Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 12/07/2024

Certificate No. G0L2024G672

GRN No. 118879805

Stamp Duty Paid : ₹ 57580000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Randhir chadha Through attorney Gaurav chadha

H.No/Floor : 5a Sector/Ward : Na LandMark : Tower 9 the aralias dlf golf links

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 98******54 Others : Gaurav chadha and shruti chopra

Buyer / Second Party Detail

Name : Birla Estates Private limited

H.No/Floor : 501 Sector/Ward : 65 LandMark : World mark tower 3

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98******54

Purpose : SALE DEED

THE SEAL OF THE SUB REGISTRAR BADSHAHPUR

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

SALE DEED

This Sale Deed (hereinafter referred to as the "**Deed**") is made and executed at Gurugram on this 15th day of July 2024,

BY

(1) **RANDHIR CHADHA** (Aadhar No. 6343 1241 4328) (PAN No. AACPC2286N), son of Late B.D. Chadha resident of Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram, through his attorney Mr. Gaurav Chadha son of Randhir Chadha, duly authorized vide power of attorney dated 23rd May 2024 registered as document no 201 (hereinafter referred to as "**Vendor-1**", which expression shall, unless repugnant to the context thereof, mean and include his legal heirs, representatives, administrators, successors and assigns),

(2) **GAURAV CHADHA** (Aadhar No. 4649 8761 5280) (PAN No. ACTPC2423L), son of Randhir Chadha, resident of Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Vendor-2**", which expression shall, unless repugnant to the context thereof, mean and include his legal heirs, representatives, administrators, successors and assigns),

BIRLA ESTATES PRIVATE LIMITED

प्रलेख क्र.:4830 मुद्रण दिनांक 15/07/2024 03:33 PM पंजीकरण दिनांक:15-07-2024

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- बादशाहपुर गांव/शहर- फाजिलपुर झाडसा स्थित- Fazilpur Jharsa

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : 384, 41,42, KILLA NO- 11,20,16, VILLAGE FAZILPUR JHARSA, GURUGRAM, 122001, ,Unapproved Area Sector 71

धन संबंधी विवरण

राशि- 822499968 रुपये कुल स्टाम्प शुल्क- 57575000 रुपये

स्टाम्प नं- G0L2024G672 स्टाम्प का मूल्य- 57580000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:118950687 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- GAURAV SACHDEVA ADV सेवा शुल्क- 200

भूमि का विवरण

कृषि गैर-मुमकिन 18 Kanal 16 Marla

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1CUY5UL5 प्रॉपर्टी नं- 384 मालिक- RANDHIR CHADHA, GAURAV CHADHA, SH

पता- 384, 41,42, KILLA NO- 11,20,16, VILLAGE FAZILPUR JHARSA, GURUGRAM, 122001, ,Unapproved Area Sector 71

यह प्रलेख आज दिनांक 15-07-2024 दिन सोमवार समय 3:31:00 PM बजे श्री/श्रीमती/कुमारी रणधीर चढ्ढाthru GAURAV CHADHAOTHER पुत्र बनारसी दास गौरव चड्डा पुत्र रणधीर चड्डा श्रुति चोपड़ा पुत्री रणधीर चड्डा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

रणधीर चढ्ढा गौरव चड्डा श्रुति चोपड़ा

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

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

दिनांक 15-07-2024 संयुक्त उप पंजीयन अधिकारी NT Badshahpur

रणधीर चढ्ढा गौरव चड्डा श्रुति चोपड़ा

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी BIRLA ESTATES PVT LTD thru SANDEEP PATWA AND NITIN SHARMAOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NITESH SAHRMA पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी VIDYA SHANKAR S पिता RK SIVA KUMAR निवासी GURGRAM ने की।

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

दिनांक 15-07-2024 संयुक्त उप पंजीयन अधिकारी NT Badshahpur

(3) **SHRUTI CHOPRA** (Aadhar No. 4422 8025 5114) (PAN No. AIPPC2825E) wife of Ashish Chopra (daughter of Randhir Chadha), resident of G-09/05, Silver Oak Avenue, DLF Phase 1, Gurugram (hereinafter referred to as the "**Vendor-3**", which expression shall, unless repugnant to the context thereof, mean and include her legal heirs, representatives, administrators, successors and assigns),

(The Vendor-1, Vendor-2 and Vendor-3 are hereinafter collectively referred to as the "**Vendors**")

IN FAVOUR OF

BIRLA ESTATES PRIVATE LIMITED (CIN:U70100MH2017PTC303291) (PAN No. AAHCB5831G), a company registered under the Companies Act, 2013, having its registered office at Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai-400030, and regional office at unit no. 501, 5th Floor, World Mark Tower 3, Sector 65, Gurugram, Haryana 122102, acting through authorized signatories Mr. Sandeep Patwa and Mr. Nitin Sharma, authorized vide Board Resolution dated 11th July 2024 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context thereof, mean and include its representatives, administrators, successors and assigns).

(The Vendors and the Vendee are hereinafter sometimes collectively referred to as "**Parties**" and severally as a "**Party**").

WHEREAS THE VENDORS HAVE JOINTLY AND SEVERALLY REPRESENTED TO THE VENDEE AS UNDER,

A. The Vendors are the absolute owners with clear and marketable title and possession of freehold and vacant agricultural lands admeasuring 18 Kanal 16 Marla i.e. 2.35 acres in Village: Fazilpur Jharsa, Hadbast no. 99, Tehsil: Badshahpur, District: Gurugram, Haryana (hereinafter referred to as the "**Said Lands**"). The details of Said Lands and extent of ownership of the Vendors are more particularly described in **Schedule-I** hereunder written. The Said Lands are demarcated in yellow colour on the map which is attached as **Schedule-II** hereto.

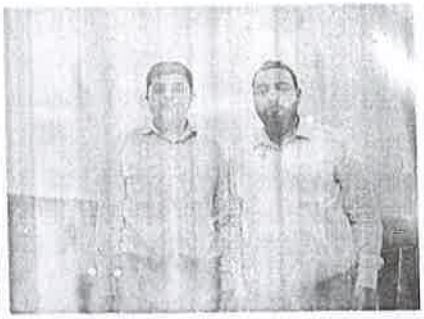
B. The Vendors are duly recorded as the owners and in possession of the Said Lands in the Jamabandi (Record of Rights) and have acquired the right, title, and ownership to the Said Lands by way of the deeds and documents details in **Schedule-III** herein.

C. The Vendors are the sole, absolute and exclusive owners of the Said Lands and are vested with vacant and peaceful legal and physical possession of the Said Lands. The Vendors have unfettered, absolute and unrestricted right, title, and interest in the Said Lands, free from any encumbrance whatsoever and no other person has any right, title, interest, claim, authority, or concern of any nature therein.

BIRLA ESTATES PRIVATE LIMITED

Reg. No.	Reg. Year	Book No.
4830	2024-2025	1

विक्रेता



क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- Dhru GAURAV CHADHA OTHER रणधीर चढ्ढा गौरव चड्डा श्रुति चोपड़ा

क्रेता :- thru SANDEEP PATWA AND NITIN SHARMAOTHERBIRLA ESTATES PVT LTD

गवाह 1 :- NITESH SAHRMA

गवाह 2 :- VIDYA SHANKAR S

प्रमाण पत्र

THE SEAL OF THE SUB REGISTRAR BADSHAHPUR

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4830 आज दिनांक 15-07-2024 को बही नं 1 जिल्द नं 613 के पृष्ठ नं 154.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1506 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 है |

दिनांक 15-07-2024

उप/सयुंक्त पंजीयन अधिकारी बादशाहपुर

AND WHEREAS the Vendors, for their bonafide needs and requirements, have agreed to sell, transfer, convey and assign all their rights, interest and title in the Said Lands along with possession, easements, rights, privileges, appurtenances, benefits enjoyed and reputed to be enjoyed in respect thereof, to the Vendee for a total and all-inclusive consideration as provided herein in this Deed, and the Vendee has agreed to acquire the same free from any liabilities, charge, encumbrance, lien or dispute of any nature whatsoever.

AND WHEREAS the Parties are entering into this Deed to effect and complete the sale, transfer, and conveyance of the Said Lands in favour of the Vendee immediately upon the date of execution of this Deed, and upon which there shall be no claim, charge, or encumbrance of the Vendors or any other party any nature on the Said Lands.

NOW THIS DEED WITNESSETH AS UNDER:

1. **Absolute sale and conveyance of the Said Lands –**

1.1 The Vendors, by and under this Deed and on and from the date of execution hereof, does hereby sell, grant, convey, transfer, alienate, and assign the Said Lands unto the Vendee absolutely and forever, along with all rights, title, possession, benefits, interest, privileges, easements, entitlements, appurtenances, advantages appurtenant to the Said Lands, free from any liabilities, encumbrances, liens, claims, charges or impediments of any nature whatsoever.

1.2 Simultaneously, with the execution of this Deed and receipt of the Sale Consideration as stated herein, the Vendors have delivered the quiet and peaceful, vacant, legal, and physical possession of the Said Lands to the Vendee to hold and enjoy the same absolutely and forever.

1.3 The Vendors have also handed over the title deeds and documents relating to the Said Lands as listed in **Schedule-III** hereto to the Vendee simultaneously with the execution hereof. The Vendors further confirm that **Schedule-III** constitutes the entire set of current and antecedent title deeds and documents in respect of the Said Lands and that they do not have any other antecedent title deeds and documents in their possession.

1.4 That pursuant to execution of this Deed and receipt of Sale Consideration, the Vendors, or any person claiming from or through the Vendors, shall not have any right, title, interest, claim, demand, charge, encumbrance, mortgage, or concern of any nature in the Said Lands including under Section 55 (4) (b) of the Transfer of Property Act, 1982. Upon execution of this Deed, the Vendee has become the sole and absolute owner of the Said Lands with full right to use, develop, enjoy, sell, lease, mortgage, obtain development permissions / change of land use permissions in its own name and transfer the same as the absolute owner thereof without any hindrance or objection by the Vendor or any other person claiming under the Vendor or otherwise.

