

WS II-3801

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 02/12/2024

Certificate No. G0B2024L1731



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124591237



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Pranjal Ashish Pradhan

H.No/Floor : F804

Sector/Ward : 42

LandMark : Central park 1

City/Village: Gurgaon

District : Gurgaon

State : Haryana

Phone : 97*****92

Purpose : BBA



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

11457

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 02 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana) and its Site office at Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A), represented by its authorized signatory Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077) duly authorized vide authority letter dated - 01.05.2024, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Mrs. Pranjal Ashish Pradhan, (Aadhaar No. 3340 0279 3635) W/o of Ashish Balkrishna Pradhan, aged about 48 years, residing at F-804, Central Park-1, Sector-42, DLF Golf Course Road, Gurgaon, Haryana, 122009, Gurgaon, Haryana, India, 122009, (PAN AYNPP6613R), as First Allottee

P. Pradhan

KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख नः11457


दिनांक:02-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2380182 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024L1731	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:124597684 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 02-12-2024 दिन सोमवार समय 5:23:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PRANJAL ASHISH PRADHAN thru RAVI MALIKOTHER पत्नी ASHISH BALKRISHNA PRADHAN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी ADV GURUGRAM 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 (Manesar)
Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 2-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "Government" means the Government of the State of Haryana;
- (e) "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "Section" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;

The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

The Allottee had applied for a residential apartment in the Project vide application dated Nov 28, 2024 and has been allotted Apartment no. **WS II 3801** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **38 (Thirty-Eighth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

11457

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERPRANJAL ASHISH PRADHAN

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11457 आज दिनांक 02-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 152.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3543 के पृष्ठ संख्या 15 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 02-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WSTI - 2202

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 05/12/2024

Certificate No. G0E2024L1907



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124781144



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Raman deep Singh Dang

H.No/Floor : 6

Sector/Ward : Na

LandMark : Road no 69 west punjabi bagh

City/Village: West delhi

District : West delhi

State : Delhi

Phone : 97*****92

Purpose : BBA

11591

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



AGREEMENT FOR SALE

STA

This Agreement for Sale ("Agreement") is executed at Gurugram on this ___ Day of Dec 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana) and its Site office at Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A), represented by its authorized signatory Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077) duly authorized vide authority letter dated - 01.05.2024, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Mr. Raman Deep Singh Dang , (Aadhaar No. 3792 3932 9014) S/o of Surjeet Singh Dang , aged about 44 years, residing at House No-6, Road No-69, West Punjabi Bhag ,West Delhi,Delhi,India,110026, (PAN ANXPS2956B.), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

प्रलेख न:11591

दिनांक:05-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2007747 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0E2024L1907

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 12500 रुपये

EChallan:124780897


पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV


Service Charge:200

यह प्रलेख आज दिनांक 05-12-2024 दिन गुरुवार समय 3:57:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAMAN DEEP SINGH DANG thru RAVI MALIKOTHER पुत्र SURJEET SINGH DANG हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM 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 (Manesar)
Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 5-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 27, 2024 and has been allotted **Apartment no. WS II 2202** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **22 (Twenty-Second)** floor in Tower name **WS II** ("**Building**") along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein; **For KRISUMI CORPORATION PVT. LTD.**

Reg. No.

Reg. Year

Book No.

11591

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERRAMAN DEEP SINGH DANG

गवाह 1 :- M.K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11591 आज दिनांक 05-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 185.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3546 के पृष्ठ संख्या 81 से 82 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 05-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

WS 11-402

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/12/2024

Certificate No. G0E2024L3526



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124793918



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Roopak Girotra

H.No/Floor : Ed/87

Sector/Ward : Na

LandMark : Ground floor

City/Village: Tagore garden

District : West delhi

State : Delhi

Phone : 97*****92

Others : Rajat girotra

Purpose : BBA

11589

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 31st Day of Dec 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

For **KRISUMI CORPORATION PVT. LTD.**

Authorised Signatory

प्रलेख नः11589

दिनांक:05-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2025790 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0E2024L3526	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:124795177 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 05-12-2024 दिन गुरुवार समय 3:54:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLA OTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisla
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ROOPAK GIROTRA thru RAVI MALIKOTHER पुत्र BRAHAM PARKASH GIROTRA RAJAT GIROTRA thru RAVI MALIKOTHER पुत्र BRAHAM PARKASH GIROTRA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



Navdeep Bisla
Sub Registrar
Manesar (Gurgaon)

KRISUMI CORPORATION PVT. LTD

Authorized Signatory

Mr. Roopak Girotra , (Aadhaar No. 3729 9121 5650) S/o of Braham Parkash Girotra , aged about 35 years, residing at ED-87, Ground Floor, Tagore Garden, West Delhi, Delhi, 110027, West Delhi, Delhi, India, 110027, (PAN BBYPG0054J), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Rajat Girotra	S/o	Braham Parkash Girotra	41	ED-87, Ground Floor, Tagore Garden, West Delhi, Delhi West Delhi Delhi India 110027	3355 7875 8727	AJNPG1262A

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 5-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "Government" means the Government of the State of Haryana;
- "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "Section" means a section of the Act.

