

Pardeep Infotech

MalkhanNambardar Market, Main IMTChwok, Manesar, Distt. Gurugram (HR.)
Pardeep Yadav Mob: 9818258097, M.K. Chauhan Advocate Mob: 9467787208

Invoice

Invoice Date: 30/11/2024
Invoice No: KCPL/05
Permanent Account no.: ATUPP4810G
GSTIN: 06ATUPP4810G2ZE
GST Payable Under Reverse Charge: NO

Detail of Service Recipient

Krisumi Corporation Private Limited

3rd Floor, Central Plaza Mall

DLF Golf Course Road, Sector 53, Gurgaon-122001

Site Office:Krisumi Sales Lounge, Sector 36A, Gurgaon-122004

Kind Attn: Mr. Nitin Kumar Bhatia (Customer Services Department).

GSTIN - 06AAECV0565A1ZR

Place of Supply: - Haryana

State Code: 06

S. No.	Description	SAC Code	Amount (In Rs.)
1.	Facilitation Charges for Registration of Agreement for Sale(Rs 3,000/- for one agreement) (Total 11 Unit).	99821	Rs. 33,000/-
	TOTAL:		Rs. 33,000/-
	CGST@9%		Rs. 2,970/-
	SGST@9%		Rs. 2,970/-
	Grand Total		Rs. 38,940/-

(Rupees Thirty Eight Thousand Nine Hundred Forty Only)

The appropriate levy of IGST/CGST/SGST has to be paid by recipient of services in compliance of notification no. 13/2017-Central Tax (Rate) & Notification No. 10/2017-Integrated Tax (Rate) both dt 28.06.2017 and issued by Central Government.

Kindly make the payment vide an account payee cheque/draft in favour of PARDEEP INFOTECH or remit the above funds to our below mentioned account: -

Beneficiary Bank Name: Yes Bank Limited, GC 1,2,3,3A, Ground Floor, Commercial Tower A, Raheja Square, IMT Manesar, Gurugram, Haryana - 122050

Beneficiary Bank Account no.: 002663300003926

Beneficiary Bank IFSC Code: YESB0000026

Yours Sincerely
For M/s Pardeep Infotech

For PARDEEP INFOTECH

Pardeep
Proprietor

Pardeep Infotech

MalkhanNambardar Market, Main IMTChwok, Manesar, Distt. Gurugram (HR.)
Pardeep Yadav Mob: 9818258097, M.K. Chauhan Advocate Mob: 9467787208

Sr. No.	Unit No.	Vasika/Date
1.	WS II 1107	10209/06-11-2024
2.	WS II 307	10273/07-11-2024
3.	WS II 1203	10274/07-11-2024
4.	WS II 3609	10388/11-11-2024
5.	WS II 2910	10389/11-11-2024
6.	WS II 201	10698/19-11-2024
7.	WS II 2908	10849/21-11-2024
8.	WS II 508	10852/21-11-2024
9.	WS II 4201	10290/22-11-2024
10.	WS II 2902	11199/27-11-2024
11.	WS II 1901	11405/29-11-2024

For PARDEEP INFOTECH

Pardeep
Proprietor

WS 4 201

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 18/11/2024

Certificate No. GOR2024K4288

GRN No. 123983977



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Kriusmi Corporation Pvt Ltd

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

City/Village : Gurugram District : Gurugram

Phone: 80*****12

LandMark : Unit no 2 emaar capital tower 2

State : Haryana



Buyer / Second Party Detail

Name : Deepika Mehta

H.No/Floor : H103 Sector/Ward : Na

City/Village: Ashok vihar District : New delhi

Phone : 97*****92

Others : Anil mehta

LandMark : Dda flats phase 1

State : Delhi

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 19th Day of Nov. 2024.

