

WR2-1005

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2024

Certificate No. G0B2024L1693



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124590294



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Shweta Khurana

H.No/Floor : D23

Sector/Ward : Na

LandMark : Green park market

City/Village: South delhi

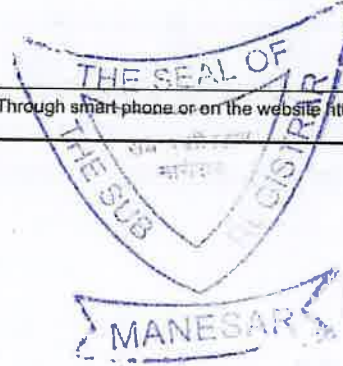
District : South delhi

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>



11458

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Ms. Shweta Khurana, (Aadhaar No. 3857 7060 4678) D/o of Mr. Desh Bandhu Khurana, aged about 51 years, residing at D-23, Third Floor, Green Park(Main), Green Park Market, South Delhi, South Delhi, Delhi, India, 110016, (PAN ALDPK7636C), as First Allottee

Page 1 of 20

Authorised Signatory

प्रलेख नः11458

दिनांक:02-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 3435271 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024L1693 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 EChallan:124596545 पेस्टिंग शुल्क 3 रुपये
रुपये
Drafted By: M K CHAUHAN ADV Service Charge:200

यह प्रलेख आज दिनांक 02-12-2024 दिन सोमवार समय 5:24:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR
EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Namdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

[Signature]
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

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



[Signature]
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

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

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 27, 2024 and has been allotted **Apartment no. WR2 1005** having carpet area of **98.34 square meter (1,058.52 square feet)** ("Carpet Area"), on **10 (Tenth)** 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.

11458

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bida

दावेदार :- thru RAVI MALIKOTHERSHWETA KHURANA Ravi Malikother

गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11458 आज दिनांक 02-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 152.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3543 के पृष्ठ संख्या 17 से 18 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 02-12-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar



Sub Registrar
Manesar (Gurgaon)

WR3-3306

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 02/12/2024

Certificate No. G0B2024L3353



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124617472



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kriusmi Corporation Pvt Ltd

H No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93*****76



Buyer / Second Party Detail

Name : Akanksha Verma

H.No/Floor : P2a/71

Sector/Ward : Na

LandMark : Princeton estate dlf phase 5

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****92

Others : Satish kumar

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>

11456

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 2ND Day of Dec 2024.

BY AND BETWEEN

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

For KRISUMI CORPORATION PVT. LTD.

AND

Authorised Signatory


प्रलेख नः11456

दिनांक:02-12-2024

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

धन संबंधी विवरण		
राशि 4421326 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0B2024L3353	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:124619919	पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV		Service Charge:200


यह प्रलेख आज दिनांक 02-12-2024 दिन सोमवार समय 5:22:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AKANKSHA VERMA thru RAVI MALIKOTHER पुत्री SANJAY VERMA SATISH KUMAR thru RAVI MALIKOTHER पुत्र SHISHU PAL SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।




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

Ms. Akanksha Verma, (Aadhaar No. 6195 0126 5020) D/o of **Sh. Sanjay Verma**, aged about 32 years, residing at **P2A-71, Princeton Estate, DLF Phase V, Gurugram, Gurugram, Haryana, India, 122002, (PAN AVGPV6494E)**, as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Age	Resident Of	Aadhar No.	PAN No.
Mr. Satish Kumar	S/o	Shishu Pal Singh	31	P2A-71, Princeton Estate, DLF Phase 5, Gurugram Gurugram Haryana India 122002	692380483671	CXBPk9140H..

hereinafter called the "Allottee" both represented by **SPA Holder Smt. Anjana Verma** (Aadhar No. 379267902990) dated **28-11-2024** and Authority Holder **Ravi Malik** (Aadhar No. **581018073720**) duly authorized vide Authority Letter dated **2-12-2024** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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**;

For KRISUMI CORPORATION PVT. LTD.

125

Anjana Verma

Reg. No.

Reg. Year

Book No.

11456

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERAKANKSHA VERMA thru RAVI MALIKOTHERSATISH KUMAR Ravi

गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11456 आज दिनांक 02-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 152 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3543 के पृष्ठ संख्या 13 से 14 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 02-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WR1.3402

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/12/2024

Certificate No. G0E2024L1963



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124782017



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Richa Bajaj

H.No/Floor : Kph06

Sector/Ward : 42

LandMark : Central park 1

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****92

Purpose : BBA

115910

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 ^{5th} Day of Dec 2024.

