



Sl. No. 590613
GSR / 001

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.



Received a sum of Rs 12060200/-

(Rupees One/Crore/twenty/Lac/Sixty/thousand/
two/Hundred/only only)

from Smt./Shri Mrs Brahma City Pvt Ltd

via d/o, w/o N/A

residing at New Delhi for credit to Government of Haryana
account towards Stamp Duty.

Date:

08 DEC 2012
GURGAON

Place:

Verified
M.V.2018J3
Quantity Delhi
in Gurgaon



(Signatures of Authorised Officer)

CONVEYANCE DEED

THIS Conveyance Deed (hereafter referred to as "Deed") is made at Gurgaon on this 22nd day of November 2018

BY

Brahma City Private Limited, (PAN – AADCK3277H) a company incorporated under the Companies Act, 1956, and having its Registered Office at Flat Number B- 8, Cabin No. 11, Ansal Tower, 38 Nehru Place, New Delhi -110019 and its corporate address Epitome, Building no. 5A, 10th floor, DLF Cyber city, Phase 3, Gurgaon 122 002 through its duly authorized person Shri Manohar Dhasmana s/o M N Dhasmana (AADHAR No.4762 9719 9180) duly authorized vide resolution dated 22-11-2018.



प्रलेख नः9757

दिनांक:22-11-2018

डीड संबंधी विवरण	
डीड का नाम CONVEYANCE OUTSIDE MC AREA	
तहसील/सब-तहसील वजीराबाद	गांव/शहर लाईसेंस कालोनी
	स्थित Sec-58 and new sectors
भवन का विवरण	
भूमि का विवरण	
व्यवसायिक	13760 Sq. Meters
धन संबंधी विवरण	
राशि 339780000 रुपये	कुल स्टाम्प ड्यूटी की राशि 169890000 रुपये
स्टाम्प नं : mv2018j3	स्टाम्प की राशि 12060200 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेंटिंग शुल्क 3 रुपये
DeficiencyStampno: g0v2018k1317mv2018j4	DeficiencyGmno: 421897460
Drafted By: C P Batheja Adv	DeficiencyAmt: 6940004235000
	Service Charge:200

यह प्रलेख आज दिनांक 22-11-2018 दिन गुरुवार समय 4:37:00 PM बजे श्री/श्रीमती/कुमारी Brahma City Pvt Ltd/श्री Manohar Dhasmana/OTHER पुत्र . निवास B-Cabin-11,Ansal Tower Nehru Place N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
Brahma City Pvt Ltd

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

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

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


दिनांक 22-11-2018
Brahma City Pvt Ltd

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त कंसाय श्री/श्रीमती/कुमारी Adani Brahma Synergy Pvt Ltd thru Gagandeep Panchal/OTHER पुत्र . हज़िर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष कंसा को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि को लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S C Anra Adv पिता — निवासी Gurugram व श्री/श्रीमती/कुमारी P K Anrishi Adv पिता — निवासी Gurugram ने की। साक्षी नं:1 को हम सम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 22-11-2018

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

STATE BANK OF INDIA

Sl. No. 590614

GSR / 001

RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 423,000/-

(Rupees Forty two / Lac thirty three / thousand / only)

From Smt. / Shri Mrs Brahma City Pvt Ltd

No. d/o. w/o n/a

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

Date :

08 DEC 2012

Place :

GURGAON

verified MV 2018 J4
Treasury Officer
Gurgaon 22/11/12



Signatures of Authorised Officer)

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

IN FAVOUR OF

Adani Brahma Synergy Pvt. Ltd. (PAN - AAPCA5275K) a company incorporated under the provisions of Companies Act 2013, having its registered office at Block-C, Flat No. 53, Flatted Factory Complex, Jhandewalan, New Delhi- 110055 and its corporate office at Plot No. 83, Sector - 32, Gurgaon - 122 001, Haryana through its duly authorized person Shri Gagandeep Panchal s/o Shri Senh Pravin Panchal (AADHAR No. - 7972 7707 9638 duly authorized vide board resolution dated 22-11-18.

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Reg. No.	Reg. Year	Book No.
9757	2018-2019	1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Manohar Dhasmana OTHER Brahma City Pvt Ltd

क्रेता :- thru Gagandeep Panchal OTHER Adani Brahma Synergy Pvt Ltd

गवाह 1 :- S C Arora Adv

गवाह 2 :- P K Angrish Adv

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9757 आज दिनांक 22-11-2018 को बही नं 1 जिल्द नं 30 के पृष्ठ नं 156.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 752 के पृष्ठ संख्या 13 से 17 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 22-11-2018



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 22/11/2018

Certificate No. G0V2018K1317



Stamp Duty Paid : ₹ 694000

GRN No. 42189746



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Brahma City Pvt Ltd

H.No/Floor : B8/11

Sector/Ward : Nil

LandMark : Ansal tower 38 nehru place

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0



Buyer / Second Party Detail

Name : Adani Brahma Synergy pvt ltd

H.No/Floor : C53

Sector/Ward : Nil

LandMark : Flatted factory complex jhandewalan

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 0

Purpose : Conveyance Deed



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

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

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

And Whereas the VENDOR for development of residential colony has got the demarcation cum layout plan Drawing No. DTCP 5925 dated 12.06.2017 and zoning plan dated 07.07.2017 bearing Memo No. ZP-763-Vol-III/AD(RA)/2017/15880 of the same duly sanctioned by Director, Town and Country Planning, Haryana under the provisions of Haryana Development and Regulation of Urban Areas Act and that the SAID LAND has been developed into an integrated Township and in pursuance thereof the VENDOR has carved out the plots of different sizes and dimensions.

