

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 25/11/2019

Certificate No. G0Y2019K3227



Stamp Duty Paid : ₹ 4500000

(Rs. Only)

GRN No. 60163954



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

City/Village : Nehru place

District : New delhi

State : New delhi

Phone: 0



**Buyer / Second Party Detail**

Name : Adani Brahma Synergy pvt ltd

H.No/Floor : 83

Sector/Ward : 32

LandMark : Nil

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 0

Purpose : Conveyance Deed



For Property Tax Hasbeen Completed

*Sunil*  
Authorised Signatory

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

26/11/2019

10927

26-11-19

Type of deed	:	Conveyance deed
Area	:	6570.86 Sq. yards
Transaction Value	:	25,29,78,220/-
Total Stamp Value	:	1,26,49,500/-
Stamp Paper	:	45,00,000/- (Stamp No.G0Y2019K3227)
Deficiency in Stamp	:	81,49,500 (Stamp- G0Y2019K3228 of 45,00,000 & G0Y2019K3230 of 36,49,500/-)
Mauza	:	Sector 63 / Village Maidawas

THIS Conveyance Deed (hereafter referred to as “**Deed**”) is made at SUB Teshil Badshapur on this 26<sup>th</sup> day of November 2019.

BY

**Brahma City Private Limited**, (PAN NO. – AADCK3277H) a company incorporated under the Companies Act, 1956, and having its Registered Office at Flat Number B- 8, Cabin No. 11, Ansal Tower, 38 Nehru Place, New Delhi -110019 and its corporate address Epitome, Building no. 5A, 10<sup>th</sup> floor, DLF Cyber city, Phase 3, Gurgaon 122 002 through its duly authorized person Shri Manohar Dhasmana s/o M N Dhasmana (AADHAAR No. 4762 9719 9180) duly authorized vide resolution dated 05.11.2019

*MS*  
*Veek*

*Veek/sr*

1 of 13

Reg. No.	Reg. Year	Book No.
10927	2019-2020	1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Manohar Dhasmana OTHER Brahma City P. Ltd.

क्रेता :- thru Ved Singh OTHER Adani Brahma Synergy P. Ltd.

गवाह 1 :- C P Batheja

गवाह 2 :- Laxman

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10927 आज दिनांक 26-11-2019 को बही नं 1 जिल्द नं 43 के पृष्ठ नं 47.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 862 के पृष्ठ संख्या 56 से 58 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 26-11-2019

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )



Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 25/11/2019

Certificate No. G0Y2019K3228



Stamp Duty Paid : ₹ 4500000

(Rs. Only)

GRN No. 60164289



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

City/Village : Nehru place

District : New delhi

State : New delhi

Phone: 0



**Buyer / Second Party Detail**

Name : Adani Brahma Synergy pvt ltd

H.No/Floor : 83

Sector/Ward : 32

LandMark : Nil

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 0

Purpose : Deficiency



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

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

IN FAVOUR OF

**Adani Brahma Synergy Pvt. Ltd.** (PAN. No.AAPCA5275K) a company incorporated under the provisions of Companies Act 2013, having its registered office at Flat Number B-8, Cabin No. 11, Ansal Tower, 38 Nehru Place, New Delhi -110019 and its corporate office at Plot No. 83, Sector – 32, Gurgaon – 122 001, Haryana through its duly authorized person Shri Ved Singh s/o Shri Ramji Lal, (Aadhar No. 4816 6324 2723) duly authorized vide board resolution dated 05.11.2019.



