

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/10/2018

Certificate No. G0H2018J135

GRN No. 41268920



Stamp Duty Paid : ₹ 60616000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Brahma City Private limited

H.No/Floor : B8

Sector/Ward : Nil

City/Village : New delhi

Phone: 0

District : New delhi

LandMark : Ansal tower 38 nehru place

State : Delhi



Buyer / Second Party Detail

Name : Adani Brahma Synergy pvt ltd

H.No/Floor : 83

Sector/Ward : 32

City/Village: Gurgaon

Phone : 0

District : Gurugram

LandMark : Nil

State : Haryana

Purpose : Conveyance Deed

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

CONVEYANCE DEED

8039
087018

THIS Conveyance Deed (hereafter referred to as "Deed") is made at Gurgaon on this 8th day of October 2018

BY

Brahma City Private Limited, (PAN NO. – AADCK3277H) a company incorporated under the Companies Act, 1956, and having its Registered Office at Flat Number B- 8, Cabin No. 11, Ansal Tower, 38 Nehru Place, New Delhi -110019 and its corporate address Epitome, Building no. 5A, 10th floor, DLF Cyber city, Phase 3, Gurgaon 122 002 through its duly authorized person Shri Manohar Dhasmana s/o M N Dhasmana (AADHAAAR No. 4762 9719 9180) duly authorized vide resolution dated 26-09-2018.

प्रलेख नं:8039

दिनांक:08-10-2018

डीड का नाम CONVEYANCE OUTSIDE MC AREA	डीड संबंधी विवरण
तहसील/सब-तहसील बादशाहपुर	गांव/शहर लाईसेंस कालोनी
	स्थित लाईसेंस कालोनी
	भवन का विवरण
	भूमि का विवरण
निवासीय	26328.18 Sq Meters
	धन संबंधी विवरण
राशि 121230256 रुपये	कुल स्टाम्प ड्यूटी की राशि 6061512 रुपये
स्टाम्प नं : 90H20181135	स्टाम्प की राशि 60616000 रुपये
रजिस्ट्रेशन फीस की राशि 15000 रुपये	पेस्टिंग शुल्क 3 रुपये
Dated By: C P Bhandhija Adv. Bham	

यह प्रलेख आज दिनांक 08-10-2018 दिन सोमवार समय 4:00:00 PM बजे श्री/श्रीमती/कुमारी Brahman City Pvt. Ltd. Lathur Manohar DhasnamuOTHEER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Brahman City Pvt Ltd

उप/समयकृत पंजीयन अधिकारी (बादशाहपुर)

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

दिनांक 08-10-2018
Brahman City Pvt Ltd

उप/समयकृत पंजीयन अधिकारी (बादशाहपुर)

उपर्युक्त क्रेताव श्री/श्रीमती/कुमारी Adam Brahman Synergy Pvt Ltd thn Gagan Deep Panchal(OTHEER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा सांग्रफकर स्वीकार किया। प्रलेख के अनुसंधान 0 रुपये की राशि विक्रताने भी समस्त क्रेता को अदा की तथा प्रलेख में वर्णित अधिनियम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Mahesh K Chaudhan पिता --- निवासी Adv Gan न श्री/श्रीमती/कुमारी Mahesh K Saan पिता --- निवासी Adv Ganवराने की।
साक्षी नं 1 को हम नजरदार/अधिकृतता के रूप में जानते हैं तथा यह साक्षी नं 2 की पहचान करता है।

दिनांक 08-10-2018

उप/समयकृत पंजीयन अधिकारी (बादशाहपुर)

hereinafter referred to as '**VENDOR**' (which expression shall, unless excluded by or repugnant to the subject or context of this Deed, be deemed to include their successors in interest, executors and assigns etc.) on one hand

IN FAVOUR OF

Adani Brahma Synergy Pvt. Ltd. (PAN. No.AAPCA5275K) a company incorporated under the provisions of Companies Act 2013, having its registered office at Flat Number B- 8, Cabin No. 11, Ansal Tower, 38 Nehru Place, New Delhi -110019 and its corporate office at Plot No. 83, Sector – 32, Gurgaon – 122 001, Haryana through its duly authorized person Shri Gagan deep Panchal s/o Shri Senh Pravin Panchal (AADHAAR No. 7972 7707 9638) duly authorized vide board resolution dated 27-09-2018.

hereinafter referred to as '**VENDEE**' (which expression shall, unless excluded by or repugnant to the subject or context of this Agreement, be deemed to include his / her / their heirs, executors, administrators, successors-in-interest, legal representatives and assigns etc.) on other hand.

Whereas the **VENDOR** is the owner in possession of and otherwise duly entitled to various parcel of land in revenue estates of Ullahawas, Maidawas, Kadarpur and Nangli Umarpur District Gurgaon, (hereinafter referred to as "**SAID LAND**" with a view to set up and develop thereon a Residential Colony known as "Brahma City", Gurgaon, Haryana in accordance with licence(s) No 64/2010 granted by the Director, Town & Country Planning, Haryana.

And Whereas the **VENDOR** for development of residential colony has got the demarcation cum layout plan and zoning plan of the same duly sanctioned by Director, Town and Country Planning, Haryana under the provisions of Haryana Development and Regulation of Urban Areas Act and that the **SAID LAND** has been developed into an integrated Township and in pursuance thereof the **VENDOR** has carved out the plots of different sizes and dimensions.



Reg. No.

Reg. Year

Book No.

8039

2018-2019

1



विक्रेता



क्रेता



गवारह

उप/सयुक्त पंजीयक अधिकारी

विक्रेता :- thru Manohar DhasmanaOTHER Brahma Ciy Pvt Ltd

क्रेता :- Ahru Gagan Deep PanchalOTHERADani Brahma Synergy Pvi Ltd

गवारह 1 :- Mahesh K Chauhan

गवारह 2 :- Mukesh K Saini

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8039 आज दिनांक 08-10-2018 को बही नं 1 जिल्द नं 21 के पृष्ठ नं 46.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 409 के पृष्ठ संख्या 96 से 97 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दरस्तावेज के प्रस्तुतकर्ता और गवारहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामाने किये हैं।

दिनांक 08-10-2018



उप/सयुक्त पंजीयक अधिकारी (बादशाहपुर)

And Whereas the VENDOR is sufficiently entitled to the Said Plots (defined hereinafter) and no one besides the VENDOR has any interest, right or claim of any kind in the Said Plots which are free from all encumbrances and legal disputes and the VENDOR has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

And whereas as per the request of the VENDEE, the VENDEE has been allotted 86 plots Details of Plots and area as under:-

SCHEDULE OF PLOTS

Sr. No	Block	Plot No.	Area in Square Meter	Area in square Yards
1	J	J-56	411.57	492.24
2	J	J-57	410.42	490.87
3	J	J-58	409.40	489.65
4	J	J-60	371.84	444.72
5	J	J-61	371.84	444.72
6	J	J-62	371.84	444.72
7	J	J-63	371.84	444.72
8	J	J-64	286.00	342.06
9	J	J-65	286.00	342.06
10	J	J-66	286.00	342.06
11	J	J-67	286.00	342.06
12	J	J-68	286.00	342.06
13	J	J-69	286.00	342.06
14	J	J-70	286.00	342.06
15	J	J-71	286.00	342.06
16	J	J-72	286.00	342.06
17	J	J-73	286.00	342.06
18	J	J-74	250.58	299.69
19	J	J-76	286.16	342.25
20	J	J-77	288.64	345.21
21	J	J-78	289.52	346.27
22	J	J-79	277.80	332.25
23	J	J-80	289.08	345.74
24	J	J-81	289.08	345.74
25	J	J-82	363.16	434.34
26	J	J-83	289.94	346.77
27	J	J-84	286.11	342.42
28	J	J-85	402.30	481.15

29	J	J-86	402.30	481.15
30	J	J-87	402.30	481.15
31	J	J-88	402.30	481.15
32	J	J-89	402.30	481.15
33	J	J-90	402.30	481.15
34	J	J-91	254.12	303.93
35	J	J-92	254.12	303.93
36	J	J-93	254.12	303.93
37	J	J-94	254.12	303.93
38	J	J-95	254.12	303.93
39	J	J-96	254.12	303.93
40	J	J-97	254.12	303.93
41	J	J-98	254.12	303.93
42	J	J-99	254.12	303.93
43	J	J-100	254.12	303.93
44	J	J-101	254.12	303.93
45	J	J-102	254.12	303.93
46	J	J-103	254.12	303.93
47	J	J-104	254.12	303.93
48	J	J-105	254.12	303.93
49	J	J-106	254.12	303.93
50	J	J-107	254.12	303.93
51	J	J-108	254.12	303.93
52	J	J-109	254.12	303.93
53	J	J-110	254.12	303.93
54	J	J-111	254.12	303.93
55	J	J-112	468.18	559.94
56	J	J-116	432.66	517.46
57	J	J-117	432.66	517.46
58	J	J-118	432.66	517.46
59	J	J-119	311.11	372.09
60	J	J-120	311.11	372.09
61	J	J-121	311.11	372.09
62	J	J-122	311.11	372.09
63	J	J-123	311.11	372.09
64	J	J-124	234.37	280.31
65	J	J-125	234.37	280.31
66	J	J-126	292.16	349.42
67	J	J-127	292.16	349.42
68	J	J-128	292.16	349.42
69	J	J-129	292.16	349.42

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70	J	J-130	292.16	349.42
71	J	J-131	292.16	349.42
72	J	J-132	316.14	378.10
73	J	J-133	267.08	319.43
74	J	J-134	267.08	319.43
75	J	J-135	267.08	319.43
76	J	J-136	267.08	319.43
77	J	J-137	267.08	319.43
78	J	J-138	267.08	319.43
79	J	J-139	267.08	319.43
80	J	J-141	300.24	359.09
81	J	J-142	300.11	358.93
82	J	J-143	300.11	358.93
83	J	J-145	301.22	360.25
84	J	J-146	420.00	502.32
85	J	J-149	379.20	453.52
86	J	J-150	358.86	429.20
Total		86	26,328.18	31,488.50

land bearing Plots No. J-56 to J 58, J-60 to J-74, J-76 to J-112,J-116 to J-139, J-141 to J-143, J-145 to J-146, J149 to J-150 , Block J, admeasuring about 26,328.18 Sq. meters (31,488.50 Sq. yards) situated at Block J, Sector 63, Gurgaon, Haryana (hereinafter referred to as the “**Said Plots**”) forming part of the approved Layout/Zoning plan of the said colony, and which plots of land are more particularly described in the “**Schedule**” hereinafter mentioned, for the sale consideration of **Rupees 121,23,07,252/- (Rupees One Hundred Twenty One Crore Twenty Three Lakhs Seven Thousand Two Hundred Fifty Two only)** which interalia includes basic sale price, external development charges, infrastructure development charges and preferential location charges as on date, for the Said Plots. The said sale consideration is subject to deduction of applicable taxes as per Indian income tax laws.

And Whereas the VENDEE has undertaken that it shall be bound by all the conditions and the stipulations imposed by Director, Town & Country Planning and other Competent Authority in respect of the said colony including the Said Plots and the conveyance/sale deed and the terms and conditions broadly setout herein.

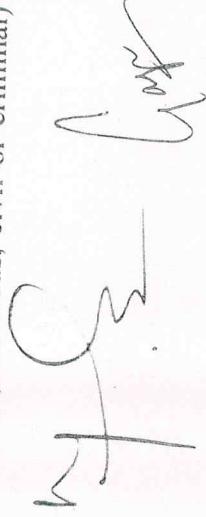
And Whereas the VENDOR is conveying the Said Plots unto the VENDEE on the terms and conditions stated herein below:

NOW THEREFORE THIS SALE/CONVEYANCE DEED BETWEEN THE VENDOR, AND VENDEE WITNESSETH AS UNDER:

1. In consideration for sum of **Rupees 1,21,23,07,252/- (Rupees One Hundred Twenty One Crore Twenty Three Lakhs Seven Thousand Two Hundred Fifty Two only)**, which has been paid by the VENDEE to the VENDOR the receipt whereof is hereby admitted and acknowledged by the VENDOR, the VENDOR do hereby grants, conveys, transfers, assigns and assures unto the VENDEE all that piece and parcel of land comprising the Said Plots bearing Plots Nos. J-56 to J 58, J-60 to J-74, J-76 to J-112, J-116 to J-139, J-141 to J-143, J-145 to J-146, J149 to J-150 , In Block J of Brahma City, Sector-63 Gurgaon, more particularly described in the Schedule hereto together with all ways, paths, passages, rights, liberties, privileges, easements, benefits to the Said Plots subject to adherence of terms and conditions as stated hereinafter. VENDEE is entitled to hold, use and enjoy the same in the manner permitted by the Director, Town & Country Planning without any hindrance or claim from the VENDOR.
2. That the VENDOR assures the VENDEE that the Said Plots are free from encumbrances such as sale, gift, mortgage, disputes, attachment, lien, legal flaws, claims etc. and there is no legal impediment or restraint of any nature whatsoever for transfer of the Said Plots to the VENDEE.
3. That the actual physical vacant possession of the Said Plots has been handed over by the VENDOR to the complete satisfaction of the VENDEE and the VENDEE has taken over the same to its complete satisfaction in respect of its area, location, dimensions etc. and all issues/claims whatsoever in this regard has been settled. VENDEE has been left with no claim of any nature whatsoever including monetary claim, if any against the VENDOR. Now, the VENDEE is fully responsible for the Said Plots.



4. That the VENDOR and the VENDEE shall be bound by the terms and conditions of allotment and VENDEE and all the relevant terms thereof shall be deemed to be incorporated in this Deed and as such forms part of this Deed.
5. That all rates, taxes or other charges levied or leviable in respect of the Said Plots shall be payable and be paid by the VENDEE with effect from the date hereof.
6. That the VENDOR besides the internal services, will endeavour to make provision for land(s) and/or building(s), as the case may be, for community buildings, recreational, educational and medical facilities, for the residents and bonafide visitors to Brahma City. However, the nature, extent, specifications, time and other matters related to the provision of these facilities shall be at the sole discretion of the VENDOR, and the same shall in no manner form part of any common area, facilities or services.
7. That this Deed is subject to all laws and notifications and rules applicable to this area, including terms and conditions of the License(s) granted by the Director Town and Country Planning, Haryana, Chandigarh (DTCP) for setting up Brahma City, Gurgaon, and undertakings and agreements executed by the VENDOR with DTCP, in this regard and that the VENDEE has familiarized and satisfied himself/herself/themselves/itself with all the aforesaid and other applicable agreements, arrangements, undertakings and conditions etc.
8. That all taxes, levies, cess, charges or assessments, whether levied or leviable in future, on the SAID LAND comprising the Said Plots, by any Govt. Authority(ies) or Department or Agency shall be borne and paid by the VENDEE on pro-rata basis or to be reimbursed to the VENDORS on actuals in the event the same is discharged by the VENDORS as determined by the VENDORS from the date of execution of this Deed.
9. That the operation and maintenance of various Value Added Services and Facilities in the Brahma City, Gurgaon shall be managed by the Maintenance Agency to be appointed by the VENDOR (hereinafter referred to as the "Maintenance Agency"). The VENDEE doth hereby agrees and confirms that VENDEE shall not hold the VENDOR responsible for any act of omission or commission or deficiency in services of any nature, whatsoever, on the part of Maintenance Agency. The Maintenance Agency shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of



omission and commission in rendering the services to the VENDEE. The VENDEE hereby expressly discharges the VENDOR from the effects of any act, omission, negligence or deficiency in services on the part of the Maintenance Agency.

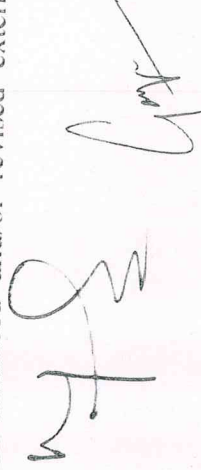
10. That the VENDEE shall enter into a separate Maintenance Agreement with the Maintenance Agency to be appointed by the VENDOR. The VENDEE agrees to execute the Maintenance Agreement with Maintenance Agency on the possession of the Said Plots. The VENDEE shall be liable to pay the maintenance charges as per the demand raised by the Maintenance Agency from time to time in respect of the services provided for the Said Plots after 30 days from the date hereof and shall not keep the same in arrears. That in the event of sale, transfer, assignment, etc of the Said Plots and / or the building thereon by the VENDEE, the VENDEE shall obtain a NOC from the Maintenance Agency prior to any such sale, transfer, assignment, etc. failing which the VENDEE and his / her/ their/ its buyer, transferee, assignee etc. shall be jointly and severally liable for payment of such arrears in maintenance charges.

11. That the VENDEE shall have the ownership right only in respect of the Said Plots and shall have absolutely no such right and title in the common areas of Brahma City, Gurgaon including the community buildings, open spaces etc. developed and/or to be developed by the VENDOR in the said township. The VENDEE or any other person(s) claiming through the VENDEE shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. The VENDEE shall only have the right of ingress/egress, over or in respect of open spaces, and/or any other common areas in the Brahma City, Gurgaon such as parks, community buildings, etc. The VENDEE doth hereby agrees and confirms that VENDEE shall not create any blockages, elevations, constructions in the common area and shall indemnify the VENDORS for any losses and damages to the VENDOR for any of its acts of omission or commissions in this regard.

12. That the VENDOR reserves the sole right to develop the unused areas and/or common areas in Brahma City, Gurgaon in accordance with the necessary sanctions as and when obtained by the VENDOR and the VENDEE shall have no right of objection or reservation, whatsoever in this regard.




13. That the expenditure incurred by the VENDOR, for connecting sewer and potable water lines, maintaining roads, street light and all other amenities in respect of the said Plots and for the benefit of the occupants from the mains laid along the road shall be reimbursed by the VENDEE to the VENDOR. The amount as apportioned by the VENDOR shall be final and binding on the VENDEE.
14. That the VENDEE shall be entitled to obtain temporary water connection for construction purposes upon payment of applicable charges and after submitting building plans approved by the concerned authority, in accordance with the provision for such supply and shall be entitled to regular water connection upon furnishing copy of the Occupation / Completion certificate, and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.
15. That the VENDEE shall be entitled to obtain sewer / storm water connection after furnishing a copy of the occupation / completion certificate issued by the concerned authority in respect of the Said Plots and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.
16. That the VENDEE shall be bound to start construction on the Said Plots after obtaining necessary sanction of the Competent Authority with a period of 3 years from the date of offering possession, failing which it shall be in the sole discretion of the VENDOR to extend the period for commencement of construction, but in that event the VENDEE shall be liable to pay the such charges per month on the Said Plots area for the delayed period as may be decided by the VENDOR. The VENDEE undertakes to submit to the VENDOR a certified true copy of the Completion/Occupancy Certificate to the full satisfaction of the VENDOR. It is clearly agreed and understood by the VENDEE that while raising the construction of the residential building, construction will be carried out in accordance with applicable building bye-laws, rules and regulations.
17. The VENDEE shall pay on demand to the VENDOR or the concerned authority, as the case may be, any and all additional enhanced and/or revised external development

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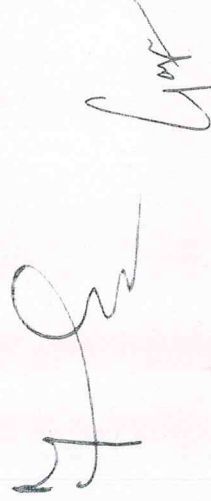
charges, infrastructure development charges, or any other charges/taxes, which may become due on account of enhancement and/or revision of such charges at any time in future over and above those prevailing on the date of this Deed and/or any other charges levied by Government from time to time or any time in future or other authorities on the Said Plots on a pro-rata basis. The VENDOR decision regarding the determination of the pro-rata share shall be final and binding on the VENDEE.

18. That, the VENDEE shall not use or allow to use the Said Plot for any non-residential purpose or any activity that may cause nuisance to other purchasers/occupants of the neighboring plots, etc. The VENDEE has undertaken and doth hereby undertakes that the VENDEE shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rule, regulation or direction by the HUDA or any other competent authority and that the VENDEE shall indemnify and keep indemnify the VENDORS for any liability and/or penalty in that behalf.

19. That, the VENDEE shall not carry out fragmentation/sub-division of the Said Plots in any manner whatsoever, under any circumstances, failing which the VENDEE shall be solely and exclusively liable for all consequences arising therefrom.

20. That the VENDEE shall be entitled to obtain electric supply directly (both temporary for construction purposes and regular thereafter) from the DHBVN or such other company or agency competent to supply electrical energy in the Said Plots at its own cost and expense. However the VENDEE shall be entitled to apply for Power Back-up facility only upon obtaining Occupation / Completion certificate from the concerned authority at the cost and expense of the VENDEE, including but not limited to cost of wiring from meter room upto the Said Plots, payable at the time of obtaining the temporary electricity connection to the Said Plots, which Power Back-up shall be made available, on payment of usage charges only after furnishing the Occupation / completion certificate.

21. That the VENDOR shall make provisions for common water supply to Brahma City, Gurgaon and VENDEE herein undertakes to pay on demand to the VENDORS, proportionate share as determined by the VENDOR towards providing the same. The



VENDEE shall never default in payment of its proportionate share of water consumption charges as demanded by the VENDOR.

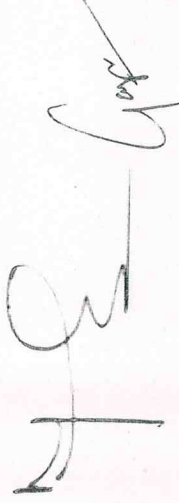
22. That the VENDOR may establish recreational facilities such as a club on membership basis, which VENDEE may opt to avail, subject to payment of membership registration fee, subscription fee, security deposit, etc. and other applicable charges as may be demanded by such club authorities. The VENDEE represents and undertakes that he/she/they/it shall abide by the rules, regulations and bye-laws of such club. All administrative, operational decision in respect of the running of the club shall be at the sole discretion of the VENDOR and VENDEE shall not have any right of interference in the decision in respect of the club, which shall not form part of the common areas or facilities.

23. That for all intents and purposes, singular includes plural and one gender includes the other gender.

24. That the VENDEE shall not object to the VENDORS constructing or continuing the development of the other plots in the said vacant lands and/or carrying out the construction/modification of other building(s) or seek stay, injunction, etc from any court/authority that may impede/cause hindrance to the VENDOR in completing the SAID LAND/ township/residential colony or handing over possession therein to the other prospective purchasers in the larger public interest. That the VENDEE has fully understood and has agreed that he/she either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the VENDOR and/or his/her/their/its agents from developing and constructing the said colony in any manner whatsoever.

25. The VENDEE shall hereafter abide by the terms and conditions of this Deed and the applicable laws and should there be any contravention or non-compliance of the provision of this Deed or the terms and conditions of allotment, the VENDEE shall be solely liable for the same. If any loss is caused due to any acts of the VENDEE to the VENDOR, the VENDEE shall be solely responsible for the same keep the VENDOR indemnified for all such losses.

26. That the VENDEE shall abide by all the laws, bye-laws, rules, regulations and directions of the Govt./local authorities etc. relating to the "Brahma City" of the Said Plots and shall



be solely responsible and liable for violation, if any, of any of the provisions of law and the VENDEE shall indemnify the VENDOR for any liability and/or penalty in that behalf.

27. That the VENDEE hereby agrees and undertakes that in case the VENDEE transfers his/her/their/its rights, title and interest in respect of the Said Plots whether in full or in part, in favour of any Third Party (ies) including successors in interest, then in such eventuality the Third Party(ies) to whom the right, title and interest has been conferred by the VENDEE shall pay an amount as may be determined by the maintenance Agency towards the mutation charges for the purpose of registration of mutation of the Said Plots whether in full or in part.

28. That all the transferees of the VENDEE's interest in the Said Plots hereby being sold shall always be bound by the terms and conditions of this Deed. The VENDEE shall be bound to inform and disclose this condition to the transferee(s).

29. That all expenses, charges, including stamp duty, transfer duty and registration charges for registration of the Deed have been borne and paid by the VENDEE.

30. If any provision of this Deed shall be determined to be void or un-enforceable under any applicable law, such provisions shall be deemed, amended or deleted in so far as reasonably consistent with the purpose of this Sale Deed and to the extent necessary to confirm to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms.

SCHEDULE OF PLOTS

Sr. No	Block	Plot No.	Area in Square Meter	Area in square Yards
1	J	J-56	411.57	492.24
2	J	J-57	410.42	490.87
3	J	J-58	409.40	489.65
4	J	J-60	371.84	444.72
5	J	J-61	371.84	444.72
6	J	J-62	371.84	444.72
7	J	J-63	371.84	444.72
8	J	J-64	286.00	342.06
9	J	J-65	286.00	342.06



10	J	J-66	286.00	342.06
11	J	J-67	286.00	342.06
12	J	J-68	286.00	342.06
13	J	J-69	286.00	342.06
14	J	J-70	286.00	342.06
15	J	J-71	286.00	342.06
16	J	J-72	286.00	342.06
17	J	J-73	286.00	342.06
18	J	J-74	250.58	299.69
19	J	J-76	286.16	342.25
20	J	J-77	288.64	345.21
21	J	J-78	289.52	346.27
22	J	J-79	277.80	332.25
23	J	J-80	289.08	345.74
24	J	J-81	289.08	345.74
25	J	J-82	363.16	434.34
26	J	J-83	289.94	346.77
27	J	J-84	286.31	342.42
28	J	J-85	402.30	481.15
29	J	J-86	402.30	481.15
30	J	J-87	402.30	481.15
31	J	J-88	402.30	481.15
32	J	J-89	402.30	481.15
33	J	J-90	402.30	481.15
34	J	J-91	254.12	303.93
35	J	J-92	254.12	303.93
36	J	J-93	254.12	303.93
37	J	J-94	254.12	303.93
38	J	J-95	254.12	303.93
39	J	J-96	254.12	303.93
40	J	J-97	254.12	303.93
41	J	J-98	254.12	303.93
42	J	J-99	254.12	303.93
43	J	J-100	254.12	303.93
44	J	J-101	254.12	303.93
45	J	J-102	254.12	303.93
46	J	J-103	254.12	303.93
47	J	J-104	254.12	303.93
48	J	J-105	254.12	303.93
49	J	J-106	254.12	303.93
50	J	J-107	254.12	303.93

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51	J	J-108	254.12	303.93
52	J	J-109	254.12	303.93
53	J	J-110	254.12	303.93
54	J	J-111	254.12	303.93
55	J	J-112	468.18	559.94
56	J	J-116	432.66	517.46
57	J	J-117	432.66	517.46
58	J	J-118	432.66	517.46
59	J	J-119	311.11	372.09
60	J	J-120	311.11	372.09
61	J	J-121	311.11	372.09
62	J	J-122	311.11	372.09
63	J	J-123	311.11	372.09
64	J	J-124	234.37	280.31
65	J	J-125	234.37	280.31
66	J	J-126	292.16	349.42
67	J	J-127	292.16	349.42
68	J	J-128	292.16	349.42
69	J	J-129	292.16	349.42
70	J	J-130	292.16	349.42
71	J	J-131	292.16	349.42
72	J	J-132	316.14	378.10
73	J	J-133	267.08	319.43
74	J	J-134	267.08	319.43
75	J	J-135	267.08	319.43
76	J	J-136	267.08	319.43
77	J	J-137	267.08	319.43
78	J	J-138	267.08	319.43
79	J	J-139	267.08	319.43
80	J	J-141	300.24	359.09
81	J	J-142	300.11	358.93
82	J	J-143	300.11	358.93
83	J	J-145	301.22	360.25
84	J	J-146	420.00	502.32
85	J	J-149	379.20	453.52
86	J	J-150	358.86	429.20
Total			26,328.18	31,488.50

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All that piece and parcel of land bearing Plots Nos. J-56 to J 58, J-60 to J-74, J-76 to J-112, J-116 to J-139, J-141 to J-143, J-145 to J-146, J149 to J-150 , In Block J of Brahma City, Sector-63 Gurgaon, the colony known as "Brahma City" Sector 63 at Gurgaon.

In witness whereof the VENDOR and the VENDEE have signed this Conveyance Deed at Gurgaon, on the date, month and year first above written in the presence of the witnesses.



VENDOR
Brahma City Private Limited
(Through its Authorized Signatory)


VENDEE
Adani Brahma Synergy Pvt. Ltd
(Through its Authorized Signatory)

Witness:

1. 
Mahesh K. Chatterjee
Advocate
Distt. Courts, Gurugram

2. 
Mukesh Kumar Jain
Advocate
Distt. Court, Gurugram

Drafted by 
C.P. Batheja
Advocate

