

## LAND COST CLARIFICATION

I, **S.K. Kaushik**, being the Authorised Representative of **Conscient Infrastructure Private Limited** (hereinafter referred to as the "Promoter"), do hereby declare that the Promoter is the absolute and lawful owner of the land described as **Plot No. GH-3**, ad-measuring **22,501 sq. meters** (5.56 acres) (hereinafter referred to as the "**Total Land**"), located in the revenue estate of village **Naurangpur, Sector-80, Gurugram**.

### 1. Ownership and Allotment Details:

The Total Land was originally allotted to the Promoter by **Haryana State Industrial & Infrastructure Development Corporation Ltd. (HSIIDC)**, Government of Haryana, under the **New Integrated License Policy 2022** vide **Regular Allotment Letter No. 9277** dated **29-07-2024**. Subsequently, a **Conveyance Deed** dated **08-01-2025** was duly executed on **08-01-2025** and registered vide **Document No. 13205** with the office of the Sub-Registrar, Manesar, Gurugram.

### 2. Permissible FAR Details:

HSIIDC has granted a permissible FAR of **3.65** for the Total Land, which includes the following components:

- **Principal Permissible FAR: 175%**
- **Additional FAR for adopting Green Norms: 15%**
- **Additional FAR by adopting Transfer of Development Rights (TDR): 175%**, subject to a maximum density of 600 persons per acre (PPA), the same has been already approved by HSIIDC vide Memo No HSIIDC.C&H:2024-9302 dated 01.08.2024. (Copy Enclosed)

### 3. Development in Phases:

The Promoter is developing the Total Land in a phase manner. Currently, the Promoter is seeking registration of **Phase-2**, which is based on the permissible **FSI of 41,932.28 sq. mtr.** and covers an area of **19,719 sq. meters** (4.87 acres), including the development of common areas and services of Phase-1 and future expansions on the Total Land. The approval of Building Plans has also been granted by HSIIDC vide Memo No. HSIIDC/IPD/IMT/M/2025/1206 dated 29-10-2025.

### 4. Future Phases/Expansion:

The Promoter will be developing the future phases/expansions on the land measuring i.e. **1972 sq. meters** (0.48 acres) and further utilizing additional FAR of **39,455.53 sq. meters** in Phase-2 and Community facilities in Phase-2A which is subject to the applicable rules and regulations.

### 5. Land Cost Calculation

The Total Land Cost shall be calculated as follows for each phase:



Particulars/Description	Area in Acres	Area in SQM	Area in SFT
Total Land Area	5.56	22,501	2,42,199
Base FSI (x)	1.75	39,377	4,23,847
IGBC (%)	15%	3,375	36,330
Additional FSI - TDR (x)	1.75	39,377	4,23,847
<b>Total FSI Permissible</b>		<b>82,129</b>	<b>8,84,025</b>
	<b>Project under Registration</b>	<b>Future Development</b>	
	<b>Phase -1</b>	<b>Phase- 2</b>	<b>Phase-2A</b>
Land Area (Acres)	4.873	0.487	0.200
Land Area (SQM)	19719	1972	810
Proposed FSI	41,932.28	39,455.53	
Percentage of FSI Utilised	51.52%	48.48%	
		10314.00	
Land Cost	10,958.92*		
Land Cost @Land Area (Rs. lacs)	18,642.76	18,642.76	
*Phase 2A herein referred to as Nursery School			
<b>*Land Cost Bifurcation:</b>			
Total Price for the Land area: Rs. 197,35,31,209/- <sup>1</sup>			
Stamp Duty: Rs. 15,34,96,872			
Registration Charges: Rs. 50,000/-			
<b>Total Land Cost: Rs. 2,12,70,78,081/-</b>			
Herein we have taken land cost for Phase1 based on FSI @ 51.52% of Rs. 2,12,70,78,081/- =109,5870,627/-			
<sup>1</sup> (Total Price for the Land Area =219,28,12,454/- as we had availed Early Rebate Discount i.e. 10% on the Total Price i.e. 219281245/- (Refer Page 1 & 3 of the Conveyance Deed)			

For the purpose of registration of Phase-1, the Total Land Cost of 217 cr. has been allocated on the basis FSI as compared to land usage to ensure the viability of the Project as allocation based solely on land usage was deemed unfeasible due to its impact on the project's financial viability.