प्रलेख न:10927

दिनांक:26-11-2019

डीड संबंधी विवरण		
डीड का नाम CONVEYANCE OUTSIDE MC AREA		
तहसील/सब-तहसील बादशाहपुर	गांव/शहर लाईसेंस कालोनी	स्थित लाईसेंस कालोनी
भवन का विवरण		
भूमि का विवरण		
निवासीय	6570.86 Sq. Yards	
धन संबंधी विवरण		
राशि 252978224 रुपये	कुल स्टाम्प ड्यूटी की राशि 12648911 रुपये	
स्टाम्प नं : g0y2019k3228	स्टाम्प की राशि 4500000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:42747384	पेस्टिंग शुल्क 3 रुपये
DeficiencyStampno: g0y2019k3227g0y2019k3230	DeficiencyGrnno: 6016395460164529	DeficiencyAmt: 45000003649500
Drafted By: C P Batheja Adv.	Service Charge:200	

यह प्रलेख आज दिनांक 26-11-2019 दिन मंगलवार समय 4:29:00 PM बजे श्री/श्रीमती/कुमारी Brahma City P. Ltd.thru Manohar DhasmanaOTHER पुत्र .. निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता  
Brahma City P. Ltd.

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

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 अनापत्ति 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 अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

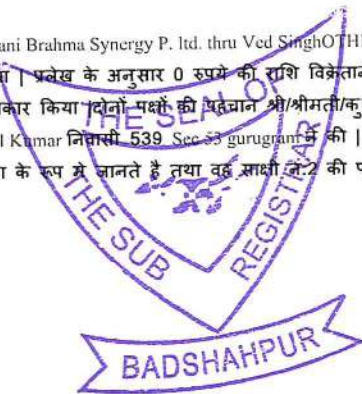
दिनांक 26-11-2019  
Brahma City P. Ltd.

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Adani Brahma Synergy P. Ltd. thru Ved SinghOTHER पुत्र . हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने भरे समक्ष क्रेता 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 C P Batheja पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Laxman पिता Kamal Kumar निवासी 539 Sec 53 gurugram में की । साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 26-11-2019

उप/संयुक्त पंजीयन अधिकारी ( बादशाहपुर )



Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 25/11/2019

Certificate No. G0Y2019K3230



GRN No. 60164529



Stamp Duty Paid : ₹ 3649500

(Rs. Only)

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

City/Village : Nehru place

District : New delhi

State : New delhi

Phone: 0



**Buyer / Second Party Detail**

Name : Adani Brahma Synergy pvt ltd

H.No/Floor : 83

Sector/Ward : 32

LandMark : Nil

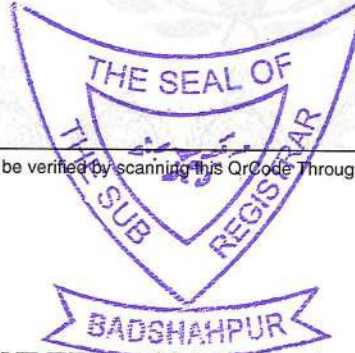
City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 0

Purpose : Deficiency

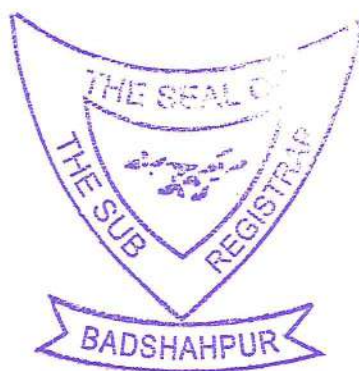


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hereinafter referred to as '**VENDEE**' ( which expression shall, unless excluded by or repugnant to the subject or context of this Agreement, be deemed to include his / her / their heirs, executors, administrators, successors-in-interest, legal representatives 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 and zoning plan of the same duly sanctioned by Director, Town and Country



Planning, Haryana under the provisions of Haryana Development and Regulation of Urban Areas Act and that the SAID LAND has been developed into an integrated Township and in pursuance thereof the VENDOR has carved out the plots of different sizes and dimensions.

