if any, which is contiguous to the said Land of the Land Owner subject to as under.



*Rajiv Suthiwal*

Reg. No.

Reg. Year

Book No.

2,817

2013-2014

1



पेशकर्ता



दावेदार



गवाह

पेशकर्ता	Sukhpali		
दावेदार	Thru- Mahender Singh		
गवाह	Ramesh Chand Ex M C		
गवाह	Sheoraj		

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,817 आज दिनांक 01/10/2013 को बही नः 1 जिल्द नः 2,079 के पृष्ठ नः 107 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 568 के पृष्ठ सख्या 40 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 01/10/2013



उप/सयुक्त पंजीयन अधिकारी  
सोहना **सब रजिस्ट्रार**  
**सोहना**

::3::

**IN WITNESS WHEREOF THE PARTIES HAVE AGREED TO THE FOLLOWING:**

In consideration of the said Land and mutual agreements and covenants, representations & warranties agreed to between the Parties (and which shall be incorporated in a detailed agreement to be executed between the Parties hereof if required by the Developer), and other good and valuable consideration.. Second Party will give 90% FSI area to First Party after L.O.I . All expensed towards FSI will be beared by the SECOND PARTY. The FSI in the Project that may be achieved on the licensable area of the said land, subject to any other arrangement / transaction that may take place between the Parties and in such event this agreement shall stand modified accordingly.

The Developer shall have absolute rights, entitlements, title and ownership in the remaining [10]% of the of the FSI in the Project that may be achieved on the licensable area of the said land alongwith proportionate Land

1. The Land Owner has also executed appropriate power of attorneys in favour of the Developer for development/ constructions/ marketing and sale of the Project in terms of this Agreement. That the developer has agreed to pay, a sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** as Non-Refundable Security Deposit (NRSD) to the Owner in the following manner:

- (i) A sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** has been paid in cash to Smt. Sukhpali



*Smt. Sukhpali*



4

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS IRREVOCABLE AGREEMENT ON THIS 3rd DAY OF AUGUST 2012.

*Ramesh*



WITNESS

SIGNED AND DELIVERED BY  
Within named Land Owner

1. *Ramesh*  
रमेश चन्द  
भूतपूर्व उपप्रधान, नगर पालिका  
सोहना जि० गूडगांव (हरियाणा)

2. *Sheo Raj S/o Sh. Dharam Singh*  
*At. Damolana Teh. Sahna*

M/s Nitika Propmart Private Limited

*Sauri*

*Mals*

(Authorized Signatory)



Government of Haryana  
Department of Revenue and Disaster Management  
Sub Registrar Office, Sohna

Dated: Mar 28, 2023

Time: 16:45:48

Appointment Slip

Shri / Smt.  
**Sandeep Kumar Yadav**  
Sohna  
Sohna, Gurugram

N

**Subject: Appointment for registration of AGREEMENT Deed**

As requested by you regarding registration of **AGREEMENT** deed, your appointment has been scheduled with following Details:-

**Serial No:** 31 **Token No:** 02828032023044539000  
**Transaction Amt:** Rs. 101 **Property ID:**  
**Date & Time:** Mar 31, 2023 11:11 **Appointment Type:** N  
**Address:** Gurugram 13068

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.0.00		₹ 0.00	EStamp	GF282023C 109	28-Mar-23	₹ 101.00

Please bring the following documents to prove your identity in support of your Deed.

**ID Proof:**  
Aadhar

**ID Number:**  
XXXX-XXXX-1290

RC to check

**Important:**

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Marla/Biswa
220	226	143	4/2/2	0	7
220	226	143	7/1/1	3	16

100972891

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 28/03/2023

Certificate No. GF282023C109

**\*GF282023C109\***

Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 100583930

**\*100583930\***

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Nitika Propmart Pvt Ltd

H.No/Floor : 10/3

Sector/Ward : 00

LandMark : Local shopping complex

City/Village : Vasant kunj

District : Delhi

State : Delhi

Phone: 98\*\*\*\*\*47



**Buyer / Second Party Detail**

Name : Lion Infra Developers llp

H.No/Floor : Tsf01/08

Sector/Ward : 54

LandMark : Ocus technopolis golf course road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 89\*\*\*\*\*85

