

**Indian-Non Judicial Stamp
Haryana Government**

1316

Date : 02/02/2022

Certificate No. G0B2022B1374



Stamp Duty Paid : ₹ 1610200

(Rs. Only)

GRN No. 86709429



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Indiabulls Estate Limited

H.No/Floor : M62/63/1f

Sector/Ward : Na

LandMark : Connaught place

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 85*****96

**Buyer / Second Party Detail**

Name : Kristina Infrastructure Private limited

H.No/Floor : 2/66

Sector/Ward : Na

LandMark : Ground floor geeta colony

City/Village: East delhi

District : New delhi

State : Delhi

Phone : 85*****96

Purpose : CONVEYANCE DEED

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

1316

CONVEYANCE DEED

PLOT NUMBER
TYPE OF PROPERTY
CITY NAME & VILLAGE

: Commercial-2
: COMMERCIAL PLOT
: IB CITY, PHASE-I, VILLAGE
RATHDHANA, SONIPAT, HARYANA

PLOT AREA
TRANSACTION VALUE
STAMP DUTY PAID
CERTIFICATE NO./GRN NO.
DATE
STAMP DETAIL
ISSUED BY

: 10083.75 Sq. Yds. / 8431.22 Sq. Mtrs.
: Rs. 2,29,99,925/-
: Rs. 16,10,200/-
: G0B2022B1374/ 86709429
: 02/02/2022
: E-Stamp
: INDIAN NON JUDICIAL STAMP
HARYANA GOVERNMENT

For Kristina Infrastructure Pvt. Ltd.

For INDIABULLS ESTATE LTD.

Authorized Signatory

Director

प्रलेख न:1316

दिनांक:02-05-2022

डीड संबंधी विवरण		
डीड का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील सोनीपत	गांव/शहर 174-सोनीपत शहर	स्थित All Builders Sec 8 9 16 18 19 34 35 36 etc Commercial rate Independent Property
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		अधिकृत कॉलोनी
पता : Rathidhana Village Outer, Sector 26, Sonapat		
भवन का विवरण		
भूमि का विवरण		
व्यवसायिक	9680 Sq. Yards	
धन संबंधी विवरण		
राशि 77999924 रुपये	कुल स्टाम्प ड्यूटी की राशि 1609994 रुपये	
स्टाम्प नं : G0B2022B1374	स्टाम्प की राशि 1610200 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:86709814	पेस्टिंग शुल्क 3 रुपये
Drafted By: स्वयं		Service Charge:200

यह प्रलेख आज दिनांक 02-05-2022 दिन सोमवार समय 3:06:00 PM बजे श्री/श्रीमती/कुमारी मै. इण्डिया बुल्ज एस्टेट लि. आदि thru कुलविन्द अरोड़ा/OTHER कम्पनी सुन्दर सिंह निवास दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

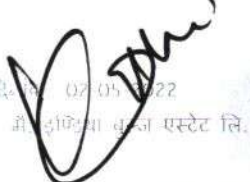

हस्ताक्षर प्रस्तुत की
मै. इण्डिया बुल्ज एस्टेट लि. आदि

उप/सयुक्त पंजीयन अधिकारी (सोनीपत)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है।

या

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


दिनांक 02-05-2022
मै. इण्डिया बुल्ज एस्टेट लि. आदि

उप/सयुक्त पंजीयन अधिकारी (सोनीपत)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Ms KRISTINA INFRASTRUCTURE PVT. LTD. दिल्ली thru सुरेश धमीजा/OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ओमप्रकाश न. पिता हरनाथगण निवासी राठधना व श्री/श्रीमती/कुमारी कृती पिता रतनसिंह निवासी गुरुग्राम ने की। साक्षी नं:1 को हम जम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 02-05-2022

उप/सयुक्त पंजीयन अधिकारी (सोनीपत)

THIS DEED OF CONVEYANCE is made and executed at Sonapat, Haryana on this 2nd day of May 2022;

BY AND BETWEEN

- (i) **M/s. Indiabulls Estate Limited**, a company as defined in the Companies Act 2013, having its office at M - 62 & 63, First Floor, Connaught Place, New Delhi - 110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **22.10.2019** to execute this Conveyance Deed, (hereinafter referred to as the "**Vendor**") which expression shall unless contrary to or repugnant to the context, mean and include its successors, executors and permitted assigns etc;

and

- (ii) **M/s Nilgiri Land Development Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **31.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 1**") and
- (iii) **M/s Indiabulls Infrastructure Projects Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **31.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 2**") and
- (iv) **M/s Nilgiri Infrastructure Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **22.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 3**") and
- (v) **M/s Indiabulls Engineering Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **31.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 4**") and
- (vi) **M/s Indiabulls Land Holdings Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **31.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 5**") and
- (vii) **M/s Indiabulls Commercial Estate Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated **31.10.2019** to execute this Conveyance Deed (hereinafter referred to as the "**Confirming Party No. 6**") and

