

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 31/03/2025

Certificate No. G0312025C3480

GRN No. 129937901



Stamp Duty Paid : ₹ 87505500

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: The haryana Shehri vikas Pradhikaran

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****82



Buyer / Second Party Detail

Name : Godrej Properties Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Godrej one pirojshahnagar

City/Village : Vikhroli east

District : Mumbai

State : Maharashtra

Phone : 98*****82

Purpose : CONVEYANCE DEED



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashop.haryana.gov.in>

**DEED OF CONVEYANCE OF
RESIDENTIAL SITE SOLD BY E AUCTION**

ON NON JUDICIAL STAMP PAPERS WORTH RS. _____/- (RUPEES
_____, DATED _____, ONLY), VIDE CERTIFICATE NO. _____,
ISSUED BY TREASURY OFFICE HARYANA

This DEED OF CONVEYANCE is made at Gurugram on the 19 day of 04, 2025

BETWEEN

THE HARYANA SHEHRI VIKAS PRADHIKARAN ACTING THROUGH THE ESTATE OFFICER
(hereinafter called the "Vendor") of the one part;

AND

GODREJ PROPERTIES LIMITED (CIN No.: L74120MH1985PLC035308) having its registered
office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East),
Mumbai 400079, Maharashtra and regional office at 2nd Floor, Tower A Plot Number 35, Sector-

ESTATE OFFICER-II
HSVP, GURUGRAM

GODREJ PROPERTIES LIMITED
Authorised Signatory

प्रलेख क्र.:1680

मुद्रण दिनांक 22/04/2025 03:04 PM

पंजीकरण दिनांक:22-04-2025

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- हुड्डा सेक्टर	स्थित- Sec-39
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : GH-1, SECTOR 39, GURUGRAM, 122022,		
धन संबंधी विवरण		
राशि- 1250075648 रुपये		कुल स्टाम्प शुल्क- 87505296 रुपये
स्टाम्प नं- G0312025C3480		स्टाम्प का मूल्य- 87505500 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:129938032	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- self		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		9557 Sq. Yards
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1C8NOCH9	प्रॉपर्टी नं- GH-1	मालिक- GODREJ PROPERTIES LIMITED
पता- GH-1, SECTOR 39, GURUGRAM, 122022,		

यह प्रलेख आज दिनांक 22-04-2025 दिन मंगलवार समय 3:05:00 PM बजे श्री/श्रीमती/कुमारी HSVP EO II निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

HSVP EO II

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 22-04-2025

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

HSVP EO II

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GODREJ PROPERTIES LIMITED thru RANJIT BHAMBHUOTHER 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 ANUPAM KHOLI पिता RAJIV निवासी GGM व श्री/श्रीमती/कुमारी ROHAN KHANKHOJE पिता निवासी UP ने की।

साक्षी सं. 1 को हम नम्बरदार अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।



दिनांक 22-04-2025

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

44. Gurugram through its authorised signatory Ranjit Bhambhu duly authorized *vide* resolution dated May 22, 2024 (hereinafter called the "**Allottee**") of the other part;

WHEREAS the land hereinafter described and intended to be hereby conveyed was owned by the Vendor in full proprietary rights.

AND WHEREAS the Vendor has sanctioned the sale of the said site to the Allottee in pursuance of its application dated July 28, 2024 and issuance of LOI vide ZO002/EO018/UE029/LALOT/0000000101 dated August 28, 2024 made under sub-regulation (I) of the regulation (6) of the Haryana Shehri Vikas Pradhikaran (Disposal of land and building to be 1978 Rules and Guidelines governing HSVP (hereinafter referred to as the said Regulation) to be used as a site for group housing purpose bearing Plot No. GH1 in Sector 39, the Urban Area Gurugram II, Gurugram, Haryana.

AND WHEREAS the Vendor has fixed the price of the said land sold by auction at Rs. 1,25,00,75,700/- (Rupees One Hundred and Twenty Five Crores Seventy Five Thousand and Seven Hundred only).

AND WHEREAS the Allottee has paid the full price as mentioned above.

NOW THEREFORE, this deed witnesseth that, for the purpose of carrying into effect the said sale and in consideration of the covenants of the Allottee hereinafter contained and the said sum of Rs. 1,25,00,75,700/- (Rupees One Hundred and Twenty Five Crores Seventy Five Thousand and Seven Hundred only) which has been paid by the Allottee, the receipt of which is acknowledged by the Vendor/ Estate Officer/Chief Administrator, the Vendor hereby grants and conveys unto the Allottee all the piece and parcel of Plot No. GH1 in Sector 39, Urban Estate, Gurgaon II, Gurugram, Haryana admeasuring 7,990.56 square meters duly allotted vide allotment letter bearing memo no. ZO002/EO018/UE029/GALOT/0000000502 dated 22.01.2025, read with the Offer of Possession bearing memo no. ZO002/EO018/UE029/GALOT/0000000503 dated 22.01.2025 and Possession Certificate bearing memo no. ZO002/EO018/UE029/PAPOS/0000000015 dated 07.04.2025 and more particularly described in the plan filed in the office of the Estate Officer, signed / to be signed by the Estate Office (hereinafter called the "**Site**").

To have and to hold the same unto and to the use of the Allottee subject to the exception, reservations, conditions and covenants hereinafter contained each of them that is to say.

The Allottee shall have the right of possession and enjoyment of the Site subject to adherence to the terms and conditions of sale.

1. Any subsequent transfer of Site conveyed to Allottee by this deed shall be subject to prior written permission of the Estate Officer who in turn, while granting the said permission to transfer shall adhere to rules, regulations and policies laid down by the Vendor under the Haryana Shehri Vikas Pradhikaran Act, 1977, provided, however that, the Allottee may create a mortgage on the Site.
2. The Vendor reserves to itself all mines and minerals whatsoever in or under the said Site with all such rights and power as may be necessary or expedient for the purpose of searching for, working obtaining, removing and enjoying the same at the such time and in


ESTATE OFFICER-II
HSVP, GURUGRAM

GODREJ PROPERTIES LIMITED


Authorised Signatory

Reg. No.

Reg. Year

Book No.

1680

2025-2026

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- HSVP EO II _____

क्रेता :- thru RANJIT BHAMBHUOTHERGODREJ PROPERTIES
LIMITED RB

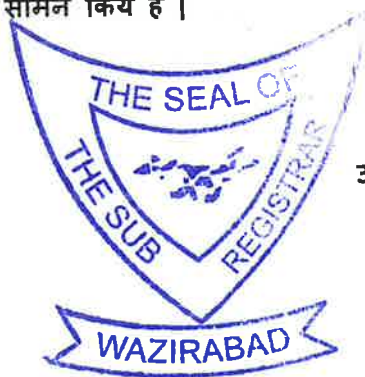
गवाह 1 :- ANUPAM KHOLI Anupam

गवाह 2 :- ROHAN KHANKHOJE Rohan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1680 आज दिनांक 22-04-2025 को बही नं 1 जिल्द नं 197 के पृष्ठ नं 144 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 6747 के पृष्ठ संख्या 86 से 90 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 22-04-2025



उप/सयुंक्त पंजीयन अधिकारी वजीराबाद B

such manner as the Vendor shall think fit, with power to carry out any surface or all any underground working and to letdown the surface of or if any part all or of the said Site and to sink pits, erect building, construct lines and generally appropriate and use the surface of the said Site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exception and reservation herein after contained.

