

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 03/03/2023

Certificate No. G0C2023C153

G0C2023C153

Stamp Duty Paid : ₹ 500

(Rs. Only)

GRN No. 99650307

99650307

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Mast Ram Lohia

H.No/Floor : Farm55

Sector/Ward : Rd2

LandMark : Silver oak marg ghitorni gadaipur

City/Village : South delhi

District : South delhi

State : Delhi

Phone: 89*****05

Others : Satyawati



Buyer / Second Party Detail

Name : Ms Lion Infradevelopers llp

H.No/Floor : 0

Sector/Ward : 0

LandMark : Ocus technopolis golf course road

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 99*****93

Purpose : Special Power of Attorney

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

Registration No. = 180
15/03/23

SPECIAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed on this 15th 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'

FOR LION INFRADEVELOPERS LLP

Authorized Signatory

प्रलेख न:180

दिनांक:15-03-2023

डीड संबंधी विवरण


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


धन संबंधी विवरण

राशि 0 रुपये
स्टाम्प नं : G0C2023C153
रजिस्ट्रेशन फीस की राशि 100 रुपये
डेफिशियेंसी स्टाम्प: g0o2023c2864
Drafted By: DR YADAV ADV

स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प की राशि 500 रुपये
EChallan:100373980
पेस्टिंग शुल्क 3 रुपये
डेफिशियेंसी Grnno: 100043955
डेफिशियेंसी शुल्क: 500
Service Charge:200


यह प्रलेख आज दिनांक 15-03-2023 दिन बुधवार समय 4:25:00 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/सयुंक्त पंजीयन अधिकारी (सोहना)

सयुक्त सब रजिस्ट्रार
सोहना

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MS 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/सयुंक्त पंजीयन अधिकारी (सोहना)

सयुक्त सब रजिस्ट्रार
सोहना

WHEREAS the Owners/Executants are the owner and in possession and otherwise well and sufficiently entitled to, all that piece and parcel of 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, Haryana, (hereinafter referred to as the "Said Land").

AND WHEREAS the Executants have entered into a collaboration agreement dated 14.03.2023 with M/s. Lion Infradevelopers LLP.

NOW BY THIS POWER OF ATTORNEY WE HEREBY nominate, constitute and appoint **LION INFRADEVELOPERS LLP** above named, which may act through any of its authorized representative as my true and lawful Attorney with full authority to jointly / severally do the following, acts, deeds and things for me and on my behalf and in my name:

1. To enter upon the Said Land forming subject matter of the said Development Agreement, survey the same, prepare layout and service plans, submit application for grant of license/ renewal/ extension to the concerned authorities, prepare building plans and submit the same for sanction to appropriate authority and carry out the development work, construction and completion of a residential plotted colony on the Said Land and to carry out necessary formalities to the said sanction.
2. To represent me in all the offices and Town and Country Planning Department, Income Tax Department, Municipal Committee, HUDA, Industrial Dept., Land Acquisition Office of Haryana or any other office or competent authority of the Haryana State, Electricity Board, Water Authority, BSNL, Competent authorities for obtaining various Group Housing or Commercial complex licenses, permits permissions and or sanctions or any other Government Authority, Local Body and to sign and make any letter document, representation and petition for all and any licenses, permissions and consents required in connection with the work of development and construction of residential plotted colonies on the Said Land and for purposes incidental there to and make payment of charges due and receive 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.
3. To apply for and obtain water connections, sewerage, disposal connections, electricity connections, permits of cement, iron and steel or any other building materials from the appropriate authorities and to deposit necessary charges for the aforesaid purposes and also to receive back their refunds which may be due.
4. To engage any employee, labour, contractor, electrician, plumber, architect, planner, draftsman etc., for the buildings to be constructed, to fix their charges, remunerations and pay the same.

FOR LION INFRADEVELOPERS LLP

Authorized Signatory

Reg. No.

Reg. Year

Book No.