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



- (viii) **M/s Nilgiri Lands Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated 22.10.2019 to execute this Conveyance Deed (hereinafter referred to as the "Confirming Party No. 7"); and
- (ix) **M/s Nilgiri Land Holdings Limited**, a company as defined in the Companies Act 2013, and having its registered office at M - 62 & 63, First Floor, Connaught Place, New Delhi-110001 through its Authorised Signatory **Mr. Kulvinder Arora S/o Mr. Sunder Singh** duly authorized vide Board Resolution dated 22.10.2019 to execute this Conveyance Deed (hereinafter referred to as the "Confirming Party No. 8");

The Confirming Party No. 1 to 8 are hereinafter referred to as the "CONFIRMING PARTIES" (wherever the context so deems fit, which expression shall include themselves, their successors-in-interest, legal representatives, permitted assigns, executors, liquidators and administrators, etc. as the case may be) being party of the First Part.

IN FAVOUR OF

M/S. Kristina infrastructure private limited, (CIN No. U70109DL2021PTC390722) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 2/66, Ground Floor, Geeta Colony, East Delhi, New Delhi, Delhi- 110031, (PAN: **AAJCK1929L**), represented by its authorized signatory, **Mr. Suresh Dhamija** (PAN: **AGIPD7425Q**, Aadhar No. **4001-9076-0492**) S/o **Mr. Somnath Dhamija**, duly authorized vide board resolution dated 30th Dec 2021, hereinafter singly/jointly referred to as the "Vendee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

WHEREAS the Vendor and the Confirming Parties are absolutely seized and possessed of land measuring 99.309 Acres located at Village Rathdhana, falling within the revenue estate of Village Rathdhana, Sector - 26, 26-A, 33 & 34, Tehsil and District Sonipat, Haryana more specifically detailed in Schedule -A hereunder (hereinafter referred to as the "Said Land"). The Vendor and the Confirming Parties have entered into arrangements for developing the Said Land into an integrated township whereby the Vendor has become fully authorized and competent to develop the Said Land into an integrated township.

AND WHEREAS the Vendor has obtained the following license/ approvals/ sanctions from the competent authorities for development of the Said Land into an integrated township under the name and style of "IB City", Sonipat, Haryana (hereinafter referred to as the "Said Colony");

For **INDABILLS ESTATE LTD.**

Authorized Signatory

For **Kristina Infrastructure Pvt. Ltd.**

Director



(i) the License no. 70 of 2009 granted by the Director of Town & Country Planning, Haryana for the development of a Residential Plotted Colony (originally valid till 2013 and subsequently renewed on 11.12.2013 till 23.11.2015 by Director of Town and Country Planning, Haryana);

(ii) the Layout Plans sanctioned by the Director of Town & Country Planning, Haryana vide Drawing no. DGTCP-2499 dated 22nd April 2011 and Memo no. LC-800 (Voll-IV)-SD (B)-2011/6503 dated 17.05.2011 under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules made thereunder; and

(iii) the Demarcation/Zoning Plan approved by the Director of Town & Country Planning, Haryana vide Memo No.ZP-726-JD(NK)-2011/16404 dated 08/11/2011.

AND WHEREAS the Said Land has been developed into the Said Colony in accordance with the licenses/ approvals/ sanctions obtained from the competent authorities and in pursuance thereof the Vendor has carved out the plots of different sizes, shapes and dimensions.

AND WHEREAS the Vendor has duly obtained partial completion certificate vide memo no. LC-800-IV-JE (BR)-2014/27709 dated 08.12.2014 & memo no. LC-800-JE(MK)2019/16846 dated 16.07.2019 for the Said Colony.

AND WHEREAS the Vendee has perused all the documents pertaining to the title of the Said Land and development of the Said Colony on the Said Land and after satisfying himself/ herself/ itself in all aspects, the Vendee and Vendor have entered into an Agreement dated 17/02/2022 wherein the Vendor has agreed to sell and Vendee has agreed to purchase a commercial Plot bearing no. **Commercial-2, Block - B** measuring 10083.75 square yards. (i.e. 8431.22 square meters approx) situated at Village Rathdhana in IB City, Sonipat, Haryana more particularly described in Schedule B hereunder (hereinafter referred to as the "Said Plot") forming part of the approved lay out plan of the Said Colony "IB City".

AND WHEREAS in terms of the arrangement between the Vendor and Confirming Parties, the Vendor is well and sufficiently entitled to sell the Said Plot free from all encumbrances, liens, charges to the Vendee together with all rights of easements, latent or patent, enjoyed or reputed to be enjoyed regarding the Said Plot for a Total Sale Price

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



of Rs. 2,29,99,925 /- (Rupees Two Crore Twenty Nine Lac Ninety Nine Thousand Nine Hundred & Twenty Five Only) @ Rs 2,280.89 per square yards or to say @ Rs 2,727.94 per square meters.

AND WHEREAS the Vendee has represented and warranted to the Vendor that he/she is legally competent and has the power and authority to enter into and perform this deed and after having fully acquainted and after being fully satisfied that the Vendor have the right and authority to sell the Said Plot and that the development work in respect of the Said Plot is complete in all respects in terms of the license and other approvals and sanctions and the Vendee after paying all the dues, charges & installments has desired that the Said Plot be now transferred to his/her/its name and the Vendor herein have agreed to execute this Conveyance Deed in favour of the Vendee herein in respect of the Said Plot on the following terms & conditions mentioned in this Deed.