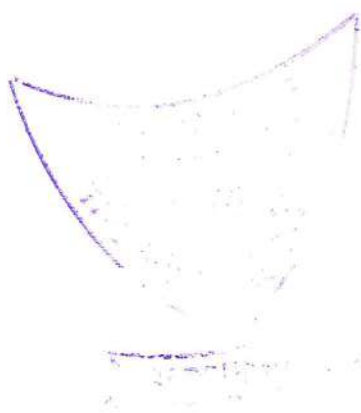
And Whereas the VENDOR is sufficiently entitled to the Said Plots (defined hereinafter) and no one besides the VENDOR has any interest, right or claim of any kind in the Said Plots which are free from all encumbrances and legal disputes and the VENDOR has full and unrestricted right and power to convey,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

And whereas as per the request of the VENDEE, the VENDEE has been allotted 15 plots Details of Plots and area as under:-

#### SCHEDULE OF PLOTS

Sl.No	Block	Plot No.	Area Sq Mtr	Area (sq.yd)
1	I	I6	420.00	502.32
2	I	I7	420.00	502.32
3	I	I8	420.00	502.32
4	I	I9	420.00	502.32
5	I	I10	420.00	502.32
6	I	I11	420.00	502.32
7	I	I12	420.00	502.32
8	I	I13	231.90	277.35
9	I	I14	231.90	277.35
10	I	I15	231.90	277.35
11	I	I19	295.62	353.56
12	I	I20	295.62	353.56
13	I	I21	295.62	353.56
14	I	I22	295.62	353.56
15	I	I23	675.86	808.33
	<b>Total</b>	<b>15</b>	<b>5,494.03</b>	<b>6,570.86</b>







(hereinafter referred to as the **"Said Plots"**) forming part of the approved Layout/Zoning plan of the said colony namely Brahma City, and which plots of land are more particularly described in the **"Schedule"** hereinafter mentioned, for a total sale consideration of **Rupees 25,29,78,220/- (Rupees Twenty Five Crore Twenty Nine Lakh Seventy Eight Thousand Two Hundred Twenty only)** which interalia includes basic sale price, external development charges, infrastructure development charges and preferential location charges as on date, for the Said Plots. The said sale consideration is subject to deduction of applicable taxes as per Indian income tax laws.

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

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

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

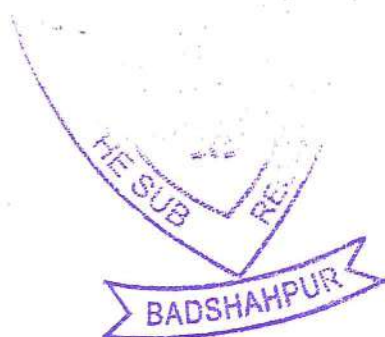
1. In consideration for sum of **Rupees 25,29,78,220/- (Rupees Twenty Five Crore Twenty Nine Lakh Seventy Eight Thousand Two Hundred Twenty only)**, which has been paid by the VENDEE to the VENDOR the receipt whereof is hereby admitted and acknowledged by the VENDOR, the VENDOR do hereby grants, conveys, transfers, assigns and assures unto the VENDEE all that piece and parcel of land comprising the Said Plots, more particularly described in the Schedule hereto together with all ways, paths, passages, rights, liberties, privileges, easements, benefits to the Said Plots subject to adherence of terms and conditions as stated hereinafter. VENDEE is entitled to hold, use and enjoy the same in the manner permitted by the Director, Town & Country Planning without any hindrance or claim from the VENDOR.





2. That the VENDOR assures the VENDEE that the Said Plots are free from encumbrances such as sale, gift, mortgage, disputes, attachment, lien, legal flaws, claims etc. and there is no legal impediment or restraint of any nature whatsoever for transfer of the Said Plots to the VENDEE.
3. That the actual physical vacant possession of the Said Plots has been handed over by the VENDOR to the complete satisfaction of the VENDEE and the VENDEE has taken over the same to its complete satisfaction in respect of its area, location, dimensions etc. and all issues/claims whatsoever in this regard has been settled. VENDEE has been left with no claim of any nature whatsoever including monetary claim, if any against the VENDOR. Now, the VENDEE is fully responsible for the Said Plots.
4. That the VENDOR and the VENDEE shall be bound by the terms and conditions of allotment and VENDEE and all the relevant terms thereof shall be deemed to be incorporated in this Deed and as such forms part of this Deed.
5. That all rates, taxes or other charges levied or leviable in respect of the Said Plots shall be payable and be paid by the VENDEE with effect from the date hereof.
6. That the VENDOR besides the internal services, will endeavour to make provision for land(s) and/or building(s), as the case may be, for club/community buildings, recreational, educational and medical facilities, for the residents and bonafide visitors to Brahma City. However, the nature, extent, specifications, time and other matters related to the provision of these facilities shall be at the sole discretion of the VENDOR, and the same shall in no manner form part of any common area, facilities or services.
7. That this Deed is subject to all laws and notifications and rules applicable to this area, including terms and conditions of the License(s) granted by the Director Town and Country Planning, Haryana, Chandigarh (DTCP) for setting up Brahma City, Gurgaon, and undertakings and agreements executed by the VENDOR with DTCP, in this regard and that the VENDEE has familiarized and satisfied himself/herself/themselves/itself with all the aforesaid and other applicable agreements, arrangements, undertakings and conditions etc.

