

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/07/2023

Certificate No. GFL2023G9



GRN No. 105074692



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

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sukhpali

H.No/Floor : 00

Sector/Ward : 00

LandMark : Damdama

City/Village : Sohna

District : Gurugram

State : Haryana

Phone: 81*****46



Buyer / Second Party Detail

Name : Lion Infradevelopers Llp

H.No/Floor : 2floor

Sector/Ward : 54

LandMark : Ocus technopolis tower b tsf 01 08

City/Village: Golf course rd

District : Gurugram

State : Haryana

Phone : 81*****46

Purpose : SPA

33
03-08-2023

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 SPECIAL POWER OF ATTORNEY is executed on this 03 Aug. 2023

BY

Mrs. Sukhpali w/o Sh. Satbir Singh S/o Sh. Mantaram (aadhaar: 387867362274) Resident of Village Damdama, Tehsil Sohna, and District Gurugram hereinafter referred to as the Executants/ Land Owner.

IN FAVOUR OF

M/s Lion Infradevelopers LLP, is incorporated under the Limited 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 Special Power of Attorney vide Board resolution dated 30.06.2023 and appear and present it for registration before Sub-Registrar hereinafter referred to as 'Developer/Attorney'

FOR LION INFRADEVELOPERS LLP

सुखपाली



1

Sandeep Kumar Yadav
Authorized Signatory

प्रलेख न:33

दिनांक:03-08-2023

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 10 रुपये
स्टाम्प नं : GFL2023G9
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प इयूटी की राशि 1000 रुपये
स्टाम्प की राशि 1000 रुपये
EChallan:105689643
पेस्टिंग शुल्क 3 रुपये

Drafted By: Sandeep Kumar ADV

Service Charge:200

यह प्रलेख आज दिनांक 03-08-2023 दिन गुरुवार समय 5:18:00 PM बजे श्री/श्रीमती /कुमारी
SUKHPALI पत्नी SATBIR SINGH निवास SOHNA द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

सुहपाली



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

हस्ताक्षर प्रस्तुतकर्ता
SUKHPALI

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 SUBHASH CHAND पिता .. निवासी
RAHAKA व श्री/श्रीमती /कुमारी SANDEEP KUMAR ADV 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 ।

दिनांक 03-08-2023



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



WHEREAS the Executant is the land owner and in possession and sufficiently entitled to, 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") situated in the revenue estate of Village Sohna Sector-6, Tehsil-Sohna, District, Gurugram.

AND WHEREAS the Executant and M/s Nitika Propmart Pvt. Ltd had entered into a Collaboration Agreement bearing Vasika No. 2817 dated 1st October 2013 and simultaneously registered GPA vide Vasika No. 88 dated 1st October 2013 before the Sub-Registrar at Sohna, Gurugram and as well as registered Supplementary Agreement Vasika No. 11361 dated 07th February 2023 before the Sub-Registrar at Sohna, Gurugram with respect to the 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")

Thereafter, M/s Nitika Propmart Pvt. Ltd had entered into an Assignment Agreement dated 31.03.2023 with M/s Lion Infra Developers LLP (herein referred to as Developer/Attorney) with the permissions of the Executant (herein referred to as Land Owner) to transfer the development right of the Said Land by way of Collaboration Agreement and also through the aforesaid registered Power of Attorney terms and conditions for applying the license before the competent authorities in respect of land comprised in Khewat No. /Khattoni No. bearing Rect. No. 143 Killa No. 4/2/2(0-7), 7/1/1(3-16) total land admeasuring 4 Kanal 3 Marla i.e. measuring 0.51875 acres (approx.) situated in the revenue estate of Sohna, Tehsil Sohna, District Gurugram, (hereinafter referred to as the "Said Land").

AND WHEREAS this Assignment Agreement is in continuation of the Said Collaboration Agreement, GPA, and Supplementary Agreement and the terms and conditions set forth in this Assignment Agreement shall be read along with the terms and conditions of the Said aforesaid Agreements and shall be binding upon the Parties.

AND WHEREAS the Executant and M/s Nitika Propmart Pvt. Ltd as mutually agreed upon by and between the Parties to confirm the aforesaid Land parcel transfer to the Developer i.e., M/s Lion Infra Developers LLP as lawful attorney, and also transfer all Development Rights on the terms and conditions as set out in these aforesaid executed agreements.

NOW, THEREFORE KNOW ALL MEN AND THESE PRESENTS
WITNESSETH THAT I, the EXECUTANT above named, do hereby constitute,

अनुपम



Reg. No.

Reg. Year

Book No.