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Reg. No.

Reg. Year

Book No.

11589

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERROOPAK GIROTRATHRU RAVI MALIKOTHERRAJAT GIOTRA

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11589 आज दिनांक 05-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 185.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3546 के पृष्ठ संख्या 77 से 78 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 05-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

FOR KRISUMI CORPORATION PVT LTD

WS 11 - 1002

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 11/12/2024

Certificate No. G0K2024L4344

GRN No. 125060677



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80*****12



Buyer / Second Party Detail

Name : Sai Lakshmi Garimella

H.No/Floor : 33

Sector/Ward : Na

LandMark : Southview circle

City/Village : Lake grove

District : New york

State : United states

Phone : 97*****92

Purpose : BBA

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

11946

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 12 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Ms. Sai Lakshmi Garimella (Aadhaar No. 200566584307) D/o of Late Garimella Venkata Ganapathy, aged about 47 years, residing at **33, Southview Circle, Lake Grove, New York City, New York, United States, 11755, (PAN BFJPG9343H..)**, as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:11946

दिनांक:12-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण		
राशि 2188209 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : g0k202414344	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:125061797	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200	

यह प्रलेख आज दिनांक 12-12-2024 दिन गुरुवार समय 4:09:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAO THIER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

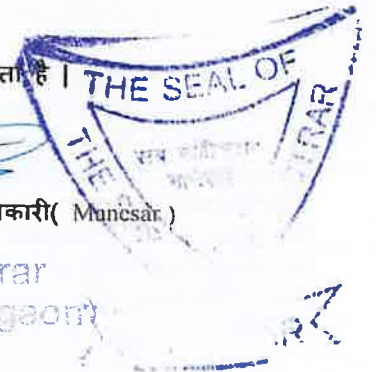
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SAI LAKSHIMI GARIMELLA thru RAJDEEP SINGH NEGISPA पुत्री GARIMELLA VENKATA GANAPATHY हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM 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 (Manesar)

Sub Registrar
Manesar (Gurgaon)



hereinafter called the "Allottee" sole represented by SPA Holder Mr. Rajdeep Singh Negi (Adhar no. 415469194101) dated 23-08-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "Government" means the Government of the State of Haryana;
- (e) "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "Section" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring 0.785 acres comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Nov 22, 2024 and has been allotted Apartment no. WS II 1002 having carpet area of 47.17 square meter (507.73 square feet) ("Carpet Area"), on 10 (Tenth) floor in Tower name WS II ("Building") along with exclusive right to use 1(One) number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the Apartment is annexed hereto and marked as Schedule B).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;



Authorised Signatory



Reg. No.

Reg. Year

Book No.

11946

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAJDEEP SINGH NEGISPASAI LAKSHMI GARIMELLA

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11946 आज दिनांक 12-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 74.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3556 के पृष्ठ संख्या 89 से 90 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 12-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WSI-1904

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 13/12/2024

Certificate No. G0M2024L1417



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125146225



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kriusmi Corporation Pvt ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Bipin Batra

H.No/Floor : 512

Sector/Ward : 12

LandMark : Dda multistorey flat

City/Village: Dwarka

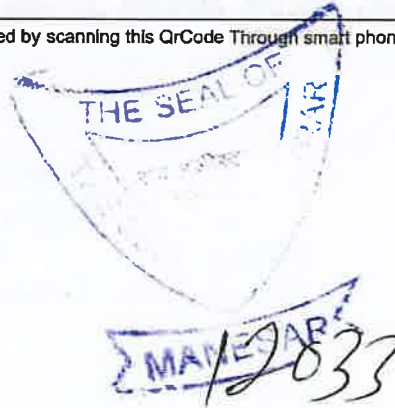
District : West delhi

State : Delhi

Phone : 97*****92

Purpose : BBA

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana) and its Site office at Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A), represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide authority letter dated - 01.05.2024, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

For KRISUMI CORPORATION PVT. LTD.