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1.5 The Vendee shall be entitled to get the Said Lands mutated in its own name in the records of concerned revenue authorities and other concerned authorities based on this Deed. The Vendor agrees and undertakes to render all support in this regard.

2. **Consideration –**

2.1 Simultaneous to the execution of this Deed, the Vendee has paid to the Vendors the sale consideration for the Said Lands of Rs. 82,25,00,000/- (Eighty Two Crore Twenty Five Lakhs Only) ("**Sale Consideration**") in the following manner, and the Vendors agree, admit and acknowledges to have received the Sale Consideration and the same shall constitute the consideration for transfer of absolute title and possession of the Said Lands to the Vendee:

Name of Vendor	Amount (in Rs.)	TDS (in Rs.)	Total (in Rs.)	RTGS No.
Randhir Chadha	54,28,50,066	54,83,334	54,83,33,400	ICICR42024071500000785
Gaurav Chadha	13,57,12,467	13,70,833	13,70,83,300	ICICR42024071500000784
Shruti Chopra	13,57,12,467	13,70,833	13,70,83,300	SGBOFT20240715000001952
Total	81,42,75,000	82,25,000	82,25,00,000	

2.2 The TDS to be deducted and deposited by the Vendee with the Income Tax Authorities as aforementioned, shall be deducted and deposited in the respective accounts of the Vendors (representing 1% of the Sale Consideration) as per the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder.

3. **Representations, Warranties and Covenants –**

3.1. The Vendors are fully aware that the Vendee has acquired the Said Lands based on all the declarations, assurances, representations, warranties, covenants, and undertakings of the Vendors, as provided in this Deed. The Vendors represents, warrants, and undertakes as under:

(a) The Vendors have full power, authority, and capacity to enter into, execute, deliver and perform this Deed and carry out and consummate the transaction stated herein, and this Deed constitutes a legal, valid and binding obligation of the Vendors, enforceable against the Vendors in accordance with the terms of this Deed. The Vendors have taken all necessary actions (including passing of required resolutions) and obtained all necessary approvals required by it for the execution, delivery and performance of this Deed, and the authorised signatories of the Vendors executing this Deed have been duly

THE SEAL OF THE SUB REGISTRAR BADSHAHPUR

and fully authorised by the Vendors for the said purposes. The execution, delivery, and performance of this Deed and all the instruments or agreements required hereunder does not contravene, violate, or constitute a default of any applicable law, any agreement or instrument to which it is a party or by which it is or may be bound.

(b) The execution, delivery and performance of this Deed by the Vendors will not (i) violate any lien, court order, judgments, injunction, award, decree or writ or any other restriction of any kind against, or binding upon, Vendors or their securities, properties, or business, as applicable, (ii) violate any law or regulation of India or any other jurisdiction.

(c) The rights, title, interest, ownership, and possession of Vendors in Said Lands are free, clear, and marketable. The Vendors possesses absolute, clear, and marketable title and possession to the Said Lands, free from any encumbrance, charge, gift, lien, attachment, mortgage, acquisition, liability, un-authorized occupations, claims, third party agreements, third party claims, third party easement rights, disputes including relating to boundaries, litigation, notices, proceedings, etc. whatsoever. The Vendors are fully entitled to convey/ sell absolute ownership rights in the Said Lands in favour of the Vendee herein without any restrictions whatsoever. The description and demarcation/ delineation of the Said Lands as provided herein is true, accurate and complete in all respects.

(d) The Said Lands are accurately and properly mutated in the name of the Vendors in the relevant revenue records and there is no part of the Said Lands for which the mutation is pending or under objection.

(e) The Vendors are in full, free, vacant, quiet, peaceful, actual physical, and unhindered possession, use, occupation, and enjoyment of the Said Lands. No other person or entity has any right, title, or interest in or to any part of the same or is entitled to the possession, occupation, use or control of whole or any part of the Said Lands.

(f) There are no acquisition proceedings that have been initiated or notified in relation to the Said Lands, and there are no attachment orders of any kind nor have the Vendors been notified of any such attachment order under any state or central statutes. The Vendors have not received any notice or written communication from any person or governmental authority in relation to the Said Lands including the title or possession thereof.

(g) No part of the Said Lands is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale, development, or alienation of the Said Lands in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other

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person(s) to deal with any part of the Said Lands in any manner whatsoever. The Vendors have neither done nor been party to any act whereby its rights, titles, or interests (of whatever description) in or over or in relation to Said Lands may be impeded or restricted or encumbered in any manner whatsoever.

(h) There are no easement rights, impediments, prohibitions, restrictions, or negative covenants running with the Said Lands either created under any document or by any covenant or by prescription in respect of and/or upon the Said Lands or any part thereof. The Said Lands benefits from all permanent and legally enforceable easements and other contractual rights (if any) necessary or appropriate for the continued use, enjoyment, and maintenance of the Said Lands by the Vendor.

(i) No encroachment, intrusion and/or trespass has been made/done, in any manner on the Said Lands. There is no boundary dispute relating to the Said Lands. The physical and legal possession of the Said Lands that is handed over by the Vendors to the Vendee along with this Deed is free from any encumbrances. There is no dispute, discrepancy, overlap etc. of any nature whatsoever to the said physical and legal possession of the Said Lands as has been handed over by the Vendors to the Vendee.

(j) There are no litigations or disputes or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment, prohibitory order or injunction on the Said Lands or any benefits/rights attached thereof. There is no proceeding pending under the Income Tax Act, 1961 in respect of the Said Lands or which could affect the transaction hereunder.

(k) Vendors have paid upto date all taxes and other charges related to Said Lands and if any tax or charges relating to the Said Lands and / or any penalties, interest or cost thereof are levied for the period prior to this Deed at any point of time by any government authority, then the same shall be borne and paid by the Vendors herein, forthwith upon being called upon by the Vendee herein.

(l) All title documents in favour of the Vendors and all antecedent title documents relating to the Said Lands are duly stamped and registered, as required under law, and are valid and subsisting. The consideration that was payable to the respective erstwhile sellers by the Vendors under the title deeds has been duly paid. Any deficiencies of stamp duty or related charges payable on these documents and any penalty, interest or costs associated to the same, shall be borne and paid by the Vendors herein, forthwith upon being called upon by the Vendee herein.

(m) The Said Lands (or any part thereof) does not belong to Adivasi/Scheduled

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Caste. The Said Lands (or any part thereof) does not belong to any Hindu Undivided Family. There is no interest of a minor in any part of the Said Lands.

(n) There are no pathways, canals, nalas, etc. passing through the Said Lands. The Said Lands or any portion thereof is not affected by any notification for reservations, acquisition etc. by the government or any other local authorities.

(o) There is no samadhi, majar, temple, mosque, church, or any other place of worship on the Said Lands. No part of the Said Lands is dedicated orally or in writing to religious or charitable uses or used as a place of worship.

(p) The Vendors are not suffering from an insolvency or bankruptcy event. Vendors have not defaulted in any of their obligations to any of their creditors, including commercial banks and financial institutions, which may in any manner impact the Said Lands and / or the title of the Vendors to the Said Lands and/ or the ability of the Vendors to transfer and convey clear and marketable un-encumbered title on the Said Lands to the Vendee.

(q) Sale of Said Lands as agreed herein is in the ordinary course and not to discharge any debts which relates to or have any impact on Said Lands.

(r) The Said Lands do not form part of any current or proposed forest area, eco sensitive zone or National Conversation Zone (NCZ) or any notified area as per 2031 Gurgaon-Manesar Master plan 2031.

(s) There are no disputes, challenges or claims regarding the boundaries of the Said Lands.

(t) The Said Lands are not affected by and/or no notice/notices are received either from any local authorities or from the State Government or otherwise or under the Ancient Monuments and Archaeological Sites and remains Act, 1958, Epidemic Diseases Act, 1897, the Land Acquisition Act, 1894, Defence of India Act, 1915 or environmental laws or any other legislative enactment, government ordinance, order or notification (including for requisition and/or acquisitions of the Said Lands (or any part thereof) included in any intended schemes or any other public body or authority or declared as a surplus of excess ceiling limit. The Said Lands and ownership thereof is not effected by the provisions the Urban Land (Ceiling and Regulation) Act, 1976, and there is no requirement of obtaining any permission in this regard.

(u) The Vendors have not omitted to disclose to the Vendee any fact or information in respect of the Said Lands which would be relevant to the Vendee for the purposes of entering into this Agreement, and consummating

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the transaction contemplated herein.

3.2. Each representation, warranty, covenant, or obligation of the Vendors as contained herein shall be treated as a separate representation, warranty, covenant, or obligation and shall be construed independently of any other. Each of the representation, warranty, covenant, or obligation shall not be limited or restricted by reference to or inference from the terms of any other warranty or any other term of this Deed.

3.3. It is a clear intent of parties that title / ownership to the Said Lands and all rights, easements, privileges, appurtenances, and benefits thereto, shall stand conveyed/ transferred to the Vendee absolutely, irrevocably, and forever upon the execution of the Deed without any charge or lien on the Said Lands.

3.4. The Vendors shall do and execute or cause to be done and execute all acts, deeds, and things, as may be required by the Vendee for more fully and perfectly assuring title of the Vendee to the Said Lands.

4. **Indemnity –**

4.1. In the event that any of the representations, warranties, covenants and undertakings made by the Vendors, including but not limited to those mentioned herein, is/are found to be untrue or incorrect or is/are only partially true or there is any default/breach of any of the representations, warranties, covenants and undertaking made by the Vendors or there is any defect in the title or possession of the Vendors to the Said Lands hereby conveyed to the Vendee or any encumbrance of whatsoever nature is found on the Said Lands, then the Vendors shall indemnify the Vendee and keep it indemnified and harmless from and against all losses, liabilities, damages, encumbrances, third party claims, costs, penalties, charges, fines, expenses etc. as may be suffered, incurred or sustained by the Vendee on this account and shall also forthwith make good all losses and damages suffered by the Vendee.

