

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

Dated: Mar 24, 2023

Time: 16:32:28

Appointment Slip

Shri / Smt.
Kishor Kumar Bharti
Sohna
Sohna, Gurugram

Subject: Appointment for registration of POWER OF ATTORNEY Deed

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

Serial No: 35

Token No: 190

02824032023043222000

Transaction Amt: Rs. 101

Property ID:

Date & Time: Mar 27, 2023 11:28

Appointment Type:

Address: Jharkhand

Appointment Fee & Charges (Incl. Tatkal if any)		
Appointment Fee	Postage	Total
Rs.0.00		₹ 0.00

Stamp Details			
Type	Stamp No	Issue Date	Value
EStamp	GFV2023C8	22-Mar-23	₹ 1000.00

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

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-3918

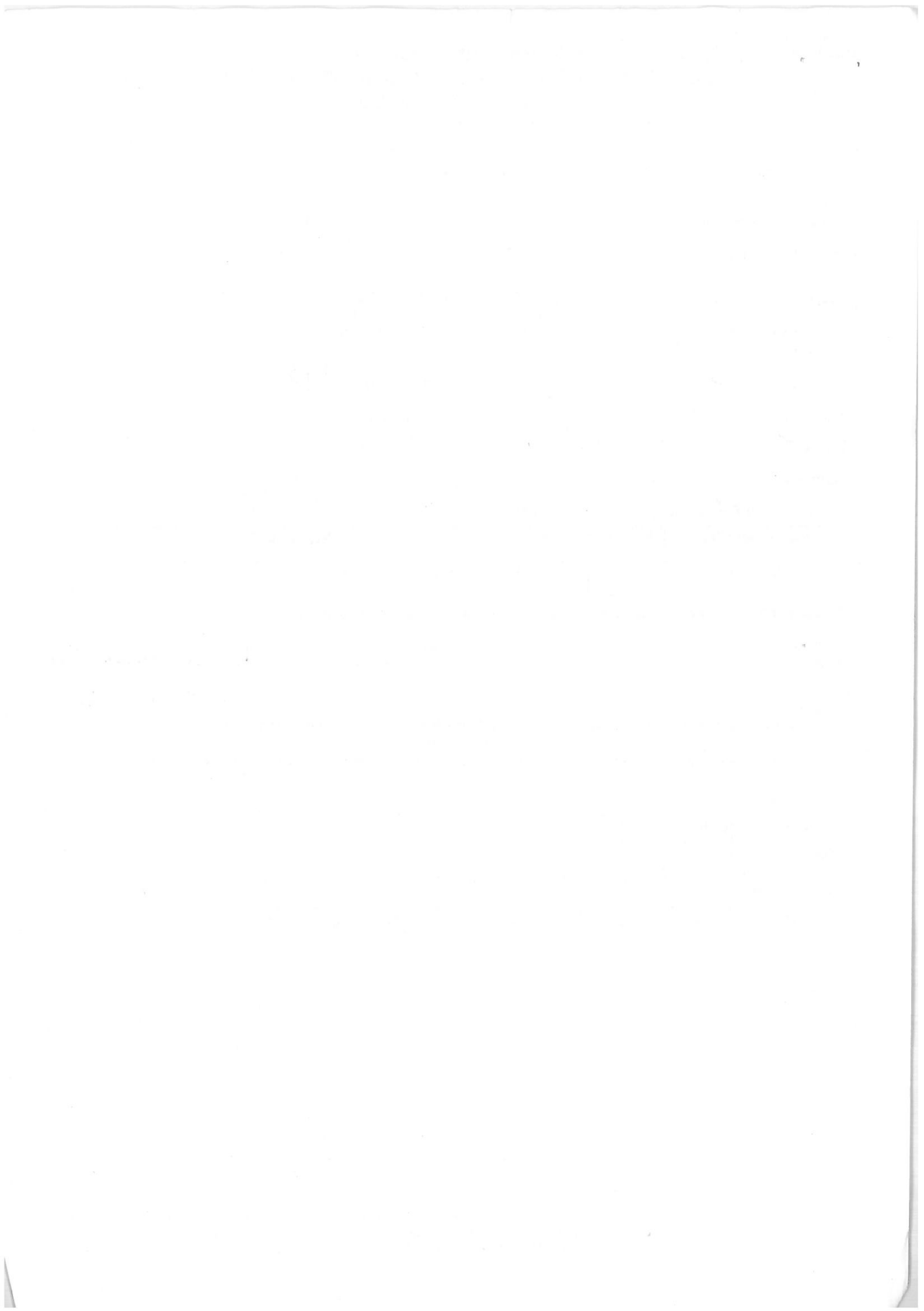
Important:

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.

Transacted Area			
Khewat	Unit		
Total			

Khasra Details					
Khewat	Khatoni	Mustil	Khasra	Kanal/Bigha	Marla/Biswa

fgfer- 100800 267



DDO Code: 0362	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 03-04-2023 (Cash)	*0100800267*		
28-03-2023 (Chq./DD)			
GRN No.: 0100800267	Date: 27 Mar 2023 12:03:13		
Office Name: 0362-TEHSILDAR SOHNA			
Treasury: Sohna			
Period: (2022-23) One Time			
Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		100	
0030-03-104-97-51 Pasting Fees		3	
PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	103	
₹ One Hundred and Three Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Sub Registrar			
Address: Sohna -			
Particulars: Fees for Registration and copies of registered documents			
Cheque-DD- Detail:			
			Depositor's Signature
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	17062023740		
Payment Date:	27/03/2023		
Bank:	Punjab National Bank Aggregator		
Status:	Success		

DDO Code: 0362	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 03-04-2023 (Cash)	*0100800267*		
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PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	103	
₹ One Hundred and Three only			
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PAN No:			
Tenderer's Name: Sub Registrar			
Address: Sohna -			
Particulars: Fees for Registration and copies of registered documents			
Cheque-DD- Detail:			
			Depositor's Signature
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:	17062023740		
Payment Date:	27/03/2023		
Bank:	Punjab National Bank 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.

SPA Final

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/03/2023

Certificate No. GFV2023C8

GFV2023C8

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

GRN No. 100634990

100634990

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

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

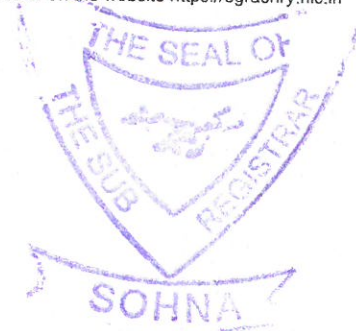
State : Haryana

Phone : 99*****93

Purpose : S P A

190
21/03/2023

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



SPECIAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed on this 27-03-2023.

BY

M/s Nitika Propmart Private Limited, a company registered under the provisions of the Companies Act. 1956 having its registered office at Plot no. 10, 3rd floor, LSC. B-1, Vasant Kunj, New Delhi through its Authorized person Mr. Kishor Kumar Bharti (Aadhaar: 400262243918) vide Board Resolution dated 21.03.2023 hereinafter referred to as the Executant/ LandOwner-1.

Nitika Propmart Private Limited

Kishor Kumar Bharti

Authorised Signatory

1

FOR LION INFRADEVELOPERS LLP

Authorised Signatory

प्रलेख न:190

दिनांक:27-03-2023

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 101 रुपये स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : GFV2023C8 स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये EChallan:100800267 पेस्टिंग शुल्क 3 रुपये

Drafted By: D R Yadav ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-03-2023 दिन सोमवार समय 2:17:00 PM बजे श्री/श्रीमती /कुमारी

Ms Nitika Propmart Pvt Ltd Thru Kishor Kumar Bharti and Jatin Lohia पुत्र Ravinder Singh Lohia निवास Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Nitika Propmart Private Limited

Kishor Kumar Bharti

Authorised Signatory

हस्ताक्षर प्रस्तुतकर्ता

Ms Nitika Propmart Pvt Ltd Thru Kishor Kumar Bharti and 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 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 referred to as the Executant/ Land Owner -2.