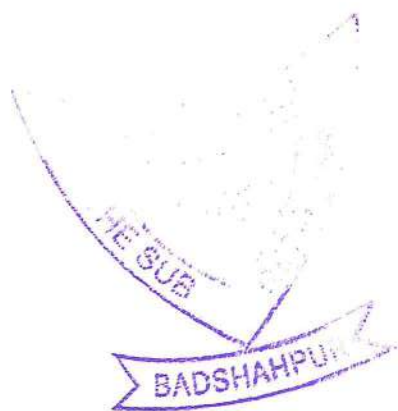






8. That all taxes, levies, cess, charges or assessments, whether levied or leviable in future, on the SAID LAND comprising the Said Plots, by any Govt. Authority(ies) or Department or Agency shall be borne and paid by the VENDEE on pro-rata basis or to be reimbursed to the VENDORS on actuals in the event the same is discharged by the VENDORS as determined by the VENDORS from the date of execution of this Deed.
9. That the operation and maintenance of various Value Added Services and Facilities in the Brahma City, Gurgaon shall be managed by the Maintenance Agency to be appointed by the VENDOR (hereinafter referred to as the "Maintenance Agency"). The VENDEE doth hereby agrees and confirms that VENDEE shall not hold the VENDOR responsible for any act of omission or commission or deficiency in services of any nature, whatsoever, on the part of Maintenance Agency. The Maintenance Agency shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of omission and commission in rendering the services to the VENDEE. The VENDEE hereby expressly discharges the VENDOR from the effects of any act, omission, negligence or deficiency in services on the part of the Maintenance Agency.
10. That the VENDEE shall enter into a separate Maintenance Agreement with the Maintenance Agency to be appointed by the VENDOR. The VENDEE agrees to execute the Maintenance Agreement with Maintenance Agency on the possession of the Said Plots. The VENDEE shall be liable to pay the maintenance charges as per the demand raised by the Maintenance Agency from time to time in respect of the services provided for the Said Plots after 30 days from the date hereof and shall not keep the same in arrears. That in the event of sale, transfer, assignment, etc of the Said Plots and / or the building thereon by the VENDEE, the VENDEE shall obtain a NOC from the Maintenance Agency prior to any such sale, transfer, assignment, etc. failing which the VENDEE and his / her/ their/ its buyer, transferee, assignee etc. shall be jointly and severally liable for payment of such arrears in maintenance charges.