BY AND BETWEEN

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

AND

Ms. Richa Bajaj , (Aadhaar No. 5031 7959 6217) D/o of Mr. Satpal Bajaj , aged about 40 years, residing at K-2, Tower KPH-06, 11th Floor, Central Park-1, Sec-42, Gurugram, Haryana, India, 122001, (PAN AKQPB5754L), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

201

Richa Bajaj

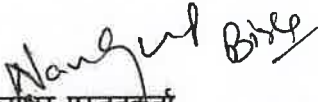
प्रलेख न:11590


दिनांक:05-12-2024

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

धन संबंधी विवरण	
राशि 5699897 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0E2024L1963	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:124782729 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

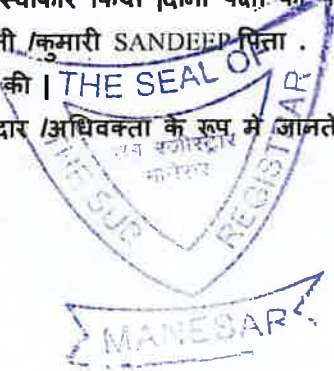
यह प्रलेख आज दिनांक 05-12-2024 दिन गुरुवार समय 3:56:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RICHA BAJAJ thru RAVI MALIKOTHER पुत्री SATPAL BAJAJ हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की ।

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




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

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

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

DEFINITIONS:

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

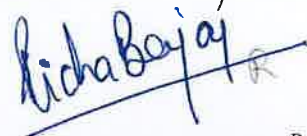
- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc.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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Nov 29, 2024 and has been allotted **Apartment no. WR1 3402** having carpet area of **145.83 square meter (1,569.70 square feet)** ("**Carpet Area**"), on **34 (Thirty-Fourth)** 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


Rishi Bajaj

Reg. No.

Reg. Year

Book No.

11590

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERRICHA BAJAJ Ravi

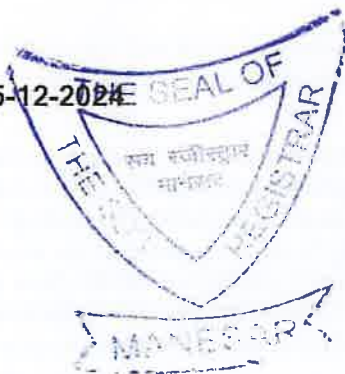
गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11590 आज दिनांक 05-12-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 185.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3546 के पृष्ठ संख्या 79 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 05-12-2024



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

WR 3-1106

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 06/12/2024

Certificate No. GOF2024L1140



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124834051



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kriusmi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phono: 90*****87



Buyer / Second Party Detail

Name : Anubha Sehgal

H.No/Floor : 2701

Sector/Ward : 62

LandMark : Golf course ext road

City/Village: Ulhawas

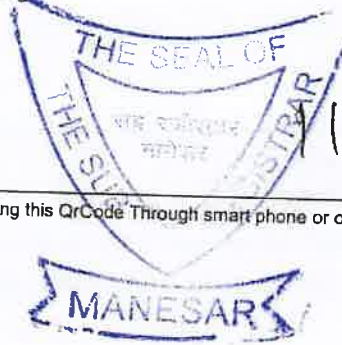
District : Gurugram

State : Haryana

Phone : 97*****92

Others : Vijay sehgal

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 6th Day of Dec 2024.

BY AND BETWEEN

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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

AND

प्रलेख न:11688

दिनांक:06-12-2024

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

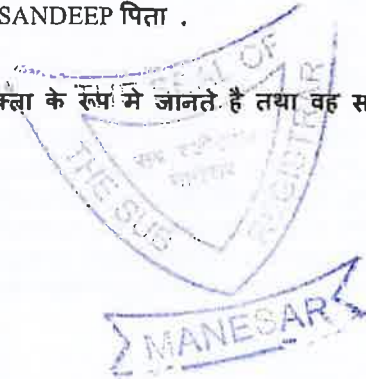
धन संबंधी विवरण	
राशि 4474850 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0F2024L1140	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:124836581 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV,	Service Charge:200

यह प्रलेख आज दिनांक 06-12-2024 दिन शुक्रवार समय 4:23:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bishla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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

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



Navdeep Bishla
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Authorised Signatory

Ms. Anubha Sehgal , (Aadhaar No. 8933 8508 4039) W/o of Vijay Sehgal , aged about 55 years, residing at C 2701, Pioneer Araya, Sector-62, Golf Course Extension Road 1, Ujhawas (83), Gurugram , Haryana, Gurugram, Haryana, India, 122101, (PAN ABDPS3295D) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Vijay Sehgal	S/o	Prem Lal Sehgal	60	C 2701, Pioneer Araya, Sector-62, Golf Course Extension Road 1, Ujhawas (83), Gurugram , Haryana Gurugram Haryana India 122101	6745 9170 3684	BEVPS9294G

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 06-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

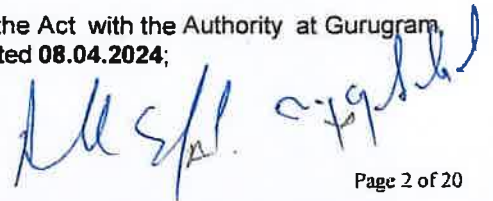
- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments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

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring 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.


Authorized Signatory



Reg. No.

Reg. Year

Book No.

