



IN THE COURT OF HON'BLE CIVIL JUDGE (SENIOR DIVISION) GURUGRAM.

M/s Orchid Infrastructure Developers Pvt. Ltd. (formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at 2nd Floor, Global Arcade, Mehrauli-Gurgaon Road, Gurgaon through its duly authorized person Mr. Pankaj Bajoria.

Versus

.....Plaintiff

M/s. Sheetal International Pvt. Ltd. having its office at G-81/A, 2nd Floor, Vijay Chowk, Laxmi Nagar, New Delhi-110092, through its duly authorized person also at : Mayfield Gardens Project Office, Sector-51, Gurugram.

.....Defendant

SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF OF PERMANENT INJUNCTION.



CS/1176/22

NOB - 12.4.22
certified copy of order dt. 12/4/22

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Examiner
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GURUGRAM

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20/4/22

CNR No: HRGR020016962022

CIS No: CS/1176/2022

M/S Orchid Infrastructure Developers Pvt. Ltd.

Vs.

M/S Sheetal Inernational P Ltd Etc.

Present: Sh. Sanjay Gupta, counsel for plaintiff.
Sh. Sachin Yadav, counsel for defendant.

Report from the Mediation Centre received vide office endorsement No.53 dated 12.04.2022 issued from the Office of Chief Judicial Magistrate-cum-Secretary-cum-Nodal Officer, M & C, Centre, DLSA, Gurugram. As per the report of the concerned Mediator namely Usha Sharma, the matter has been compromised between the parties voluntarily with their freewill and consent, without any force, pressure, coercion or duress from any corner. The parties have also entered into a compromise/settlement agreement Ex.C1 dated 11.04.2022 before the concerned Mediator.

2. Today, a separate joint statement of the parties have also been recorded before the Court to the effect that the matter has been compromised between the parties before Mediation Centre, Gurugram on 11.04.2022 and in this regard they have placed on record compromise Ex.C1, Annexure-A, Resolution dated 09.04.2022 (Annexure-B) and Schedule-1. The parties to the present suit have also submitted that a compromise decree be passed in view of the compromise Ex.C1, Annexure-A, Resolution dated 09.04.2022 (Annexure-B) and Schedule-1 executed before Mediation Centre, Gurugram.

3. **Heard.** Since the parties to the present suit are not at issue and they have settled the matter in issue before Mediation Centre, Gurugram and have also entered into a compromise Ex.C1 before the concerned Mediator and therefore, in view of the statement of the parties recorded today i.e. 12.04.2022 and the compromise Ex.C1, Annexure-A, Resolution dated 09.04.2022 (Annexure-B) and Schedule-1, a compromise decree on the terms

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and conditions as mentioned in compromise Ex.C1 is hereby passed in respect of the present suit with no order as to costs. The statement of the parties recorded today i.e. 12.04.2022 and the terms and conditions mentioned in compromise Ex.C1, Annexure-A, Resolution dated 09.04.2022 (Annexure-B) and Schedule-I shall form part and parcel of compromise decree. The Reader of this Court is directed to prepare decree sheet accordingly. Court fee is ordered to be refunded as per rules. File, after due compliance, be consigned to the record room.


Announced in Daily Lok Adalat
April 12th, 2022

Invest & Media



(Manoj Kumar Rana)
Civil Judge (Senior Division)-
cum-Presiding Officer, Daily
Lok Adalat, Gurugram.
UID-HR0264.

Certified to be true copy


EXAMINER
Authorized by Sec 76 of the
Indian Evidence Act, 1872

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20/4/22

(3)

Registration No.....	2202
Date Presentation of application.....	16.4.22
Record Received.....	20.4.22
Date of preparation of copy.....	20.4.22
No. of Pages.....	3
Urgent Fee.....	9
Copy of Fee.....	9
Search Fee.....	Shelha
Name Copyist.....	Shelha
Date of Delivery.....	20.4.22
Total Fees.....	10

Certified copy of decree sheet

4

**IN THE COURT OF MANOJ KUMAR RANA, CIVIL JUDGE
(SENIOR DIVISION), GURUGRAM (UID Number HR-0264)**

DECREE SHEET

Suit for the purposes of court fee Rs.25/-

Value of the suit for the purpose of Jurisdiction Rs.200/-

Case Type	CS
Filing No.	1176/2022
Filing Date	06.04.2022
Registration No.	1176/2022
Date of Registration	06.04.2022
CNR No.	HRGR02-001696-2022
Date of Decision	12.04.2022

1. M/s Orchid Infrastructure Developers Pvt. Lt. (formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at second Floor, Global Arcade, Mehrauli-Gurugram Road, Gurugram through its duly authorized person Mr. Pankaj Bajoria.

.....Plaintiff

VERSUS

2. M/s Sheetal Internation Pvt. Ltd. having its office at G-81/A, Second Floor, Vijay Chowk, Laxmi Nagar, New Delhi-110092, thorough its duly authorized person also at Mayfield Gardens Project Office, Sector -51, Gurugram

.....Defendant

**SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF
OF PERMANENT INJUNCTION**

Claim for:

a decree for declaration in favour of the plaintiff and against defendant declaring:-

(i) The plaintiff to be absolute, full-fledged and lawful allottee



(Manoj Kumar Rana)
Civil Judge (Senior Division),
Gurugram, 12.04.2022.
UID Number HR-0264

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in physical possession of 291 plots located in the duly licensed Residential/Plotted Colony known as 'Mayfield Gardens' comprised in Sectors 47, 50, 51, 52 and 57, District Gurugram fully described in **Annexure P 33**;

- (ii) That no amount towards any account remains outstanding or payable by the plaintiff to the defendant;
- (iii) That the plaintiff has got the absolute right to undertake the conceptualisation, promotion, sale, construction and development of Residential Villas/Floors over the duly zoned Said Plots and for the purpose the plaintiff is entitled to get its impending project registered with Real Estate Regulatory Authority, Gurugram;
- (iv) The Board of Directors of the defendantis bound to pass an irrevocable Resolution confirming the aforesaid facts and conferring unobstructed right in favour of the plaintiff/Nominee(s) constituted by Board Of Directors of the plaintiff for the purpose of execution/registration of sale deed(s) in favour of allottee(s)/transferee(s) of the Said Plots from the plaintiff.
- (v) A decree for permanent injunction as a consequential relief may also very kindly be passed in favour of the plaintiff and against the defendant restraining the defendant from dispossessing the plaintiff from the Said Plots, taking forcible possession of the same, interfering in any manner in the peaceful use, enjoyment, conceptualisation, promotion, sale, construction and development of Residential Villas/Floors over the Said Plots by the plaintiff as a real estate project, creating any hindrance in the registration of the project contemplated to be developed by the plaintiff

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(Manoj Kumar Rana)
Civil Judge (Senior Division),
Gurugram, 12.04.2022.
UID Number HR-0264

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over the Said Plots with Real Estate Regulatory Authority, Gurugram, from alienating the same, creating any third party rights in respect of the same and from creating any encumbrances pertaining to the Said Plots.

- (vi) Any other relief which this honourable court deems appropriate may also very kindly be granted to the plaintiff.
- (vii) Any other relief which this honourable court deems fit and proper be also granted to the plaintiff.

PLAINT PRESENTED ON 01.04.2022

This suit is coming on 12th day of April, 2022 for final disposal before me Sh. Manoj Kumar Rana, Civil Judge (Senior Division), Gurugram, in the presence of Sh. Sanjay Gupta, Advocate for the plaintiff, and Sh. Sachin Yadav, Advocate for the defendant.

It is ordered that, a compromise decree on the terms and conditions as mentioned in the compromise Ex. C1 is hereby passed in respect of the present suit with no order as to costs. The statement of the parties recorded today i.e. 12.04.2022 and the terms and conditions mentioned in compromise Ex. C1 shall form part and parcel of compromise decree.

