

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 13/04/2024

Certificate No. G0M2024D837



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 115485190



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Grebe Propbuild Private Limited

H.No/Floor : 306/308

Sector/Ward : C2

LandMark : Square one c2 distt centre saket

City/Village : saket

District : New delhi

State : Delhi

Phone: 93*****07



Buyer / Second Party Detail

Name : Director Town And Country Planning Chandigarh Haryana

H.No/Floor : plotno3

Sector/Ward : 18A

LandMark : Nagar Yojana Bhavan Madhya Marg

City/Village: Chandigarh

District : Chandigarh

State : Haryana

Phone : 93*****07

Purpose : GIFT DEED



GIFT DEED

1. Type of Deed : Gift Deed
2. Village/City : Banskhusla Sector M14
Manesar, Gurugram, Haryana.
3. Tehsil : Harsaru
4. Unit Land : 0.1604 acres/649.1832 Sq. Mtr.
5. Type of Property : Licensed Land
6. Stamp Duty : 101/-
7. Stamp Certificate No./Dt. : G0M2024D837
8. Registration Fee GRN No. & Date : _____

For Grebe Propbuild Pvt Ltd

Ash Mohal

Director/Auth Signatory

[Signature]
12-1

प्रलेख क्र.:916

मुद्रण दिनांक 26/04/2024 01:57 PM

पंजीकरण दिनांक:26-04-2024

वसीका संबंधी विवरण

वसीका का नाम GIFT IN FAVOUR OF GOVT.

तहसील/सब-तहसील- हरसरु

गांव/शहर- बासकुसला

स्थित- Baskushla

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : 129, Unapproved Area Wazirpur, Sec 95, Sec 95, 122505

धन संबंधी विवरण

राशि- 103447936 रुपये

कुल स्टाम्प शुल्क- 0 रुपये

स्टाम्प नं-

स्टाम्प का मूल्य- रुपये

रजिस्ट्रेशन फीस- 0 रुपये

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Manoj Kumar Adv

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

13908 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1LM13BR3

प्रॉपर्टी नं- 129

मालिक- ASHA DEVI

पता- 129, Unapproved Area Wazirpur, Sec 95, Sec 95, 122505

यह प्रलेख आज दिनांक 26-04-2024 दिन शुक्रवार समय 1:53:00 PM बजे श्री/श्रीमती/कुमारी से. गेब प्रोपबिल्ड प्रा. लि. बाराखम्बा रोड नई दिल्ली thru AASH MOHDOTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया है।

हस्ताक्षर प्रस्तुतकर्ता



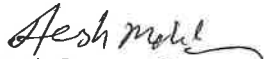
मै. गेब प्रोपबिल्ड प्रा. लि. बाराखम्बा रोड नई दिल्ली

संयुक्त उप पंजीयन अधिकारी NT Harsaru

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 26-04-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी DIRECTOR GENERAL DEPARTMENT OF TOWN AND COUNTRY PLANNING HARYANA thru INDER SINGHOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दानपात्र 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 MANOJ KUMAR पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK KUMAR पिता . निवासी ADV GGM ने की।

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

दिनांक 26-04-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

THIS DEED of Transfer is made and executed at Gurugram Haryana on this 26th April 2024.

BY AND BETWEEN

1. **Grebe Propbuild Private Limited (CIN:U45200DL2007PTC157757, PAN No. AACCG7729B)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the **"Landowner"/ "Transferor"** Through its authorized signatory **Mr. Aash Mohd (Aadhaar no. 5657 0464 5795) S/o Abdul Karim R/o BC 440, Badkhal Colony, Faridabad, Haryana 121001 authorised vide board resolution dated 01.04.2024** (which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors, nominees and assigns) of the ONE PART.

The above land owning Company have collaborated with **M/s Worldwide Resorts And Entertainment Pvt. Ltd.**, a Company duly incorporated and registered under the Companies Act, 2013 bearing Corporate Identification No. **U74999DL2016PTC299194**, having its Registered Office at House No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi-110052 (Collaboration Registration No. 6965 dated 13.12.2021)

AND

Director General, Department of Town & Country Planning, Haryana Chandigarh, Government of Haryana having its office at HUDA Office Complex, Sector-14, Gurugram, Haryana represented by **Sh. Inder Singh (UID No. 8872 2882 4685)** (hereinafter called the **"TRANSFeree"**, (which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors, nominees and assigns) of the **OTHER PART**

The TRANSFEROR and the TRANSFeree are hereinafter collectively referred to as the **"Parties"** and individually as **"Party"**.

AND WHEREAS, The Transferor is the absolute owner in possession of the Properties fully described in the schedule hereunder.

1. M/s Grebe Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Banskhusla	5	7/1 min.	1-5-6
		Total	1-5-6

Reg. No.

Reg. Year

Book No.