For & On behalf of Conscient Infrastructure Private Limited \*


  
 Authorised Signatory

Non-Judicial	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 22/01/2025	
Certificate No.	G0V2025A1452	 	Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	127025663		Penalty : ₹ 0 <small>(Rs. Only)</small>
<b><u>Seller / First Party Detail</u></b>			
Name:	Jagmohan Krishan Dang		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone:	70*****08	State :	Haryana
		Others :	Multimatrix realty limited liability partners
<b><u>Buyer / Second Party Detail</u></b>			
Name :	Conscient Infrastructure Private limited		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village:	Gurugram	District :	Gurugram
Phone :	70*****08	State :	Haryana
Purpose :	AGREEMENT		



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

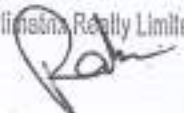
### AGREEMENT

THIS AGREEMENT is executed at Gurugram on this 22<sup>nd</sup> day of January, 2025

### BETWEEN

- Mr. Jagmohan Krishan Dang** (Aadhar No. 5825 1654 6675) (PAN – ABPPD4461Q), son of late Shri Krishan Lal Dang, resident of K-140, South City-I, Gurugram-122001, Haryana,
- Multimatrix Realty Limited Liability Partnership** (LLPIN No.AAZ-7660) having its registered office at 100 Southex Plaza 1, 389 Masjid Moth, South Extension II, New Delhi-110049 through Mr. Rakesh Kumar (Adhar Card Number 8644 8844 2997), duly authorized vide Letter of Authority dated 24<sup>th</sup> December 2024.

hereinafter collectively called as the “First Party” (which expression shall unless repugnant to the context of this Agreement shall mean and include their heirs, legal representatives, successors in interest etc.) of the FIRST PARTY.

For Multimatrix Realty Limited Liability Partnership  
  
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AND

**M/s Conscient Infrastructure Private Limited** (CIN No. U74899DL1990PTC039324) having its registered office at K-1, Green Park Main, New Delhi-110016 through Mr. Rajesh Jain (PAN.: AAGPJ4085J) (Aadhaar Number 372684696965) duly authorized by Board of directors of the said Company vide Resolution dated 10<sup>th</sup> April 2024, hereinafter called the "Second Party" (which shall unless repugnant to the context of This Agreement shall mean and include its successors-in-interest, nominees, assigns etc.) of the OTHER PART.

WHEREAS Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership are the lawful owners in physical possession of the following land parcel to the extent of ½ share each:-Land bearing Rect. No. 3, Killa nos. 9 (3-5), 10 Min East (2-0), 11 Min East (2-16), total measuring 8 Kanals 1 Marla, situated in revenue estate of Harsaru, Tehsil Harsaru, District Gurugram (4870.25 square yards i.e. 1.00625 Acres). The said land had been jointly purchased by Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership vide registered Sale Deed bearing Vasika No.9551 dated 24<sup>th</sup> of October, 2024 on payment of valuable sale consideration amounting to Rs.5,50,00,000/- (Rupees Five Crores and Fifty Lacs Only). Mutation bearing number 5596 was sanctioned on the basis of the aforesaid registered sale deed.

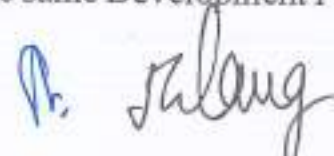
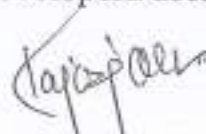
The aforesaid land parcel has hereinafter been referred to as the "**Said Land**".

WHEREAS the State of Haryana has issued a Policy dated 16.11.2021 (hereinafter referred to as the "**Policy**") in terms of which it was provided that such land-owners, whose land was required for critical infrastructure needs of the development plan could proceed to surrender such critically required land owned by them in favour of the Government in return of Transferable Development Rights (hereinafter referred to as "**TDR**") Certificates, which can be monetized by the land-owner by selling it to various developers/users in the same Development Plan.

Multimatrix Realty Limited Liability Partnership



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WHEREAS the First Party has purchased the Said Land with intention of obtaining TDR Certificates from the Directorate of Town & Country Planning, Haryana, Chandigarh. The First Party has represented and warranted to the Second Party that the Said Land is part of road infrastructure as indicated in the Master Plan and the TDR Certificates can be obtained against the same. The First Party shall shortly submit application for grant of TDR Certificates to the Directorate of Town & Country Planning, Haryana, Chandigarh in respect of the Said Land.

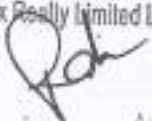
WHEREAS the Second Party is desirous of purchasing the 691 (Six Hundred and Ninety One) TDR Certificates from the First Party, each carrying face value of 50 square meters with FAR of 2 to form part of its Residential Group Housing Project situated in village Naurangpur, Tehsil Manesar, and comprised in Sector No. 80, District Gurugram (hereinafter referred to as the "Project").

WHEREAS the First Party has represented that the TDR Certificates against the Said land shall be granted to the First Party by the Directorate of Town & Country Planning, Haryana, Chandigarh within a period of 5 (five) months from the date of this Agreement.

WHEREAS the First Party undertakes to sell, transfer, convey the duly sanctioned 691 (Six Hundred Ninety One) TDR Certificates each carrying face value of 50 square meters with FAR of 2 which can be used/utilized by the Second Party for its project indicated above (hereinafter referred to as the "Said TDR Certificates") in favour of the Second Party. **Accordingly, the present Agreement has been executed between the parties on the following mutually agreed terms and conditions:-**

1. That the First Party shall proceed to obtain duly sanctioned Said TDR Certificates from the Directorate of Town & Country Planning, Haryana, Chandigarh within a period of 5 (five) months from the date of this Agreement.