Provided that the Allottee shall be entitled to receive from the Vendor such payment for the occupation by it of the surface and for the damage done to the surface or building on the said Site by such works and workings or letting down as may be agreed upon between the Vendor and the Allottee or failing such agreement as shall be ascertained by reference to arbitration.

3. The Allottee shall pay all general and local taxes rates or cesses for the time being imposed or assessed on the said land by competent authority.
4. The Allottee shall have to complete the construction within 5 (five) years from the date of offer of possession of the said Site in accordance with the relevant rules/regulation.

Provided that the time limit for construction may be extended by the Estate Officer in case of failure to complete the building by the stipulated date was due to reasons beyond the control of the Allottee.

5. The Allottee shall not erect any building for make any addition alteration without prior permission of the Vendor. No fragmentation of any land or building shall be permitted.
6. The Vendor may by its officers, employees and servants at all reasonable times and in a reasonable manner after 24 (twenty-four) hours' notice in writing enter in and upon any part of the Site or building erected thereon for the purpose of ascertaining that the Allottee has duly performed and observed the covenants and condition to be performed and observed by it under these presents.
7. The Vendor shall have full rights, power and authority at all times to do, through officers or employees, all act and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms condition and reservations herein contained and to recover from the Allottee as first charge upon the said Site, the cost of doing all or any such acts and things and all costs incurred in connection there with on in way relating thereto.
8. The Allottee shall not use the said Site for any purpose other than that for which it has been sold nor shall it use the building constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules/regulations made under the Haryana Shehri Vikas Pradhikaran Act, 1977 (herein after referred to as the "Act"). This Deed shall also be subject to the provisions of Haryana Building Code, 2017.
9. The Allottee shall accept and obey all the rules and regulations and orders made or issued under the Act.

In the event of breach of any other condition of sale, the Estate Officer may impose a penalty or resume the land or both in accordance with the provision of the Act and the rules/ regulation made thereunder.

GODREJ PROPERTIES LIMITED


ESTATE OFFICER-II
HSVP, GURUGRAM


Authorised Signatory



In the event of resumption as per applicable law, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause of right for re-entry thereon or any part thereof, to possess retain and enjoy the same as to its former estate and the Allottee shall not be entitled to refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry except in accordance with the provision of the said Act.

10. All the disputes and differences arising out or in any way touching or concerning this Deed what-so-ever, shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an object on to such appointment that the arbitrator so appointed is a Government servant or an officer of the authority that had to deal with the matter to which this deed related and that in the course of his duties as such Government servant or officer as the case may be he has expressed his view on all or any of the matter in the dispute or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

If and so long as the Allottee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise, the Vendor will secure the Allottee full and peaceful enjoyment of the right and privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context:

- (a) The expression 'Chief Administrator' shall mean the Chief Administrator of the authority as defined in clause(c) of section (2) of the Act.
- (b) The expression 'Estate Officer' shall mean person appointed by Authority under clause (1) of section (2) of the Act to perform the functions of Estate Officer under the one or more than one Urban Area.
- (c) The expression 'Vendor' used in these presents shall include in addition to the Haryana Shehri Vikas Pradhikaran and in relation to any matter or anything contained in or arising out of these present every person duly authorized to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- (d) The expression Allottee used in the instant deed shall include in addition to Godrej Properties Ltd. its successors in occupation of the Site or building erected thereon with the permission of the Vendor.

[Signature page follows]


ESTATE OFFICER-II
HSVP, GURUGRAM

GODREJ PROPERTIES LIMITED

Authorised Signatory



IN WITNESS WHERE OF both the parties hereto have hereunder respectively subscribed their names at the places and on dates hereinafter, in each case specified.

Signed by Godrej Properties Limited at Gurugram on this _____ day of _____, 2025.

For and on behalf of Godrej Properties Limited

GODREJ PROPERTIES LIMITED

RB
Authorised Signatory

Ranjit Bhambhu
Authorized Signatory

In the presence of Witnesses

1. NAME ROMAN KANKHOTI
RESIDENT A 304, Vedant Sapphire, Nagpur, 440015
OCCUPATION Salaries SIGNATURE OF WITNESS NO. 1
2. NAME Anupam Kohli
RESIDENT #78/20, HUDA, Kaithal, Haryana -136027
OCCUPATION Salaries SIGNATURE OF WITNESS NO. 2

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran and its Authority at Gurugram on the _____ day of _____, 2025

For and on behalf of Haryana Shehri Vikas Pradhikaran

by
ESTATE OFFICER-II
HSVP, GURUGRAM

Name: _____
Estate Officer / Authorized Signatory

1. NAME Kewal Krishan
RESIDENT Asstt.
OCCUPATION _____ SIGNATURE OF WITNESS NO. 1
2. NAME DHARAMSIR
RESIDENT CLERK
OCCUPATION _____ SIGNATURE OF WITNESS NO. 2

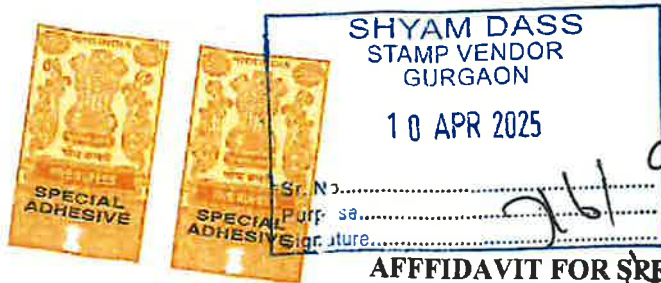


DDO Code: 0367	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 02-04-2025 (Cash)	*0129938032*		
27-03-2025 (Chq./DD)			
GRN No.: 0129938032	Date: 26 Mar 2025 08:55:16		
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD			
Treasury: Gurgaon			
Period: (2024-25) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		100	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50100	
₹ Fifty Thousands One Hundred and Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: GODREJ PROPERTIES LIMITED			
Address: 2nd Floor Tower A Plot Number 35 Sector 44 Gurugram - 122001			
Particulars: fee for registration and pasting fee of Execution and Registration of CONVEYANCE DEED			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		CPAEYSIUH1	
Payment Date:		26/03/2025	
Bank:		SBI Aggregator	
Status:		Success	

DDO Code: 0367	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 02-04-2025 (Cash)	*0129938032*		
27-03-2025 (Chq./DD)			
GRN No.: 0129938032	Date: 26 Mar 2025 08:55:16		
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD			
Treasury: Gurgaon			
Period: (2024-25) One Time			
Head of Account		Amount	₹
0030-03-104-97-51 Pasting Fees		100	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		50100	
₹ Fifty Thousands One Hundred and only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: GODREJ PROPERTIES LIMITED			
Address: 2nd Floor Tower A Plot Number 35 Sector 44 Gurugram - 122001			
Particulars: fee for registration and pasting fee of Execution and Registration of CONVEYANCE DEED			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		CPAEYSIUH1	
Payment Date:		26/03/2025	
Bank:		SBI Aggregator	
Status:		Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.