Purpose : Assignment Agreement



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

**ASSIGNMENT AGREEMENT**

This assignment agreement is made and executed at Gurugram, Haryana on this \_\_\_ day of March 2023;

**BY AND AMONGST**

M/s Nitika Propmart Private Limited (Pan No.AADCN0275C), a company incorporated under the Companies Act 1956, , having its office at Plot No.10, 3<sup>rd</sup> floor ,Local Shopping Complex,B1,Vasant Kunj,Delhi-110070 , through its Authorized person **Mr. Kishor Kumar Bharti (aadhaar: 400262243918)** who has been authorized to execute this Assignment Agreement vide Board Resolution dated 21.03.2023 , which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, administrators, executors, nominees and permitted assigns) of the **FIRST PART**;

Nitika Propmart Private Limited

*Kishor Kumar Bharti*  
Authorized Signatory

*[Signature]*

FOR LION INFRADEVELOPERS LLP

*[Signature]*  
Authorized Signatory



प्रलेख न:13068

दिनांक:31-03-2023

डीड संबंधी विवरण

डीड का नाम AGREEMENT  
तहसील/सब-तहसील सोहना  
गांव/शहर Sohna

धन संबंधी विवरण

राशि 101 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : GF282023C109

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:100972891

पेस्टिंग शुल्क 3 रुपये

Drafted By: Sandeep Kumar ADV


Service Charge:200

यह प्रलेख आज दिनांक 31-03-2023 दिन शुक्रवार समय 12:25:00 PM बजे श्री/श्रीमती /कुमारी

MS Nitika Propmart Private Limited thru Kishor Kumar Bharti OTHER निवास Plot No 10, 3rd Floor, Local Shopping Complex: B1, Vasant Kunj, Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Nitika Propmart Private Limited

  
Authorised Signatory  
हस्ताक्षर प्रस्तुतकर्ता  
MS Nitika Propmart Private Limited

  
उप/संयुक्त पंजीयन अधिकारी ( सोहना )  
संयुक्त सब रजिस्ट्रार  
सोहना


उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी प्रलेख के तथ्यों को दोनों पक्षों

MS Lion Infradevelopers LLP thru Sandeep Kumar Yadav OTHER हाजिर हैं। प्रतु

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी Naresh पिता .. निवासी Mandawar व श्री/श्रीमती /कुमारी Shri Chand पिता ..

निवासी Alipur 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( सोहना )

संयुक्त सब रजिस्ट्रार  
सोहना

Authorised Signatory

AND

M/s **Lion Infradevelopers LLP**, is incorporated under the Liability Partnership Act, 2008 having its registered office at Ocus Technopolis, 2nd Floor, Tower-B, TSF 01-08, Golf Course Road, Sector-54, Gurugram, Haryana-122011 through its authorized person **Mr. Sandeep Kumar Yadav (aadhaar: 620002411290)** who has been authorized to execute this Assignment Agreement vide Board resolution dated 21.03.2023 and appear and present it for registration before Sub-Registrar (hereinafter called the "**Developer**") which term and expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, administrators, executors, nominees and permitted assigns) of the **SECOND PART**;

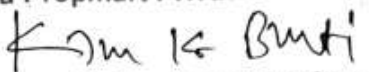
AND

Mrs. Sukhpali W/o Sh. Satbir Singh S/o Sh. Mantaram Resident of Village Damdama, Tehsil Sohna, District Gurugram who is hereby by the Registered GPA vide vasika No. 88 dates 01-10-2013 in Favor of M/s Nitika Propmart Pvt. Ltd (First Part), Mrs. Sukhpali through its authorized person **Mr. Kanhaiya Lal Sharma (aadhaar: 213035255287)** who has been authorized to execute this Assignment Agreement vide Board resolution dated 21.03.2023 and appear and present it for registration before Sub-Registrar (which term and expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest, and permitted assigns) of the **CONFIRMING PART**

Mrs Sukhpali "Confirming Party" and M/s Lion Infradevelopers LLP /Developer are hereinafter collectively referred to as 'Parties' and individually referred to as 'Party'.

