





W43-2305

Non Judicial

 **Indian-Non Judicial Stamp**  
**Haryana Government** 

Date : 02/09/2024

Certificate No. G0B20241145  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 120854560  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: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Rahul Jhunjhunwala  
H.No/Floor : 704 Sector/Ward : 72 LandMark : Tower 1 tata primanti  
City/Village: Gurugram District : Gurugram State : Haryana  
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>



7964

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 02 Day of 09 2024.

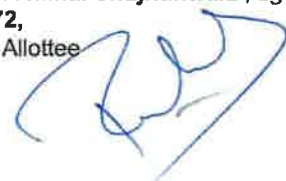
**BY AND BETWEEN**

**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. Rahul Jhunjhunwala , (Aadhaar No. 2881 3939 2134) S/o of Mahesh Kumar Jhunjhunwala , aged about 41 years, residing at Flat no. 704, Tower-1, Tata Primanti, SPR, Sector-72, Gurgaon, Gurgaon, Haryana India (122001) (PAN AETPJ6183J) , as First Allottee**

For KRISUMI CORPORATION PRIVATE LIMITED  
  
Authorized Signatory



प्रलेख न:7964

दिनांक:02-09-2024

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

धन संबंधी विवरण		
राशि 3897257 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0B2024I145	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:120584972	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 02-09-2024 दिन सोमवार समय 4:40:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLA OTHIER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

*Navdeep Bisla*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAHUL JIUNJIUNWALA thru VIPUL RAJOTHIER पुत्र MAHESH KUMAR JIUNJIUNWALA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी 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 ।

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

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

hereinafter called the "Allottee" sole represented by Authority Holder VIPUL RAJ  
(Aadhar No. 2985 4102 0510) duly authorized vide Authority Letter dated 02/09/2024 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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jun 01, 2024 and has been allotted **Apartment no. WR3 2305** having carpet area of **98.34 square meter (1,058.52 square feet)** ("Carpet Area"), on **23 (Twenty-Third)** floor in Tower name **WR3 ("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.

  
Authorized Signatory



Reg. No.

Reg. Year

Book No.

7964

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLA OTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru VIPUL RAJOTHERRAHUL JHUNJHUNWALA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7964 आज दिनांक 02-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 79 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3213 के पृष्ठ संख्या 17 से 20 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 02-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

for KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

WR 2-2403

Non-Judicial

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 02/09/2024

Certificate No. G0B20241152      Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 120858245      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: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Mukhmohit Singh  
H.No/Floor : 936      Sector/Ward : 2      LandMark : First floor  
City/Village: Panchkula      District : Panchkula      State : Haryana  
Phone : 97\*\*\*\*\*92

Purpose : BBA

THE SEAL OF  
THE  
MANESAR



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

7963

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 02 Day of 09 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. Mukhmohit Singh , (Aadhaar No. 3457 9475 3068) S/o of Makhan Singh , aged about 43 years, residing at S/O: Makhan Singh , House No. 936, First Floor, Sector 2, Panchkula, Haryana, Panchkula, Haryana, India, 134112, (PAN BYQPS1861Q ), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:7963

दिनांक:02-09-2024

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

धन संबंधी विवरण	
राशि 3620766 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024I152	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:120584946 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2024 दिन सोमवार समय 4:39:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHIER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep*  
*Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MUKHMOHIT SINGH thru VIPUL RAJOTHER पुत्र MAKHAN SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी GGM व श्री/श्रीमती: /कुमारी SANDHEEP 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 ।



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

Navdeep Bisla

For KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder Vibul Rai (Aadhar No. 29854100510) duly authorized vide Authority Letter dated 02/09/24 (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 5.0951 acres comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39 dated 08.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jul 08, 2024 and has been allotted Apartment no. WR2 2403 having carpet area of 88.89 square meter (956.80 square feet) ("Carpet Area"), on 24 (Twenty-Fourth) floor in Tower name WR2 ("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).

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

Reg. No.

Reg. Year

Book No.

7963

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru VIPUL RAJOTHER MUKHMOHIT SINGH

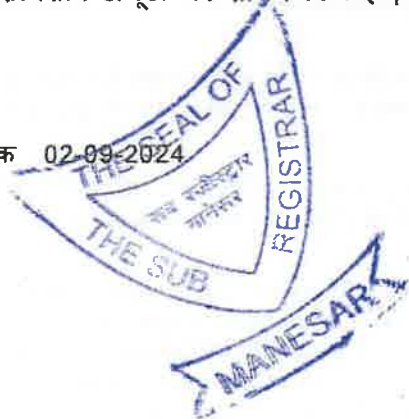
गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7963 आज दिनांक 02-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 78.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3213 के पृष्ठ संख्या 13 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 हैं।

दिनांक 02-09-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

NAVDEEP KRISUMI CORPORATION PVT. LTD

Authorised Signatory

WRI-1602

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 03/09/2024

Certificate No. G0C2024I3139



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 120952250



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: 93\*\*\*\*\*76



Buyer / Second Party Detail

Name: Rohit Sood

H.No/Floor: Na

Sector/Ward: Na

LandMark: 3rd | 24 second floor

City/Village: Nehru nagar

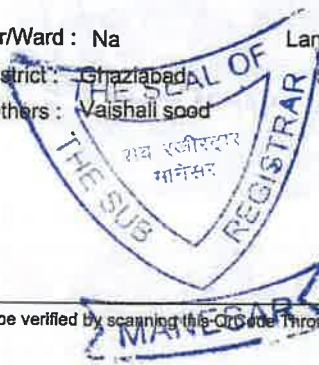
District: Ghazlabad

State: Uttar pradesh

Phone: 97\*\*\*\*\*92

Others: Vaishali sood

Purpose: BBA



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

8049

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 03 Day of 09 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.