NOW THEREFORE THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

1. That, in pursuance of the Buyers Agreement dated 17/02/2022 and in consideration of payment of the Total Sale Price of Rs. 2,29,99,925 /- (Rupees Two Crore Twenty Nine Lac Ninety Nine Thousand Nine Hundred & Twenty Five Only), which amount has already been paid by the Vendee to the Vendor, the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor doth hereby sell, convey and transfer by way of sale unto the Vendee the Said Plot described in **Schedule-B** hereunder and delineated and marked in Red in the Layout Plan annexed hereto as **Annexure- A** alongwith all rights of easements, latent or patent, enjoyed or reputed to be enjoyed regarding the Said Plot.
2. That the Said Plot is free from all encumbrances, charges, lien, mortgage, arrangements etc. and there is no legal impediment or restraint of any nature whatsoever for transfer of the Said Plot to the Vendee.
3. That, the Vendor has handed over the actual, vacant and peaceful physical possession of the Said Plot, to the Vendee, at the time of registration of this Conveyance Deed.
4. The Vendee shall have no claim against the Vendor in respect of any item of work in the Said Plot or in the said Project, which may be alleged not to have been carried out or completed or for any other design, specifications.

For INDIABULLS ESTATE LTD.

Authorized Signatory

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Director



boundary/roads/sewerage/water/electricity connection materials used or for any other reason whatsoever and the Vendee shall be entitled to the use and occupation of the Said Plot without any interference but subject to the terms and conditions, stipulations and restriction contained herein.

5. That from the date of offer of possession of Said Plot, the maintenance of the Said Plot shall be the exclusive responsibility of the Vendee.
6. That from the date of his/her/its application for allotment to the Vendor, the Vendee shall pay prospectively and/or retrospectively all government charges, rates, taxes, duties or levies of all and any kind by whatsoever name called, whether levied now or in future, as the case may be, with respect to the Said Plot, imposed by the Government /Semi Government authorities Municipality or any other charges, which may be levied by any government, HUDA/Municipal Corporation or local authority for the provision of external and/or peripheral services and/or attributable to the Said Plot. In the event of any increase in such charges, rates, taxes, duties or levies whether prospectively or retrospectively, whether before or after the execution of this Deed these charges shall be treated as unpaid sale price of the Said Plot and the Vendor shall be entitled to recover the same from the Vendee.
7. That, the Vendee shall have the ownership right only in respect of the Said Plot and shall have absolutely no such right and title in the common areas of "IB City" Sonipat, including the community buildings, open spaces etc. developed and/or to be developed by the Vendor in the Said Colony. 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 of the common areas in the "IB City", Sonipat, such as parks, community buildings, school etc. The Vendee doth hereby agrees and confirms that the Vendee shall not create any blockages, elevations, constructions in the common area and shall indemnify the Vendor for its acts of omission or commission in this regard. These common areas, facilities and the land thereof shall remain absolute property of the Vendor/Confirming Parties. The Vendee further acknowledges that the Vendee or any other person(s) claiming through him/her/them shall not be entitled to bring any action or claim for partition or division of the common area or facilities or any part thereof in any manner whatsoever.

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



8. That all the costs, charges & expenditures incurred by the Vendor for Electric Sub Station, Meter Cost, Electricity Security Deposit and other charges for connectivity and augmentation of electricity from the mains to the Said Plot, shall be reimbursed by the Vendee to the Vendor as and when demanded by the Vendor or the concerned department. The amount as apportioned by the Vendor shall be final and binding on the Vendee.
9. The Vendee shall have no right, title or interest in the remaining part of the Said Colony such as remaining Plots, commons areas, common facilities and amenities, open areas, green areas, other commercial, institutional, recreational, educational, industrial and retail space and Plots etc. with the Said Project except the right of ingress and egress from the common approach roads. These common facilities and the lands thereof shall remain the absolute property of the Vendor. The Vendee further acknowledges that the Vendee or any other person(s) claiming through him/her/them shall not be entitled to bring any action or claim for partition or division of the common area or facilities or any part thereof in any manner whatsoever.
10. The Vendee agrees and undertakes that he/she shall not object to the Vendor developing/constructing or continuing to develop/ construct other Plots/buildings on the adjoining lands to the Said Plot and the Vendor shall always have right to alter the plans of the Said Colony/adjacent Plot without any objection or claim from the Vendee in any manner whatsoever, as may be permissible under law. The Vendee agrees & understands that the Vendor or its nominated agency may at their sole discretion and subject to applicable laws & permits by local or statutory authorities from time to time, may alter/rectify/modify the development of the areas/Plots/common areas in the Said Colony and/or other facilities/structures in the Said Colony and the Vendee consents in this respect and declares that he/she/it either individually or severally, shall not raise any objection or claim at any time against the Vendor.
11. That the Vendee shall (i) abide by all laws, bye-laws, rules and regulations of the Government, Local / Municipal Authorities and / or any other authorities and local bodies and shall be responsible for all such deviations, violations or breaches of any such conditions or laws, by-laws or rules and regulations; (ii) keep the Said Plot, sewers, drains, pipes and appurtenances thereto belonging, in good tenable repair state or condition and in particular so as to support, shelter and protect the Infrastructure Pvt. Ltd.