WHEREAS the Confirming Party and M/s Nitika Propmart Pvt. Ltd had entered into a Collaboration Agreement bearing Vasika No. 2817 dated 1st October, 2013 registered before the Sub-Registrar at Sohna, Gurugram and Supplementary Agreement Vasika No. 11361 dated 07th February 2023 to the Collaboration Agreement registered before the Sub-Registrar at Sohna, Gurugram with respect to development of all that piece and parcel of land Khewat/Khatta No. bearing Land Rect. No. 143 Killa No. 4/2/2(0-7), 7/1/1(3-16) total land admeasuring 4K-3M (approx. 0.51875 acres ) (" Herein referred to as Said Land") on the terms and conditions stated in the Agreement and the Addendum are

Nitika Propmart Private Limited

  
Authorized Signatory



FOR LION INFRADEVELOPERS LLP

  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

13068

2022-2023

1



पेशकर्ता



दावेदार



गवाह



*Kishor K Bharti*

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Kishor Kumar Bharti OTHER MS Nitika Propmart Private Limited

दावेदार :- thru Sandeep Kumar Yadav OTHERMS Lion Infradevelopers LLP

गवाह 1 :- Naresh

गवाह 2 :- Shri Chand

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13068 आज दिनांक 31-03-2023 को बही नं 1 जिल्द नं 101 के पृष्ठ नं 2.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 99 के पृष्ठ संख्या 53 से 56 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 31-03-2023

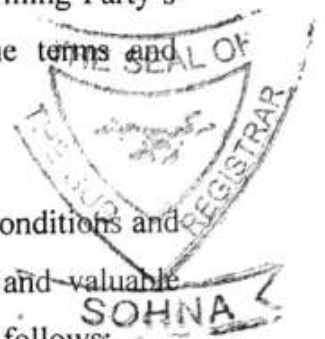
उप/सयुक्त पंजीयन अधिकारी ( सोडना )

सयुक्त सब  
सोडना

hereinafter collectively referred to as "Assignment Agreement .

WHEREAS, M/s Lion Infradevelopers LLP has approached M/s Nitika Propmart Pvt. Ltd for transfer of the development rights in accordance with the condition set out in the Collaboration Agreement dated 01st October 2013, Registered GPA dated 01st October 2013, and as mutually agreed upon by and between the Parties, the Confirming Party's desire to confirm the aforesaid transfer of Development Rights on the terms and conditions as set out in this Supplementary Agreement.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Assignment Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:



1. That the words and expressions used herein and not defined in this Supplementary Agreement but defined in the Assignment Agreement shall have the same meaning as respectively ascribed to them in the Assignment Agreement and shall apply mutatis mutandis to this Assignment Agreement.
2. Upon transfer of the rights, interest, entitlements, and obligations by M/s Nitika Propmart Pvt. Ltd in favor of M/s Lion Infradevelopers LLP in accordance with this Assignment Agreement , M/s Lion Infradevelopers LLP shall be entitled to develop the Said Land for any purpose as may be allowed by DTCP, Haryana-RERA, including but not limited to Affordable Housing Policy -2013 and Deen Dayal Awas Yojna ,2016 , Group Housing or Mixed Development under transit oriented development, Commercial and Residential Complex, New Integrated Licensing Policy and any other permitted policy and in terms of the Assignment Agreement as may be permitted under the Applicable Law.
3. It is hereby clarified that for all purposes, in terms of the transfer of the rights, interest, entitlements, and obligations by M/s Nitika Propmart Pvt. Ltd in favor of M/s Lion Infradevelopers LLP in accordance with this Assignment Agreement, the term 'Developer' under the Assignment Agreement shall mean " M/s Lion

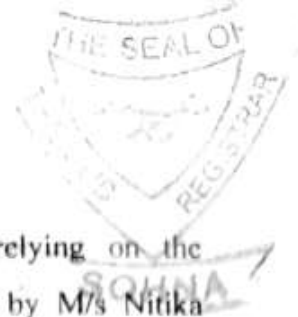
Nitika Propmart Private Limited

Kamlesh Bhatti  
Authorised Signatory

3

FOR LION INFRADEVELOPERS LLP.