Authorized Signatory

AND

प्रलेख न:8049

दिनांक:03-09-2024

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

धन संबंधी विवरण	
राशि 5707212 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0C2024I3139	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:120585049 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 03-09-2024 दिन मंगलवार समय 4:21:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION 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 CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ROHIT SOOD thru RAVI MALIKOTHER पुत्र VIJAY KUMAR SOOD VAISHALI SOOD thru RAVI MALIKOTHER पत्नी ROHIT SOOD हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी GGM व श्री/श्रीमती /कुमारी SANDHEP 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 ।



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Yadav Surender

Mr. Rohit Sood , (Aadhaar No. 9841 8393 9660) S/o of Late Mr. Vijay Kumar Sood , aged about 45 years, residing at 3rd L 24, Second Floor, Nehru Nagar , Ghaziabad, Ghaziabad, Uttar Pradesh, India, 201001, (PAN AONPS8085G) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Vaishali Sood	W/o	Mr. Rohit Sood	43	3rd L24, Second Floor, Nehru Nagar, Ghaziabad Ghaziabad Uttar Pradesh India 201001	4250 8677 7646	AEKPA0562R

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 03-09-2024 (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



Reg. No.

Reg. Year

Book No.

8049

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERROHIT SOOD thru RAVI MALIKOTHERVAISHALI SOOD

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8049 आज दिनांक 03-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 100.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3216 के पृष्ठ संख्या 36 से 39 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-09-2024



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

Authorised Signatory

WRI-502

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 03/09/2024

Certificate No. G0C2024I3026



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 120951841



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Isha Pahuja

H.No/Floor : C203

Sector/Ward : Na

LandMark : Third floor gk1 m block market

City/Village: Greaterkailash

District : South delhi

State : Delhi

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>

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 03 Day of 09 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. Isha Pahuja , (Aadhaar No. 2839 8300 1354) D/o of Ashok Kumar Pahuja , aged about 43 years, residing at C-203, Third Floor, GK1, M-Block Market , Greater Kailash, South Delhi, Delhi, India,, (PAN AOIPP5232P ) , as First Allottee**

**For KRISUMI CORPORATION**

*gskg*

*wey*

**Authorized Signatory**

प्रलेख नः8050

दिनांक:03-09-2024

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

धन संबंधी विवरण		
राशि 5389804 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0C2024I3026	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:120585458	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 03-09-2024 दिन मंगलवार समय 4:23:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

*Nav*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ISHA PAHUJA thru RAVI MALIKOTHER पुत्री ASHOK KUMAR PAHUJA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी 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 ।



*Nav*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073924) duly authorized vide Authority Letter dated 03-09-2024, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated May 31, 2024 and has been allotted **Apartment no. WR1 502** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **5 (Fifth)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two)** 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**).

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

8050

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERISHA PAHUJA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8050 आज दिनांक 03-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 100.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3216 के पृष्ठ संख्या 40 से 43 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-09-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

WIRE-2204

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 09/09/2024

Certificate No. G0I2024I23



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121165546



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Valsamma Thomas

H.No/Floor : A99

Sector/Ward : Na

LandMark : Sarita vihar distt

City/Village: Sarita vihar

District : South 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 16 Day of 09 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. Valsamma Thomas , (Aadhaar No. 7508 3911 2417) D/o of Easo Pandakasalayil John , aged about 68 years, residing at A-99, Sarita Vihar Distt, South Delhi, New Delhi, Delhi, India, 110076, (PAN AACPT7904L**

as First Allottee  
**For KRISUMI CORPORATION PVT. LTD.**

*Navdeep P*  
**Authorized Signatory**

*[Signature]*

प्रलेख न:8340

दिनांक:10-09-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 5463523 रुपये स्टाम्प इयूटी की राशि 100 रुपये  
स्टाम्प नं : G0I2024I23 स्टाम्प की राशि 101 रुपये  
रजिस्ट्रेशन फीस की राशि 30000 रुपये EChallan:121218580 पेस्टिंग शुल्क 3 रुपये  
Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 10-09-2024 दिन मंगलवार समय 11:27:00 AM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VALSAMMA THOMAS पुत्री EASO PANDAKASALAYIL JOHN हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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।



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

For KRISUMI CORPORATION PVT. LTD.