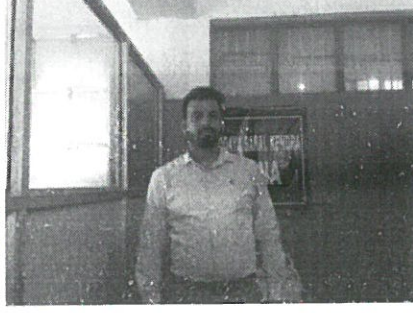
180

2022-2023

4



पेशकर्ता





प्राधिकृत



गवाह

पेशकर्ता :-  MAST RAM MOHIA SATYAWATI 

उप/संयुक्त पंजीयन अधिकारी

प्राधिकृत :- thru SANDEEP KUMAR YADAV OTHERMS LION INFRADEVELOPERS LLP  


गवाह 1 :- NARESH 

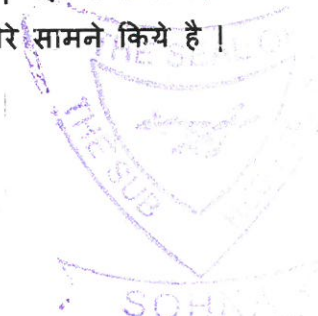
गवाह 2 :- SHRICHAND NAMBERDAR 

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 180 आज दिनांक 15-03-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 48 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1753 के पृष्ठ संख्या 27 से 30 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 15-03-2023


उप/संयुक्त पंजीयन अधिकारी(सोहना)



संयुक्त सब रजिस्ट्रार
सोहना

5. To get the Said Land / property assessed/ re-assessed and to pay all taxes, rates, charges, expenses and other outgoings whatsoever payable on account of the Said Land/property or any part thereof and to insure the same against loss or damage by fire or otherwise and to pay all permits for such insurances.
6. To contest or otherwise deal with any proposals, notifications of authorities to acquire all or any portion of the Said Land for the compulsory acquisition thereof and to initiate all necessary proceedings in that connection.
7. On completion of the building(s) on the Said Land to transfer and convey our rights, title and interest in the Said Land/areas in the building/ Flats/ Apartments/ Space etc. agreed to be sold/leased to different prospective purchaser(s) / lessee(s) by the Attorney in favour of respective purchaser / lessee(s) and to sign and execute the relevant documents including the transfer documents, sale/conveyance deed(s), lease deed(s).
8. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaint written statement, petitions, appeals, reviews, revision, cross objections, petitions for execution, petitions for withdrawal, compromise as shall be deemed necessary or advisable for the prosecution of the above causes in all their stages and also to retain and employ counsels, pleaders, advocates or other attorney to sign mukhtyarnamas, vakalatnamas, and warrants of attorney, whoever the said Attorneys shall think expedient and proper to do so.
9. To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on the said property and to take appropriate steps whether by action or otherwise to abate all nuisances.
10. Generally to do all such acts and things as may be necessary or expedient in connections with the Said Land as fully and effectively as we could do.
11. This Power of Attorney shall be irrevocable and confined only to matters relating to the Said Land and all necessary actions in connection with the above objects may be taken by the said Attorney in our name or in his/its/their name(s). This Power of Attorney shall remain in force unless revoked on unforeseen circumstances.
12. The said Attorney may delegate all or any of the aforesaid powers to any other person or persons and to appoint any other attorney or attorneys with all or any of the said powers and to cancel, withdraw and / or revoke the powers conferred upon such attorney.





FOR LION INFRADEVELOPERS LLP


Authorised Signatory



13. All the acts deed and things done or caused to be done by the said Attorney or by any of their delegates or delegates shall be deemed to have been done by us and we hereby agree to ratify and confirm all and whatever the said Attorney or his delegates or delegates shall do or cause to be done by virtue of the powers conferred on them by these presents.

14. Generally to do all such acts and things as may be necessary or expedient for getting the refund of fees & statutory charges paid to the Govt. Authorities for getting the license for the property, in case the said license is not received.

We hereby declare that this instrument shall be equally binding on our heirs, legal representative, executors, administrators, successors.

IN WITNESS WHERE OF, we, the above named have executed this Power of Attorney at Sohna on the _____, in presence of witnesses.

Owners/Executants



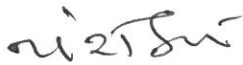
WITNESSES:

(Authorised Signatory)

Developer/Attorney
FOR LION INFRADEVELOPERS L.P



Authorised Signatory



Mohesh S/o Shri Kishan
Vill. - Mandawar



श्री चंद नम्बरदा
बलीपुर तहसील
तेहना जिला