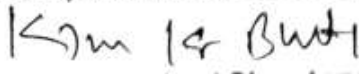
Authorised Signatory



Infradevelopers LLP”.

4. Now, upon request of M/s Lion Infradevelopers LLP and relying on the representations, warranties, covenants, and indemnities provided by M/s Nitika Propmart Pvt. Ltd and Mrs. Sukhpali “Confirming Party under this Assignment Agreement, the Confirming Party has agreed to accord their consent for the transfer of Development Rights on the terms and conditions as set out in this Assignment Agreement.
5. M/s Nitika Propmart Pvt. Ltd agrees and acknowledges that the transfer of the development rights, interest, entitlements, and exclusive possession of Said Land to M/s Lion Infradevelopers LLP is happening on ‘*as is where is basis*’ and it shall not make any claim, of any nature whatsoever, against the Confirming Party in relation to the transfer of development rights, interest, entitlements, and exclusive possession of Said Land on the terms and conditions set out herein.
6. M/s Nitika Propmart Pvt. Ltd shall not have any right, interest, claim against the Confirming Party arising from the Assignment Agreement and M/s Nitika Propmart Pvt. Ltd hereby unconditionally and absolutely waives, releases, acquits and discharges the Confirming Party from any and all claims, liabilities, demands, cause of actions, costs, expenses, attorney’s fees, damages, losses, indemnities and obligations in law, equity or otherwise, known, or unknown, disclosed, or undisclosed, arising from or in any way related to the Assignment Agreement . M/s Nitika Propmart Pvt. Ltd shall not have any right, title, or interest, of any nature whatsoever, in the Said Land and, or, under the Assignment Agreement .
7. M/s Nitika Propmart Pvt. Ltd shall be responsible and liable for any and all acts actions/ omissions undertaken by M/s Nitika Propmart Pvt. Ltd prior to execution of this Agreement and in this regard M/s Lion Infradevelopers LLP shall keep the Confirming Party fully indemnified and harmless in relation to the same.

8. In pursuance of the transfer of the development rights, interest, entitlements, and Nitika Propmart Private Limited

  
Authorized Signatory

 4

FOR LION INFRADEVELOPERS LLP

  
Authorized Signatory

exclusive possession of Said Land to M/s Lion Infradevelopers LLP in accordance with the terms set out in this Assignment Agreement, M/s Lion Infradevelopers LLP shall be solely and exclusively liable to undertake construction and development of the Project in accordance with the terms and conditions set out in the Assignment Agreement and Applicable Law.



9. Simultaneously with transfer of the development rights, interest, entitlements, and exclusive possession of Said Land to M/s Lion Infradevelopers LLP, in accordance with the terms set out in this Assignment Agreement, an irrevocable Power of Attorney has been executed and registered in favor of M/s Lion Infradevelopers LLP for performance of, including but not limited to the development and construction works on the Said Land, liaise with government authorities, seek various permissions/approvals, deposit fee/charges, file application/affidavit, receive and appropriate money from allottees in its name, executed various documents for loan/advance/mortgage and get registered Agreement to Sell, Conveyance Deed, etc.
10. This Assignment Agreement shall always be read with the Supplementary Agreement. All the terms and conditions in the Assignment Agreement (read with all and any annexure, amendments, thereto) shall remain in full force and effect and shall be supplemented by this Assignment Agreement.
11. That all the provisions under the Assignment Agreement shall apply to this Supplementary Agreement as if the same are specifically set out herein.
12. This Assignment Agreement shall be deemed to be effective from the date of its execution. This Assignment Agreement shall run concurrently with this aforesaid Agreements. It is further agreed that for the matters not covered under the Supplementary Agreement, the Assignment Agreement would supplement this Supplementary Agreement and read in conjunction with the Assignment Agreement.