Authorised signatory

hereinafter called the "Allottee" sole represented by **Authority Holder** \_\_\_\_\_  
(**Aadhar No.** \_\_\_\_\_) **duly authorized vide Authority Letter dated** \_\_\_\_\_, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "**Waterside Residences**" ("**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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 05, 2024 and has been allotted **Apartment no. WR1 2204** having carpet area of **137.93 square meter (1,484.67 square feet)** ("**Carpet Area**"), on **22 (Twenty-Second)** floor in Tower name **WR1** ("**Building**") along with exclusive right to use **2(Two)** 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**).

For **KRISUMI CORPORATION PVT. LTD.**

  
Authorized Signatory



Reg. No.

Reg. Year

Book No.

8340

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- VALSAMMA THOMAS

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8340 आज दिनांक 10-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 173 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3230 के पृष्ठ संख्या 19 से 21 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 10-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar



Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

WRI-2604

Non Judicial

 **Indian-Non Judicial Stamp**  
**Haryana Government** 

Date : 12/09/2024

Certificate No. G0L202411344  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315455  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: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Saurabh Singh  
H.No/Floor : T2/B03 Sector/Ward : 71 LandMark : Avenue 71  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 97\*\*\*\*\*92 Others : Neha rana

Purpose : BBA



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



*JSB*

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 12 Day of 09 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 नः8581

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 5464542 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1344	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224778 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:16:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 SAURABH SINGH thru DARPAN GUPTAOTHER पुत्र YASH PAL SINGH NEHA RANA thru DARPAN GUPTAOTHER पत्नी SAURABH SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Manesar (Gurgaon)

Mr. Saurabh Singh , (Aadhaar No. 9954 3874 8480) S/o of Yash Pal Singh , aged about 48 years, residing at T2/803,Avenue 71,Sec-71,Gurgaon,Gurgaon,Haryana,India,122101, (PAN AMCP59115J) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Neha Rana	W/o	Saurabh Singh	43	T2/803, Avenue 71,Sec-71,Gurgaon Gurgaon Haryana India 122102	7528 1066 0646	AKLPR9230Q

hereinafter called the "Allottee" sole represented by Authority Holder Rampan Gupta (Aadhaar No. 907255-2144) duly authorized vide Authority Letter dated 13/09/24, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8581

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru DARPAN GUPTAOTHERSAURABH SINGH thru DARPAN  
GUPTAOTHERNEHA RANA Darpan

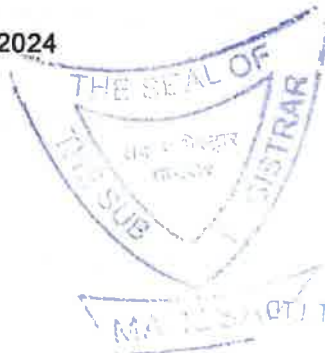
गवाह 1 :- SURENDER YADAV ADV Surender

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8581 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 33.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 88 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 13-09-2024





उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)


FOR KRISUMI CORPORATION PVT LTD


WR3-1906

Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 12/09/2024

Certificate No. GOL2024I1157  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315158  Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**

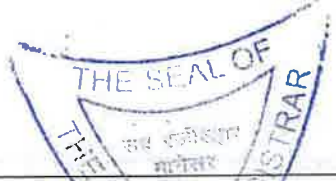
Name: Krisumi Corporation Pvt Ltd  
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Rohan Chopra  
H.No/Floor : 6 Sector/Ward : Na LandMark : Linda lane syosset new york  
City/Village: New york District : New york State : New york  
Phone : 97\*\*\*\*\*92 Others : Anju chopra

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>

8573

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 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 न:8573

दिनांक:13-09-2024

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

धन संबंधी विवरण		
राशि 4425016 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : g012024i1157	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:121223533	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:07:00 PM बजे श्री/श्रीमती /कुमारी

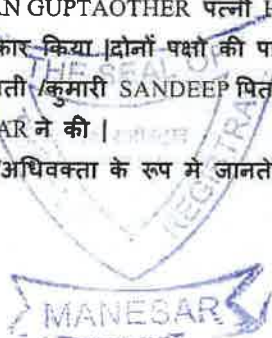
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ROHAN CHOPRA thru DARPAN GUPTAOTHER पुत्र HIRDESH CHOPRA ANJU CHOPRA thru DARPAN GUPTAOTHER पत्नी HIRDESH CHOPRA हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 |



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Manesar Sub Registrar

**Mr. Rohan Chopra** , (Aadhaar No. 7571 3425 8571) S/o of Hirdesh Chopra , aged about 35 years, residing at 6 Linda Lane , syosset new york ,New York City,New York,United States,11791, (PAN BUJPC5282J) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Anju Chopra	W/o	Hirdesh Chopra	58	A-1 /504 , M3M Woodshire Sector 107 Dharam pur road Gurugram Gurugram Haryana India 122006	7405 7481 8184	ADIPC8130C

hereinafter called the "Allottee" both represented by Authority Holder Rohan Chopra (Aadhar No. 907255021444) duly authorized vide Authority Letter dated 13/09/24, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "**Waterside Residences**" ("**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/812/544/2024/39** dated **08.04.2024**;

For KRISUMI CORPORATION PVT. LTD.

  
 Authorised Signatory



Reg. No.

