Release Deed

Indian-Non Judicial Stamp
Haryana Government

Date : 07/05/2024

Certificate No. G0G2024E5475

GRN No. 116421841

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Governor of haryana Director of town And country planning haryana

H.No/Floor : 3 Sector/Ward : 18a LandMark : Madhya marg near yojana bhavan

City/Village : Chandigarh District : Chandigarh State : Haryana

Phone: 97******98

Buyer / Second Party Detail

Name : Gravel propbuild pvt ltd

H.No/Floor : 738 Sector/Ward : A LandMark : 2nd floor shashtri nagar

City/Village: Delhi District : New delhi State : Delhi

Phone : 88******25 Others : Grebe propbuild pvt ltd worldwide resorts and entertainment pvt ltd

Purpose : DE MORTGAGE DEED

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

HARSARU

DE-MORTGAGE DEED

THIS DEED OF DE- MORTGAGE is made and executed at Tehsil Harsaru, District Gurugram on this ___ day of May, 2024;

BY AND BETWEEN

THE GOVERNOR OF HARYANA acting through the Director General, Department of Town and Country Planning, Chandigarh, Haryana hereinafter called "The Mortgagee" (which expression shall wherever the context so requires shall mean and include its representatives, administrators, executors, and assigns) OF THE ONE PART;

IN FAVOUR OF

1. **Gravel Propbuild Private Limited** (CIN:45200DL2007PTC157755, PAN AACCG7736N), a Company duly incorporated under the Indian Companies Act, 1956 and validly existing under the Companies Act, 2013 and having its Registered Office at 306-308, Square One C-2, District Centre, Saket New Delhi South Delhi DL- 110017, hereinafter referred to as the "Landowner-1".

Director
Town & Country Planning
Haryana, Chandigarh

For Worldwide Resorts And E... ...nt Pvt. Ltd.

...ed Signatory

प्रलेख क्र.:6009 मुद्रण दिनांक 29/07/2024 02:33 PM पंजीकरण दिनांक:29-07-2024

वसीका संबंधी विवरण

वसीका का नाम CANCELLATION OF MORTGAGE

तहसील/सब-तहसील- हरसरू गांव/शहर- बासकुसला स्थित- Baskushla

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर अन्य क्षेत्र

पता : PLOT NO. D-209, THE GOLDEN CITY, SECTOR-M9, GURGAON-MANESAR

धन संबंधी विवरण

राशि- 1 रुपये कुल स्टाम्प शुल्क- 15 रुपये

स्टाम्प नं- G0G2024E5475 स्टाम्प का मूल्य- 101 रुपये

रजिस्ट्रेशन फीस- 15 रुपये EChallan:119485509 पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- DEEPAK KUMAR ADV सेवा शुल्क- 200

भूमि का विवरण

व्यवसायिक 169.23 Sq. Yards

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 11G7Y156 प्रॉपर्टी नं- D-209 मालिक- Worldwide Resorts And Entertainment Private Lim

पता- PLOT NO. D-209, THE GOLDEN CITY, SECTOR-M9, GURGAON-MANESAR

यह प्रलेख आज दिनांक 29-07-2024 दिन सोमवार समय 2:31:00 PM बजे श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANAthru .OTHER निवास CHANDIGARH HR द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Harsaru

THE GOVERNOR OF HARYANA

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है |

दिनांक 29-07-2024 संयुक्त उप पंजीयन अधिकारी NT Harsaru

THE GOVERNOR OF HARYANA

उपरोक्त मुर्तहिन व श्री/श्रीमती/कुमारी GRAVEL PROPBUILD PVT LTD thru KAPIL BHARDWAJOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि मुर्तहिन ने मेरे समक्ष राहिन को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी DEEPAK KUMAR पिता . निवासी GGM ADV व श्री/श्रीमती/कुमारी MANOJ KUMAR पिता . निवासी GGM ADV ने की |

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी सं. 2 की पहचान करता है |

दिनांक 29-07-2024 संयुक्त उप पंजीयन अधिकारी NT Harsaru

Director
Town & Country Planning
Haryana, Chandigarh

2. **Grebe Propbuild Private Limited** (CIN:U45200DL200PTC157757, PAN AACCG7729B), a Company duly incorporated under the Indian Companies Act, 1956 and validly existing under the Companies Act, 2013 and having its Registered Office at 306-308, Square One C-2, District Centre, Saket New Delhi South Delhi DL- 110017, hereinafter referred to as the "Landowner-2".