AFFIDAVIT FOR SPECIMEN SIGNATURES

We, M/s **Godrej Properties Limited**, a company incorporated under the Companies Act, 2017, having its registered office at 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, do hereby affirm and declare as under:

1. We are the owners of GH 1, Sector 39, Gurugram, Haryana
2. That specimen signature of the Authorized Signatory are as follows:

Name of Authorized Signatory (BR Holder)	Designation	Specimen Signatures
------------------------------------------	-------------	---------------------

1.	<u>RB</u>
2.	<u>RB</u>
3.	<u>RB</u>

3. That this is our true statement.

RB
DEPONENT

VERIFICATION

Verified at Gurugram on _____ that the contents in the above said affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein at all.

RB
DEPONENT



ATTESTED

RAM NIWAS, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA



Godrej Properties Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079, India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED
BY THE MANAGEMENT COMMITTEE OF THE BOARD OF
DIRECTORS OF GODREJ PROPERTIES LIMITED AT ITS
MEETING HELD ON APRIL 04, 2025**

“RESOLVED THAT the consent of the Management Committee of the Board of Directors of the Company be and is hereby accorded to execute and register a “Deed of Conveyance of Residential Site Sold by E-Auction” (“Deed of Conveyance”) with The Haryana Shehri Vikas Pradhikaran (“HSVP”), acting through the estate officer, to purchase and convey all the piece and parcel of land admeasuring 7,990.56 square meters (“Subject Land”) situated at Plot No. GH1 in Sector 39, the Urban Area Gurugram II, Gurugram, Haryana, allotted to the Company by HSVP to develop group housing projects on the subject land on such terms and conditions as may be set out in the draft of the Deed of Conveyance.

RESOLVED FURTHER THAT Mr. Anuj Shandilya, Mr. Gautam Babbar, Ms. Amrita Tonk, Ms. Surabhi Kapoor, Mr. Rohan Khankhoje and Mr. Ranjit Bhambhu (hereinafter collectively referred to as “Authorised Signatories”) be and are hereby severally authorised to sign, seal, execute and deliver the said Deed of Conveyance and any other documents, deeds, papers contemplated by and incidental to the above Deed of Conveyance, with a power to supplement, revise, amend and execute the deeds and to take necessary steps to give effect to the above resolution for and on behalf of the Company.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby further authorized severally to admit execution of Deed of Conveyance and other documents at the Sub-Registrar’s office and do all such acts, deeds, actions, writings and things that may be necessary to give effect to this resolution.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which the Authorised Signatories cease to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

Certified to be true
For Godrej Properties Limited


Ashish Karyekar
Company Secretary

Date of Issue: April 08, 2025





Company Master Data

CIN	L74120MH1985PLC035308
Company Name	GODREJ PROPERTIES LIMITED
ROC Code	RoC-Mumbai
Registration Number	035308
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Public
Authorised Capital(Rs)	6690000000
Paid up Capital(Rs)	1390104820
Number of Members(Applicable in case of company without Share Capital)	13
Date of Incorporation	08/02/1985
Registered Address	Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East) Mumbai Mumbai City MH 400079 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	secretarial@godrejproperties.com
Whether Listed or not	Listed
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	02/08/2022
Date of Balance Sheet	31/03/2022
Company Status(for efilling)	Active

Charges

Charge Id	Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
	Immovable property or any interest therein	31500000	15/01/1998	-	OPEN
	Immovable property or any interest therein	16005000000	20/09/2002	23/06/2016	OPEN
	Immovable property or any interest therein	160000000	28/11/2003	-	CLOSED
	Immovable property or any interest therein	160000000	28/11/2003	01/02/2006	OPEN
	Immovable property or any interest therein	100000000	02/02/1998	-	OPEN
	Immovable property or any interest therein	290000000	06/10/2007	-	CLOSED
		5000000000	14/08/2014	11/01/2016	CLOSED
	Immovable property or any interest therein	100000000	16/01/2001	-	CLOSED
	Immovable property or any interest therein	524000000	22/09/2006	-	CLOSED
	Immovable property or any interest therein	2000000000	19/03/2009	-	CLOSED
	Immovable property or any interest therein	160000000	28/11/2003	03/09/2004	OPEN
	Book debts	50000000	20/05/1997	-	CLOSED
	Immovable property or any interest therein	50000000	01/02/1997	-	CLOSED
	Immovable property or any interest therein	75000000	24/12/1999	-	CLOSED
	Immovable property or any interest therein;				
	Floating charge; Movable property (not being pledge)	2000000000	12/09/2008	-	CLOSED
	Immovable property or any interest therein	10000000	13/07/1998	-	CLOSED

Immovable property or any interest therein	50000000	23/06/2000	-	CLOSED
Book debts	50000000	28/03/2000	-	CLOSED
Goodwill; Book debts; Floating charge; Movable property (not being pledge); More particularly described in the attachment	16005000000	13/05/2009	29/06/2016	CLOSED
Immovable property or any interest therein	7000000000	05/09/2018	-	CLOSED
Immovable property or any interest therein; Book debts; More particularly set out in Schedule 2 IOM	9000000000	12/10/2021	08/03/2022	OPEN
	18505000000	08/08/2022	24/08/2022	Open

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered	DIN
00003285	AMITAVA MUKHERJEE	17/05/2010	-		
AAPPK3627E	ASHISH SUDHAKAR KARYEKAR	15/04/2022	-		
00043559	LALITA DILEEP GUPTA	16/01/2008	-		
00066195	NADIR BURJOR GODREJ	25/04/1990	-		
00076250	JAMSHYD NAOROJI GODREJ	25/04/1990	-		
00432983	PIROJSHA ADI GODREJ	25/10/2008	-		
AGMPK7259D	RAJENDRA SAWARMAL KHETAWAT	02/05/2014	-		
02844650	SUTAPA BANERJEE	05/11/2019	-		
07074531	MOHIT MALHOTRA	04/08/2015	-		
09302960	INDU BHUSHAN	03/05/2022	-		



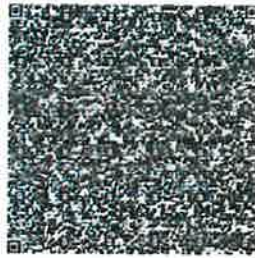


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2096/10062/68671

To
रंजित भम्बु
Ranjit Bhambhu
S/O Bhupinder Singh
House No- 21
Sukharali
Gurgaon
Gurgaon Haryana - 122001
9810800182



आपका आधार क्रमांक / Your Aadhaar No. :