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:10698

दिनांक:19-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2322140 रुपये
स्टाम्प नं : G0R2024K4288
रजिस्ट्रेशन फीस की राशि 12500 रुपये
स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:123994055
पेस्टिंग शुल्क 3 रुपये

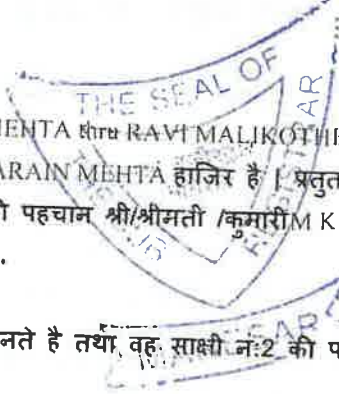
Drafted By: M K CHAUHAN ADV

Service Charge:200

यह प्रलेख आज दिनांक 19-11-2024 दिन मंगलवार समय 2:27:00 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
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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



उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DEEPIKA MENTA thru RAVI MALIKOTHER पत्नी ANIL MEHTA ANIL MEHTA thru RAVI MALIKOTHER पुत्र LAXMI NARAIN MEHTA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . 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
उप/संयुक्त पंजीयन अधिकारी (Manesar)
Sub Registrar
Manesar (Gurgaon)

Ms. Deepika Mehta , (Aadhaar No. 9389 5329 6013) W/o of Anil Mehta , aged about 48 years, residing at H-103, DDA Flats, Phase-1, Ashok Vihar, Delhi, New Delhi, Delhi, India, 110052, (PAN AGUPP1026D), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Anil Mehta	S/o	Laxmi Narain Mehta	49	H-103, DDA Flats Phase-1, Ashok Vihar, Delhi New Delhi Delhi India 110052	2056 2630 4199	AFNPM4489H

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 19-11-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory





Reg. No.

Reg. Year

Book No.

10698

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisle

दावेदार :- thru RAVI MALIKOTHERDEEPIKA MEHTA thru RAVI MALIKOTHERANIL MEHTA

Ravi Mehta

गवाह 1 :- M K CHAUHAN

M K Chauhan

गवाह 2 :- SANDEEP

Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10698 आज दिनांक 19-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 162.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3479 के पृष्ठ संख्या 9 से 10 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 19-11-2024



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

WS II - 2910

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 11/11/2024

Certificate No. G0K2024K888



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 123671673



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93*****76



Buyer / Second Party Detail

Name : Pratima Singh

H.No/Floor : 1797

Sector/Ward : 9

LandMark : Second floor

City/Village : Faridabad

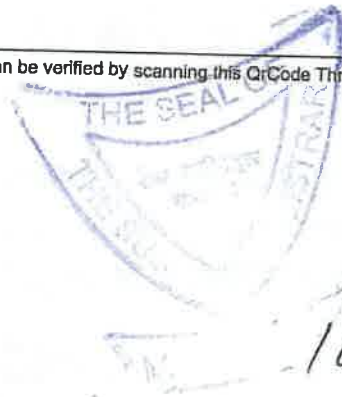
District : Faridabad

State : Haryana

Phone : 97*****92

Purpose : BBA

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



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 11 Day of 11 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. Pratima Singh, (Aadhaar No. 4071 1402 8555) W/o of **Pramode Kumar Singh**, aged about **58** years, residing at H no- **1797, Second Floor, Sector 36A, Faridabad, Haryana, India., (PAN DYNPS1627F)**, as First Allottee

Authorised Signatory

प्रलेख न:10389

दिनांक:11-11-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 1886752 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0K2024K888

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 10000 रुपये

EChallan:123672681

पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 11-11-2024 दिन सोमवार समय 1:14:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास UNIT 2 11TH FLOOR EMAAR
CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

Navdeep Bistha
इस्ताक्षर प्रस्तुतकर्ता

KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PRATIMA SINGH thru RAVI MALIKOTHER पत्नी PRAMODE KUMAR SINGH
हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी
ADV 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)

hereinafter called the "Allottee" sole represented by Authority Holder Ravi Malik Aadhar No 581018073724) duly authorized vide Authority Letter dated 11/11/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted Apartment no. **WS II 2910** having carpet area of **43.79 square meter (471.35 square feet)** ("Carpet Area"), on **29 (Twenty-Ninth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Reg. No.

Reg. Year

Book No.

