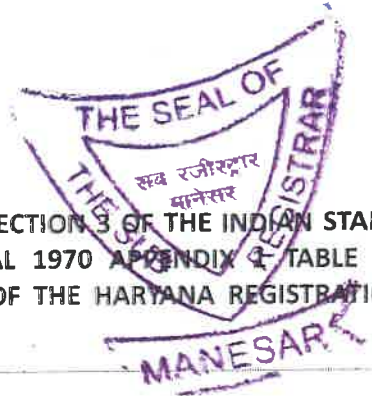


GIFT DEED

STAMP DUTY AND REGISTRATION FEE ARE EXEMPTED, UNDER SECTION 3 OF THE INDIAN STAMP ACT, 1899, PARAGRAPH 3 OF THE HARYANA STAMP MANUAL 1970 APPENDIX 2 TABLE OF REGISTRATION FEE (SECTION 78 & 79 OF THE ACT) PAGE 89 OF THE HARYANA REGISTRATION MANUAL, 1967.



Type of Deed	Gift Deed
Village/City	Sihi
Tehsil	Manesar
District	Gurugram
Transaction Value	NIL
Stamp Duty	EXEMPTED
Registration Fee	EXEMPTED

This Gift Deed is made and executed under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder and the "Policy relating to 'Transit Oriented Development (TOD)'" of the Haryana Government, Town and Country Planning Department Notified vide Notification No. CCP (NCR)/TOD/2016/343 dated 9th February, 2016 and a corrigendum Notification No. T&CP/TOD/2016/25294 dated, the 16th November, 2016 and Amendment Notification vide Notification No. CCP(NCR)/TOD/2017/964 dated 11th April, 2017.

THIS DEED OF GIFT is made and executed at Tehsil Manesar, District Gurugram, Haryana on this 23rd day of July 2025 by:

Krisumi Corporation Private Limited (CIN: U70200HR2012PTC064545), a company registered under the Companies Act, 1956 and existing under the Companies Act 2013, having their registered office at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector-26, Gurugram, Haryana-122002 (**PAN - AAECV0565A**), represented by **Mr. Rambir (Aadhar No. 3838 8900 0366)**, authorized signatory of the above company, duly authorized vide board resolutions dated 20th February 2024, respectively (hereinafter referred to as the "**DONOR**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, representatives, administrators, nominees, and permitted assigns), of the **FIRST PART**.

IN FAVOUR OF

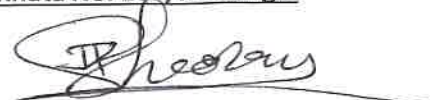
Hon'ble Governor, State of Haryana, acting through **Director, Town & Country Planning Haryana**, having its office at Plot No.3, Block- A Nagar Yojana Bhawan, Madhya Marg, Sector-18A, Chandigarh, represented by District Town Planner (P), Gurugram, represented by the Nodal Agency acting through the Chairman, STP Gurugram, DTP (Planning), Gurugram and EE, HSVP acting through authorized signatory **Mr. Jitender (Aadhar No. 5860 9234 8038)**, who is authorized vide Memo No 7424 dated 23rd July 2025 (hereinafter referred to as the "**DONEE**", which expression shall, unless repugnant to the context or meaning thereof, include its successors-in-interest and permitted assigns) of the **SECOND PART**.

WHEREAS

1. The **DONOR** is the recorded owner and in possession of **1.8062 acres (14 Kanal 9 Marla)** consisting of **0.924 acres** forming **18-meter wide green belt within the 30-meter green belt**, **0.8822 acres** forming part of a **12-meter service road within the 30-meter green belt**, situated in the revenue estate of Village Sihi, Tehsil Manesar, Sector-36A, Gurugram, Haryana, and is recorded in the name of the **DONOR** in the Jamabandi for the year 2019-2020 at **Khewat No. 109, Khata No. 110, Rectangle No. 1, Killa No. 25/2 min (0 Kanal 18 Marla), Khewat No. 162 Khata No. 167, Rectangle**

For KRISUMI CORPORATION PVT. LTD.


Authorized Signatory



वसीका संबंधी विवरण

वसीका का नाम GIFT IN FAVOUR OF GOVT.

तहसील/सब-तहसील- Manesar

गांव/शहर- Huda Sectors

स्थित- Sec 36A

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : Village Sihi, Tehsil Manesar and Village Harsaru, Sub tehsil Harsaru, District Gurugram, Sector 36A, Haryana

धन संबंधी विवरण

राशि- 6196671488 रुपये

कुल स्टाम्प शुल्क- 0 रुपये

स्टाम्प नं-

स्टाम्प का मूल्य- रुपये

रजिस्ट्रेशन फीस- 0 रुपये

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SURENDER YADAV ADV..