For INDIABULLS ESTATE LTD.

Authorized Signatory

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Director



parts of the Said Colony; (iii) use LED for internal lighting so as to conserve energy.

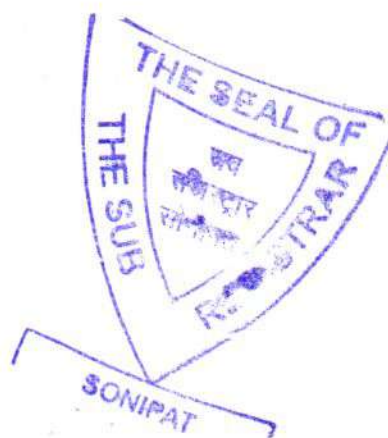
12. That, the costs, charges & expenditures incurred by the Vendor for connecting sewer and potable water lines in respect of the Said Plot from the main lines laid along the road shall be reimbursed by the Vendee to the Vendor. The amount as apportioned by the Vendor shall be final and binding on the Vendee.
13. That, the Vendee specifically agrees that the terms and conditions of the application form, letter of allotment and the Buyer's Agreement pertaining to the Said Plot, executed by the Vendee and/ or Vendee's predecessor(s), if any, shall be deemed to be part of this Conveyance Deed.
14. That, the Vendee further undertakes to pay on demand to the Vendor any and all additional External Development Charges, Infrastructure Development Charges or any other charges, levies, taxes, by whatsoever name, as may be levied or enhanced even with retrospective effect and/or any other charges levied by the Government from time to time or other authorities on the Said Plot on a pro-rata basis determined by the Vendor hereafter, which determination shall be treated as unpaid price of the Plot and the Vendor shall have the first charge/lien on the Said Plot for recovery of such charges from the Vendee. In case, the Vendee further sells/transfers the Said Plot/built-up area there upon, and the demand is raised subsequently, the new owner of the Said Plot shall be required to pay the same on pro-rata basis; and the Vendee agrees to convey/incorporate this clause in the subsequent Sale Deeds. The Vendee undertakes that henceforth the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and the Vendee undertakes to indemnify the Vendor for any liability or penalty in that behalf.
15. That, the Vendee shall not use or allow using, the Said Plot for any illegal/immoral purpose or any activity that may cause nuisance to other purchasers/occupants of the neighboring Plots etc. If the Vendee uses or permits the use of the Said Plot for any purpose other than commercial, then the Developer shall be entitled to treat this Deed as cancelled and to resume the possession of the Said Plot and the Vendee has agreed to this condition. The Vendee shall not do anything or allow anything to be done in or around the Said Plot which interferes

For **INDIABULLS ESTATE LTD.**

Authorized Signatory


For **INDIABULLS ESTATE LTD.**

Director



with the use of open spaces/passages, greens areas, parks, pathways or amenities available for common use. The Vendee has undertaken and doth hereby undertake 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 rules, regulations or directions by the Competent Authority. The Vendee hereby agrees/indemnifies the Vendor against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.

16. That, the Vendee shall not carry out "Fragmentation/Sub-division" of the Said Plot under any circumstances, failing which the Vendee shall be solely and exclusively liable for all consequences arising therefrom.
17. That, the name of the Said Colony is "IB City", Sonipat, which shall not be changed under any circumstances. The Vendee agrees to use the word "IB City" as necessary suffix or prefix from his/her/its correspondence address. It is further agreed that the name of all associations relating to the Said Colony or its user, maintenance etc. shall begin with words, "IB City".
18. That, the Vendor doth hereby assure, covenant, represents, affirms and undertakes with the Vendee as follows:-
 - (a) That the Said Plot, is free from all kinds of encumbrances, such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any Court, lien, charges, lis-pendens, court injunction, notices, claims, demands, will, trust, or exchange, lease, etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the Said Plot.
 - (b) That there is no order of attachment by the Income Tax Authorities or any other authorities under any law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the Vendee.
 - (c) That the Vendor has full and absolute right and authority and power to sell, transfer the Said Plot to the Vendee and receive the sale consideration amount and nobody else has any right, title, interest and claim or demands whatsoever or howsoever in respect of the Vendee