4.2. The Parties agrees that in the event there is any defect or deficiency on the rights, interest, and title of the Vendors over the Said Lands either in part or full, the Vendors shall take all possible steps to rectify the defects or cure the deficiency of on the rights, interest, and title of the Vendors at its own cost and expenses. If the Vendors failed to rectify or cure the aforesaid defect or deficiency within 90 days from occurrence of such defect or deficiency, then without prejudice to the other rights and remedies available to the Vendee, the Vendee shall be entitled to rectify the defects or cure the deficiency at the cost and expense of Vendors.

5. **No Waiver –**

This Deed supersedes any prior agreement or understanding between the Parties in respect of Said Lands. The Vendee may at its sole discretion provide waiver to any covenant or responsibility of Vendors as stated in this Deed. No waiver by the

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BADSHAHPUR

Vendee of any breach of any provision of this Deed or of a failure or failures by the Vendors to perform any provision of this Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

6. **Stamp Duty –**

Stamp duty and registration charges in respect of this Deed shall be borne and paid by the Vendee herein.

7. **Governing Law –**

This Deed shall be governed and construed in accordance with the laws of India including all the local laws as applicable in the State of Haryana and in the event of any litigation arising out of or in connection with this Deed, courts situated at Gurugram, Haryana shall have the exclusive jurisdiction.

[*Schedules to follow*]

BIRLA ESTATES PRIVATE LIMITED

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

SCHEDULE-I

Description of the Said Lands

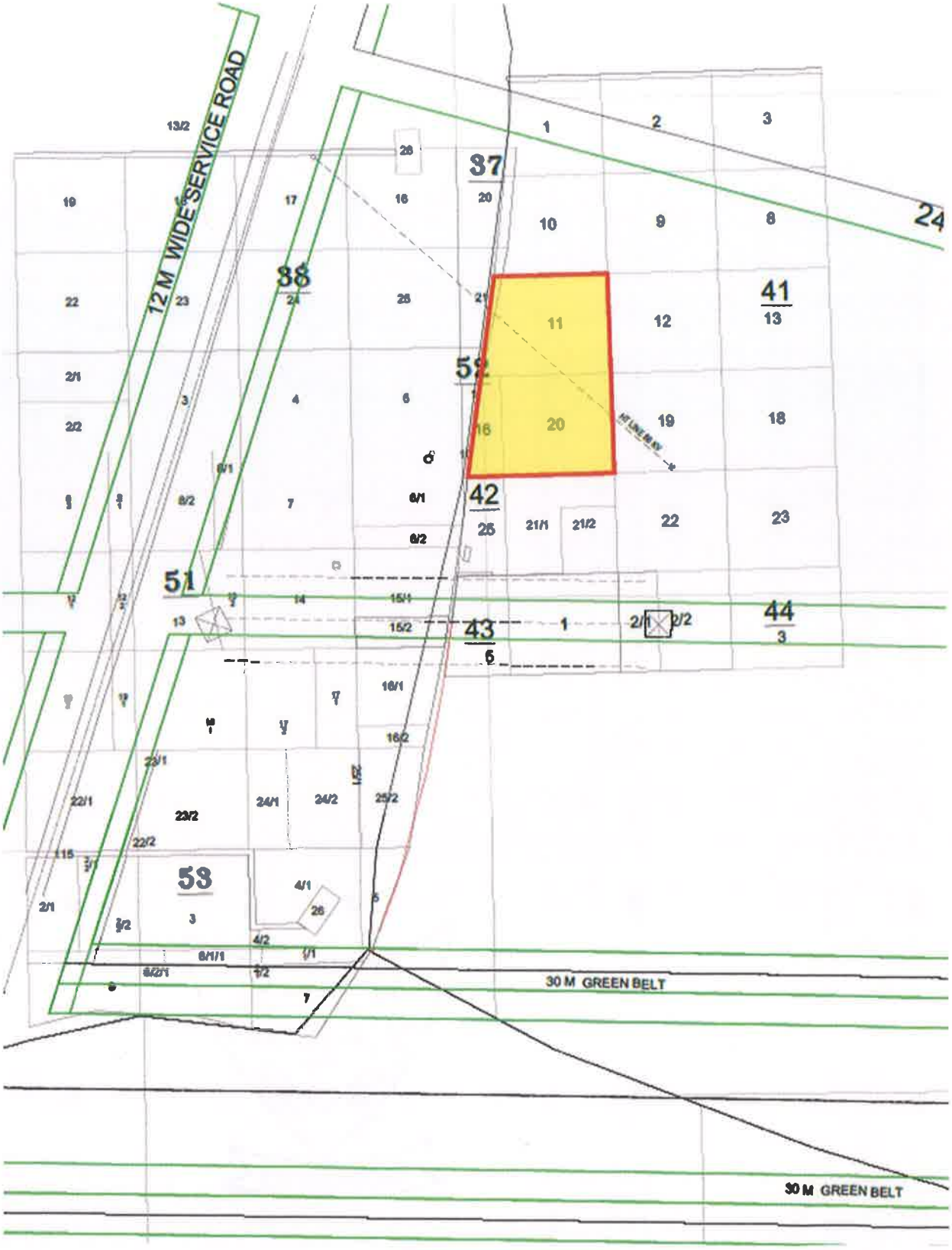
Lands measuring 18 Kanal 16 Marla i.e. 2.35 acres in Village: Fazilpur Jharsa, Hadbast no. 99, Tehsil: Badshahpur, District: Gurugram, Haryana being:

Khewat Number	Rectangle Number	Killa Number	Area		Name of Vendor and extent of ownership
			Kanal	Marla	
384	41	11	8	16	Randhir Chadha (2/3 Share) Gaurav Chadha (1/6 Share) Shruti Chopra (1/6 Share)
		20	8	0	
	42	16	2	0	
Total			**18**	**16**	

BIRLA ESTATES PRIVATE LIMITED

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

SCHEDULE-II
Plan demarcating Said Lands



BIRLA ESTATES PRIVATE LIMITED

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

नक्शा नजरी मौजा विवरण फिलाबन्दी मौजा फतेहपुर खसरा नं० 11 तहसील कटरा बाजार जिला गुलाबगंज

उत्तर

पश्चिम

पूर्व

दक्षिण

तसदीक की जाती है कि नकल भूतपूर्व असल है। उजरत हस्ब जाबता नकल वसूल पाई।

BIRLA ESTATES PRIVATE LIMITED

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

SCHEDULE-III
Title deeds and documents related to the Said Lands

1. Sale Deed dated 08 February 1994 executed by Bhupan son of Data Ram in favour of Vibha Chadha wife of Randhir Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9617.

2. Sale Deed dated 08 February 1994 executed by Jagdish son of Bhule in favour of Vibha Chadha wife of Randhir Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9629.

3. Sale Deed dated 08 February 1994 executed by Tofli (widow), Sujan Singh, Ramniwas (sons), Ramkali, Sona, Kastoori, Lali, Burfi (daughters) of Bharat Ram in favour of Banarasi Dass Chadha son of Savaya Ram Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9623.

4. Sale Deed dated 08 February 1994 executed by Atar Singh son of Kudiya in favour of Vibha Chadha wife of Randhir Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9608.

5. Sale Deed dated 08 February 1994 executed by Harphool son of Data Ram in favour of Banarsi Dass Chadha son of Savaya Ram Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9607.

6. Certified Tue Copy of Sale Deed dated 23 March 1994 executed by Sarjeet son of Sish Ram in favour of Banarsi Dass Chadha son of Savaya Ram Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 11180, along with copy of Report no. 0522/2024 dated 25.05.2024 and public notice dated 29.05.2024 published in The Indian Express and Jansatta.

7. Sale Deed dated 08 February 1994 executed by Birbal, Khem Chand, Daya Chand sons of Sish Ram in favour of Banarsi Dass Chadha son of Savaya Ram Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 9619.

8. Gift Deed dated 24 December 2004 executed by Banarsi Dass Chadha son of Savaya Ram Chadha in favour of Randhir Chadha son of Banarsi Dass Chadha registered with office of jurisdictional Sub-Registrar as Document No. 19130.

9. Certified copy of Mutation No. 1478, 1479, 1480, 1481, 1483, 1484, 1486, 2493, and 3301.

10. Certified copy of Jamabandi for year 2019-2020 in respect of Said Lands.

BIRLA ESTATES PRIVATE LIMITED

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

IN WITNESS WHEREOF THIS DEED HAS BEEN SIGNED BY THE PARTIES ON THE DATE MENTIONED HEREIN ABOVE

VENDORS

Randhir Chadha son of Late B.D. Chadha (Aadhar No. 6343 1241 4328 and PAN Card No. AACPC2286N) through its attorney Gaurav Chadha son of Randhir Chadha duly authorized vide power of attorney dated 23rd May 2024 registered as document no 201

Gaurav Chadha son of Randhir Chadha (Aadhar No. 4649 8761 5280 and PAN Card No. ACTPC2423L)

Shruti Chopra wife of Ashish Chopra (daughter of Randhir Chadha) (Aadhar No. 4422 8025 5114 and PAN Card No. AIPPC2825E)

VENDEE

Sandeep Patwa
Nitin Sharma

Birla Estates Private Limited acting through authorized signatories; Sandeep Patwa and Nitin Sharma authorized vide Board Resolution dated 11th July 2024

WITNESSES

1. IDENTIFIED BY
After Seen Aadhar/I.D. Card of Parties
(Not Responsible if It is not Genuine)
NITISH SHARMA (ADVOCATE)
GURUGRAM

2. Vidyashankar S. S/o P.K. Sivakumar
D1-001, Uniworld Garden-2,
Sec-47, Gurgaon - 122001

THE SEAL OF
THE SUB REGISTRAR
BADSHAHPUR

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 22/05/2024

Certificate No. G0V2024E2767

GRN No. 116937560

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Randhir chadha

H.No/Floor : T9/5a Sector/Ward : 00 LandMark : The aralias dlf golf links

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 84******04

Buyer / Second Party Detail

Name : Gaurav chadha

H.No/Floor : T9/5a Sector/Ward : 00 LandMark : The aralias dlf golf links

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98******54

Purpose : POWER OF ATTORNEY

THE SEAL OF THE SUB REGISTRAR WAZIRABAD

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

POWER OF ATTORNEY
(executed within blood relation)

This Power of Attorney ("POA") is made and executed at Gurugram, Haryana on this 23rd day of May 2024,

BY

RANDHIR CHADHA son of Late B. D. Chadha, holding Aadhar No. 634312414328 and PAN No. AACPC2286N, having my permanent address at Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Executant**"),

IN FAVOUR OF HIS SON

GAURAV CHADHA son of Randhir Chadha, holding Aadhaar No. 464987615280 and PAN No. ACTPC2423L, having his permanent address at Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Attorney**").