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

And Whereas the Vendee desirous of developing a Commercial Project has approached the Vendor to purchase the Commercial Plot and as per the request of the VENDEE, the VENDEE has been allotted a plot of land bearing No. "Commercial Site-2", vide the approved Layout cum demarcation plan, admeasuring about 3.4 acres (approx. 13,760 sq.mts) situated at, Sector 62, Gurgaon, Haryana. The above Commercial Site -2 falls in Rect. No. 21 Killa no. 11/2/1 min,12, 13/1, 13/2/1, 18/2/1,18/2/2, 19/1, 19/2, 20/2/1 min 20/2/2 min of Village Ullahawas Sub Tehsil Wazirabad District Gurgaon - Haryana (hereinafter referred to as the "**Commercial Plot**") forming part of the approved Layout/Zoning plan of the said colony, and which plot of land is more particularly described in the "**Schedule**" hereinafter mentioned, for the sale consideration of **Rs.33,97,80,000/- (Rupees Thirty Three Crore Ninety Seven Lakh Eighty Thousand only)** which interalia includes basic sale price, external development charges, infrastructure development charges and preferential location charges as on date, for the Commercial Plot.

And Whereas the VENDEE has undertaken that it shall be bound by all the conditions and the stipulations imposed by Director, Town & Country Planning and other



Competent Authority in respect of the said colony including the Commercial Plot and the conveyance/sale deed and the terms and conditions broadly setout herein.

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

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

1. In consideration for sum of **Rs.33,97,80,000/- (Rupees Thirty Three Crore Ninety Seven Lakh Eighty Thousand only)**, which has been paid by the VENDEE to the VENDOR the receipt whereof is hereby admitted and acknowledged by the VENDOR, the VENDOR do hereby grants, conveys, transfers, assigns and assures unto the VENDEE all that piece and parcel of land comprising the Commercial Plot bearing No. Commercial Site-2 in Brahma City, Sector-62 Gurgaon, more particularly described in the Schedule-I hereto and the Layout Plan annexed herewith as Schedule - II, together with all ways, paths, passages, rights, liberties, privileges, easements, FAR, development and sale/conveyance rights, benefits to the Commercial Plot, etc. subject to adherence of terms and conditions as stated hereinafter. VENDEE is entitled to hold, use and enjoy the same in the manner permitted by the Director, Town & Country Planning without any hindrance or claim from the VENDOR.
2. That the VENDOR assures the VENDEE that the Said Plot is free from encumbrances such as sale, gift, mortgage, disputes, attachment, lien, legal flaws, claims etc. and there is no legal impediment or restraint of any nature whatsoever for transfer of the Commercial Plot to the VENDEE.
3. That the actual physical vacant possession of the Commercial Plot has been handed over by the VENDOR to the complete satisfaction of the VENDEE and the VENDEE has taken over the same to its complete satisfaction in respect of its area, location, dimensions etc. and all issues/claims whatsoever in this regard has



been settled. VENDEE has been left with no claim of any nature whatsoever including monetary claim, if any against the VENDOR. Now, the VENDEE is fully responsible for the Commercial Plot. The VENDOR undertakes to indemnify and hold harmless the VENDEE that in case any subsisting claim or dispute is found hereafter the VENDOR shall resolve the same at VENDOR'S own cost and expenses.

4. That all rates, taxes or other charges levied or leviable in respect of the Commercial Plot shall be payable and be paid by the VENDEE with effect from the date hereof.
5. That the VENDOR besides the peripheral services, will endeavour to make provision for land(s) and/or building(s), as the case may be, for community buildings, recreational, educational and medical facilities, for the residents and bonafide visitors to Brahma City. However, the nature, extent, specifications, time and other matters related to the provision of these facilities shall be at the sole discretion of the VENDOR, and the same shall in no manner form part of any common area, facilities or services of the Commercial Plot.
6. That this Deed is subject to all laws and notifications and rules applicable to this area, including terms and conditions of the License(s) granted by the Director Town and Country Planning, Haryana, Chandigarh (DTCP) for setting up Brahma City, Gurgaon, and undertakings and agreements executed by the VENDOR with DTCP.
7. That hereafter all taxes, levies, cess, charges or assessments, whether levied or leviable in future, on the Commercial Plot, by any Govt. Authority(ies) or Department or Agency shall be borne and paid by the VENDEE on pro-rata basis or to be reimbursed to the VENDORS on actuals in the event the same is discharged by the VENDORS as determined by the VENDORS from the date of execution of this Deed.
8. That the operation and maintenance of various Value Added Services and Facilities in the Brahma City, Gurgaon and falling outside the Commercial Plot shall be managed by the Maintenance Agency to be appointed by the VENDOR (hereinafter referred to as the "Maintenance Agency"). The Maintenance Agency



shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of omission and commission in rendering the services to the VENDEE. The VENDEE hereby expressly discharges the VENDOR from the effects of any act, omission, negligence or deficiency in services on the part of the Maintenance Agency.