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2. That the Said TDR Certificates upon their sanction shall be transferred by both the constituents of the First Party equally in favour of the Second Party i.e. in the following ratio:-

- (i) Mr. Jagmohan Krishan Dang:  $\frac{1}{2}$  share
- (ii) Multimatrix Realty Limited Liability Partnership:  $\frac{1}{2}$  share

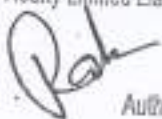
3. That the total sale consideration in respect of Said TDR Certificates has been settled at Rs. 32,82,25,000/- (Rupees Thirty Two Crores Eighty Two Lacs Twenty Five Thousand Only) calculated at the rate of Rs.4,75,000/- (Rupees Four Lacs Seventy Five Thousand Only) for each of the duly sanctioned 691 (Six Hundred Ninety One ) TDR Certificates, all carrying face value of 50 square meters with FAR of 2.

4. That out of the aforesaid total sale consideration amount the Second Party has simultaneous to the execution of this Agreement handed over eight currently payable cheques/post-dated cheques to the First Party towards payment of refundable advance amount of Rs.4,00,00,000/- (Rupees Four Crores Only) in the following manner, the receipt of which cheques/ post-dated cheques is duly acknowledged by the First Party:-

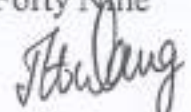
- (i) Rs.1,00,00,000/- (Rupees One Crore Only) per month for the initial four months commencing from 10<sup>th</sup> of January, 2025 to 10<sup>th</sup> of April, 2025. The said payment shall be pro rata made by the Second Party each month for the first four months to the constituents of the First Party (Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership) in the following manner:-

- (a) Mr. Jagmohan Krishan Dang:  
Rs.50,00,000/- (Rupees Fifty Lacs Only) for the initial four months from 22<sup>nd</sup> of January, 2025 to 22<sup>nd</sup> of April, 2025. After deduction of tax at the rate of 1% a sum of Rs. 49,50,000/- (Rupees Forty Nine

For Multimatrix Realty Limited Liability Partnership



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Lacs Fifty Thousand Only) shall be paid by the Second Party to Mr. Jagmohan Krishan Dang for the aforesaid four months.

(b) Multimatrix Realty Limited Liability Partnership:

Rs.50,00,000/- (Rupees Fifty Lacs Only) for the initial four months from 22<sup>nd</sup> of January, 2025 to 22<sup>nd</sup> of April, 2025. After deduction of tax at the rate of 1% a sum of Rs. 49,50,000/- (Rupees Forty Nine Lacs Fifty Thousand Only) shall be paid by the Second Party to Multimatrix Realty Limited Liability Partnership for the aforesaid four months.

(ii) That after payment of the refundable advance amount of Rs.4,00,00,000/- (Rupees Four Crores Only) over the period of four months i.e. from 22<sup>nd</sup> of January, 2025 to 22<sup>nd</sup> of April, 2025, the balance sale consideration amount of Rs. 28,82,25,000/- (Rupees Twenty Eight Crores Eighty Two Lacs Twenty Five Thousand Only) shall be paid by the Second Party to the First Party in twenty equal monthly instalments payable for the succeeding twenty months i.e. from 10<sup>th</sup> of May 2025 to 10<sup>th</sup> of December, 2026.

(iii) Each of the aforesaid twenty monthly instalment shall be for Rs. 1,44,11,250/- (Rupees One Crores Forty Four Lacs Eleven Thousand Two Hundred Fifty Only). The aforesaid payment of Rs. 1,44,11,250/- (Rupees One Crores Forty Four Lacs Eleven Thousand Two Hundred Fifty Only) per month shall be equally made by the Second Party to the constituents of the First Party (Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership) each month for the next span of twenty months in the following manner:-

(a) Mr. Jagmohan Krishan Dang:

Rs. 72,05,625 /- (Rupees Seventy Two Lacs Five Thousand Six Hundred Twenty Five Only) from 10<sup>th</sup> of May, 2025 to 10<sup>th</sup> of December 2026. After deduction of tax at the rate of 1% a sum of Rs. 71,33,569 /- (Rupees Seventy



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One Lac Three Thirty Three Thousand Five Hundred Sixty Nine Only) shall be paid by the Second Party to Mr. Jagmohan Krishan Dang for the aforesaid period of twenty months.

(b) Multimatrix Realty Limited Liability Partnership:

Rs. 72,05,625 /- (Rupees Seventy Two Lacs Five Thousand Six Hundred Twenty Five Only) from 10<sup>th</sup> of May, 2025 to 10<sup>th</sup> of December, 2026. After deduction of tax at the rate of 1% a sum of Rs. 71,33,569 /- (Rupees Seventy One Lac Three Thirty Three Thousand Five Hundred Sixty Nine Only) shall be paid by the Second Party to Multimatrix Realty Limited Liability Partnership for the aforesaid period of twenty months.