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



- (d) That there is no legal impediment or bar, whereby the Vendor, can be prevented from selling, transferring and bequeathing the absolute title in the Said Plot, in favour of the Vendee.
- (e) That there is no subsisting agreement to sell, in respect of the Said Plot, and or the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- (f) That other than the Vendor there are no other owners or claimants to the Said Plot. Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Vendee has purchased the Said Plot and the Vendor hereby agrees to keep the Vendee indemnified for all losses and damages that the Vendee may suffer because of any defect in the title of the Vendor.
19. That, the Vendee shall be entitled to get the Said Plot mutated and transferred in his/her/its own name in the competent municipal corporation/revenue records or any other concerned authority, on the basis of this Conveyance Deed or through its copy, at his/her/its own cost and expenses. The Vendor also undertakes to execute and sign all papers or documents which may hereafter be required by the Vendee in respect of the Said Plot for further and better assuring of the Said Plot which vests with the Vendee.
20. That all expenses such as Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of the Conveyance Deed in respect of the Said Plot have been paid by the Vendee. The Vendee shall be liable for any deficiency in stamp duty and/or any other charges/taxes, etc. if deficiency is found after the execution/registration of this deed and the Vendor shall not be responsible or liable in any manner whatsoever and the Vendee doth hereby indemnify the Vendor from any loss, injury or damages in this regard.
21. That it is agreed between the Vendor and the Vendee that in case the existing Vendee desires to sell out the Said Plot, he/she/they shall have to obtain No Objection Certificate (N.O.C.) to this effect from the Vendor.
22. That, all rates, taxes or other charges levied or leviable in respect of the Said Plot shall be payable and be paid by the Vendee with effect from the date of booking of the Said Plot with the Vendor.

For INNIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



23. That, the Vendee has undertaken and doth hereby undertake 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 Competent Authority and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
24. That, if any provision of this Conveyance Deed shall be determined to be void or unenforceable under applicable laws, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this Conveyance Deed and to the extent necessary to confirm to applicable law and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in accordance with their terms.
25. That the Vendee, if resident outside India, NRI and/or PIO shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act and other applicable laws including that of remittance of payment(s) and for acquisition of the immovable property in India.
26. That failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
27. That the use of any gender in this deed or use of singular or plural expressions anywhere in this deed shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and text of any particular clause of the deed and the same shall be read and construed accordingly as the context demands.
28. That, any dispute, controversy, or claim arising between the parties to this Agreement out of or relating to this Deed, including their respective rights and obligations contained herein, or the breach, or relating to interpretation of any provisions herein, such differences or disputes or matters shall be submitted for arbitration to a sole Arbitrator appointed by the Parties, who shall be a retired Judge of any competent court of Jurisdiction, who shall decide the same in accordance with the Arbitration and Conciliation Act, 1996 and any other statutory modifications or re-enactment thereof. The language to be used in the arbitration shall be English. The arbitration proceedings shall be held in Delhi. Each party

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.
Director



further agrees that it shall not commence or maintain any suit or legal proceeding concerning a dispute hereunder until such dispute has been finally settled in accordance with the arbitration procedure provided for herein.

29. That, the Sonipat Courts alone shall have the jurisdiction in all matters arising out of / touching upon or concerning this Conveyance Deed.

SCHEDULE-A

1. M/s Nilgiri Land Development Ltd. 1/6 Share and M/s Indiabulls Infrastructure Projects Ltd. 5/6 Share in

Vil	Rect	Killa No.	Area
			(K-M)
Rathdhana	22	16	5-4
TOTAL			5 K 4M or 0.650 Acres

2. M/s Nilgiri Land Development Ltd. 1/2 Share, M/s Nilgiri Infrastructure Ltd. 19/16 Share, M/s Indiabulls Engineering Ltd 3/20 Share and M/s Indiabulls Estate Ltd 1/30 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	26	9	7-12
	44	7	7-8
		8/2	2-9
		12	8-0
		13	8-0
		14	5-16
		17/1	2-4
		18	8-0
		19/1	4-9
		19/2	3-11
		23/2/1	3-13
		27	0-12
		29	0-9
		30	0-2

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

Director



		31	2-2
TOTAL			64K 7M or 8.044 Acres

3. M/s Nilgiri Infrastructure Ltd. 2/9 Share, M/s Nilgiri Land Development Ltd. 2/3 Share and M/s Indiabulls Estate Ltd. 1/9 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	26	4/1	3-16
		7/2	3-16
		8	8-0
	44	16	7-8
		17/2	5-12
		24/1	6-13
		25/1/1	3-12
TOTAL			38K 17M or 4.856 Acres

4. M/s Indiabulls Engineering Ltd.

Village	Rect No.	Killa No.	Area
			(K-M)
Rathdhana	25	18/1 min	1-10
		18/2 min	0-7
	26	2	7-4
		3/2	2-9
		16/2	2-8
		17	8-0
		24/1	1-11
	45	2/2	0-13
		7/2	0-4
		9	8-0

For INDIABULLS ESTATE LTD.

For Kristina Infrastructure Pvt. Ltd.



		12	8-0
		13	7-14
		14	7-2
TOTAL			55 K 2M or 6.888 Acres

5. M/s Indiabulls Land Holdings Ltd.

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	21	12	8-0
	26	3/1	5-2
	9	5/1	3-8
		6/2	6-19
	44	8/1	4-13
		9/1/1	0-17
		28	0- 9
TOTAL			29K 8M or 3.675 Acres

6. M/s Indiabulls Land Holdings Ltd. 1/2 Share and M/s Indiabulls Commercial Estate Ltd. 1/2 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	10	10/2	0-12
		11/1	4-14
		19/2	1-16
		20	7-18
		21	8-0
		22/1	6-9
		23/1	0-5
		27	0-7
	21	1	8-0
		2	7-16
		3/1	4-6
		8	7-18
		9	8-0

For INDIABULLS ESTATE LTD.

