

WSII-3909

Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 02/09/2024

Certificate No. G0B20241127

GRN No. 120854449

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

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

**Buyer / Second Party Detail**

Name : Susheela Sharma  
H.No/Floor : E583 Sector/Ward : Na LandMark : 3rd floor  
City/Village : Greaterkailash District : Delhi State : Delhi  
Phone : 97\*\*\*\*\*92

Purpose : BBA

THE SEAL OF  
THE SUB-REGISTRAR  
राज रजिस्ट्रार  
मानेसर  
MANESAR



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

7960

**AGREEMENT FOR SALE**

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

**BY AND BETWEEN**

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

**AND**

Ms. Susheela Sharma , (Aadhaar No. 8132 6645 4453) D/o of Mr. Mool Chand , aged about 67 years, residing at E-583, 3RD FLOOR, GREATER KAILASH-2, Delhi, Delhi, India, 110048, (PAN BZXPS3923B ), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

सुशीला शर्मा

प्रलेख न:7960

दिनांक:02-09-2024

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

धन संबंधी विवरण	
राशि 2330133 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024I127	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120582024 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURJENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2024 दिन सोमवार समय 4:35:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLA OTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SUSHEELA SHARMA thru VIPUL RAJOTHER पुत्री MOOL CHAND हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURJENDER YADAV ADV पिता . निवासी GGM व श्री/श्रीमती /कुमारी SANDHEEP पिता . निवासी GGM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
Sub Registrar  
Manesar (Gurgaon)  
MANESAR  
FOR KRISUMI CORPORATION PVT. LTD.

hereinafter called the "Allottee" sole represented by Authority Holder VIPUL RAJ  
(Aadhar No. 598541020510) duly authorized vide Authority Letter dated 02/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 May 31, 2024 and has been allotted Apartment no. **WS II 3909** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **39 (Thirty-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:

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

7960

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru VIPUL RAJOTHERSUSHEELA SHARMA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7960 आज दिनांक 02-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 78 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3213 के पृष्ठ संख्या 1 से 4 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

WSI-1407

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government

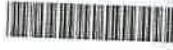


Date : 02/09/2024

Certificate No. G0B20241141



GRN No. 120854519



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



Buyer / Second Party Detail

Name : Ajay Sajwan Huf

H.No/Floor : Sy/b/10/01

Sector/Ward : 60

LandMark : Tower b

City/Village: Ireo skyon

District : Gurugram

State : Haryana

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

Purpose : BBA

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



7961

AGREEMENT FOR SALE

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

**BY AND BETWEEN**

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

**AND**

**Ajay Sajwan HUF**, having its place of business / residence **SY-B-10-01, Ireo Skyon, 10th Floor, Tower-B, Sector-60, Gurugram, Gurugram, Haryana, India, 122003, (PAN AAWHA3214N)**, represented by Mr. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_ **AYAJ SAJWAN (HUF)**), aged about \_\_\_\_\_ years signing for self and as the **Karta** of the HUF,

*(Signature)*  
Karta

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:7961

दिनांक:02-09-2024

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

धन संबंधी विवरण	
राशि 2016545 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024I14I	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120582013 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2024 दिन सोमवार समय 4:37:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDIEP BISLAOTHIER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

*[Signature]*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AJAY SAJWAN HUF thru VIPUL RAJOTHIER हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी GGM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GGM ने की | साक्षी नं:1 को हम नम्बरदार /अधिष्ठाता के रूप में ज्ञात है तथा वह साक्षी नं:2 की पहचान करता है |



*[Signature]*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Digitized by Navdeep Bisla

DTI TPN NOTARISATION PVT LTD  
For KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder VIPUL RAJ (Aadhar No. 298541020570) duly authorized vide Authority Letter dated 02/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jul 31, 2024 and has been allotted Apartment no. **WS II 1407** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **14 (Fourteenth)** 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.

7961

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru VIPUL RAJOTHERAJAY SAJWAN HUF

गवाह 1 :- SURENDER YADAV/ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7961 आज दिनांक 02-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 78.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3213 के पृष्ठ संख्या 5 से 8 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-09-2024



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

पंजीयन अधिकारी

DTI, TVP NOTARISATION PVT. LTD.  
FOR KRISUMI CORPORATION PVT. LTD.

WS II - 1003

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 02/09/2024

Certificate No. G0B20241137

GRN No. 120854481



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Vinod Kumar Mahajan

H.No/Floor : 7301

Sector/Ward : B

LandMark : Pocket 10

City/Village: Vasant kunj

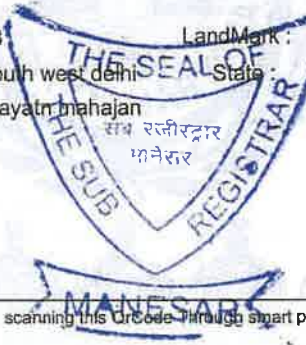
District : South west delhi

State : Delhi

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

Others : Prayatin mahajan

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>

7962

**AGREEMENT FOR SALE**

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

**BY AND BETWEEN**

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

**AND**

For KRISUMI CORPORATION PVT. LTD.

*Navdeep Bisla*

Authorised Signatory

*Navdeep Bisla*

*Prayatin Mahajan*

प्रलेख न:7962

दिनांक:02-09-2024

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

धन संबंधी विवरण	
राशि 2006021 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0B2024I137	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120582036 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 02-09-2024 दिन सोमवार समय 4:38:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLA OTHIER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/संयुक्त पंजीयन अधिकारी (Manesar)

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VINOD KUMAR MAHAJAN thru VIPUL RAJOTHIER पुत्र KANS RAJ MAHAJAN PRAYATN MAHAJAN thru VIPUL RAJOTHIER पुत्र VINOD MAHAJAN हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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

निवासी GGM ने की |

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



  
Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT LTD

विद्यमान 02-09-2024

Mr. Vinod Kumar Mahajan , (Aadhaar No. 8079 5652 6544) S/o of Late Shri Kans Raj Mahajan , aged about 61 years, residing at Flat no. 7301, Sector-B, Pocket-10, Vasant Kunj, South West Delhi, New Delhi, Delhi, India, 110070, (PAN \*AAGPM0883R ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Prayatin Mahajan	S/o	Mr. Vinod Mahajan	32	House no. 7301, B-10, Vasant Kunj North Delhi Delhi India 110070	6083 9354 7590	BIIPM1876P

hereinafter called the "Allottee" both represented by Authority Holder Vipul Raj (Aadhar No. 298541020510) duly authorized vide Authority Letter dated 02/09/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

- "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.

*W3*  
Authorized Signatory

*Indalajay*

*Prayatin*

Reg. No.

Reg. Year

Book No.

7962

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru VIPUL RAJOTHERVINOD KUMAR MAHAJAN thru VIPUL RAJOTHERPRAYATN MAHAJAN

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7962 आज दिनांक 02-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 78.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3213 के पृष्ठ संख्या 9 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-09-2024



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

For KRISUMI CORPORATION PVT. LTD.  
Authorised Signatory

WS II 4107

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 03/09/2024

Certificate No. GOC2024I3123



Stamp Duty Paid : ₹ 101

GRN No. 120952101



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 : Pooja Dhingra

H.No/Floor : 4

Sector/Ward : Na

LandMark : Ashok crescent marg dlf phase 1

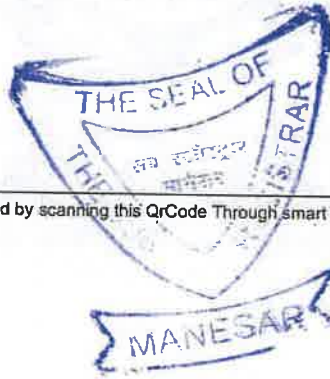
City/Village: Sikanderpur gh

District : Gurugram

State : Haryana

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

Purpose : BBA



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

*Joy*

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 03 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mrs. Pooja Dhingra , (Aadhaar No. 8566 7064 3732) W/o of Amit Dhingra , aged about 43 years, residing at HNo-4, Ashok Crescent Marg, DLF Phase-1, Sikanderpur Ghosi, Gurgaon, Haryana, India, 122002, (PAN AJNPB6660K. ), as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

*Woj*  
**Authorised Signatory**

प्रलेख न:8048


दिनांक:03-09-2024


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

धन संबंधी विवरण		
राशि 2048119 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0C2024I3123	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120582053	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV		Service Charge:200

यह प्रलेख आज दिनांक 03-09-2024 दिन मंगलवार समय 4:19:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDIEP BISLAOTHIER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

**Sub Registrar  
Manesar (Gurgaon)**

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी POOJA DIINGRA thru RAVI MALIKOTHIER पत्नी AMIT DIINGRA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता . निवासी GGM व श्री/श्रीमती /कुमारी SANDIEP 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)**