सेवा शुल्क- 200

भूमि का विवरण

निवासीय

106692 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1CVG4FT2

प्रॉपर्टी नं- NA

मालिक- KRISUMI CORPORATION PRIVATE LIMITED

पता- Village Sihi, Tehsil Manesar and Village Harsaru, Sub tehsil Harsaru, District Gurugram, Sector 36A, Haryana

यह प्रलेख आज दिनांक 24-07-2025 दिन गुरुवार समय 1:07:00 PM बजे श्री/श्रीमती/कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru RAMBIROTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता



KRISUMI CORPORATION PRIVATE LIMITED



संयुक्त उप पंजीयन अधिकारी Manesar

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है ।

दिनांक 24-07-2025

संयुक्त उप पंजीयन अधिकारी Manesar

KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त दानपत्र व श्री/श्रीमती/कुमारी DTCP thru JITENDEROTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि दानपत्र ने मेरे समक्ष दानकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SURENDER ADV पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी HANSRAJ पिता BAI.KISHAN निवासी BADSA, JHAJJAR ने की । साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है ।



संयुक्त उप पंजीयन अधिकारी Manesar

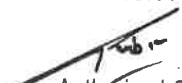
No. 2 Killa No. 22 min (1 Kanal 11 Marla) Rectangle No. 8 Killa No. 3/1 min (4 Kanal 3 Marla) Khewat No. 264 Khata No. 271 Rectangle No. 7 Killa No. 11/1 min (0 Kanal 3 Marla) Rectangle No. 8 Killa No. 6 min (1 Kanal 10 Marla), Khewat No. 258 Khata No. 265 Rectangle No. 1 Killa No. 24/2/2/1 min (3 Kanal 2 Marla), Khewat No. 535 Khata No. 559 Rectangle No. 1 Killa No. 25/3/1 (3 Kanal 2 Marla), more particularly described in the "Land Schedule" hereto annexed and the dimensions/ tatima of which has been detailed in layout enclosed as as "Annexure A" and in accordance with the Fard Jamabandi (hereinafter referred to as the "Subject Land"). No other person, other than the **DONOR**, has any legal right, title, or interest in the Subject Land, and the Subject Land is duly recorded in the name of the **DONOR**.

2. **AND WHEREAS** the **DONOR** has obtained **Licence No. 39 of 2013 dated 04.06.2013, Licence No. 85 of 2014 dated 08.08.2014, Licence No. 166 of 2023 dated 18.08.2023, and Licence No. 71 of 2024 dated 28.06.2024** (hereinafter referred to as the "Licenses") from the Director General / Director, Town and Country Planning, Haryana (hereinafter referred to as the "DTCP") for setting up a Group Housing Residential Colony (hereinafter referred to as the "Project") on land admeasuring **33.38125 acres** situated in the revenue estate of Village Harsaru, Sector-36A, Gurugram, Haryana (hereinafter referred to as the "Total Land"), which also includes the Subject Land.
3. **AND WHEREAS** as per the terms and conditions of the said Licenses, and the applicable Act and Rules made thereunder, the **DONOR** is required to transfer the portions of land consisting of **0.924 acres** forming **18-meter wide green belt within the 30-meter green belt, 0.8822 acres** forming part of a **12-meter service road within the 30-meter green belt** in favour of the Department of Town and Country Planning Haryana.
4. **AND WHEREAS** the **DONOR** is the absolute and undisputed owner in possession of the Subject Land, and is fully competent to sell, transfer, gift, mortgage, lease, or otherwise alienate the same or any part thereof to any person in any manner whatsoever.
5. **AND WHEREAS** in compliance with the terms and conditions of the said Licenses, the **DONOR** has requested the Department of Town and Country Planning, Haryana, to accept the surrender of the Subject Land, and upon such request, the **DONEE** has approved the surrender thereof.
6. **AND WHEREAS** the **DONOR** is making this gift of the Subject Land, as per the site plan sanctioned by the Director General, Town and Country Planning, Haryana, Chandigarh ("DGTC"), without any monetary consideration, unto the **DONEE**.
7. **NOW THEREFORE**, in consideration of the grant of benefits of FAR for the Project, as specified in the approved zoning plan, against the Subject Land admeasuring **1.8062 acres**, and more particularly described in the "Land Schedule" hereto annexed, situated in the revenue estate of Village Sihi, Tehsil Manesar, Sector-36A, Gurugram, Haryana, proposed to be transferred to the **DONEE** for the provision of the **18-meter wide green belt within the 30-meter green belt, 12-meter service road part of 30-meter green belt** as per the terms of the said Licenses, the **DONOR** hereby grants, conveys, and surrenders unto the **DONEE** all its rights, title, and interest in the Subject Land as more particularly described in the Schedule hereto, to have and to hold the same unto and to the use of the **DONEE**, subject to the detailed terms and conditions stated hereunder.