Reg. Year

Book No.

8573

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERRAGHAN CHOPRA thru DARPAN GUPTAOTHERANJU CHOPRA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8573 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 31.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 64 से 66 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 13-09-2024



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

WR 2-502

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL202411933



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316608



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Rakesh Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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://grashry.nic.in>



8593

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 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. Rakesh Agarwal , (Aadhaar No. 4004 8283 1531) S/o of Dhanpat Agarwal , aged about 47 years, residing at 52, GE Road Telibandha Aishwarya Residency, Telibandha Raipur, Chhattisgarh, India, 492001, (PAN ACIPA2113N....), as First Party**

For KRISUMI CORPORATION PVT. LTD.

Handwritten signature of Navdeep Bisla

Authorised Signatory

प्रलेख न:8593

दिनांक:13-09-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 3887280 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0L2024I1933

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 20000 रुपये

EChallan:121223587


पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200


यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:33:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 RAKESH AGARWAL thru DARPAN GUPTAOTHER पुत्र DHANPAT AGARWAL हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR 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 Darshan Gupta (Aadhar No. 907255026464) duly authorized vide Authority Letter dated 13/09/24, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jun 28, 2024 and has been allotted **Apartment no. WR2 502** having carpet area of **100.34 square meter (1,080.05 square feet)** ("Carpet Area"), on **5 (Fifth)** floor in Tower name **WR2 ("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.



Authorized Signatory



Reg. No.

Reg. Year

Book No.

8593

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTA OTHERRAKESH AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8593 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 36.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 22 से 24 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 13-09-2024



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

W WR2-604

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I1953



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316671



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Rakesh Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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://e-grashmy.bca.in>

8575

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 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. Rakesh Agarwal , (Aadhaar No. 4004 8283 1531) S/o of Dhanpat Agarwal , aged about 47 years, residing at 52, GE Road Telibandha Aishwarya Residency, Telibandha,Raipur,Chhattisgarh,India,492001, (PAN ACIPA2112N ) as FORA Officer**

**For KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

प्रलेख न:8575

दिनांक:13-09-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 3448555 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0L2024I1953

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 20000 रुपये

EChallan:121223573

पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200


यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:10:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 RAKESH AGARWAL thru DARPAN GUPTAOTHER पुत्र DHANPAT AGARWAL हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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।



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

for KRISUMI CORPORATION PVT LTD

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Darpan Gupta (Aadhar No. 907255026444) duly authorized vide Authority Letter dated 11/3/2024, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "**Waterside Residences**" ("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 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;
- 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/REPHARERA/GGM/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jun 28, 2024 and has been allotted **Apartment no. WR2 604** having carpet area of **88.89 square meter (956.80 square feet)** ("Carpet Area"), on **6 (Sixth)** floor in Tower name **WR2 ("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.

8575

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTA OTHERRAKESH AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8575 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 31.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 70 से 72 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 13-09-2024



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

FOR KRISUMI CORPORATION PVT LTD

WR 2-1602

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL202411761  
GRN No. 121316234



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Shweta Gupta  
H.No/Floor : 198 Sector/Ward : Na LandMark : Ashok vihar phase 1  
City/Village: Delhi District : Delhi State : Delhi  
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>

8589

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 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. Shweta Gupta , (Aadhaar No. 7831 2034 6909) W/o of Atul Gupta , aged about 46 years, residing at I- 98, Ashok Vihar, Phase-1, Delhi, Delhi, Delhi, India, 110052, (PAN AEPPG9801E ) , as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

*Navdeep Bisla*

*WJ*

**Authorised Signatory**

प्रलेख नः8589

दिनांक:13-09-2024

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


  

धन संबंधी विवरण		
राशि 3907740 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I1761	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:120585360	पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:28:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 SHWETA GUPTA thru DARPAN GUPTAOTHER पत्नी ATUL GUPTA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।

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

KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder Rajwan Gupta (Aadhar No. 9-7255026444) duly authorized vide Authority Letter dated 13/09/24, (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:

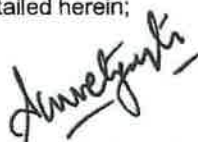
For the purpose of this Agreement, unless the context otherwise requires,-

- (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 05, 2024 and has been allotted **Apartment no. WR2 1602** having carpet area of **100.34 square meter (1,080.05 square feet)** ("Carpet Area"), on **16 (Sixteenth)** floor in Tower name **WR2 ("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.

8589

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GURTAOTHERSHWETA GUPTA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8589 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 35.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 10 से 12 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 13-09-2024



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

For KRISUMI CORPORATION PVT LTD

Authorized Signatory

WR2-3205

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024/1899



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316539



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Rakesh Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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>

8574  
**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 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. Rakesh Agarwal, (Aadhaar No. 4004 8283 1531) S/o of Dhanpat Agarwal, aged about 47 years, residing at 52, GE Road Telibandha Aishwarya Residency, Telibandha, Raipur, Chhattisgarh, India, 492001, (PAN ACIPA2113N), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:8574

दिनांक:13-09-2024

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

धन संबंधी विवरण		
राशि 3850935 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I1899	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:121223599	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:09:00 PM बजे श्री/श्रीमती /कुमारी

KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAKESH AGARWAL thru DARPAN GUPTAOTHER पुत्र DHANPAT AGARWAL हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 |



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Darpan Gupta (Aadhar No. 907255026444) duly authorized vide Authority Letter dated 13/09/24, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jun 28, 2024 and has been allotted **Apartment no. WR2 3205** having carpet area of **98.34 square meter (1,058.52 square feet)** ("Carpet Area"), on **32 (Thirty-Second) floor** in Tower name **WR2 ("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.

