

Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Wazirabad

Dated: Jun 23, 2025

Time: 18:31:38

Appointment Slip

Shri / Smt.
RANJIT BHAMBHU
हुड्डा सेक्टर
Wazirabad, Gurugram

N

Subject: Appointment for registration of CONVEYANCE Deed

As requested by you regarding registration of **CONVEYANCE URBAN AREA WITHIN MC** deed, your appointment has been scheduled with following Details:-

| | | | |
|-------------------------|--------------------|--------------------------|----------------------|
| Serial No: | 113 | Token No: | 13523062025063158000 |
| Transaction Amt: | Rs. 3900696300 | Property ID: | 1C85WK40 |
| Date & Time: | Jun 24, 2025 11:29 | Appointment Type: | N |
| Address: | GURUGRAM | | |

| Appointment Fee & Charges (Incl. Tatkal if any) | | | Stamp Details | | | |
|---|---------|--------|---------------|------------------|------------|----------------|
| Appointment Fee | Postage | Total | Type | Stamp No | Issue Date | Value |
| Rs.0.00 | | ₹ 0.00 | EStamp | G0H2025D5 529 | 08-Apr-25 | ₹ 273050000.00 |

Please bring the following documents to prove your identity in support of your Deed.

ID Proof:
Aadhar

ID Number:
XXXX-XXXX-8990

Important:

1. If the property does not have permanent Property Id assigned to it, The Property Id provided above will serve as Temporary Property Id. Please keep it safe and mention it on the deed.
2. Any sort of discrepancy in data provided while booking appointment will lead to failure of deed registration.

| Transacted Area | | | |
|-----------------|------|---|----------|
| Khewat | Unit | | Sq Mtr |
| | SM | 0 | 14569.20 |
| | | 0 | 14569.20 |
| Total | | 0 | 14569.20 |

| Khasra Details | | | | | |
|----------------|---------|--------|--------|-------------|-------------|
| Khewat | Khatoni | Mustil | Khasra | Kanal/Bigha | Marla/Biswa |

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/04/2025

Certificate No. G0H2025D5529

GRN No. 130304055



Stamp Duty Paid : ₹ 273050000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: 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://egrashry.nic.in>

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 23/05/2025

Certificate No. G0W2025E4361

GRN No. 132465802



Stamp Duty Paid : ₹ 700000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Haryana Shehri vikas Pradhikaran

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****90



Buyer / Second Party Detail

Name : Godrej Properties Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Godrej one pirojshahnagar

City/Village: Vikhroli east

District : Meetut

State : Maharashtra

Phone : 99*****90

Purpose : CONVEYANCE DEED

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

GODREJ PROPERTIES LIMITED

RB

Authorised Signatory

leg
**ESTATE OFFICER-II
HSVP, GURUGRAM**

| वसीका संबंधी विवरण | | |
|--|------------------------------------|--------------------------------------|
| वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC | | |
| तहसील/सब-तहसील- वजीराबाद | गांव/शहर- हुड्डा सेक्टर | स्थित- Sec-53 |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर | | हरियाणा शहरी विकास प्राधिकरण क्षेत्र |
| पता : 21, Sector 53, Gurgaon II, Gurugram | | |
| धन संबंधी विवरण | | |
| राशि- 3900696320 रुपये | कुल स्टाम्प शुल्क- 273048736 रुपये | |
| स्टाम्प नं- G0H2025D5529 | स्टाम्प का मूल्य- 273050000 रुपये | |
| रजिस्ट्रेशन फीस- 50000 रुपये | EChallan:130304188 | पेस्टिंग शुल्क- 3 रुपये |
| द्वारा तैयार किया गया- SELF | सेवा शुल्क- 200 | |
| भूमि का विवरण | | |
| निगासीय | 14569.2 Sq. Meters | |
| स्थानीय शहरी निकाय संबंधी विवरण | | |
| प्लॉट आईडी- 1C85WK40 | प्लॉट नं- plot no 21 | मालिक- GODREJ PROPERTIES LIMITED |
| प्लॉट - plot no 21, Sector 53, Gurugram, 122003,, Sector 53, Gurugram, 122003, | | |

यह प्रलेख आज दिनांक 24-06-2025 दिन मंगलवार समय 1:44:00 PM बजे श्री/श्रीमती/कुमारी HSVP निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

HSVP

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।

HSVP

दिनांक 24-06-2025

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GODREJ PROPERTIES LTD 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 PANKAJ KHANJDUJA पिता . निवासी GGM व श्री/श्रीमती/कुमारी AVI पिता . निवासी GGM ने की।

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



दिनांक 24-06-2025

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

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

ON NON JUDICIAL STAMP PAPERS WORTH RS. 273050000, VIDE CERTIFICATE NO. G0H2025D5529, DATED 08.04.2025 AND WORTH RS. 700000 VIDE CERTIFICATE NO. G0W2025E4361, DATED 23.05.2025 ISSUED BY TREASURY OFFICE HARYANA

This DEED OF CONVEYANCE is made at Gurugram on the _____ day of _____, _____.