MEMO OF THE COST

	<u>PLAINTIFF</u>	<u>DEFENDANT</u>
1. Stamp for plaint	25.00	00.00
2. Stamp for Power of Attorney	02.00	02.00
3. Pleader fee	00.00	00.00
4. Commissioner Fee	00.00	00.00
5. Subsistence of witnesses	00.00	00.00
6. Process fee	50.00	00.00
7. Misc.	00.00	00.00
TOTAL	77.00	02.00

Given under my hand and the seal of the court on this 12th day of April, 2022.

Certified to be true copy

Authorised by Sec. 76 of the
Indian Evidence Act, 1872

20/4/22

(3)

(Manoj Kumar Rana)
Civil Judge (Senior Division),
Gurugram, 12.04.2022.
UID Number HR-0264

Registration No.....2202
Date Presentation of application.....16.4.22
Record Registered.....20.4.22
Date of preparation of.....20.4.22
No. of Pages.....2
Urgent Fee.....
Copy of Fee.....9
Search Fee.....
Home Copy Fee.....Dec 2021
Date of Delivery.....20.4.22
Total Fees.....9



IN THE COURT OF HON'BLE CIVIL JUDGE (SENIOR DIVISION) GURUGRAM.

M/s Orchid Infrastructure Developers Pvt. Ltd. (formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at 2nd Floor, Global Arcade, Mehrauli-Gurgaon Road, Gurgaon through its duly authorized person Mr. Pankaj Bajoria.

Versus

.....Plaintiff



M/s. Sheetal International Pvt. Ltd. having its office at G-81/A, 2nd Floor, Vijay Chowk Laxmi Nagar, New Delhi-110092, through its duly authorized person also at : Mayfield Gardens Project Office, Sector-51, Gurugram.

.....Defendant

SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF OF PERMANENT INJUNCTION.



CS/1176/22

NOB - 12.4.22

certified copy of EX-C1

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No. 53 Dated. 12-04-2022

Mediation. No 297/2022

From

CJM-cum-Secretary-cum-Nodal Officer
M & C, Centre, DLSA
Gurugram.

To,

The Court,

Sh. Manoj Kumar Rana, Ld. ACJMm Gurugram

Subject: - Referral Order Received on 08.04.2022

Case Title: M/s Orchid vs M/s Sheetal Infra

On the basis of the report of the Mediation Clerk, the matter is being sent to the concerned Court with report as:

The parties appeared in the Mediation Centre and Mediation has remained Successful. Original settlement is enclosed and the matter is accordingly returned.

(Lalita Patwardhan)
CJM-cum-Secretary-cum-Nodal Officer,
M & C, Centre, DLSA
Gurugram 11.04.2022

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Mediation Centre, District Court, Gurugram.
Mediation No. 297 Dated 08.04.2022

Ex. C-1

C. J. (Sr. Div.) 44M
12/4/22

M/s Orchid Infrastructure Developers Pvt. Ltd. Vs. M/s. Sheetal International Pvt. Ltd.
Pvt. Ltd.

SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF OF PERMANENT INJUNCTION.

Referral Court: Shri Manoj Kumar Rana, Civil Judge (Senior Division) Gurugram.

CIS No./1176/2022

Present: Both parties present with their counsel.

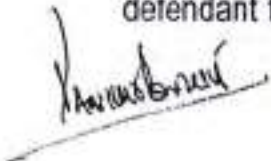
I have explained the process of mediation to the parties appearing before me along with their counsel.

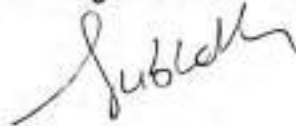
The facts as briefly stated by the parties are that a suit for declaration with consequential relief of permanent injunction has been filed by M/s Orchid Infrastructure Developers Pvt. Ltd. against M/s. Sheetal International Pvt. Ltd. and the same is pending in the referral court for 12.04.2022.

Meeting was held. During the process of mediation, after negotiations with the assistance of Mediator both the parties have agreed to amicably settle their disputes and differences.

The parties hereto confirm and declare that they have amicably settled the dispute amongst themselves and have reached a compromise on the following terms and conditions:-

1. That the defendant admits and acknowledges the plaintiff to be full-fledged and lawful allottee in physical possession of 291 duly zoned plots located in the duly licensed Residential/Plotted Colony known as 'Mayfield Gardens' comprised in Sectors 47, 50, 51, 52 and 57, District Gurugram fully described in **Annexure A** appended to this compromise (hereinafter referred to as "said plots"). The defendant further acknowledges that the entire information/ particulars pertaining



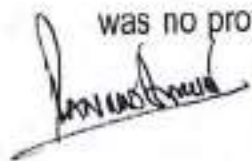
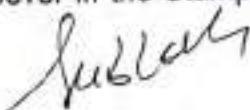


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to initial allotment of said plots as well as their endorsements in favour of subsequent transferee(s)/plaintiff duly incorporated in the 291 Plot Buyers Agreements attached with the plaint have been correctly mentioned in document **Annexure A** attached to this compromise.

2. That defendant admits and acknowledges that the entire consideration in respect of said plots stands duly paid by the plaintiff to the defendant and no amount towards any account remains outstanding or payable to the defendant.
3. That the plaintiff has stated and defendant has verified that no stamp duty or registration charges are liable to be paid to any authority in respect of the said plots in respect of any transaction culminating to the transfer of the aforesaid plots in favour of the plaintiff. The plaintiff has pointed out to the defendant the law laid down by the Hon'ble Supreme Court of India by way of judgment titled **"DLF Universal Ltd. and Another Vs. Director, T. and C. Planning Haryana and Other"** and reported as **2010 (14) SCC 1**. Both parties admit that the honorable Supreme Court had examined the legality of the prevailing practice of permitting transfer of plots before registration of conveyance deed in favour of the allottees and had held that the aforesaid practice was not contrary to the provisions of any applicable act or the rules.
4. That both parties admit that it was further held by the Hon'ble Supreme Court of India that the right of transfer of allotment of an allottee could not be denied by the developer and the developer at best could claim transfer charges. It was further held by the Hon'ble Supreme Court of India that even the Director Town & Country Planning, Haryana, Chandigarh had got no competence or authority to issue any directions in this regard. The Hon'ble Supreme Court has further held that there was no need to pay separate set of stamp duty in respect of each transaction, even though there was no conveyance deed executed as in respect of the land in question.
5. That both parties admit that it was held by the Hon'ble Supreme Court that there was no provision whatsoever in the Stamp Act or Registration Act imposing any

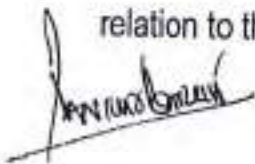
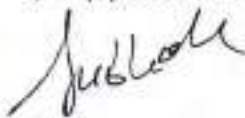
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restriction on the assignment or transfer of rights under a sale/purchase agreement by the purchaser to a third party, before the execution of any conveyance deed in respect of any immovable property. It has been further mutually agreed between the parties that in case any amount is liable to be paid towards stamp duty/registration charges in respect of said plots, in that event the plaintiff shall be entitled to challenge such demand and eventually if it is required to be paid the same shall be paid exclusively and entirely by the plaintiff.

6. That the defendant admits and acknowledges that the plaintiff being full-fledged and lawful owner/allottee of the said plots is competent and entitled to use, utilise, deal with, construct, develop and alienate the same in any manner deemed fit by it without any hindrance or obstruction of any nature being created by the defendant.
7. That the plaintiff admits and acknowledges that after coming into operation of Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017 the promotion, sale and development of Real Estate Project is to be undertaken after getting the project registered with the Real Estate Regulatory Authority. The plaintiff shall be entitled to get the Real Estate Project(s) to be developed/implemented over the said plots with Real Estate Regulatory Authority, Gurugram in accordance with provisions of Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017.
8. That the plaintiff undertakes to execute the construction, development, promotion, sale etc. of real estate project over the said plots strictly in accordance with law after getting the project registered with Real Estate Regulatory Authority, Gurugram as per Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017. The plaintiff also confirms that in case any liability of any nature (financial, civil or criminal) or towards stamp duty/registration charges is imposed at any point of time in relation to the Real Estate Project(s) which the plaintiff wants to develop over the

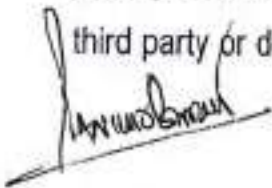



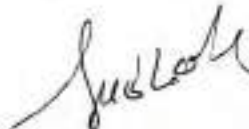
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said plots, the same would be discharged entirely and exclusively by the plaintiff and defendant would not be liable or responsible in any manner for the same.