11688

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERANUBHA SEHGAL thru RAVI MALIKOTHERVIJAY SEHGAL

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11688 आज दिनांक 06-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 10 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3549 के पृष्ठ संख्या 56 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 06-12-2024



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

WRI-2402

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 05/12/2024

Certificate No. G0E2024L2038



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124782275



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Neeti Kamra

H.No/Floor : 15a

Sector/Ward : 48

LandMark : Belgravia central park

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 97*****92

Purpose : BBA

11744

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 09 Day of 12 2024.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide authority letter dated - **01:05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART;**

AND

Mrs. Neeti Kamra (Aadhaar No. 7818 1241 4375) W/o of Mr. Arun Kamra, aged about **48** years, residing at **Flat No. 15A, Tower-P, Belgravia Central Park 2 Resorts, Hero Honda Road, Sector-48, Gurgaon, Haryana, India, 122001, (PAN BXSPK8626G)**, as First Allottee

Neeti Kamra

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:11744


दिनांक:09-12-2024

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

धन संबंधी विवरण	
राशि 5366917 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0E2024L2038	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:124916396 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

यह प्रलेख आज दिनांक 09-12-2024 दिन सोमवार समय 3:15:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी NEETI KAMRA पत्नी ARUN KAMRA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की ।

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




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

hereinafter called the "Allottee" sole represented by Authority Holder N. A. (Aadhar No. N. A.) duly authorized vide Authority Letter dated N. A., (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 Nov 29, 2024 and has been allotted **Apartment no. WR1 2402** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **24 (Twenty-Fourth)** 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.

Neeti Kamra

Reg. No.

Reg. Year

Book No.

11744

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- NEETI KAMRA

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11744 आज दिनांक 09-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 24 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3550 के पृष्ठ संख्या 95 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 09-12-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)



WR1-3001

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 11/12/2024

Certificate No. GOK2024L1299



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 125037184



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kriusmi Corporation Private limited
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****87



Buyer / Second Party Detail

Name : Farscape Journeys Llp
H.No/Floor : 315 Sector/Ward : Na LandMark : Okhla industrial area
City/Village: South delhi 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 11 Day of 12 2024.

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख नः11881

दिनांक:11-12-2024

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

धन संबंधी विवरण	
राशि 4498497 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0K2024L1299	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:125040174 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

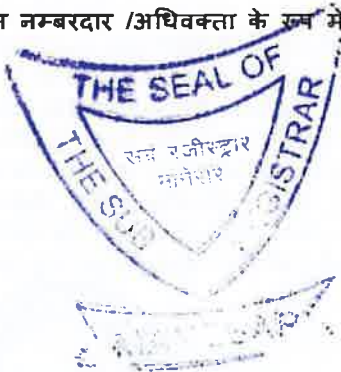
यह प्रलेख आज दिनांक 11-12-2024 दिन बुधवार समय 4:36:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Manesar (Gurgaon)

FARSCAPE JOURNEYS LLP(LLP), a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having registration No. _____ and having its registered office at **Farscape Journeys LLP, B-315, Okhla Industrial Area, South Delhi, South Delhi, Delhi, India - 110020, (PAN No. AAJFF2865M)**, represented by its authorized partner _____, (Aadhaar No. _____) authorized vide resolution dated _____ hereinafter referred to as the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 14-2-2024, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their 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.


Authorized Signatory



Reg. No.

Reg. Year

Book No.

11881

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bisle

दावेदार :- thru RAVI MALIKOTHERFARSCAPE JOURNEYS LLP Ravi

गवाह 1 :- SURENDER [Signature]

गवाह 2 :- SANDEEP [Signature]

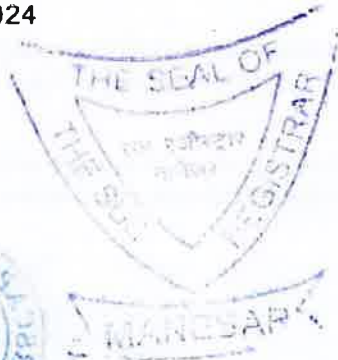
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11881 आज दिनांक 11-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 58.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3555 के पृष्ठ संख्या 8 से 9 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 11-12-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)



WR1-2603

Non Judicial	Indian-Non Judicial Stamp Haryana Government		Date : 12/12/2024
Certificate No. G0L2024L4895		Stamp Duty Paid : ₹ 101 (Rs. Only)	
GRN No. 125110817		Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>			
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			
<u>Buyer / Second Party Detail</u>			
Name : Natasha Mathur	H.No/Floor : A1701	Sector/Ward : 62	LandMark : Golf course ext road
City/Village: Gurugram	District : Gurguram	State : Haryana	
Phone : 97*****92			
Purpose : BBA			

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

MANESAR

11947

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Mrs. Natasha Mathur , (Aadhaar No. 7319 4097 5830) W/o of Mr. Anuj Bajaj , aged about 33 years, residing at A 1701 Pioneer presidia, Golf Course Extn Road, Sec-62, Gurugram,Haryana,India,122005, (PAN BFXPM5418M), as First Allottee For KRISUMI CORPORATION PVT. LTD.

1  Mathur.

प्रलेख न:11947

दिनांक:12-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 5380925 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024L4895 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये EChallan:125111969 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV Service Charge:200

यह प्रलेख आज दिनांक 12-12-2024 दिन गुरुवार समय 4:11:00 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 NATASIA MATHUR thru RAVI MALIKOTHER पत्नी ANUJ BAJAJ हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की। साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।


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

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

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Dec 01, 2024 and has been allotted **Apartment no. WR1 2603** having carpet area of **137.93 square meter (1,484.67 square feet)** ("**Carpet Area**"), on **26 (Twenty-Sixth)** 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


M. Kumar

Reg. No.