AND

For Bipin Batra (RUF)

Authorized Signatory

Karta

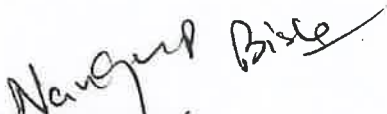
प्रलेख न:12033


दिनांक:13-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2380182 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0M2024L1417	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:125144038 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV..	Service Charge:200


यह प्रलेख आज दिनांक 13-12-2024 दिन शुक्रवार समय 4:45:00 PM बजे श्री/श्रीमती /कुमारी Krisumi Corporation PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
Krisumi Corporation PVT LTD


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BIPIN BATRA HUF thru RAVI MALIKOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GGM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 13-12-2024


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

M/s BIPIN BATRA HUF having its place of business / residence at at 512, Sector 12, Pocket 8, DDA Multistorey flat Dwarka,, West Delhi, Delhi, India - , (PAN No. *AAGHB6611Q), represented by its authorized signatory, Mr./Ms. _____, (Aadhaar No. _____) son of _____, aged about _____ years signing for self and as the Karta of the of the HUF, hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581019073724) duly authorized vide Authority Letter dated 13-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "Government" means the Government of the State of Haryana;
- (e) "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "Section" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring 0.785 acres comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

For Bipin Batra (HUF)


Karta

Reg. No.

Reg. Year

Book No.

12033

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER Krisumi Corporation PVT LTD

दावेदार :- thru RAVI MALIKOTHERBIPIN BATRA HUF

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12033 आज दिनांक 13-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 96.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3559 के पृष्ठ संख्या 86 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 13-12-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)



WS II-2208

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/12/2024

Certificate No. G0P2024L1759



Stamp Duty Paid : ₹.101
(Rs. Only)

GRN No. 125245699



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11 Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Aastha Vij

H.No/Floor : 111 Sector/Ward : 21-d

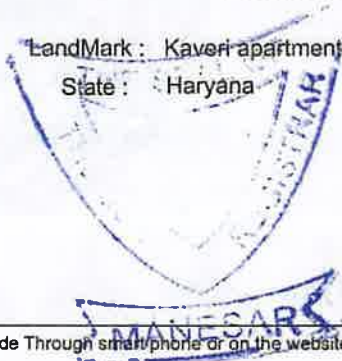
LandMark : Kaveri apartments

City/Village: Faridabad District : Faridabad

State : Haryana

Phone : 97*****92

Purpose : BBA



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

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 16 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Ms. Aastha Vij , (Aadhaar No. 6799 9462 5145) D/o of Neeraj Vij , aged about 28 years, residing at Flat Number 111, Kaveri Apartments, Sector 21-D, Faridabad, Haryana 121001, Faridabad, Haryana, India, 121001, (PAN AXQPV6552K), as First Allottee

Aastha Vij

प्रलेख न:12070

दिनांक:16-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors


धन संबंधी विवरण

राशि 2061486 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0P2024L1759 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:125250341 पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV

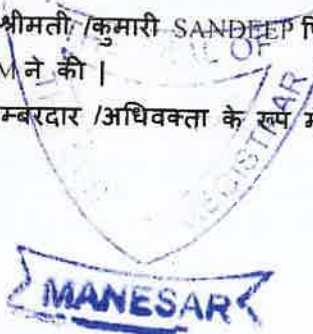
Service Charge:200


यह प्रलेख आज दिनांक 16-12-2024 दिन सोमवार समय 4:32:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AASTHA VIJ thru RAVI MALIKOTHER पुत्री NEERAJ VIJ हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है।




उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by **Authority Holder** RAVI MALIK (Aadhar No. 581018073724) duly authorized vide **Authority Letter** dated 16-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("**Project**") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;

The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

The Allottee had applied for a residential apartment in the Project vide application dated Dec 06, 2024 and has been allotted **Apartment no. WS II 2208** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **22 (Twenty-Second)** floor in Tower name **WS II** ("**Building**") along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

Reg. No. 12070 Reg. Year 2024-2025 Book No. 1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERAASTHA

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12070 आज दिनांक 16-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 105.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3560 के पृष्ठ संख्या 92 से 93 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 16-12-2024