9. That the plaintiff agrees and undertakes that it shall be the developer/ colonizer/ promoter of the Real Estate Project(s)(as applicable) for the purposes of all Approvals, that may be obtained in relation to the Project, and under various applicable laws including but not limited to Real Estate (Regulation and Development) Act, 2016 rules framed thereunder. The plaintiff further agrees and undertakes that it shall ensure that it and the Real Estate Project(s) to be constructed, developed and implemented over the said plots shall at all times comply with Applicable Laws as well as with the conditions of various Approvals obtained in relation to the Real Estate Project(s).The defendant shall in no circumstance be held liable and responsible for any non-compliance, omission and commission, breach or any violation of the provisions as contained in Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017 or the terms of License(s) or Applicable Law.
10. That the plaintiff admits and acknowledges that since it is the obligation/responsibility of the plaintiff to obtain all permissions/approvals for the Real Estate Project(s) to be setup over the said plots, the plaintiff alone shall be solely responsible and liable for ensuring compliances with the conditions of the License and allied laws, in addition to other obligation as maybe prescribed under the applicable law.
11. That the plaintiff shall be solely responsible and liable for payment of all dues to its workers / employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and / or for any accident resulting in injury or damage to workmen, plant and machinery or third party or demise of any person. All claims and demands during construction





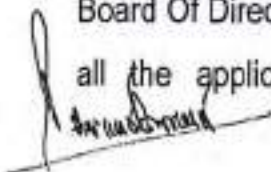
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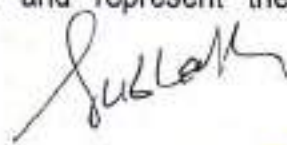
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shall be settled and cleared by the plaintiff and no liability on this account shall fall on the defendant.

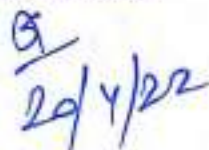
12. That in case any charge/fees/duty/cess/levy etc. is liable to be paid to any statutory authority/Department for development of Real Estate Project over the said plots, in that event the same shall be paid exclusively by the plaintiff from its own resources and no liability in this regard shall be liable to be discharged by the defendant.
13. That it is specifically agreed and understood by the parties that the term 'Real Estate Project' includes one or more Projects. The plaintiff shall be entitled to develop the said plots at one go or in stages in the shape of a single Real Estate Project or more than one Real Estate Projects. All terms and conditions incorporated in this compromise shall be uniformly applicable regardless of the fact as to whether a single Real Estate Project is developed/implemented by the plaintiff or multiple projects are implemented over the said plots.
14. That the Board Of Directors of the defendant has passed irrevocable resolution dated 09.04.2022 in favour of the plaintiff/person(s) who may be appointed by the Board Of Directors of the plaintiff. By virtue of the aforesaid resolution the defendant has irrevocably authorized the plaintiff/person(s) who may be appointed by the Board Of Directors of the plaintiff to submit, follow up and obtain all requisite permissions from Director, Town & Country Planning, Haryana, Chandigarh and all other competent authorities including but not confined to authorities functioning under Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017. Copy of irrevocable resolution dated 09.04.2022 passed by the Board Of Directors of the defendant has been appended to this compromise as **Annexure B**.
15. That the defendant admits and acknowledges that in terms of irrevocable resolution referred to above, the plaintiff/person(s) who may be appointed by the Board Of Directors of the plaintiff have been granted authority and power to make all the applications to and represent the defendant before all Statutory,





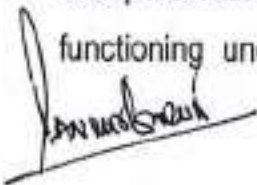
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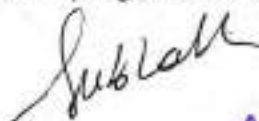
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Governmental, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, etc. for obtaining requisite exemptions, approvals, permissions, NOC's, etc. The plaintiff shall be entitled to promote, sell the said plots in the vacant state or with construction, as Row Housing or with duly constructed Floors/Villas etc. raised thereupon, to obtain booking of any area forming part of Real Estate Project(s), to execute documents of allotment, to accept any money from general public/prospective purchasers after obtaining of permissions/sanctions from competent authorities in terms of aforesaid resolution.

16. That the defendant admits and acknowledges that by virtue of irrevocable resolution dated 09.04.2022, plaintiff/person(s) who may be appointed by the Board Of Directors of the plaintiff shall be competent to execute Agreement(s) and other documents and to let out / sell the constructed/unconstructed and/or developed/undeveloped portions of the Real Estate Project(s) to be developed over the said plots and to eventually execute/register sale deed(s)/lease deed(s) and/or other requisite documents in relation to said plots/construction raised thereupon/floors/Villas developed/constructed thereupon.
17. That the plaintiff agrees and undertakes to keep the defendant harmless and indemnified against all claims and demands resulting from all acts, deeds and things done by the plaintiff and documents executed in relation to the Real Estate Project(s) to be developed/implemented over the said plots.
18. That said resolution also contains the right in favour of Board Of Directors of the plaintiff to sub-delegate all or any of the powers contained therein. The defendant undertakes not to cancel, withdraw, revoke, rescind or terminate the Resolution dated 09.04.2022 referred to above.
19. That the defendant admits and acknowledges that the plaintiff shall be entitled to get the Real Estate Project(s) intended to be developed by the plaintiff over the said plots with Real Estate Regulatory Authority Gurugram or any other authority functioning under Real Estate (Regulation and Development) Act, 2016 and





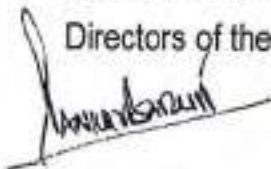
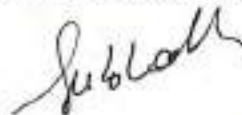
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Haryana Real Estate Regulation and Development Rules 2017/any other applicable statute. The plaintiff shall be competent and entitled to furnish/provide all affidavits, applications, indemnities, declarations, documents etc. as may be required for obtaining registration/renewal of the Real Estate Project(s) to be implemented/developed over the said plots in accordance with provisions of Real Estate (Regulation and Development) Act, 2016 and Haryana Real Estate Regulation and Development Rules 2017.

20. That the defendant admits and acknowledges that the plaintiff is exclusively entitled to undertake the conceptualisation, promotion, sale, construction and development of the Real Estate Project(s) over the said plots under any brand name deemed appropriate by the plaintiff. The defendant admits and acknowledges that it shall be the absolute prerogative of the plaintiff to do so and the defendant undertakes not to raise any objection in this regard. Similarly, absolute discretion shall also be held by the plaintiff for the purpose of naming the project. The defendant shall have absolutely no role to play in the same. The defendant undertakes not to raise any objection to the naming of the project by the plaintiff.
21. That the defendant undertakes not to stake any right, title or interest of any nature in the said plots/Residential Floors/Villas/ Real Estate Project(s) to be constructed/developed over the same by the plaintiff. The defendant further undertakes not to dispossess the plaintiff from the said plots, to take forcible possession of the same to interfere in any manner in the peaceful use, utilisation, enjoyment, construction, development and implementation of Real Estate Project(s) over the said plots by the plaintiff. The defendant also undertakes not to alienate the said plots/any part thereof in favour of any third party. The defendant admits and acknowledges that all Agreements/Receipts/Conveyance Deeds/Sale Deeds/Lease Deeds/other documents issued/executed and registered by the plaintiff/person(s) who may be appointed by the Board Of Directors of the plaintiff by virtue of resolution dated 09.04.2022 in respect of said

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plots in the vacant state or with construction existing thereupon or in the shape of Residential Floors/Villas/ Real Estate Project(s) to be constructed/developed over the said plots shall be binding with full force and effect on the defendant.