33

2023-2024

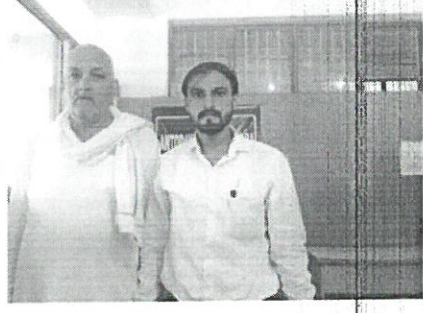
4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- SUKHPALI

सुखपाली

प्राधिकृत :- thru SANDEEP KUMAR YADAVOTHERMS LION INFRADEVELOPERS
LLP

गवाह 1 :- SUBHASH CHAND

गवाह 2 :- SANDEEP KUMAR ADV

सुहास चंद Sandeep Kumar

प्रमाण पत्र

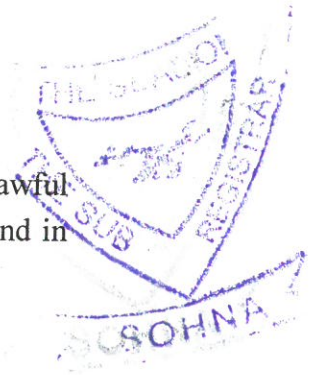
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 33 आज दिनांक 03-08-2023 को बही नं 4 जिल्द नं 8453 के पृष्ठ नं 60.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 1755 के पृष्ठ संख्या 14 से 17 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-08-2023

उप/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सब रजिस्ट्रार
सोहना

nominate and appoint the M/s. Lion Infradevelopers LLP as attorney/s as our lawful attorney/s to do the following acts, deeds, and things in respect of the said Land in my/our name and on my/our behalf:



1. To takeover actual, physical, and vacant possession of the Said Land.
2. To enter upon the Said Land of the subject matter of the aforesaid Agreement, survey the same, prepare layout and service plans, submit an application, letter, and any other documents for grant of license/ renewal/ extension to the concerned authorities, prepare building plans and submit the same for sanction to the 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 apply for and obtain licenses, permissions, and NOC from the concerned authorities including DTCP, Chandigarh, HUDA, NHAI, and/or any other concerned authorities, under local/state/central Government including Income Tax Department, Reserve Bank Of India, etc. for developing of the said land under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 or any other applicable Laws, Rules, etc. and for that purpose to sign file all necessary application, undertaking, agreement, affidavit, Bank Guarantee, Indemnity bond and/or all other papers and documents as may be required from to time by the concerned authority/authorities.
4. To apply for and obtain the completion certificate and/or occupation certificate either as a whole or in parts from the authorities concerned and for that purpose to sign, execute, file, and submit the completion plans, Application, Notice, and all such other papers and documents as may be required from time to time.
5. That the Developer shall proceed to have suitable design, model, and/or plans prepared for the said Project and get them approved/sanctioned by 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 licences, permissions, sanctions, and approvals for the construction on the said land of the said Project in accordance with applicable law under the zonal plans/layout/building plans and etc., subsequent to the aforesaid executed agreements.
6. That the responsibility for the performance of all the legal compliances including HRERA as per the applicable law.

3294/मी





7. 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.
8. 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 Act, 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.
9. 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 layout, 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;
10. 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;
11. 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

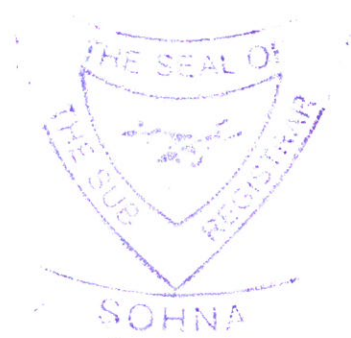
23/04/2017



4

FOR LION INFRADEVELOPERS LLP

Authorised Signatory





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;

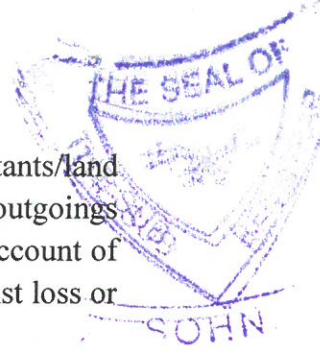
12. To engage any employee, labour, contractor, electrician, plumber, architect, planner, draftsman, etc., for the buildings to be constructed, to fix their charges, and remunerations and pay the same.
13. To sign, declare, affirm, execute, deliver, and give necessary letters, writings, undertakings, 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.
14. 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;
15. To execute all necessary, legal and statutory writings, agreements, deeds, and documents including without limitation, letters of allotment, agreements for sale, agreements to lease, leave & licence agreements, tenancy or any other agreements in relation to the saleable area in the Project as per the terms and conditions of the collaboration agreement;
16. To avail a loan for the 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.