9. That the VENDEE shall enter into a separate Maintenance Agreement with the Maintenance Agency to be appointed by the VENDOR. The VENDEE agrees to execute the Maintenance Agreement with Maintenance Agency on the possession of the Commercial Plot. The VENDEE shall be liable to pay the maintenance charges as per the demand raised by the Maintenance Agency from time to time in respect of the services provided for the Commercial Plot after 30 days from the date of offer of possession of the Commercial Plot by the VENDOR to the VENDEE and shall not keep the same in arrears.
10. That the VENDEE shall have the ownership right only in respect of the Commercial Plot and shall have absolutely no such right and title in the common areas of Brahma City, Gurgaon including the community buildings, open spaces etc. developed and/or to be developed by the VENDOR in the said township. The VENDEE or any other person(s) claiming through the VENDEE shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. The VENDEE shall only have the right of ingress/egress, over or in respect of open spaces, and/or any other common areas in the Brahma City, Gurgaon such as parks, etc. The VENDEE doth hereby agrees and confirms that VENDEE shall not create any blockages, elevations, constructions in the common area and shall indemnify the VENDORS for any losses and damages to the VENDOR for any of its acts of omission or commissions in this regard.
11. That the VENDOR reserves the sole right to develop the unused areas and/or common areas in Brahma City, Gurgaon in accordance with the necessary sanctions as and when obtained by the VENDOR and the VENDEE shall have no right of objection or reservation , whatsoever in this regard.
12. That the Vendee shall be entitled to connect its services with the services of the township Brahma City and the expenditure incurred by the VENDOR, for



connecting sewer and potable water lines, maintaining roads, street light and all other amenities in respect of the Commercial Plot and for the benefit of the occupants from the mains line 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 shall be entitled to obtain temporary water connection for construction purposes upon payment of applicable charges and after submitting building plans approved by the concerned authority, in accordance with the provision for such supply and shall be entitled to regular water connection upon furnishing copy of the Occupation / Completion certificate, and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.
14. That the VENDEE shall be entitled to obtain sewer / storm water connection after furnishing a copy of the occupation / completion certificate issued by the concerned authority in respect of the Commercial Plot and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.
15. That the VENDEE shall be bound to start construction on the Commercial Plot after obtaining necessary sanction of the Competent Authority with a period of 3 years from the date hereof, failing which it shall be in the sole discretion of the VENDOR to extend the period for commencement of construction. The VENDEE undertakes to submit to the VENDOR a certified true copy of the Completion/Occupancy Certificate. It is clearly agreed and understood by the VENDEE that while raising the construction of the building, construction will be carried out in accordance with applicable building bye-laws, rules and regulations.
16. The VENDEE shall pay on demand to the VENDOR or the concerned authority, as the case may be, any and all additional enhanced and/or revised external development charges, infrastructure development charges, or any other charges/taxes, which may become due on account of enhancement and/or revision



of such charges at any time in future over and above those prevailing on the date of this Deed and/or any other charges levied by Government from time to time or any time in future or other authorities on the Commercial Plot on a pro-rata basis. The VENDOR decision regarding the determination of the pro-rata share shall be final and binding on the VENDEE.

17. That, the VENDEE has undertaken and doth hereby undertakes that the VENDEE shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rule, regulation or direction by the HUDA or any other competent authority and that the VENDEE shall indemnify and keep indemnify the VENDORS for any liability and/or penalty in that behalf.
18. That, the VENDEE shall not carry out fragmentation/sub-division of the Commercial Plot in any manner whatsoever, under any circumstances, failing which the VENDEE shall be solely and exclusively liable for all consequences arising therefrom.
19. That the VENDEE shall be entitled to obtain electric supply directly (both temporary for construction purposes and regular thereafter) from the DHBVN or such other company or agency competent to supply electrical energy in the Commercial Plot at its own cost and expense. However the VENDEE shall install its own Power Back-up facility.
20. That the VENDOR shall make provisions for common water supply to Brahma City, Gurgaon and VENDEE herein undertakes to pay on demand to the VENDORS, proportionate share as determined by the VENDOR towards providing the same. The VENDEE shall never default in payment of its proportionate share of water consumption charges as demanded by the VENDOR.
21. That for all intents and purposes, singular includes plural and one gender includes the other gender.
22. That the VENDEE shall not object to the VENDORS constructing or continuing the development of the other plots in the said vacant lands and/or carrying out the construction/modification of other building(s)/stay, injunction, etc from any court/authority that may impede/cause hindrance to the VENDOR in completing the SAID LAND/ township/residential colony or handing over possession therein



to the other prospective purchasers in the larger public interest. That the VENDEE has fully understood and has agreed that he/she either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the VENDOR and/or his/her/their/its agents from developing and constructing the said colony in any manner whatsoever.

23. The VENDEE shall hereafter abide by the terms and conditions of this Deed and the applicable laws. If any loss is caused due to any acts of the VENDEE to the VENDOR, the VENDEE shall be solely responsible for the same keep the VENDOR indemnified for all such losses, and vice versa.
24. That the VENDEE shall abide by all the laws, bye-laws, rules, regulations and directions of the Govt./local authorities etc. relating to the "Brahma City" of the Commercial Plot and shall be solely responsible and liable for violation, if any, of any of the provisions of law and the VENDEE shall indemnify the VENDOR for any liability and/or penalty in that behalf, and vice versa.
25. That the VENDEE hereby agrees and undertakes that in case the VENDEE transfers his/her/their/its rights, title and interest in respect of the Commercial Plot whether in full or in part, in favour of any Third Party (ies) including successors in interest, then in such eventuality the Third Party(ies) to whom the right, title and interest has been conferred by the VENDEE shall pay an amount as may be determined by the maintenance Agency.
26. That all the transferees of the VENDEE's interest in the Commercial Plot hereby being sold shall always be bound by the terms and conditions of this Deed. The VENDEE shall be bound to inform and disclose this condition to the transferee(s).
27. That all expenses, charges, including stamp duty, transfer duty and registration charges for registration of the Deed have been borne and paid by the VENDEE.
28. If any provision of this Deed shall be determined to be void or un-enforceable under any applicable law, such provisions shall be deemed, amended or deleted in so far as reasonably consistent with the purpose of this Deed and to the extent