22. That Mr. Pankaj Bajoria has been duly authorised by Board of Directors of the plaintiff vide Resolution dated 01.04.2022 to execute the present compromise on behalf of the plaintiff and to make statement in respect of the same. Mr. Subhash Sharma has been duly authorised by Board of Directors of the defendant vide Resolution dated 09.04.2022 to execute the present compromise on behalf of the defendant and to make statement in respect of the same.

23. That the suit filed by the plaintiff may kindly decreed in terms of this compromise leaving the parties to bear their own costs. The compromise, list of said plots along with details of transactions (**Annexure A**) and irrevocable resolution dated 09.04.2022 passed by the Board Of Directors of the defendant (**Annexure B**) may very kindly be made part of decree sheet.

Plaintiff

M/s Orchid Infrastructure Development
through its duly authorized person Pvt. Ltd.,

Through Counsel:-

Mr. Sanjay Gupta, Advocate,
Gurugram.

Defendant

M/s. Sheetal International Pvt. Ltd.
through its duly authorized person

Through Counsel:-

Mr. Sachin Yadav, Advocate,
Gurugram.

It is certified that the above compromise has been entered between the parties voluntarily, with their free will and consent, without any force, pressure, coercion or duress from any corner. The parties have signed the compromise in token of having agreed to the terms of the settlement.

Registration No. 2202
Date Presentation of Application 16.4.22
Record Received 20.4.22
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Name Copyist Deepak Susha
Date of Delivery 20.4.22
Total Fees 30

Mediator

Usha Sharma
(Usha Sharma)

11/4/2022

Certified to be true copy

Authorised by Sec. 76 of the
Indian Evidence Act, 1872

10

20/4/22



IN THE COURT OF HON'BLE CIVIL JUDGE (SENIOR DIVISION) GURUGRAM.

M/s Orchid Infrastructure Developers Pvt. Ltd. (formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at 2nd Floor, Global Arcade, Mehrauli-Gurgaon Road, Gurgaon through its duly authorized person Mr. Pankaj Bajoria.

Versus

.....Plaintiff

M/s. Sheetal International Pvt. Ltd. having its office at G-81/A, 2nd Floor, Vijay Chowk, Laxmi Nagar, New Delhi-110092, through its duly authorized person also at : Mayfield Gardens Project Office, Sector-51, Gurugram.

.....Defendant

SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF OF PERMANENT INJUNCTION.



CS/1176/22

NOA - 12.4.22
certified copy of joint statement
dt. 12/4/22

ATTESTED

Examiner
CJ (SD)-ACJM
GURUGRAM

CS
20/4/22

M/s Orchid Infrastructure
V.S.

M/s Sheetal International

Joint statement of Sh. Pankaj
Bajoria duly authorized person of
M/s Orchid Infra. Developers. Pvt.
Ltd. that is Plaintiff
ausst

with Sh. Sanjay Gupta Adv. For Plaintiff
w/orth.

And

Sh. Subash Sharma Authorized Person
M/s Sheetal International Ltd.
ie. Defendant.

with Sh. Sachin Yadav Adv. For Def.
ausst
w/orth.

वसंत बंसाल एंड सॉ एम एनएल को

ATTESTED

Examiner
CJ (SD)-ACJM
GURUGRAM

20/4/22

आपसी compromise mediation centre
में Mediator की मदद से Dt. 11.04.2022
को हो गया। राजीनामा mediation centre
में file कर दिया था। दावा दावी
मुखारिफ उपरोक्त compromise Dec-1
decree किया जाये। compromise Dec-1,
Annexure A, Resolution Dt. 09.04.2022,
(Annexure B) व उसके साथ संलग्न
Schedule 1 को decree sheet को
हिरसा बनाया जाये। रकबा अपना - 2
रखा जाये।

S.D.
C-2 (S.D) 444
12/04/2022

ROSA

1. Plaintiff. Amulbhai
Singh
Adv

Notarized By Me
for the Court
Kavita Ram Mandiratta
Advocate Local Commission

2. Defendant. Sushant
Identified by
Adv

Certified to be true copy

Authorised by Sec. 16 of the
Indian Evidence Act, 1872

20/4/22

(3)

Registration No. 2202
Date Presentation at 16.4.22
Record Received 20.4.22
Date of preparation 20.4.22
No. of Pages 3
Urgent Fee 9
Copy of Fee 9
Search Fee 9
Name Copyist Sushant
Date of Delivery 20.4.22
Total Fee 9



IN THE COURT OF HON'BLE CIVIL JUDGE (SENIOR DIVISION) GURUGRAM.

A

M/s Orchid Infrastructure Developers Pvt. Ltd. (formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at 2nd Floor, Global Arcade, Mehrauli-Gurgaon Road, Gurgaon through its duly authorized person Mr. Pankaj Bajoria.

Versus

.....Plaintiff

M/s. Sheetal International Pvt. Ltd. having its office at G-81/A, 2nd Floor, Vijay Chowk Laxmi Nagar, New Delhi-110092, through its duly authorized person also at : Mayfield Gardens Project Office, Sector-51, Gurugram.

.....Defendant

SUIT FOR DECLARATION WITH CONSEQUENTIAL RELIEF OF PERMANENT INJUNCTION.