Reg. Year

Book No.

11947

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLA OOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIK OOTHER NATASHA MATHUR

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11947 आज दिनांक 12-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 74.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3556 के पृष्ठ संख्या 91 से 95 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-12-2024

उप/सयुक्त पंजीयन अधिकारी Manesar
Manesar (Gurgaon)

WRI-1902

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 13/12/2024

Certificate No. GOM2024L1536



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125149197



Penalty : ₹.0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Ramesh Singh

H.No/Floor : Na

Sector/Ward : Na

LandMark : Janakapur road

City/Village: Manpur

District : Gaya

State : Bihar

Phone : 97*****92

Others : Pushpa singh

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>



12034

AGREEMENT FOR SALE

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

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. NAUDEEP BISLA (Aadhaar No. 9304 A083077)** duly authorized vide authority letter dated - **01.05.2024**, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

AND

प्रलेख न:12034

दिनांक:13-12-2024

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 : G0M2024L1536	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:125143814 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV..	Service Charge:200

यह प्रलेख आज दिनांक 13-12-2024 दिन शुक्रवार समय 4:49:00 PM बजे श्री/श्रीमती /कुमारी Krisumi Corporation PVT LTD thru NAVDEEP BISLAO'THER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
Krisumi Corporation PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RAMESH SINGH thru RAVI MALIKO'THER पुत्र CHANDRA DEV SINGH PUSHPA SINGH thru RAVI MALIKO'THER पत्नी RAMESH SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 13-12-2024



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

Mr. Ramesh Singh , (Aadhaar No. 5500 0887 6185) S/o of Chandra Dev Singh , aged about 67 years, residing at S/o Chander Dev Singh, Janakapur Road, Manpur, Gaya, Bihar,,Delhi,India,823003, (PAN AIIPS6877K), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Age	Resident Of	Aadhar No.	PAN No.
Mrs. Pushpa Singh	W/o	Ramesh Singh	65	W/o Ramesh Singh, Janakpur, Manpur, Gaya Bodh Gaya Bihar India 823003	9933 3213 8236	AYJPS4716L

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 13-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:


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

- "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.


Authorized Signatory





Reg. No.

Reg. Year

Book No.

12034

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER Krisumi Corporation PVT
LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHE RAMESH SINGH thru RAVI MALIKOTHE PUSHPA
SINGH Ravi Malikotherramesh Singh

गवाह 1 :- SURENDER ADV Surender Adv

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12034 आज दिनांक 13-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 96.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3559 के पृष्ठ संख्या 91 से 95 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 13-12-2024

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



WR 3-3902

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/12/2024

Certificate No. GOP2024L1886



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125246071



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

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

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Classic Englon Pvt ltd

H.No/Floor : 3 Sector/Ward : Na

LandMark : Vatika apartment line tank road

City/Village: Chadri District : Ranchi

State : Jharkhand

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 16 Day of 12 2024

BY AND BETWEEN

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

For KRISUMI CORPORATION PVT. LTD. **AND**

Authorized Signatory

For Classic Englon Private Limited

Authorized Signatory

प्रलेख न:12069

दिनांक:16-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 3984549 रुपये
स्टाम्प नं : GOP2024L1886
रजिस्ट्रेशन फीस की राशि 20000 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:125250803
पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV

Service Charge:200


यह प्रलेख आज दिनांक 16-12-2024 दिन सोमवार समय 4:31:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

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




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

M/s Classic Engicon Pvt. Ltd., (CIN _____) a company incorporated under the provisions of the Companies Act, 1956 or 2013, as the case may be, having its registered office situated at **3rd Floor, Vatika Apartment, Line Tank Road, Chadri, Ranchi, Jharkhand, India - 834001, (PAN No. AADCC144P)**, represented by its authorized signatory, Mr./Ms. _____, (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter called the "Allottee" sole represented by Authority Holder **RAVI MALIK** (Aadhaar No. **581018073724**) duly authorized vide Authority Letter dated **16-12-2024**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assignees) 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.

Authorized Signatory

For Classic Engicon Private Limited
Authorized Signatory

Reg. No.

Reg. Year

Book No.

12069

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERCLASSIC ENGICON PVT LTD

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12069 आज दिनांक 16-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 105.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3560 के पृष्ठ संख्या 90 से 91 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 16-12-2024




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


WR3-3105

Non Judicial

 **Indian-Non Judicial Stamp
Haryana Government** 

Date : 19/12/2024

Certificate No. G0S2024L2223  Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125420262  Penalty : ₹ 0
(Rs. Zero Only)


Seller / First Party Detail

Name: Krisumi Corporation Private limited
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****87

Buyer / Second Party Detail

Name : Pankaj Garg
H.No/Floor : 93 Sector/Ward : 9 LandMark : Jamna apartments
City/Village: Rohini District : New 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>