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

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 30, 2024 and has been allotted **Apartment no. WS II 4107** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **41 (Forty-First)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

8048

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisle*

दावेदार :- thru RAV MALIKOTHERPOOJA DHINGRA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8048 आज दिनांक 03-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 100 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3216 के पृष्ठ संख्या 32 से 35 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-09-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

WSII-303

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 04/09/2024

Certificate No. GOD20241124



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 120974794



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 : Jyotika Dhawan

H.No/Floor : H156

Sector/Ward : Na

LandMark : Na

City/Village: Sarita vihar

District : New delhi

State : Delhi

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

Purpose : BBA

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



8170

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 05 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mrs. Jyotika Dhawan** , (Aadhaar No. 7128 9440 9543) W/o of **Mr. Nitin Dhawan** , aged about 48 years, residing at **H-156, Sarita Vihar, New Delhi, Delhi, India, 110076, (PAN AFNPD0273L)** , as First Allottee

For **KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

प्रलेख नः:8170

दिनांक:05-09-2024

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

धन संबंधी विवरण	
राशि 1881062 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0D2024I124	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:120996032 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 05-09-2024 दिन गुरुवार समय 3:35:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

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



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

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073224) duly authorized vide Authority Letter dated 05-09-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jun 17, 2024 and has been allotted Apartment no. **WS II 303** 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.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8170

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisla*

दावेदार :- thru RAVI MALIKOTHERJYOTIKA DHAWAN

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

*[Signature]*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8170 आज दिनांक 05-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 130.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3221 के पृष्ठ संख्या 5 से 8 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 05-09-2024



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

WS II - 3702

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 05/09/2024

Certificate No. G0E202412487



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121049063



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 : Charu Setia

H.No/Floor : 1581p

Sector/Ward : 46

LandMark : 1st floor huda

City/Village : Gurugram

District : Gurugram

State : Haryana

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

Others : Deepak setia

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 05 Day of 09 2024.

BY AND BETWEEN

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

For **KRISUMI CORPORATION PVT. LTD.**

AND

Authorized Signatory

*Navdeep Bisla*

*Charu Setia*

प्रलेख नः8169

दिनांक:05-09-2024

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

धन संबंधी विवरण	
राशि 2061486 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0E2024I2487	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120582070 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 05-09-2024 दिन गुरुवार समय 3:30:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisle*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

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

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

For KRISUMI CORPORATION PVT. LTD.

Antitragi2 beasnetiaA

Mrs. Charu Setia , (Aadhaar No. 9975 8282 5159) W/o of Deepak Setia , aged about 35 years, residing at 1581P, 1st Floor HUDA Sector 46, Near Huda Market, Gurgaon,Gurgaon,Haryana,India,122001, (PAN AXLPB2308Q ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Deepak Setia	S/o	Harish Setia	38	1581P, 1st Floor HUDA Sector 46, Near Huda Market, Gurgaon Gurgaon Haryana India 122001	5629 3109 4365	CBMPS9854B

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 05-09-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

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



Reg. No.

Reg. Year

Book No.

8169

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisl*

दावेदार :- thru RAVI MALIKOTHERCHARU SETIA thru RAVI MALIKOTHERDEEPAK SETIA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

*[Signature]*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8169 आज दिनांक 05-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 130.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3221 के पृष्ठ संख्या 1 से 4 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 05-09-2024



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

For KRISUMI CORPORATION PVT LTD

www.mansar.gov.in

WS II-2607

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 05/09/2024

Certificate No. G0E2024I929



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 121035972



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 : Grs Impex Pvt ltd

H.No/Floor : 1

Sector/Ward : Na

LandMark : Road no 64

City/Village: West punjabi b

District : Delhi

State : Delhi

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

Purpose : BBA

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



8168

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 05 Day of 09 2024

**BY AND BETWEEN**

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

For GRS IMPEX PVT. LTD.

AND

For KRISUMI CORPORATION PVT. LTD.

Director

Authorized Signatory

प्रलेख नः8168

दिनांक:05-09-2024

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

धन संबंधी विवरण		
राशि 2046392 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0E2024I929	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121050316	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 05-09-2024 दिन गुरुवार समय 3:28:00 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

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

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

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

For KRISUMI CORPORATION PVT. LTD.  
For GRS IMPEX PVT. LTD.  
MANESAR  
Director

For KRISUMI CORPORATION PVT. LTD.

Manesar, Haryana

M/s GRS IMPEX PVT LTD, (CIN \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, 1956 or 2013, as the case may be, having its registered office situated at House No:1 , Road No: 64 West Punjabi Bagh, Delhi, Delhi, India - , (PAN No. AACCG3728L ), represented by its authorized signatory, Mr./Ms. \_\_\_\_\_, (Aadhaar No.) duly authorized vide board resolution dated, hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhaar No. 581018073724) duly authorized vide Authority Letter dated 05-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

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

For GRS IMPEX PVT. LTD.

Director

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8168

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

LTD

दावेदार :- thru RAVI MALIKOTHERMS GRS IMPEX PVT LTD

LTD

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8168 आज दिनांक 05-09-2024 को बही नं 1 जिल्द नं 376 के पृष्ठ नं 130 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3220 के पृष्ठ संख्या 100 से 103 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 05-09-2024

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

For KRISUMI CORPORATION PVT LTD



For GRS IMPEX PVT LTD

Authorised Signatory

Director

WS II-1710

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 10/09/2024

Certificate No. G0J2024I4157



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121256998



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 : Veena Wasan

H.No/Floor : 707

Sector/Ward : 4

LandMark : Urban estate

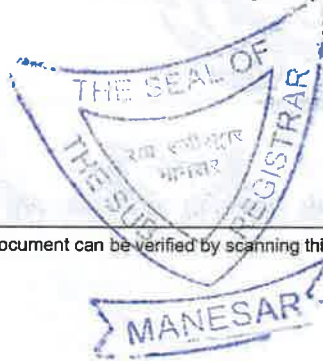
City/Village : Gurugram

District : Gurugram

State : Haryana

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

Purpose : BBA



8419

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 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mrs. Veena Wasan , (Aadhaar No. 2212 2914 5097) W/o of Narender Wasan , aged about 60 years, residing at 707, Sector-4, Urban Estate, Gurgaon, Haryana, India, 122001, (PAN AABPW1246R) , as First Allottee**

For KRISUMI CORPORATION PVT. LTD.

*Navdeep*  
Authorized Signatory

*Veena Wasan*

प्रलेख नः8414

दिनांक:11-09-2024


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

धन संबंधी विवरण	
राशि 1914150 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0J2024I4157	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:121266941 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 11-09-2024 दिन बुधवार समय 12:53:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VEENA WASAN पत्नी NARENDER WASAN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

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

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

#### DEFINITIONS:

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

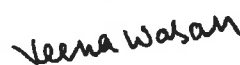
- (a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "**Applicable Laws**" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc.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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 08, 2024 and has been allotted **Apartment no. WS II 1710** having carpet area of **43.79 square meter (471.35 square feet)** ("**Carpet Area**"), on **17 (Seventeenth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



Reg. No.

Reg. Year

Book No.

8414

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- VEENA WASAN Veena Wasan

गवाह 1 :- SURENDER YADAV ADV [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8414 आज दिनांक 11-09-2024 को बही नं 1. जिल्द नं 376 के पृष्ठ नं 191.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3232 के पृष्ठ संख्या 65 से 69 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-09-2024

उप/सयुक्त पंजीयन अधिकारी Manesar  
Manesar (Gurgaon)



For KR. SUMI CORPORATION PVT. LTD.

Authorised Signatory

WS II-2210

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. G0L2024I3978



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121349489



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 : Saroj Tak

H.No/Floor : E10

Sector/Ward : 35

LandMark : Santur silver spring

City/Village: Karnal

District : Karnal

State : Haryana

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

Others : Rajesh kumar kalick tak

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>



MANESAR

8578

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**For KRISUMI CORPORATION PVT. LTD.**

**AND**

Authorized Signatory

*Saroj Tak*

*Navdeep Bisla*

*Kalick*

प्रलेख नः8578

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 1933796 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I3978	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:121362460 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:13:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar )

Sub Registrar  
Manesar (Gurgaon)

Navdeep Bisla  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SAROJ TAK thru DARPAN GUPTAOTHER पत्नी RAJESH KUMAR RAJESH KUMAR thru DARPAN GUPTAOTHER पुत्र BALBIR SINGH KALICK TAK thru DARPAN GUPTAOTHER पुत्र PYARE LAL हाजिर हैं । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

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

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



Sub Registrar  
Manesar (Gurgaon)

विभागाध्यक्ष

Mrs. Saroj Tak , (Aadhaar No. 6758 5761 7312) W/o of Mr. Rajesh Kumar , aged about 39 years, residing at Villa No. E-10, Santur Silver Spring, Near Palm Residency, Sector 35 ,Karnal,Haryana,India,132001, (PAN AWJPT8891M ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Rajesh Kumar	S/o	Sh. Balbir Singh	47	House No. E 10, Santur Silver Spring, Sector 35 Karnal Haryana India 132001	6133 4353 4605	ANSPK3569M
Mr. Kalick Tak	S/o	Sh. Pyare Lal	34	H. No. 874, Sector-15A Hisar Haryana India 125001	4251 2361 0788	ASOPT4344G

hereinafter called the "Allottee" both represented by Authority Holder Darshan Gupta (Aadhaar No. 9012 5602 6144) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

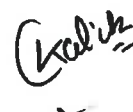
#### WHEREAS:

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

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory





Reg. No.