11. That the VENDEE shall have the ownership right only in respect of the Said Plots and shall have absolutely no such right and title in the common areas of Brahma City, Gurgaon including the community buildings, open spaces etc. developed and/or to be developed by the VENDOR in the said township. The VENDEE or any other person(s) claiming through the VENDEE shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. The VENDEE shall only have the right of ingress/egress, over or in respect of open spaces, and/or any other common areas in the Brahma City, Gurgaon such as parks, community buildings, etc. The VENDEE doth hereby agrees and confirms that VENDEE shall not create any blockages, elevations, constructions in the common area and shall indemnify the VENDORS for any losses and damages to the VENDOR for any of its acts of omission or commissions in this regard.
12. That the VENDOR reserves the sole right to develop the unused areas and/or common areas in Brahma City, Gurgaon in accordance with the necessary sanctions as and when obtained by the VENDOR and the VENDEE shall have no right of objection or reservation , whatsoever in this regard.
13. That the expenditure incurred by the VENDOR, for connecting sewer and potable water lines, maintaining roads, street light and all other amenities in respect of the said Plots and for the benefit of the occupants from the mains laid along the road shall be reimbursed by the VENDEE to the VENDOR. The amount as apportioned by the VENDOR shall be final and binding on the VENDEE.
14. That the VENDEE shall be entitled to obtain temporary water connection for construction purposes upon payment of applicable charges and after submitting building plans approved by the concerned authority, in accordance with the provision for such supply and shall be entitled to regular water connection upon furnishing copy of the Occupation / Completion certificate, and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.







15. That the VENDEE shall be entitled to obtain sewer / storm water connection after furnishing a copy of the occupation / completion certificate issued by the concerned authority in respect of the Said Plots and upon payment of costs for redoing and repair works in the available infrastructure required to be undertaken in providing such connections, in addition to the applicable charges and other costs, charges and expenses that may be incurred by the VENDEE.
16. That the VENDEE shall be bound to start construction on the Said Plots after obtaining necessary sanction of the Competent Authority within a period of 3 years from the date of offering possession, failing which it shall be in the sole discretion of the VENDOR to extend the period for commencement of construction, but in that event the VENDEE shall be liable to pay the such charges per month on the Said Plots area for the delayed period as may be decided by the VENDOR. The VENDEE undertakes to submit to the VENDOR a certified true copy of the Completion/Occupancy Certificate to the full satisfaction of the VENDOR. It is clearly agreed and understood by the VENDEE that while raising the construction of the residential building, construction will be carried out in accordance with applicable building bye-laws, rules and regulations.
17. The VENDEE shall pay on demand to the VENDOR or the concerned authority, as the case may be, any and all additional enhanced and/or revised external development charges, infrastructure development charges, or any other charges/taxes, which may become due on account of enhancement and/or revision of such charges at any time in future over and above those prevailing on the date of this Deed and/or any other charges levied by Government from time to time or any time in future or other authorities on the Said Plots on a pro-rata basis. The VENDOR decision regarding the determination of the pro-rata share shall be final and binding on the VENDEE.
18. That, the VENDEE shall not use or allow to use the Said Plot for any non-residential purpose or any activity that may cause nuisance to other purchasers/occupants of the neighboring plots, etc. The VENDEE has undertaken and doth hereby undertakes that



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the VENDEE shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rule, regulation or direction by the HUDA or any other competent authority and that the VENDEE shall indemnify and keep indemnify the VENDORS for any liability and/or penalty in that behalf.

19. That, the VENDEE shall not carry out fragmentation/sub-division of the Said Plots in any manner whatsoever, under any circumstances, failing which the VENDEE shall be solely and exclusively liable for all consequences arising therefrom.
20. That the VENDEE shall be entitled to obtain electric supply directly (both temporary for construction purposes and regular thereafter) from the DHBVN or such other company or agency competent to supply electrical energy in the Said Plots at its own cost and expense. However the VENDEE shall be entitled to apply for Power Back-up facility only upon obtaining Occupation / Completion certificate from the concerned authority at the cost and expense of the VENDEE, including but not limited to cost of wiring from meter room upto the Said Plots, payable at the time of obtaining the temporary electricity connection to the Said Plots, which Power Back-up shall be made available, on payment of usage charges only after furnishing the Occupation / completion certificate.
21. That the VENDOR shall make provisions for common water supply to Brahma City, Gurgaon and VENDEE herein undertakes to pay on demand to the VENDORS, proportionate share as determined by the VENDOR towards providing the same. The VENDEE shall never default in payment of its proportionate share of water consumption charges as demanded by the VENDOR.
22. That the VENDOR may establish recreational facilities such as a club on membership basis, which VENDEE may opt to avail, subject to payment of membership registration fee, subscription fee, security deposit, etc. and other applicable charges as may be demanded by such club authorities. The VENDEE represents and undertakes that he/she/they/it shall abide by the rules, regulations and bye-laws of such club. All







administrative, operational decision in respect of the running of the club shall be at the sole discretion of the VENDOR and VENDEE shall not have any right of interference in the decision in respect of the club, which shall not form part of the common areas or facilities.