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

BY AND BETWEEN

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

AND

Mr. Pankaj Garg (Aadhaar No. 4390 9433 4254) S/o of **Mr. Ram Kishan Gupta**, aged about 50 years, residing at Flat No. 93, Jamna Apartments, Sec 9, Rohini, Delhi, New Delhi, Delhi, India, 110095, (PAN AHPPG9907J), as First Allottee

(Signature)

प्रलेख न:12349

दिनांक:20-12-2024

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

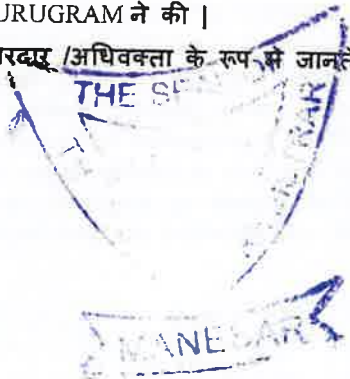
धन संबंधी विवरण	
राशि 3901188 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024L2223	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:125412561 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 20-12-2024 दिन शुक्रवार समय 4:29:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Nandjeet Bixle
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PANKAJ GARG thru RAVI MALIKOTHER पुत्र RAM KISHAN GUPTA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी RAMPURA GURUGRAM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप से जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 58101073724) duly authorized vide Authority Letter dated 20-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

- (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 Dec 05, 2024 and has been allotted **Apartment no. WR3 3105** having carpet area of **98.34 square meter (1,058.52 square feet)** ("Carpet Area"), on **31 (Thirty-First) 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;

Authorized Signatory

Reg. No.

Reg. Year

Book No.

12349

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERPANKAJ GARG

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12349 आज दिनांक 20-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 175.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3568 के पृष्ठ संख्या 80 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-12-2024



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

WRI-1802

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 19/12/2024

Certificate No. GOS2024L2340
GRN No. 125420636



Stamp Duty Paid : ₹ 101
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****87



Buyer / Second Party Detail

Name : Abhay Mehta
H.No/Floor : 101/b Sector/Ward : Na LandMark : Hamilton court
City/Village: Dlf city District : Gurugram State : Haryana
Phone : 97*****92

Purpose : BBA

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



12347

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Mr. Abhay Mehta , (Aadhaar No. 2812 6415 8683) S/o of Mr. Amarjit Mehta , aged about 27 years, residing at 101-B, Hamilton Court, DLF City, Phase-4, Gurugram, Haryana, India,, (PAN DGMPM0452B), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Abhay Mehta

प्रलेख न:12347

दिनांक:20-12-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 5420467 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0S2024L2340

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 30000 रुपये

EChallan:125411891

पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV

Service Charge:200

यह प्रलेख आज दिनांक 20-12-2024 दिन शुक्रवार समय 4:27:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Navdeep Bisla

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

हस्ताक्षर प्रस्तुतकर्ता

KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ABHAY MEHTA thru RAVI MALIKOTHER पुत्र AMARJIT MEHTA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी RAMPURA GURUGRAM ने की।

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

Nav
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 20-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

- (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.

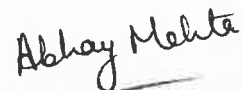
WHEREAS:

- 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 Dec 11, 2024 and has been allotted **Apartment no. WR1 1802** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **18 (Eighteenth)** 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.

12347

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERABHAY MEHTA

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

[Signature]
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12347 आज दिनांक 20-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 174.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3568 के पृष्ठ संख्या 76 से 77 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-12-2024

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

WR1-2902

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 19/12/2024

Certificate No. G0S2024L2161



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125420087



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****87



Buyer / Second Party Detail

Name : Amarjit Mehta

H.No/Floor : 101/b

Sector/Ward : Na

LandMark : Near galleria market

City/Village: Gurgaon

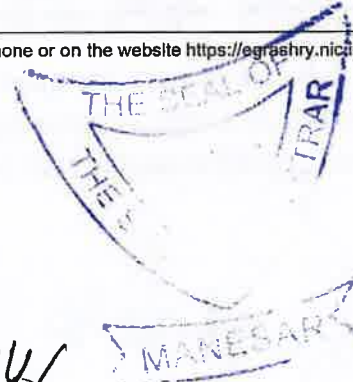
District : Gurgaon

State : Haryana

Phone : 97*****92

Purpose : BBA

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



AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Mr. Amarjit Mehta , (Aadhaar No. 7380 7493 3717) S/o of Mr. Inderjit Mehta , aged about 59 years, residing at C/O S/o Inderjit Mehta 101- B, Hamilton Court , DLF City , Phase 4, Near Galleria Market Gurgaon , DLF - IV Gurgaon Haryana - 122009, Gurgaon, Haryana, India, 122009, (PAN ACEPM4358F) , as First Allottee

Authorised Signatory

me

प्रलेख नः12346

दिनांक:20-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 5434373 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024L2161
स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये
EChallan:125412071
पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV

Service Charge:200

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

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AMARJIT MEHTA thru RAVI MALIKOTHER पुत्र INDERJIT MEHTA हाजिर हैं ।
प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV
GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता .
निवासी RAMPURA GURUGRAM ने की ।

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



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

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018023724) duly authorized vide Authority Letter dated 20-12-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:


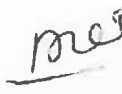
For the purpose of this Agreement, unless the context otherwise requires,

- (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 Dec 11, 2024 and has been allotted **Apartment no. WR1 2902** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **29 (Twenty-Ninth)** 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.