Reg. Year

Book No.

8578

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

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

दावेदार :- thru DARPAN GUPTAOTHERSAROJ TAK thru DARPAN GUPTAOTHERRAJESH KUMAR thru DARPAN GUPTAOTHERKALICK TAK [Signature]

गवाह 1 :- SURENDER YADAV ADV [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8578 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 32.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 79 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

FOR KRISUMI CORPORATION PVT LTD

प्रमाणित किया जाता है

WSTI-607

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. G0L2024I1851



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316428



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 : Shalu Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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

Purpose : BBA

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



8577

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Ms. Shalu Agarwal , (Aadhaar No. 7881 8096 7139) W/o of Rakesh Agarwal , aged about 47 years, residing at 52, GE Road, Telibandha Aishwarya Residency, Telibandha, Raipur, Chhattisgarh, India, 492001, (PAN AHHPA8711A)** as First Party

**KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

प्रलेख न:8577

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2060020 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1851	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222799 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:12:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar )

Sub Registrar  
Manesar (Gurgaon)

*Navdeep Bisla*

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SHALU AGARWAL thru DARPAN GUPTAOTHER पत्नी RAKESH AGARWAL हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता -- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (Manesar )

Sub Registrar  
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Authorized Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Darshan Gupta (Aadhar No. 90725526444) duly authorized vide Authority Letter dated 13/09/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jun 28, 2024 and has been allotted **Apartment no. WS II 607** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **6 (Sixth) 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.

8577

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSHALU AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8577 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 32.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

FOR KRISUMI CORPORATION PVT LTD

Authorized Signatory

WIS II-2002

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 12/09/2024

Certificate No. GOL2024I1657



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315993



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 : Saurav Gupta

H.No/Floor : A100

Sector/Ward : Na

LandMark : Vijay vihar

City/Village: Rohini

District : West delhi

State : Delhi

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

Purpose : BBA

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



8584

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Saurav Gupta , (Aadhaar No. 6417 8428 5895) S/o of Bal Kishan Gupta , aged about 32 years, residing at A-100, Phase-2, Vijay Vihar, Rohini, west Delhi, West Delhi, Delhi, India, 110085, (PAN ASJPG5227C )**, as First Allottee **For KRISUMI CORPORATION PVT. LTD.**

Saurav Gupta

57

Page 1 of 20

Authorised Signatory

प्रलेख न:8584


दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2034523 रुपये	स्टाम्प इयूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1657	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222827 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200


यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:21:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SAURAV GUPTA thru DARPAN GUPTAOTHER पुत्र BAL KRISHAN GUPTA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder Darpan Gupta (Aadhar No. 907258026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 21, 2024 and has been allotted **Apartment no. WS II 2002** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **20 (Twentieth)** 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.

8584

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSAURAV GUPTA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8584 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 34 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 97 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 13-09-2024



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

WS II - 2507

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. G0L2024I1611



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315864



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 : Hemant Walia

H.No/Floor : 76a

Sector/Ward : Na

LandMark : Western avenue

City/Village: Sainik farm

District : Delhi

State : Delhi

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

Purpose : BBA

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



8583

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Hemant Walia , (Aadhaar No. 8725 1712 1739) S/o of Late. Shri Surinder Singh Walia , aged about 48 years, residing at 76A, Western Avenue, Sainik Farm, Pushpa Bhawan, S.O,Delhi,Delhi,India,110062, (PAN AALPW0960G )**, as First Allottee **For KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

Page 1 of 20

प्रलेख नः8583

दिनांक:13-09-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 2027069 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये  
स्टाम्प नं : G0L2024I1611 स्टाम्प की राशि 101 रुपये  
रजिस्ट्रेशन फीस की राशि 12500 रुपये EChallan:120586967 पेस्टिंग शुल्क 3 रुपये  
Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:19:00 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

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी HEMANT WALIA thru DARPAN GUPTAOTHER पुत्र SURINDER SINGH  
WALIA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता ---  
निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM  
निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Raajman Gupta (Aadhar No. 961258026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

**DEFINITIONS:**

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

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

**WHEREAS:**

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jun 17, 2024 and has been allotted Apartment no. **WS II 2507** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **25 (Twenty-Fifth)** 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.

8583

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru DARPAN GUPTAOTHERHEMANT  
WALIA D.P.

गवाह 1 :- SURENDER YADAV ADV S

गवाह 2 :- SANDEEP S

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8583 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 33.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 94 से 96 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

**Sub Registrar  
Manesar (Gurgaon)**

WIS II-3908

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 12/09/2024

Certificate No. GOL2024I1370



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315526



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 : Sunil Malhotra

H.No/Floor : 406

Sector/Ward : Na

LandMark : Aralias dlf golf links

City/Village : Gurugram

District : Gurugram

State : Haryana

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

Others : Sandhya malhotra

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>



*PSR*

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

AND

For KRISUMI CORPORATION PVT. LTD.

*[Signature]*

Authorised Signatory

*Sunil Malhotra*  
*Sandhya malhotra*

प्रलेख न:8582

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2041440 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1370	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120587251 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:17:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Nang and Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SUNIL MALHOTRA thru DARPAN GUPTAOTHER पुत्र PRAKASH CHANDER MALHOTRA SANDHYA MALHOTRA thru DARPAN GUPTAOTHER पत्नी SUNIL MALHOTRA हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की |

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



  
Sub Registrar  
Manesar (Gurgaon)  
For KRISUMI CORPORATION PVT LTD

Mr. Sunil Malhotra , (Aadhaar No. 5985 4487 6619) S/o of Prakash Chander Malhotra , aged about 61 years, residing at 406, Aralias, DLF Golf Links, DLF Phase-5, Gurgaon, Gurgaon, Haryana, India, 122001, (PAN AAFPM1147H. ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Sandhya Malhotra	W/o	Sunil Malhotra	61	406, Aralias, DLF Golf Links, DLF Phase-5, Gurgaon Gurgaon Haryana India 122001	6892 8600 9022	AALPM7495E..

hereinafter called the "Allottee" both represented by Authority Holder Deepan Gupta (Aadhar No. 90725026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

**DEFINITIONS:**

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

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

**WHEREAS:**

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

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Sunil Malhotra  
Sandhya Malhotra

Reg. No.

Reg. Year

Book No.

8582

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSUNIL MALHOTRathru DARPAN GUPTAOTHERSANDHYA MALHOTRA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8582 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 33.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 91 से 93 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

For KRISUMI CORPORATION PVT LTD

Manesar, Gurgaon

WSIT-810

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 12/09/2024

Certificate No. GOL202411871



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316478



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 : Shalu Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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

Purpose : BBA



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

8578

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

BY AND BETWEEN

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

AND

**Ms. Shalu Agarwal , (Aadhaar No. 7881 8096 7139) W/o of Rakesh Agarwal , aged about 47 years, residing at 52, GE Road, Telibandha Aishwarya Residency, Telibandha, Raipur, Chhattisgarh, India, 492001, (PAN AHHPA8711A., ), as First Allottee**

*CA*

KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख नः8576

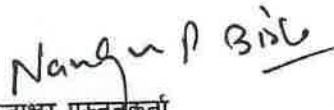
दिनांक:13-09-2024


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

धन संबंधी विवरण		
राशि 1833826 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I1871	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:120582429	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:11:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SHALU AGARWAL thru DARPAN GUPTAOTHER पत्नी RAKESH AGARWAL हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Yadavjee & Associates

DTJ TPA NOTARO-PHOTO I.H.L.

hereinafter called the "Allottee" sole represented by Authority Holder Jaykan Gupta (Aadhar No. 9072 55626444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jun 28, 2024 and has been allotted Apartment no. **WS II 810** having carpet area of **43.79 square meter (471.35 square feet)** ("Carpet Area"), on **8 (Eighth) floor** in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

Reg. No.