916

2024-2025

1



दानकर्ता



दानपात्र



गवाह

उप/संयुक्त पंजीयन अधिकारी
हरसरु

दानकर्ता :- thru AASH MOHD OTHER मै. ग्रेड प्रोपर्टिज प्रा. लि. बाराखम्बा रोड नई
दिल्ली

दानपात्र :- thru INDER SINGH OTHER DIRECTOR GENERAL DEPARTMENT OF TOWN
AND COUNTRY PLANNING
HARYANA

गवाह 1 :- MANOJ KUMAR

गवाह 2 :- DEEPAK KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 916 आज दिनांक 26-04-2024 को बही नं 1 जिल्द नं 77 के पृष्ठ नं 159 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1715 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 है।

दिनांक 26-04-2024

उप/संयुक्त पंजीयन अधिकारी हरसरु

Total Land admeasuring 1 Kanal 5 Marla 6 Sarsai (1K-5M-6S)

AND WHEREAS, The TRANSFEROR is the absolute owner and in actual physical possession of the land admeasuring 0.1604 acres / 649.1832 Sq. Mtr. carved out of Rectangle No. & Killa No. mentioned above & shown in the Site Plan annexed to and to be considered a part and parcel of the present Gift Deed situated in the revenue estate of Village Banskushla, Sector M-14 of Manesar, District Gurugram, Haryana in accordance with Fard Jamabandi for the year 2018-2019 (hereinafter referred to as the "said land") and the said land is duly recorded in the Jamabandi in the name of TRANSFEROR.

AND WHEREAS, the TRANSFEROR have been granted License No. 136 of 2022 by the Director General, Department of Town & Country Planning, Haryana Chandigarh to develop Industrial Plotted Colony titled as "THE GOLDEN CITY" on an area admeasuring 118.15 acres falling in the revenue estate of Village Banskhusla Sector M-14 of Manesar, District Gurugram, Haryana.

AND WHEREAS, in Compliance of Clause No. 02, Condition No. xxiii of the License No. 136 of 2022 dated 08.09.2022 for setting up of Industrial Plotted Colony over an area admeasuring 118.15 acres falling in the revenue estate of Village Banskhusla Sector M-14 of Manesar, District Gurugram, Haryana, The Transferor is required to transfer area falling under Sector roads/restricted belts/green belt to the Government free of cost.

AND WHEREAS, the said Land is free from encumbrances, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS, the TRANSFEROR herein is well and sufficiently entitled to transfer the said land.

NOW THEREFORE, this Gift Deed witnessed that for the purpose of carrying in to effect the transfer/surrender of all the rights, title and interest of the transferor in the said land and in consideration of the covenants of the Parties, hereinafter contained; the TRANSFEROR hereby grants and conveys and surrenders unto the TRANSFEREE all its rights, title and interest in the said land as more particularly described in the schedule hereto and to hold the same unto and the use of TRANSFEREE for setting up of Community Facilities.

NOW THIS DEED OF TRANSFER/GIFT WITNESSETH AS UNDER:-

1. That the TRANSFEROR do hereby transfer and assigns all its rights, title and interest in the total land admeasuring 0.1604 acres / 649.1832 Sq. Mtr. carved out of the schedule given hereunder:

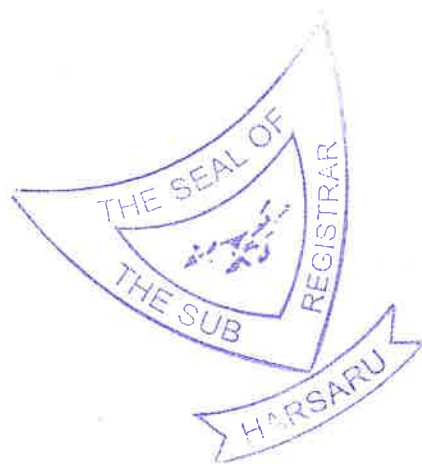
1. M/s Grebe Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Banskhusla	5	7/1 min.	1-5-6
		Total	1-5-6

Total Land admeasuring 1 Kanal 5 Marla 6 Sarsai (1K-5M-6S)

Shown in the Site Plan annexed to and to be considered a part and parcel of this Gift Deed and detail of which is given in the Schedule given hereunder situated in the revenue estate of Village Banskushla Sector M-14 of Manesar, District Gurugram, Haryana; in accordance with Fard Jamabandi for the year 2018-19, unto the Transferee with all its rights, liberties, privileges, liens, easements, advantages, passages, pathways, whatsoever attached or annexed to the said Land. The Site Plan showing location of the admeasuring 0.1604 acres / 649.1832 Sq. Mtr. for the sector roads/green belts/restricted belts is attached as part of this Gift Deed.