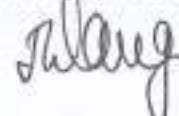
5. That in this manner sixteen cheques for making the payment of amount payable from 10<sup>th</sup> of May, 2025 till 10<sup>th</sup> of December, 2025 to the constituents of the First Party (Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership) have been issued by the Second Party after deduction of applicable tax at source, the receipt of which is duly acknowledged by the First Party. The details of the sixteen cheques issued by the Second Party in discharge of its financial obligations for making of the payments referred to above are contained in **Annexure 1** appended to this Agreement.

6. That the Second Party in the 1<sup>st</sup> week of January, 2026 shall issue 24 (twenty four) post dated cheques for the succeeding twelve months (commencing from January, 2026 and ending in December, 2026) in favour of the constituents of the First Party (Mr. Jagmohan Krishan Dang and Multimatrix Realty Limited Liability Partnership) after deduction of applicable tax at source for Rs. 1,42,67,138/- (Rupees One Crore Forty Two Lacs Sixty Seven Thousand One Hundred and Thirty Eight Only) being the monthly instalment of sale consideration as indicated above. In case the Second Party defaults in issuing and handing over Post dated cheques up to 10<sup>th</sup> of January, 2026, in that event the Second Party shall be liable to pay interest

For Multimatrix Realty Limited Liability Partnership



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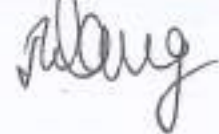
on the delayed payment for the delayed period at the rate of 12% (twelve per cent) per annum.

7. That it is expressly agreed and understood by the Parties that the payment of agreed total sale consideration amounting to Rs. 32,82,25,000/- (Rupees Thirty Two Crores Eighty Two Lacs Twenty Five Thousand Only) by the Second Party to the First Party shall constitute full and final consideration to be paid to the First Party in lieu of transfer of Said TDR Certificates in favour of the Second Party. Upon payment of aforesaid consideration, the First Party shall be left with no other claims or entitlements against the Second Party for the same. The First Party shall not be entitled to demand or realize any other monetary consideration from the Second Party for sale of Said TDR Certificates in favour of the Second Party. However, notwithstanding anything contained above, any liability towards interest on delayed payment at the rate of 12% p.a. (twelve percent per annum) as provided in this Agreement shall be discharged by the Second Party over and above the amount indicated hereinbefore.
8. That the gross payments agreed to be made to the constituents of the First Party by the Second Party in terms of this Agreement shall be made after deducting tax at source. The Second Party shall be bound to deposit the amount deducted towards tax at source promptly and punctually with the concerned statutory authority within the period prescribed by law. The Second Party shall be bound to provide to the First Party on a timely basis the certificates confirming the deposit of the aforesaid deducted amount at source with the concerned statutory authority.
9. That in case the Said TDR Certificates are not issued by DTCP within a span of 5 (five) months from the date of execution of this Agreement, the First Party shall not be entitled to present any further cheques for encashment till such time the Said TDR Certificates are issued by DTCP.
10. That the First Party has represented to the Second Party that they are being approached by various prospective purchasers who are extremely keen to

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purchase the Said TDR Certificates on attractive terms. The First Party has accordingly represented to the Second Party that the present Agreement should be irrevocable in character under all circumstances except in the circumstance where the Said TDR Certificates are not issued in favour of the First Party, in which event the present Agreement shall be terminable solely at the discretion of the Second Party, subject to Clause 11. The Second Party on the other hand has conveyed to the First Party that the timely issuance and transfer of Said TDR Certificates, subject matter of this Agreement, in favour of the Second Party, is vital for the business interest of the Second Party. The Second Party has accordingly conveyed to the First Party that in case the Said TDR Certificates are not granted by DTCP within a span of 5 (Five) months from the date of execution of this Agreement, in that event the Second Party would be entitled to, though not be obligated to, terminate the present Agreement at its sole discretion, subject to Clause 11 hereinbelow.

11. That it has been deliberated and settled between the parties that in case the Said TDR Certificates are not granted by DTCP within a span of 5 (Five) months from the date of execution of this Agreement, in that event the Second Party shall have the right, though not the obligation, to terminate the present Agreement and in case of such termination, all amounts received by the First Party from the Second Party shall be refunded to the Second party along with interest at the rate of 12% per annum within 15 (fifteen) days of receipt of notice of such termination by the First Party from the Second Party and all cheques/ post-dated cheques issued by the Second Party in favour of the First Party but not encashed by the First Party, shall be duly returned to the Second Party. On complete refund of such amounts paid alongwith interest by the First Party to the Second Party, this Agreement shall stand terminated with no further obligation of either Party to the other Party. Notwithstanding anything to the contrary contained in this Agreement, until such time that the aforesaid monies along with interest is duly refunded and



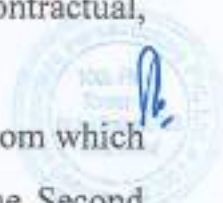
the cheques/ post-dated cheques are returned by the First Party to the Second Party, this Agreement shall continue to be valid and subsisting and enforceable against the First Party. This Agreement shall be deemed terminated only with the complete refund of the aforesaid monies along with interest and return of the cheques/ post-dated cheques to the Second Party, in the manner provided hereinbefore.