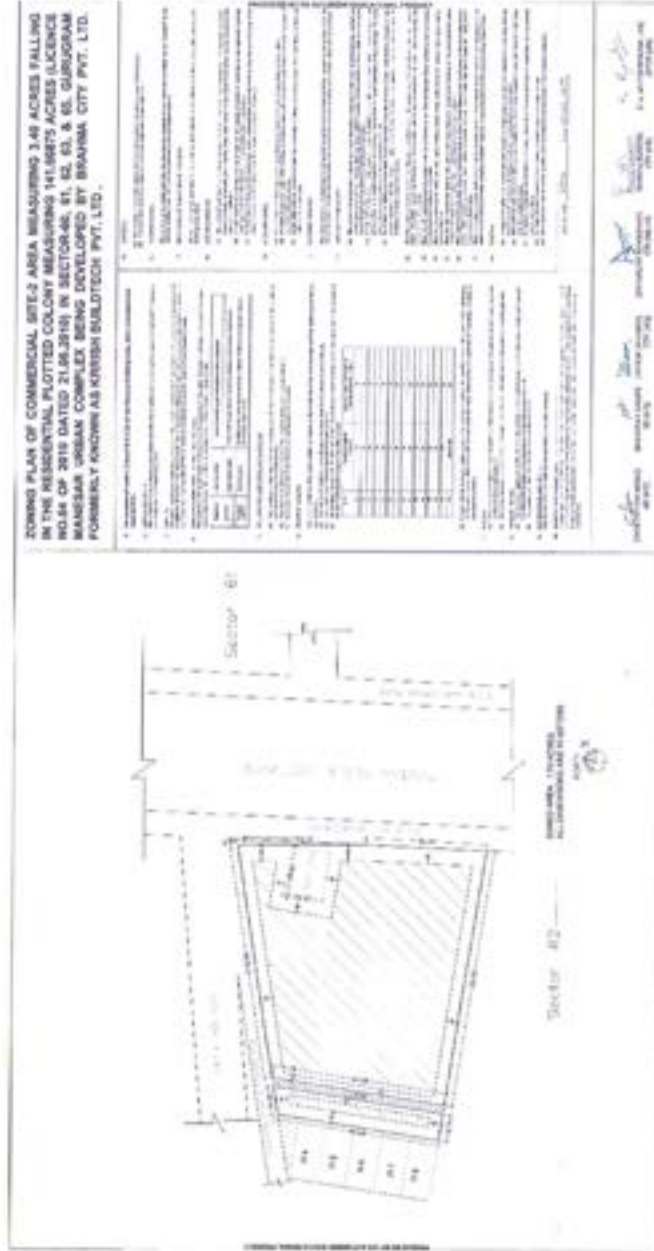
necessary to confirm to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms.

SCHEDULE -I
SCHEDULE OF COMMERCIAL PLOT

All that piece and parcel of land bearing No. Commercial Site-2, admeasuring 3.4 acres sq. yds. (approx. 13,760 sq.mts) in the colony known as "Brahma City" Sector 62 at Gurgaon. The above Commercial Site -2 falls in Rect. No. 21 Killa no. 11/2/1 min,12, 13/1, 13/2/1, 18/2/1,18/2/2, 19/1, 19/2, 20/2/1 min 20/2/2 min of Village Ullahawas Sub Tehsil Wazirabad District Gurgaon - Haryana



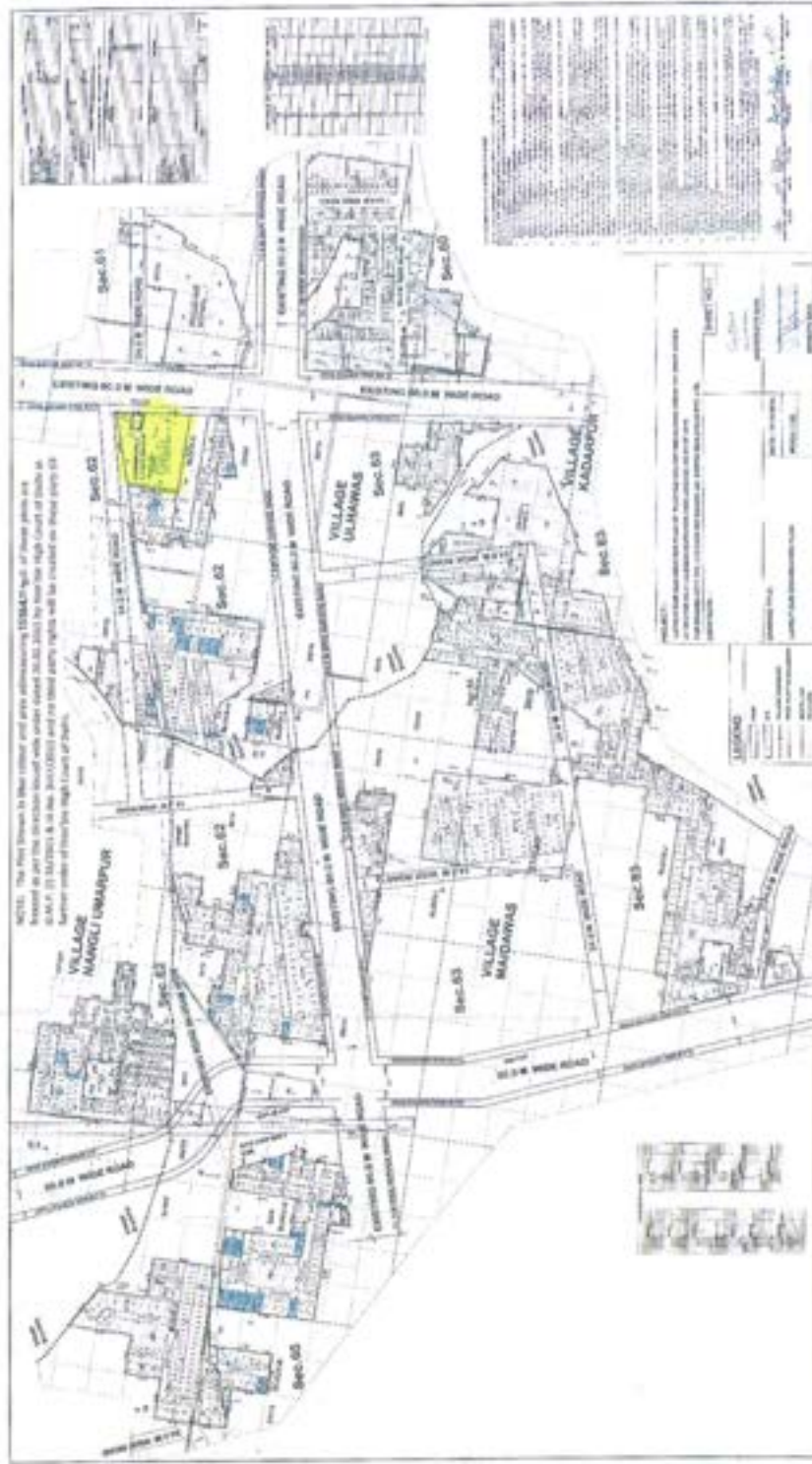
SCHEDULE -II
ZONING PLAN OF THE COMMERCIAL PLOT