2. That the TRANSFEREE hereby accepts the said land for sector roads/green belts/restricted belts.
3. That hereafter the TRANSFEROR Company is left with no right, lien, or claim of any nature whatsoever in the said land and the said land henceforth be owned and developed by the TRANSFEROR as per government norms and guidelines.
4. That the TRANSFEROR simultaneously with the execution of this Gift Deed has handed over the vacant physical possession of the said land to the TRANSFEREE.
5. That the said land has been transferred free of cost by the TRANSFEROR to the TRANSFEREE as per clause no. 2 condition no. xxiii of the License no. 136 of 2022 dated 08.09.2022, TRANSFEROR is required to transfer area coming under sector roads/green belts/restricted belts to the Government free of cost.
6. That all taxes, levies, assessments, demands or charges, which are levied in respect of the subject land, upto the execution of this deed have been paid



and cleared by the TRANSFEROR and land under subject is free from all encumbrances.

7. That by this Gift Deed, the TRANSFEROR transfers all the rights of ownership over the said land under subject matter in favour of TRANSFEREE and this transfer of ownership is voluntary without any consideration and TRANSFEREE accepts the same.
8. That all expenses incurred on the registration of this deed shall be borne and paid by TRANSFEROR.
9. That instant Deed of the said land under subject matter hereby executed shall not be revoked, however all the disputes and differences arising out or in any way touching or concerning this gift deed whatsoever shall be subject to jurisdiction of Gurugram, Haryana.

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

<u>Transferor</u>	<u>Transferee</u>
For Landowner For Grebe Propbuild Pvt Ltd  Director/Auth Signatory Name: Aash Mohd Authorised Signatory Grebe Propbuild Private Limited	 Inder Singh Authorised Signatory For Director General, Department of Town & Country Planning Haryana, Government Of Haryana

WITNESSES	
1.  MANOJ KUMAR Advocate Distt. Court Gurugram	2.  Deepak Kumar Advocate Distt. Court. Gurugram


Drafted By
MANOJ KUMAR
ADVOCATE
DISTT COURTS, GURUGRAM
26/04/24

For Grebe Propbuild Pvt Ltd

Director/Auth Signatory



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 13/04/2024

Certificate No. G0M2024D799



Stamp Duty Paid : ₹ 101

GRN No. 115484954



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Active Promoters Pvt Ltd And Others

H.No/Floor : 306/308

Sector/Ward : C2

LandMark : Square one c2 distt centre saket

City/Village : SAKET

District : New delhi

State : Delhi

Phone: 93*****07

Others : WORLDWIDE RESORTS AND ENTERTAINMENT PVT LTD



Buyer / Second Party Detail

Name : Director Town And Country Planning Chandigarh Haryana

H.No/Floor : plotno3

Sector/Ward : 18A

LandMark : Nagar Yojana Bhavan Madhya Marg

City/Village: Chandigarh

District : Chandigarh

State : Haryana

Phone : 93*****07

Purpose : GIFT DEED

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

GIFT DEED

- | | | |
|------------------------------------|---|---|
| 1. Type of Deed | : | Gift Deed |
| 2. Village/City | : | Bansharia Sector M9, M10, M13, M14
Manesar, Gurugram, Haryana. |
| 3. Tehsil | : | Harsaru |
| 4. Unit Land | : | 12.0604 acres / 48806.7746 Sq. Mtr. |
| 5. Type of Property | : | Licensed Land |
| 6. Stamp Duty | : | 101/- |
| 7. Stamp Certificate No./Dt. | : | G0M2024D799 |
| 8. Registration Fee GRN No. & Date | : | _____ |

For Active Promoters Pvt. Ltd.
Aashu Mohan
Director/Admin. Signatory

[Signature]
F-1

वसीका संबंधी विवरण

वसीका का नाम GIFT IN FAVOUR OF GOVT.

तहसील/सब-तहसील- हरसरु

गांव/शहर- बासहरिया

स्थित- Bashariya

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : 129, Unapproved Area Wazirpur, Sec 95, Sec 95, 122505

धन संबंधी विवरण

राशि- 103447936 रुपये

कुल स्टाम्प शुल्क- 0 रुपये

स्टाम्प नं-

स्टाम्प का मूल्य- रुपये

रजिस्ट्रेशन फीस- 0 रुपये

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Manoj Kumar Adv

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

13908 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- ILM13BR3

प्रॉपर्टी नं- 129

मालिक- ASHA DEVI

पता- 129, Unapproved Area Wazirpur, Sec 95, Sec 95, 122505

यह प्रलेख आज दिनांक 26-04-2024 दिन शुक्रवार समय 1:54:00 PM बजे श्री/श्रीमती/कुमारी एक्टिव प्रमोटर्स प्राइवेट लिमिटेड एंड आदि thru आश मोहम्मद OTHER निवास साकेत दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



एक्टिव प्रमोटर्स प्राइवेट लिमिटेड एंड आदि

संयुक्त उप पंजीयन अधिकारी NT Harsaru

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 26-04-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

एक्टिव प्रमोटर्स प्राइवेट लिमिटेड एंड आदि

उपरोक्त दानपत्र व श्री/श्रीमती/कुमारी DIRECTOR TOWN AND COUNTRY PLANNING thru INDER SINGH OTHER 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 MANOJ पिता ARJUN DASS निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK पिता NARESH KUMAR निवासी ADV GGM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 26-04-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

THIS DEED of Transfer is made and executed at Gurugram Haryana on this 26th April 2024.