WHEREAS the Executant is the owner and in possession of the certain lands situated in Fazilpur Jharsa Tehsil: Badshahpur & Village Begampur Khatola, Tehsil: Kadipur, District: Gurugram, Haryana, as more specifically detailed in **Schedule-1** attached hereto (hereinafter collectively referred to as the "**Said Property**"),

Randhir Chadha

प्रलेख न:201 दिनांक:23-05-2024

डीड सबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	वजीराबाद
गांव/शहर	लाईसेंस कालोनी

धन सबंधी विवरण		
राशि 0 रुपये		स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : G0V2024E2767	स्टाम्प की राशि 1000 रुपये	
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:116940347	पेस्टिंग शुल्क 3 रुपये
Drafted By: GAURAV SACHDEVA ADV		Service Charge:200

यह प्रलेख आज दिनाक 23-05-2024 दिन गुरूवार समय 12:52:00 PM बजे श्री/श्रीमती /कुमारी RANDHIR CHADHA पुत्र B D CHADHA निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (वजीराबाद)

Randhir Chadha

हस्ताक्षर प्रस्तुतकर्ता
RANDHIR CHADHA

THE SEAL OF THE SUB REGISTRAR WAZIRABAD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GAURAV CHADHA पुत्र RANDHIR CHADHA हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीRAM SINGH पिता .. निवासी ADV GGM व श्री/श्रीमती /कुमारी PRADIP TIRKEY पिता .
निवासी GGM ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(वजीराबाद)

दिनांक 23-05-2024

AND WHEREAS the Executant is travelling abroad and will not be present in India to manage the affairs of the Said Property and to execute, register and admit the sale/ conveyance of the Said Property,

NOW THEREFORE BY THIS POWER OF ATTRONEY, the Executant hereby nominate, constitute, and appoint the Attorney i.e. his son Gaurav Chadha (Aadhaar No. 464987615280 and PAN No. ACTPC2423L), as his true and lawful attorney in his name and on his behalf to do, execute and perform or cause to be done, execute and perform all or any of the following acts, deeds and things on his behalf with respect to the Said Property:

1. To sign, execute, present for registration and admit registration of agreements to sell/ sale deeds and other related documents before the Sub Registrar for effecting sale, transfer and conveyance of the Said Property and/or any part thereof in favour of Birla Estates Private Limited ("**BEPL**") and to collect and receive consideration and/or any part thereof from BEPL in the name of the Executant and on behalf of the Executant and to provide the receipt/s with regards thereto.

2. To handover legal and physical possession of the Said Property and original title documents pertaining to the Said Property to BEPL.

3. To execute and sign all such documents to enable BEPL to get its name mutated as the owner and possession holder in respect of the Said Properties, in the records of the concerned government department, revenue authorities, administrative bodies and and/or any other authorities.

4. To correspond/coordinate/deal/transact with the office of the Sub-Registrar and/or any other concerned government department and/or authority in respect of the sale, transfer and conveyance of the Said Property, on behalf of the Executant and to do all such acts, deeds and things as may be deemed necessary in respect thereof.

5. To prepare, sign and file any documents, applications, undertakings, indemnity bonds, affidavit, declaration form, statements before any appropriate authorities in respect of the Said Property.

6. To apply for and obtain on behalf of the Executant, all the required permissions and/or certificates including but not limited to any permission required for transfer of the Said Property, as the case may be, income tax clearance certificate from the concerned authority etc., and to do all such other acts, deeds and things as may be deemed expedient in connection thereto, in respect of the Said Properties, as the case may be.

7. To generally do all acts, deeds and things which are necessary in respect of the sale, transfer and conveyance of Said Property to BEPL, even if such acts, deeds and things are not mentioned in the clauses of this POA.

The Executant do hereby agree to confirm and ratify that all the acts, deeds and things done by the Attorney as aforesaid on Executant's behalf, and the same shall be construed as acts, deeds and things done by the Executant personally as if present.

The Executant hereby confirms that there is no requirement of any consent/ reference to the Executant for exercising the power and rights granted to the Attorney under this POA.

The Executant hereby declares that this POA shall be binding on the Executant and his legal heirs.

Schedule-1

Lands measuring 18 Kanal 16 Marla i.e. 2.35 acres (approx.) in Village Fazilpur Jharsa, Tehsil: Badshahpur, District: Gurugram, Haryana being:

Randhi Chadha

Reg. No.	Reg. Year	Book No.
201	2024-2025	4

पेशकर्ता

प्राधिकत

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- RANDHIR CHADHA _____

प्राधिकत :- GAURAV CHADHA _____

गवाह 1 :- RAM SINGH _____

गवाह 2 :- PRADIP TIRKEY _____

प्रमाण पत्र

THE SEAL OF WAZIRABAD

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 201 आज दिनांक 23-05-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 30.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 267 के पृष्ठ संख्या 80 से 84 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 23-05-2024

उप/सयुंक्त पंजीयन अधिकारी वजीराबाद

Khewat No.	Rectangle No.	Killa No.	Area		Extent of ownership of the Executant
			Kanal	Marla	
384	41	11	8	16	Undivided share to the extent of 2/3 share
		20	8	0	
	42	16	2	0	
Total			**18**	**16**	

Lands measuring 23 Kanal 4 Marla i.e. 2.9 acres (approx.) in Village Begampur Khatola, Tehsil: Kadipur, District: Gurugram, Haryana being:

Khewat No.	Rectangle No.	Killa No.	Area		Extent of ownership of the Executant
			Kanal	Marla	
467	51	6/1	6	7	Salam/Full share
		15/2 min North	1	8	
	51	6/2	1	13	
		8/1/2	0	15	
		15/1	4	18	
	52	10	0	4	
Sub-Total			**15**	**5**	
468	51	7/2	7	19	Undivided share to the extent of 1/3 share
Sub- Total			**7**	**19**	
Total			**23**	**4**	

IN WITNESSES WHEREOF, I, the Executant, has signed this power of attorney and put my hands on these presents at Gurugram Haryana on this 23rd day of May 2024, in the presence of the following witnesses:

Signed and delivered by the Executant,

Randhir Chadha

Randhir Chadha

Signed and delivered by the Attorney

Gaurav Chadha

WITNESSES:

1. RAM SINGH
ADVOCATE
DISTT. COURT, GURUGRAM

2. PRADIP TIRKEY
S/o Late M. TIRKEY
R/o MAHAVIR NAGAR NOD

THE SEAL OF
THE SUB REGISTRAR
WAZIRABAD

ADITYA BIRLA
CENTURY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS 4TH MEETING FOR THE FINANCIAL YEAR 2024-25 HELD ON THURSDAY, 11TH DAY OF JULY, 2024

"RESOLVED THAT the Company do acquire the rights and entitlement over the land admeasuring 2.35 acres approximately situated at Village Fazilpur Jharsa, Hadbast no. 99, Tehsil: Badshahpur, District: Gurugram, Haryana from Mr. Randhir Chadha, Mr. Gaurav Chadha, Mrs. Shruti Chopra (Landowner) for a total consideration of Rs. 82,25,00,000/- approximately to be paid in accordance with the terms of the definitive documents.

RESOLVED FURTHER THAT any one of the following Authorized Signatory/ies from Group A be and is hereby jointly authorized with any one of the Authorized Signatory/ies from Group B to sign, execute, and register the Sale Deed/Deed of Conveyance, Power of Attorney and other related ancillary agreements or other definitive documents including amendments, if any, between the parties for and on behalf of the Company and to do all such acts, deeds, matters and things as may be necessary, relevant and desirable to give effect to this resolution including registration of the above stated documents with the jurisdictional registrar/sub registrar, payment of stamp duty, registration fees and/or any other fees, including to present the said documents for registration and admit registration thereof.

Group A:

Mr. KT Jithendran
Mr. Gaurav Jain
Mr. Keyur Shah
Mr. Sandeep Patwa

Group B:

Mr. Narendra Joshi
Mr. Nitin Sharma

ADITYA BIRLA
CENTURY

RESOLVED FURTHER THAT copy(ies) of the foregoing resolution certified to be true copies by any one Director be furnished to all concerned as may be necessary."

Certified True Copy
For Birla Estates Pvt. Ltd.