5744 7372 8990

VID : 9130 3457 1210 3538

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



रंजित भम्बु
Ranjit Bhambhu
जन्म तिथि/DOB: 06/12/1997
पुरुष/ MALE

5744 7372 8990

VID : 9130 3457 1210 3538

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर **mAadhaar** ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Cards, **eAadhaar** and **mAadhaar** are equally valid. Virtual **Aadhaar** Identity (VID) can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

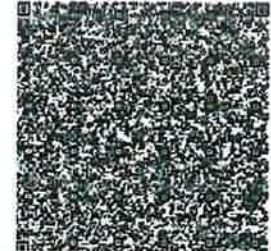


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O भूपिन्दर सिंह, हाउस न- 21, सुखारली, गुरुगढ़,
गुरुगढ़ - 122001

Address:
S/O Bhupinder Singh, House No- 21,
Sukharali, Gurgaon, Gurgaon,
Haryana - 122001



5744 7372 8990

VID : 9130 3457 1210 3538

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RB



भारत सरकार
Government of India



Aadhaar no. masked: 3769130813




अनूपम कोहली
Anupam Kohli
जन्म तिथि/DOB: 26/04/1991
लिंग/ GENDER: FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग मतदान (ऑनलाइन प्रणालीकरण, या वसुंधरा केंद्र/
ऑनलाइन प्रणालीकरण और सर्वेक्षण) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

4675 2769 1308

मेरा आधार, मेरी पहचान






भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
श्री राजीव भारद्वाज, मानकपुर ९३, बानीदी, अम्बाला,
हरियाणा - 134202

Address:
C/O: Rajiv Bhardwaj, Manakpur (93), PO:
Banaundi, DIST: Ambala,
Haryana - 134202

UIDAI as on 01/03/2011



4675 2769 1308
VID : 9173 6746 0649 8278

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भारत सरकार
Government of India

रोहन खानखोजे
Rohan Khankhoje
जन्म तारीख / DOB : 02/09/1987
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे कायदा पडतल्यानंतर वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे
वॉरिंग / ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

2990 4841 4509

मेरा आधार, मेरी पहचान

For CD GPL
P. Anu



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता: S/O प्रफुल्ल खनखोजे, ए304 वेदान्त सफायर,
ऑफ रिंग रोड, नियर मंजुषा कॉनवेंट, खैरा नगर, खाम्बा,
नागपूर, महाराष्ट्र, 440025

Address: S/O Prafulla Khanchoje, A304 Vedant
Sapphire, Off Ring Road, Near Manjusha
Convent, Sneha Nagar, Khamla, PO:Khamla,
DIST:Nagpur, Maharashtra, 440025



2990 4841 4509



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**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System

**FORM NO. 16B**

[See rule 31(1)(b)]

Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source

Certificate No.: HTVHXHA

Last Updated On: 02-Dec-2024

Name and Address of the Deductor (Transferee)

Name and Address of the Deductee (Transferor)

GODREJ PROPERTIES LIMITED
5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS
HIGHWAY, VIKHROLI (EAST),
MUMBAI - 400079
Maharashtra

HOME DEXTERS FARMS LLP
PLOT NO 2, GROUND FLOOR, GURGAON KTY, STREET E1 J, VAITKA
INDIA, GURGAON,
GURGAON - 122001
Haryana

PAN of the Deductor (Transferee)

PAN of the Deductee (Transferor)

Assessment Year

AAACG3995M

AAQFH7643Q

2025-26

Summary of Transaction(s)

Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)	Date of Payment / Credit (dd-mmm-yyyy)
1	ALI7486840-1	586627500.00	30-Oct-2024

I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE
(Income Tax + Surcharge + Edu. Cess)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	5866275.00	0510002	29-Nov-2024	15856

II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN
(Income Tax + Surcharge + Edu. Cess + Fee + Interest)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	5866275.00	0510002	29-Nov-2024	15856

Verification

I, **RAJENDRA SAWARMAL KHETAWAT**, son / daughter of **SAWARMAL KISHANLAL KHETAWAT** in the capacity of **AUTHORISED SIGNATORY (Designation)** do hereby certify that a sum of **Rs. 5866275.00 [Rs. Fifty Eight Lakh Sixty Six Thousand Two Hundred and Seventy Five Only (in words)]** has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.

Place: MUMBAI

Signature of Person Responsible for Deduction of Tax:

Date: 02-Apr-2025

Full Name: RAJENDRA SAWARMAL KHETAWAT

**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System



FORM NO. 16B

[See rule 31(1)(b)]

Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source

Certificate No.: HTMPPGA

Last Updated On: 02-Dec-2024

Name and Address of the Deductor (Transferee)

Name and Address of the Deductee (Transferor)

GODREJ PROPERTIES LIMITED
5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS
HIGHWAY, VIKHROLI (EAST),
MUMBAI - 400079
Maharashtra

VIDHYA DEVI
VILL MANDPURA, POSHERPUR, GURUGRAM,
GURUGRAM - 122502
Haryana

PAN of the Deductor (Transferee)

PAN of the Deductee (Transferor)

Assessment Year

AAACG3995M

FXAPD8565D

2025-26

Summary of Transaction(s)

Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)	Date of Payment / Credit (dd-mmm-yyyy)
1	AL17487315-1	48150000.00	30-Oct-2024

I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE
(Income Tax + Surcharge + Edu. Cess)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	4815000.00	0510002	29-Nov-2024	15865

II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN
(Income Tax + Surcharge + Edu. Cess + Fee + Interest)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	4815000.00	0510002	29-Nov-2024	15865

Verification

I, **RAJENDRA SAWARMAL KHETAWAT**, son / daughter of **SAWARMAL KISHANLAL KHETAWAT** in the capacity of **AUTHORISED SIGNATORY (Designation)** do hereby certify that a sum of **Rs. 4815000.00 [Rs. Forty Eight Lakh Fifteen Thousand Only (in words)]** has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.

Place:	MUMBAI	Signature of Person Responsible for Deduction of Tax:
Date:	02-Apr-2025	Full Name: RAJENDRA SAWARMAL KHETAWAT



**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System

**FORM NO. 16B**

[See rule 31(1)(b)]

Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source

Certificate No.: HTMPDDA

Last Updated On: 02-Dec-2024

Name and Address of the Deductor (Transferee)

Name and Address of the Deductee (Transferor)

GODREJ PROPERTIES LIMITED
5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS
HIGHWAY, VIKHROLI (EAST),
MUMBAI - 400079
Maharashtra

SHINU YADAV
W/O PUNEET YADAV, NEAR OLD GOV
HOSPITAL, BHANGROLA, GURGAON,
GURGAON - 122505
Haryana

PAN of the Deductor (Transferee)

PAN of the Deductee (Transferor)

Assessment Year

AAACG3995M

BPBPY5006B

2025-26

Summary of Transaction(s)

Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)	Date of Payment / Credit (dd-mmm-yyyy)
1	AL17488284-1	105127500.00	30-Oct-2024

I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE (Income Tax + Surcharge + Edu. Cess)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	1051275.00	0510002	29-Nov-2024	15867

II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN (Income Tax + Surcharge + Edu. Cess + Fee + Interest)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	1051275.00	0510002	29-Nov-2024	15867

Verification

I, **RAJENDRA SAWARMAL KHETAWAT**, son / daughter of **SAWARMAL KISHANLAL KHETAWAT** in the capacity of **AUTHORISED SIGNATORY (Designation)** do hereby certify that a sum of **Rs. 1051275.00 [Rs. Ten Lakh Fifty One Thousand Two Hundred and Seventy Five Only (in words)]** has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.