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[Handwritten signature]

SCHEDULE -III
LAYOUT CUM DEMARICATION PLAN OF BRAHMA CITY



[Handwritten Signature]

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

Drafted by C. P. Batra

Batra


Witness:

1.


S.C. ARORA, ADVOCAT
DISTT. COURT, GURGAON
Adhaar No. 12 1438 1712
PAN No. CCAPA6675H

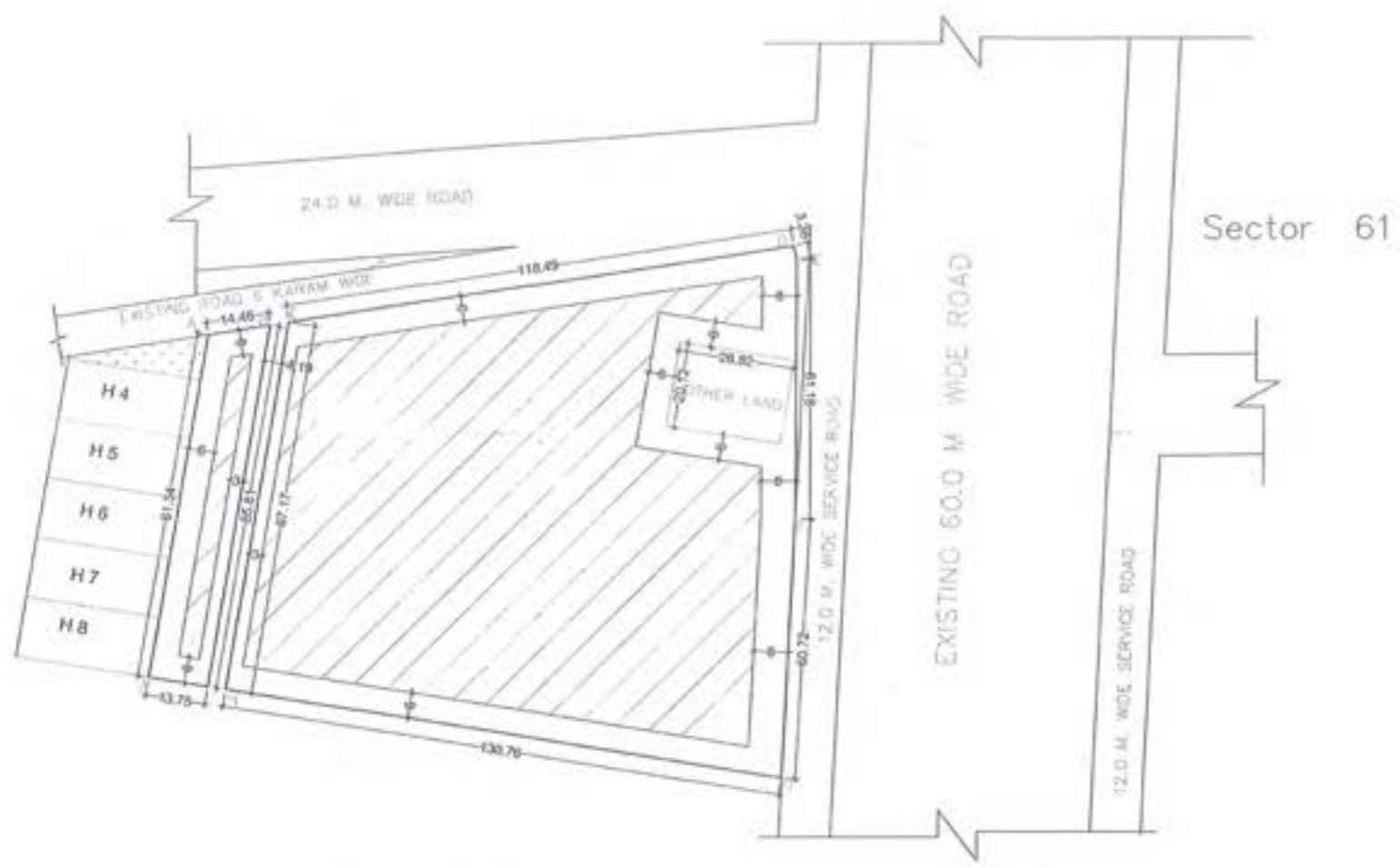

VENDOR
Brahma City Private Limited

2.