NOW THIS GIFT DEED WITNESSETH AS UNDER:

1. That in pursuance of the terms and conditions of the licensee issued by the Director Town and Country Planning, Haryana, Chandigarh ("DTCP") vide **Licence No. 39 of 2013 dated 04.06.2013, license No. 85 of 2014 dated 08.08.2014, License No. 166 of 2023 dated 18.08.2023 and License No. 71 of 2024 dated 28.06.2024** the **DONOR** hereby gifts, gives, transfers, assigns conveys and donates all its rights, title and interests in the Subject Land by way of Deed of Gift, unto the **DONEE** along with all its liberties, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed thereto.

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory



Reg. No.

Reg. Year

Book No.

5322

2025-2026

1



दानकर्ता



दानपात्र



गवाह

उप/सयुक्त पंजीयन अधिकारी

दानकर्ता :- thru RAMBIROTHER KRISUMI CORPORATION PRIVATE LIMITED

दानपात्र :- thru

JITENDEROTHERDTCP

गवाह 1 :- SURENDER ADV

गवाह 2 :- HANSRAJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5322 आज दिनांक 24-07-2025 को बही नं 1 जिल्द नं 99 के पृष्ठ नं 130.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 177 के पृष्ठ संख्या 8 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 24-07-2025





उप/सयुक्त पंजीयन अधिकारी Manesar

2. That the **DONOR** has delivered actual physical possession of the Subject Land to the said **DONEE** and the **DONEE** while accepting the said gift herein above made by the **DONOR**, has taken the possession of the same.
3. That the previous dues and demands of the government tax, etc., relating to the said area, shall be paid by the **DONOR** and thereafter all such dues and taxes (if any payable) shall be paid by the **DONEE**.
4. That the **DONOR** hereby assures the **DONEE** that the said property is free from all sort encumbrances such as prior sale, mortgage, gift, exchange, lease, injunctions, attachment, notification, acquisitions, surety, security and liens whatsoever and in case of any dispute existing or arising prior to the execution of this Gift Deed then the **DONOR** undertakes to defend the same.
5. That the **DONOR** has gifted transferred, conveyed, assigned, handed over all his rights, title, power, interests, authorities of ownership of the Subject Land under gift to the **DONEE** by way of this Gift Deed.
6. That the **DONEE** has therefore become sole, absolute owner in possession of the Subject Land by way of the Gift Deed,
7. That the **DONEE** hereby accepts the Gift of Subject Land.
8. That hereafter the **DONOR** is left with no right, lien or claim of any nature whatsoever in the Subject Land and the Subject Land shall henceforth be owned by the **DONEE** as per its own requirements.
9. That this Deed of Gift of the Subject Land hereby executed shall not be revoked; however, all disputes and differences arising out of or in any way touching or concerning this Deed of Gift shall be subject to the exclusive jurisdiction of the Civil Court at Gurugram, Haryana.

And it is hereby agreed and declared that, unless a different meaning appears from the context: (a) The expression "Director" shall mean the Director, Town and Country Planning, Haryana, and shall include any person who, for the time being, is appointed by the Government, by notification in the Official Gazette, to exercise and perform all or any of the powers and functions of the Director under the Haryana Development and Regulation of Urban Areas Act, 1975.

IN WITNESS WHEREOF, the Parties above named have affixed their signatures to this Deed of Gift on the day, month and year written in the presence of the witnesses given below:

For Krisumi Corporation Private Limited	District Town Planner (Gurugram)
through Authorized Signatory FOR KRISUMI CORPORATION PVT. LTD.	through Authorized Signatory
 Authorized Signatory	
DONOR	DONEE

WITNESS:

- Hansraj*
1. Hansraj S/o Sh. Balkishan
R/o Budsa, Thajjar, Haryana

2. 
SURENDER
Advocate
Distt. Court Gurugram

DRAFTED BY
As per Instruction
Both Parties
SURENDER (Advocate)
Distt. Court Gurugram



Land Schedule

Krisumi Corporation Private Limited

Village- Sihi, Tehsil- Manesar, Sector 36A, District Gurugram, Haryana

Village	Rectangle No.	Killa No.	Under 12M Service Road Part of 30 M Green Belt			18-M wide green belt within the 30-M Green belt			Total		
			K	M	S	K	M	S	K	M	S
Sihi	7	11/1 min	0	3	0	-	-	-	0	3	0
	8	6 min	1	1	0	0	9	0	1	10	0
		3/1 min	1	17	0	2	6	0	4	3	0
	2	22 min	1	4	0	0	7	0	1	11	0
	1	25/2 min	0	18	0	-	-	-	0	18	0
		25/3/1	0	14	0	2	8	0	3	2	0
		24/2/2/1/ min	1	6	0	1	16	0	3	2	0
Total									14	9	0
									1.8062 acre		

For KRISUMI CORPORATION PVT. LTD. |


Authorised Signatory