Place:	MUMBAI	Signature of Person Responsible for Deduction of Tax:
Date:	02-Apr-2025	Full Name: RAJENDRA SAWARMAL KHETAWAT



**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System



FORM NO. 16B				
[See rule 31(1)(b)]				
Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source				
Certificate No.: HTMK TSA			Last Updated On: 02-Dec-2024	
Name and Address of the Deductor (Transferee)			Name and Address of the Deductee (Transferor)	
GODREJ PROPERTIES LIMITED 5TH FLOOR,GODREJ ONE, PIROJSHANAGAR,EASTERN EXPRESS HIGHWAY,VIK HROLI (EAST), MUMBAI - 400079 Maharashtra			HOME DEXTERS INDIA PRIVATE LIMITED PLOT NO. 2, GROUND FLOOR,STREET E I.1,VATIKA INDIA NEXT SECTOR,82, GURGAON, GURGAON - 122001 Haryana	
PAN of the Deductor (Transferee)		PAN of the Deductee (Transferor)		Assessment Year
AAACG3995M		AAGCH6073F		2025-26
Summary of Transaction(s)				
Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)		Date of Payment / Credit (dd-mmm-yyyy)
1	ALI 7488752-1	1000000.00		04-Oct-2024
I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE (Income Tax + Surcharge + Edu. Cess)				
Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	10000.00	0510002	29-Nov-2024	15859
II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN (Income Tax + Surcharge + Edu. Cess + Fee + Interest)				
Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	10000.00	0510002	29-Nov-2024	15859
Verification				
I, RAJENDRA SAWARMAL KHETAWAT, son / daughter of SAWARMAL KISHANLAL KHETAWAT in the capacity of AUTHORISED SIGNATORY (Designation) do hereby certify that a sum of Rs. 10000.00 [Rs. Ten Thousand Only (in words)] has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.				
Place:	MUMBAI	Signature of Person Responsible for Deduction of Tax:		
Date:	02-Apr-2025	Full Name: RAJENDRA SAWARMAL KHETAWAT		



**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System



FORM NO. 16B

[See rule 31(1)(b)]

Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source

Certificate No.: HWLUJBA

Last Updated On: 01-Jan-2025

Name and Address of the Deductor (Transferee)

Name and Address of the Deductee (Transferor)

GODREJ PROPERTIES LIMITED
5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS
HIGHWAY, VIKHROLI (EAST),
MUMBAI - 400079
Maharashtra

HOME DEXTERS INDIA PRIVATE LIMITED
PLOT NO. 2, GROUND FLOOR, STREET E1 1, VATIKA INDIA NEXT
SECTOR, 82,
GURGAON, GURGAON - 122001
Haryana

PAN of the Deductor (Transferee)

PAN of the Deductee (Transferor)

Assessment Year

AAACG3995M

AAGCH6073F

2025-26

Summary of Transaction(s)

Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)	Date of Payment / Credit (dd-mmm-yyyy)
1	AL19748223-1	99045000.00	28-Nov-2024

I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE
(Income Tax + Surcharge + Edu. Cess)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	990450.00	0510002	30-Dec-2024	43281

II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN
(Income Tax + Surcharge + Edu. Cess + Fee + Interest)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	990450.00	0510002	30-Dec-2024	43281

Verification

I, RAJENDRA SAWARMAL KHETAWAT, son / daughter of SAWARMAL KISHANLAL KHETAWAT in the capacity of AUTHORISED SIGNATORY (Designation) do hereby certify that a sum of Rs. 990450.00 [Rs. Nine Lakh Ninety Thousand Four Hundred and Fifty Only (in words)] has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.

Place: MUMBAI

Signature of Person Responsible for Deduction of Tax:

Date: 02-Apr-2025

Full Name: RAJENDRA SAWARMAL KHETAWAT



**TDS**

Centralized Processing Cell

TRACES

TDS Reconciliation Analysis and Correction Enabling System



FORM NO. 16B

[See rule 31(1)(b)]

Certificate under Section 203 of the Income Tax Act, 1961 for Tax Deducted at Source

Certificate No.: HGFNHEA

Last Updated On: 30-Mar-2025

Name and Address of the Deductor (Transferee)

Name and Address of the Deductee (Transferor)

GODREJ PROPERTIES LIMITED
5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS
HIGHWAY, VIKHROLI (EAST),
MUMBAI - 400079
Maharashtra

HOME DEXTERS INDIA PRIVATE LIMITED
PLOT NO. 2, GROUND FLOOR, STREET E11, VATIKA INDIA NEXT
SECTOR, 82,
GURGAON, GURGAON - 122001
Haryana

PAN of the Deductor (Transferee)

PAN of the Deductee (Transferor)

Assessment Year

AAACG3995M

AAGCH6073F

2025-26

Summary of Transaction(s)

Sr. No.	Unique Acknowledgement Number	Amount Paid / Credited (Rs.)	Date of Payment / Credit (dd-mmm-yyyy)
1	AL27400391-1	27900000 00	06-Feb-2025

I. DETAILS OF TAX DEDUCTED AND DEPOSITED WITH RESPECT TO THE DEDUCTEE (Income Tax + Surcharge + Edu. Cess)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	279000.00	0510002	28-Mar-2025	24522

II. DETAILS OF TAX DEPOSITED IN THE CENTRAL GOVERNMENT ACCOUNT THROUGH CHALLAN (Income Tax + Surcharge + Edu. Cess + Fee + Interest)

Sr. No.	Amount (Rs.)	Challan Identification Number (CIN)		
		BSR Code of the Bank Branch	Date on which Tax Deposited (dd-mmm-yyyy)	Challan Serial Number
1	279000.00	0510002	28-Mar-2025	24522

Verification

I, RAJENDRA SAWARMAL KHETAWAT, son / daughter of SAWARMAL KISHANLAL KHETAWAT in the capacity of AUTHORISED SIGNATORY (Designation) do hereby certify that a sum of Rs. 279000.00 [Rs. Two Lakh Seventy Nine Thousand Only (in words)] has been deducted and deposited to the credit of the Central Government. I further certify that the information given above is true, complete and correct and is based on the books of account, documents, TDS statements, TDS deposited and other available records.