BY AND BETWEEN

1. **Active Promoters Private Limited (CIN:U45201DL2004PTC128384, PAN No. AAECA9956G)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-1"
2. **Flip Propbuild Private Limited (CIN:U45200DL2007PTC157710, PAN No. AABCF0579P)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-2"
3. **Globule Propbuild Private Limited (CIN: U45200DL2007PTC157753, PAN No. AACCG7720J)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-3"
4. **Gravel Propbuild Private Limited (CIN:U45200DL2007PTC157755, PAN No. AACCG7736N)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-4"
5. **Gable Propbuild Private Limited (CIN:U45200DL2007PTC157788, PAN No. AACCG7785R)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-5"
6. **Gull Propbuild Private Limited (CIN:U45200DL2007PTC157798, PAN No. AACCG7737P)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-6"
7. **Sankalp Promoters Private Limited (CIN:U45201DL2005PTC140047, PAN No. AAJCS2452E)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-7"

For Active Promoters Pvt. Ltd.

[Signature]

Director/Ann. Signatory

[Signature]
for

Reg. No.

Reg. Year

Book No.

917

2024-2025

1



दानकर्ता



दानपात्र



गवाह



उप/सयुक्त पंजीयन अधिकारी
हरसरु

दानकर्ता :- thru आश मोहम्मद OTHER एक्टिव प्रोमोटर्स प्राइवेट लिमिटेड एंड
आदि Atash Mohd

दानपात्र :- thru INDER SINGH OTHER DIRECTOR TOWN AND COUNTRY
PLANNING

गवाह 1 :- MANOJ

गवाह 2 :- DEEPAK

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 917 आज दिनांक 26-04-2024 को बही नं 1 जिल्द नं 77 के पृष्ठ नं 159.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1715 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 हैं।

दिनांक 26-04-2024

उप/सयुक्त पंजीयन अधिकारी हरसरु

8. **Sriyam Estates Private Limited (CIN:U70109DL2006PTC150880, PAN No. AAKCS0098P)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-8"
9. **Yukti Projects Private Limited (CIN:U45201DL2005PTC139361, PAN No. AAACY2517K)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-9"
10. **Guffaw Propbuild Private Limited (CIN:U45200DL2007PTC157871, PAN No. AACCG7725P)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-10"
11. **Gyan Kunj Estates Private Limited (CIN:U45200DL2011PTC225431, PAN No. AAECG4501F)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-11"
12. **Rose Gates Estates Private Limited (CIN:U45201DL2005PTC138008, PAN No. AADCR0503R)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-12"
13. **Sarvodaya Buildcon Private Limited (CIN:U45201DL2005PTC138006, PAN No. AAJCS1268E)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-13"
14. **Zonex Estates Private Limited (CIN:U45202DL2001PTC113392, PAN No. AAACZ1455B)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-14"
15. **Gaff Propbuild Private Limited (CIN:45200DL2007PTC157827, PAN No. AACCG7717K)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One,



C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-15"

16. **Logical Developers Private Limited (CIN:U45201DL2004PTC128388, PAN No. AABCL0432H)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-16"
17. **Monarch Buildcon Private Limited (CIN:U45201DL2006PTC147466, PAN No. AAECM5871C)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-17"
18. **Gloss Propbuild Private Limited (CIN: U70109DL2007PTC158041, PAN No. AACCG7739D)**, a Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its Registered Office at 306-308, Square One, C-2, District Centre, Saket, New Delhi South Delhi DL-110017, hereinafter referred to as the "Landowner-18"

Hereinafter referred to as the Landowner-1 to Landowner-18 as stated above shall collectively be referred to as the "Landowners"/ "Transferor" Through its authorized signatory Mr. Aash Mohd (Aadhaar no. 5657 0464 5795) S/o Abdul Karim R/o BC 440, Badkhal Colony, Faridabad, Haryana 121001 authorised vide board resolution dated 01.04.2024 (which expression shall, unless repugnant to the context thereof, mean and include its administrators, successors, nominees and assigns) of the ONE PART.