उप/सयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

WSTI 2110

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 19/12/2024

Certificate No. GOS2024L2270



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125420476



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Kuldeep Manchanda

H.No/Floor : 67/28

Sector/Ward : Na

LandMark : Jyoti park

City/Village: Gurgaon

District : Gurgaon

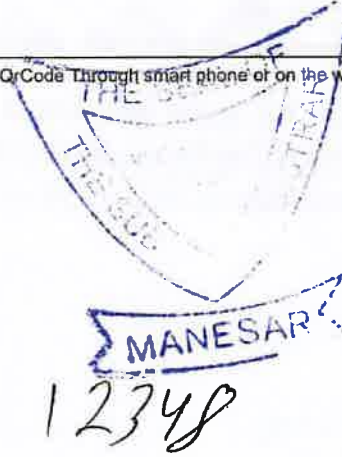
State : Haryana

Phone : 97*****92

Others : Kanika rani

Purpose : BBA

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 20 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:12348

दिनांक:20-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 1923550 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0S2024L2270

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 10000 रुपये

EChallan:125412232

पेस्टिंग शुल्क 3 रुपये

Drafted By: MAHENDER SINGH ADV

Service Charge:200

यह प्रलेख आज दिनांक 20-12-2024 दिन शुक्रवार समय 4:28:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Navdeep Bisle

हस्ताक्षर प्रस्तुतकर्ता

KRISUMI CORPORATION PRIVATE LIMITED

उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KULDEEP MANCHANDA thru RAVI MALIKOTHER पुत्र PRAVEEN KUMAR KANIKA RANI thru RAVI MALIKOTHER पुत्री PARVEEN KUMAR हाजिर हैं। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी RAMPURA GURUGRAM 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 (Manesar)
Sub Registrar
Manesar (Gurgaon)

Mr. Kuldeep Manchanda , (Aadhaar No. 3044 0335 6385) S/o of Praveen Kumar , aged about 36 years, residing at H.No.- 67/28, Gali No. 6, Jyoti Park, Gurgaon, Haryana, India, 122001, (PAN ATFPM1656C), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Kanika Rani			33	H. No. 67/28, Gali No.6, Jyoti Park Haryana India 122001	3053 4695 6494	CFMPK1675Q

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 20-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "Government" means the Government of the State of Haryana;
- "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "Section" means a section of the Act.

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTC for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTC vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Kuldeep

Kanika

Reg. No.

Reg. Year

Book No.

12348

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERKULDEEP MANCHANDATHRU RAVI MALIKOTHERKANIKARANI

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12348 आज दिनांक 20-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 175 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3568 के पृष्ठ संख्या 78 से 79 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 20-12-2024

उप/सयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

WS II-105

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 23/12/2024

Certificate No. G0W2024L2946



GRN No. 125578731



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Dev Raj Dawar

H.No/Floor : 110/3

Sector/Ward : Na

LandMark : Dev Lal nagar

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 97*****92

Others : Chirag dawar anita rani

Purpose : BBA



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

12421

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 23 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख नः12421

दिनांक:23-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील Mancsar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 1904750 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0W2024L2946 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये EChallan:125581673 पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

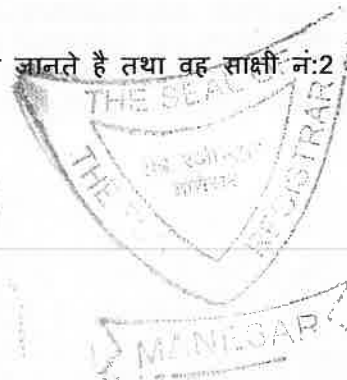
यह प्रलेख आज दिनांक 23-12-2024 दिन सोमवार समय 4:37:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR
EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

Nav
उप/संयुक्त पंजीयन अधिकारी (Mancsar)
Sub Registrar
Mancsar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DEV RAJ DAWAR thru KRITIK MITTALOTHER पुत्र JEEVAN DAS CHIRAG
DAWAR thru KRITIK MITTALOTHER पुत्र DEV RAJ DAWAR ANITA RANI thru KRITIK MITTALOTHER पत्नी DEV
RAJ DAWAR हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV
GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता .
निवासी RAMPURA GURUGRAM ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



Nav
Sub Registrar
Mancsar (Gurgaon)

For KRISUMI CORPORATION PRIVATE LIMITED

Authorised Signatory

Mr. Dev Raj Dawar , (Aadhaar No. 5441 0030 8771) S/o of Jeevan Das , aged about 52 years, residing at House No. 110/3 Devi Lal Nagar, Gurgaon, Gurgaon, Haryana, India, 122001, (PAN ARWPD0092L.), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Chirag Dawar	S/o	Devraj Dawar	29	House No. 110/3 Devi Lal Nagar, Gurgaon Gurgaon Haryana India 122001	7521 2032 3241	CANPD8329Q
Ms. Anita Rani	W/o	Dev Raj Dawar	54	House No. 110/3 Devi Lal Nagar, Gurgaon Gurgaon Haryana India 122001	5314 7041 7443	CVCPR0012G

hereinafter called the "Allottee" both represented by Authority Holder Mr. Karitik Mittal (Aadhaar No. 663509368816) duly authorized vide Authority Letter dated 23/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "Government" means the Government of the State of Haryana;
- "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "Section" means a section of the Act.