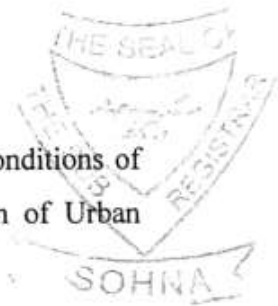
Nitika Propmart Private Limited

*Kamlesh Bhat*  
Authorised Signatory

*(Signature)* 5

FOR LION INFRADEVELOPERS LLP

*(Signature)*  
Authorised Signatory



13. The Developer shall be responsible for the compliance of terms and conditions of LOI/License and provisions of Haryana Development and Regulation of Urban Area Act and Rules, 1975 & 1976.

14. The Agreement shall be valid and subsisting and shall be irrevocable and no modification/alteration etc. in the terms & conditions of the Agreement shall be undertaken, except without obtaining prior approval of the DTCP.

15. M/s Nitika Propmart Pvt. Ltd will always be responsible and shall bear all liability, either directly or indirectly for all stamp duty and registration charges, which may become applicable as a result of the attornment made through the execution of this Assignment Agreement in accordance with the Assignment Agreement and M/s Lion Infradevelopers LLP shall at all times keep Confirming Party indemnified against any direct claims comma demands or actions in respect thereof.

16. In addition to the indemnities provided under the Assignment Agreement , M/s Lion Infradevelopers LLP& M/S Nitika Propmart Pvt. Ltd shall, jointly and severally, keep indemnified, defend, and hold harmless the Confirming Party and their respective directors, representatives, officers, employees, and agents against any and all losses, expenses, claims, costs, damages, fines, penalties, legal costs, etc. suffered, arising out of, or which may arise in connection with the Assignment Agreement and this Assignment Agreement and more specifically suffered by the Confirming Party on account of the following:

- (i) Any of the representations, warranties, statements, and assurances made by Parties is found to be false, fraudulent, or misleading;
- (ii) Any acts or omissions by M/s Nitika Propmart Pvt. Ltd under the Assignment Agreement prior to the date of execution of this Assignment Agreement ;
- (iii) Any breach of the terms and conditions of this Assignment Agreement by any of the Parties;

Nitika Propmart Private Limited  
*Kamlesh Bhatti*  
Authorised Signatory

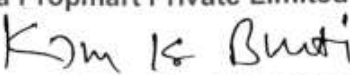
*[Signature]* 6.

Execution of this Assignment Agreement by the Parties and the  
FOR LION INFRADEVELOPERS LLP  
*[Signature]*  
Authorised Signatory



Confirming Parties; and

- (v) Any breach and/or non-compliance of Applicable Law by the Parties in relation to transfer of development rights by M/s Nitika Propmart Pvt. Ltd in favour of M/s Lion Infradevelopers LLP on the terms and conditions set out in this Assignment Agreement .
17. Notwithstanding anything contained herein, M/s Nitika Propmart Pvt. Ltd and M/s Lion Infradevelopers LLP shall be solely responsible for obtaining any and all approvals as may be required in relation to transfer of development rights, interest, entitlements, and exclusive possession of Said Land to M/s Lion Infradevelopers LLP and at all times shall keep Confirming Party indemnified against any claims, demands or actions in respect thereof. Further, any and all tax liabilities arising on account of transfer of development rights, interest, entitlements, and exclusive possession of Said Land to M/s Lion Infradevelopers LLP shall be solely borne by M/s Lion Infradevelopers LLP and M/s Lion Infradevelopers LLP and at all times shall keep Confirming Party indemnified against any claims, demands or actions in respect thereof.
18. M/s Nitika Propmart Pvt. Ltd and M/S Lion Infradevelopers LLP agrees and undertakes that the Confirming Party shall have no responsibility, of any nature whatsoever, in relation to transfer of development rights, interest, entitlements and exclusive possession of Said Land to M/s Lion Infradevelopers LLP and the role of Confirming Party under this Assignment Agreement is only to confirm the transfer of development rights, interest, entitlements and exclusive possession of Said Land to M/s without undertaking or assuming any obligations in relation to the same.
19. This Assignment Agreement shall not be revoked or cancelled and shall be binding on the Parties and their successors, administrators, liquidators, and assigns. The Parties and/or their nominee shall not revoke, cancel or back-out and/or withdraw from this Assignment Agreement under any circumstances.