10389

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD

Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERPRATIMA

SINGH

Ravi Malik

गवाह 1 :- SURENDER YADAV ADV

Surender Yadav

गवाह 2 :- SANDEEP

Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10389 आज दिनांक 11-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 85.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3468 के पृष्ठ संख्या 47 से 48 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-11-2024

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

WS II-3609

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 11/11/2024

Certificate No. GOK2024K835

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 123671189



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93*****76

**Buyer / Second Party Detail**

Name : G Rajiv Krishnan

H.No/Floor : 203

Sector/Ward : 84

LandMark : Tower 6 pivotal deevan

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 97*****92

Others : Meenu

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 11 2024.**BY AND BETWEEN**

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Page 1 of 20

प्रलेख न:10388

दिनांक:11-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2391180 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प नं : G0K2024K835
स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये
EChallan:123672323
पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV

Service Charge:200

यह प्रलेख आज दिनांक 11-11-2024 दिन सोमवार समय 1:13:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास UNIT 2 11TH FLOOR EMAAR
CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar

Manesar (Gurgaon)

Nangul Bishla

प्रस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी G RAJIV KRISHNAN thru RAVI MALIKOTHER पुत्र JANAKI KRISHNAN
MEENU thru RAVI MALIKOTHER पत्नी G RAJIV KRISHNAN हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी
ADV 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)

Mr. G. Rajiv Krishnan , (Aadhaar No. 8332 7672 7311) S/o of Janaki Krishnan , aged about 42 years, residing at FLAT NO. 203, Tower 6, Pivotal Deevan Sector 84 Kherki Daula, ,Gurugram,Haryana,India,122004, (PAN ASLPK3154C), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Meenu	W/o	G Rajiv Krishnan	37	FLAT NO. 203 Tower 6, Pivotal Deevan, Sector 84, Kherki Daula Gurugram Haryana India 122004	6195 5814 4112	ATVPM5864G

hereinafter called the "Allottee" both represented by Authority Holder Ravi Malik (Aadhar No. 5810 1807 3724) duly authorized vide Authority Letter dated 11/11/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

Rajiv

M. SENY

For KRISUMI CORPORATION PVT. LTD.

[Signature]

Authorised Signatory

Reg. No.

Reg. Year

Book No.

10388

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

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

दावेदार :- thru RAVI MALIKOTHERG RAJIV KRISHNAN thru RAVI MALIKOTHERMEENU [Signature]

गवाह 1 :- SURENDER YADAV ADV [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10388 आज दिनांक 11-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 85 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3468 के पृष्ठ संख्या 45 से 46 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 11-11-2024

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

WS II. 1107

Non Judicial

 **Indian-Non Judicial Stamp**
Haryana Government 

Date : 06/11/2024

Certificate No. G0F2024K2230 Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 123480667 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 : Udai Karan Singh
H.No/Floor : 501b Sector/Ward : Na LandMark : Dlf phase 4
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 97*****92 Others : Geeta varma singh

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 06 Day of 11 2024.

BY AND BETWEEN

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

For **KRISUMI CORPORATION PVT. LTD.**


Authorized Signatory

AND





प्रलेख न:10209

दिनांक:06-11-2024

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

धन संबंधी विवरण	
राशि 2026606 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0F2024K2230	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:122659300 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 06-11-2024 दिन बुधवार समय 3:27:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Billa
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PVT LTD



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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी UDALKARAN SINGH thru RAVI MALIKOTHER पुत्र HARDAYAL SINGH GEETA VARMA SINGH thru RAVI MALIKOTHER पत्नी HARDAYAL SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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

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 ।

Navdeep
Sub Registrar
KRISUMI CORPORATION PVT LTD
Authorized Signatory

Mr. Udai Karan Singh , (Aadhaar No. 9754 2222 1815) S/o of Hardayal Singh , aged about 32 years, residing at Flat No.501 B, Hamilton Court, DLF Phase 4, Gurugram, Gurugram, Haryana, India, 122009, (PAN CTYPS2941D)_s as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Geeta Varma Singh	W/o	Hardayal Singh	73	Flat No.501 B, Hamilton Court, DLF Phase 4, Gurugram Gurugram Haryana India 122009	4647 1845 9099	AAWPS8449K

hereinafter called the "Allottee" both represented by **Authority Holder** RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide **Authority Letter** dated 6-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

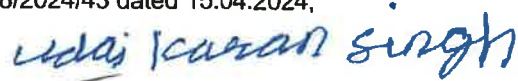

- "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including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

WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

10209

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERUDAI KARAN SINGH thru RAVI MALIKOTHERGEETA VARMA SINGH

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10209 आज दिनांक 06-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 40.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3429 के पृष्ठ संख्या 71 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 06-11-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)