IN FAVOUR OF


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: 6200 0241 1290)** (authorized vide board resolution dated 21.03.2023 hereinafter referred to as 'the Developer/Attorney')

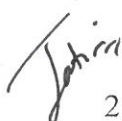
WHEREAS the Executant /Land Owner-1 **M/S Nitika Propmart Private Limited** is the absolute, full-fledged and lawful Owner in possession of land bearing **Rect No. 132 Killa No. 25/2/2 (0-6), Rect No. 133 Killa No. 20/1/1 (0-1), 21/2/2 (5-11) ,Rect No. 142, Killa No. 1 (8-0), 9/2 (4-0), 10 (8-0), 11 (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 (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 Executant /Land Owner-2 **Mr. Jatin Lohia** 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');

AND WHEREAS the Executants have entered into a collaboration agreement dated _____ 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:

Nitika Propmart Private Limited.

Authorised Signatory


2

FOR LION INFRADEVELOPERS LLP

Authorised Signatory

Reg. No.

Reg. Year

Book No.

190

2022-2023

4



पेशकर्ता



प्राधिकृत



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- Ms Nitika Propmart Pvt Ltd Thru Kishor Kumar Bharti and Jatin Lohia

प्राधिकृत :- thru Sandeep Kumar Yadav OTHERMS Lion Infradevelopers LLP

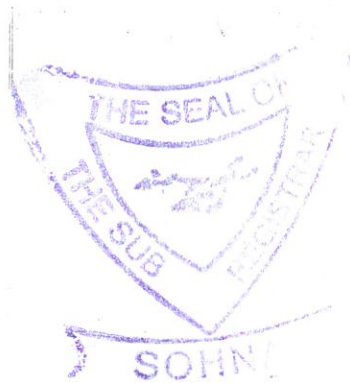
गवाह 1 :- Naresh

गवाह 2 :- Rajnish

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 190 आज दिनांक 27-03-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 50.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1753 के पृष्ठ संख्या 68 से 71 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/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सब रजिस्ट्रार
सोहना

1. To takeover actual, physical and vacant possession of the Said Land.
2. 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.
3. 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 or make any letter document and file undertaking, as may be necessary, 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.
4. 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 /1976 rules, 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;
5. 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;



6. 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 Owner and the developer before all other concerned;
7. 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 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;
8. 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.
9. 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;
10. 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;



11. 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;
12. 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;
13. To get the Said Land / property assessed/ re-assessed and the executants/land Owner will pay all taxes, rates, charges, expenses and other outgoings whatsoever payable by executants/land owner as on date for or 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.
14. The SPA 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. 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;
16. 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.
17. 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).

Nitika Propmart Private Limited

Authorised Signatory

5 

FOR LION INFRADEVELOPERS LLP

Authorised Signatory



18. To sell / transfer / convey in any manner to third parties to the extent of developer's share;
19. 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.
20. 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.
21. 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.
22. Generally to do all such acts and things as may be necessary or expedient in connection with the Said Land as fully and effectively as we could do.
23. 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.
24. 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.



25. 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.

26. 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 Special Power of Attorney at Sohna on the 27-03-2023, in presence of witnesses.

As per instruction both parties First Party & second party
together

LandOwner-1 /Executant

Nitika Propmart Private Limited

(Authorised Signatory)

Authorised Signatory

[Signature]

FOR LION INFRADEVELOPERS LLP

(Authorised Signatory)

Authorised Signatory

[Signature]

LandOwner-2 /Executant

[Signature]

(Mr.Jatin Lohia)



WITNESSES:

1.

[Signature]
Naresh S/o Shri Kishan
Vill.- Mandawar

2.

[Signature]
Rajneesh S/o Satbeer
R/o Sohna, Gurugram