For Kristina Infrastructure Pvt. Lt

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Authorized Signatory

Direct



		10	8-0
	22	5/1	3-16
TOTAL			77K 17 M or 9.981Acres

7. M/s Indiabulls Commercial Estate Ltd.

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	21	20/1	4-4
		20/2	3-16
TOTAL			8 K 0M or 1.00 Acres

8. M/s Indiabulls Commercial Estate Ltd. 112/1320 Share, M/s Nilgiri Infrastructure Ltd. 180/1320 Share and M/s Indiabulls Land Holdings Ltd. 388/1320 Share in

Vil	Rect	Killa No.	Area
			(K-M)
Rathdhana	21	21/1	4-0
		21/2	3-12
		22/2/1	1-16
		22/2/2	1-16
	25	25	7-11
	45	1	8-0
		2/1	7-7
		10	8-0
	46	4/2	1-10
		5	7-13
		6	8-0
		15/2	6-8
		26	0-7
TOTAL			66K 0M or 8.250 Acres

9. M/s Indiabulls Infrastructure Projects Ltd.

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	26	13	8-0
		18	8-0
		24/2	6-0
		25	6-15

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

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Director



	45	4/1	6-18
		5	7-12
TOTAL			43K 5M or 5.406 Acres

10. M/s Indiabulls Infrastructure Projects Ltd. 17501/19536 Share and M/s Nilgiri Infrastructure Ltd. 2035/19536 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	27	21	7-2
		22	7-11
		19	8-0
		20	8-0
	26	16/1	5-12
TOTAL			36 K 5 M or 4.531 Acres

11. M/s Nilgiri Lands Ltd.

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	21	22/1	4-0
	27	11/1	3-16
		11/2	4-4
	44	10/2	7-8
	45	4/2	1-2
		6	7-12
		7/1	7-16
		15	7-4
TOTAL			43 K 2 M or 5.388 Acres

12. M/s Indiabulls Estate Ltd. 83/84 Share and M/s Nilgiri Infrastructure Ltd. 1/84 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	10	11/2	2-6
		12	8-0
		13	8-0
		14	8-0

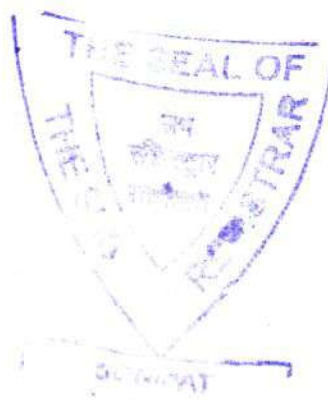
For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Lt

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Direct



		17	8-0
		18	8-0
		19/1	4-19
		23/2	7-7
		24	8-0
		26	0-9
	21	3/2	2-14
		4	5-16
	5	21/1	0-16
	6	25/2	4-9
	9	5/2	3-0
		6/1	0-2
	11	23	7-11
	20	3	8-0
		4/1	6-0
		8/1	7-15
	27	13 min	4-0
TOTAL			113 K 4 M or 13.963 Acres

13. M/s Nilgiri Land Holdings Ltd.

Village	Rect No.	Killa No.	Area
			(K-M)
Rathdhana	21	11/2	6-12
		11/4	0-16
	22	5/2/1	1-15
		6/2	7-16

For INDIABULLS ESTATE LTD.



Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.



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Director



	27	13 min	4-0
		18	8-0
		23	7-11
	44	1/1	4-0
		2/1	4-0
		3/1	2-4
		3/2/1	1-16
TOTAL			48 K 10 M or 6.063 Acres

14. M/s Nilgiri Land Holdings Ltd. 311/575 Share, M/s Nilgiri Land Development Ltd. 47/575 Share, M/s Indiabulls Infrastructure Projects Ltd. 41/575 Share, M/s Nilgiri Infrastructure Ltd 44/575 Share and M/s Nilgiri Lands Ltd 132/575 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	44	1/2	4-0
		2/2	4-0
		3/2/2	4-0
		9/1/2	0-14
		10/1/1	0-2
		11/2	7-11
TOTAL			20K 07M or 2.544 Acres

15. M/s Nilgiri Land Development Ltd.

Village	Rect	Killa No.	Area
			For Kristina Infrastructure Pvt. Ltd.

For INDIABULLS ESTATE LTD.