Place: MUMBAI

Signature of Person Responsible for Deduction of Tax:

Date: 02-Apr-2025

Full Name: RAJENDRA SAWARMAL KHETAWAT



To,

The Estate Officer,
Estate Office II
HSVP, Gurugram

**Subject: EXECUTION OF CONVEYANCE DEED IN RESPECT OF GROUP HOUSING
PLOT NO. GH1, SECTOR 39, URBAN ESTATE GURUGRAM II, GURUGRAM,
HARYANA.**

Madam/Sir,

Please find enclosed herewith the Conveyance Deed prepared on Non Judicial Stamp Paper worth Rs. _____/- (Rupees _____ only), made in triplicate in respect of group housing Plot No. GH1 in Sector 39, Urban Estate, Gurgaon II.

It is therefore requested to you that the aforesaid deed may kindly be executed and returned to us at the earliest.

Thanking you,

Yours Sincerely,

Dated:

For and on behalf of
Godrej Properties Limited

GODREJ PROPERTIES LIMITED


Gautam Babbar

Authorized Signatory



GOVERNMENT SETTLEMENTS DEPARTMENT

WAZIRABAD DISTRICT

WAZIRABAD

To,

The Estate Officer
Estate office II
HSVP, Gurugram

Subject: Authority Letter

Madam/Sir,

We, Godrej Properties Limited, had submitted the Conveyance Deed in triplicate duly prepared on Non Judicial Stamp worth Rs. _____/- (Rupees _____ only) in respect of the group housing Plot No. GH1 in Sector 39, Urban Estate, Gurgaon II, Haryana admeasuring 7,990.56 square meters. We hereby jointly and severally authorize Mr. Ranjit Bhambhu and Mr. Vikash Singh to collect the said Conveyance Deed from the Estate Officer, HSVP on our behalf.

The specimen signature of authority holder is given and attested below: -

1. 
Ranjit Bhambhu

2. _____
Vikash Singh

(ATTESTED)

Yours Sincerely,

Date:

For and on behalf of Godrej Properties Limited

GODREJ PROPERTIES LIMITED


Authorized Signatory

Gautam Babbar
Authorized Signatory



**HARYANA SHEHRI VIKAS PRADHIKARAN****Registered**Estate Officer, EO HUDA GURGAON II
Sector 56, Gurgaon, , Haryana,**Form- E Auction**(Form of Allotment letter to be used in case of sale way of e-auction of
Residential (Gen./GP/P/SP)/Commercial/Institutional sites)
(See Regulation-6(2))

To

Sh./Smt. Godrej properties limited Through auth. sign. gautam babbar

d/o,s/o,w/o,c/o. Jagdish Kumar

Godrej Properties Limited, 2nd Floor
Sector 44 Gurugram

, 122002

Photograph of the
Allottee(s)**Memo No. :-** ZO002/EO018/UE029/GALOT/0000000502**Dated :-** 22/01/2025**Subject:- Allotment of Residential/Commercial/Institutional plot/site/building No.GH1 in sector 39, Urban Estate Gurgaon II on free hold basis.**

Please refer to your bid for (Residential) site/ building No. GH1 in Sector 39, Urban Estate Gurgaon II, auctioned on 'as is where is' basis on dated 28/07/2024 and **Letter of Intent No. ZO002/EO018/UE029/LALOT/0000000101 dated 28/08/2024.**

1. Your bid for site/ plot/ building No. GH1 in Sector 39, Urban Estate Gurgaon II has been accepted and the site/ plot/ building as detailed below, has been allotted to you on on free hold basis as per the following terms and conditions and subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations/Code/Instructions/guidelines/policies etc. applicable thereunder and as amended from time to time including the terms and conditions already announced at the time of auction and accepted by you.

Sector No.	Name of Urban Estate	Plot/ Building No.	Approximate dimension or description as notified at the time of auction	Area (In Sq. mtr.)	Price (In Rs.)
39	Gurgaon II	GH1	approx	7990.56	1,25,00,75,700.00

(RS. ONE HUNDRED TWENTY-FIVE CRORES ONE HUNDRED TWENTY-FIVE LAKHS RUPEES ONLY)

2. The sum of Rs. 1,25,00,75,700.00 deposited by you as per the detail given below has been adjusted against the 100% of bid amount.

Sr. No.	Mode of Payment	Receipt No. / Date	Amount
1	Application money	APP1 / 28/07/2024	1,25,00,75,70.00
2	TDSPayment	TDS/573142/2 / 30/08/2024	1,26,27,14.00
3	Challan	BK003/R0034/WS/000077 6373 / 26/09/2024	1,86,24,86,41.00
4	TDSPayment	TDS/573142/4 / 30/10/2024	1,88,12,99.00
5	TDSPayment	TDS/573142/5 / 04/12/2024	9,35,67,44.00
6	Challan	BK003/R0034/WS/000079 6041 / 24/12/2024	9,26,31,87,32.00

3. No addition or deletion in the name of allottee will be allowed except as per the HSVP Act/Revenue Act.

4. The possession of the plot/Building/site is hereby offered to you which will be delivered physically after your apply for the same. After taking the physical possession of the plot/Building/site by you, HSVP will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.

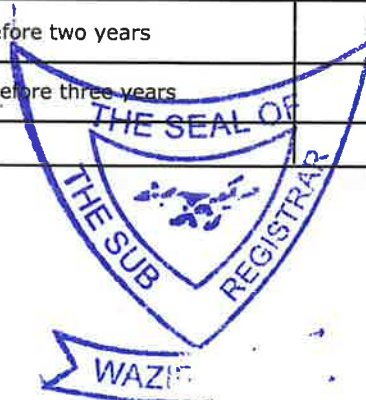
5. In case the possession of the plot/Building/site is not delivered by HSVP within 30 days after receipt of the application, HSVP will be liable to pay interest @5.5% (or as may be fixed by the Pradhikaran from time to time) on the amount deposited by you till the date of delivery of possession. However, such interest shall be payable for the period calculated after expiry of 30 days as aforesaid and till the date of offer of possession.

6. If due to stay by the court or litigation or any other circumstances beyond control i.e force majeure, HSVP is not able to deliver possession of the property within three months after deposit of full (100%) of the bid amount, the full amount deposited by the allottee shall be refunded back. The allottee/bidder will not have any claim on this property or any other property of the HSVP.

Signature Not Verified
Digitally Signed by
BELINA
as on 22-11-2025

7. Wherever, in case you surrender the site at any time, the refund will be allowed after forfeiting the amount as detailed in the following table:-

Sr. No.	Time period after date of allotment	Amount of allotment/bid price to be forfeited
1	Within one year	15%
2	After one year but before two years	25%
3	After two years but before three years	35%
4	After three years	50%



However, HSVP shall have right to reject surrender application without assigning any reason. The up to date amount of interest and penalty, if any outstanding against the above plot/site/building will be deducted separately and balance payment will be made you. However, no interest shall be payable on such amount to be refunded. The amount of refund will be made by HSVP within 30 days from date of application of surrender . In case, payment is not refunded within 30 days, HSVP shall pay interest at the current SBI MCLR rate from the date, such refund is due.

The plot/site once surrendered shall not be restored under any circumstances, provided that, if application for withdrawal of surrender is made online before the refund is made/dispatched.