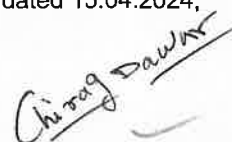
WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory






Page 2 of 20

Reg. No.

Reg. Year

Book No.

12421

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisle

दावेदार :- thru KRITIK MITTALOTHERDEV RAJ DAWAR thru KRITIK MITTALOTHERCHIRAG DAWAR thru KRITIK MITTALOTHERANITA RANI

Kritik Mittal

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12421 आज दिनांक 23-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 193.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3570 के पृष्ठ संख्या 84 से 85 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 23-12-2024



Manesar
उप/सयुंक्त पंजीयन अधिकारी, Manesar
Sub Registrar
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT LTD.

Authorised Signatory

WS II - 1910

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L73



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757445



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11 Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Anu Kumari

H.No/Floor : 114a Sector/Ward : Na

LandMark : Nand ram park

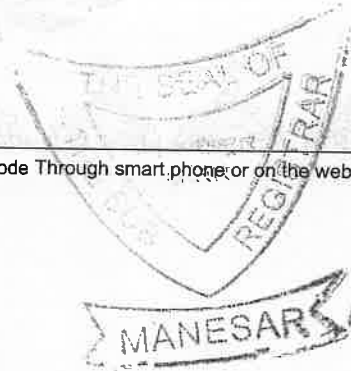
City/Village : Uttam nagar District : West delhi

State : Delhi

Phone : 97*****92 Others : Anil kumar

Purpose : BBA

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



12704

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

+
Anu Kumari

प्रलेख न:12704

दिनांक:27-12-2024


डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 1914684 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L73	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:125614841 पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV Service Charge:200

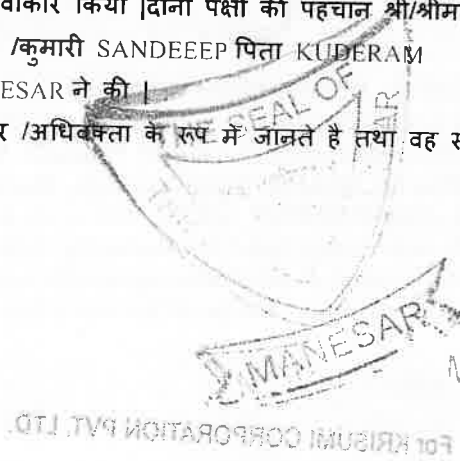
यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:24:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

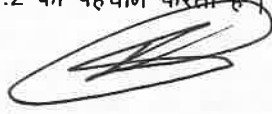
Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANU KUMARI thru KRITIK MITTALOTHER पत्नी ANIL KUMAR ANIL KUMAR thru KRITIK MITTALOTHER पत्नी ANU KUMARI हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA. MANESAR ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिकारता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।




उप/संयुक्त पंजीयन अधिकारी(Manesar)
Sub Registrar
Manesar (Gurgaon)

For KRISUMI COPORATION PVT LTD

Mrs. Anu Kumari , (Aadhaar No. 216065051243) W/o of Anil Kumar , aged about 42 years, residing at Block-G Plot No. 114A, Nand Ram Park, Uttam Nagar, West Delhi, West Delhi, Delhi, India, 110059, (PAN AZFPK6238G), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Anil Kumar	H/o	Anu Kumari	45	Block-G, Plot No. 114A, Nand Ram Park, Uttam Nagar West Delhi Delhi India 110059	3998 0853 7415	AHDPK6616Q

hereinafter called the "Allottee" both represented by Authority Holder KRISHNA MITTA Z (Aadhaar No. 6135 0936 8876) duly authorized vide Authority Letter dated 25/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEFINITIONS:


For the purpose of this Agreement, unless the context otherwise requires,-

- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "Authority" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "Government" means the Government of the State of Haryana;
- "Rules" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "Section" means a section of the Act.

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory


X
Anu Kumari
Page 2 of 20

Reg. No.

Reg. Year

Book No.