Authorized Signatory

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Director



			(K-M)
Rathdhana	13	15	7-7
		16	7-14
	14	11	1-17
		20	1-11
	13	25/1	2-10
TOTAL			20 K 19 M or 2.806 Acres


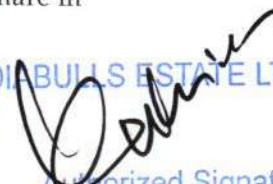
16. M/s Nilgiri Land Holdings Ltd. 670/765 Share and M/s Nilgiri Infrastructure Ltd 95/765 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	27	16/2/2	4-18
		24	7-11
		25/1	4-4
		25/2	3-7
	43	1/1/1	2-5
	44	4	8-0
		5	7-13
		26	0-7
TOTAL			38 K 5 M or 4.781 Acres

17. M/s Nilgiri Infrastructure Ltd 97/264 Share and M/s Indiabulls Commercial Estate Ltd. 167/264 Share in

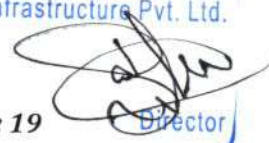
Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	28	20/2	1-7
		21/2	7-11
		22/1	1-2
	43	1/1/2	3-11
TOTAL			13 K 4 M or 1.65 Acres

18. M/s Indiabulls Commercial Estate Ltd. 2/5 Share, M/s Nilgiri Land Development Ltd 1/5 Share, M/s Indiabulls Estate Ltd. 1/5 Share and M/s Nilgiri Lands Ltd 1/5 Share in

For INDIABULLS ESTATE LTD.


 Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

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 Director



Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	25	23	3-4
		24/1	4-7
	46	3	3-19
		4/1	6-10
		7	7-11
		8/1/1	4-13
		8/2/1	1-0
TOTAL			31 K 4 M or 3.90 Acres

19. M/s Indiabulls Land Holdings Ltd. 8/56 Share, M/s Nilgiri Lands Ltd 23/56 Share and M/s Indiabulls Commercial Estate Ltd. 25/56 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	27	17/3	2-16
TOTAL			2K 16 M or 0.35 Acres

20. M/s Indiabulls Commercial Estate Ltd. 2/5 Share, M/s Nilgiri Land Development Ltd. 1/5 Share, M/s Indiabulls Estate Ltd. 1/5 Share and M/s Nilgiri Lands Ltd. 1/5 Share in

Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	20	10/2	3-11
		10/3	0-18
		11/2	3-18
		12/2	3-19
		13	7-12
		18/1	0-18
		19/1	0-19
		20/1/1	1-2
		27	0-9
	21	5/1	5-12
		6/1	3-12
		16/3	0-3
TOTAL			32K 13 M or 4.081 Acres

21. M/s Indiabulls Commercial Estate Ltd. 20/80 Share, M/s Indiabulls Infrastructure Projects Ltd 5/80 Share and M/s Nilgiri Infrastructure Pvt. Ltd. 7/80 Share in

For INDIABULLS ESTATE LTD.

Authorized Signatory



Village	Rect	Killa No.	Area
			(K-M)
Rathdhana	26	12/2	4-0
TOTAL			4 K 0 M or 0.5 Acres

GRAND TOTAL : 99.309 Acres

SCHEDULE B OF THE SAID PLOT REFERRED TO ABOVE

All that piece and parcel of land bearing Plot No Commercial-2, admeasuring 10083.75 square yards. (i.e. 8431.22 square meters approx) in the Said Colony known as IB City situated at Village Rathdhana, falling within Sector- 26, 26-A, 33 & 34, Sonapat, Tehsil and Distt Sonapat (Haryana) and abutted and bound as under:-

East : 12M Wide Road

West : Other's Land

North : 12M Wide Road

South : Plot B-21 to Plot B-30

For INDIABULLS ESTATE LTD.

Authorized Signatory

For Kristina Infrastructure Pvt. Ltd.

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Director



IN WITNESS WHEREOF the Vendor and Vendee hereunto have set their hands at these presents at Sonapat, Haryana, on the day, month and the year first hereinabove written.

WITNESSES:

(1)

SINGED AND DELIVERED by the within named
Vendor
For INDIABULLS ESTATE LTD.

Authorized Signatory

SINGED AND DELIVERED by the within named
Confirming Parties

OMPARKASH NAMBARDAH
S/O HARNARAIN
Rathdhara (Sonapat)

(2)

SINGED AND DELIVERED by the within named
Vendee

For Kristina Infrastructure Pvt. Ltd.

M/S. Kristina infrastructure private limited
(Through his Authorized Signatory Mr. Suresh Dhamija)

Director

Bunty S/o [Signature]
R/o 262/6, Madanpuri
Gurgaon (Haryana)

Reg. No.

Reg. Year

Book No.