Reg. Year

Book No.

8576

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSHALU AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8576 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 32 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 73 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024

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



Manesar, Gurgaon

NAVDEEP KRISUMI CORPORATION PVT LTD

WS II - 601

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I1719



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316152



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 : Jaspreet Kaur

H.No/Floor : G5

Sector/Ward : Na

LandMark : Masjid moth

City/Village: Greaterkailash

District : South delhi

State : Delhi

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

Purpose : BBA



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

8591

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mrs. Jaspreet Kaur , (Aadhaar No. 2220 9413 6543) W/o of Mr. Randeep Singh , aged about 61 years, residing at G-5, Masjid Moth, Greater Kailash 3, South Delhi, Delhi, South Delhi, Delhi, India, 110048. (PAN AALPK8695G )**, as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Jaspreet Kaur

Page 1 of 20

प्रलेख नः8591

दिनांक:13-09-2024


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

धन संबंधी विवरण		
राशि 2385203 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : GOL202411719	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121221748	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV		Service Charge:200


यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:30:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

Na-9-11 Bist  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी JASPREET KAUR thru DARPAN GUPTAOTHER पत्नी RANDEEP SINGH हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder Deepan Gupta (Aadhar No. 907156026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 05, 2024 and has been allotted **Apartment no. WS II 601** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **6 (Sixth) 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.

Tasneet Kaur

  
Authorised Signatory

Reg. No. 8591 Reg. Year 2024-2025 Book No. 1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Nandjeet Bishu

दावेदार :- thru DARPAN GURTAOTHERJASPREET KAUR

गवाह 1 :- SURENDER YADAV ADV Surender Yadav

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8591 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 35.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 16 से 18 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 13-09-2024



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

WIS II-3906

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. G0L2024I1390

GRN No. 121315593



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Swarup Nayak

H.No/Floor : 75

Sector/Ward : 4

LandMark : Din apartments plot 7

City/Village: Dwarka

District : Delhi

State : Delhi

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

Others : Suchismita bhuyan

Purpose : BBA

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



8585

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**For KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

प्रलेख न:8585

दिनांक:13-09-2024


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

धन संबंधी विवरण	
राशि 2354511 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1390	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222656 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:24:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

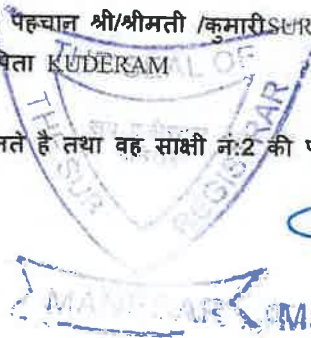
  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SWARUP NAYAK thru DARPAN GUPTAOTHER पुत्र MAHES NAYAK SUCHISMITA BHUYAN thru DARPAN GUPTAOTHER पुत्री MAHES NAYAK हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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

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



  
Sub Registrar  
Manesar (Gurgaon)

Mr. Swarup Nayak , (Aadhaar No. 2924 5316 9350) S/o of Mahes Nayak , aged about 27 years, residing at 75 DIN APARTMENTS, PLOT 7, SECTOR-4 , DWARKA, DELHI-110075, Delhi, Delhi, India, 110075, (PAN BHUPN1169F ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Suchismita Bhuyan	W/o	Mahes Nayak	52	7892 PINEHILL ROAD, LEWIS CENTER, OHIO United States 43035	4587 6668 0197	AHQPB3079F

hereinafter called the "Allottee" both represented by Authority Holder Darshan Gupta (Aadhar No. 907255026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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


- "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.

8585

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERS WARUN NAYAK thru DARPAN GUPTAOTHERS SUCHISMITA BHUYAN

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8585 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 34.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 100 से 102 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

WS II-370

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 12/09/2024

Certificate No. G0L202411544



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315776



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 : Ashok Sethi

H.No/Floor : Fw16/02b

Sector/Ward : 65

LandMark : M3m golf estate

City/Village : Gurugram

District : Gurugram

State : Haryana

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

Purpose : BBA



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

8579

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Ashok Sethi , (Aadhaar No. 8617 9123 2793) S/o of Amir Chand Sethi , aged about 66 years, residing at FW-16-02B, M3M Golf estate Sec 65, Gurgaon, Gurgaon, Haryana, India, 122001, (PAN DHCPS7956D. ), as First Allottee**

For KRISUMI CORPORATION PRIVATE LIMITED

*Ashok Sethi*

*NS*

Authorised Signatory

प्रलेख नः8579

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2470759 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024H1544	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120587344 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:14:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Navdeep Bisle  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ASHOK SETHI thru DARPAN GUPTAOTHER पुत्र AMIR CHAND SETHI हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder Darshan Gupta (Aadhar No. 903255021444) duly authorized vide Authority Letter dated 13/07/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 07, 2024 and has been allotted **Apartment no. WS II 3701** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **37 (Thirty-Seventh)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD

Reg. No.

Reg. Year

Book No.

8579

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERASHOK SETHI

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8579 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 32.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 82 से 84 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 13-09-2024



उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

WS II-1709

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I1821



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316356



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 : Shalu Agarwal

H.No/Floor : 52

Sector/Ward : Na

LandMark : Ge road aishwarya residency

City/Village: Telibandha

District : Raipur

State : Chhattisgarh

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

Purpose : BBA

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



*J. S. ANSARI*

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Ms. Shalu Agarwal , (Aadhaar No. 7881 8096 7139) W/o of Rakesh Agarwal , aged about 47 years, residing at 52, GE Road, Telibandha Aishwarya Residency, Telibandha,Raipur,Chhattisgarh,India,492001, (PAN AHHPA8711A.,), as First Allottee**

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

*NS*

प्रलेख न:8588

दिनांक:13-09-2024

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

धन संबंधी विवरण		
राशि 2293567 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I1821	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222753	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:27:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar )

Sub Registrar  
Manesar (Gurgaon)

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SHALU AGARWAL thru DARPAN GUPTAOTHER पत्नी RAKESH AGARWAL हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता RUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी ( Manesar )

Sub Registrar  
Manesar (Gurgaon)

प्रलेख नं: 8588

KRISUMI CORPORATION PVT LTD

hereinafter called the "Allottee" sole represented by Authority Holder Darshan Gupta (Aadhar No. 907255026944) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jun 28, 2024 and has been allotted Apartment no. **WS II 1709** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **17 (Seventeenth)** 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.

8588

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSHALU AGARWAL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8588 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 35 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 7 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 13-09-2024



WS II - 1101

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I2405



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316722



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 : Harish Kumar Kondapally

H.No/Floor : U25/5

Sector/Ward : Na

LandMark : Ground floor dlf phase 3

City/Village: Gurugram

District: Gurugram

State : Haryana

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

Others : Sumeet kumar

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>

8586

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:8586

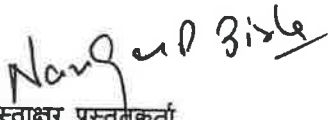
दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2374069 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I2405	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222722 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:25:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी HARISH KUMAR KONDAPALLY thru DARPAN GUPTAOTHER पुत्र VIDYASAGAR KONDAPALLY SUMEET KUMAR thru DARPAN GHUPTAOTHER पुत्र CHANDER SINGH हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

  
Sub Registrar  
Manesar (Gurgaon)

Mr. Harish Kumar Kondapally , (Aadhaar No. 3849 0413 7951) S/o of Vidyasagar Kondapally , aged about 51 years, residing at ,,,,,, (PAN AGZPK9704A ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Sumeet kumar	S/o	Chander Singh	35	H.no. 621, Aaddarsh Enclave, Aya Nagar Etn. South Delhi Delhi India 110047	8497 9463 6646	BITPK8746D

hereinafter called the "Allottee" both represented by Authority Holder Darshan Gupta (Aadhar No. 9025502644) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:


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

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

#### WHEREAS:

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

8586

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHER HARISH KUMAR KONDAPALLY thru DARPAN GHUPTAOTHERS UMEET KUMAR

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8586 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 34.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 1 से 3 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

WS II- 501

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 12/09/2024

Certificate No. GOL202411512



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315710



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 : Anshul Jain

H.No/Floor : Ea109

Sector/Ward : Na

LandMark : 2nd floor

City/Village: Inderpuri

District : New delhi

State : Delhi

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

Purpose : BBA



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

8580

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Anshul Jain , (Aadhaar No. 8103 2787 1734) S/o of Kailash Chand Jain , aged about 34 years, residing at EA-109, 2nd Floor, Inderpuri, New Delhi, New Delhi, India, 110012, (PAN AKEPJ9907H)**, as First Allottee

For KRISUMI CORPORATION PRIVATE LIMITED  
  
Authorized Signatory

Anshul  
Page 1 of 20

प्रलेख न:8580

दिनांक:13-09-2024

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

धन संबंधी विवरण		
राशि 2373483 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I11512	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:120587414	पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200	

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:15:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANSHUL JAIN thru DARPAN GUPTAOTHER पुत्र KAILASH CHAND JAIN हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की | साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |



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

KRISUMI CORPORATION PVT LTD

Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder Darpan Gupta (Aadhar No. 907255026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

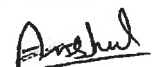
- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 Jul 24, 2024 and has been allotted Apartment no. **WS II 501** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **5 (Fifth)** floor in Tower name **WS II** ("Building") along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

  
Page 2 of 20

Reg. No.