12704

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERANU KUMAR thru KRITIK MITTALOTHERANIL

KUMAR Kritik Mittal

गवाह 1 :- SURENDER ADV [Signature]

गवाह 2 :- SANDEEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12704 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 64 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 48 से 52 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 27-12-2024



[Signature]
उप/सयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

WSU-4009

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L57



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757307



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11 Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Sonali Choudhari

H.No/Floor : B27 Sector/Ward : Na

LandMark : Greater kailash part 1

City/Village: South delhi District : South delhi

State : Delhi

Phone : 97*****92 Others : Aseem choudhari

Purpose : BBA



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

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

For KRISUMI CORPORATION PVT. LTD.

AND

Authorized Signatory

Sonali Choudhari

Navdeep Bisla

प्रलेख न:12707

दिनांक:27-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2520100 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L57	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 15000 रुपये	EChallan:125614233 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:28:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया

Navdeep Bixie
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD


उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SONALI CHOUDHARI thru .OTHER पत्नी ANURAG CHOUDHARI ASEEM CHOUDHARI thru KRITIK MITTALOTHER पुत्र RAM SARAN CHOUDHARI हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA, MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।




Sub Registrar
Manesar (Gurgaon)
FOR KRISUMI COPORATION PVT LTD
Authorised Signatory

Ms. Sonali Choudhari , (Aadhaar No. 3186 6621 9214) W/o of Anurag Choudhari , aged about 52 years, residing at B-27, Greater Kailash Part 1, Greater Kailash S.O South Delhi Delhi,South Delhi,Delhi,India,, (PAN AFHPC8995C), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Aseem Choudhari	S/o	Ram Saran Choudhari	53	B-27, Greater Kailash 1, Greater Kailash, S.O South Delhi, Delhi, South Delhi Delhi India 110048	5894 5965 3962	AADPC5297J

hereinafter called the "Allottee" both represented by **Authority Holder** KRITIK MITAL (**Aadhar No.** 6635 0936 8876) **duly authorized vide Authority Letter dated 27/12/2024**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:


For the purpose of this Agreement, unless the context otherwise requires,-

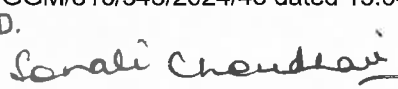
- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory





Reg. No. 12707 Reg. Year 2024-2025 Book No. 1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

Navdeep Bisle

दावेदार :- thru .OTHERSONAL CHAUDHARI thru KRITIK MITTALOTHERASEEM CHAUDHARI

Kritik Mittal

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

[Signature]
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12707 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 64.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 63 से 67 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 27-12-2024



[Signature]
उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WS II - 1902

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L66



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757375



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Shashank Khattar

H.No/Floor : 397

Sector/Ward : 14

LandMark : Na

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 97*****92

Others : Rohini khattar

Purpose : BBA



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

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") is executed at **Gurugram** on this 27 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

Rohini

प्रलेख न:12706

दिनांक:27-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2091557 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L66 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:125761807 पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:27:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SHASHANK KHATTAR thru KRITIK MITTALOTHER पुत्र ASHOK KHATTAR ROHINI KHATTAR thru KRITIK MITTALOTHER पत्नी SHASHANK KHATTAR हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता, निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA, MANESAR ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।



Sub Registrar
Manesar (Gurgaon)

Mr. Shashank Khattar , (Aadhaar No. 5955 0933 6636) S/o of Ashok Khattar , aged about 46 years, residing at 397, Sector-14, Faridabad ,Gurgaon,Haryana,India,121007, (PAN APRPK4776P) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Rohini Khattar	W/o	Shashank Khattar	41	397, Sector-14, Faridabad Gurgaon Haryana India 121007	9370 5885 2281	BFMPK7183N

hereinafter called the "Allottee" both represented by **Authority Holder** KRISHNA MEHTA (Aadhaar No. 6635 0936 8876) duly authorized vide **Authority Letter** dated 27/12/2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

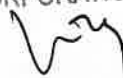
For the purpose of this Agreement, unless the context otherwise requires,-

- "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "**Government**" means the Government of the State of Haryana;
- "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "**Section**" means a section of the Act.

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.



Authorised Signatory

Rohini
Khattar

Reg. No.

Reg. Year

Book No.