12. The Second Party admits and acknowledges that it shall be entitled to directly or impliedly seek refund/payment of the refundable advance amount of Rs. 4,00,00,000/- (Rupees Four Crores Only) from the First Party in case the TDR Certificates are not issued to the First Party. The First Party shall also not be entitled to stake any claim against the Second Party for any financial loss sustained by it on account of termination of the present Agreement on account of non issuance of Said TDR Certificates by DTCP within a span of 5 (Five) months from the date of execution of this Agreement.

13. That in case the Second Party chooses not to terminate the present Agreement, the Second Party shall, in addition to all other remedies available to it under applicable law or otherwise, have the right to specifically enforce the present Agreement through an appropriate court of law and the First Party shall be obligated to undertake fulfilment of all their obligations and covenants as contained herein.

14. That the Second Party has assured the First Party that the aforesaid post-dated cheques already issued as well as post dated cheques to be issued in future by it shall be honoured when presented for encashment. The Second Party has further confirmed to the First Party that the aforesaid post-dated cheques have been issued and shall be issued in discharge of contractual, legal and financial obligations of the Second Party.

15. That the Second Party undertakes not to close the bank account from which the aforesaid cheques have been issued and shall be issued. The Second Party further undertakes to maintain sufficient balance in the bank account



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For Multimar Realty Limited Liability Partnership  
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from which the aforesaid cheques have been issued and shall be issued to ensure that the same are honoured upon presentation for encashment. The Second Party undertakes not to give any instructions to its banker to refrain from honouring the cheques referred to above as well as those which shall be issued in future, except in the event of termination of this Agreement and/or failure of the First Party to obtain the Said TDR Certificates within a period of 5 (five) months from the date of execution hereof.

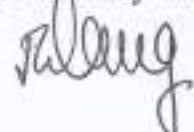
16. That the Second Party confirms that all due care and caution has been observed/shall be observed by it to ensure that the signatures appended on the cheques referred to above as well as those which shall be issued in future are identical to the sample signatures furnished by the Second Party to its banker where the account referred to above from which the cheques have been issued/shall be issued is maintained. Further, the Second Party confirms that the issuance of the aforesaid cheques as well as those which shall be issued in future is not and shall not be violative of any banking instruction given by the Second Party to its banker or by the banker to the Second Party for the purpose of operation of the account from which the cheques have been issued.

17. That in case the cheques mentioned above are dishonoured, other than for reasons of mismatch of signatures or for reasons provided in Clause 15 hereinabove, in that event the First Party, in addition to the remedy of recovery, shall without prejudice to its rights, be also entitled to institute appropriate civil/criminal proceedings against the Second Party for dishonour of cheques after the 30 (thirty) days' cure/notice period as provided under law. The First Party at its absolute discretion shall, without prejudice to their rights, be also entitled to such other rights and remedies as they may have under applicable law or otherwise, including the right to seek specific performance of the present Agreement, or other injunctive relief, none of which rights or remedies shall be affected or diminished by any of the clauses contained in this contract. All reasonable expenses actually and

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directly incurred by the First Party in initiating legal proceedings against the Second Party and for recovery of amounts/costs/interest/damages as well as proceedings under Negotiable Instrument Act and other legal proceedings shall be recoverable from the Second Party. In case however, any cheque is dishonoured due to mismatch of signatures, the First Party shall notify the Second Party in writing, of such dishonour with proof of dishonour and the Second Party shall upon receipt of such notification, within a period of 3 (three) business days, replace such cheque with a new cheque. It is agreed that simultaneously with the receipt of the new cheque, the First Party shall return to the Second Party the original cheque, which stood dishonoured.

18. That in case any of the cheque(s) mentioned above is dishonoured, other than on account of mismatch of signatures or for reasons provided in Clause 15 hereinabove, in that event the amount of the dishonoured cheque(s) shall be a charge on the assets/bank balance of the Second Party and the First Party shall be entitled to get the same attached forthwith by instituting appropriate legal proceeding.

19. That in case any of the cheque(s) mentioned above is dishonoured, other than on account of mismatch of signatures or for reasons provided in Clause 15 hereinabove, in that event without prejudice to rights and remedies available to the First Party legally and by virtue of covenants incorporated in this contract, the Second Party shall be liable to pay interest at the rate of 15% (fifteen per cent) per annum for the period of delay in payment of the amount of the dishonoured cheque(s).