The above land owning Companie(s) have collaborated with M/s Worldwide Resorts And Entertainment Pvt. Ltd., a Company duly incorporated and registered under the Companies Act, 2013 bearing Corporate Identification No. U74999DL2016PTC299194, having its Registered Office at House No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi-110052 (Collaboration Registration No. 6965 dated 13.12.2021)

AND

Director General, Department of Town & Country Planning, Haryana Chandigarh, Government of Haryana having its office at HUDA Office Complex, Sector-14, Gurugram, Haryana represented by Sh. Inder Singh (UID No. 8872 2882 4685) (hereinafter called the "TRANSFeree", (which expression shall, unless repugnant to



the context thereof, mean and include its administrators, successors, nominees and assigns) of the **OTHER PART**

The TRANSFEROR and the TRANSFEREE are hereinafter collectively referred to as the "**Parties**" and individually as "**Party**".

AND WHEREAS, The Transferor is the absolute owner in possession of the Properties fully described in the schedule hereunder.

1. M/s Active Promoters Pvt. Ltd. 3/1489 share, M/s Flip Propbuild Pvt. Ltd. 35/1489 share, M/s Globule Propbuild Pvt. Ltd. 633/1489 share, M/s Gull Propbuild Pvt. Ltd. 5/1489 share, M/s Sankalp Promoters Pvt. Ltd. 676/1489 share, M/s Sriyam Estates Pvt. Ltd. 4/1489 share and M/s Yukti Projects Pvt. Ltd. 133/1489 share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	19 min.	3-3-6
		20 min.	3-3-6
		Total	6-7-3

2. M/s Active Promoters Pvt. Ltd. 3/293 share, M/s Flip Propbuild Pvt. Ltd. 1/586 share, M/ Globule Propbuild Pvt. Ltd. 209/293 share, M/s Gull Propbuild Pvt. Ltd. 21/293 share and M/s Sankalp Promoters Pvt. Ltd. 119/586 share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	3/2 min.	1-3-7
		4/2 min.	0-4-7
		7	0-9-6
		8	2-7-6
		Total	4-5-8

3. M/s Flip Propbuild Pvt. Ltd. 12/4093 share, M/s Gable Propbuild Pvt. Ltd. 416/4093 share, M/s Gaff propbuild Pvt. Ltd. 1910/4093 share, M/s Gravel Propbuild Pvt. Ltd. 603/4093 share, M/s Guffaw Propbuild Pvt. Ltd. 51/4093 share, M/s Gull Propbuild Pvt. Ltd. 292/4093 share, M/s Logical Developers Pvt. Ltd. 148/4093 share, M/s Rose Gates Estates Pvt. Ltd. 432/4093 share, M/s Sanklap Promoters Pvt. Ltd. 228/4093 share, and M/s Yukti Projects Pvt. Ltd. 1/4093 share.

Village	Rectangle No.	Killa No.	Area K-M-S
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Bansharia	30	2/1/2 min.	0-2-2
		9 min.	2-14-8
	31	2 min.	7-3-7
		9 min.	3-18-7
	32	16 min.	0-11-5
		24 min.	0-7-3
	33	20 min.	6-19-1
		21 min.	1-17-5
		Total	23-15-2

4. Gyankunj Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	20 min.	1-8-6
		21 min.	1-8-6
		Total	2-17-3

5. Globule Propbuild Pvt. Ltd. 227/956 share, Rose Gates Estates Pvt. Ltd. 3/8 share, and M/s Sanklap Promoters Pvt. Ltd. 741/1912 share,

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	13 min.	2-7-6
		14 min.	0-9-6
		17 min.	0-9-6
		18 min.	4-12-3
		23 min.	2-7-6
		24 min.	0-9-6
	43	3 min.	2-7-6
		4/1 min.	0-2-9
		8 min.	1-0-8
		Total	14-8-2

6. Gloss Propbuild Pvt. Ltd. 45/152 share, M/s Monarch Buildcon Pvt. Ltd. 83/152 share, and M/s Zonex Estates Pvt. Ltd. 3/19 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	40	20 min.	1-8-6
		Total	1-8-6

7. Flip Propbuild Pvt. Ltd. 3/70 share, M/s Gyankunj Estates Pvt. Ltd. 1/7 share and M/s Zonex Estates Pvt. Ltd. 57/70 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	32	13 min.	1-19-2
		18 min.	2-8-3
		23 min.	1-18-8
		Total	6-6-4

8. Sriyam Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	35	10/2/1 min.	1-9-5
		Total	1-9-5

9. Zonex Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	3 min.	7-2-7
		4 min.	7-2-6
		5 min.	5-0-8
		8/1/1 min.	0-8-8
		Total	19-15-2

10. Globule Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	40	11 min.	1-8-6
		Total	1-8-6

11. Flip Propbuild Pvt. Ltd. 1/20 share and M/s Guffaw Propbuild Pvt. Ltd. 19/20 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	18 min.	0-11-7
		23 min.	0-11-7
	35	1 min.	1-8-6
		3 min.	0-11-7
		8 min.	0-11-7
		10/1 min.	2-11-3
		Total	6-7-1

12. Gaff Propbuild Pvt. Ltd. 1/20 share, Sarvodya Buildcon Pvt. Ltd. 19/20 share



Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	6 min.	4-0-0
		7/1 min.	4-0-0
		Total	8-0-0