Nitika Propmart Private Limited  
  
Authorised Signatory

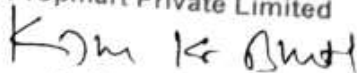


FOR LION INFRADEVELOPERS LLP.  
  
Authorised Signatory



20. If, any provision of this Assignment Agreement shall be determined to be void or unenforceable under applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Assignment Agreement and to the extent necessary to conform to applicable law and remaining provisions of this Assignment Agreement shall remain valid and enforceable in accordance with other terms.
21. All notices, communications, letters, etc. required to be made, served and communications in terms of this Assignment Agreement and / or under these presents shall be in writing and shall be sent to the address of the recipient set out in this Assignment Agreement or such other address as the Parties may notify each other. Any such notice shall be sent by speed post / courier.
22. In the event of any dispute, controversy or claim arising out of or in connection with this Assignment Agreement , including any questions regarding its existence, validity. or termination (a "**Dispute**"), such Dispute shall be resolved amicably at the first instance.
23. The unresolved Dispute, if any, shall be referred to a sole arbitrator appointed by the jurisdictional court. Such Dispute shall be it is resolved in accordance with the Arbitration and Conciliation, Act 1996, and any amendments thereto ("**Arbitration Act**") and the rules prescribed therein. This Assignment Agreement and the rights and obligations of the Parties hereunder shall remain in full force and effect pending the award in such arbitration proceedings which award shall determine whether and when termination of this Assignment Agreement , if relevant, shall become effective. The decision/award of the arbitrator shall be final and binding on the Parties. The seat and venue of the arbitration shall be Gurgaon, India and the language of the arbitration shall be English.
24. This Assignment Agreement shall be governed by and construed in accordance with the laws of India as in effect from time to time. The courts of Gurgaon shall

Nitika Propmart Private Limited

  
Authorized Signatory



LION INFRA DEVELOPERS LLP

  
Authorized Signatory

have exclusive jurisdiction to entertain any dispute arising out of or in connection with this Assignment Agreement .

25. Unless the context otherwise requires, words and expressions defined in the said Assignment Agreement when used in this Assignment Agreement shall have the same meaning as in the said Assignment Agreement .
26. Notwithstanding anything contained herein, except as mutually agreed under this Assignment Agreement, in the event of any inconsistency between the terms set out in this Assignment Agreement and the Supplementary Agreement, the terms set out in the Assignment Agreement shall prevail and be binding on the parties.

**IN WITNESS WHEREOF** this Assignment Agreement has been executed between the Parties on the date and place first mentioned above.

<p><b>For M/s Nitika Propmart Pvt. Ltd</b></p> <p>Nitika Propmart Private Limited <i>Km K Burti</i> <b>Name: Mr.      Authorised Signatory</b> Authorised Signatory</p>	<p><b>For M/s Lion Infradevelopers LLP,</b></p> <p>FOR LION INFRADEVELOPERS LLP <i>[Signature]</i> Authorised Signatory</p> <p><b>Name:</b> Authorised Signatory</p>
---	--



<p>For Sukhpali w/o Satbir Singh</p> <p style="text-align: center;"><i>Kanhuiya Lal Sharma,</i></p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Through its attorney holder authorized signatory/Confirming Party</p>	
<p>In the presence of:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>By:</p> <p>Name: Naresh S/o Shri Kisha.. Vill.- Mandawar</p> <p>Address:</p>	<p>In the Presence of:</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>By:</p> <p>Name: श्री चंद नम्बरदा श्री कलीपुर तहसील पी...</p> <p>Address:</p>

*[Signature]*  
SANDEEP KUMAR  
ADVOCATE  
Sohna, Gurugram



Nitika Propmart Private Limited  
*[Signature]*  
Authorized Signatory

FOR LION INFRADEVELOPERS LLP  
*[Signature]*  
Authorized Signatory