Parveen Kumar Angrish
/ Advocate
M.A.L.L.E. HONS.
Distt. Court, Gurgaon


VENDEE
Adani Brahma Synergy Pvt Ltd

ZONING PLAN OF COMMERCIAL SITE-2 AREA MEASURING 3.40 ACRES FALLING IN THE RESIDENTIAL PLOTTED COLONY MEASURING 141.66875 ACRES (LICENCE NO.64 OF 2010 DATED 21.08.2010) IN SECTOR-60, 61, 62, 63, & 65, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BRAHMA CITY PVT. LTD. FORMERLY KNOWN AS KRRISH BUILDTECH PVT. LTD .



Sector 62 ZONED AREA: 1.70 ACRES ALL DIMENSIONS ARE IN METERS



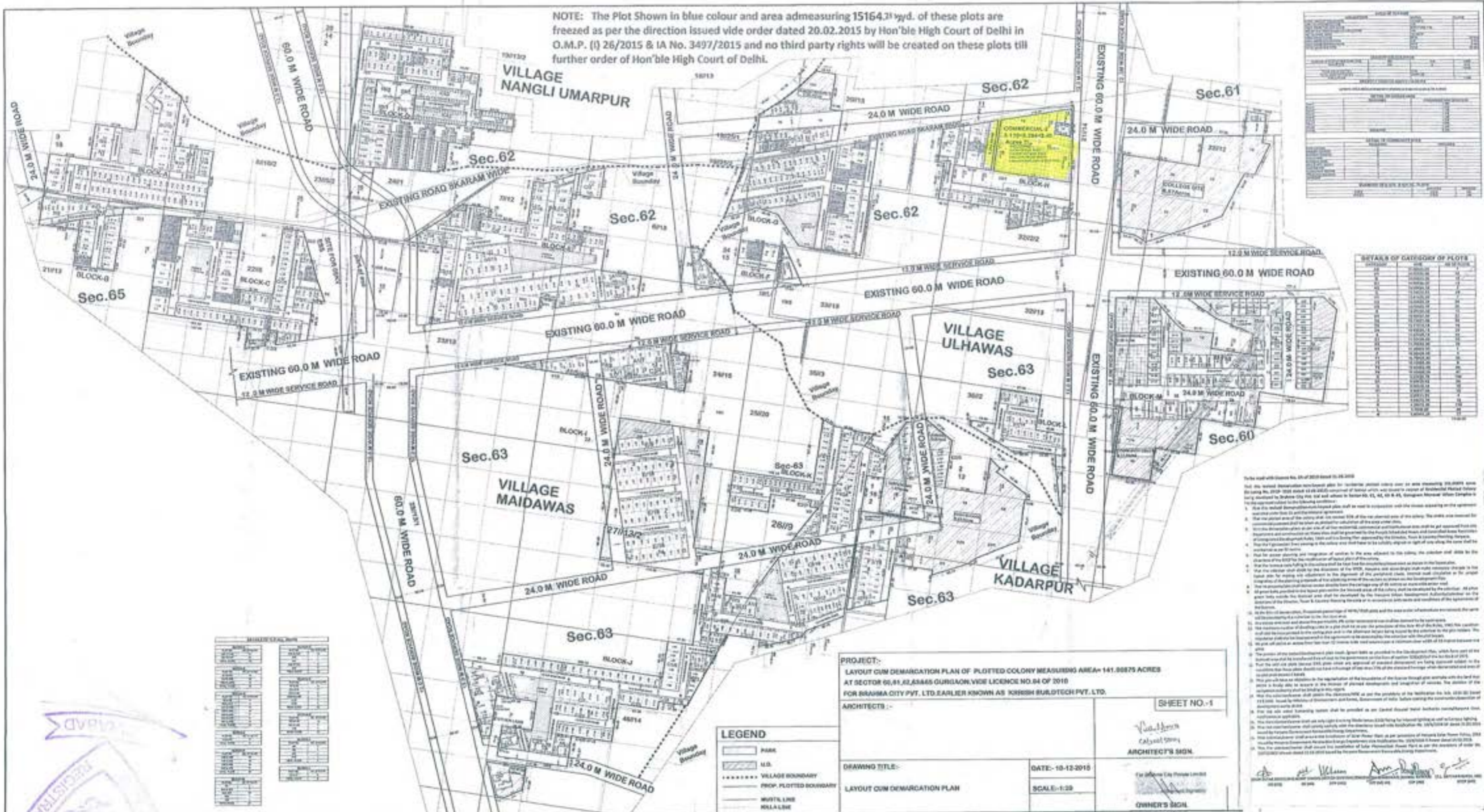
- For purpose of Code 5.2 (b)(v) & 6.1 (i) of the Haryana Building Code, 2017, amended from time to time.
 - USERS & USE OF SITE
The above said use of site is in accordance with the development plan shown as A to F as confirmed by DPR, Gurugram vide Encl. No. 2017 dated 09/06/2018.
 - LAND USE
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable. Not less than 30% of the permissible FAR should be used for neighborhood shopping needs.
 - TYPE OF BUILDING PERMITTED AND LAND USE ZONES
The type of building permitted in this site is: Shopping Mall, Multiple, Departmental Store, Integrated Commercial, Service Apartments, Specialised Retail/Departmental Store, Offices & other allied uses etc.
- | Symbol | Land use Zone | Type of Building permitted/permissible structure |
|--------|-----------------|--|
| □ | Open space Zone | Open parking spaces, landscaping features, underground service etc. |
| ▨ | Building Zone | Building as per permissible land use as shown in above and also permissible in the main zoning zone. |
- SEE COVERED AND FLOOR AREA RATIO (SAR)
 (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
 (b) The maximum coverage on ground floor shall be 50% of the area of 5.46 acres.
 (c) Maximum Permissible FAR shall be 100 on the area of 5.46 acres.
 - HEIGHT OF BUILDING
 The height of the building block, subject to clearance to the provision of the site coverage and FAR, shall be governed by the following:
 (a) The maximum height of the buildings shall be as per Code 6.1 (b)(i) and Code 6.1 (i) (b).
 (b) The plinth height of building shall be as per Code 7.3.
 (c) All building setbacks shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:
- | S-61 | HEIGHT OF BUILDING (meters) | SET BACK (PERMITTED MINIMUM) (meters) |
|------|-----------------------------|---------------------------------------|
| 1 | 18 | 3 |
| 2 | 18 | 5 |
| 3 | 18 | 5 |
| 4 | 18 | 7 |
| 5 | 24 | 8 |
| 6 | 24 | 10 |
| 7 | 24 | 12 |
| 8 | 24 | 12 |
| 9 | 24 | 12 |
| 10 | 24 | 12 |
| 11 | 24 | 12 |
| 12 | 24 | 12 |
| 13 | 24 | 12 |