Reg. Year

Book No.

8580

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru DARPAN GUPTAOTHERANSHUL

JAIN

गवाह 1 :- SURENDER YADAV ADV S

गवाह 2 :- SANDEEP S

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8580 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 33 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3237 के पृष्ठ संख्या 85 से 87 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

WSII-107

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL2024I1452



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121315666



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 : Vineet Lall

H.No/Floor : D172

Sector/Ward : Na

LandMark : First floor

City/Village: Defence colony

District : South delhi

State : Delhi

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

Others : Mridula lall

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>



8624

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**For KRISUMI CORPORATION PVT. LTD.**

*Navdeep Bisla*  
Authorized Signatory

*Mridula Lall*

प्रलेख न:8624

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2066198 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1452	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222628 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 4:15:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Navdeep Bisla*

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VINEET LALL thru DARPAN GUPTAOTHER पुत्र HARISH LALL MRIDULLA LALL thru DARPAN GUPTAOTHER पुत्री RAMESH KANT DIXIT हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की | साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

Mr. Vineet Lall , (Aadhaar No. 2716 4042 7239) S/o of harish lall , aged about 47 years, residing at S/O Harish Lall, D-172, First Floor, Defence Colony, South Delhi, Delhi, Delhi, India, 110024, (PAN ABGPL6920K ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Mridula Lall	D/o	Ramesh Kant Dixit	50	D-172, Defence Colony, Lajpat Nagar, South Delhi South Delhi Delhi India 110024	9889 5430 3732	AFNPD4281N

hereinafter called the "Allottee" both represented by Authority Holder Darshan Gupta (Aadhar No. 907255026444) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

- "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.

8624

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERVINEET LALL thru DARPAN GUPTAOTHERMR DULLA LALL

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8624 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 44 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3239 के पृष्ठ संख्या 21 से 23 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

WS II-3401

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/09/2024

Certificate No. GOL20241788



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316300



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 : Anil Punia

H.No/Floor : Na

Sector/Ward : 6

LandMark : Na

City/Village: Suratgarh

District : Ganganagar

State : Rajasthan

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>

8590

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Anil Punia , (Aadhaar No. 5656 5889 8813) S/o of Mr. Ishwar Singh Punia , aged about 43 years, residing at Ward no. 06, Suratgarh, Ganganagar, Rajasthan, Sri Ganganagar, Rajasthan India,, (PAN APUPP4738F)**, as First Allottee

For KRISUMI CORPORATION PVT. LTD

Authorized Signatory

प्रलेख नः8590

दिनांक:13-09-2024

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


  

धन संबंधी विवरण		
राशि 2480479 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये	
स्टाम्प नं : G0L2024I1788	स्टाम्प की राशि 101 रुपये	
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222680	पेस्टिंग शुल्क 3 रुपये

Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:29:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ANIL PUNIA thru DARPAN GUPTAOTHER पुत्र ISHWAR SINGH PUNIA हाजिर हैं । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder Deejan Guptra (Aadhar No. 901256026744) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

**DEFINITIONS:**

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

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

**WHEREAS:**

- A. The Promoter is the sole and absolute owner of land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24 min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterfall Suites II" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "**Krisumi City**" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 27, 2024 and has been allotted Apartment no. **WS II 3401** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **34 (Thirty-Fourth)** 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.

8590

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisle

दावेदार :- thru DARPAN GUPTAOTHERANIL  
PUNIA

गवाह 1 :- SURENDER YADAV ADV [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8590 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 35.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 13 से 15 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 13-09-2024




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


WS II-2502

Non Judicial

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

Date : 12/09/2024

Certificate No. G0L2024I1683  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121316054  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 : Mandeep Singh Kohli  
H.No/Floor : 2089 Sector/Ward : 48c LandMark : Aashiana enclave  
City/Village: Chandigarh District : Chandigarh State : Punjab  
Phone : 97\*\*\*\*\*92

Purpose : BBA





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

8587

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 13 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Mandeep Singh Kohli (Aadhaar No. 7923 0020 7031) S/o of Harbhajan Singh Kohli**, aged about 52 years, residing at **H. No. 2089, Sector 48 C, Aashiana Enclave, Chandigarh, Punjab, India, 160047, (PAN AIOPK6487D)**, as First Allottee

  
Authorized Signatory



प्रलेख न:8587

दिनांक:13-09-2024

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

धन संबंधी विवरण	
राशि 2027000 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0L2024I1683	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222610 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200


यह प्रलेख आज दिनांक 13-09-2024 दिन शुक्रवार समय 2:26:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी MANDEEP SINGH KOHLI thru DARPAN GUPTAOTHER पुत्र HARBHAJAN SINGH KOHLI हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

For KRISUMI CORPORATION PVT LTD

Authorised Signatory

hereinafter called the "Allottee" sole represented by Authority Holder Dampam Supta (Aadhar No. 907255026744) duly authorized vide Authority Letter dated 13/09/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 02, 2024 and has been allotted Apartment no. **WS II 2502** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **25 (Twenty-Fifth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

  
Authorised Signatory



Reg. No.

Reg. Year

Book No.

8587

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD

दावेदार :- thru DARPAN GUPTAOTHERMANDEEP SINGH

KOHLI

गवाह 1 :- SURENDER YADAV ADVY

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8587 आज दिनांक 13-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 34.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3238 के पृष्ठ संख्या 4 से 6 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-09-2024



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

WSII-2408

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 19/09/2024

Certificate No. G0S202414222



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121624687



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



Buyer / Second Party Detail

Name : Rohini Jain

H.No/Floor : 002

Sector/Ward : 67

LandMark : Bestech park view spa next

City/Village: Badshahpur

District : Gurugram

State : Haryana

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

Purpose : bba

8938

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 20th Day of Sep. 2024.

**BY AND BETWEEN**

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

**AND**

Mrs. Rohini Jain , (Aadhaar No. 9459 3143 9993) W/o of Mr. Anurag Jain , aged about 48 years, residing at H-002,Bestech Park View Spa Next, Sector-67, Badshahpur, ,Gurugram,Haryana,India,122101, (PAN ACZPJ3293M.. ), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

प्रलेख न:8938

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 2027070 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I4222	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223291 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:54:00 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)

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ROHINI JAIN thru RAVI MALIKOTHER पत्नी ANURAG JAIN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Digitally signed by Navdeep Bisla

hereinafter called the "Allottee" sole represented by Authority Holder Ravi Malik (Aadhar No. 58018093229) duly authorized vide Authority Letter dated 24-7-2024, (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 May 31, 2024 and has been allotted Apartment no. **WS II 2408** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **24 (Twenty-Four)** 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.

8938

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERROHINI

JAIN Ravi

गवाह 1 :- M K CHAUHAN ADV M. Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8938 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 122.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 88 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-09-2024



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

Digitized by Manesar

FOR KRISUMI CORPORATION (MANSAR) LTD

WS II - 3509

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. G0S2024I3484



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121615131



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Priyanka Kapoor

H.No/Floor : B113

Sector/Ward : Na

LandMark : Na

City/Village: Malviya nagar

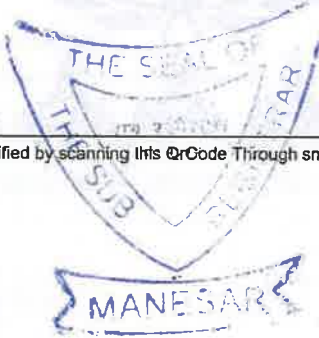
District : Gurugram

State : Haryana

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

Others : Vibhash chopra rita chopra etc

Purpose : BBA



8943

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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24<sup>th</sup> Day of Sep. 2024.