1316

2022-2023

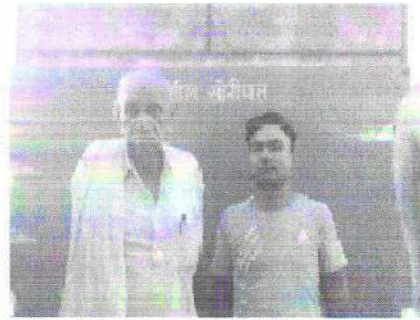
1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru कुलविन्द्र अरोडा OTHER मै. इण्डिया बुल्ज एस्टेट लि. आदि

क्रेता :- thru सुरेश धमीजा OTHER Ms KRISTINA INFRASTRUCTURE PVT. LTD.
दिल्ली

गवाह 1 :- ओमप्रकाश न

गवाह 2 :- बन्दी

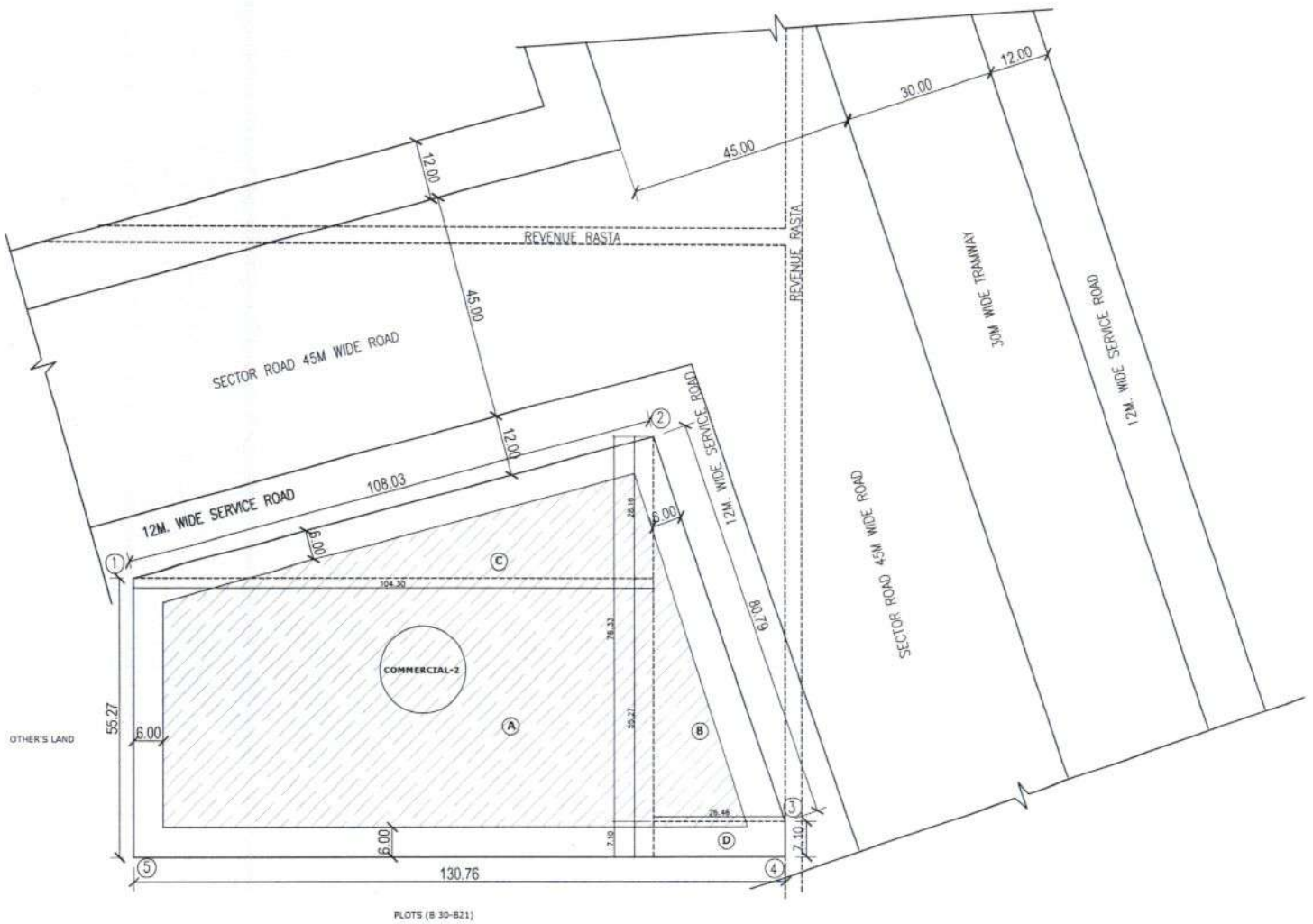
प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1316 आज दिनांक 02-05-2022 को बही नं 1 जिल्द नं 1117 के पृष्ठ नं 71.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 13792 के पृष्ठ संख्या 60 से 69 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-05-2022

उप/संयुक्त पंजीयन अधिकारी (सोनीपत)

ANNEXURE-A LAYOUT PLAN



AREA CALCULATION					
	WIDTH		LENGTH		AREA
A	55.27	X	104.30	1	5764.97
B	26.46	X	76.33	0.5	1009.84
C	28.16	X	104.30	0.5	1468.54
D	26.46	X	7.10	1	187.87
TOTAL					8431.22 SQMT

For INDIABULLS ESTATE LTD.

[Signature]
Authorized Signatory

Indiabulls Estate Limited

PREPARE BY
CHECKED BY
ISSUED BY

PROJECT :
IB CITY SONEPAT
(HARYANA)

COMMERCIAL -2
of Kristina Infrastructure Pvt. Ltd.

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[Signature]
Director