8. The request for surrender has to be submitted online on the HSVP website by using the login id and password allotted by the HSVP. Surrender by any other mode shall not be acceptable.

9. The condition for construction of building on the auctioned property shall be governed by the Architectural control or zoning plan of the property prepared in accordance with the Haryana Building Code, 2017 as amended from time to time. The building shall be constructed after getting the building plans sanctioned from the Estate Officer, HSVP concerned. The allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the Estate Officer HSVP concerned. Any violation of the provisions of Haryana Building Code-2017 and the Architectural control shall attract action as per provisions of HSVP Act-1977.

10. Further, the request of allottee for grant of extension in time period for completing construction shall be considered under HSVP extension policy No. 43461-62 dated 06.03.2019 (as amended from time to time).

11. In the event of breach of any condition, the Estate officer, HSVP concerned may resume the site in accordance with the provision of section 17 of the Act and the money deposited shall be refunded back after forfeiting 10% of the bid amount alongwith the interest and other dues payable upto the date of resumption. No interest will be paid on the amount to be refunded.

12. Upon resumption, you will be free to remove the structure/debris/fixtures, if any, within a period of three months of resumption order at your own cost, failing which it shall be removed by HSVP at your cost. The balance amount will be refunded after adjusting the cost of removal of structure/debris/fixtures etc., if any.

13. The site/plot/building shall continue to belong to HSVP untill all the outstanding amount alongwith interest and other amount dues to HSVP against the above site/plot/building is paid and deed of conveyance in your favour executed. You shall have no right to transfer the site or create any right/title/interest thereon without prior written permission of the Estate Office, HSVP concerned even after execution of Deed of Conveyance. You may, however, mortgage or create any right/ interest on the site only to secure the loan amount against the plot towards payment of the price including dues etc., of the plot but prior written permission of the Estate Officer, HSVP concerned shall be required.

Signature Not Verified

Digitally Signed by

as on 22-11-2025

14. This allotment letter is further subject to terms and conditions of Permission to Mortgage issued vide letter no. _____ dated _____ in favour of _____ (Name of bank).

15. On payment of outstanding dues, if any, you shall get the deed of conveyance executed in your favour in the prescribed form and in such manner as may be directed by the Estate Officer, HSVP concerned. The deed of conveyance shall be executed within one year of making payment of full price of the site/plot/building. The charges for the registration and stamp duty will be paid by the allottee.

16. The coverage (passage/verandah) in front of the site of booth/kiosks/Double Storey Shop/SCO/SCOF etc. shall not be allowed for any other purpose other than for the public passage.

17. The plot/site/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority. No obnoxious trade shall be carried out in or on any land/building. However, as per Haryana Urban Development Authority (Disposal of Land and Buildings) Regulations, 1978 and policies issued there-under (as amended from time to time), non nuisance professional consultancy services are permitted in the residential plots.

18. The plot/site/building shall not be subdivided or fragmented under any circumstances.

19. You shall have to pay all general and local taxes or cess imposed on the said plot/site/building as applicable from time to time.

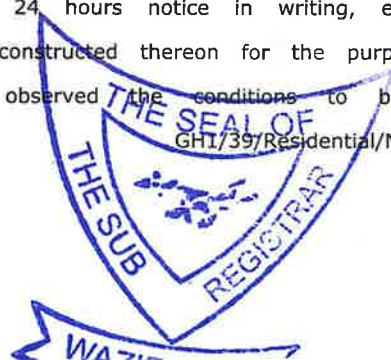
20. You shall have to pay cost of construction material, bricks, structures and compound wall etc. existing in plot/site/building at the time of allotment of which compensation has been assessed and paid by the Pradhikaran, if allottee wants to make use of the same.

21. The pradhikaran will not be responsible for leveling the uneven site as the site/plot/building has been auctioned on 'As is where is basis'.

22. The Pradhikaran reserves to itself all mines and minerals whatever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching, for working, obtaining, removing and enjoying the same all such times in such manner as the Pradhikaran shall think fit, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, construct building, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the Pradhikaran such payment for the occupation by the Pradhikaran of the surface and for the damage done to the surface or building on the said land by such works or working or letting down as may be agreed upon between you and the Pradhikaran or failing such agreement as shall be ascertained by reference to Arbitration.

23. The Pradhikaran through its officers and servants at all responsible times and in a reasonable manner after giving minimum 24 hours notice in writing, enter in and upon any part of the said site / plot / building constructed thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the



Rule/Regulations applicable under the said HSVP Act, 1977 as amended from time to time.

24. The Pradhikaran shall have full rights, power at all times to do through its officer or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, condition and reservations imposed and to recover from you as first charge upon the said land/building the cost of doing all or any such act things and all cost incurred in connection there-with or in and ay way relating thereto.

25. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be dealt as per the provisions of the Arbitration and Conciliation Act-1996.

Date: 22/01/2025

Place:EO HUDA GURGAON II

Estate Officer
HSVP, EO HUDA
GURGAON II

Name in Block letter:

Official Stamp



Signature Not Verified
Digitally Signed by
BELINA
as on 22-01-2025



To

Sh./Smt. Godrej properties limited Through auth. sign. gaütam babbar
d/o,s/o,w/o,c/o. Jagdish Kumar
Godrej Properties Limited, 2nd Floor
Sector 44 Gurugram

- 122002

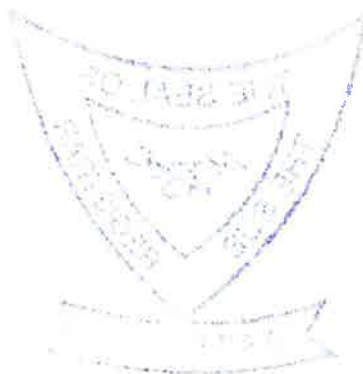
Memo number: ZO002/EO018/UE029/GALOT/0000000502 **Offer of possession date:** 22/01/2025**Subject:** Allotment of plot of size Multi Storey Apartment (eAuction), plot number GH1, Sector 39, Urban Estate Gurgaon II.**--OFFER OF POSSESSION--**

Sir/Madam,

1. Please refer to this office letter dated 28/08/2024.
2. The possession of the above plot is hereby offered.
3. You can obtain the same by visiting personally or through some authorised representative on any working day within 30 days of date of issue of this letter.
4. As per the clause no. 6 of the allotment letter, interest at 12.00% on all remaining amount of instalments will accrue from this date 22/01/2025 . So the revised instalments should be paid to the office as under:

Installment Number	Due Date	Principal Amount	Possession Offer Interest	Total Amount of Installment
1	25/12/2024	937556775.00	0.00	937556775.00

Estate Officer
HSVP,
EO HUDA GURGAON II



Print Date: 01-22-2025

Signature Not Verified
Digitally Signed by
BELINA
as on 22-01-2025

Page 1 of 2

Note:

1. In case you have not deposited earlier instalments, you are hereby given an opportunity to deposit the same along with delayed period interest @ 15.00% otherwise action under section 17 of HUDA, Act 1977 shall be taken.
2. If the allottee appoints any Attorney he/she shall submit the certified copy of the registered attorney along with photographs and signatures of the allottee and attorney duly attested by the Magistrate within a week from the registration of the deed by Regd.A/D post or in person.
3. A passport size colour photograph duly attested by Magistrate, be submitted to this office within 15 days (if not submitted earlier).