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-44, Gurugram through its authorised signatory Ranjit Bhambhu duly authorized vide resolution dated [●] (hereinafter called the "**Allottee**") of the other part; **PAN- AAACG3995M**

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 [●] and issuance of LOI vide ZO002/EO018/UE029/LALOT/0000000102 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. GH-21 in Sector 53, the Urban Area Gurugram II, Gurugram, Haryana.

WHEREAS the Vendor has fixed the price of the said land sold by auction at Rs. 390,06,96,300/- (Rupees Three Hundred Ninety Crores Six Lakhs Ninety-Six Thousand and Three 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. 390,06,96,300/- (Rupees Three Hundred Ninety Crores Six Lakh Ninety-Six Thousand and Three Hundred only) which has been paid by the Allottee, also an additional amount of Rs. 99,07,685/- has been paid (Rupees Ninty Nine Lakh Seven Thousand Six Hundred Eighty Five only) **Total** Rs.391,06,03,985/- has been paid (Rupees Three Hundred Ninety One Crores Six Lakh Three Thousand and Nine Hundred Eighty Five only) (as per the actual area mentioned in possession certificate vide Memo No. ZO002/EO018/UE029/PAPOS/0000000025 dated 07.04.2025), the receipt of which is acknowledged by the Vendor/ Estate Officer/Chief

GODREJ PROPERTIES LIMITED

RB

Authorised Signatory


ESTATE OFFICER-II
HSVP, GURUGRAM
9

Reg. No.

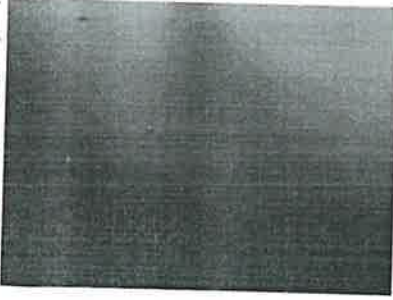
Reg. Year

Book No.

6686

2025-2026

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- HSVP _____

क्रेता :- thru RANJIT BHAMBHUOTHERGODREJ PROPERTIES
LTD _____

गवाह 1 :- PANKAJ KHANJDUJA _____

गवाह 2 :- AVI _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6686 आज दिनांक 24-06-2025 को बही नं 1 जिल्द नं 203 के पृष्ठ नं 195.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 6933 के पृष्ठ संख्या 11 से 15 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 24-06-2025



उप/सयुक्त पंजीयन अधिकारी वजीराबाद

Administrator, the Vendor hereby grants and conveys unto the Allottee all the piece and parcel of Plot No. GH-21, Sector 53, Urban Estate Gurugram II, Gurugram, Haryana admeasuring 14569.20 square meters duly corrected vide Memo No. 4514 dated 26.05.2025 bearing allotment letter memo no. ZO002/EO018/UE029/GALOT/0000000503 dated January 22, 2025, Offer of Possession bearing memo no: ZO002/EO018/UE029/GALOT/0000000503 dated January 22, 2025, and Possession Certificate bearing memo no. ZO002/EO018/UE029/PAPOS/0000000025 dated 07.04.2025 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 Allottees 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 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 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.


ESTATE OFFICER-II
HSVP, GURUGRAM

GODREJ PROPERTIES LIMITED


Authorised Signatory



COOPER INDUSTRIES LIMITED

Authorized Signatory

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.

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:


ESTATE OFFICER-II
HSVP, GURUGRAM

GODREJ PROPERTIES LIMITED


Authorised Signatory



- (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 Limited its successors in occupation of the Site or building erected thereon with the permission of the Vendor.

[Signature page follows]

GODREJ PROPERTIES LIMITED

RB

Authorised Signatory

by
ESTATE OFFICER
HSVP, GURUGRAM



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 [•] at Gurugram on this _____ day of _____.

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 Pankaj Khanduja
RESIDENT _____
OCCUPATION Service.

P Khanduja
SIGNATURE OF WITNESS NO. 1

2. NAME Avi
RESIDENT _____
OCCUPATION Service

Avi
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**

[Signature]
ESTATE OFFICER-II
HSVP, GURUGRAM

Name: _____
Estate Officer / Authorized Signatory

1. NAME Rishi Chh
RESIDENT No. 20-II
OCCUPATION SS

[Signature]
SIGNATURE OF WITNESS NO. 1

2. NAME _____
RESIDENT DHARAMBIR
OCCUPATION CLERK

[Signature]
SIGNATURE OF WITNESS NO. 2

THE SEAL OF THE SUB REGISTRAR

WAZIRAB



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 Multi-Storey Apartments 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 3.6 acres or thereabout (“Subject Land”) situated at Plot No. GH-21, Sector 53, Urban Estate 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. Ekansh Mishra 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