सुरवर्मा

[Signature]





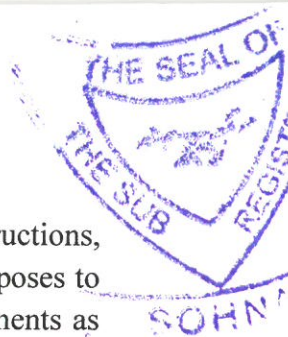
17. To get the Said Land / property assessed/ re-assessed and the executants/land Owner will pay all taxes, rates, charges, expenses, and other outgoings whatsoever payable by the executant/land owner as on date for or on account of the Said Land/property or any part thereof and to insure the same against loss or damage by fire or otherwise and to pay all permits for such insurances.
18. 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;
19. To apply to and receive from and/or adjust with all refund/adjustment of any dues, fee, including license fee in respect of the said land from the Haryana Government/HUDA, DTCP and any other competent authorities of Gurugram, Haryana and Chandigarh and any other Government authorities and to give the valid receipt thereof.
20. To contest or otherwise deal with any proposals, or 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.
21. Upon transfer of the rights, interest, entitlements, and obligations by Executant as confirming Part in the Assignment Agreement dated 31.03.2023 in favor of Developer i.e., M/s Lion Infradevelopers LLP in accordance with the set out terms of Assignment Agreement and also through the present attorney, the attorney holder 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.
22. 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).



सुरवामी

Deeb





23. To sell, transfer or assign the said Land and/or plots alongwith the constructions, as and when so constructed either as a whole or in parts and for that purposes to sign agreement for sale, sale deed, transfer deed and/or any other documents as may be required in this regard, to receive advance sale consideration, full and final sale price, earnest money etc. and to present the same for registration before the concerned registering authority to admit execution thereof and also to hand over possession to anyone .
24. To lease or licence the said land and also building and other structures as and when so constructed on the said land and to receive rent, licence fee, deposits, advance, etc. from the occupier and for that purpose to sign execute letters of intent, lease agreement/ lease deed/ license deed, present the same for registration and admit execution before the registering authorities, to hand over possession and to receive possession from the tenant/s/ occupiers.
25. To sell/transfer/convey in any manner to third parties to the extent of developer's share;
26. To execute all documents including but not limited to all Agreements, Conveyance Deeds, Instruments, rectification deeds, Deeds of Modification, Rectification, Addendum, cancellation of the lease, etc. of transfer in respect of the said land and the buildings to be constructed in the said land, to present the same for registration before the concerned registering authorities and admit execution thereof.
27. To submit, adhere and comply with HRERA Rules and Acts and regulations as may be applicable including with regard to the sale & advertisement of plots under the HRERA Rules and Act.
28. To mortgage the said land and/or plots/ buildings in favour of any bank/s or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorney/s and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for the creation of mortgage or charge upon said land/property. Similarly to give consent to create a charge on the property for obtaining a loan from banks, or financial institutions by the prospective/intending purchasers of units on an ownership basis in the proposed scheme and for that purpose to execute necessary writing.

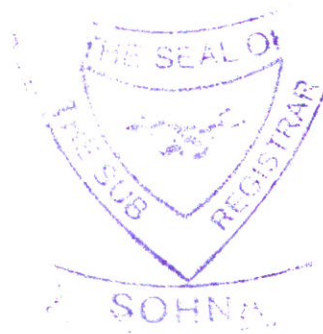


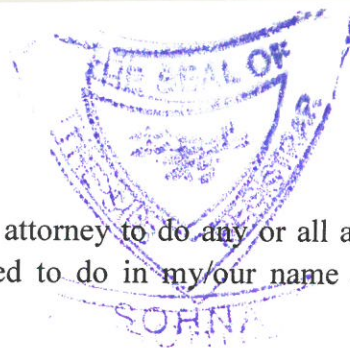


29. To institute, conduct, defend, compromise or abandon any legal proceeding and other matters concerning under or for the purpose of the said property and to appear and act in all the courts, original or appellate and other Government and private offices and to sign, verify and present pleadings, plaint 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.
30. 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.
31. 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 could be do.
32. The Developer shall be responsible for the compliance of terms and conditions of the LOI/License and provisions of the Haryana Development and Regulation of Urban Area Act and Rules, 1975 & 1976.
33. The Special power of attorney shall be valid and subsisting and shall be irrevocable and no modification/alteration etc. in the terms & conditions of the attorney shall be undertaken, except without obtaining prior approval of the DTCP.
34. This Special 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.
35. 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.



32941 मी





36. To further appoint other person/persons as an attorney to do any or all acts and deeds which the present attorney is authorized to do in my/our name and on my/our behalf under this power of attorney.

37. 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.

38. 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.

WITNESSES:

Subahsh S/o Sh. Dharampal

सुबहशी

Owner /Executant



1. Subahsh S/o Sh. Dharampal
Village Rahaka, Teh.Sohna.

Sandeep Kumar Adv.

SANDEEP KUMAR
ADVOCATE
Sohna, Gurugram

Dev

Developer/Attorney

FOR LION INFRADEVELOPERS LLP

Authorised Signatory
(Authorised Signatory)