20. That upon issuance of Said TDR Certificates, the First Party shall execute all requisite documents to effectuate the transfer of Said TDR Certificates in favour of the Second Party in the records of the Directorate of Town & Country Planning, Haryana, Chandigarh. Besides the amounts indicated above, no other amount shall be liable to be paid by the Second Party to the First Party towards sale consideration amount against the Said TDR

Certificates

For Mullmatrix Realty Limited Liability Partnership



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21. That subject to the terms of this Agreement and in consideration of the amounts indicated above payable by the Second Party, the First Party hereby undertakes to fully and finally sell, transfer and deliver the Said TDR Certificates to the Second Party together with all rights, title, interest and advantages attached to them (including but not confined to the right to consume/utilize/monetize the Said TDR Certificates), within the timelines specified herein.

22. That First Party is hereby executing the present Agreement so that the Said TDR Certificates upon their issuance can be transferred in favour of the Second Party in the records of the DTCP. The Second Party shall become the absolute owner of the Said TDR Certificates and shall be entitled to call upon the First Party to transfer the Said TDR Certificates in its favour or in favour of the nominee(s). The Second Party shall have absolute rights to consume / utilize / monetize the FAR mentioned / Said TDR Certificates in any manner, including but not confined to, by transfer of the same in favour of its nominee(s).

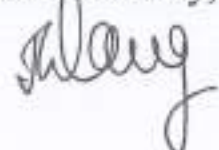
23. COVENANTS OF THE FIRST PARTY:

- a. The First Party assures that they shall be the absolute and lawful owner and in possession of the originals of Said TDR Certificates and the First Party shall acquire the Said TDR Certificates in due compliance with all applicable laws, rules, regulations, thereto including but not limited to the Policy dated 16.11.2021 and all amendments thereto. The Said TDR Certificates upon their issuance shall be initially duly reflected to be owned by the First Party exclusively in the records of DTCP. The First Party further assures the Second Party that it shall have absolute, legal, valid, exclusive and unrestricted rights in respect of the Said TDR Certificates. The First Party has the absolute, unfettered and unrestricted right to sell and transfer the same to the Second Party and execute this Agreement, as per the terms and conditions contained herein. The First Party has represented to the Second Party that other than the First Party,

For Multimatrix Realty Limited Liability Partnership



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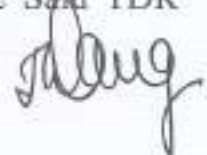
no other person has got any right or lien of any nature or in any manner whatsoever over the Said Land/Said TDR Certificates to be issued by the DTCP.

- b. The transfer of the Said TDR Certificates by the First Party to the Second Party in in the manner contemplated in this Agreement shall result in the Second Party becoming the absolute owner of Said TDR Certificates with unrestricted and unhindered rights to consume /utilize / monetize/ deal with/alienate the FAR mentioned under Said TDR Certificates. The First Party shall not be left with any right, title or interest of any nature in the Said TDR Certificates, except the right to realise monetary consideration in terms of this Agreement. The First Party confirms that with transfer of the TDR Certificates in the manner provided in this Agreement, the Second Party shall be fully authorised to utilise, exploit and deal with, in any manner it deems fit, all rights, benefits, etc. in relation to the TDR Certificates and the Second Party will be under no obligation to obtain any further consent to apply, obtain and/or modify any development plans, licenses, approvals, permissions, etc from the First Party, to fully utilise and exploit the rights, interest, benefits in relation to the TDR Certificates, without any hindrance and/or restriction by the First Party and/or any third party and/or any applicable law, policies, regulations, bye-laws, etc as prevalent.
- c. That the First Party has not entered into any prior agreement of any nature and has not created any third party rights in respect of Said TDR Certificates and/ or any rights attached thereto. The First Party is competent and entitled to sell/transfer the Said TDR Certificates upon their issuance in favour of the Second Party and to confer valid/legal ownership rights in respect of Said TDR Certificates in favour of the Second Party.
- d. The First Party undertakes to execute all such further agreements to confirm the sale, transfer, delivery and assignment of the Said TDR

For Mullmatrix Realty Limited Clarity Partnership



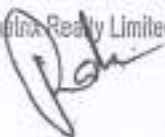
Authorised Signatory



Certificates along with all their rights, titles and interests in the Said TDR Certificates, absolutely and forever in favour of the Second Party.

- e. The First Party hereby covenants with the Second Party that the Said Land against which Said TDR Certificates shall be granted is free and clear of any and all liens, encumbrances, charges, litigations, third party claims including but not limited to gift, mortgage, lis pendens, attachments by way of decree passed by any court, lien, trust, exchange, partition proceedings within the members of the family or otherwise, lease, legal flaws, claims, and the First Party has not done anything whereby their title to the Said Land/ Said TDR Certificates are/ shall be impaired or affected, nor is it subject to any valid or subsisting agreement or development thereof or undertaking in that behalf. The First Party has conveyed to the Second Party that all representations mentioned above in respect of Said Land against which Said TDR Certificates shall be issued, shall apply with full force and effect to the Said TDR Certificates as well.
- f. The First Party is bound by its representations with regard to the ownership of the Said TDR Certificates as well as legality of title held by them in respect of the Said Land against which the Said TDR Certificates shall be issued. In case any defect is found in the title of the First Party in respect of Said Land against which the Said TDR Certificates shall be issued and/ or the TDR Certificates or in case any representation of the First Party is found to be untrue and/ or incorrect and/ or the Second Party is deprived of Said TDR Certificates and/ or any of them and/ or is prevented or rendered incapable of using, exploiting and/ or dealing with the same, in any manner the Second Party deems fit, the Said TDR Certificates and/ or any of them and/ or in the event of breach of any representations, obligations and covenants of the First Party as contained in this Agreement; in that event the First Party shall indemnify, hold harmless and keep indemnified the Second Party against all claims,

For Mullimark Realty Limited Liability Partnership




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damages, litigation expenses, losses, costs, etc. of any nature whatsoever, suffered or incurred by the Second Party to the extent of the consideration received by the First Party.