Reg. No.

Reg. Year

Book No.

12346

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE

LIMITED

Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERAMARJIT

MEHTA

Ravi Malikotheramarjit Mehta

गवाह 1 :- SURENDER

Surender

गवाह 2 :- SANDEEP

Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12346 आज दिनांक 20-12-2024 को बही नं 1 जिल्द नं 381 के पृष्ठ नं 174.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3568 के पृष्ठ संख्या 74 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-12-2024



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

WR2-2705

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L61



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757333



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Srishti Toora

H.No/Floor : 608/20

Sector/Ward : Na

LandMark : Rakaia way docklands

City/Village: Melbourne

District : Victoria

State : Australia

Phone : 97*****92

Purpose : BBA



12708

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

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Ms. Srishti Toora , (Aadhaar No.) D/o of Sanjeev Kumar , aged about 25 years, residing at 608/20 Rakaia Way Docklands, Melbourne, Docklands, Victoria, Australia,, (PAN CUBPT2512D), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख नः12708

दिनांक:27-12-2024

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

धन संबंधी विवरण	
राशि 3877616 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L61	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:125615464 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

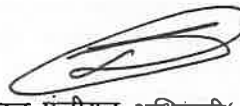
यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:30:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SRISHTI TOORA thru KRITIK MITTALOTHER पुत्री SANJEEV KUMAR हाजिर हैं । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी 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** KRINDER MITTAL
(**Aadhar No.** 435 0936 8876) **duly authorized vide Authority Letter dated** 27/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:


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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 2705** having carpet area of **98.34 square meter (1,058.52 square feet)** ("**Carpet Area**"), on **27 (Twenty-Seventh)** 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.

12708

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERSRISHTI TOORA

Kritik Mittal

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12708 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 65 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 68 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 हैं।

दिनांक 27-12-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

For KRISUMI COPORATION PVT. LTD.

Auth or lead Signatory

WR2-4001

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L84



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125757563



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

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

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Kharti Infrastructure Private limited

H.No/Floor : B5 Sector/Ward : Na

LandMark : Chirag enclave

City/Village: New delhi District : New 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>

12702

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

For Kharti Infrastructure Pvt. Ltd.

Authorized Signatory
Page 1 of 20

प्रलेख नः12702

दिनांक:27-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 12760524 रुपये
स्टाम्प नं : G0272024L84
रजिस्ट्रेशन फीस की राशि 50000 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:123993891
पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:22:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

Navdeep Bishy
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KHARTI INFRASTRUCTURE PVT LTD thru KRITIK MITTALOTHER हाजिर है

| प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA, MANESAR ने की |

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



उप/संयुक्त पंजीयन अधिकारी(Manesar)

Sub Registrar
Manesar (Gurgaon)

M/s Kharti Infrastructure Private Limited, (CIN U70200DL2010PTC198473) a company incorporated under the provisions of the Companies Act, 1956 or 2013, as the case may be, having its registered office situated at **B-5, Chirag Enclave, New Delhi, Delhi, India - 110048, (PAN No. AADCK8503E)**, represented by its authorized signatory, Mr./Ms. _____, (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter called the "Allottee" sole represented by Authority Holder _____ (Aadhaar 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**;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

For Kharti Infrastructure Pvt. Ltd.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

12702

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERKHARTI INFRASTRUCTURE PVT

LTD Kritik Mittal

गवाह 1 :- SURENDER ADV [Signature]

गवाह 2 :- SANDEEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12702 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 63.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 38 से 42 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 27-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WR2-4002

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L87

GRN No. 125757565



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Private limited

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****58



Buyer / Second Party Detail

Name : Kharti Infrastructure Private limited

H.No/Floor : B5

Sector/Ward : Na

LandMark : Chirag enclave

City/Village : New delhi

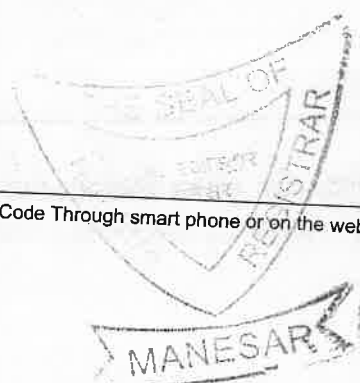
District : New delhi

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 Day of 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.

For Kharti Infrastructure Pvt. Ltd.