FOR KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

WS-307

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 07/11/2024

Certificate No. G0G2024K1420



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 123531060



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93*****76



Buyer / Second Party Detail

Name : Karan Swarup

H.No/Floor : 316

Sector/Ward : Na

LandMark : New mandi muzaffar nagar

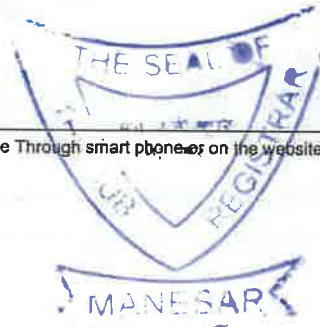
City/Village: Patel nagar

District : Muzaffarnagar

State : Uttar pradesh

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>

10273

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 07 Day of 11 2024.

BY AND BETWEEN

KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. 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. karan swarup , (Aadhaar No. 4895 6723 3280) S/o of Mr. Gaurav Swarup , aged about 33 years, residing at 316, Patel Nagar, New Mandi, Muzaffarnagar, Muzaffarnagar, Uttar Pradesh, India, 251002, (PAN CUXPS5828P), as First Allottee

Karan Swarup

प्रलेख नः10273

दिनांक:07-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2006055 रुपये
स्टाम्प नं : G0G2024K1420
रजिस्ट्रेशन फीस की राशि 12500 रुपये
Drafted By: SURENDER YADAV ADV

स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:122660391
पेस्टिंग शुल्क 3 रुपये
Service Charge:200

यह प्रलेख आज दिनांक 07-11-2024 दिन गुरुवार समय 4:44:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KARAN SWARUP thru RAVI MALIKOTHER पुत्र GAURAV SWARUP 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 GGM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GGM ने की | साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुक्त पंजीयन अधिकारी (Manesar)

COMPARTMENT

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 7-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted Apartment no. **WS II 307** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **3 (Third)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory

प्रलेख न:10273

दिनांक:07-11-2024

डीड संबंधी विवरण

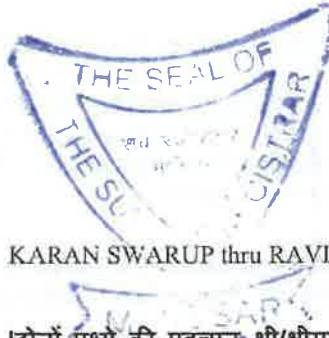
डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2006055 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0G2024K1420 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:122660391 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 07-11-2024 दिन गुरुवार समय 4:44:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत
किया गया |

Navdeep Bisle
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PVT LTD



Nav
उप/संयुक्त पंजीयन अधिकारी (Manesar)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KARAN SWARUP thru RAVI MALIKOTHER पुत्र GAURAV SWARUP 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 GGM
व श्री/श्रीमती /कुमारी SANDEEP पिता .
निवासी GGM ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |

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

WS II-1203

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 07/11/2024

Certificate No. G0G2024K1397

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 123530684



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 93*****76

**Buyer / Second Party Detail**

Name : Kartik Swarup

H.No/Floor : 316

Sector/Ward : Na

LandMark : New mandi muzaffar nagar

City/Village: Patel nagar

District : Muzaffamagar

State : Uttar pradesh

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>

10274

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 07 Day of 11 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. Kartik Swarup , (Aadhaar No. 2614 1571 7131) S/o of Mr. Gaurav Swarup , aged about 29 years, residing at 316, Patel Nagar, New Mandi, Muzaffar Nagar City, ,Muzaffarnagar,Uttar Pradesh,India,251002, (PAN FSQPS9104G), as First Allottee

प्रलेख नः10274

दिनांक:07-11-2024

डीड संबंधी विवरण

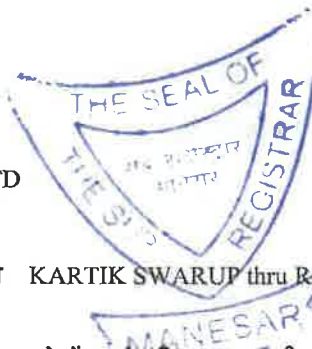
डीड का नाम AGREEMENT
तहसील/सब-तहसील Manesar
गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2016580 रुपये
स्टाम्प नं : G0G2024K1397
राजिस्ट्रेशन फीस की राशि 12500 रुपये
स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प की राशि 101 रुपये
EChallan:123534442
पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV
Service Charge:200