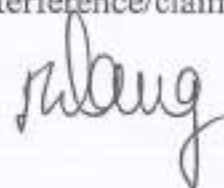
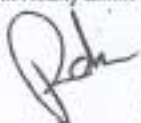
- g. The First Party further declares and covenants that upon transfer of the Said TDR Certificates, they shall be left with no right, title or interest in the Said TDR Certificates and they will not raise any objection to the sanction of mutation/transfer of same in favour of Second Party in the records of DTCP. The entire expenditure in this regard for transfer of Said TDR Certificates shall be incurred by the Second Party.
- h. The First Party further assures and undertakes that it will always be available for execution and registration of any deed, document, affidavit, application, or any other document/instrument etc., if any, ever needed by Second Party in respect of the transaction, to be executed in favour of any person as required and desired by the Second Party. Furthermore, the First Party shall always be bound by the terms and conditions mentioned in the Said TDR Certificates.
- i. The First Party covenants that they shall obtain any clearance, permission, or no objection as may be required in relation to the sale of the Said TDR Certificates in favour of the Second Party from the appropriate Central or State Government or any other authority, body, tribunal or instrumentality.
- j. That in case the physical presence of parties/duly authorized persons of the Parties is required by DTCP/any other statutory authority, in that event each Party undertakes to ensure that they/ their duly authorized persons shall put in appearance on the designated time and date before DTCP/ other concerned statutory authority.
- k. Upon transfer of the Said TDR Certificates in favour of the Second Party, the First Party shall not be left with any right, title, claim or interest in the Said TDR Certificates (except the right to realise monetary consideration in terms of this Agreement) and the Second Party shall



become the exclusive owner of all the rights, title and interest in the Said TDR Certificates without any obstruction or hindrance from being created by any entity/ person including the First Party in any manner whatsoever.

- l. The First Party hereby agrees and undertakes to sign all such documents, at no cost to the Second Party, as may be reasonably required by the Second Party for purposes of getting the Said TDR Certificates mutated/transferred in its name or in the name of its nominee and more perfectly confirming the sale/transfer of title/ownership of the Said TDR Certificates.
- m. That the present sale/transfer of the Said TDR Certificates includes ownership rights over the Said TDR Certificates and also includes all rights, title and interests over the applicable and available floor area ratio.
- n. That up to the date of transfer of the Said TDR Certificates in favour of the Second Party, the First Party shall be responsible for all taxes, cesses, levies, if any payable, in relation to and/ or upon the Said Land against which the Said TDR Certificates shall be issued and/ or the TDR Certificates, whether demand for the same is raised prior or post the date of such transfer of TDR Certificates in favour of the Second Party. This liability of the First Party shall only relate to period upto the date of issuance of the TDR Certificates regardless of the fact that demand relating to this period is raised subsequently.

24. That the First Party accepts and admits that, post updating the name of Second Party in the record of DTCP, it shall be left with no right, title or interest in the Said TDR Certificates and the Second Party shall become the owner of the same with all rights including the right to consume / utilize / monetize / transfer the same by way of sale, gift, mortgage, lease etc. or in any other manner as it deems fit without any hindrance or interference/claim from the First Party or others.



25. That the First Party further assures the Second Party that in case anyone claims any right, title or interest in the Said TDR Certificates or the Said Land against which the Said TDR Certificates shall be issued, as owner or otherwise or raises any objection, claim, hinderance, etc. to the present Agreement and/ or the transaction as contemplated in this Agreement and/ or challenges the same, in any manner whatsoever, including but not limited by filing any litigation, issuing any notice, claim, etc.; in that event the First Party shall be liable and responsible to indemnify, hold harmless and keep indemnified the Second Party for all losses, expenses, costs, fees, etc. suffered or incurred by the Second Party to the extent of consideration received by the First Party from the Second Party.

26. That the First Party further assures the Second Party that prior to execution of this Agreement, the First Party has not entered into any kind of agreement of any nature whatsoever with respect to Said TDR Certificates and also pursuant to execution of this Agreement, the First Party shall not enter into any kind of agreement or the create any kind of encumbrances, charge or lien of any nature whatsoever on the rights relating to Said TDR Certificates.