12706

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

दावेदार :- thru KRITIK MITTALOTHERSHASHANK KHATTAR thru KRITIK MITTALOTHERROHINI KHATTAR

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12706 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 64.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 58 से 62 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 27-12-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

Sub Registrar

WS II. 2206

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L70



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757406



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Domala Bhutia

H.No/Floor : Na

Sector/Ward : Na

LandMark : Neong lower merong

City/Village: Kalimpong

District : Darjiling

State : West bangal

Phone : 97*****92

Others : Ongkila bhutia sonam tashering bhutia

Purpose : BBA



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

12705

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide authority letter dated - **01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Navdeep Bisla AND *Domala Bhutia*

Navdeep Bisla

Domala Bhutia

प्रलेख न:12705

दिनांक:27-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2461499 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L70	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:125614454 पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:25:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DOMALA BHUTIA thru KRITIK MITTALOTHER पुत्री P G BHUTIA ONGKILA BHUITA thru KRITIK MITTALOTHER पत्नी SONAM TSHERING BHUITA SONAM TSHERING BHUTIA thru KRITIK MITTALOTHER पुत्र P G BHUTIA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA, MANESAR ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा ब्रह साक्षी नं:2 की पहचान करता है ।



Sub Registrar
Manesar (Gurgaon)

Ms. Domala Bhutia , (Aadhaar No. 7919 8481 5732) D/o of Late P.G. Bhutia , aged about 60 years, residing at **Neong Lower Merong, Kalimpong, Pedong Bazar, Darjiling, West Bengal, India, 734311, (PAN AEJPB0765Q)** , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Ongkila Bhutia	W/o	Sonam Tshering Bhutia	57	426, Asiad Games Village, Andrews Ganj, New Delhi Delhi India 110049	4264 0968 9818	AFCPB5181L
Mr. Sonam Tshering Bhutia	S/o	Late P.G. Bhutia	52	426, Asiad Games Andrens Ganj, New Delhi Delhi India 110049	3980 3895 0105	AIPPB9711N

as Second Allottee, hereinafter called the "Allottee" sole represented by Authority Holder KRITIK MITTA (Aadhar No. 6635 0936 8876) duly authorized vide Authority Letter dated 27/12/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in- interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

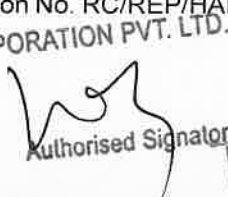
For the purpose of this Agreement, unless the context otherwise requires,-

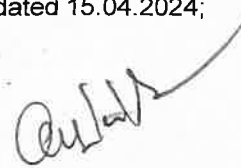
- "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- "**Government**" means the Government of the State of Haryana;
- "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- "**Section**" means a section of the Act.

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory
Sonam Tshering Bhutia





Reg. No.

Reg. Year

Book No.

12705

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERDOMALA BHUTIA thru KRITIK MITTALOTHERONGKILA BHUTIA thru KRITIK MITTALOTHERSONAM TSHERING BHUTIA

Kritik Mittal

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

[Signatures]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12705 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 64.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 53 से 57 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 27-12-2024



[Signature]
उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

NAVDEEP BISLA OTHER KRISUMI COPORATION PVT. LTD.
Authorized Signatory

WSD-2103

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L79



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757475



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Ajay Gupta

H.No/Floor : 95b

Sector/Ward : Na

LandMark : Schaffhauserstrasse

City/Village: Glattbrugg

District : Glattbrugg

State : Switzerland

Phone : 97*****92

Purpose : BBA



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

12703

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Mr. Ajay Gupta , (Aadhaar No.) S/o of Madan Gopal Gupta, aged about **64** years, residing at **Schaffhauserstrasse 95B Glattbrugg, Switzerland, Switzerland, 8152, (PAN APZPG0640N)**, as First Allottee

Navdeep Bisla
Authorized Signatory

Ajay Gupta

प्रलेख न:12703

दिनांक:27-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2100793 रुपये
स्टाम्प नं : G0272024L79
रजिस्ट्रेशन फीस की राशि 12500 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:125614604
पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:23:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया

।

उप/संयुक्त पंजीयन अधिकारी (Manesar)
Manesar (Gurgaon)
Registrar
Manesar (Gurgaon)

Navdeep Bisla

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AJAY GUPTA thru KRITIK MITTALOTHER पुत्र MADAN GOPAL GUPTA
हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी
GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KODERAM
निवासी RAMPURA, MANESAR 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 (Manesar)

Sub Registrar
Manesar (Gurgaon)

KRISUMI COPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder KRITIK METTAL (Aadhar No. 6135 0936 8876) duly authorized vide Authority Letter dated 27/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Dec 05, 2024 and has been allotted **Apartment no. WS II 2103** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **21 (Twenty-First)** floor in Tower name **WS II** ("**Building**") along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

WJ

Reg. No.

Reg. Year

Book No.