Signature Not Verified
Digitally Signed by
BELINA
as on 22-01-2025

Print Date: 01-22-2025

Page 2 of 2

**HARYANA SHEHRI VIKAS PRADHIKARAN**

Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

Form- E Auction

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of
Multi-Storey Apartments)

**Registered
Email****(DUPLICATE)**

To

Sh. Godrej properties limited Through auth. sign. gautam babbar

s/o Jagdish Kumar

Godrej Properties Limited, 2nd Floor

Sector 44 Gurugram

, 122002

Endst No. :- ZO002/EO018/UE029/LALOT/0000000101**Dated :-** 28/08/2024**Subject:- Letter of intent (LOI) for allotment of Multi-Storey Apartments****GH1 in sector 39, Urban Estate Gurgaon II on free hold basis.**

1. Please refer to your bid for Multi-Storey Apartments site/ building No. **GH1** in Sector **39**, Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated **28/07/2024**

2. Your bid for site/ plot/ building No. **GH1** in Sector **39**, Urban Estate **Gurgaon II** has been considered and the Multi-Storey Apartments site/ plot/ building as detailed below, is intended to be offered to you for allotment on free hold basis on completion of following terms and conditions within prescribed time limits failing which this offer shall stand cancelled without any notice and earnest money deposited by you shall be forfeited to the HSVP and you will have no claim for allotment of site/plot/building or damages or interest. The details of site/plot/building are as under:-

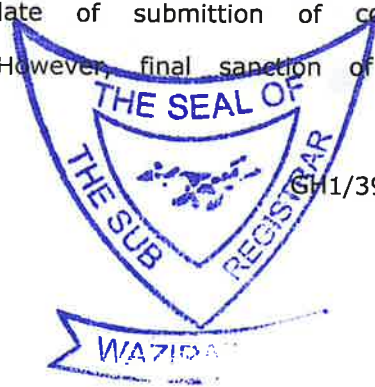
Signature Not Verified
Digitally Signed by
BELINA
as on 28-08-2024

Sector No.	Name of Urban Estate	Site/Plot/ Building No.	Approximate dimension or description as notified at the time of auction	Area (In Sq. mtr.)	Price (In Rs.
39	Gurgaon II	GH1	approx	7990.56	1,25,00,75,700.00

(RS. ONE HUNDRED TWENTY-FIVE CRORES ONE HUNDRED TWENTY-FIVE LAKHS)

RUPEES ONLY) and Conditions:-

- i. A sum of **Rs. 12,50,07,570.00/-** (RS. TWELVE CRORES FIFTY LAKHS SEVEN THOUSAND FIVE HUNDRED SEVENTY RUPEES ONLY) desposited by you towards 10% of bid amount will be adjusted against the price of the plot/building/site.
- ii. You shall be further required to deposit another 15% of the quoted bid amount i.e **Rs. 18,75,11,355.00/-** (RS. EIGHTEEN CRORES SEVENTY-FIVE LAKHS ELEVEN THOUSAND THREE HUNDRED FIFTY-FIVE RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period i.e upto 26/09/2024 from date of dispatch of this Letter of Intent (LOI) through email. In case of failure to deposit the said amount within the above specified period, the LOI shall stand automatically withdrawn without any further notice in this behalf and the 10% of the bid amount deposited by you shall stand forfeited to the HSVP against which you shall have no claim for allotment of site/plot/building or damages or interest.
- iii. Thereafter, remaining 75% amount i.e. **Rs. 93,75,56,775.00/-** (RS. NINETY-THREE CRORES SEVENTY-FIVE LAKHS FIFTY-SIX THOUSAND SEVEN HUNDRED SEVENTY-FIVE RUPEES ONLY) of the bid amount of the above said plot/building/site shall be paid in lump-sum without interest within a period of 120 days i.e upto 25/12/2024 from the date of dispatch of this Letter of Intent, failing which the LOI shall stand withdrawn without any further notice in this behalf and the 25% amount whatsoever deposited shall stand forfeited to HSVP against which you shall have no claim for allotment of site/plot/building or damages or interest.
- iv. All the payments due to HSVP shall be made either through online payment on HSVP website gateway or through offline mode by generating challan through the HSVP website and depositing the same in the authorized banks. The payment due to HSVP have to be made on HSVP website by using Plotid and password as intimated in para no. 3(vi) of this letter.
- v. On payment of 25% of the bid amount you can submit the building plan in respect of above site and same will be sanctioned provisionally within one month from the date of submission of complete application along with the relevant document. However, final sanction of the approval of building plan will



be issued on deposit of 100% bid amount and other charges and after issuance of allotment letter. It is made clear that in any circumstances you will not be allowed to start construction on the above site or create 3rd party rights before payment of 100% of the bid/construction amount.

vi. The property shall continue to belong to HSVP until the entire bid money together with interest and any other outstanding dues to HSVP on account of sale of that property are fully paid and deed of conveyance in favour of successful bidder/allottee is executed. The successful bidder/allottee shall have no right to transfer the property or create any right/title/interest thereon without prior written permission of the Estate Officer, HSVP concerned even after execution of Deed of Conveyance. However, (unless full price is paid and conveyance deed is executed), the allottee may mortgage or create any right/interest on the property only to secure the loan amount against the property towards payment of price including dues etc. of the property but prior written permission of the Estate Officer, HSVP concerned shall be mandatory.

vii. The Plot userid and password in respect of above plot will be **573142** and **GODR573142**. You are requested to login using the above Plot userid and password on HSVP website www.hsvphry.org.in and change the password. All the payment dues against the above plot will have to be made by login in the HSVP website using above userid and password.

viii. The Permanent Account no. of HSVP is AAAH0087M. In case of deduction of TDS as per the provision of Income tax, you are requested to give minimum 15 days time for updation of same and hence the TDS Challan should be uploaded on HSVP website atleast 15 days before the due date.

ix. The detailed terms and conditions of allotment shall be conveyed in the regular allotment letter which will be issued only after receipt of 100% payment of the bid amount and payment of all the dues against the above plot/site/building.

x. This letter of intent is further subject to verification of documents submitted with the EMD and other terms and conditions of the e-auction policy/brochure document and the terms and conditions issued vide letter no. HSVP-CCF-AO-I-Acctt-I/2023/SPI-I dated 17.05.2023

Signature Not Verified
Digitally Signed by
REELINK
as on 28-08-2024

Date:28/08/2024
Place:EO HUDA GURGAON II

Estate Officer
HSVP, EO HUDA
GURGAON II
Name in Block letter:
Official Stamp



Signature Not Verified
Digitally Signed by
BELINA
as on 28-08-2024