

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/03/2023

Certificate No. G0E2023C47

G0E2023C47

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

GRN No. 99650307

99650307

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mast Ram Lohia

H.No/Floor : 55

Sector/Ward : Rd2

LandMark : Silver oak marg

City/Village : Ghitorni

District : South delhi

State : Delhi

Phone: 99*****93

Others : Satyawati lohia



Buyer / Second Party Detail

Name : Lion Infra Developers PvtLtd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Ocus technopolis golf course road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 99*****93

Purpose : G P A

Reg. No. = 179
15/03/23

GENERAL POWER OF ATTORNEY (GPA)

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

This Power of Attorney is executed on this 15th day of March 2023 by (Mr. Mast Ram Lohia S/o Sh. Phul Chand AND (2) Smt Satyawati W/o Sh. Mast Ram Lohia R/o, Farm -55, Road-2, Silver Oak Marg, Ghitorni, , Gadaipur, South Delhi-110030 hereinafter referred to as 'the Executants / Owners' in favour of:

M/S LION INFRADEVELOPERS LLP, 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 (authorized vide board resolution 01.03.2023) hereinafter referred to as 'the Developer/Attorney'

WHEREAS the Owners are the absolute 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 Marla situated in the revenue estate of Village Sohna, Tehsil- Sohna, District, Gurugram

AND WHEREAS the Executants have entered into a collaboration agreement with M/s. Lion Infradevelopers LLP (hereinafter referred to as the "Developer" or "Attorney" for development and construction of a Colony/project on the said land.

NOW, THEREFORE KNOW ALL MEN AND BY THESE PRESENTS WITNESSETH that we, the Executants above named, do hereby, nominate, constitute and appoint the 'Developer'/ 'Attorney' to be the true and lawfully constituted attorney of the Executants and in their name and/ or on their behalf to do,

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all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, regarding our said land all or any of the following acts, deeds or things namely:

1. To takeover actual, physical and vacant possession of the Said Land.
2. To get the license transferred in due course in the name of the Developer, M/s. Lion Infradevelopers LLP or its associates / nominees or any other person, company or entity as may be deemed fit and proper by the Developer.
3. To do all such acts, deeds and things as may be required for applying to the Director Town and Country Planning and obtain permission/ approvals likes layout, Building Plan, NOCs, Occupation Certificate (OC) , Part/ full completion certificate (CC) and RERA registration and generally to do all such acts, deeds and things including signing all applications, forms, undertakings, affidavits etc. as may be required for this purpose including appearing before any authority on behalf of the Executants, signing and presenting to the authorities any application, form, undertaking, affidavit etc. as may be required in this regard;
4. To be responsible for carrying out the construction and development on the said Land and development of the Project and the marketing or sale of saleable area in the Project or any part thereof in accordance with the terms and conditions of the Collaboration Agreement;
5. To manage the Said Land and the facilities constructed upon it and to deposit all types of fees, charges, security deposits, demands, dues and taxes with regard to the Said Land with any concerned authority and to obtain the receipts, to obtain no objection certificates from the concerned departments or authorities, to make appeals and contest the same against any demands or assessment etc. before any quasi-judicial, administrative authority, and to warn off and prohibit and, if necessary, proceed against all trespassers on Said Land and to take appropriate steps whether by action or otherwise, in accordance with law, to abate all nuisance;
6. To carry out the Project on the Said Land through or with due sanction of the appropriate Governmental Authority and to construct and develop the Project in accordance with the sanctioned plans and specifications;
7. To pay all Deposits/Securities, EDC/IDC etc. to the HUDA, DTCP and to all other concerned authorities, etc. for the development of the Project and to receive back the refundable amounts out of the said amounts from the said authorities in the name of the Developer and also to furnish bank guarantees;
8. To carry on correspondence, deeds and documents as may be necessary with the aforesaid authorities and/or for any purpose in respect of development of




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the Project;