Authorised Signatory

Authorised Signatory

प्रलेख न:12701

दिनांक:27-12-2024

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

धन संबंधी विवरण	
राशि 12914874 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024L87	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:125761565 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:20:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

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

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KHARTI INFRASTRUCTURE PVT LTD thru KRITIK MITTALOTHER हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM निवासी RAMPURA, MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।



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

M/s Kharti Infrastructure Private Limited, (CIN U70200DL2010PTC198473) a company incorporated under the provisions of the Companies Act, 1956 or 2013, as the case may be, having its registered office situated at **B-5, Chirag Enclave, New Delhi, Delhi, India - 110048, (PAN No. AADCK8503E)**, represented by its authorized signatory, Mr./Ms. _____ (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter called the "Allottee" " sole represented by Authority Holder Mr. Kavitha Mittal (Aadhaar No. 663509368876) 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**;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

For Kharti Infrastructure Pvt. Ltd.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

12701

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT LTD

Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERKHARTI INFRASTRUCTURE PVT LTD

Kritik Mittal

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12701 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 63.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 33 से 37 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-12-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

WR3-1402

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 27/12/2024

Certificate No. G0272024L1802



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 125779406



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Dinesh Verma

H.No/Floor : B9

Sector/Ward : 54

LandMark : Suncity

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****92

Purpose : BBA



12700

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

AGREEMENT FOR SALE

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

BY AND BETWEEN

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

AND

Mr. Dinesh Verma , (Aadhaar No. 4306 7159 6876) S/o of Shri Tulsi Ram Verma , aged about **54** years, residing at **B-9, GE, Suncity, Sector-54 Gurugram, Haryana, India, 122011, (PAN ADBPV6866F)**, as First Allottee

FOR KRISUMI CORPORATION PRIVATE LIMITED

प्रलेख न:12700

दिनांक:27-12-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण


राशि 4004190 रुपये
स्टाम्प नं : G0272024L1802
रजिस्ट्रेशन फीस की राशि 25000 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:125781931
पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

यह प्रलेख आज दिनांक 27-12-2024 दिन शुक्रवार समय 4:17:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI COPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Navdeep Bishla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI COPORATION PVT LTD


उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)


उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DINESH VERMA पुत्र TULSI RAM VERMA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा सगझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV पिता . निवासी GURUGRAM व श्री/श्रीमती /कुमारी SANDEEEP पिता KUDERAM:

निवासी RAMPURA, MANESAR ने की।

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




उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

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 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 Dec 06, 2024 and has been allotted **Apartment no. WR3 1402** having carpet area of **100.34 square meter (1,080.05 square feet)** ("**Carpet Area**"), on **14 (Fourteenth)** 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; LTD.

For KRISUMI CORPORATION

Reg. No.

Reg. Year

Book No.

12700

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI COPORATION PVT

LTD

दावेदार :- DINESH VERMA

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12700 आज दिनांक 27-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 63 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3584 के पृष्ठ संख्या 28 से 32 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-12-2024

उप/सयुक्त पंजीयन अधिकारी Manesar



NAVDEEP KRISUMI COPORATION PVT LTD

WR3-2706

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 30/12/2024

Certificate No. G0302024L4217

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125905046



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58

**Buyer / Second Party Detail**

Name : Jainendra Kumar

H.No/Floor : 2/56

Sector/Ward : Na

LandMark : Part 1

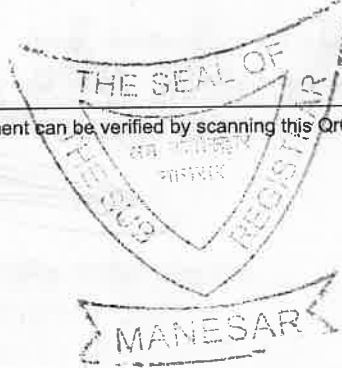
City/Village: Mukand pur

District : North 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>

12894

AGREEMENT FOR SALEThis Agreement for Sale ("Agreement") is executed at Gurugram on this 31 Day of 12 2024.**BY AND BETWEEN**

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

AND

Mr. Jainendra Kumar , (Aadhaar No. 290172556052) of , aged about 39 years, residing at 2/56, Mukund pur , part 1, mukand pur north delhi, North Delhi, Delhi, India, 110084, (PAN AVZPK2457M) , as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख नः12894

दिनांक:31-12-2024

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

धन संबंधी विवरण	
राशि 4520533 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0302024I.4217	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan:125861345 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 31-12-2024 दिन मंगलवार समय 2:54:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

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

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी JAINENDRA KUMAR thru KRITIK MITTALOTHER पुत्र DINESH KUMAR हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA GURUGRAM ने की । साक्षी नं:1 को हम नम्बरदार /अधियक्ता 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** KRITIK MITTAL (**Aadhar No.** 663509368876) **duly authorized vide Authority Letter dated** 3/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Dec 26, 2024 and has been allotted **Apartment no. WR3 2706** having carpet area of **115.47 square meter (1,242.91 square feet)** ("**Carpet Area**"), on **27 (Twenty-Seventh)** 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;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

12894

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bisla

दावेदार :- thru KRITIK MITTALOTHERJAINENDRA KUMAR Kritik Mittal


गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12894 आज दिनांक 31-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 111.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3592 के पृष्ठ संख्या 69 से 70 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 31-12-2024


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



WRI-904

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 30/12/2024

Certificate No. G0302024L4169



GRN No. 125904670



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Tejasvi Kamra

H.No/Floor : 8

Sector/Ward : Na

LandMark : Inder road

City/Village: Dalanwala

District : Dehradun

State : Uttarkhand

Phone : 97*****92

Others : Sadhna kamra

Purpose : BBA

12885

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

31st

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

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Navdeep Bisla

Sadhna Kamra

Navdeep Bisla

Authorised Signatory

प्रलेख न:12885


दिनांक:31-12-2024

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

धन संबंधी विवरण	
राशि 5380352 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G03020241.4169	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:125864210 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