**PR KRISUMI CORPORATION PVT. LTD.**

  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

8574

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTA OTHERRAKESH AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8574 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 31.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 67 से 69 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 13-09-2024



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

उप/सयुंक्त पंजीयन अधिकारी Manesar

उप/सयुंक्त पंजीयन अधिकारी Manesar

WRI-2202

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I1633



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 121315925



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Suresh Shetty

H.No/Floor : 35

Sector/Ward : Na

LandMark : Ranjit singh block asian games

City/Village: Andrewsganj

District : South 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 09 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. Suresh Shetty , (Aadhaar No. 7890 8125 5053) S/o of Narayan Shetty , aged about 76 years, residing at #35,Ranjit Singh Block, Asian Games Village, Andrewsganj, South Delhi,South Delhi,Delhi,India,110049, (PAN ABBPS1631D) , as First Allottee**

For KRISUMI CORPORATION PVT. LTD.

*Shetty*

*W3*

Authorised Signatory

प्रलेख न:8592

दिनांक:13-09-2024

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

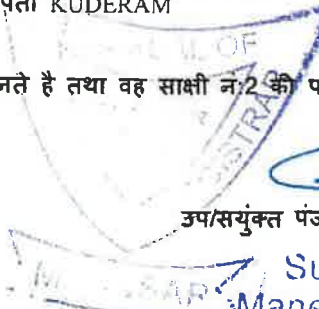
धन संबंधी विवरण	
राशि 5754752 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : GOL202411633	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224813 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:32:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 SURESH SHETTY thru DARPAN GUPTAOTHER पुत्र NARAYAN SHETTY हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।

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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Ranjan Gupta (Aadhar No. 910255626444) duly authorized vide Authority Letter dated 13/09/24, (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:**

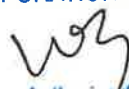
For the purpose of this Agreement, unless the context otherwise requires,-

- (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 21, 2024 and has been allotted **Apartment no. WR1 2202** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **22 (Twenty-Second)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two)** 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**).

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

8592

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD Navdeep Bisla

दावेदार :- thru DARPAN GUPTAOTHERS SURESH SHETTY Darpan Gupta

गवाह 1 :- SURENDER YADAV ADV Surender Yadav

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8592 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 36 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 19 से 21 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 13-09-2024





FOR KRISUMI CORPORATION PVT LTD

Manesar (Gurgaon)

WRI-1203

Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 19/09/2024

Certificate No. G0S2024I3584  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121615885  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 : Ranjan Sharma  
H.No/Floor : 102 Sector/Ward : Na LandMark : Phase 2 zirakpur  
City/Village: Sasnagar District : Mohali State : Punjab  
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>

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24<sup>th</sup> Day of Sep 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. Ranjan Sharma**, (Aadhaar No. 5352 8396 4027) S/o of **Raman Kumar Sharma**, aged about **41** years, residing at **Flat No. 102,, Block-M, Maya Garden, VIP Road, Phase 2, Zirakpur, Sasnagar (Mohali), Punjab-140603,,,,140603, (PAN BL TPS9324Q)**, as First Allottee

For KRISUMI CORPORATION PVT. LTD. For KRISUMI CORPORATION PVT. LTD.

  
Authorized Signatory

  
Authorized Signatory

प्रलेख न:8939

दिनांक:24-09-2024

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

धन संबंधी विवरण		
राशि 5410067 रुपये	स्टाम्प इयूटी की राशि 100 रुपये	
स्टाम्प नं : G0S2024I3584	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224713	पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV GGM Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:55:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RANJAN SHARMA thru RAVI MALIKOTHER पुत्र RAMAN KUMAR SHARMA 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।

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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 24-09-2024 (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jul 23, 2024 and has been allotted **Apartment no. WR1 1203** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **12 (Twelfth)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two)** 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**).

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

8939

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisle*

दावेदार :- thru RAVI MALIKOTHERRANJAN SHARMA

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

*M. Chauhan*  
*S. Sandeep*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8939 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 122.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 91 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 हैं।

दिनांक 24-09-2024

उप/सयुक्त पंजीयन अधिकारी Manesar



*[Signature]*  
Sub-Registrar  
Manesar (Gurgaon)

WRI-3302

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. G0S2024I3555



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121615447



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 : Ranjan Sharma

H.No/Floor : 102

Sector/Ward : Na

LandMark : Phase 2 zirakpur

City/Village: Sas nagar

District : Mohali

State : Punjab

Phone : 97\*\*\*\*\*92

Purpose : BBA



8940

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 29th Day of Sep 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 न:8940

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 5502032 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3555	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224741 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:57:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RANJAN SHARMA thru RAVI MALIKOTHER पुत्र RAMAN KUMAR SHARMA 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



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

**Mr. Ranjan Sharma , (Aadhaar No. 5352 8396 4027) S/o of Raman Kumar Sharma , aged about 41 years, residing at Flat no.-102, Block-M, Maya Garden, VIP Road, Phase-2, Zirakpur, Sas Nagar(Mohali),Mohali,Punjab,India,140603, (PAN BLTPS9324Q ), as First Allottee**

hereinafter called the "Allottee" (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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 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;
- 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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Jun 01, 2024 and has been allotted **Apartment no. WR1 3302** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **33 (Thirty-Third)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two )** 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**).