Total Land admeasuring 96 Kanal 9 Marla 6 Sarsai (96K-9M-6S)

AND WHEREAS, The TRANSFEROR is the absolute owner and in actual physical possession of the land admeasuring 12.0604 acres / 48806.7746 Sq. Mtr. carved out of Rectangle No. & Killa No. mentioned above & shown in the Site Plan annexed to and to be considered a part and parcel of the present Gift Deed situated in the revenue estate of Village Bans Haria, Sector M-9. M-10, M-13, M-14 of Manesar, District Gurugram, Haryana in accordance with Fard Jamabandi for the year 2020-2021 (hereinafter referred to as the "said land") and the said land is duly recorded in the Jamabandi in the name of TRANSFEROR.

AND WHEREAS, the TRANSFEROR have been granted License No. 136 of 2022 by the Director General, Department of Town & Country Planning, Haryana Chandigarh to develop Industrial Plotted Colony titled as "THE GOLDEN CITY" on an area admeasuring 118.15 acres falling in the revenue estate of Village Bans Haria Sector M-9. M-10, M-13, M-14 of Manesar, District Gurugram, Haryana.

AND WHEREAS, in Compliance of Clause No. 02, Condition No. xxiii of the License No. 136 of 2022 dated 08.09.2022 for setting up of Industrial Plotted Colony over an area admeasuring 118.15 acres falling in the revenue estate of Village Bans Haria Sector M-9. M-10, M-13, M-14 of Manesar, District Gurugram, Haryana, The Transferor is required to transfer area falling under Sector roads/restricted belts/green belt to the Government free of cost.

AND WHEREAS, the said Land is free from encumbrances, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS, the TRANSFEROR herein is well and sufficiently entitled to transfer the said land.

NOW THEREFORE, this Gift Deed witnessed that for the purpose of carrying in to effect the transfer/surrender of all the rights, title and interest of the transferor in the said land and in consideration of the covenants of the Parties, hereinafter contained; the TRANSFEROR hereby grants and conveys and surrenders unto the



TRANSFeree all its rights, title and interest in the said land as more particularly described in the schedule hereto and to hold the same unto and the use of TRANSFeree for setting up of Community Facilities.

NOW THIS DEED OF TRANSFER/GIFT WITNESSETH AS UNDER:-

1. That the TRANSFEROR do hereby transfer and assigns all its rights, title and interest in the total land admeasuring 12.0604 acres / 48806.7746 Sq. Mtr carved out of the schedule given hereunder:

1. **M/s Active Promoters Pvt. Ltd. 3/1489 share, M/s Flip Propbuild Pvt. Ltd. 35/1489 share, M/s Globule Propbuild Pvt. Ltd. 633/1489 share, M/s Gull Propbuild Pvt. Ltd. 5/1489 share, M/s Sankalp Promoters Pvt. Ltd. 676/1489 share, M/s Sriyam Estates Pvt. Ltd. 4/1489 share and M/s Yukti Projects Pvt. Ltd. 133/1489 share.**

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	19 min.	3-3-6
		20 min.	3-3-6
		Total	6-7-3

2. **M/s Active Promoters Pvt. Ltd. 3/293 share, M/s Flip Propbuild Pvt. Ltd. 1/586 share, M/ Globule Propbuild Pvt. Ltd. 209/293 share, M/s Gull Propbuild Pvt. Ltd. 21/293 share and M/s Sankalp Promoters Pvt. Ltd. 119/586 share.**

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	3/2 min.	1-3-7
		4/2 min.	0-4-7
		7	0-9-6
		8	2-7-6
		Total	4-5-8

3. **M/s Flip Propbuild Pvt. Ltd. 12/4093 share, M/s Gable Propbuild Pvt. Ltd. 416/4093 share, M/s Gaff propbuild Pvt. Ltd. 1910/4093 share, M/s Gravel Propbuild Pvt. Ltd. 603/4093 share, M/s Guffaw Propbuild Pvt. Ltd. 51/4093 share, M/s Gull Propbuild Pvt. Ltd. 292/4093 share, M/s Logical Developers Pvt. Ltd. 148/4093 share, M/s Rose Gates Estates Pvt. Ltd. 432/4093 share, M/s Sanklap Promoters Pvt. Ltd. 228/4093 share, and M/s Yukti Projects Pvt. Ltd. 1/4093 share.**

Village	Rectangle No.	Killa No.	Area
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			K-M-S
Bansharia	30	2/1/2 min.	0-2-2
		9 min.	2-14-8
	31	2 min.	7-3-7
		9 min.	3-18-7
	32	16 min.	0-11-5
		24 min.	0-7-3
	33	20 min.	6-19-1
		21 min.	1-17-5
		Total	23-15-2