**BY AND BETWEEN**

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

**AND**

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Vibhash Chopra

प्रलेख नः8943

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 2368575 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : g0s2024i3484	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223205 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 5:08:00 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

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PRIYANKA KAPOOR thru RAVI MALIKOTHER पत्नी BHUWAN CHOPRA RITA CHOPRA thru RAVI MALIKOTHER पत्नी VIBHASH CHOPRA VIBHASH CHOPRA thru RAVI MALIKOTHER पुत्र INDER MOHAN CHOPRA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता -- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

*[Stamp]*  
MANESAR

*[Signature]*  
Sub Registrar  
Manesar (Gurgaon)

KRISUMI CORPORATION PVT LTD

Sub Registrar

Mrs. Priyanka Kapoor , (Aadhaar No. 6631 1034 7200) W/o of Bhuwan Chopra , aged about 32 years, residing at B 113, THIRD FLOOR, MALVIYA NAGAR, SOUTH DELHI, ,South Delhi,Delhi,India,110017, (PAN ENAPK9206F ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Vibhash Chopra	S/o	Inder Mohan Chopra	61	B-113, THIRD FLOOR, MALVIYA NAGAR, SOUTH DELHI, DELHI South Delhi Delhi India 110017	5595 3680 9271	ABVPC0027B
Mrs. Rita Chopra	W/o	Vibhash Chopra	56	B-113, third floor, malviya nagar, south Delhi, Delhi South Delhi Delhi India 110017	3784 8559 7824	AENPC4456R..

hereinafter called the "Allottee" both represented by Authority Holder RAJ I MALIK (Aadhaar No. 5810 1807 3374) duly authorized vide Authority Letter dated 24-09-2024 which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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


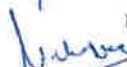
- "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments / 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 CITY DEVELOPERS PVT. LTD.

  
Authorized Signatory

  
  
Rita Chopra  
Vibhash Chopra

Reg. No.

Reg. Year

Book No.

8943

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT

LTD Navdeep Bisla

दावेदार :- thru RAVI MALIKOTHERPRIYANKA KAPOOR thru RAVI MALIKOTHERRITA

CHOPRA thru RAVI MALIKOTHERVIBHASH

CHOPRA Ravi Malikother

गवाह 1 :- M K CHAUHAN ADV M K Chauhan

गवाह 2 :- SANDEEP Sandeep

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8943 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 123.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3249 के पृष्ठ संख्या 1 से 3 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-09-2024





उप/सयुंक्त पंजीयन अधिकारी Manesar


Sub Registrar  
Manesar (Gurgaon)


WS 0-2903

Non Judicial

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

Date : 19/09/2024

Certificate No. G0S2024I3518  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121615258  Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**


Name: Krisumi Corporation Pvt Ltd  
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 80\*\*\*\*\*12

**Buyer / Second Party Detail**

Name : Puneet Madan  
H.No/Floor : 7/32 Sector/Ward : Na LandMark : Na  
City/Village: Subhash nagar District : West delhi State : Delhi  
Phone : 97\*\*\*\*\*92 Others : Sheena kohli

Purpose : BBA





8935

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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24th Day of Sept 2024.

**BY AND BETWEEN**

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

AND

For **KRISUMI CORPORATION PVT. LTD.**

  
Authorised Signatory


प्रलेख न:8935

दिनांक:24-09-2024


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 : G0S2024I3518	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223055 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:51:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PUNEET MADAN thru RAVI MALIKOTHER पुत्र VINAY MOHAN MADAN SHEENA KOHLI thru RAVI MALIKOTHER पत्नी PUNEET MADAN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Mr. Puneet Madan , (Aadhaar No. 4672 5769 1054) S/o of Vinay Mohan Madan , aged about 33 years, residing at 7/32, Subhash Nagar, West Delhi, Delhi, India, 110027, (PAN BAQPM5725B ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Sheena Kohli	W/o	Puneet Madan	35	7/32 Subhash Nagar West Delhi Delhi India 110027	6710 6402 9994	BJLPK9597F

hereinafter called the "Allottee" both represented by Authority Holder RAU 1 MACIK (Aadhaar No. 581018073729) duly authorized vide Authority Letter dated 24-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

- "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.

8935

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisla*

दावेदार :- thru RAVI MALIKOTHERPUNEET MADAN thru RAVI MALIKOTHERSHEENA KOHLI

गवाह 1 :- M K CHAUHAN ADV

*M K Chauhan*

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8935 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 121.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 79 से 81 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।



दिनांक 24-09-2024




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


WSI-2407

Non Judicial

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

Date : 19/09/2024

Certificate No. GOS2024I3688  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121616222  Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**

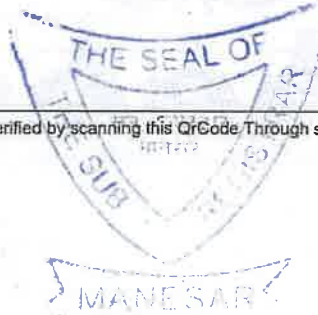
Name: Krisumi Corporation Pvt Ltd  
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 80\*\*\*\*\*12

**Buyer / Second Party Detail**

Name : Amit Kumar Yadav  
H.No/Floor : 1/803 Sector/Ward : 32/33 LandMark : Central park flower valley  
City/Village: Dhunela District : Gurugram State : Haryana  
Phone : 97\*\*\*\*\*92

Purpose : BBA





8933

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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24th Day of Sept. 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Amit Kumar Yadav , (Aadhaar No. 8179 2044 4179) S/o of Vinay Kumar Yadav , aged about 46 years, residing at Central Park, Flower valley, Flat No-1-803, Sector-32/33, Dhunela (182),Gurgaon,Haryana,India,122103, (PAN AAVPY5813A ) , as First Allottee** **For KRISUMI CORPORATION PVT. LTD.**

प्रलेख न:8933

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 2071510 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3688	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223156 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:48:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AMIT KUMAR YADAV thru RAVI MALIKOTHER पुत्र VINAY KUMAR YADAV हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder RAO I MACIK (Aadhar No. 58118073724) duly authorized vide Authority Letter dated 24-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 2407** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **24 (Twenty-Fourth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

8933

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERAMIT KUMAR YADAV

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8933 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 121.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 73 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

FOR KRISUMI CORPORATION PVT LTD

Authorised Signatory

WS II - 3501

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 19/09/2024

Certificate No. GOS2024I3220



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121614257



Penalty : ₹ 0  
(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



Buyer / Second Party Detail

Name : Vinish Chopra

H.No/Floor : B113

Sector/Ward : Na

LandMark : Na

City/Village: Malviya nagar

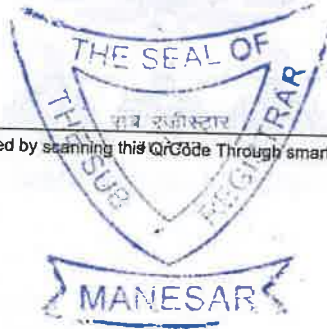
District : South delhi

State : Delhi

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

Others : Vibhash chopra rita chopra nidhi kalani etc

Purpose : BBA



8936

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

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24th Day of sep 2024

**BY AND BETWEEN**

**KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545)**, a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. 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

Vinish

Rishabh Chopra

Malviya

प्रलेख न:8936

दिनांक:24-09-2024


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

धन संबंधी विवरण	
राशि 2368575 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3220	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222875 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:52:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Name up Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VINISH CHOPRA thru RAVI MALIKOTHER पुत्र VIBHASH CHOPRA VIBHASH CHOPRA thru RAVI MALIKOTHER पुत्र INDER MOHAN CHOPRA RITA CHOPRA thru RAVI MALIKOTHER पत्नी VIBHASH CHOPRA NIDHI KALANI thru RAVI MALIKOTHER पुत्री HARISH KALANI हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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

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



  
Sub Registrar  
Manesar (Gurgaon)

Mr. Vinish Chopra , (Aadhaar No. 3490 6830 9441) S/o of Vibhash Chopra , aged about 31 years, residing at B-113, Third Floor, Malviya Nagar, South Delhi,,Delhi,India,110017, (PAN ARXPC8414C ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Vibhash Chopra	S/o	Inder Mohan Chopra	61	B-113, 3rd Floor, Malviya Nagar South Delhi Delhi India 110017	5595 3680 2713	ABVPC0027B.
Mrs. Rita Chopra	W/o	Vibhash Chopra	56	B-113, third floor, malviya nagar, south Delhi, Delhi South Delhi Delhi India 110017	3784 8559 7824	AENPC4456R..
Ms. Nidhi Kalani	D/o	Harish Kalani	32	SV/23 Gali Number 3, angre colony lala ka bazaar, ajaypur Gwalior Madhya Pradesh India 474001	4239 5584 5575	BWDPK0274J

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 5801807324) duly authorized vide Authority Letter dated 24-07-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

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

Reg. No.