9. To represent and to act on behalf of the Executants, before any Government Authority, local body, public or private utilities and service providers, and to sign, follow up and make any letter, document, application, petition, representations and submissions, as the said Attorney may desire or deem fit from time to time, for any license, permission, approval, sanction or consent etc. required in connection with the exercise of the rights vested in by virtue of the said Collaboration Agreement including sanctions and approval and re-approval of layout plans, building plans, zoning plans, completion certificates, occupancy certificates etc., as required under applicable laws, rules, regulations, orders, notifications in relation to the Project or the Subject Land and for the purposes incidental thereto, and make payment of charges, dues and receive payments, refunds and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;
10. To carry out the full, free and uninterrupted development of the Project as per the terms of the Said Collaboration Agreement and to do various acts, deeds, matters and things in respect of the Said Land or the Project including dealing with HUDA, Haryana State Electricity Board, DHBVN, Airport Authority, Town and Country Planning, Municipal Committee, Central/State Government offices and/or any other applicable public or private utilities;
11. To appear before any person, officer, department and authority, in relation to exercising the rights of development vested in the developer under the Said Collaboration Agreement or in relation to the development of the Project on the Said Land, and for any other matter connected with and/or touching the development of the Project;
12. To apply for and obtain all such licenses, approvals, permissions, consents, sanctions etc. as may be required, including without limitation, change in land use, license, intimation of approval, commencement certificate, drainage certificate, occupation certificate, completion certificate, occupancy certificate in respect of the Project, and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection, leveling, water storage facilities, water mains, sewages, light, electric, telephone, gas, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities and other services, utilities and connections and incidental matters and works which are required to be carried out and/or to be done on the Said Land for becoming eligible for grant of such approvals, permissions, consents, sanctions etc. as may be required and for the aforesaid purpose to sign, execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents etc. as may be required;
13. To prepare plans and make applications for obtaining of change of land use of

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the said land, licenses, permits, permissions and approvals for zoning, development, sale and marketing of the said land, make / receive payment of fees and charges, incur expenses for the said purpose;

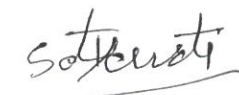
14. To appear and represent us before any court of law, authority collector, Tehsildar, revenue court, etc. appoint/dismiss /re-appoint lawyers, experts, and file/ initiate/ contest/ settle any legal proceeding, suits complaints, writs, claims appeals, partition suits and to sing submit and affirm plaints, petitions written statements, securities bonds, surety bonds, applications written statements, affidavits, undertakings, indemnities and all other documents as maybe required for the said purposes and also to replace any security bonds and/or surety bonds given by us by deposit of money or by any other mariner as the concerned court may deem appropriate.
15. To make applications, effect amendments and also to submit revised application for the purpose of securing necessary renewals, revalidations of the permissions and licenses under the provisions of Haryana Development and Regulation of Urban Areas Act 1975, and other applicable laws, executive decisions etc. and to take all possible steps for the purpose of securing such permission / license or renewals thereof for the purpose of development of the Project;
16. To make and prepare and/or cause to be made and prepared all such plans, specifications, maps and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable including for the purpose of sanction of lay out, building plan, and/or for the purpose of constructing / building on the Subject Land / Total Land by utilizing the entire FSI / FAR available in respect of the Said Land as is permissible under the development rules from time to time;
17. To promote and register the maintenance agency or Cooperative Society Limited, Company or Organization of such prospective purchaser, in conformity with the applicable law, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent the owners and the developer before all other concerned;
18. To make applications, petitions or representations and carry on correspondence for the purpose of availing benefit of import of cement, steel or any other building material or component and for that purpose to make any affidavit and give undertakings as the said Attorney may desire or deem fit;
19. To appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, RCC consultants, structural engineers, labour, workmen, personnel (skilled and unskilled) or other persons in respect of the Project and to carry out the development work in relation to the Project and to pay the

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wages, remuneration etc., to revoke appointment of any of the aforesaid person(s) and to enter into any agreements appointing them or any of them and to co-ordinate and liaise with them from time to time and to give them instructions as the said Attorney may desire or deem fit from time to time;