| 14 | 24 | 12 |
| 15 | 24 | 12 |
| 16 | 24 | 12 |
| 17 | 24 | 12 |
| 18 | 24 | 12 |
| 19 | 24 | 12 |
| 20 | 24 | 12 |
| 21 | 24 | 12 |
| 22 | 24 | 12 |
| 23 | 24 | 12 |
| 24 | 24 | 12 |
| 25 | 24 | 12 |
| 26 | 24 | 12 |
| 27 | 24 | 12 |
| 28 | 24 | 12 |
| 29 | 24 | 12 |
| 30 | 24 | 12 |
| 31 | 24 | 12 |
| 32 | 24 | 12 |
| 33 | 24 | 12 |
| 34 | 24 | 12 |
| 35 | 24 | 12 |
| 36 | 24 | 12 |
| 37 | 24 | 12 |
| 38 | 24 | 12 |
| 39 | 24 | 12 |
| 40 | 24 | 12 |
| 41 | 24 | 12 |
| 42 | 24 | 12 |
| 43 | 24 | 12 |
| 44 | 24 | 12 |
| 45 | 24 | 12 |
| 46 | 24 | 12 |
| 47 | 24 | 12 |
| 48 | 24 | 12 |
| 49 | 24 | 12 |
| 50 | 24 | 12 |
| 51 | 24 | 12 |
| 52 | 24 | 12 |
| 53 | 24 | 12 |
| 54 | 24 | 12 |
| 55 | 24 | 12 |
| 56 | 24 | 12 |
| 57 | 24 | 12 |
| 58 | 24 | 12 |
| 59 | 24 | 12 |
| 60 | 24 | 12 |
| 61 | 24 | 12 |
| 62 | 24 | 12 |
| 63 | 24 | 12 |
| 64 | 24 | 12 |
| 65 | 24 | 12 |
| 66 | 24 | 12 |
| 67 | 24 | 12 |
| 68 | 24 | 12 |
| 69 | 24 | 12 |
| 70 | 24 | 12 |
| 71 | 24 | 12 |
| 72 | 24 | 12 |
| 73 | 24 | 12 |
| 74 | 24 | 12 |
| 75 | 24 | 12 |
| 76 | 24 | 12 |
| 77 | 24 | 12 |
| 78 | 24 | 12 |
| 79 | 24 | 12 |
| 80 | 24 | 12 |
| 81 | 24 | 12 |
| 82 | 24 | 12 |
| 83 | 24 | 12 |
| 84 | 24 | 12 |
| 85 | 24 | 12 |
| 86 | 24 | 12 |
| 87 | 24 | 12 |
| 88 | 24 | 12 |
| 89 | 24 | 12 |
| 90 | 24 | 12 |
| 91 | 24 | 12 |
| 92 | 24 | 12 |
| 93 | 24 | 12 |
| 94 | 24 | 12 |
| 95 | 24 | 12 |
| 96 | 24 | 12 |
| 97 | 24 | 12 |
| 98 | 24 | 12 |
| 99 | 24 | 12 |
| 100 | 24 | 12 |
- Each balcony or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open or space shall be the one specified for the tallest building as specified in (a) down.
 - PARKING
 (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and employees within the site as per Code 7.1.
 (b) In no circumstances, the vehicles belonging to the plot premises shall be parked outside the plot area.
 - APPROACH TO SITE
 (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junction with the surrounding roads to the satisfaction of the Competent Authority.
 (b) The approach to the site shall be shown on the zoning plan.
 - SOIL AND SUB-COORDINATION OF SITE
 Sub-division of the site shall not be permitted, in any circumstances.
 - APPROVAL OF BUILDING PLANS
 The building plans of the building to be constructed at this site shall have to be approved from the Director, Town & Country Planning, in-charge of the project or the committee authorized by him, under section 4 (2) of the Punjab Scheduled Road and Controlled Area Restriction of the Street/Highway Management Act, 1983, before starting up the construction.