Reg. Year

Book No.

8936

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

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

दावेदार :- thru RAVI MALIKOTHERVINISH CHOPRA thru RAVI MALIKOTHERVIBHASH CHOPRA thru RAVI MALIKOTHERRITA CHOPRA thru RAVI MALIKOTHERNIDHI KALANI [Signature]

गवाह 1 :- M K CHAUHAN ADVY [Signature]

गवाह 2 :- SANDEEP [Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8936 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 122 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 82 से 84 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar  
Manesar (Gurgaon)

पंजीयन अधिकारी

FOR KRISUMI CORPORATION LTD

WS II - 2809

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. G0S2024I3430



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121614829



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Akash Yadav

H.No/Floor : H120p

Sector/Ward : 42

LandMark : Na

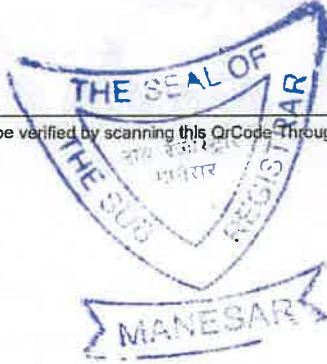
City/Village: Chakarpur

District : Gurugram

State : Haryana

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

Purpose : BBA



8941

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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24<sup>th</sup> Day of Sept. 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Akash Yadav , (Aadhaar No. 2515 6468 7031) S/o of Satbeer Singh Yadav , aged about 34 years, residing at H. 120 P, Sector- 42, Chakarpur (72),Gurgaon,Haryana,India,, (PAN AKEPY2760P ) , as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

Authorised Signatory

प्रलेख नः8941

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 2391180 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3430	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223011 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

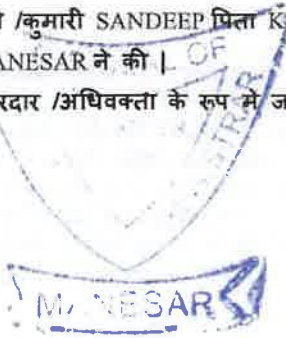
यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:58:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

*Navdeep Bisle*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AKASH YADAV thru RAVI MALIKOTHER पुत्र SATBEER SINGH YADAV हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की | साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK  
(Aadhar No. 581018073724) duly authorized vide Authority Letter dated 24-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 06, 2024 and has been allotted Apartment no. **WS II 2809** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **28 (Twenty-Eighth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein.

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

Reg. No.

Reg. Year

Book No.

8941

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERAKASH YADAV

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8941 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 123.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 97 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 24-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

WS II - 604

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 19/09/2024

Certificate No. G0S2024I3719

GRN No. 121616342



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Vizal Atheya

H.No/Floor : C9/15

Sector/Ward : Na

LandMark : Dlf phase 1

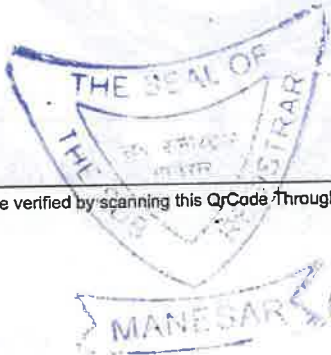
City/Village : Gurugram

District : Gurugram

State : Haryana

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

Purpose : BBA



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

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 24<sup>th</sup> Day of Sep 2024.

**BY AND BETWEEN**

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

**AND**

**Ms. Vizal Atheya , (Aadhaar No. 5412 8628 0969) D/o of Jai Chand Jain , aged about 44 years, residing at C9/15 DLF Phase 1, Gurgaon, Gurugram, Haryana, India, 122002, (PAN ALMPA6708N ) , as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

Authorized Signatory

प्रलेख न:8934

दिनांक:24-09-2024

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

धन संबंधी विवरण	
राशि 2426615 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024I3719	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121223091 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 24-09-2024 दिन मंगलवार समय 4:49:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Nanant Bishy*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VIZAL ATHEYA thru RAVI MALIKOTHER पुत्री JAI CHAND JAIN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MARIK  
(Aadhar No. 581018073724) duly authorized vide Authority Letter dated 27-09-2024 which  
expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her  
legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND  
PART.

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

**DEFINITIONS:**

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

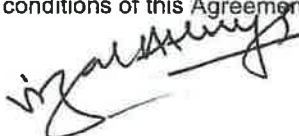
- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and subsequent amendments and modifications thereto;
- (b) "Applicable Laws" shall mean and include any applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including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

**WHEREAS:**

- A. The Promoter is the sole and absolute owner of land admeasuring **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 28, 2024 and has been allotted **Apartment no. WS II 604** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **6 (Sixth) 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.

8934

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHEVIZAL ATHEYA

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8934 आज दिनांक 24-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 121.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3248 के पृष्ठ संख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-09-2024



उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)





WS II - 3802

Non Judicial

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


Date : 26/09/2024

Certificate No. G0Z2024149  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121834208  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

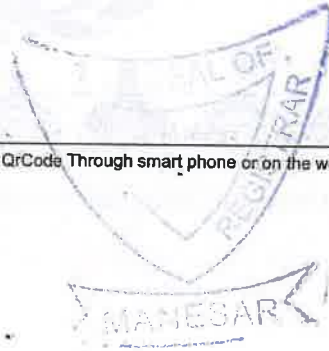


**Buyer / Second Party Detail**

Name : Pinki Kumari  
H.No/Floor : 754 Sector/Ward : 10 LandMark : Na  
City/Village: Gurgaon District : Gurgaon State : Haryana  
Phone : 97\*\*\*\*\*92

Purpose : BBA

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



9030

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 28th Day of Sept 2024

**BY AND BETWEEN**

**KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545)**, a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. NAUDEEP BISLA** (Aadhaar No. 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. Pinki Kumari**, (Aadhaar No. **8384 1276 7212**) W/o of Naresh Kumar, aged about 41 years, residing at **754, Sector 10, Gurgaon, Gurgaon, Haryana, India, 122001, (PAN BGWPK0454P)**, as First Allottee

*Pinki Kumari*

प्रलेख नः9030

दिनांक:26-09-2024

डीड संबंधी विवरण

डीड का नाम AGREEMENT

तहसील/सब-तहसील Manesar

गांव/शहर Huda Sectors

धन संबंधी विवरण

राशि 2051463 रुपये

स्टाम्प ड्यूटी की राशि 100 रुपये

स्टाम्प नं : G0Z2024I49

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 12500 रुपये

EChallan:121222918

पेस्टिंग शुल्क 3 रुपये

Drafted By: M K CHAUHAN ADV GGM

Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:35:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PINKI KUMARI thru RAVI MALIKOTHER पत्नी NARESH KUMAR हजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 26-09-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring 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 3802** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **38 (Thirty-Eighth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Pinki Kumari

Reg. No.

Reg. Year

Book No.

9030

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHPINKI KUMARI

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9030 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 145.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 61 से 63 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 26-09-2024

Sub Registrar  
उप/सयुक्त पंजीयन अधिकारी Manesar  
(Gurgaon)





Digitally signed by Sub Registrar


Digitally signed by Sub Registrar


WS II - 2107

Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 26/09/2024

Certificate No. G0Z2024I53            Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 121834435            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

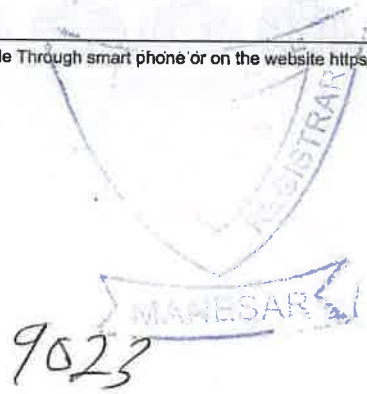
**Buyer / Second Party Detail**

Name : Diktesh Singh Puri  
H.No/Floor : Kp302      Sector/Ward : Na      LandMark : Maurya enclave  
City/Village: Pitampura      District : Delhi      State : Delhi  
Phone : 97\*\*\*\*\*92

Purpose : BBA



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



**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26<sup>th</sup> Day of Sept. 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Diktesh Singh Puri , (Aadhaar No. 6400 6189 7071) S/o of Mohinder Pal Singh Puri , aged about 41 years, residing at KP-302, Pitampura, Maurya Enclave, ,Delhi,Delhi,India,110034, (PAN AOAPP2419N ) , as First Allottee**

**For KRISUMI CORPORATION PVT. LTD.**

  
**Authorised Signatory**



प्रलेख न:9023

दिनांक:26-09-2024

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

धन संबंधी विवरण	
राशि 2081140 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0Z2024I53	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121222984 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:27:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DIKTESHI SINGH PURI thru RAVI MALIKOTHER पुत्र MOHINDER PAL SINGH PURI हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीM K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 26-07-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

**DEFINITIONS:**

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

- (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 2107** having carpet area of **47.17 square meter (507.73 square feet)** ("**Carpet Area**"), on **21 (Twenty-First)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



Reg. No.