CS/1176/22

NOB - 12.4.22

Uncertified copy of annexure A

ATTESTED

Examiner
CJ (SD)-ACJM
GURUGRAM

20/4/22

ANNEXURE- A

S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
1	B	B-93	Raghav Apartments Pvt. Ltd.	502.32	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
2	D	D-85	ROYAL APARTMENTS PVT. LTD.	643.34	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
3	D	D-86	ROYAL APARTMENTS PVT. LTD.	651.81	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
4	D	D-87	ROYAL APARTMENTS PVT. LTD.	639.62	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
5	D	D-88	ROYAL APARTMENTS PVT. LTD.	620.74	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
6	D	D-89	ROYAL APARTMENTS PVT. LTD.	643.58	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
7	D	D-90	ROYAL APARTMENTS PVT. LTD.	658.60	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
8	D	D-91	ROYAL APARTMENTS PVT. LTD.	647.30	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
9	D	D-92	ROYAL APARTMENTS PVT. LTD.	647.30	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
10	D	D-93	ROYAL APARTMENTS PVT. LTD.	647.62	Oswal Chemical & fertilisers Ltd.	Orchid Infrastructure Developers Pvt Ltd
11	E	E-1	ALAKNANDA TOWERS PVT. LTD.	466.60	Orchid Infrastructure Developers Pvt Ltd	
12	E	E-2	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
13	E	E-3	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
14	E	E-4	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
15	E	E-5	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
16	E	E-6	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
17	E	E-7	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
18	E	E-8	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
19	E	E-9	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
20	E	E-10	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
21	E	E-11	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
22	E	E-12	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
23	E	E-13	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
24	E	E-14	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
25	E	E-15	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
26	E	E-16	ALAKNANDA TOWERS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
27	E	E-17	ALAKNANDA TOWERS PVT. LTD.	492.45	Orchid Infrastructure Developers Pvt Ltd	
28	E	E-18	ALAKNANDA TOWERS PVT. LTD.	399.46	Orchid Infrastructure Developers Pvt Ltd	
29	E	E-19	ALAKNANDA TOWERS PVT. LTD.	399.46	Orchid Infrastructure Developers Pvt Ltd	
30	E	E-20	ALAKNANDA TOWERS PVT. LTD.	399.46	Orchid Infrastructure Developers Pvt Ltd	
31	E	E-21	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
32	E	E-22	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
33	E	E-23	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
34	E	E-24	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
35	E	E-25	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
36	E	E-26	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
37	E	E-27	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
38	E	E-28	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
39	E	E-29	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
40	E	E-30	JHUNJHUN WALA EST. FINVEST P.L	399.46	Orchid Infrastructure Developers Pvt Ltd	
41	E	E-31	JHUNJHUN WALA EST. FINVEST P.L	323.08	Orchid Infrastructure Developers Pvt Ltd	
42	E	E-32	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
43	E	E-33	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
44	E	E-34	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
45	E	E-35	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
46	E	E-36	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
47	E	E-37	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
48	E	E-38	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
49	E	E-39	JHUNJHUN WALA EST. FINVEST P.L	532.48	Orchid Infrastructure Developers Pvt Ltd	
50	E	E-40	JHUNJHUN WALA EST. FINVEST P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
51	E	E-41	JHUNJHUN WALA EST. FINVEST P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
52	E	E-42	JHUNJHUN WALA EST. FINVEST P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
53	E	E-43	JHUNJHUN WALA EST. FINVEST P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
54	E	E-44	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
55	E	E-45	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
56	E	E-46	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
57	E	E-47	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
58	E	E-48	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
59	E	E-49	AACHARYA DEVEL. & CONT. P.L	339.07	Orchid Infrastructure Developers Pvt Ltd	
60	E	E-50	AACHARYA DEVEL. & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
61	E	E-51	AACHARYA DEVEL. & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
62	E	E-52	AACHARYA DEVEL. & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
63	E	E-53	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
64	E	E-54	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
65	E	E-55	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
66	E	E-56	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
67	E	E-57	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
68	E	E-58	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
69	E	E-59	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
70	E	E-60	DEEPSIKHA ESTATE (P) LTD.	332.97	Orchid Infrastructure Developers Pvt Ltd	
71	E	E-61	DEEPSIKHA ESTATE (P) LTD.	332.97	Orchid Infrastructure Developers Pvt Ltd	
72	E	E-62	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
73	E	E-63	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
74	E	E-64	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
75	E	E-65	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
76	E	E-66	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
77	E	E-67	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
78	E	E-68	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
79	E	E-69	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
80	E	E-70	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
81	E	E-71	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
82	E	E-72	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
83	E	E-73	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
84	E	E-74	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
85	E	E-75	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
86	E	E-76	DEEPSIKHA ESTATE (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
87	E	E-77	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
88	E	E-78	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
89	E	E-79	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
90	E	E-80	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
91	E	E-81	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
92	E	E-82	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
93	E	E-83	KSG ESTATE DEVELOPERS P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
94	E	E-84	KSG ESTATE DEVELOPERS P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
95	E	E-85	KSG ESTATE DEVELOPERS P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
96	E	E-86	KSG ESTATE DEVELOPERS P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
97	E	E-87	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
98	E	E-88	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
99	E	E-89	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
100	E	E-90	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
101	E	E-91	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
102	E	E-92	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
103	E	E-93	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
104	E	E-94	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
105	E	E-95	AACHARYA DEVEL & CONT. P.L	287.04	Orchid Infrastructure Developers Pvt Ltd	
106	E	E-96	AACHARYA DEVEL & CONT. P.L	287.04	Orchid Infrastructure Developers Pvt Ltd	
107	E	E-97	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
108	E	E-98	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
109	E	E-99	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
110	E	E-100	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
111	E	E-101	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
112	E	E-102	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
113	E	E-103	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
114	E	E-104	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
115	E	E-105	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
116	E	E-106	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
117	E	E-107	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
118	E	E-108	AACHARYA DEVEL & CONT. P.L	272.69	Orchid Infrastructure Developers Pvt Ltd	
119	E	E-109	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
120	E	E-110	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
121	E	E-111	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
122	E	E-112	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
123	E	E-113	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
124	E	E-114	BIMAL NIWAS (P) LTD.	272.69	Orchid Infrastructure Developers Pvt Ltd	
125	E	E-115	BIMAL NIWAS (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
126	E	E-116	BIMAL NIWAS (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
127	E	E-117	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
128	E	E-118	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
129	E	E-119	DEEPSIKHA ESTATE (P) LTD.	287.04	Orchid Infrastructure Developers Pvt Ltd	
130	E	E-120	Sanjay Kumar Agarwal	243.86	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
131	E	E-121	Shailendra Jhalani	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
132	E	E-122	Bharat Kumar Agarwal	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
133	E	E-123	Nitish Gupta	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
134	E	E-124	Pooja Gupta	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
135	E	E-125	Rajesh Gupta	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
136	E	E-126	Usha Gupta	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
137	E	E-127	Pushpa Devi	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
138	E	E-128	Hari Mohan Agarwal	249.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
139	E	E-129	Achooki Devi	225.35	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
140	E	E-130	Banwari Lal Newatra	237.36	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
141	E	E-131	Santosh Newatra	237.36	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
142	E	E-132	Beena Newatra	237.36	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
143	E	E-133	Aditya Newatra	242.79	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
144	E	E-134	Jiwan Singh Mehta	251.59	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
145	E	E-135	SP Gupta	251.59	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
146	E	E-136	Puneeta Goel	251.59	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
147	E	E-137	Anisha Gupta	251.59	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
148	E	E-138	Sanjay Goel	253.98	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
149	E	E-139	Sudhir Gupta	260.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
150	E	E-140	Urmila Goel	260.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
151	E	E-141	Suvidha Gupta	260.84	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd
152	E	E-142	R P. Goel	219.42	Kamkhya Realtors Pvt Ltd	Orchid Infrastructure Developers Pvt Ltd



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
153	J	J-13	Krishna Niwas Pvt. Ltd.	666.59	Taral Vincom Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
154	K	K-28	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
155	K	K-29	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
156	K	K-30	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
157	K	K-31	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
158	K	K-32	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
159	K	K-46	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
160	K	K-47	Suvidha Contractors Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
161	K	K-48	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
162	K	K-49	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
163	K	K-50	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
164	K	K-51	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
165	K	K-52	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
166	K	K-53	Raghav Apartments Pvt. Ltd.	269.10	Orchid Infrastructure Developers Pvt Ltd	
167	M	M-480	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
168	M	M-481	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
169	M	M-482	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
170	M	M-483	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
171	M	M-484	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
172	M	M-485	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
173	M	M-486	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
174	M	M-487	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
175	M	M-488	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
176	M	M-489	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
177	M	M-490	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
178	M	M-491	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
179	M	M-492	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
180	M	M-493	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
181	M	M-494	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
182	M	M-495	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
183	M	M-496	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
184	M	M-497	PARMESHVAR NIWAS PVT. LTD.	500.83	Orchid Infrastructure Developers Pvt Ltd	
185	M	M-594	ROYAL APARTMENTS PVT. LTD.	365.94	Orchid Infrastructure Developers Pvt Ltd	
186	M	M-598	ROYAL APARTMENTS PVT. LTD.	413.30	Orchid Infrastructure Developers Pvt Ltd	
187	M	M-709	Kamal Kanta Patra	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
188	M	M-710	Kamala Kanta Sahoo	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
189	M	M-711	Biswajit Dass	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
190	M	M-712	Shamal Balday	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
191	M	M-720	Suvidha Contractors Pvt. Ltd.	473.26	Orchid Infrastructure Developers Pvt Ltd	
192	M	M-721	Suvidha Contractors Pvt. Ltd.	473.26	Orchid Infrastructure Developers Pvt Ltd	
193	M	M-722	Suvidha Contractors Pvt. Ltd.	473.26	Orchid Infrastructure Developers Pvt Ltd	
194	M	M-723	Soma Ghosh	257.44	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
195	M	M-724	Balram Das	257.44	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
196	M	M-725	Abhijit Dass	257.44	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
197	M	M-726	Uttam Kumar Maity	257.44	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
198	M	M-727	Hamant Dass	257.44	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
199	M	M-728	Kamal Yadav	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
200	M	M-729	Purshotam Sigdel	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
201	M	M-730	Malendra Kumar	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
202	M	M-731	Sunil Kumar Das	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
203	M	M-732	Nimay Das	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
204	M	M-733	Rashid	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
205	M	M-734	Balram Deb Sharma	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
206	M	M-735	Baidya Champak	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
207	M	M-736	Jamshed Mandal	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
208	M	M-737	Bishwajit Mandal	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
209	M	M-738	Puranbrata Paul	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
210	M	M-739	Shamapada Barui	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
211	M	M-740	Rabindra Nath Baiday	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
212	M	M-741	Ramu Kumar	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
213	M	M-742	Sukumar Das	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
214	M	M-743	Jhantu Gupta	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
215	M	M-744	Santosh Dass Adhikery	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
216	M	M-745	Mushraf Miya	261.63	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
217	M	M-746	Mandal Khelabat	251.22	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
218	M	M-747	Jabbar	251.22	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
219	M	M-748	Ajay Barla	251.22	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
220	M	M-749	Babu Dass	251.22	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
221	M	M-750	Nikhil	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
222	M	M-751	Amtesh Brahma	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
223	M	M-752	Santosh Kumar Dey	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
224	M	M-753	Uttam Sardar	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
225	M	M-754	Maiti Tapan Kumar	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
226	M	M-755	Kuldeep Singh Yadav	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
227	M	M-756	Kanai Lal Pukrait	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
228	M	M-757	Hari Shankar Das	267.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd



S. No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
229	M	M-758	Trilochan Dass	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
230	M	M-759	Mahesh Giri	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
231	M	M-760	Suvendu Patra	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
232	M	M-761	Mukti Kanta Patra	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
233	M	M-762	Chandan Kumar	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
234	M	M-763	Natai Das	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
235	M	M-764	Ranjit Kumar	269.10	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
236	M	M-765	Aman Sharma	266.41	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
237	M	M-766	Anil Aggarwal	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
238	M	M-767	Anjali Jain	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
239	M	M-768	Arun Hui	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
240	M	M-769	Chaiju Singh Tanwar	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
241	M	M-770	Durga Prasad	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
242	M	M-771	Gopal Krishan Sharma	263.74	Suvidha Contractors Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
243	M	M-772	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
244	M	M-773	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
245	M	M-774	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
246	M	M-775	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
247	M	M-776	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
248	M	M-777	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
249	M	M-778	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
250	M	M-779	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
251	M	M-780	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
252	M	M-781	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
253	M	M-782	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
254	M	M-783	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
255	M	M-784	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
256	M	M-785	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
257	M	M-786	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
258	M	M-787	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
259	M	M-788	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
260	M	M-789	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
261	M	M-790	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
262	M	M-791	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
263	M	M-792	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
264	M	M-793	Suvidha Contractors Pvt. Ltd.	263.74	Orchid Infrastructure Developers Pvt Ltd	
265	M	M-794	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
266	M	M-795	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	



S.No.	BLK	Plot No	Buyer's Name	Area yds.	1st Transfer in Favor of	2nd Transfer in Favor of
267	M	M-796	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
268	M	M-797	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
269	M	M-798	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
270	M	M-799	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
271	M	M-800	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
272	M	M-801	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
273	M	M-802	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
274	M	M-803	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
275	M	M-804	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
276	M	M-805	Suvidha Contractors Pvt. Ltd.	351.61	Orchid Infrastructure Developers Pvt Ltd	
277	M	M-497A	PARMESHVAR NIWAS PVT. LTD.	480.79	Orchid Infrastructure Developers Pvt Ltd	
278	N	N-8	Santosh Apartments Pvt. Ltd.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
279	N	N-9	Santosh Apartments Pvt. Ltd.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
280	N	N-19	Santosh Apartments Pvt. Ltd.	502.80	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
281	N	N-20	Santosh Apartments Pvt. Ltd.	502.80	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
282	N	N-21	Santosh Apartments Pvt. Ltd.	502.80	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
283	N	N-22	Santosh Apartments Pvt. Ltd.	502.80	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
284	N	N-23	Santosh Apartments Pvt. Ltd.	502.80	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
285	N	N-28	Santosh Apartments Pvt. Ltd.	799.74	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
286	N	N-36	Santosh Apartments Pvt. Ltd.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
287	N	N-37	Santosh Apartments Pvt. Ltd.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
288	N	N-38	Santosh Apartments Pvt. Ltd.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
289	N	N-59	SHYAM NIWAS (P) LTD.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
290	N	N-60	SHYAM NIWAS (P) LTD.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd
291	N	N-65	SHYAM NIWAS (P) LTD.	505.19	Safeco Projects Pvt. Ltd.	Orchid Infrastructure Developers Pvt Ltd



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SHEETAL INTERNATIONAL PRIVATE LIMITED

REGD. ADD.: G-81/A, VIJAY CHOWK, LAXMI NAGAR, NEW DELHI - 110092.

E-mail: itrocefilingd@gmail.com, Ph No. +91-9312244006

CIN: U74899DL1980PTC010488

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTORS OF M/s SHEETAL INTERNATIONAL PVT. LTD. IN ITS MEETING HELD ON SATURDAY, 9th DAY OF APRIL, 2022

Mr. Subhash Sharma, Director(DIN:00294241) informed the Board that a suit for declaration with consequential relief of permanent injunction titled "M/s Orchid Infrastructure Developers Pvt. Ltd. Vs. M/s. Sheetal International Pvt. Ltd." has been instituted against the Company in the court of Shri Manoj Rana, Civil Judge (Senior Division) Gurugram. The Company had engaged counsel and had filed written statement on 8th of April 2022 in the aforesaid litigation. M/s Orchid Infrastructure Developers Pvt. Ltd. the plaintiff in the aforesaid litigation has shown a definite intent to amicably settle the matter. The officials of the Company in the written statement filed by the Company had voiced the apprehension with regard to needless liability being fastened on the Company in case violation of any statutory provision was committed by M/s Orchid Infrastructure Developers Pvt. Ltd. during the course of implementation of Real Estate Project(s) intended to be developed by M/s Orchid Infrastructure Developers Pvt. Ltd. over the plots subject matter of litigation.

Mr. Subhash Sharma conveyed to the Board that the concerned official of M/s Orchid Infrastructure Developers Pvt. Ltd. present in court had orally conveyed on 8th of April 2020 that the aforesaid company through its duly authorised person shall confirm in writing that it shall proceed to develop/implement the intended Real Estate Project in accordance with law and that in case any liability of any nature (financial, civil or criminal) or towards stamp duty/registration charges is imposed at any point of time in future in relation to the Real Estate Project, the same shall be discharged entirely and exclusively by M/s Orchid Infrastructure Developers Pvt. Ltd. and the Company would not be liable or responsible in any manner for the same.



Mr. Subhash Sharma further pointed out to the Board that in order to bring the aforesaid litigation to an amicable and expeditious end it would be appropriate for the Company through its Board to pass an irrevocable resolution authorising M/s Orchid Infrastructure Developers Pvt. Ltd. to execute all such documents and to further do all acts, deeds and things as set out hereinafter in relation to 291 duly zoned plots located in the duly licensed Residential/Plotted Colony known as 'Mayfield Gardens' comprised in Sectors 47, 50, 51, 52 and 57, District Gurugram fully described in Schedule 1 appended to this Resolution (hereinafter referred to as "said plots").

Mr. Subhash Sharma further conveyed to the board that M/s Orchid Infrastructure Developers Pvt. Ltd. was lawful allottee in physical possession of the said plots and had paid entire sale consideration in respect thereof to the Company.

Mr. Subhash Sharma further informed the Board that since no amount whatsoever was liable to be paid towards any account by M/s Orchid Infrastructure Developers Pvt. Ltd. in respect of said plots it would be in the best interest of the Company to enter into compromise with M/s Orchid Infrastructure Developers Private Limited in the aforesaid suit after adequately safeguarding its rights in future.

The Board deliberated over the issue and unanimously agreed that compromising the matter with M/s Orchid Infrastructure Developers Pvt. Ltd. would be most conducive to the interest of the Company since the interests of the Company were being adequately safeguarded. Accordingly, the Board agreed to arrive at an amicable settlement/compromise with M/s Orchid Infrastructure Developers Private Limited.

The Board unanimously decided to authorize Mr. Subhash Sharma who is fully conversant with the facts of the present case to finalise the draft of the compromise, to execute the same on behalf of the Company and to make statement on behalf of the Company.

The Board further unanimously decided to pass the following resolution: –

"RESOLVED THAT the Company hereby nominates, appoints and constitutes M/s Orchid Infrastructure Developers Pvt. Ltd. formerly known as M/s Bhudeep Builders and Exporters Pvt. Ltd.) having its office at 2nd Floor, Global Arcade, Mehrauli-Gurgaon Road,



Gurgaon/any person as may be nominated by Board of Directors of the M/s Orchid Infrastructure Developers Pvt. Ltd. do the following, acts, deeds and things for and on behalf of and in the name of the Company in respect of 291 duly zoned plots located in the licensed Residential/Plotted Colony known as 'Mayfield Gardens' comprised in Sectors 47, 50, 51, 52 and 57, District Gurugram fully described in Annexure A appended to this Resolution: –

1. To execute all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Company, as required from time to time and represent the Company before all Statutory, Governmental, Local and Municipal Authorities, Departments, Offices, Agencies, Electricity and water supply undertakings, Real Estate Regulatory Authority, Gurugram etc. for obtaining requisite exemptions, approvals, permissions, amenities, services NOC's, etc.
2. To sign, apply, verify, file, submit furnish all applications, site plans for sanction, revision of site plans, make requests for issuance of occupation certificate and submit all requisite documents before various authorities in Gurgaon and Chandigarh, such as Land Acquisition Department, Real Estate Regulatory Authority, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., Haryana Shehri Vikas Pardhiakaran, Directorate of Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department, Pollution Department, Environment Department, Mines and Geology Department, Airport Authority of India, Municipal Corporation, Gurugram, Urban Local Bodies Department, Revenue Authorities/Department, Public Health Department, Fire Department and all other departments and authorities of the Government for all proceedings and matters related to sanction of Row Housing/Floors/Villas or any other development permissible under law over the said plots and construction/renovation/demolition/reconstruction/development/ implementation and promotion/sale of said plots in the vacant state along with construction or as Row Housing/Floors/Villas or any other development permissible under law.



3. To apply for and obtain permissions, NOC from the concerned authorities including Land Acquisition Department, Real Estate Regulatory Authority, Haryana State Industrial and Infrastructure Development Corporation of India Ltd., Haryana Shehri Vikas Pradhikaran, Directorate of Town and Country Planning, Haryana, Chandigarh, Secretary Revenue, Secretary Finance National Highway Authority of India (NHAI), Income-tax Department, Pollution Department, Environment Department, Mines and Geology Department, Airport Authority of India, Municipal Corporation, Gurugram, Urban Local Bodies Department, Revenue Authorities/Department, Public Health Department, Fire Department and all other departments and authorities of the Government and/or any other concerned authorities under Local / State / Central Government including developing of Row Housing/Floors/Villas or any other development permissible under law over the said plots under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975, Real Estate (Regulation and Development) Act or any other applicable policy/laws, rules etc. and for that purpose to sign , file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
4. To sign, apply, furnish all relevant documents in respect of registration of the Real Estate Project over the said plots with the Haryana Real Estate Regulatory Authority, Gurugram (HRERA) and obtain registration/renewal of registration under Real Estate (Regulation and Development) Act.
5. To sign, file, submit and obtain sanction of lay out plan, building plan, services plan, increase in FAR, revised / modified zoning plan/building plans, services plans, Occupation Certificate, Completion Certificate etc. from the concerned authorities including but not limited to Director, Town and Country Planning Haryana (DTCP), Haryana Shehri Vikas Pradhikaran/ Haryana State Industrial and Infrastructure Development Corporation Ltd (HSIIDC Ltd) / Municipal



Authority, and /or any other local / authority under the State Government and/or Central Government as may be required from time to time.

6. To apply for and obtain requisite permissions, approvals, NOC from the concerned authorities such as Town and Country Planning Department, Haryana Shehri Vikas Pradhikaran, Municipal Corporation Gurugram, Urban Local Bodies Department, Fire Department, PWD, HSIIDC Ltd., Licensing Authorities, Municipal Authorities and /or authorities in charge of sewer, water, electricity, highways any other concerned authorities connected with grant of sanctions for the Real Estate Project over the said plots under the State Government as well as Central Government and to sign, file, execute all applications, representations, affidavits, undertakings, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
7. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work of Row Housing/ Floors/Villas etc. on the part or whole of the said plots in accordance with the licence and/or sanctioned building plans and specifications.
8. To negotiate with banks/financial institutions for the purpose of obtaining /loan financial assistance in respect of the said plots/construction to be raised thereupon. He shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the said plots.
9. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of Real Estate Project to be constructed/developed over the said plots to the authorities concerned.
10. To execute and get registered Sale Deeds, Conveyance Deeds, Lease Deeds, Gift Deeds, Mortgage Deeds, License Deeds, Relinquishment Deeds/Rectification Deed(s), Award of Arbitrator etc. or any other document which he deems expedient and necessary in his wisdom pertaining to said plots



in the vacant state or with construction as Row Housing or with duly constructed Floors/Villas etc. to be constructed/developed over the said plots.

11. To obtain electricity, water, sewerage connection(s) from the concerned authorities and to do all acts, deeds and things for the said purpose.
12. To execute all documents and to do all acts, deeds and things as may be required for rectifying/updating entries/records maintained by Municipal Corporation Gurugram/other authorities.
13. To constitute/participate in the constitution of Resident Welfare Association/any other association of owners/occupants of said plots in the vacant state or with construction as Row Housing or with duly constructed Floors/Villas etc. thereupon.
14. To receive earnest money, advance part of sale consideration, rent, license fee, deposit(s), security, profit sharing/revenue sharing amounts and consideration of all nomenclatures in relation to said plots in the vacant state or with construction as Row Housing or with duly constructed Floors/Villas etc. thereupon.
15. To advertise, put its Board/Signage at site as per applicable law on the external facade, or at any other location over the said plots/ Real Estate Project to be developed/implemented over the said plots.
16. To appoint and execute further General Power of Attorney(s) and Special Power of Attorney (s) empowering them to do acts and things as mentioned in this Resolution and to do things and acts to obtain the objectives as mentioned in the compromise reached between the parties being filed in the litigation referred to above.
17. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in his opinion be necessary or convenient or expedient for carrying out the purposes mentioned in the compromise/judgment and decree referred to above.
18. To file / defend any suit, proceedings, civil, revenue, taxation or criminal pertaining to said plots/construction to be raised thereupon/ Row



Housing/Floors/Villas or any other development permissible under law carried out thereupon. He shall be entitled to prosecute / defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. He shall be entitled to engage counsel, to produce evidence, to give statement, to compromise any matter /proceedings, to suffer any decree. He shall be competent to enter into any settlement pertaining to the said plots/construction to be raised thereupon/ Row Housing/Floors/Villas or any other development permissible under law carried out thereupon.

19. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal in respect of the said plots /construction to be raised thereupon/ Row Housing/Floors/Villas or any other development permissible under law carried out thereupon and to proceed in all proceedings pertaining to said plots before arbitrator or any other authority on behalf of the Company in matters only concerning with the said plots.
20. To generally do all such acts, deeds and things as he deems fit and proper and which are necessary and incidental for achieving the objectives of compromise and the judgment and decree to be passed on the basis of the compromise. The present resolution is irrevocable one and the Company shall ratify all acts, deeds and things done in pursuance of this resolution including the appointment of further Attorney(s).

Pot Sheetal International (P) Ltd.