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8940

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHEERANJAN SHARMA Ravi Malikotherranjan

गवाह 1 :- M K CHAUHAN ADV M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8940 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 123 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 94 से 96 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 24-09-2024



For KRISUMI CORPORATION PVT LTD.

Antionised bsearotluA

WR2-605

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. G0S2024I3362



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121614553



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 : Mukesh Agarwal

H.No/Floor : A216

Sector/Ward : Na

LandMark : New friends colony

City/Village: South delhi

District : South delhi

State : Delhi

Phone : 97\*\*\*\*\*92

Purpose : BBA



8937

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 26<sup>th</sup> Day of Sep. 2024.

**BY AND BETWEEN**

**Authorised Signatory** 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. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) 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. Mukesh Agarwal , (Aadhaar No. 5622 4701 4924) S/o of Late Surender Prakash Agarwal , aged about 66 years, residing at H.No.-A-216, New Friends Colony, South Delhi, South Delhi, Delhi, India, 110025, (PAN AACPA9968M ), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

प्रलेख न:8937

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 3530605 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : GOS2024I3362	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:121223831 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:53:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MUKESH AGARWAL thru RAVI MALIKOTHER पुत्र SURENDER PRAKASH AGARWAL 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



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

FOR KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 24-09-2024 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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted **Apartment no. WR2 605** having carpet area of **98.34 square meter (1,058.52 square feet)** ("Carpet Area"), on **6 (Sixth) floor** in Tower-name **WR2 ("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.

Reg. Year

Book No.

8937

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERMUKESH AGARWAL

गवाह 1 :- M K CHAUHAN ADVY

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8937 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 122.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 85 से 87 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 24-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)



Manesar 2018/2019

NAVDEEP KRISUMI CORPORATION PVT LTD

WRI-2002

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. GOS2024I3320

GRN No. 121614393



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt ltd

H.No/Floor : 11

City/Village : Gurugram

Phone: 80\*\*\*\*\*12

Sector/Ward : 26

District : Gurugram

LandMark : Unit no 2 emaar capital tower 2

State : Haryana

**Buyer / Second Party Detail**

Name : Simi Sarna

H.No/Floor : 7a

City/Village : South city ii

Phone : 97\*\*\*\*\*92

Sector/Ward : 48

District : Gurugram

Others : Rajnish sarna

LandMark : Central park 2 sohna road

State : Haryana



Purpose : BBA



8944

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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26th Day of Sep. 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 नं:8944

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 5836750 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3320	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224579 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 5:09:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Nangul Bishy*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SIMI SARNA thru RAVI MALIKOTHER पत्नी RAJNISH SARNA RAJNISH SARNA thru RAVI MALIKOTHER पुत्र RAJENDRA NATH SARNA हाजिर है । प्रतुल प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता — निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

Mrs. Simi Sarna , (Aadhaar No. 6918 7176 7929) W/o of Rajnish Sarna , aged about 52 years, residing at 7A, Tower C, Belgravia, Central Park-2, Sohna Road, Sector-48, South City-II, Gurgaon, Gurgaon, Haryana, India, 122018, (PAN BLZPS8834F) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Rajnish Sarna	S/o			H.no. 7A, Tower-C, Belgravia, Central Park Resorts, Sector-48, South City-II, Near Subhash Chowk, Gurgaon Gurgaon Haryana India 122018	4998 5867 3795	AGBPS3045C

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 24-07-2024 (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39 dated 08.04.2024;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8944

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERSIMI SARNATHRU RAVI MALIKOTHERRAJNISH SARNA

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8944 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 124 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3249 के पृष्ठ संख्या 4 से 6 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 24-09-2024

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

For KRISUMI CORPORATION PVT. LTD.