यह प्रलेख आज दिनांक 07-11-2024 दिन गुरुवार समय 4:45:00 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



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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KARTIK SWARUP thru RAVI MALIKOTHER पुत्र GAURAV SWARUP 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 GGM व श्री/श्रीमती /कुमारी पिता निवासी ने की।

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

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

Digitally signed by Navdeep Bisla

Digitally signed by KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 7-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

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

The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted Apartment no. **WS II 1203** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **12 (Twelfth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Reg. No.

Reg. Year

Book No.

10274

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERKARTIK SWARUP

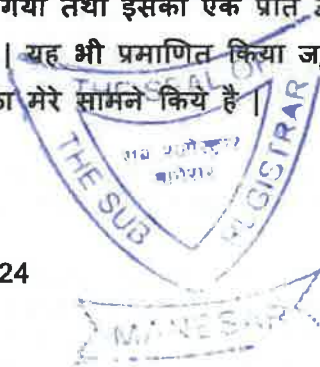
गवाह 1 :- SURENDER ADV..

गवाह 2 :-

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10274 आज दिनांक 07-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 56.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3456 के पृष्ठ संख्या 1 से 50 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 07-11-2024



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

Yolengiz basardua

FOR KRISUMI CORPORATION PVT LTD

W S II - 2908

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 20/11/2024

Certificate No. GOT2024K4427
GRN No. 124085273



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: 80*****12



Buyer / Second Party Detail

Name : Priyanka Verma
H.No/Floor : 802 Sector/Ward : 72 LandMark : Tata primanti
City/Village: Gurugram District : Gurugram State : Haryana
Phone : 97*****92 Others : Gaurav arora

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>



10849

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 21st Day of Nov 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

Priyanka Verma

प्रलेख न:10849

दिनांक:21-11-2024

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

धन संबंधी विवरण	
राशि 2091557 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0T2024K4427	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:124097974 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 21-11-2024 दिन गुरुवार समय 2:08:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR BMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Nand Lal Bishle
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PRIYANKA VERMA thru RAVI MALIKOTHER पत्नी GAURAV ARORA GAURAV ARORA thru RAVI MALIKOTHER पुत्र RAMESH ARORA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . 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)

Mrs. Priyanka Verma, (Aadhaar No. 7445 6085 1545) W/o of **Gaurav Arora**, aged about 37 years, residing at **Tower - 4, Flat No. 802, Tata Primanti, Sector 72, Gurgaon, Haryana, India, 122001, (PAN AHDPV4240P)**, as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Gaurav Arora	S/o	Ramesh Arora	37	Tower 4, Flat No. 802 Tata Primanti Sector 72 , Gurgaon Haryana India 122001	4804 9663 4894	AOQPA0659B

hereinafter called the "Allottee" both represented by **Authority Holder RAVI MALIK** (Aadhaar No. 581019073725) duly authorized vide **Authority Letter dated 21-11-2024**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

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

DEFINITIONS:

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

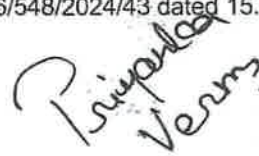
- "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including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

WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory


Priyanka Verma


Ravi Malik

Reg. No.

Reg. Year

Book No.

10849

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERPRIYANKA VERMA thru RAVI MALIKOTHERGAURAV ARORA

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10849 आज दिनांक 21-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 0.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3488 के पृष्ठ संख्या 92 से 93 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 21-11-2024



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

WS II - 508

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 21/11/2024

Certificate No. G0U2024K1178



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124111162



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 : Vidhu Pal

H.No/Floor : 15

Sector/Ward : 50

LandMark : South city 2 near narayana school

City/Village : Gurugram

District : Gurgaon

State : Haryana

Phone : 97*****92

Others : Vibhu pal

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>

10852

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 21st Day of Nov 2024.