20. To sign, declare, affirm, execute, deliver and give necessary letters, writings, undertakings, indemnities and other necessary or required documents to the municipal authorities or any other authority, fire brigade department and other concerned authorities for occupying the buildings and premises constructed as a part of the Project and/or obtaining necessary no objection certificates from the said authorities in connection with the Project;
21. To apply to the Government or any Governmental Authority or any other authorities, for grant or extension of the time if any prescribed in any consent, approval, permission, license, certificate etc. in respect of any matter in relation to the construction and development of the Project;
22. To execute all necessary, legal and statutory writings, agreements, deeds, documents including without limitation, letters of allotment, agreement for sale, agreement to lease, leave & licence agreement, tenancy or any other agreements in relation to the saleable area in the Project as per the terms and conditions of the collaboration agreement;
23. To install hoardings, sign boards, neon signs etc. of the Developer, and / or its group companies, and / or its holding companies, and / or its assigns on the Said Land indicating development thereof, to invite prospective purchasers, lessors, licensees, tenants to buy, lease, plots, license units etc. in the project;
24. To issue advertisements in such mode as may be deemed fit by the Attorney announcing the development of the Project and inviting prospective purchasers, lessors, licensees, to book the building/premises or any part thereof;
25. To receive at any time hereinafter from the prospective buyers / allottees / users or their heirs, representatives and / or assigns, payments / consideration amounts, deposits / advances / fees / charges and give effective receipts and discharges for the same;
26. To avail a loan for development of the said land against equitable mortgage of the said land (by deposit of the original title deeds of the said land) and to register any document for and on our behalf in this regard;
27. To sell / transfer / convey in any manner to third parties to the extent of developer's share;
28. To appear on our behalf before the Registrar or sub-registrar or any other

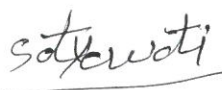
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authority competent with regard to the development of the said land and to present for registration and / or receive any document in this regard including but not limited to lease deeds, security deposit agreements rectification deeds agreement for sale and Conveyance Deed /Sale Deed /Exchange Deeds;

29. To get the mutation entries updated with the revenue and municipal authorities, in the names of the allottees/purchasers of the units in the developed project, if need be;
30. To protect the Said Land in such manner as our Attorney may deem fit and proper, and for that purpose to take all steps including appointment of security agencies, guards, approaching the police, home department and all authorities for maintaining law and order;
31. To effectively exercise the powers vested hereunder, enter into, execute, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, application, paper, writing, indemnity, undertaking, terms and conditions, entrustment or document or other assurances or thing as may from time to time be required by any authority in relation to the Project or any part thereof which may in the opinion of the Attorney be necessary or required to be entered into, made, sign and seal, execute, deliver and perform for effectuating all or any of the purposes mentioned in the Collaboration Agreement;
32. To sign and file undertaking, as may be necessary, to the municipal Committee/ Corporation or such other appropriate authorities and to do such further acts, deeds and things as may be found necessary or required for the purpose of effectually carrying out the purposes and intends of this Power of Attorney;
33. To do all such acts, deeds and things and to sign, execute and present for registration before the authorities the deed of declaration and all such other documents, undertakings etc. as may be required for complying with the requirements under the Haryana Apartment Ownership Act, 1983 and the rules therein;
34. To delegate any or all the powers and authorities hereby conferred and to revoke any such appointment or delegation and to substitute or appoint any other or others in place of such attorney or attorneys as the said Attorney shall from time to time think fit at its sole discretion;
35. To further and more effectually doing, effecting and performing of the several matters and things aforesaid, we hereby give and grant unto our said Attorney, full power and authority to appoint one or more substitute or substitutes and to remove such substitute or substitutes at pleasure and to appoint other or others in his or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient;

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36. Generally to do or cause to be done all such acts, deeds and things as may be necessary relating to the development / construction of the project.


And We hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney, under the Power in that behalf hereinbefore contained, shall do, execute or perform in exercise of the powers, authorities and liberties hereby conferred upon, under and by virtue of this these presents regarding our Said Land.

This Power of Attorney being for valuable consideration is irrevocable and therefore it is made clear that this GPA is irrevocable and shall be equally binding on our legal heirs, representatives, nominees, successors and assigns etc.

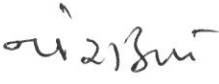
IN WITNESS WHEREOF the Executants have executed this Power of Attorney on the day, month and year herein mentioned above.

WITNESSES:

1.


श्री चंद नन्दारदास
बलीपुर तहसील भादवा
महाराष्ट्र

2.


Naresh S/o Shri Kishor
Vill.- Mandawar

Owners/Executants


Satyakuti

FOR LION INFRADEVELOPERS LLP


Developer/Attorney

(Authorised Signatory)