Manesar (Gurgaon)

WR 3-1706

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. GOS2024I3402



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121614654



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 : Anu Dey

H.No/Floor : E115

Sector/Ward : Na

LandMark : Na

City/Village: Saket

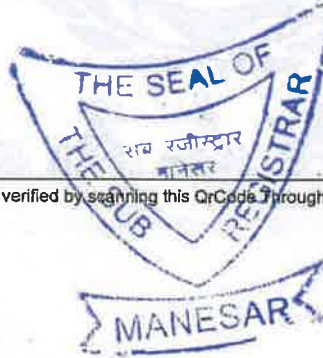
District : South delhi

State : Delhi

Phone : 97\*\*\*\*\*92

Others : Abhishek dey

Purpose : BBA



8942

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 24th Day of Sep 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. Nandeev Bixla (Aadhaar No. 930419083077) 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 न:8942

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 4498580 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3402	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:121741077 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 5:00:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANU DEY thru RAVI MALIKOTHER पत्नी ABHISHEK DEY ABHISHEK DEY thru RAVI MALIKOTHER पुत्र PRALAY DEY 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Mrs. Anu Dey , (Aadhaar No. 4047 8922 2106) W/o of Abhishek Dey , aged about 43 years, residing at E-115, Ground Floor, Saket, Saket South Delhi, South Delhi, Delhi, India, 110017, (PAN AMQP B9944A ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Age	Resident Of	Aadhar No.	PAN No.
Mr. Abhishek Dey	S/o	Pralay Dey	41	E-115, Ground Floor, Saket, Saket South Delhi South Delhi Delhi India 110017	4282 2575 4183	ALFPD3165F

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhaar No. 521018073724) duly authorized vide Authority Letter dated 24-01-2024, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/547/2024/39 dated 08.04.2024;

For KRISUMI CORPORATION  
  
 Authorised Signatory

Reg. No.

Reg. Year

Book No.

8942

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERANU DEY thru RAVI MALIKOTHERABHISHEK

DEY Ravi Malikotheranu De

गवाह 1 :- M K CHAUHAN ADVY M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8942 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 123.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 100 से 102 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 24-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)



Manesar

WR3-1003

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 26/09/2024

Certificate No. G0Z2024191

GRN No. 121834752



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: 93\*\*\*\*\*76



Buyer / Second Party Detail

Name : Talimongla Ao

H.No/Floor : B1/114

Sector/Ward : 108

LandMark : Sobha city

City/Village: Babupur

District : Gurgaon

State : Haryana

Phone : 97\*\*\*\*\*92

Others : Nisha dhankha renu kumari

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 26<sup>th</sup> Day of Sept. 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;**

Talimongla  
N R

Tenn

AND

For KRISUMI CORPORATION PVT. LTD.

WJ  
Authorised Signatory

प्रलेख न:9028

दिनांक:26-09-2024

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

धन संबंधी विवरण	
राशि 3507070 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0Z2024I91	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:121223706 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:33:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी TALIMONGLA AO thru RAVI MALIKOTHER पत्नी NIMESH SHARMA NISHA DHANKHAR thru RAVI MALIKOTHER पत्नी MANINDER SINGH RENU KUMARI thru RAVI MALIKOTHER पत्नी TARUN SHARMA 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

  
Sub Registrar  
Manesar (Gurgaon)



**Mrs. Talimongla Ao** , (Aadhaar No. 5813 3743 2455) W/o of Nimesh Sharma , aged about 34 years, residing at B1-114,11th Floor, Sobha City, Sector 108, Babupur, PO: Daultabad, DIST: Gurgaon, Haryana, 122006,Gurgaon,Haryana,India,122006, (PAN BLDPA1417Q) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Nisha Dhankhar	W/o	Mr. Maninder Singh	37	House no. V 15, Old Nangal, Delhi Cantt West Delhi Delhi India 110010	5802 9976 6894	BFRPD5326K
Mrs. Renu Kumari	W/o	Tarun Sharma	36	A1-042, Tower A1, Sobha City, Sector-108, Daultabad, Gurugram Gurugram Haryana India	6976 4588 4907	AQUPR9921R

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 26-09-2024, (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 5.0951 acres comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39 dated 08.04.2024;

*Talimongla*

*[Signature]*

*[Signature]*

For KRISUMI CORPORATION PVT. LTD.

*[Signature]*  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

9028

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHER TALIMONGLA AOTHru RAVI MALIKOTHER NISHA DHANKHAR thru RAVI MALIKOTHER RENU KUMARI

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9028 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 145 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 55 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 हैं।

दिनांक 26-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

WRI-2502

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 26/09/2024

Certificate No. G0Z2024I52



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121834299



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: 93\*\*\*\*\*76



**Buyer / Second Party Detail**

Name : Nancy Gupta

H.No/Floor : 3950c

Sector/Ward : 23

LandMark : Upper ground floor

City/Village: Choma

District : Gurgaon

State : Haryana

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>



9025

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26<sup>th</sup> Day of Sept. 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. Nancy Gupta , (Aadhaar No. 2183 7563 4989) W/o of Mr. Ankit Jain , aged about 37 years, residing at House No. 3950C, Upper Ground Floor, Near Shakti Mandir, Sector 23, Choma(62), Gurgaon,Gurgaon,Haryana,India,122017, (PAN AKLPG5140N ) , as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

**Authorised Signatory**

N.G

प्रलेख न:9025

दिनांक:26-09-2024

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

धन संबंधी विवरण	
राशि 5647781 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0Z2024I52	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224333 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:29:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

*Navdeep Bishla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी NANCY GUPTA thru RAVI MALIKOTHER पत्नी ANKIT JAIN 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 ADV पिता -- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA 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 26-09-2024 (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted **Apartment no. WR1 2502** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **25 (Twenty-Fifth)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two)** 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**).