23. That for all intents and purposes, singular includes plural and one gender includes the other gender.
24. That the VENDEE shall not object to the VENDORS constructing or continuing the development of the other plots in the said vacant lands and/or carrying out the construction/modification of other building(s) or seek stay, injunction, etc from any court/authority that may impede/cause hindrance to the VENDOR in completing the SAID LAND/ township/residential colony or handing over possession therein to the other prospective purchasers in the larger public interest. That the VENDEE has fully understood and has agreed that he/she either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the VENDOR and/or his/her/their/its agents from developing and constructing the said colony in any manner whatsoever.
25. The VENDEE shall hereafter abide by the terms and conditions of this Deed and the applicable laws and should there be any contravention or non-compliance of the provision of this Deed or the terms and conditions of allotment, the VENDEE shall be solely liable for the same. If any loss is caused due to any acts of the VENDEE to the VENDOR, the VENDEE shall be solely responsible for the same keep the VENDOR indemnified for all such losses.
26. That the VENDEE shall abide by all the laws, bye-laws, rules, regulations and directions of the Govt./local authorities etc. relating to the "Brahma City" of the Said Plots and shall be solely responsible and liable for violation, if any, of any of the provisions of law and the VENDEE shall indemnify the VENDOR for any liability and/or penalty in that behalf.





27. That the VENDEE hereby agrees and undertakes that in case the VENDEE transfers his/her/their/its rights, title and interest in respect of the Said Plots whether in full or in part, in favour of any Third Party (ies) including successors in interest, then in such eventuality the Third Party(ies) to whom the right, title and interest has been conferred by the VENDEE shall pay an amount as may be determined by the maintenance Agency towards the mutation charges for the purpose of registration of mutation of the Said Plots whether in full or in part.
28. That all the transferees of the VENDEE's interest in the Said Plots hereby being sold shall always be bound by the terms and conditions of this Deed. The VENDEE shall be bound to inform and disclose this condition to the transferee(s).
29. That all expenses, charges, including stamp duty, transfer duty and registration charges for registration of the Deed have been borne and paid by the VENDEE.
30. If any provision of this Deed shall be determined to be void or un-enforceable under any applicable law, such provisions shall be deemed, amended or deleted in so far as reasonably consistent with the purpose of this Sale Deed and to the extent necessary to confirm to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms.

#### **SCHEDULE OF PLOTS**

All that piece and parcel of land being Plots as per list below, in Block I of Brahma City, Sector-63 Gurgaon, as per the approved Layout/Zoning plan.

Sl.No	Block	Plot No.	Area Sq Mtr	Area (sq.yd)
1	I	I6	420.00	502.32
2	I	I7	420.00	502.32
3	I	I8	420.00	502.32
4	I	I9	420.00	502.32
5	I	I10	420.00	502.32
6	I	I11	420.00	502.32
7	I	I12	420.00	502.32
8	I	I13	231.90	277.35
9	I	I14	231.90	277.35





10	I	I15	231.90	277.35
11	I	I19	295.62	353.56
12	I	I20	295.62	353.56
13	I	I21	295.62	353.56
14	I	I22	295.62	353.56
15	I	I23	675.86	808.33
	<b>Total</b>	<b>15</b>	<b>5,494.03</b>	<b>6,570.86</b>

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

**VENDOR**



**Brahma City Private Limited**  
(Through its Authorized Signatory)

**VENDEE**




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

Witness:

1.

  
C. P. Bhatnagar

2.

  
Laxman Kumar S/o Kamal  
Sec 53 HI No 539  
Gurgaon