(Hereinafter the Landowner-1 to Landowner-2 as stated above shall be collectively referred to as "The Landowner(s)/The Mortgagor" (which expression shall wherever the context so requires shall mean and include its representatives, administrators, executors and assigns) OF THE OTHER PART;)

The above landowning Companies have collaborated with M/s Worldwide Resorts and Entertainment Private Limited (CIN: U74999DL2016PTC299194, PAN AABCW8084A) a Company duly incorporated under the provisions of the Companies Act, 2013 having its registered office at House No. 738, Block B, 2nd Floor, Shashtri Nagar, North West Delhi, New Delhi 110052 vide Collaboration Agreement No. 6965 dated 13.12.2021.

RECITALS

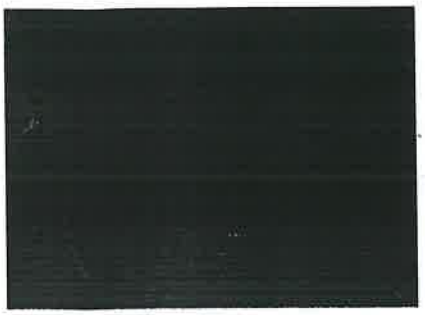
WHEREAS:-

A. Both the Parties shall individually be referred to as 'Party' and collectively as 'Parties';
B. That the Director General, Department of Town and Country, Planning, issued revised Letter of Intent (LOI) vide Memo No. LC-4711/Asstt.(MS)/2022/17732 dated 28.06.2022 for setting up of Industrial Plotted Colony over an area measuring 118.15 acres situated in the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, Sector M-9, M-10, M-13 & M-14 of Manesar, District Gurugram, Haryana;
C. That in Compliance of Condition-2 of revised Letter of Intent (LOI) and for grant of License No. 136 of 2022 dated 08.09.2022, the mortgagor was required to submit Bank Guarantee ("BG") amounting to Rs. 2748.515425 Lakh against the total cost of External Development Charges ("EDC") amounting to Rs. 10994.0617 Lakh or to Mortgage 10% saleable area against the submission of Bank Guarantee amounting to Rs. 2748.515425 Lakh;
D. That the Mortgagor in lieu of submission of Bank Guarantee against External Development Charges ("EDC") requested to Mortgage the land which is more specifically described in Schedule-A (hereinafter referred to as "the Mortgaged land") to the Mortgagee with reference to License No. 136 of 2022 dated 08.09.2022 for setting up of Industrial Plotted Colony over an area measuring 118.15 acres situated in the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, Sector M-9, M-10, M-13 & M-14 of Manesar, District Gurugram, Haryana;
E. In pursuance thereof, a deed of Mortgage dated 30.08.2022 was made and executed between the Mortgagor of the one part and the Mortgagee of the other part, registered at

Director
Town & Country Planning
Haryana, Chand

Worldwide Resorts And Entertainment Pvt. Ltd.
Director/Auth. Signatory

Reg. No.	Reg. Year	Book No.
6009	2024-2025	1



राहिन

मुर्तहिन

गवाह

उप/सयुंक्त पंजीयन अधिकारी

राहिन :- thru .OTHER THE GOVERNOR OF HARYANA_____

मुर्तहिन :- thru KAPIL BHARDWAJOTHERGRAVEL PROPBUILD PVT LTD_____

गवाह 1 :- DEEPAK KUMAR _____

गवाह 2 :- MANOJ KUMAR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6009 आज दिनांक 29-07-2024 को बही नं 1 जिल्द नं 84 के पृष्ठ नं 32.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1866 के पृष्ठ संख्या 47 से 48 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 29-07-2024

उप/सयुंक्त पंजीयन अधिकारी हरसरू

Gurugram, Haryana vide Vasika No. 6583 dated 30.08.2022 registered in the office of Sub-registrar, Tehsil Harsaru. (hereinafter called the "Principal Indenture")

F. Now, therefore, in consideration of submission of the Bank Guarantee in compliance with Condition-2 of revised Letter of Intent and against the payment of External Development Charges ("EDC") against License No. 136 of 2022, the Mortgagee and the Mortgager have deemed it fit to execute the present Deed of De-Mortgage.