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Navdeep Bisla
Navdeep Bisla

प्रलेख न:10852

दिनांक:21-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2091260 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0U2024K1178 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:124111614 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV Service Charge:200

यह प्रलेख आज दिनांक 21-11-2024 दिन गुरुवार समय 2:10:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR
EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Navdeep Bisla
हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VIDHU PAL thru RAVI MALIKOTHER पत्नी DR VIBHU PAL DR VIBHU PAL
thru RAVI MALIKOTHER पुत्र RADHESH CHANDER PAL हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN पिता . निवासी ADV
GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता CHOTE LAL
निवासी ADV GURUGRAM ने की।

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

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

Mrs. Vidhu Pal , (Aadhaar No. 2726 7434 9350) W/o of Dr. Vibhu Pal , aged about 50 years, residing at F-15, Ground Floor, Sector-50, South City 2, Near Narayana School, Gurugram, Gurgaon, Haryana, India, 122018, (PAN AKWPP9154G) , as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Dr. Vibhu Pal	S/o	Sh. Radhesh Chander Pal	53	F-15, Ground Floor, Sector-50, South City-2, Near Narayana School, Gurugram Gurugram Haryana India 122018	8801 9450 9212	ABRPP1576A..

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 21-11-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

10852

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Bisle

दावेदार :- thru RAVI MALIKOTHERVIDHU PAL thru RAVI MALIKOTHERDR VIBHU PAL

Ravi

गवाह 1 :- M K CHAUHAN

M K Chauhan

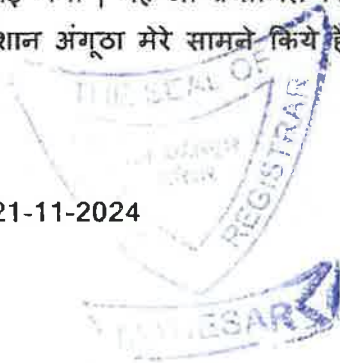
गवाह 2 :- SANDEEP

Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10852 आज दिनांक 21-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 1 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3488 के पृष्ठ संख्या 98 से 99 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 21-11-2024



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

WSII-4201

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/11/2024

Certificate No. GOV2024K1151



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124167548



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 : Jai Singh

H.No/Floor : M/13

Sector/Ward : Na

LandMark : South city 1

City/Village: Gurgaon

District : Gurgaon

State : Haryana

Phone : 97*****92

Purpose : BBA



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

10990

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 22 Day of 11 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. Jai Singh , (Aadhaar No. 3221 1899 9952) S/o of Ram Pratap , aged about 61 years, residing at House No. M-13, SF, South City-1, Gurgaon, Haryana, India, 122002, (PAN ABOPS3941H*), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:10990

दिनांक:22-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2333749 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0V2024K1151 स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:124170538 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV Service Charge:200

यह प्रलेख आज दिनांक 22-11-2024 दिन शुक्रवार समय 5:13:00 PM बजे श्री/श्रीमती /कुमारी
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया
गया ।

हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी JAI SINGH thru RAVI MALIKOTHER पुत्र RAM PRATAP हाजिर है । प्रतुत प्रलेख
के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता . निवासी
GGM व श्री/श्रीमती /कुमारी SANDEEP पिता .
निवासी GGM ने की ।

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



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

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 22-11-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Nov 19, 2024 and has been allotted Apartment no. **WS II 4201** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **42 (Forty-Second)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory



Reg. No.

Reg. Year

Book No.

10990

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERJAI SINGH

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10990 आज दिनांक 22-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 35.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3498 के पृष्ठ संख्या 51 से 100 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 22-11-2024



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

WS II-2902

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/11/2024

Certificate No. G0272024K2261



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124354348



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation PvtLtd

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 : Preeti Rastogi

H.No/Floor : G77

Sector/Ward : Na

LandMark : Na

City/Village: Shastri nagar

District : Meerut

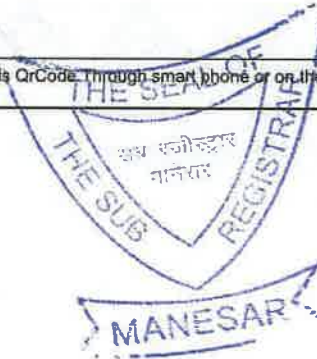
State : Uttar pradesh

Phone : 97*****92

Others : Alok rastogi

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>



11199

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 11 2024.