Director

Director



SCHEDULE-1

S. No.	BLK	Plot No	Area yds.
1	B	B-93	502.32
2	D	D-85	643.34
3	D	D-86	651.81
4	D	D-87	639.62
5	D	D-88	620.74
6	D	D-89	643.58
7	D	D-90	658.60
8	D	D-91	647.30
9	D	D-92	647.30
10	D	D-93	647.62
11	E	E-1	466.60
12	E	E-2	500.83
13	E	E-3	500.83
14	E	E-4	500.83
15	E	E-5	500.83
16	E	E-6	500.83
17	E	E-7	500.83
18	E	E-8	500.83
19	E	E-9	500.83
20	E	E-10	500.83
21	E	E-11	500.83
22	E	E-12	500.83
23	E	E-13	500.83
24	E	E-14	500.83
25	E	E-15	500.83
26	E	E-16	500.83
27	E	E-17	492.45
28	E	E-18	399.46
29	E	E-19	399.46
30	E	E-20	399.46
31	E	E-21	399.46
32	E	E-22	399.46
33	E	E-23	399.46
34	E	E-24	399.46
35	E	E-25	399.46
36	E	E-26	399.46
37	E	E-27	399.46
38	E	E-28	399.46
39	E	E-29	399.46
40	E	E-30	399.46
41	E	E-31	323.08
42	E	E-32	532.48
43	E	E-33	532.48
44	E	E-34	532.48
45	E	E-35	532.48
46	E	E-36	532.48
47	E	E-37	532.48
48	E	E-38	532.48
49	E	E-39	532.48
50	E	E-40	339.07
51	E	E-41	339.07
52	E	E-42	339.07
53	E	E-43	339.07
54	E	E-44	339.07
55	E	E-45	339.07
56	E	E-46	339.07
57	E	E-47	339.07



S. No.	BLK	Plot No	Area yds.
58	E	E-48	339.07
59	E	E-49	339.07
60	E	E-50	272.69
61	E	E-51	272.69
62	E	E-52	272.69
63	E	E-53	272.69
64	E	E-54	272.69
65	E	E-55	272.69
66	E	E-56	287.04
67	E	E-57	287.04
68	E	E-58	287.04
69	E	E-59	287.04
70	E	E-60	332.97
71	E	E-61	332.97
72	E	E-62	287.04
73	E	E-63	287.04
74	E	E-64	287.04
75	E	E-65	287.04
76	E	E-66	272.69
77	E	E-67	272.69
78	E	E-68	272.69
79	E	E-69	272.69
80	E	E-70	272.69
81	E	E-71	272.69
82	E	E-72	272.69
83	E	E-73	272.69
84	E	E-74	272.69
85	E	E-75	272.69
86	E	E-76	272.69
87	E	E-77	287.04
88	E	E-78	287.04
89	E	E-79	287.04
90	E	E-80	287.04
91	E	E-81	287.04
92	E	E-82	287.04
93	E	E-83	272.69
94	E	E-84	272.69
95	E	E-85	272.69
96	E	E-86	272.69
97	E	E-87	272.69
98	E	E-88	272.69
99	E	E-89	272.69
100	E	E-90	272.69
101	E	E-91	272.69
102	E	E-92	272.69
103	E	E-93	272.69
104	E	E-94	272.69
105	E	E-95	287.04
106	E	E-96	287.04
107	E	E-97	272.69
108	E	E-98	272.69
109	E	E-99	272.69
110	E	E-100	272.69
111	E	E-101	272.69
112	E	E-102	272.69
113	E	E-103	272.69
114	E	E-104	272.69



S. No.	BLK	Plot No	Area yds.
115	E	E-105	272.69
116	E	E-106	272.69
117	E	E-107	272.69
118	E	E-108	272.69
119	E	E-109	272.69
120	E	E-110	272.69
121	E	E-111	272.69
122	E	E-112	272.69
123	E	E-113	272.69
124	E	E-114	272.69
125	E	E-115	287.04
126	E	E-116	287.04
127	E	E-117	287.04
128	E	E-118	287.04
129	E	E-119	287.04
130	E	E-120	243.86
131	E	E-121	249.84
132	E	E-122	249.84
133	E	E-123	249.84
134	E	E-124	249.84
135	E	E-125	249.84
136	E	E-126	249.84
137	E	E-127	249.84
138	E	E-128	249.84
139	E	E-129	225.35
140	E	E-130	237.36
141	E	E-131	237.36
142	E	E-132	237.36
143	E	E-133	242.79
144	E	E-134	251.59
145	E	E-135	251.59
146	E	E-136	251.59
147	E	E-137	251.59
148	E	E-138	253.98
149	E	E-139	260.84
150	E	E-140	260.84
151	E	E-141	260.84
152	E	E-142	219.42
153	J	J-13	666.59
154	K	K-28	269.10
155	K	K-29	269.10
156	K	K-30	269.10
157	K	K-31	269.10
158	K	K-32	269.10
159	K	K-46	269.10
160	K	K-47	269.10
161	K	K-48	269.10
162	K	K-49	269.10
163	K	K-50	269.10
164	K	K-51	269.10
165	K	K-52	269.10
166	K	K-53	269.10
167	M	M-480	500.83
168	M	M-481	500.83
169	M	M-482	500.83
170	M	M-483	500.83
171	M	M-484	500.83



S. No.	BLK	Plot No	Area yds.
172	M	M-485	500.83
173	M	M-486	500.83
174	M	M-487	500.83
175	M	M-488	500.83
176	M	M-489	500.83
177	M	M-490	500.83
178	M	M-491	500.83
179	M	M-492	500.83
180	M	M-493	500.83
181	M	M-494	500.83
182	M	M-495	500.83
183	M	M-496	500.83
184	M	M-497	500.83
185	M	M-594	365.94
186	M	M-598	413.30
187	M	M-709	269.10
188	M	M-710	269.10
189	M	M-711	269.10
190	M	M-712	269.10
191	M	M-720	473.26
192	M	M-721	473.26
193	M	M-722	473.26
194	M	M-723	257.44
195	M	M-724	257.44
196	M	M-725	257.44
197	M	M-726	257.44
198	M	M-727	257.44
199	M	M-728	261.63
200	M	M-729	261.63
201	M	M-730	261.63
202	M	M-731	261.63
203	M	M-732	261.63
204	M	M-733	261.63
205	M	M-734	261.63
206	M	M-735	261.63
207	M	M-736	261.63
208	M	M-737	261.63
209	M	M-738	261.63
210	M	M-739	261.63
211	M	M-740	261.63
212	M	M-741	261.63
213	M	M-742	261.63
214	M	M-743	261.63
215	M	M-744	261.63
216	M	M-745	261.63
217	M	M-746	251.22
218	M	M-747	251.22
219	M	M-748	251.22
220	M	M-749	251.22
221	M	M-750	267.41
222	M	M-751	267.41
223	M	M-752	267.41
224	M	M-753	267.41
225	M	M-754	267.41
226	M	M-755	267.41
227	M	M-756	267.41
228	M	M-757	267.41



S. No.	BLK	Plot No	Area yds.
229	M	M-758	269.10
230	M	M-759	269.10
231	M	M-760	269.10
232	M	M-761	269.10
233	M	M-762	269.10
234	M	M-763	269.10
235	M	M-764	269.10
236	M	M-765	266.41
237	M	M-766	263.74
238	M	M-767	263.74
239	M	M-768	263.74
240	M	M-769	263.74
241	M	M-770	263.74
242	M	M-771	263.74
243	M	M-772	263.74
244	M	M-773	263.74
245	M	M-774	263.74
246	M	M-775	263.74
247	M	M-776	263.74
248	M	M-777	263.74
249	M	M-778	263.74
250	M	M-779	263.74
251	M	M-780	263.74
252	M	M-781	263.74
253	M	M-782	263.74
254	M	M-783	263.74
255	M	M-784	263.74
256	M	M-785	263.74
257	M	M-786	263.74
258	M	M-787	263.74
259	M	M-788	263.74
260	M	M-789	263.74
261	M	M-790	263.74
262	M	M-791	263.74
263	M	M-792	263.74
264	M	M-793	263.74
265	M	M-794	351.61
266	M	M-795	351.61
267	M	M-796	351.61
268	M	M-797	351.61
269	M	M-798	351.61
270	M	M-799	351.61
271	M	M-800	351.61
272	M	M-801	351.61
273	M	M-802	351.61
274	M	M-803	351.61
275	M	M-804	351.61
276	M	M-805	351.61
277	M	M-497A	480.79
278	N	N-8	505.19
279	N	N-9	505.19
280	N	N-19	502.80
281	N	N-20	502.80
282	N	N-21	502.80
283	N	N-22	502.80
284	N	N-23	502.80
285	N	N-28	799.74



S. No.	BLK	Plot No	Area yds.
286	N	N-36	505.19
287	N	N-37	505.19
288	N	N-38	505.19
289	N	N-59	505.19
290	N	N-60	505.19
291	N	N-65	505.19

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20/4/22

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