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL AGREEMENT BETWEEN THE PARTIES CONTAINED HEREIN, THIS DEED OF DE-MORTGAGE WITNESSETH AS FOLLOWS:-

1. The Mortgagee hereby releases and discharges the mortgage/charge created over the Mortgaged Land admeasuring **44K-1M-2S or 5.507638 acres** to the Mortgagor and Consequently, the mortgage over the Mortgage Land created under the Deed of Mortgage dated 30.08.2022 bearing Vasika No. 6583 stands *terminated.*

2. The Mortgage hereby grants, re-assigns and de-Mortgage onto the Mortgagor, the Mortgaged Land more specifically described in Annexure-A with their rights, easements and appurtenances and all the estates, rights, title, interest, property claim and demand whatsoever of the Mortgage into, out of or upon the said land by virtue of Principal Indenture, to have Principal Indenture and from all actions, suits, accounts, claims, reckonings and demands for or in respect of said Principal Indenture.

3. The Mortgagee hereby covenants with the Mortgagor that the mortgagee have not done, executed, knowingly or willingly permitted, suffered or been party or privy to anything where the said Mortgaged Land or any part thereof, are/is impeached encumbered or affected in title, estate or otherwise whatsoever.

4. Any disputes arising under this deed of de-mortgage or any matter incidental thereto including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion. In the event that the parties are unable to settle any dispute or disagreement inter se, in that event, the territory of Gurugram, Haryana shall bear the exclusive jurisdiction over all the disputes arising out the present deed.

Director
Town & Country Planning
Haryana, Chandigarh

Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory

IN WITNESS WHEREOF, the Mortgagee have set their hands to these presents on day, month and year written above in presence of each attesting witnesses mentioned below and each of the attesting witnesses has put his signature in the presence of the Mortgagor and the Mortgagee.

Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory

(Mortgagor)

M/s Worldwide Resorts and Entertainment Private Limited

Drafted by me as per Instruction of Both Parties
DEEPAK KUMAR (Advocate)
Distt. Court, Gurugram
24/01/24

Director
Town & Country Planning
Haryana, Chandigarh

(Mortgagee)

The Governor of Haryana,
Acting through the **Director General, Department of Town and Country** Planning, Chandigarh, Haryana.

WITNESSES-

Deepak Kumar
Advocate
Distt. Court. Gurugram

MANOJ KUMAR
Advocate
Distt. Court Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

SCHEDULE A
LAND SCHEDULE OF THE MORTGAGE LAND

1. M/s Grebe Propbuild Private Limited,

Village	Khewat/ Khata No.	Rectangle No.	Revenue No.	Area K-M-S
Bans Kushla	102/105	1	21 min	2-0-0
	102/105	1	22 min	5-4-4
	102/105	1	23 min	3-0-0
	102/105	5	1 min	5-18-0
	102/105	5	2 min	4-0-5
	102/105	5	3 min	5-19-3
	104/107	5	6/2	3-11-0
	104/107	5	7/1 min	1-4-0
	102/105	5	8/2 min	0-19-6
	104/107	5	8/1/1/1 min	0-2-0
	104/107	5	8/1/2/1 min	0-15-0
	102/105	5	9/1 min	3-9-2
			Subtotal:	**36K-3M-2S Or 4.5201 Acres**

2. M/s Gravel Propbuild Private Limited,

Village	Khewat/ Khata No.	Rectangle No.	Revenue No.	Area K-M-S
Bans Kushla	106/109	5	5	3-9-0
			6/1	4-9-0
			Subtotal:	**7K-18M-0S Or 0.9875 Acres**

			Grand Total:	**44K-1M-2S Or 5.507638 Acres**

Director
Town & Country Planning
Haryana, Chandigarh

Worldwide Resorts And Entertainment Pvt. Ltd.

Director/Auth. Signatory