12703

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERAJAY

GUPTA Kritik Mittal

गवाह 1 :- SURENDER ADV [Signature]

गवाह 2 :- SANDEEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12703 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 63.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 43 से 47 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 27-12-2024



[Signature]
उप/सयुक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)

WS II-206

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 30/12/2024

Certificate No. G0302024L4083



Stamp Duty Paid : ₹ 101
(Rs. Only)

GKN No. 125903883



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Akansha Dua

H.No/Floor : 119

Sector/Ward : Na

LandMark : Sainik vihar

City/Village: Pitampura

District : North west delhi

State : Delhi

Phone : 97*****92

Purpose : BBA

12890



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

AGREEMENT FOR SALE

31st

This Agreement for Sale ("**Agreement**") is executed at **Gurugram** on this ___ Day of Dec 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

AND

Ms. Akansha Dua , (Aadhaar No. 4592 7659 0109) D/o of Shri Tajinder Sehtya , aged about 32 years, residing at 119, Third Floor, Sainik Vihar, Gate No. 4, Pitampura, Saraswati Vihar, North West Delhi, Delhi, India, 110034, (PAN FUOPS5612H) , as First Allottee For KRISUMI CORPORATION PVT. LTD.

Handwritten signatures and initials

प्रलेख नः:12890

दिनांक:31-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2438224 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0302024L4083	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:125862120 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 31-12-2024 दिन मंगलवार समय 2:51:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

Navdeep Bisla

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AKANSHA DUA thru KRITIK MITTALOTHER पुत्री TAJINDER SEHTYA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA GURUGRAM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by **Authority Holder** KRIEIK METTAL (**Aadhar No.** 663509368876) **duly authorized vide Authority Letter dated** 3/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Dec 09, 2024 and has been allotted **Apartment no. WS II 206** having carpet area of **54.51 square meter (586.74 square feet)** ("**Carpet Area**"), on **2 (Second) floor** in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD

Reg. No.

Reg. Year

Book No.

12890

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru KRITIK MITTALOTHERAKANSHA DUA

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12890 आज दिनांक 31-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 110.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3592 के पृष्ठ संख्या 61 से 62 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 31-12-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar
Sub Registrar
Manesar (Gurgaon)



WSD-2105

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 30/12/2024

Certificate No. G0302024L4120



GRN No. 125904020



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11 Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Siddharth Dagar

H.No/Floor : L95 Sector/Ward : Na

LandMark : Mhaipalpur extn

City/Village: Delhi District : South west delhi

State : Delhi

Phone : 97*****92

Purpose : BBA

12887

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 31st Day of Dec 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated - 01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Mr. Siddharth Dagar , (Aadhaar No. 3613 7394 5832) S/o of Mr. Vijender Dagar , aged about **35** years, residing at **L-95, Mahipalpur Extn, ,South West Delhi,Delhi,India,110037, (PAN AZTPD3857E)**, as First Allottee

For KRISUMI CORPORATION PVT. LTD

Authorized Signator.

प्रलेख नः12887

दिनांक:31-12-2024

डीड संबंधी विवरण	
डीड का नाम	AGREEMENT
तहसील/सब-तहसील	Manesar
गांव/शहर	Huda Sectors

धन संबंधी विवरण	
राशि 2026410 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0302024I.4120	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:125862396 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 31-12-2024 दिन मंगलवार समय 2:48:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLA OTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

[Signature]
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SIDDHARTI DAGAR thru KRITIK MITTAL OTHER पुत्र VIJENDER DAGAR हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA GURUGRAM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



[Signature]
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder KARITIK MITTA 2 (Aadhar No. 6635 0936 2876) duly authorized vide Authority Letter dated 3/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

DEFINITIONS:

For the purpose of this Agreement, unless the context otherwise requires,-

- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / modification thereto, any government notifications, circulars, office orders, directives, guidelines, policies etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Agreement or thereafter;
- (c) "**Authority**" shall mean the Haryana Real Estate Regulatory Authority under the Act;
- (d) "**Government**" means the Government of the State of Haryana;
- (e) "**Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana; and
- (f) "**Section**" means a section of the Act.

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Dec 21, 2024 and has been allotted **Apartment no. WS II 2105** having carpet area of **43.79 square meter (471.35 square feet)** ("**Carpet Area**"), on **21 (Twenty-First)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD

Authorised Signatory

Reg. No.

Reg. Year

Book No.

12887

2024-2025

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पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisla

दावेदार :- thru KRITIK MITTAL OTHERS SIDDHARTH DAGAR

Kritik Mittal

गवाह 1 :- M K CHAUHAN

M K Chauhan

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12887 आज दिनांक 31-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 109.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3592 के पृष्ठ संख्या 55 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 31-12-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)