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

N.h

Reg. No.

Reg. Year

Book No.

9025

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERNANCY GUPTA

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9025 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 144.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 46 से 48 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 26-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)



WRI 1404

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 26/09/2024

Certificate No. G0Z2024I88

GRN No. 121834615



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor: 11

City/Village: Gurugram

Phone: 93\*\*\*\*\*76

Sector/Ward: 26

District: Gurugram

LandMark: Unit no 2 emaar capital tower 2

State: Haryana

Buyer / Second Party Detail

Name: Harpreet Singh

H.No/Floor: 702

City/Village: Vaishali

Phone: 97\*\*\*\*\*92

Sector/Ward: 4

District: Ghaziabad

Others: Jang bahadur singh sarabjit kaur

LandMark: Gaur heights

State: Uttar pradesh



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>



9026

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26th Day of Sept 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;**

*Harpreet Singh*

AND

*JBSingh Sarah Jitkaur*

For KRISUMI CORPORATION PVT. LTD.

*W3*  
Authorised Signatory

प्रलेख नः9026

दिनांक:26-09-2024

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

धन संबंधी विवरण	
राशि 5434108 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0Z2024I88	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:121224358 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:30:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD.

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी HARPREET SINGH thru RAVI MALIKOTHER पुत्र JANG BAHADUR SINGH JANG BAHADUR SINGH thru RAVI MALIKOTHER पुत्र MELA SINGH SARABJIT KAUR thru RAVI MALIKOTHER पुत्री SWARAN SINGH 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 ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बर्दार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



Sub Registrar  
Manesar (Gurgaon)

Mr. Harpreet Singh , (Aadhaar No. 7007 8450 9993) S/o of Jang Bahadur Singh , aged about 41 years, residing at 702, Gaur Heights, Sec-4, Vaishali, i.e. Sahibabad, Distt. Ghaziabad, Uttar Pradesh, Ghaziabad, Uttar Pradesh, India, 201010, (PAN BKDPS2723L ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Jang Bahadur Singh	S/o	Mela Singh	77	MIG-468, Metro Road, Ward no. 14, Jamalpur Colony, Focal Point, Ludhiana Ludhiana Punjab India 141010	6604 6185 9486	AIZPS6070K
Mrs. Sarabjit Kaur	D/o	Swaran Singh	70	MIG-468, Ward No.-14, Metro Road, Jamalpur Colony, Focal Point, Ludhiana Ludhiana Punjab India 141010	6998 8940 7434	CACPK2960D

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073774) duly authorized vide Authority Letter dated 26-07-2024 (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39 dated 08.04.2024;

*Harpreet Singh* *JBSingh* *Sarabjit Kaur*

For KRISUMI CORPORATION PVT. LTD.

*W3*  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

9026

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD Navdeep Bida

दावेदार :- thru RAVI MALIKOTHERHARPREET SINGH thru RAVI MALIKOTHERJANG BAHADUR SINGH thru RAVI MALIKOTHERSARABJIT KAUR [Signature]

गवाह 1 :- M K CHAUHAN ADV [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9026 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 144.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 49 से 51 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 26-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar



Sub Registrar  
Manesar (Gurgaon)

WR3-1206

Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 26/09/2024

Certificate No. G0Z2024I86

GRN No. 121834528

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: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Shubham Arora  
H.No/Floor : 301 Sector/Ward : 54 LandMark : Plot no 96  
City/Village: Gurgaon District : Gurgaon State : Haryana  
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>

9029

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26<sup>th</sup> Day of Sept, 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. NAUDEEP BISLA (Aadhaar No. 930419083077)** 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. Shubham Arora , (Aadhaar No. 2485 6843 8450) S/o of Mr. Sanjeev Arora , aged about 25 years, residing at House No-301 Sunisshit Co-operative GroupHousing Society ,Plot -No 96,Sec-54,Gurgaon,Haryana,India,122001, (PAN BXRPA0519B ) , as First Allottee**

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:9029

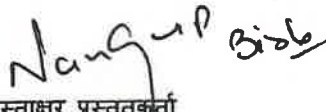
दिनांक:26-09-2024


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

धन संबंधी विवरण	
राशि 4401511 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0Z2024I86	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:121223433 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:34:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM 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 SHUBHAM ARORA thru RAVI MALIKOTHER पुत्र SANJEEV ARORA हाजिर हैं | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता -- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP 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 ।



  
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 26-09-2024, (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 **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, 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 "Waterside Residences" ("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/812/544/2024/39** dated **08.04.2024**;

The Allottee had applied for a residential apartment in the Project vide application dated Jun 01, 2024 and has been allotted Apartment no. **WR3 1206** having carpet area of **115.47 square meter (1,242.91 square feet)** ("Carpet Area"), on **12 (Twelfth)** floor in Tower name **WR3** ("Building") along with exclusive right to use **2(Two)** 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.

Reg. Year

Book No.

9029

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT  
LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERSHUBHAM  
ARORA Ravi Malikother

गवाह 1 :- M K CHAUHAN ADVY M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9029 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 145.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 58 से 60 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 26-09-2024