BIRLA ESTATES PRIVATE LIMITED

K T Jithendran
Managing Director and CEO

Place : Mumbai
Date : 11.07.24

THE SEAL OF
THE SUB
REGISTRAR
BAL

Sale of Immovable Properties

Indian-Non Judicial Stamp
Haryana Government

Date : 12/07/2024

Certificate No. G0L2024G616

GRN No. 118879218

Stamp Duty Paid : ₹ 66770000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Randhir chadha Through attorney Gaurav chadha

H.No/Floor : 5a Sector/Ward : Na LandMark : TOWER 9 THE ARALIAS DLF GOLF LINKS

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 98******54 Others : Gaurav chadha and shruti chopra

Buyer / Second Party Detail

Name : Birla Estates Private limited

H.No/Floor : 501 Sector/Ward : 65 LandMark : World mark tower 3

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98******54

Purpose : SALE DEED

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

SALE DEED

This Sale Deed (hereinafter referred to as the "**Deed**") is made and executed at Gurugram on this 15th day of July 2024,

BY

(1) **RANDHIR CHADHA** (Aadhar No. 6343 1241 4328) (PAN No. AACPC2286N), son of Late B.D. Chadha resident of Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram, through his attorney Mr. Gaurav Chadha son of Randhir Chadha, duly authorized vide power of attorney dated 23rd May 2024 registered as document no 201 (hereinafter referred to as "**Vendor-1**", which expression shall, unless repugnant to the context thereof, mean and include his legal heirs, representatives, administrators, successors and assigns),

(2) **GAURAV CHADHA** (Aadhar No. 4649 8761 5280) (PAN No. ACTPC2423L), son of Randhir Chadha, resident of Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Vendor-2**", which expression shall, unless repugnant to the context thereof, mean and include his legal heirs, representatives, administrators, successors and assigns),

BIRLA ESTATES PRIVATE LIMITED

प्रलेख क्र.:5026 मुद्रण दिनांक 15/07/2024 02:33 PM पंजीकरण दिनांक:15-07-2024

वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- कादीपुर गांव/शहर- बेगमपुर खटोला स्थित- Begampur Khatola

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : 467,468, village begampur khatola, Gurugram, 122001, ,Unapproved Area Sector 71

धन संबंधी विवरण

राशि- 953750016 रुपये

स्टाम्प नं- G0L2024G616 कुल स्टाम्प शुल्क- 66762500 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये EChallan:118879444 स्टाम्प का मूल्य- 66770000 रुपये

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- GAURAV SACHDEVA ADV

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही 20 Kanal 36 Marla

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1C5LUYQ5 प्रॉपर्टी नं- 467,468 मालिक- RANDHIR CHADHA, GAURAV CHADHA, SH

पता- 467,468, village begampur khatola, Gurugram, 122001, ,Unapproved Area Sector 71

यह प्रलेख आज दिनांक 15-07-2024 दिन सोमवार समय 2:33:00 PM बजे श्री/श्रीमती/कुमारी रणधीर चड्ढाthru GAURAV CHADHAGPA पुत्र बनारसी दास चड्ढा गौरव चड्डा पुत्र विभा चड्डा श्रुति चोपड़ा पुत्री विभा चड्डा रणधीर चड्डा पति बिभा चड्डा निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Kadipur

रणधीर चड्ढा गौरव चड्डा श्रुति चोपड़ा रणधीर चड्डा पति बिभा चड्डा

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

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

दिनांक 15-07-2024 संयुक्त उप पंजीयन अधिकारी NT Kadipur

रणधीर चड्ढा गौरव चड्डा श्रुति चोपड़ा रणधीर चड्डा पति बिभा चड्डा

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी BIRLA ESTATES PVT LTD thru SANDEEP PATWA AND NITIN SHARMAOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी GAURAV SACHDEVA पिता . निवासी ADV GGM व श्री/श्रीमती/कुमारी VIDYA SHANKAR S पिता R K SIVAKUMAR निवासी D1, SECTOR-47, GGM ने की |

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 15-07-2024 संयुक्त उप पंजीयन अधिकारी NT Kadipur

(3) **SHRUTI CHOPRA** (Aadhar No. 4422 8025 5114) (PAN No. AIPPC2825E) wife of Ashish Chopra (daughter of Randhir Chadha), resident of G-09/05, Silver Oak Avenue, DLF Phase 1, Gurugram (hereinafter referred to as the "**Vendor-3**", which expression shall, unless repugnant to the context thereof, mean and include her legal heirs, representatives, administrators, successors and assigns),

(The Vendor-1, Vendor-2 and Vendor-3 are hereinafter collectively referred to as the "**Vendors**")

IN FAVOUR OF

BIRLA ESTATES PRIVATE LIMITED (CIN: U70100MH2017PTC303291) (PAN No. AAHCB5831G), a company registered under the Companies Act, 2013, having its registered office at Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai-400030, and regional office at unit no. 501, 5th Floor, World Mark Tower 3, Sector 65, Gurugram, Haryana 122102, acting through authorized signatories Mr. Sandeep Patwa and Mr. Nitin Sharma, authorized vide Board Resolution dated 11th July 2024 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context thereof, mean and include its representatives, administrators, successors and assigns).

(The Vendors and the Vendee are hereinafter sometimes collectively referred to as "**Parties**" and severally as a "**Party**").

WHEREAS THE VENDORS HAVE JOINTLY AND SEVERALLY REPRESENTED TO THE VENDEE AS UNDER,

A. The Vendors are the absolute owners with clear and marketable title and possession of freehold and vacant agricultural lands admeasuring 21 Kanal 16 Marla i.e. 2.725 acres in Village: Begampur Khatola, Hadbast no. 101, Tehsil: Kadipur, District: Gurugram, Haryana (hereinafter referred to as the "**Said Lands**"). The details of Said Lands and extent of ownership of the Vendors are more particularly described in **Schedule-I** hereunder written. The Said Lands are demarcated in yellow colour on the map which is attached as **Schedule-II** hereto.

B. The Said Lands have a 190 feet frontage (approx.) on the 60-meter-wide road, as depicted in green color in the map attached as **Schedule-II** herein, and have been duly surveyed, demarcated and fenced by the Vendors without any objections and /or boundary dispute from any third party.

C. The Vendors are duly recorded as the owners and in possession of the Said Lands in the Jamabandi (Record of Rights) and have acquired the right, title, and ownership to the Said Lands by way of the deeds and documents details in **Schedule-III**.

D. The Vendors are the sole, absolute and exclusive owners of the Said Lands and are vested with vacant and peaceful legal and physical possession of the Said Lands. The Vendors have unfettered, absolute and unrestricted right, title, and interest in the Said

BIRLA ESTATES PRIVATE LIMITED

Reg. No.	Reg. Year	Book No.
5026	2024-2025	1

विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru GAURAV CHADHAGPA रणधीर चड्ढा गौरव चड्डा श्रुति चोपड़ा रणधीर चड्डा पति बिभा चड्डा

क्रेता :- thru SANDEEP PATWA AND NITIN SHARMAOTHERBIRLA ESTATES PVT LTD

गवाह 1 :- GAURAV SACHDEVA

गवाह 2 :- VIDYA SHANKAR S

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5026 आज दिनांक 15-07-2024 को बही नं 1 जिल्द नं 291 के पृष्ठ नं 77.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2349 के पृष्ठ संख्या 15 से 19 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 15-07-2024

उप/सयुंक्त पंजीयन अधिकारी कादीपुर

Lands, free from any encumbrance whatsoever and no other person has any right, title, interest, claim, authority, or concern of any nature therein.

AND WHEREAS the Vendors, for their bonafide needs and requirements, have agreed to sell, transfer, convey and assign all their rights, interest and title in the Said Lands along with possession, easements, rights, privileges, appurtenances, benefits enjoyed and reputed to be enjoyed in respect thereof, to the Vendee for a total and all-inclusive consideration as provided herein in this Deed, and the Vendee has agreed to acquire the same free from any liabilities, charge, encumbrance, lien or dispute of any nature whatsoever.

AND WHEREAS the Parties are entering into this Deed to effect and complete the sale, transfer, and conveyance of the Said Lands in favour of the Vendee immediately upon the date of execution of this Deed, and upon which there shall be no claim, charge, or encumbrance of the Vendors or any other party any nature on the Said Lands.

NOW THIS DEED WITNESSETH AS UNDER:

1. **Absolute sale and conveyance of the Said Lands –**

1.1 The Vendors, by and under this Deed and on and from the date of execution hereof, does hereby sell, grant, convey, transfer, alienate, and assign the Said Lands unto the Vendee absolutely and forever, along with all rights, title, possession, benefits, interest, privileges, easements, entitlements, appurtenances, advantages appurtenant to the Said Lands, free from any liabilities, encumbrances, liens, claims, charges or impediments of any nature whatsoever.

1.2 Simultaneously, with the execution of this Deed and receipt of the Sale Consideration as stated herein, the Vendors have delivered the quiet and peaceful, vacant, legal, and physical possession of the Said Lands to the Vendee to hold and enjoy the same absolutely and forever.

1.3 The Vendors have also handed over the title deeds and documents relating to the Said Lands as listed in **Schedule-III** hereto to the Vendee simultaneously with the execution hereof. The Vendors further confirm that **Schedule-III** constitutes the entire set of current and antecedent title deeds and documents in respect of the Said Lands and that they do not have any other antecedent title deeds and documents in their possession.

1.4 That pursuant to execution of this Deed and receipt of Sale Consideration, the Vendors, or any person claiming from or through the Vendors, shall not have any right, title, interest, claim, demand, charge, encumbrance, mortgage, or concern of any nature in the Said Lands including under Section 55 (4) (b) of the Transfer of Property Act, 1982. Upon execution of this Deed, the Vendee has become the sole and absolute owner of the Said Lands with full right to use, develop, enjoy, sell, lease, mortgage, obtain development permissions / change of land use permissions in its own name and transfer the same as the absolute owner thereof without any hindrance or objection by the Vendor or any other person claiming under the Vendor or otherwise.

BIRLA ESTATES PRIVATE LIMITED

1.5 The Vendee shall be entitled to get the Said Lands mutated in its own name in the records of concerned revenue authorities and other concerned authorities based on this Deed. The Vendor agrees and undertakes to render all support in this regard.

2. **Consideration –**

2.1 Simultaneous to the execution of this Deed, the Vendee has paid to the Vendors the sa consideration for the Said Lands of Rs. 95,37,50,000/- (Ninety-Five Crore Thirty-Seven Lakh Fifty Thousand only) ("**Sale Consideration**") in the following manner, and the Vendors agree, admit and acknowledges to have received the entire Sale Consideration and the same shall constitute the consideration for transfer of absolute title and possession of the Said Lands to the Vendee:

Name of Vendor	Amount (in Rs.)	TDS (in Rs.)	Total (in Rs.)	RTGS No.
Randhir Chadha	71,46,56,250	72,18,750	72,18,75,000	ICICR42024071500000797
Gaurav Chadha	11,47,78,125	11,59,375	11,59,37,500	ICICR42024071500000796
Shruti Chopra	11,47,78,125	11,59,375	11,59,37,500	SGBOFT2024071500001962
Total	94,42,12,500	95,37,500	95,37,50,000	

2.2 The TDS to be deducted and deposited by the Vendee with the Income Tax Authorities as aforementioned, shall be deducted and deposited in the respective accounts of the Vendors (representing 1% of the Sale Consideration) as per the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder.