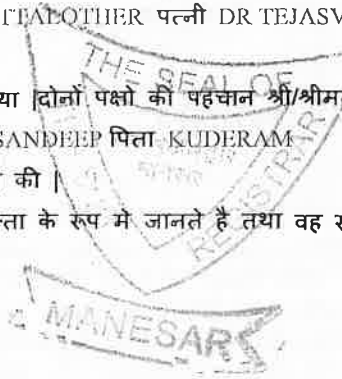
यह प्रलेख आज दिनांक 31-12-2024 दिन मंगलवार समय 2:47:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DR TEJASVI KAMRA thru KRITIK MITTALOTHER पुत्र RAM LAL KAMRA SADHNA KAMRA thru KRITIK MITTALOTHER पत्नी DR TEJASVI KAMRA हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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




Sub Registrar
Manesar (Gurgaon)

Dr. Tejasvi Kamra , (Aadhaar No. 6880 6919 5870) S/o of Dr. Ram Lal Kamra , aged about 70 years, residing at 8 INDER Road , Dalanwala Dehradun,Dehradun,Uttarakhand,India,248001, (PAN AAAPK4529J), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Sadhna Kamra	W/o	Dr. Tejasvi Kamra	67	8 Inder Road Dehradun Uttarakhand Dehradun Uttarakhand India 248001	3631 8730 9458	AJCPK4393D

hereinafter called the "Allottee" sole represented by Authority Holder Kajik Mittal (Aadhar No. 6635 0936 8876) duly authorized vide Authority Letter dated 31/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **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**;

Mans

Sadhna Kamra

For KRISUMI CORPORATION PVT. LTD.

hoy
Authorised Signatory

Reg. No.

Reg. Year

Book No.

12885

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED Navdeep Bist

दावेदार :- thru KRITIK MITTALOTHERDR TEJASVI KAMRATHru KRITIK MITTALOTHERSADHNA KAMRA Kritika Mittal

गवाह 1 :- M K CHAUHAN M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12885 आज दिनांक 31-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 109.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3592 के पृष्ठ संख्या 51 से 52 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 31-12-2024



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

Sub Registrar
Manesar (Gurgaon)

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 30/12/2024

Certificate No. G0302024L4044



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 125903385



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit 2 emaar capital tower 2mg road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name : Renu Oberoi

H.No/Floor : 1503

Sector/Ward : 43

LandMark : Omaxe forest spa

City/Village: Faridabad

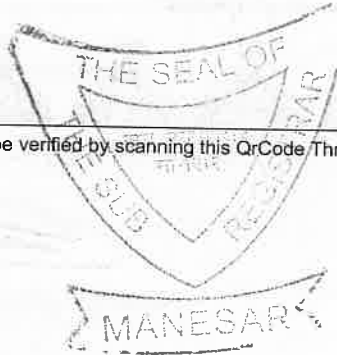
District : Faridabad

State : Haryana

Phone : 97*****92

Others : Saurabh oberoi

Purpose : BBA



12892

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 31 Day of 12 2024.

BY AND BETWEEN

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

Peny

AND

Navdeep Bisla

For KRISUMI CORPORATION PVT. LTD

Navdeep Bisla

Authorised Signatory

प्रलेख नः12892

दिनांक:31-12-2024

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

धन संबंधी विवरण	
राशि 3845205 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0302024I.4044	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:125863732 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 31-12-2024 दिन मंगलवार समय 2:52:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

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

Navdeep Bisla

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी RENU OBEROI thru KRITIK MITTALOTHER पत्नी SAURABH OBEROI SAURABH OBEROI thru KRITIK MITTALOTHER पुत्र ARUN OBEROI हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA GURUGRAM ने की |

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



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

Mrs. Renu Oberoi , (Aadhaar No. 9581 7922 0978) W/o of Mr. Saurabh Oberoi , aged about 40 years, residing at 1503, Barberry Tower, Omaxe Forest Spa, Surajkund Road, Sector 43, Faridabad 121010, Faridabad, Haryana, India, 121010, (PAN BSJPS3221H) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Saurabh Oberoi	S/o	Mr. Arun Oberoi	39	1503, Barberry Tower, Omaxe Forest Spa , Surajkund Road , Sector- 43 , Faridabad 121010 Faridabad Haryana India	9779 4223 2490	AAHPO9270F

hereinafter called the "Allottee" both represented by Authority Holder KRITIK MITTAL (Aadhar No. 6635 0934 8876) duly authorized vide Authority Letter dated 31/12/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring 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;

Authorised Signatory

Reg. No.

Reg. Year

Book No.

12892

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru KRITIK MITTALOTHERRENU OBEROI thru KRITIK MITTALOTHERSAURABH OBEROI

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12892 आज दिनांक 31-12-2024 को बही नं 1 जिल्द नं 382 के पृष्ठ नं 111 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3592 के पृष्ठ संख्या 65 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 31-12-2024



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

NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Authorised Signatory