Reg. Year

Book No.

9023

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisd*

दावेदार :- thru RAVI MALIKOTHERDIKTESH SINGH

PURI

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

*Mahind*  
*S*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9023 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 143.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 40 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 26-09-2024



*(Signature)*  
उप/सयुक्त पंजीयन अधिकारी Manesar




Sub Registrar  
Manesar (Gurgaon)


WS II - 3803

Non Judicial

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

Date : 26/09/2024

Certificate No. G0Z2024I48 

GRN No. 121834126 

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**

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

**Buyer / Second Party Detail**

Name : Pinki Kumari  
H.No/Floor : 754 Sector/Ward : 10 LandMark : Na  
City/Village: Gurgaon District : Gurgaon State : Haryana  
Phone : 97\*\*\*\*\*92

Purpose : BBA



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

9024

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26th Day of Sept 2024.

**BY AND BETWEEN**

**KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545)**, a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana)** and its Site office at **Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. NAVDEEP BISLA (Aadhaar No. 930919083077)** 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. Pinki Kumari , (Aadhaar No. 8384 1276 7212) W/o of Naresh Kumar , aged about 41 years, residing at 754, Sector 10, Gurgaon,,Gurgaon,Haryana,India,122001, (PAN BGWPK0454P) , as First Allottee**

*Pinki Kumari*

प्रलेख न:9024

दिनांक:26-09-2024

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

धरा संबंधी विवरण	
राशि 2051463 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0/2024148	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121836798 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200


यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:28:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLA O'THER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PINKI KUMARI thru RAVI MALIK O'THER पत्नी NARESH KUMAR हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)



hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073729 duly authorized vide Authority Letter dated 26-07-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

- (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 3803** having carpet area of **47.17 square meter (507.73 square feet)** ("Carpet Area"), on **38 (Thirty-Eighth)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Pinki Kumari

Reg. No.

Reg. Year

Book No.

9024

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bida*

दावेदार :- thru RAVI MALIKOTHERPINKI KUMARI

*Ravi Malikotherpink*

गवाह 1 :- M K CHAUHAN ADV

*M Chaudh*

गवाह 2 :- SANDEEP

*Sandeep*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9024 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 144 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 43 से 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 26-09-2024

उप/सयुक्त पंजीयन अधिकारी Manesar

*[Signature]*

Sub Registrar  
Manesar (Gurgaon)



WS II-1610

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 26/09/2024

Certificate No. G0Z2024144

GRN No. 121834021



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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

Buyer / Second Party Detail

Name : Loyaljeet Kaur

H.No/Floor : 566/8

Sector/Ward : Na

LandMark : Kahnuwan road

City/Village: Gurdaspur

District : Gurdaspur

State : Punjab

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

Purpose : BBA



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

9027

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 26<sup>th</sup> Day of Sept 2024.

**BY AND BETWEEN**

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

**AND**

**Ms. Loyaljeet Kaur , (Aadhaar No. 9022 0428 0738) D/o of Malkiat Singh , aged about 36 years, residing at 566/8, Kahnuwan Road, Near Godown, Gurdaspur, „Punjab,India,143521, (PAN BJUPK3449R )**, as First

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

*Loyaljeet Kaur*

*[Signature]*  
Authorized Signatory

प्रलेख न:9027

दिनांक:26-09-2024

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

धन संबंधी विवरण	
राशि 1904750 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0z2024i44	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 10000 रुपये	EChallan:121836989 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV GGM	Service Charge:200

यह प्रलेख आज दिनांक 26-09-2024 दिन गुरुवार समय 3:32:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी LOVALJEET KAUR thru RAVI MALIKOTHER पुत्री MALKIAT SINGH हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी M K CHAUHAN ADV पिता — निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की | साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MACIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 26-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 1610** having carpet area of **43.79 square meter (471.35 square feet)** ("Carpet Area"), on **16 (Sixteenth)** 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.

9027

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERLOVALJEET KAUR

गवाह 1 :- M K CHAUHAN ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9027 आज दिनांक 26-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 144.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3251 के पृष्ठ संख्या 52 से 54 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 26-09-2024

उप/सयुक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)



WS II-2104

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 27/09/2024

Certificate No. G027202411170

GRN No. 121904530



Stamp Duty Paid : ₹ 101

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



Buyer / Second Party Detail

Name : Virendra Singh

H.No/Floor : 529

Sector/Ward : 51

LandMark : Ground floor orchid island

City/Village: Samaspur

District : Gurugram

State : Haryana

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

Purpose : BBA

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

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 09 2024.

BY AND BETWEEN

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

AND

**Mr. Virendra Singh , (Aadhaar No. 6534 5175 7403) S/o of Puran Singh , aged about 45 years, residing at 529, Ground Floor, Orchid Island, Near Artemis Hospital, Sector - 51, Samaspur, Gurugram, Haryana, India, 122003, (PAN AVAPS6092B )**, as First Allottee



Handwritten signature of Virendra Singh

प्रलेख न:9062

दिनांक:27-09-2024


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

धन संबंधी विवरण	
राशि 2414620 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G027202411170	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121836540 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-09-2024 दिन शुक्रवार समय 1:12:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी VIRENDRA SINGH thru RAVI MALIKOTHER पुत्र PURAN SINGH हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया ।दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



  
उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Prepared by: Navdeep Bisla

FOR KRISUMI CORPORATION PVT. LTD

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 27-09-2024 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **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 2104** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **21 (Twenty-First)** floor in Tower name **WS II** ("Building") along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

9062

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHEVIRENDRA SINGH

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9062 आज दिनांक 27-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 153.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3252 के पृष्ठ संख्या 55 से 57 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 27-09-2024

उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

MANESAR  
For KRISUMI CORPORATION PVT. LTD.

WS II - 4104

Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 27/09/2024

Certificate No. G027202411150

GRN No. 121904379

Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

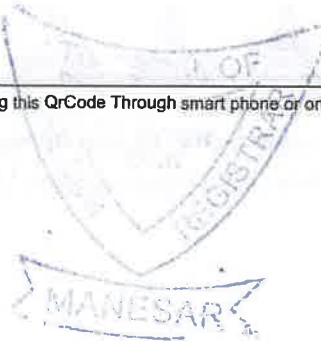
Name: Krisumi Corporation Pvt Ltd  
H.No/Floor : 11 Sector/Ward : 26 LandMark : Unit no 2 emaar capital tower 2  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 93\*\*\*\*\*76

**Buyer / Second Party Detail**

Name : Deepak Gupta  
H.No/Floor : D3/3416 Sector/Ward : Na LandMark : Na  
City/Village: Vasant kunj District : South west delhi State : Delhi  
Phone : 97\*\*\*\*\*92

Purpose : BBA

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



9083

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 27 Day of 09 2024.

**BY AND BETWEEN**

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

**AND**

Mr. Deepak Gupta , (Aadhaar No. 2829 5113 7891) S/o of Naval Kishore Gupta , aged about 48 years, residing at D-3/3416, Vasant Kunj, South West Delhi, Delhi- 110070, South West Delhi, India, 110070, (PAN AEUPG4186K) , as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Deepak

Authorized Signatory

प्रलेख न:9063

दिनांक:27-09-2024

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

धन संबंधी विवरण	
राशि 2426340 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024I1150	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	EChallan:121836536 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-09-2024 दिन शुक्रवार समय 1:14:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Nangur Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी DEEPAK GUPTA thru RAVI MALIKOTHER पुत्र NAVAL KISHORE GUPTA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER YADAV ADV पिता -- निवासी ADV GGM व श्री/श्रीमती /कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA MANESAR ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No 581018073724) duly authorized vide Authority Letter dated 27-07-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

- (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 DGTC for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTC vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 09, 2024 and has been allotted Apartment no. **WS II 4104** having carpet area of **54.51 square meter (586.74 square feet)** ("Carpet Area"), on **41 (Forty-First)** floor in Tower name **WS II ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).
- G. The Parties have gone through all the terms and conditions of this Agreement and understood the mutual rights and obligations detailed herein;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

Reg. No.

Reg. Year

Book No.

9063

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru RAVI MALIKOTHERDEEPAK GUPTA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9063 आज दिनांक 27-09-2024 को बही नं 1 जिल्द नं 377 के पृष्ठ नं 153.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3252 के पृष्ठ संख्या 58 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-09-2024



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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory