

# Pardeep Infotech

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

## Invoice

Invoice Date: 30/11/2024  
Invoice No: KCPL/04  
Permanent Account no.: ATUPP4810G  
GSTIN: 06ATUPP4810G2ZE  
GST Payable Under Reverse Charge: NO

### Detail of Service Recipient

**Krisumi Corporation Private Limited**

3<sup>rd</sup> Floor, Central Plaza Mall

DLF Golf Course Road, Sector 53, Gurgaon-122001

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

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

GSTIN - 06AAECV0565A1ZR

Place of Supply: - Haryana

State Code: 06

S. No.	Description	SAC Code	Amount (In Rs.)
1.	Facilitation Charges for Registration of Agreement for Sale(Rs 3,000/- for one agreement) (Total 8 Unit).	99821	Rs. 24,000/-
	<b>TOTAL:</b>		Rs. 24,000/-
	<b>CGST@9%</b>		Rs. 2,160/-
	<b>SGST@9%</b>		Rs. 2,160/-
	<b>Grand Total</b>		Rs. 28,320/-

**(Rupees Twenty Eight Thousand Three Hundred Twenty Only)**

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

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

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

**Beneficiary Bank Account no.: 002663300003926**

**Beneficiary Bank IFSC Code: YESB0000026**

Yours Sincerely  
For M/s Pardeep Infotech

For PARDEEP INFOTECH  
*Pardeep*  
Proprietor



# Pardeep Infotech

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

Sr. No.	Unit No.	Vasika/Date
1.	WR 1 2203	10272/07-11-2024
2.	WR 2 2202	10471/12-11-2024
3.	WR 2 3902	10518/13-11-2024
4.	WR 2 802	10554/14-11-2024
5.	WR 1 2801	10699/19-11-2024
6.	WR 3 4302	10728/19-11-2024
7.	WR 2 2203	10850/21-11-2024
8.	WR 2 702	11200/27-11-2024

For PARL =

*Pardeep*  
Proprietor



WRI-2203

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 07/11/2024

Certificate No. G0G2024K1442



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 123531175



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 : Siddharth Jain

H.No/Floor : 201

Sector/Ward : 65

LandMark : Gf emaar emerald hills

City/Village: Gurugram

District : Gurugram

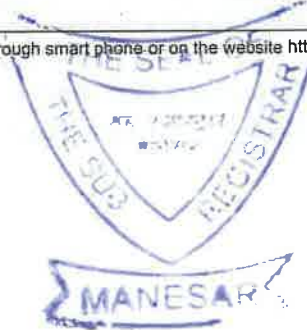
State : Haryana

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

Others : Tanvi jain

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>



10272

AGREEMENT FOR SALE

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

**BY AND BETWEEN**

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

AND  
For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:10272

दिनांक:07-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

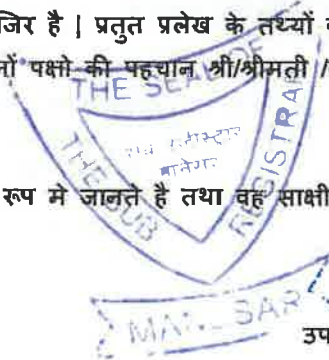
राशि 5046067 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये  
स्टाम्प नं : G0G2024K1442 स्टाम्प की राशि 101 रुपये  
रजिस्ट्रेशन फीस की राशि 30000 EChallan:122660493 पेस्टिंग शुल्क 3 रुपये  
रुपये  
Drafted By: SURENDER YADAV ADV Service Charge:200


यह प्रलेख आज दिनांक 07-11-2024 दिन गुरुवार समय 4:42:00 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 SIDDHARTH JAIN thru RAVI MALIKOTHER पुत्र SUNIL JAIN TANVI JAIN  
thru .OTHER पत्नी SIDDHARTH JAIN हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों  
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER ADV.. पिता . निवासी GGM  
व श्री/श्रीमती /कुमारी SANDEEP पिता .  
निवासी GURUGRAM ने की ।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।



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

For KRISUMI CORPORATION PVT. LTD

Authorised Signatory

Mr. Siddharth Jain , (Aadhaar No. 5179 0199 2362) S/o of Mr. Sunil Jain , aged about 35 years, residing at Topaz 201, GF, Emaar Emerald Hills, Sector-65, Gurugram, Gurugram, Haryana, India, 122101, (PAN AUTPJ5399Q), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Ms. Tanvi Jain	W/o	Mr. Siddharth Jain	34	Topaz 201, GF, Emaar Emerald Hills, Gurugram Gurugram Haryana India 122101	3836 6030 4693	ALFPJ6263Q.

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhaar No. SR1018073724) duly authorized vide Authority Letter dated 7-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. RC/REP/HARERA/GGM/812/544/2024/39 dated 08.04.2024;

For KRISUMI CORPORATION PVT. LTD.



Authorised Signatory



Reg. No.

Reg. Year

Book No.

10272

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisla*

दावेदार :- thru RAVI MALIKOTHERSIDDHARTH JAIN thru .OTHER TANVI JAIN

*Ravi Jain*

गवाह 1 :- SURENDER ADV

गवाह 2 :- SANDEEP

*[Signature]*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10272 आज दिनांक 07-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 56 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3455 के पृष्ठ संख्या 1 से 50 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं |

दिनांक 07-11-2024



*[Signature]*  
उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

WR2-2202

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/11/2024

Certificate No. GOL2024K1864



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 123733039



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 : Samaira Gupta

H.No/Floor : F9/9

Sector/Ward : Na

LandMark : Ground floor vasant vihar

City/Village: Vasant vihar

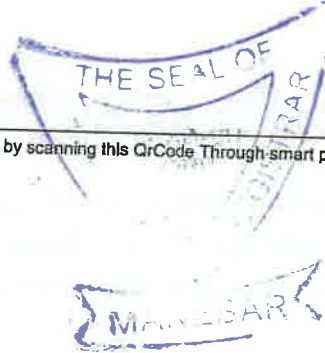
District : West delhi

State : Delhi

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

Others : Sonika gupta

Purpose : BBA



10471

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 12 Day of 11 2024.

**BY AND BETWEEN**

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

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

AND

प्रलेख न:10471

दिनांक:12-11-2024

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि 3984549 रुपये स्टाम्प ड्यूटी की राशि 100 रुपये  
स्टाम्प नं : G0L2024K1864 स्टाम्प की राशि 101 रुपये  
रजिस्ट्रेशन फीस की राशि 20000 रुपये EChallan:122661541 पेस्टिंग शुल्क 3 रुपये  
Drafted By: SURENDER YADAV ADV Service Charge:200

यह प्रलेख आज दिनांक 12-11-2024 दिन मंगलवार समय 4:56:00 PM बजे श्री/श्रीमती /कुमारी  
KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास UNIT 2 11TH FLOOR EMAAR CAPITAL  
TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SAMALKRA GUPTA thru DARPAN GUPTAOTHER पुत्री SIDHANT GUPTA  
SONIKA GUPTA thru DARPAN GUPTAOTHER पत्नी SIDHANT 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 GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता .  
निवासी GURUGRAM ने की ।

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



उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

Ms. Samaira Gupta , (Aadhaar No. 8416 0128 0771) D/o of Sidhant Gupta , aged about 18 years, residing at F-9/9, Ground Floor, Vasant Vihar, West Delhi, Delhi, India, 110057, (PAN CCHPG7012H ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Sonika Gupta	W/o	Sidhant Gupta	46	F9/9, GROUND FLOOR , VASANT VIHAR, WEST DELHI West Delhi Delhi India 110057	7803 2924 4517	AEHPG5604D

hereinafter called the "Allottee" both represented by Authority Holder Danban Gupta (Aadhaar No. 907255026944) duly authorized vide Authority Letter dated 12/11/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTC for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTC vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Reg. No.

Reg. Year

Book No.

10471

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

दावेदार :- thru DARPAN GUPTAOTHERSAMAIRRA GUPTAthru DARPAN GUPTAOTHERSONIKA GUPTA

गवाह 1 :- SURENDER YADAV ADV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10471 आज दिनांक 12-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 105.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3471 के पृष्ठ संख्या 3 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 12-11-2024



उप/सयुक्त पंजीयन अधिकारी Manesar  
Registrar  
Manesar (Gurgaon)

WR 2-3902

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/11/2024

Certificate No. G0M2024K662



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 123763468



Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*87



Buyer / Second Party Detail

Name : Kailash Agarwal

H.No/Floor : 32

Sector/Ward : 80

LandMark : Bougamvillea drive karma lakeland

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 13 Day of 11 2024.

BY AND BETWEEN

**KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545)**, a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002 (Haryana) and its Site office at Krisumi Sales Lounge, Sector 36A, Near Dwarka Expressway, Gurugram-122004, Haryana (PAN - AAECV0565A), represented by its authorized signatory Mr. Nandeep Bisla (Aadhaar No. 930419083077) duly authorized vide authority letter dated - 01.05.2024, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

AND

Mr. Kailash Agarwal , (Aadhaar No. 6379 9694 7803) S/o of Babu Lal Agarwal , aged about 52 years, residing at Villa 32, Bougamvillea Drive, Karma Lake Lands, Sector -80, Gurugram, Haryana, India, 122004, (PAN ABRPA9090L ), as First Allottee

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

प्रलेख न:10518

दिनांक:13-11-2024

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

धन संबंधी विवरण	
राशि 3945270 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0M2024K662	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:122661677 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 13-11-2024 दिन बुधवार समय 3:40:00 PM बजे श्री/श्रीमती /कुमारी

KRISUMI CORPORATION PVT LTD thru NAVDEEP BISLAOTHER निवास UNIT 2 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

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

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी KAILASH AGARWAL thru RAVI MALIKOTHER पुत्र BABU LAL 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 GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता निवासी GURUGRAM ने की ।

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

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

hereinafter called the "Allottee" sole represented by Authority Holder Ravi Malik (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 12/11/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

**DEFINITIONS:**

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

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

**WHEREAS:**

- A. The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;

The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted Apartment no. **WR2 3902** having carpet area of **100.34 square meter (1,080.05 square feet)** ("Carpet Area"), on **39 (Thirty-Ninth)** floor in Tower name **WR2 ("Building")** along with exclusive right to use **1(One)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Reg. No.

Reg. Year

Book No.

10518

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bixle*

दावेदार :- thru RAVI MALIKOTHERKAILASH AGARWAL

*Ravi Malik*

गवाह 1 :- SURENDER YADAV/ ADV

*Surender Yadav*

गवाह 2 :- SANDEEP

*Sandeep*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10518 आज दिनांक 13-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 117.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3472 के पृष्ठ संख्या 32 से 33 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 13-11-2024



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

Manesar

FOR KRISUMI CORPORATION PVT. LTD.

WR2. 802

Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 14/11/2024

Certificate No. G0N2024K610 

GRN No. 123815504 

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: 98\*\*\*\*\*87

**Buyer / Second Party Detail**

Name : Piyush Jhunjhunwala   
H.No/Floor : 147/a Sector/Ward : Na LandMark : Girish ghosh roadbelurmth  
City/Village : Howrah District : Howrah State : West bengal  
Phone : 97\*\*\*\*\*92

Purpose : BBA

  
10554

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 14 Day of 11 2024.

**BY AND BETWEEN**

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



**For A Thard & Sons** AND  
*Ashok Thard*  
**Karta**

For KRISUMI CORPORATION PVT. LTD.

  
**Authorised Signatory**

प्रलेख न:10554

दिनांक:14-11-2024

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

धन संबंधी विवरण	
राशि 3926025 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0N2024K610	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:122661686 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER KUMAR YADAV ADV	Service Charge:200

यह प्रलेख आज दिनांक 14-11-2024 दिन गुरुवार समय 1:28:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHIER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar  
Manesar (Gurgaon)

*Navdeep Bisla*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी PIYUSH JHUNJHUNWALA thru RAVI MALIKOTHER पुत्र RAM GOPAL JHUNJHUNWALA A THARD AND SONS thru RAVI MALIKOTHER कम्पनी NA हाजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों

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

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

For KRISUMI CORPORATION PVT. LTD.

Sub Registrar  
Manesar (Gurgaon)

Mr. Piyush Jhunjunwala , (Aadhaar No. 7920 6507 8923) S/o of Ram Gopal Jhunjunwala , aged about 37 years, residing at 147/A 21, Girish Ghosh Road, Belurmath, Bally (M), ,Howrah,West Bengal,India,711202, (PAN AHXPJ5780A ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
A THARD & SONS				4th Floor, Shanti Sadan, Naryana Naga, Ward No. 18, Bharalmukh, kamrup Assam India		AAEHA8502K

hereinafter called the "Allottee" both represented by Authority Holder Ravi Malik (Aadhar No. 581018013724) duly authorized vide Authority Letter dated 14/11/24, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;



For A Thard & Sons  
  
Karta

For KRISUMI CORPORATION PVT. LTD.

  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

10554

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERPIYUSH JHUNJHUNWALATHRU RAVI MALIKOTHERA THARD AND SONS

गवाह 1 :- SURENDER KUMAR YADAV

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10554 आज दिनांक 14-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 126.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3473 के पृष्ठ संख्या 75 से 76 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 14-11-2024



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

WR1 2801

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 18/11/2024

Certificate No. G0R2024K4278



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 123983974



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Kriusmi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

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



**Buyer / Second Party Detail**

Name : Meenakshi Swarup

H.No/Floor : 316

Sector/Ward : Na

LandMark : New mandl

City/Village: Patel nagar

District : Muzaffarnagar

State : Uttar pradesh

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

Purpose : BBA



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

10699

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 19th Day of Nov. 2024.

**BY AND BETWEEN**

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

**AND**

**Mrs. Meenakshi Swarup , (Aadhaar No. 8180 9555 7194) W/o of Mr. Gaurav Swarup , aged about 55 years, residing at 316, Patel Nagar, New Mandi, Muzaffarnagar, Uttar Pradesh, India, 251002, (PAN AkPPB8877M ), as First Allottee**

*Meenakshi Swarup*



प्रलेख न:10699

दिनांक:19-11-2024

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

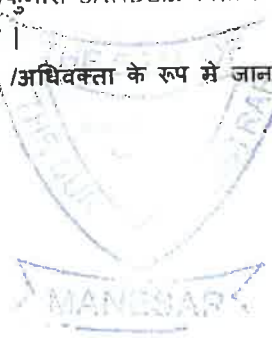
धन संबंधी विवरण	
राशि 5273703 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0R2024K4278	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 30000 रुपये	EChallan:123994203 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 19-11-2024 दिन मंगलवार समय 2:29:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR IEMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Nangur P Bisle*  
हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PRIVATE LIMITED

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

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



*Qm*  
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 19-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

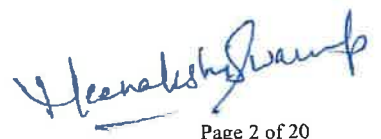
For the purpose of this Agreement, unless the context otherwise requires,-

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;
- F. The Allottee had applied for a residential apartment in the Project vide application dated Aug 31, 2024 and has been allotted **Apartment no. WR1 2801** having carpet area of **137.93 square meter (1,484.67 square feet)** ("Carpet Area"), on **28 (Twenty-Eighth)** floor in Tower name **WR1 ("Building")** along with exclusive right to use **2(Two)** number of covered parking ("Parking"), as permissible under the applicable law and pro rata right / share in the common areas ("Common Areas") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**). **For KRISUMI CORPORATION PVT. LTD.**

  
Authorized Signatory



Reg. No.

Reg. Year

Book No.

10699

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERMEENAKSHI SWARUP

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10699 आज दिनांक 19-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 162.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3479 के पृष्ठ संख्या 11 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 है।



दिनांक 19-11-2024




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


WR3-4302

Non Judicial

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

Date : 19/11/2024

Certificate No. G0S2024K2848  Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 124021888  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

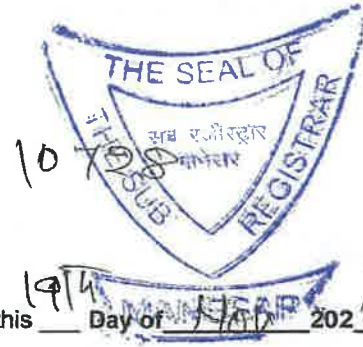
**Buyer / Second Party Detail**

Name : Deepak Kumar  
H.No/Floor : Hu83 Sector/Ward : Na LandMark : Vishakha enclave saraswati vihar  
City/Village: Pitampura District : North west delhi State : Delhi  
Phone : 97\*\*\*\*\*92 Others : Vachan kumar

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 19/11 Day of NOV 2024.