- BASEMENT
 (a) The number of basement (storeys) within building zone of site shall be as per Code 6.1 (b)(v).
 (b) The basement shall be constructed, used and maintained as per Code 7.16.
- PLANNING MEMBERS
 The building to be constructed shall be prepared and referred to the name and members as per Chapter 7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES
 The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- EXTERNAL FINISHES
 (a) The external wall finishes, to the extent possible shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzo, gips, marble, chips, glass mosaic or any other finish which may be allowed by the Competent Authority.
 (b) All sign boards and notices shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and/or in any other place, whatsoever.
 (c) For building services, electrical services, construction practices, building material, foundation and Deep Foundation Chapter 30 of the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS
 (a) Lift and Ramper in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 (b) Lift shall be provided with 200% extra capacity generator along with automatic switchover along with staircase of required width and number.
 (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
- BUILDING EYE-LINES
 The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- FIRE SAFETY MEASURES
 (a) The owner will ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
 (b) Electric Sub Station/ generator room, if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
 (c) To ensure fire fighting services shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
 (d) That the colonizer/owner shall obtain the clearance/NOE as per the provisions of the Notification No. S.O. 2393 (2) dated 18.12.2008 issued by Ministry of Environment and Forests, Government of India, before starting the construction, if applicable.
 (e) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
 (f) That the colonizer/owner shall use only light emitting diode lamps (LED) lighting for internal lighting as well as common lighting.
 (g) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 1570/2016-SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department.
 (h) That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 1570/2016-SP dated 11.03.2016.
 (i) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/51/2005-SPower dated 23.11.2005 issued by Haryana Government Renewable Energy Department.
- GENERAL
 (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code 2017.
 (b) The water storage tanks and other plumbing works etc. shall not be exposed to view from any side of building but shall be suitably screened.
 (c) No applied decoration like frescoes, carvings, names of persons or buildings are permitted on any external face of the building.
 (d) Garbage collection center of appropriate size shall be provided within the site.
 (e) Color trade markers and other symbols shall be subject to the approval of the Competent Authority.

DWG No. H/CP-5970 Date 07-07-2017

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SO (HQ) (HITESH SHARMA) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(Handwritten signatures)



NOTE: The Plot Shown in blue colour and area admeasuring 15164.21 sqd. of these plots are frozen as per the direction issued vide order dated 20.02.2015 by Hon'ble High Court of Delhi in O.M.P. (I) 26/2015 & IA No. 3497/2015 and no third party rights will be created on these plots till further order of Hon'ble High Court of Delhi.

Sl. No.	Plot No.	Area (sqd.)	Remarks
1	22011	1200	Plot in Block W
2	22012	1200	Plot in Block W
3	22013	1200	Plot in Block W
4	22014	1200	Plot in Block W
5	22015	1200	Plot in Block W
6	22016	1200	Plot in Block W
7	22017	1200	Plot in Block W
8	22018	1200	Plot in Block W
9	22019	1200	Plot in Block W
10	22020	1200	Plot in Block W
11	22021	1200	Plot in Block W
12	22022	1200	Plot in Block W
13	22023	1200	Plot in Block W
14	22024	1200	Plot in Block W
15	22025	1200	Plot in Block W
16	22026	1200	Plot in Block W
17	22027	1200	Plot in Block W
18	22028	1200	Plot in Block W
19	22029	1200	Plot in Block W
20	22030	1200	Plot in Block W

Sl. No.	Plot No.	Area (sqd.)	Remarks
1	22031	1200	Plot in Block W
2	22032	1200	Plot in Block W
3	22033	1200	Plot in Block W
4	22034	1200	Plot in Block W
5	22035	1200	Plot in Block W
6	22036	1200	Plot in Block W
7	22037	1200	Plot in Block W
8	22038	1200	Plot in Block W
9	22039	1200	Plot in Block W
10	22040	1200	Plot in Block W
11	22041	1200	Plot in Block W
12	22042	1200	Plot in Block W
13	22043	1200	Plot in Block W
14	22044	1200	Plot in Block W
15	22045	1200	Plot in Block W
16	22046	1200	Plot in Block W
17	22047	1200	Plot in Block W
18	22048	1200	Plot in Block W
19	22049	1200	Plot in Block W
20	22050	1200	Plot in Block W

THESE PLOTS ARE FROZEN AS PER THE ORDER DATED 20.02.2015 BY HON'BLE HIGH COURT OF DELHI IN O.M.P. (I) 26/2015 & IA NO. 3497/2015.

1. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

2. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

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6. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

7. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

8. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

9. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.

10. The area shown in blue colour in the plan is reserved for the use of the Government of India and shall not be used for any other purpose.



PROJECT:
LAYOUT CUM DEMARCATION PLAN OF PLOTTED COLONY MEASURING AREA= 141.86875 ACRES
AT SECTOR 60, 61, 62, 63 & 65 GURGAON, HARYANA LICENCE NO. 84 OF 2010
FOR BRAHMA CITY PVT. LTD. EARLIER KNOWN AS KRISHN BUILDTech PVT. LTD.

ARCHITECTS :- *Signature*
ARCHITECT'S SIGN

OWNER'S SIGN

DATE:- 10-12-2010
SCALE:- 1:25

DRAWING TITLE:- LAYOUT CUM DEMARCATION PLAN

SHEET NO.- 1

LEGEND

- PARK
- U.S.
- VILLAGE BOUNDARY
- PROP. PLOTTED BOUNDARY
- MUTUAL LINE
- MALA LINE

Sl. No.	Plot No.	Area (sqd.)	Remarks
1	22051	1200	Plot in Block W
2	22052	1200	Plot in Block W
3	22053	1200	Plot in Block W
4	22054	1200	Plot in Block W
5	22055	1200	Plot in Block W
6	22056	1200	Plot in Block W
7	22057	1200	Plot in Block W
8	22058	1200	Plot in Block W
9	22059	1200	Plot in Block W
10	22060	1200	Plot in Block W
11	22061	1200	Plot in Block W
12	22062	1200	Plot in Block W
13	22063	1200	Plot in Block W
14	22064	1200	Plot in Block W
15	22065	1200	Plot in Block W
16	22066	1200	Plot in Block W
17	22067	1200	Plot in Block W
18	22068	1200	Plot in Block W
19	22069	1200	Plot in Block W
20	22070	1200	Plot in Block W

Signature