BY AND BETWEEN

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

AND

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख नः11199

दिनांकः27-11-2024

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

धन संबंधी विवरण	
राशि 2091260 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024K2261	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:124357422 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-11-2024 दिन बुधवार समय 3:41:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLA OTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
KRISUMI CORPORATION PRIVATE LIMITED


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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PREETI RASTOGI thru .OTHER पुत्री VIKRAM SINGH BENIWAL ALOK RASTOGI thru DARPAN GUPTA OTHER पुत्र SURENDRA VIR RASTOGI 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)

Ms. Preeti Rastogi , (Aadhaar No. 4762 8307 5290) D/o of Vikram Singh Beniwal , aged about 56 years, residing at G,77 Shastri Nagar, Meerut ,Meerut,Uttar Pradesh,India,250004, (PAN ABWPR2428Q), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Alok Rastogi	S/o	Surendra Vir Rastogi	57	G,77 Shastri Nagar G Block Meerut Uttar Pradesh India 250004	8893 1842 4341	ABXPR4352G

hereinafter called the "Allottee" both represented by Authority Holder Darshan Gupta (Aadhaar No. 90225526444) duly authorized vide Authority Letter dated 27/11/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

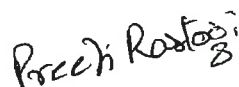
- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments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

WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory





Reg. No.

Reg. Year

Book No.

11199

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

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

दावेदार :- thru .OTNERPREETI RASTOGI thru DARPAN GUPTAOTHERALOK RASTOGI Rastogi

गवाह 1 :- SURENDER Surender

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11199 आज दिनांक 27-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 87.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3522 के पृष्ठ संख्या 42 से 43 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 27-11-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Gurgaon)



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/11/2024

Certificate No. G0292024K3451



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124479710



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 : Bikram Singh

H.No/Floor : D620

Sector/Ward : Na

LandMark : Gali no 13

City/Village: Govindpuram

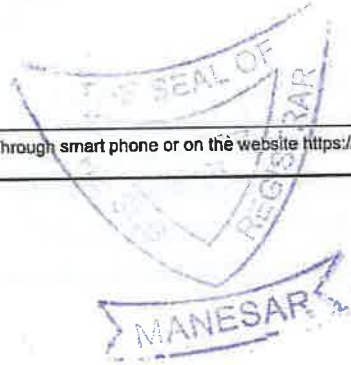
District : Ghaziabad

State : Uttar pradesh

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>



11405

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 29 Day of 11 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. **BIKRAM SINGH**, (Aadhaar No. 7665 0122 8805) S/o of **DHARAM PAL SINGH**, aged about 64 years, residing at **HOUSE NO-D-620, GALI NO-13, NEAR P.A.C-47, VAHINI, GOVINDPURAM, GHAZIABAD, Ghaziabad, Uttar Pradesh, India, 201013, (PAN ATSPS8577R)**, as First Allottee

B. Shaljan

Authorised Signatory

प्रलेख नः11405

दिनांक:29-11-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2402900 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0292024K3451

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 12500 रुपये

EChallan:124481623

पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER ADV

Service Charge:200

यह प्रलेख आज दिनांक 29-11-2024 दिन शुक्रवार समय 5:05:00 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 BIKRAM SINGH thru RAVI MALIKOTHER पुत्र DHARAM PAL SINGH 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 ADV GURUGRAM ने की।

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



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Manesar (Gurgaon)

Sub Registrar
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder Ravi Malik (Aadhar No. 511018073724) duly authorized vide Authority Letter dated 29/11/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

DEFINITIONS:

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

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

WHEREAS:

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

The Allottee had applied for a residential apartment in the Project vide application dated Nov 19, 2024 and has been allotted **Apartment no. WS II 1901** having carpet area of **54.51 square meter (586.74 square feet)** ("**Carpet Area**"), on **19 (Nineteenth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Reg. No.

Reg. Year

Book No.

11405

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

Navdeep Birla

दावेदार :- thru RAVI MALIKOTHERBIKRAM SINGH

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

[Signature]
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11405 आज दिनांक 29-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 139.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3541 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 29-11-2024

[Signature]
उप/सयुक्त पंजीयन अधिकारी Manesar



Sub Registrar
Manesar (Surgeon)

NAVDEEP KRISUMI CORPORATION PRIVATE LIMITED