**BY AND BETWEEN**

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

**AND**

**Mr. Deepak Kumar , (Aadhaar No. 2102 7993 4985) S/o of Subhash Chand Kumar , aged about 49 years, residing at HU-83, Vishakha Enclave, Pitampura, Saraswati Vihar, North West Delhi, Delhi-110034, North West Delhi, Delhi, India, 110034, (PAN ALPPK1321E) , as First Allottee along with**

For KRISUMI CORPORATION PVT. LTD.

  
Authorized Signatory



प्रलेख नः10728

दिनांक:19-11-2024

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

धन संबंधी विवरण	
राशि 10000000 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0S2024K2848	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:124024890 पेस्टिंग शुल्क 3 रुपये
Drafted By: MK CHAUHAN ADV.	Service Charge:200

यह प्रलेख आज दिनांक 19-11-2024 दिन मंगलवार समय 3:22:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PVT LTD Huda NAVDEEP BISE LAOTHER निवासी GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Navdeep Bise*

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PVT LTD

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

Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पंजीकर्ता श्री/श्रीमती /कुमारी DEEPAK KUMAR Huda RAVI MALIKOTHER पुत्र SUBHASH CHAND KUMAR VACHAN KUMAR Huda RAVI MALIKOTHER पुत्र DEEPAK KUMAR हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी MK CHAUHAN पिता . निवासी ADV 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)

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mr. Vachan Kumar	S/o	Deepak Kumar	22	HU-83,Vishakha Enclave, Pitampura, Saraswati Vihar, North West Delhi, Delhi- 110034 North Delhi Delhi India110034	7275 6303 4737	KBOPK4593M

hereinafter called the "Allottee" sole represented by Authority Holder RAVI MALIK (Aadhar No. 581018073724) duly authorized vide Authority Letter dated 17-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;

The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;

The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;

The Allottee had applied for a residential apartment in the Project vide application dated Oct 25, 2024 and has been allotted **Apartment no. WR3 4302** having carpet area of **364.31 square meter (3,921.40 square feet)** ("Carpet Area"), on **43 (Forty-Third)** floor in Tower name **WR3 ("Building")** along with exclusive right to use **3(Three)** 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

Reg. No.

Reg. Year

Book No.

10728

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PVT LTD

*Navdeep Bisla*

दावेदार :- thru RAVI MALIKOTHERDEEPAK KUMAR thru RAVI MALIKOTHERVACHAN KUMAR

गवाह 1 :- MK CHAUHAN

गवाह 2 :- SANDEEP

*[Signature]*  
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10728 आज दिनांक 19-11-2024 को बही नं 1 जिल्द नं 379 के पृष्ठ नं 170 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3480 के पृष्ठ संख्या 34 से 83 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 19-11-2024



*[Signature]*  
उप/सयुंक्त पंजीयन अधिकारी Manesar

Sub Registrar  
Manesar (Gurgaon)

WR2-2203

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 20/11/2024

Certificate No. GOT2024K3875



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 124076804



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

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

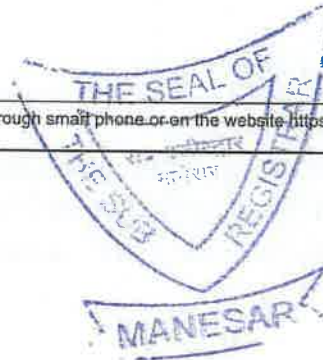


**Buyer / Second Party Detail**

Name : Shailesh Gupta  
H.No/Floor : 114 Sector/Ward : 46 LandMark : Green wood city  
City/Village: Gurgaon District : Gurgaon State : Haryana  
Phone : 97\*\*\*\*\*92 Other: Deepa gupta

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>



10850

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") is executed at Gurugram on this 21st Day of Nov 20224

**BY AND BETWEEN**

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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

AND

Shailesh Gupta  
Deepa

प्रलेख नः10850

दिनांक:21-11-2024

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

धन संबंधी विवरण	
राशि 3472600 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G012024K3875	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:124097923 पेस्टिंग शुल्क 3 रुपये
Drafted By: M K CHAUHAN ADV	Service Charge:200

यह प्रलेख आज दिनांक 21-11-2024 दिन गुरुवार समय 2:09:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

*Naveen Bishu*

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PRIVATE LIMITED

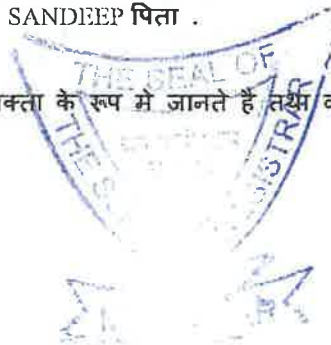
*Ran*  
उप/संयुक्त पंजीयन अधिकारी (Manesar)  
Sub Registrar  
Manesar (Gurgaon)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी SHAILESH GUPTA thru RAVI MALIKOTHER पुत्र PRAKASH CHANDRA GUPTA DEEPA GUPTA thru RAVI MALIKOTHER पत्नी SHAILESH GUPTA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

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

निवासी GURUGRAM ने की ।

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



*Ran*  
Sub Registrar  
Manesar (Gurgaon)  
For KRISUMI CORPORATION PRIVATE LIMITED

Mr. Shailesh Gupta , (Aadhaar No. 5227 5441 3275) S/o of Prakash Chandra Gupta , aged about 49 years, residing at H114, Residency Greens, Green Wood City, Sector 46, Kanahi (73), PO: Gurgaon, Sector 45, Dist. Gurgaon ,Gurgaon,Haryana,India,122003, (PAN AAUPG7604E ), as First Allottee Along with

Co-Allottee Name	S/o, D/o, W/o	Relative Name	Aged	Resident Of	Aadhar No.	PAN No.
Mrs. Deepa Gupta	W/o	Shailesh Gupta	47	H114, Residency Green, Greenwood City, Sector 46, Kanahi(73), PO: Gurgaon, Sector 45, Gurugram Haryana India 122003	8619 7006 0557	AIVPG7873L

hereinafter called the "Allottee" both represented by Authority Holder RAVI MALIK (Aadhar No. 511018073724) duly authorized vide Authority Letter dated 21-11-2024, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("Project Land"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "Licenses") for a total piece of land admeasuring 30.38125 acres (the "Licensed Land"). The Promoter has conceptualized a group housing project "Waterside Residences" ("Project") on the Project Land;
- The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

  
Deepa

Reg. No.

Reg. Year

Book No.

10850

2024-2025

1



पेशकर्ता

दावेदार

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru RAVI MALIKOTHERSHAILESH GUPTA thru RAVI MALIKOTHERDEEPA GUPTA

गवाह 1 :- M K CHAUHAN

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10850 आज दिनांक 21-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 0.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3488 के पृष्ठ संख्या 94 से 95 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 21-11-2024



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

WR2-702

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 27/11/2024

Certificate No. G0272024K2278



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 124354549



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Krisumi Corporation Pvt Ltd

H.No/Floor : 11

Sector/Ward : 26

LandMark : Unit no 2 emaar capital tower 2

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*58



**Buyer / Second Party Detail**

Name : Bhupinder Singh Chadha

H.No/Floor : H901

Sector/Ward : Na

LandMark : Pilot court essel towers

City/Village: Chakarpur

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>



MANESAR/11/20

**AGREEMENT FOR SALE**

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

**BY AND BETWEEN**

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

**AND**

**Mr. Bhupinder Singh Chadha , (Aadhaar No. 9934 5980 2835) S/o of Jaspal Singh Chadha , aged about 44 years, residing at H-901, Pilot Court, Essel Towers, MG Road, Chakarpur (74), Gurugram, Haryana, India, 122002, (PAN ACSPC1986H ) , as First Allottee**

प्रलेख न:11200

दिनांक:27-11-2024

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

धन संबंधी विवरण	
राशि 3946840 रुपये	स्टाम्प ड्यूटी की राशि 100 रुपये
स्टाम्प नं : G0272024K2278	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 20000 रुपये	EChallan:124356983 पेस्टिंग शुल्क 3 रुपये
Drafted By: SURENDER ADV	Service Charge:200

यह प्रलेख आज दिनांक 27-11-2024 दिन बुधवार समय 3:43:00 PM बजे श्री/श्रीमती /कुमारी KRISUMI CORPORATION PRIVATE LIMITED thru NAVDEEP BISLAOTHER निवास UNIT 02 11TH FLOOR EMAAR CAPITAL TOWER 2 MG ROAD SEC 26 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

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

हस्ताक्षर प्रस्तुतकर्ता  
KRISUMI CORPORATION PRIVATE LIMITED

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी BHUPINDER SINGH CHADHA thru DARPAN GUPTAOTHER पुत्र JASPAL SINGH CHADHA हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SURENDER पिता . निवासी ADV GURUGRAM व श्री/श्रीमती /कुमारी SANDEEP पिता . निवासी GURUGRAM ने की । साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

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

hereinafter called the "Allottee" sole represented by Authority Holder Daarpan Gupta (Aadhar No. 901255026144) duly authorized vide Authority Letter dated 27/11/24 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the SECOND PART.

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

#### DEFINITIONS:

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

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

#### WHEREAS:

- A. The Promoter is the sole and absolute owner of land admeasuring **5.0951 acres** comprised in Rectangle No. 2 Killa Nos. 13min, 14, 15/1, 16/2min, 17min, 18min of Village Sihi and Rectangle No. 122 Killa Nos. 22min, 23, 24min and Rectangle No. 132 Killa Nos. 2, 3/1, 3/2, 9 of Village Harsaru, Sector 36A, Gurugram, Haryana ("**Project Land**"), forming part of License No. 39 of 2013, 85 of 2014 and 166 of 2023 (collectively "**Licenses**") for a total piece of land admeasuring 30.38125 acres (the "**Licensed Land**"). The Promoter has conceptualized a group housing project "**Waterside Residences**" ("**Project**") on the Project Land;
- B. The Project is a phase of larger township / colony, namely, "Krisumi City" being developed by the Promoter in phases on larger Licensed Land situated at Sector 36A, Gurugram, Haryana;
- C. The Promoter had obtained approval of building plans from DGTCP for Krisumi City, including for the said Project and the revised building plans have been sanctioned from DGTCP vide Memo ZP-915/PA(DK)/2024/5471 dated 13.02.2024. The Promoter has also obtained the other applicable approvals for commencing the development of the Project and the Promoter agrees that it shall not make any changes to the approved plans, existing as on date in respect of the Project, except in strict compliance with Section 14 of the Act or any other laws of the state of Haryana as applicable;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed;
- E. The Promoter has registered the Project under the provisions of the Act with the Authority at Gurugram, having registration No. **RC/REP/HARERA/GGM/812/544/2024/39** dated **08.04.2024**;

The Allottee had applied for a residential apartment in the Project vide application dated Oct 01, 2024 and has been allotted **Apartment no. WR2 702** having carpet area of **100.34 square meter (1,080.05 square feet)** ("**Carpet Area**"), on **7 (Seventh)** floor in Tower name **WR2 ("Building")** along with exclusive right to use **1(One)** number of covered parking ("**Parking**"), as permissible under the applicable law and pro rata right / share in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of Rules of the State of Haryana and the deed of declaration of the Project (hereinafter collectively referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**).

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

Reg. No.

Reg. Year

Book No.

11200

2024-2025

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru NAVDEEP BISLAOTHER KRISUMI CORPORATION PRIVATE LIMITED

दावेदार :- thru DARPAN GURTAOTHERBHUPINDER SINGH CHADHA

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11200 आज दिनांक 27-11-2024 को बही नं 1 जिल्द नं 380 के पृष्ठ नं 88 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3522 के पृष्ठ संख्या 44 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 27-11-2024



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