3. **Representations, Warranties and Covenants –**

3.1. The Vendors are fully aware that the Vendee has acquired the Said Lands based on all the declarations, assurances, representations, warranties, covenants, and undertakings of the Vendors, as provided in this Deed. The Vendors represents, warrants, and undertakes as under:

(a) The Vendors have full power, authority, and capacity to enter into, execute, deliver and perform this Deed and carry out and consummate the transaction stated herein, and this Deed constitutes a legal, valid and binding obligation of the Vendors, enforceable against the Vendors in accordance with the terms of this Deed. The Vendors have taken all necessary actions (including passing of required resolutions) and obtained all necessary approvals required by it for the execution, delivery and performance of this Deed, and the authorised signatories of the Vendors executing this Deed have been duly and fully authorised by the Vendors for the said purposes. The execution, delivery, and performance of this

Deed and all the instruments or agreements required hereunder does not contravene, violate, or constitute a default of any applicable law, any agreement or instrument to which it is a party or by which it is or may be bound.

(b) The execution, delivery and performance of this Deed by the Vendors will not (i) violate any lien, court order, judgments, injunction, award, decree or writ or any other restriction of any kind against, or binding upon, Vendors or their securities, properties, or business, as applicable, (ii) violate any law or regulation of India or any other jurisdiction.

(c) The rights, title, interest, ownership, and possession of Vendors in Said Lands are free, clear, and marketable. The Vendors possesses absolute, clear, and marketable title and possession to the Said Lands, free from any encumbrance, charge, gift, lien, attachment, mortgage, acquisition, liability, un-authorized occupations, claims, third party agreements, third party claims, third party easement rights, disputes including relating to boundaries, litigation, notices, proceedings, etc. whatsoever. The Vendors are fully entitled to convey/ sell absolute ownership rights in the Said Lands in favour of the Vendee herein without any restrictions whatsoever. The description and demarcation/ delineation of the Said Lands as provided herein is true, accurate and complete in all respects.

(d) The Said Lands are accurately and properly mutated in the name of the Vendors in the relevant revenue records and there is no part of the Said Lands for which the mutation is pending or under objection.

(e) The Vendors are in full, free, vacant, quiet, peaceful, actual physical and unhindered possession, use, occupation, and enjoyment of the Said Lands. No other person or entity has any right, title, or interest in or to any part of the same or is entitled to the possession, occupation, use or control of whole or any part of the Said Lands.

(f) There are no acquisition proceedings that have been initiated or notified in relation to the Said Lands, and there are no attachment orders of any kind nor have the Vendors been notified of any such attachment order under any state or central statutes. The Vendors have not received any notice or written communication from any person or governmental authority in relation to the Said Lands including the title or possession thereof.

(g) No part of the Said Lands is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale, development, or alienation of the Said Lands in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of the Said Lands in any manner whatsoever. The Vendors have neither done nor been party to any act whereby its rights, titles, or interests (of whatever description) in or over or in relation to Said Lands may

BIRLA ESTATES PRIVATE LIMITED

be impeded or restricted or encumbered in any manner whatsoever.

(h) There are no easement rights, impediments, prohibitions, restrictions, or negative covenants running with the Said Lands either created under any document or by any covenant or by prescription in respect of and/or upon the Said Lands or any part thereof. The Said Lands benefits from all permanent and legally enforceable easements and other contractual rights (if any) necessary or appropriate for the continued use, enjoyment, and maintenance of the Said Lands by the Vendor.

(i) No encroachment, intrusion and/or trespass has been made/done, in any manner on the Said Lands. There is no boundary dispute relating to the Said Lands. The physical and legal possession of the Said Lands that is handed over by the Vendors to the Vendee along with this Deed is free from any encumbrances. There is no dispute, discrepancy, overlap etc. of any nature whatsoever to the said physical and legal possession of the Said Lands as has been handed over by the Vendors to the Vendee.

(j) There are no litigations or disputes or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment, prohibitory order or injunction on the Said Lands or any benefits/rights attached thereof. There is no proceeding pending under the Income Tax Act, 1961 in respect of the Said Lands or which could affect the transaction hereunder.

(k) Vendors have paid upto date all taxes and other charges related to Said Lands and if any tax or charges relating to the Said Lands and / or any penalties, interest or cost thereof are levied for the period prior to this Deed at any point of time by any government authority, then the same shall be borne and paid by the Vendors herein, forthwith upon being called upon by the Vendee herein.

(l) All title documents in favour of the Vendors and all antecedent title documents relating to the Said Lands are duly stamped and registered, as required under law, and are valid and subsisting. The consideration that was payable to the respective erstwhile sellers by the Vendors under the title deeds has been duly paid. Any deficiencies of stamp duty or related charges payable on these documents and any penalty, interest or costs associated to the same, shall be borne and paid by the Vendors herein, forthwith upon being called upon by the Vendee herein.

(m) The Said Lands (or any part thereof) does not belong to Adivasi/Scheduled Caste. The Said Lands (or any part thereof) does not belong to any Hindu Undivided Family. There is no interest of a minor in any part of the Said Lands.

(n) There are no pathways, canals, nalas, etc. passing through the Said Lands. The Said Lands or any portion thereof is not affected by any notification for reservations, acquisition etc. by the government or any other local authorities.

BIRLA ESTATES PRIVATE LIMITED

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(o) There is no samadhi, majar, temple, mosque, church, or any other place of worship on the Said Lands. No part of the Said Lands is dedicated orally or in writing to religious or charitable uses or used as a place of worship.

(p) The Vendors are not suffering from an insolvency or bankruptcy event. Vendors have not defaulted in any of their obligations to any of their creditors, including commercial banks and financial institutions, which may in any manner impact the Said Lands and / or the title of the Vendors to the Said Lands and/ or the ability of the Vendors to transfer and convey clear and marketable un-encumbered title on the Said Lands to the Vendee.

(q) Sale of Said Lands as agreed herein is in the ordinary course and not to discharge any debts which relates to or have any impact on Said Lands.

(r) The Said Lands do not form part of any current or proposed forest area, eco sensitive zone or National Conversation Zone (NCZ) or any notified area as per 2031 Gurgaon-Manesar Master plan 2031.

(s) There are no disputes, challenges or claims regarding the boundaries of the Said Lands.

(t) The Said Lands are not affected by and/or no notice/notices are received either from any local authorities or from the State Government or otherwise or under the Ancient Monuments and Archaeological Sites and remains Act, 1958, Epidemic Diseases Act, 1897, the Land Acquisition Act, 1894, Defence of India Act, 1915 or environmental laws or any other legislative enactment, government ordinance, order or notification (including for requisition and/or acquisitions of the Said Lands (or any part thereof) included in any intended schemes or any other public body or authority or declared as a surplus of excess ceiling limit. The Said Lands and ownership thereof is not effected by the provisions the Urban Land (Ceiling and Regulation) Act, 1976, and there is no requirement of obtaining any permission in this regard.

(u) The Vendors have not omitted to disclose to the Vendee any fact or information in respect of the Said Lands which would be relevant to the Vendee for the purposes of entering into this Agreement, and consummating the transaction contemplated herein.

3.2. Each representation, warranty, covenant, or obligation of the Vendors as contained herein shall be treated as a separate representation, warranty, covenant, or obligation and shall be construed independently of any other. Each of the representation, warranty, covenant, or obligation shall not be limited or restricted by reference to or inference from the terms of any other warranty or any other term of this Deed.

3.3. It is a clear intent of parties that title / ownership to the Said Lands and all rights, easements, privileges, appurtenances, and benefits thereto, shall stand conveyed/ transferred to the Vendee absolutely, irrevocably, and forever upon the execution of

BIRLA ESTATES PRIVATE LIMITED

this Deed without any charge or lien on the Said Lands.

3.4. The Vendors shall do and execute or cause to be done and execute all acts, deeds, and things, as may be required by the Vendee for more fully and perfectly assuring title of the Vendee to the Said Lands.

4. **Indemnity –**

4.1. In the event that any of the representations, warranties, covenants and undertakings made by the Vendors, including but not limited to those mentioned herein, is/are found to be untrue or incorrect or is/are only partially true or there is any default/breach of any of the representations, warranties, covenants and undertaking made by the Vendors or there is any defect in the title or possession of the Vendors to the Said Lands hereby conveyed to the Vendee or any encumbrance of whatsoever nature is found on the Said Lands, then the Vendors shall indemnify the Vendee and keep it indemnified and harmless from and against all losses, liabilities, damages, encumbrances, third party claims, costs, penalties, charges, fines, expenses etc. as may be suffered, incurred or sustained by the Vendee on this account and shall also forthwith make good all losses and damages suffered by the Vendee.

4.2. The Parties agrees that in the event there is any defect or deficiency on the rights, interest, and title of the Vendors over the Said Lands either in part or full, the Vendors shall take all possible steps to rectify the defects or cure the deficiency of on the rights, interest, and title of the Vendors at its own cost and expenses. If the Vendors failed to rectify or cure the aforesaid defect or deficiency within 90 days from occurrence of such defect or deficiency, then without prejudice to the other rights and remedies available to the Vendee, the Vendee shall be entitled to rectify the defects or cure the deficiency at the cost and expense of Vendors.

5. **No Waiver –**

This Deed supersedes any prior agreement or understanding between the Parties in respect of Said Lands. The Vendee may at its sole discretion provide waiver to any covenant or responsibility of Vendors as stated in this Deed. No waiver by the Vendee of any breach of any provision of this Deed or of a failure or failures by the Vendors to perform any provision of this Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

6. **Stamp Duty –**

Stamp duty and registration charges in respect of this Deed shall be borne and paid by the Vendee herein.

BIRLA ESTATES PRIVATE LIMITED

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7. **Governing Law –**

This Deed shall be governed and construed in accordance with the laws of India including all the local laws as applicable in the State of Haryana and in the event of any litigation arising out of or in connection with this Deed, courts situated at Gurugram, Haryana shall have the exclusive jurisdiction.