4. Gyankunj Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	20 min.	1-8-6
		21 min.	1-8-6
		Total	2-17-3

5. Globule Propbuild Pvt. Ltd. 227/956 share, Rose Gates Estates Pvt. Ltd. 3/8 share, and M/s Sanklap Promoters Pvt. Ltd. 741/1912 share,

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	41	13 min.	2-7-6
		14 min.	0-9-6
		17 min.	0-9-6
		18 min.	4-12-3
		23 min.	2-7-6
		24 min.	0-9-6
	43	3 min.	2-7-6
		4/1 min.	0-2-9
		8 min.	1-0-8
		Total	14-8-2

6. Gloss Propbuild Pvt. Ltd. 45/152 share, M/s Monarch Buildcon Pvt. Ltd. 83/152 share, and M/s Zonex Estates Pvt. Ltd. 3/19 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	40	20 min.	1-8-6
		Total	1-8-6



7. Flip Propbuild Pvt. Ltd. 3/70 share, M/s Gyankunj Estates Pvt. Ltd. 1/7 share and M/s Zonex Estates Pvt. Ltd. 57/70 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	32	13 min.	1-19-2
		18 min.	2-8-3
		23 min.	1-18-8
		Total	6-6-4

8. Sriyam Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	35	10/2/1 min.	1-9-5
		Total	1-9-5

9. Zonex Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	3 min.	7-2-7
		4 min.	7-2-6
		5 min.	5-0-8
		8/1/1 min.	0-8-8
		Total	19-15-2

10. Globule Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	40	11 min.	1-8-6
		Total	1-8-6

11. Flip Propbuild Pvt. Ltd. 1/20 share and M/s Guffaw Propbuild Pvt. Ltd. 19/20 Share.

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	18 min.	0-11-7
		23 min.	0-11-7
	35	1 min.	1-8-6
		3 min.	0-11-7
		8 min.	0-11-7
		10/1 min.	2-11-3
		Total	6-7-1



12. Gaff Propbuild Pvt. Ltd. 1/20 share, Sarvodya Buildcon Pvt. Ltd. 19/20 share

Village	Rectangle No.	Killa No.	Area K-M-S
Bansharia	34	6 min.	4-0-0
		7/1 min.	4-0-0
		Total	8-0-0

Total Land admeasuring 96 Kanal 9 Marla 6 Sarsai (96K-9M-6S)

Shown in the Site Plan annexed to and to be considered a part and parcel of this Gift Deed and detail of which is given in the Schedule given hereunder situated in the revenue estate of Village Bans Haria Sector M-9. M-10, M-13, M-14 of Manesar, District Gurugram, Haryana; in accordance with Fard Jamabandi for the year 2020-2021, unto the Transferee with all its rights, liberties, privileges, liens, easements, advantages, passages, pathways, whatsoever attached or annexed to the said Land. The Site Plan showing location of the 12.0604 acres / 48806.7746 Sq. Mtr for the sector roads/green belts/restricted belts is attached as part of this Gift Deed.

2. That the TRANSFEREE hereby accepts the said land for sector roads/green belts/restricted belts.
3. That hereafter the TRANSFEROR Company is left with no right, lien, or claim of any nature whatsoever in the said land and the said land henceforth be owned and developed by the TRANSFEROR as per government norms and guidelines.
4. That the TRANSFEROR simultaneously with the execution of this Gift Deed has handed over the vacant physical possession of the said land to the TRANSFEREE.
5. That the said land has been transferred free of cost by the TRANSFEROR to the TRANSFEREE as per clause no. 2 condition no. xxiii of the License no. 136 of 2022 dated 08.09.2022, TRANSFEROR is required to transfer area coming under sector roads/green belts/restricted belts to the Government free of cost.
6. That all taxes, levies, assessments, demands or charges, which are levied in respect of the subject land, upto the execution of this deed have been paid and cleared by the TRANSFEROR and land under subject is free from all encumbrances.

For Active Promoters Pvt. Ltd.


Director/Acting Signatory





7. That by this Gift Deed, the TRANSFEROR transfers all the rights of ownership over the said land under subject matter in favour of TRANSFEREE and this transfer of ownership is voluntary without any consideration and TRANSFEREE accepts the same.
8. That all expenses incurred on the registration of this deed shall be borne and paid by TRANSFEROR.
9. That instant Deed of the said land under subject matter hereby executed shall not be revoked, however all the disputes and differences arising out or in any way touching or concerning this gift deed whatsoever shall be subject to jurisdiction of Gurugram, Haryana.