[*Schedules to follow*]

BIRLA ESTATES PRIVATE LIMITED

SCHEDULE-I

Description of the Said Lands

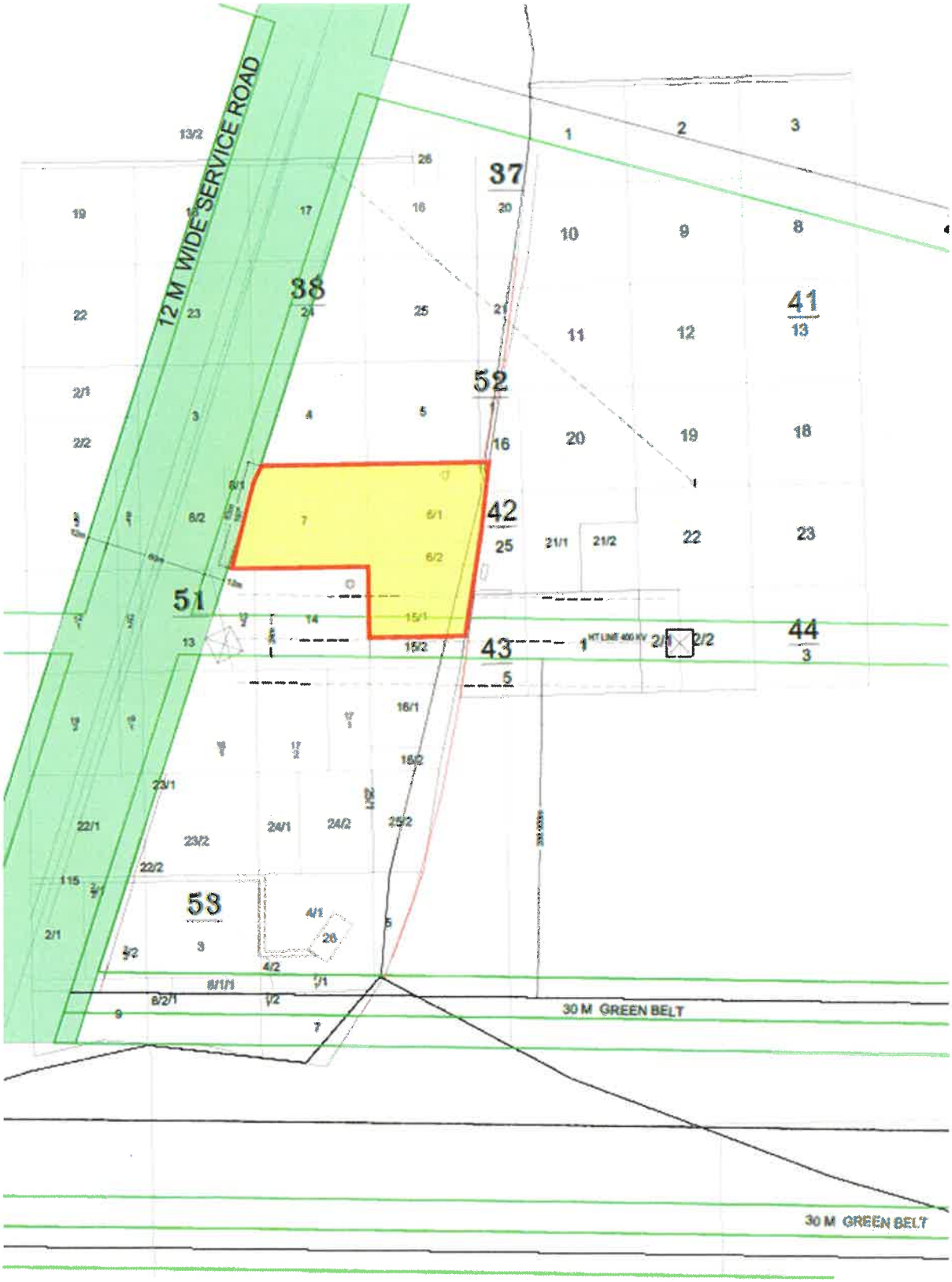
Lands measuring 21 Kanal 16 Marla i.e. 2.725 acres (approx.) in Village Begampur Khatola, Hadbast no. 101, Tehsil: Kadipur, District: Gurugram, Haryana being:

Khewat Number	Rectangle Number	Killa Number	Area		Name of Vendor and extent of ownership
			Kanal	Marla	
467	51	6/1	6	7	Randhir Chadha
	51	6/2	1	13	
		8/1/2	0	15	
		15/1	4	18	
	52	10	0	4	
Sub-Total			**13**	**17**	
468	51	7/2	7	19	Randhir Chadha (1/3 share), Gaurav Chadha (1/3 share), and Shruti Chopra (1/3 share)
Sub- Total			**7**	**19**	
Grand Total			**21**	**16**	

BIRLA ESTATES PRIVATE LIMITED

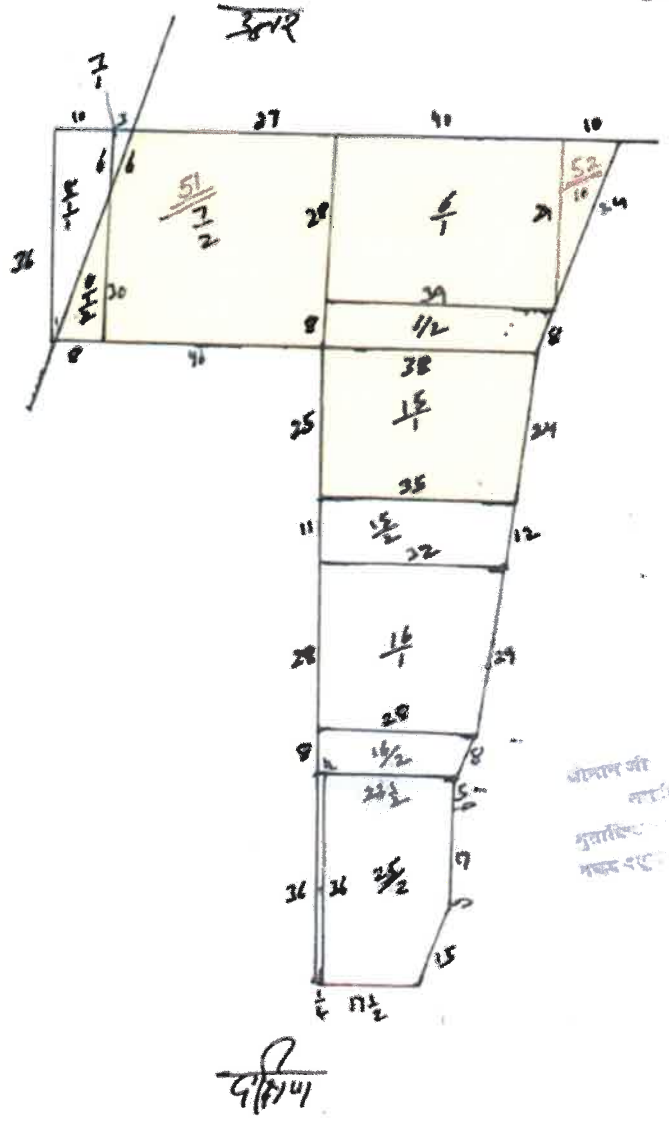
SCHEDULE-II

Plan demarcating Said Lands & Access to the Said Lands



BIRLA ESTATES PRIVATE LIMITED

नक्शा अवस्था निजस्व मौजा- बेगमपुर खटोला उप. तह- वादीपुर जिला- गुरुग्राम ई. 4435



BIRLA ESTATES PRIVATE LIMITED

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SCHEDULE-III

Title deeds and documents related to the Said Lands

1. Original of Sale Deed dated 28 February 1994 executed by Jagmal Singh son of Mamraj Singh in favour of Satya Rani Chadha wife of Banarsi Dass Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 10298.

2. Original of Sale Deed dated 28 February 1994 executed by Hari Singh son of Mamraj Singh in favour of Randhir Chadha son of Banarsi Dass Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 10286.

3. Original of Sale Deed dated 20 October 1994 executed by Jagmal Singh son of Mamraj Singh in favour of Banarsi Dass Chadha son of Savaya Ram Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 8779.

4. Original of Gift Deed dated 24 December 2004 executed by Banarsi Dass Chadha son of Savaya Ram Chadha in favour of Randhir Chadha son of Banarsi Dass Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 19128.

5. Original of Sale Deed dated 28 February 1994 executed by Jagmal Singh son of Mamraj Singh in favour of Vibha Chadha wife of Randhir Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 10277.

6. Notarized copy of Will dated 13 July 2000 executed by Satya Rani Chadha wife of Banarsi Dass Chadha registered with the office of jurisdictional Sub-Registrar as Document No. 2321.

7. Certified copy of Mutation No. 4486, 4552, 4489, 4435, 3659, 3656, 2272, 2271, 2273, 2274, and 2270.

8. Certified copy of Jamabandi for year 2018-2019 in respect of Said Lands.

BIRLA ESTATES PRIVATE LIMITED

IN WITNESS WHEREOF THIS DEED HAS BEEN SIGNED BY THE PARTIES ON THE DATE MENTIONED HEREIN ABOVE

VENDORS

Randhir Chadha son of Late B.D. Chadha (Aadhar No. 6343 1241 4328 and PAN Card No. AACPC2286N) through its attorney Gaurav Chadha son of Randhir Chadha duly authorized vide power of attorney dated 23rd May 2024 registered as document no 201

Gaurav Chadha son of Randhir Chadha (Aadhar No. 4649 8761 5280 and PAN Card No. ACTPC2423L)

Shruti Chopra wife of Ashish Chopra (daughter of Randhir Chadha) (Aadhar No. 4422 8025 5114 and PAN Card No. AIPPC2825E)

VENDEE

Birla Estates Private Limited acting through authorized signatories; Sandeep Patwa and Nitin Sharma authorized vide Board Resolution dated 11th July 2024.

WITNESSES

1. GAURAV SACHDEVA (Adv)
S/o Sh. R.K. Sachdeva
R/o 1201, Sector 9, New Shivalik Society,
Gurgaon, Haryana.

2. Vidyeshankar S. S/o P.K. Sivakumar
DI-001, Uniworld Garden-2,
Sec-47, Gurgaon - 122001

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 22/05/2024

Certificate No. G0V2024E2767

GRN No. 116937560

Stamp Duty Paid : ₹ 1000
(Rs. Thousand Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Randhir chadha

H.No/Floor : T9/5a Sector/Ward : 00 LandMark : The aralias dlf golf links

City/Village : Gurugram District : Gurugram State : Haryana

Phone: 84******04

Buyer / Second Party Detail

Name : Gaurav chadha

H.No/Floor : T9/5a Sector/Ward : 00 LandMark : The aralias dlf golf links

City/Village: Gurugram District : Gurugram State : Haryana

Phone : 98******54

Purpose : POWER OF ATTORNEY

THE SEAL OF THE SUB REGISTRAR WAZIRABAD

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

POWER OF ATTORNEY
(executed within blood relation)

This Power of Attorney ("POA") is made and executed at Gurugram, Haryana on this 23rd day of May 2024,

BY

RANDHIR CHADHA son of Late B. D. Chadha, holding Aadhar No. 634312414328 and PAN No. AACPC2286N, having my permanent address at Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Executant**"),

IN FAVOUR OF HIS SON

GAURAV CHADHA son of Randhir Chadha, holding Aadhaar No. 464987615280 and PAN No. ACTPC2423L, having his permanent address at Apt. No. 5A, Tower 9, The Aralias, DLF Golf Links, Golf City, Gurugram (hereinafter referred to as the "**Attorney**").

WHEREAS the Executant is the owner and in possession of the certain lands situated in Fazilpur Jharsa Tehsil: Badshahpur & Village Begampur Khatola, Tehsil: Kadipur, District: Gurugram, Haryana, as more specifically detailed in **Schedule-1** attached hereto (hereinafter collectively referred to as the "**Said Property**"),

Randhir Chadha

प्रलेख न:201 दिनांक:23-05-2024

डीड सबंधी विवरण

डीड का नाम GPA

तहसील/सब-तहसील वजीराबाद

गांव/शहर लाईसेंस कालोनी

धन सबंधी विवरण

राशि 0 रुपये

स्टाम्प ड्यूटी की राशि 1000 रुपये

स्टाम्प नं : G0V2024E2767

स्टाम्प की राशि 1000 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:116940347

पेस्टिंग शुल्क 3 रुपये

Drafted By: GAURAV SACHDEVA ADV

Service Charge:200

यह प्रलेख आज दिनाक 23-05-2024 दिन गुरूवार समय 12:52:00 PM बजे श्री/श्रीमती /कुमारी RANDHIR CHADHA पुत्र B D CHADHA निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (वजीराबाद)

Randhir Chadha

हस्ताक्षर प्रस्तुतकर्ता
RANDHIR CHADHA

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी GAURAV CHADHA पुत्र RANDHIR CHADHA हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीRAM SINGH पिता .. निवासी ADV GGM व श्री/श्रीमती /कुमारी PRADIP TIRKEY पिता .
निवासी GGM ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

THE SEAL OF THE SUB REGISTRAR WAZIRABAD

THE SEAL OF THE SUB REGISTRAR MADIPUR

उप/सयुंक्त पंजीयन अधिकारी(वजीराबाद)

दिनांक 23-05-2024

AND WHEREAS the Executant is travelling abroad and will not be present in India to manage the affairs of the Said Property and to execute, register and admit the sale/ conveyance of the Said Property,

NOW THEREFORE BY THIS POWER OF ATTRONEY, the Executant hereby nominate, constitute, and appoint the Attorney i.e. his son Gaurav Chadha (Aadhaar No. 464987615280 and PAN No. ACTPC2423L), as his true and lawful attorney in his name and on his behalf to do, execute and perform or cause to be done, execute and perform all or any of the following acts, deeds and things on his behalf with respect to the Said Property:

1. To sign, execute, present for registration and admit registration of agreements to sell/ sale deeds and other related documents before the Sub Registrar for effecting sale, transfer and conveyance of the Said Property and/or any part thereof in favour of Birla Estates Private Limited (**"BEPL"**) and to collect and receive consideration and/or any part thereof from BEPL in the name of the Executant and on behalf of the Executant and to provide the receipt/s with regards thereto.

2. To handover legal and physical possession of the Said Property and original title documents pertaining to the Said Property to BEPL.

3. To execute and sign all such documents to enable BEPL to get its name mutated as the owner and possession holder in respect of the Said Properties, in the records of the concerned government department, revenue authorities, administrative bodies and and/or any other authorities.

4. To correspond/coordinate/deal/transact with the office of the Sub-Registrar and/or any other concerned government department and/or authority in respect of the sale, transfer and conveyance of the Said Property, on behalf of the Executant and to do all such acts, deeds and things as may be deemed necessary in respect thereof.

5. To prepare, sign and file any documents, applications, undertakings, indemnity bonds, affidavit, declaration form, statements before any appropriate authorities in respect of the Said Property.

6. To apply for and obtain on behalf of the Executant, all the required permissions and/or certificates including but not limited to any permission required for transfer of the Said Property, as the case may be, income tax clearance certificate from the concerned authority etc., and to do all such other acts, deeds and things as may be deemed expedient in connection thereto, in respect of the Said Properties, as the case may be.

7. To generally do all acts, deeds and things which are necessary in respect of the sale, transfer and conveyance of Said Property to BEPL, even if such acts, deeds and things are not mentioned in the clauses of this POA.

The Executant do hereby agree to confirm and ratify that all the acts, deeds and things done by the Attorney as aforesaid on Executant's behalf, and the same shall be construed as acts, deeds and things done by the Executant personally as if present.

The Executant hereby confirms that there is no requirement of any consent/ reference to the Executant for exercising the power and rights granted to the Attorney under this POA.

The Executant hereby declares that this POA shall be binding on the Executant and his legal heirs.

Schedule-1

Lands measuring 18 Kanal 16 Marla i.e. 2.35 acres (approx.) in Village Fazilpur Jharsa, Tehsil: Badshahpur, District: Gurugram, Haryana being:

Randhir Chadha

Reg. No.	Reg. Year	Book No.
201	2024-2025	4

पेशकर्ता

प्राधिकत

गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- RANDHIR CHADHA

प्राधिकत :- GAURAV CHADHA

गवाह 1 :- RAM SINGH

गवाह 2 :- PRADIP TIRKEY

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 201 आज दिनांक 23-05-2024 को बही नं 4 जिल्द नं 9 के पृष्ठ नं 30.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 267 के पृष्ठ संख्या 80 से 84 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 23-05-2024

उप/सयुंक्त पंजीयन अधिकारी वजीराबाद

Khewat No.	Rectangle No.	Killa No.	Area		Extent of ownership of the Executant
			Kanal	Marla	
384	41	11	8	16	Undivided share to the extent of 2/3 share
		20	8	0	
	42	16	2	0	
Total			**18**	**16**	

Lands measuring 23 Kanal 4 Marla i.e. 2.9 acres (approx.) in Village Begampur Khatola, Tehsil: Kadipur, District: Gurugram, Haryana being:

Khewat No.	Rectangle No.	Killa No.	Area		Extent of ownership of the Executant
			Kanal	Marla	
467	51	6/1	6	7	Salam/Full share
		15/2 min North	1	8	
	51	6/2	1	13	
		8/1/2	0	15	
		15/1	4	18	
	52	10	0	4	
Sub-Total			**15**	**5**	
468	51	7/2	7	19	Undivided share to the extent of 1/3 share
Sub- Total			**7**	**19**	
Total			**23**	**4**	

IN WITNESSES WHEREOF, I, the Executant, has signed this power of attorney and put my hands on these presents at Gurugram Haryana on this 23rd day of May 2024, in the presence of the following witnesses:

Signed and delivered by the Executant,

Randhir Chadha

Randhir Chadha

Signed and delivered by the Attorney

Gaurav Chadha

WITNESSES:

1. RAM SINGH
ADVOCATE
DISTT. COURT, GURUGRAM

2. PRODIP TIRKEY
S/o Lt M. TIRKEY
R/o MALIWAD NAGAR NCD

THE SEAL OF
THE SUB REGISTRAR
WAZIRABAD

THE SEAL OF
THE SUB REGISTRAR

ADITYA BIRLA
CENTURY

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS 4TH MEETING FOR THE FINANCIAL YEAR 2024-25 HELD ON THURSDAY, 11TH DAY OF JULY, 2024

"RESOLVED THAT the Company do acquire the rights and entitlement over the land admeasuring 2.725 acres approximately situated at Village Begampur Khatola, Hadbast no. 101, Tehsil: Kadipur, District: Gurugram, Haryana from Mr. Randhir Chadha, Mr. Gaurav Chadha, Mrs. Shruti Chopra (Landowners) for a total consideration of Rs. 95,37,50,000/- approximately to be paid in accordance with the terms of the definitive documents.

RESOLVED FURTHER THAT any one of the following Authorized Signatory/ies from Group A be and is hereby jointly authorized with any one of the Authorized Signatory/ies from Group B to sign, execute, and register the Sale Deed/Deed of Conveyance, Power of Attorney and other related ancillary agreements or other definitive documents including amendments, if any, between the parties for and on behalf of the Company and to do all such acts, deeds, matters and things as may be necessary, relevant and desirable to give effect to this resolution including registration of the above stated documents with the jurisdictional registrar/sub registrar, payment of stamp duty, registration fees and/or any other fees, including to present the said documents for registration and admit registration thereof.

Group A:

Mr. KT Jithendran
Mr. Gaurav Jain
Mr. Keyur Shah
Mr. Sandeep Patwa

Group B:

Mr. Narendra Joshi
Mr. Nitin Sharma

ADITYA BIRLA
CENTURY

RESOLVED FURTHER THAT copy(ies) of the foregoing resolution certified to be true copies by any one Director be furnished to all concerned as may be necessary."

Certified True Copy
For Birla Estates Pvt. Ltd.

BIRLA ESTATES PRIVATE LIMITED

K T Ilithendran
Managing Director and CEO

Place : Mumbai
Date : 11.07.24

BIRLA ESTATES