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

TRANSFEROR(S)	
For Landowner 1 For Active Promoters Pvt. Ltd. <i>Aash Mohd</i> Name: Aash Mohd. Signatory Authorised Signatory Active Promoters Private Limited	For Landowner 10 For Guffaw Propbuild Pvt. Ltd <i>Aash Mohd</i> Director/Auth. Sign Name: Aash Mohd Authorised Signatory Guffaw Propbuild Private Limited
For Landowner 2 For Flip Propbuild Pvt. Ltd. <i>Aash Mohd</i> Auth. Signatory Name: Aash Mohd Authorised Signatory Flip Propbuild Private Limited	For Landowner 11 For Gyan Kunj Estates Pvt. Ltd. <i>Aash Mohd</i> Director/Auth. Signatory Name: Aash Mohd Authorised Signatory Gyan Kunj Estates Private Limited
For Landowner 3 For Guffaw Propbuild Pvt. Ltd. <i>Aash Mohd</i> Director/Auth. Signatory	For Landowner 12 For Rose Gate Estates Pvt. Ltd <i>Aash Mohd</i> Director/Auth. Signatory

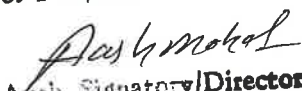
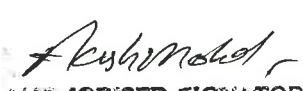
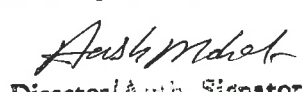
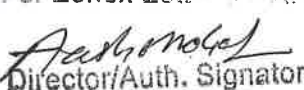
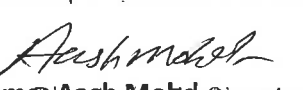
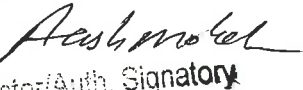
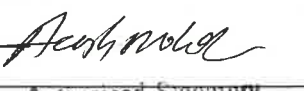
For Active Promoters Pvt. Ltd.

Aash Mohd

Director/Auth. Signatory

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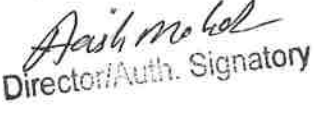
Name: Aash Mohd Authorised Signatory Globule Propbuild Private Limited For Landowner 4 For Gravel Propbuild Pvt. Ltd.  Auth. Signatory/Director	Name: Aash Mohd Authorised Signatory Rose Gates Estates Private Limited For Landowner 13 For SARVODAYA BUILDCON PVT. LTD.  AUTHORISED SIGNATORY
Name: Aash Mohd Authorised Signatory Gravel Propbuild Private Limited For Landowner 5 For Gable Propbuild Pvt. Ltd.  Director/Auth. Signatory	Name: Aash Mohd Authorised Signatory Sarvodaya Buildcon Private Limited For Landowner 14 For Zonex Estates Pvt. Ltd. For Zonex Estates Pvt. Ltd.  Director/Auth. Signatory
Name: Aash Mohd Authorised Signatory Gable Propbuild Private Limited For Landowner 6 For Gull Propbuild Pvt. Ltd.  Director/Auth. Signatory	Name: Aash Mohd Authorised Signatory Zonex Estates Private Limited For Landowner 15 For Gaff Propbuild Pvt. Ltd.  Director/Auth. Sign.
Name: Aash Mohd Authorised Signatory Gull Propbuild Private Limited For Landowner 7 For Sankalp Promoters Pvt. Ltd.  Name: Aash Mohd Authorised Signatory Sankalp Promoters Private Limited	Name: Aash Mohd Authorised Signatory Gaff Propbuild Private Limited For Landowner 16 For Logical Developers Private Limited  Director/Auth. Signatory
Name: Aash Mohd Authorised Signatory Sankalp Promoters Private Limited For Landowner 8 For Sriyam Estates Pvt. Ltd.  Authorised Signatory	Name: Aash Mohd Authorised Signatory Logical Developers Private Limited For Landowner 17 For MONARCH BUILDCON PVT. LTD.  Director / Auth. Signatory

For Active Promoters Pvt. Ltd.


Director/Auth. Signatory



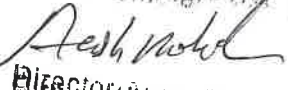


Name: Aash Mohd Authorised Signatory Sriyam Estates Private Limited For Landowner 9 For Yukti Projects Private Limited  Director/Auth. Signatory	Name: Aash Mohd Authorised Signatory Monarch Buildcon Private Limited For Landowner 18 For Gloss Propbuild Private Limited  Director/Auth. Signatory
Name: Aash Mohd Authorised Signatory Yukti Projects Private Limited	Name: Aash Mohd Authorised Signatory Gloss Propbuild Private Limited

TRANSFeree
 Inder Singh Authorised Signatory For Director General, Department of Town & Country Planning Haryana, Government Of Haryana

WITNESSES	
1.  MANOJ KUMAR Advocate Distt. Court Gurugram	2.  Deepak Kumar Advocate Distt. Court. Gurugram

Drafted By
MANOJ KUMAR
ADVOCATE
DISTT COURTS, GURUGRAM
26/04/24

For Active Promoters Pvt. Ltd. 15

Director/Auth. Signatory