27. That the First Party shall extend complete cooperation, execute all documents and do all acts, deeds and things as may be required for transfer of the Said TDR Certificates in favour of the Second Party in the records of DTCP. All expenses in this regard shall be incurred by the Second Party. The First Party also covenants that it shall obtain any clearance, permission or no objection as maybe required in relation to the sale of the Said TDR Certificates in favour of the Second Party from the appropriate Central or State Government or any other authority, body, tribunal or instrumentality.

28. That once, the Said TDR Certificates are issued by DTCP, the constituents of the First Party shall execute a Special Power of Attorney in favour of Mr. Mahender Sharma (Aadhaar Card Number 9253 2194 1744) (PAN No. BFKPS1704P) son of Mr. Basant Lal resident of H. No. 1660/31, Railway Station Wali Gali, Behind Aggarwal Dharamshala, Laxman Vihar Phase II,



Authorised Signatory

Gurugram, Haryana and Mr. Krishan Kumar (Aadhaar Card Number 9562 2058 9767) (PAN No. ARMPK4638F) son of Mr. Dalip Kumar resident of Teshil Matanhail, Khanpur Khurd, Jhajjar, Haryana being nominees of the Second Party jointly and severally, authorizing them to execute, sign, submit, file any kind of application, deed, instrument, document, affidavit, indemnity bond etc. with any authority and to get the same attested/registered with respect to the Said TDR Certificates. The aforesaid persons shall have all rights to bring about consumption, utilization, transfer, mortgage, etc. regarding the Said TDR Certificates in favour of any person on the behalf of First Party.

29. That in case the First Party fails to execute and/or register any requisite instrument to transfer the Said TDR Certificates in favour of the Second Party in the records of DTCP within 30 (thirty) days from the date of grant of the same, in that event the Second Party shall be entitled to get this Agreement specifically enforced against the First Party at the cost and expense of the First Party and the First Party shall fully indemnify, hold harmless and keep indemnified the Second Party in this regard. The Second Party ensures full co-operation in completing the execution and registration of said instrument in its favour, as and when required by the First Party.

30. That both Parties have full power and authority to execute, deliver and perform this Agreement. Both Parties have taken all necessary actions to authorise the execution, delivery and performance of this Agreement which constitutes their legal, valid and binding obligations enforceable against them in accordance with the terms hereof.

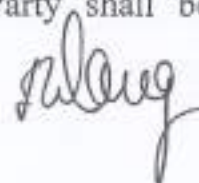
31. That the Second Party is aware that the TDR Certificates to be sanctioned by DTCP against the Said Land shall be much in excess of Said TDR Certificates which are subject matter of this Agreement. The Second Party admits and acknowledges that rights in terms of this Agreement have accrued in its favour only in relation to Said TDR Certificates. The Second Party further admits and acknowledges that the First Party shall be

For Multimatix Realty Limited Liability Partnership

  
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competent and entitled to deal with, use, utilise and alienate the remaining TDR certificates sanctioned/granted by DTCP against the Said Land in any manner deemed fit by the First Party, without causing any hinderance, obstruction, etc. to the rights of the Second Party in relation to the Said TDR Certificates. Similarly, the Second Party shall also not cause any hinderance or obstruction in dealing with the remaining TDR Certificates.

32. That this Agreement shall remain irrevocable and binding upon both of the Parties and their respective representatives and assigns.

33. That each Party hereto shall bear, pay and discharge their respective tax liabilities viz. income-tax and other tax liabilities which may arise on account of receipt of the proceeds by each of them. However, if any GST becomes payable on the total sale consideration, then the same shall be the liability of the Second Party subject to tax invoices thereof.

34. That if any of the provisions of this Agreement are subsequently determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to applicable law and the remaining provisions of this Agreement shall remain valid and enforceable in accordance with their terms.

35. That the use of any gender, in this Agreement or use of singular or plural expressions shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and text of any particular clause of this Agreement and the same shall be read and construed accordingly as the context demands.

36. That Civil Courts at District Gurugram alone would have exclusive jurisdiction to try and decide all matters directly or impliedly concerning the property subject matter of this Agreement and relating to the parties.

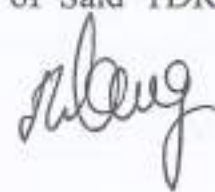
37. That the First Party shall be responsible for compliance of all the provisions of Urban Areas Act of 1975 & Rules 1976 till transfer of Said TDR

Certificates in favour of the Second Party.

For Multifactor Realty Limited Liability Partnership

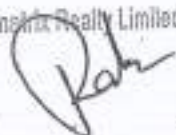


Authorized Signatory

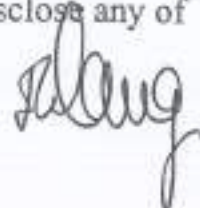


38. The First Party and Second Party shall mutually indemnify and keep the other indemnified from and against any liability on account of the income tax, wealth tax, house tax, Capital gain tax or other tax liability and/or purchase consideration for the Said TDR Certificates. Nothing contained in this Agreement shall be deemed to constitute a party as the agent of the other party for any reason of purchase whatsoever.
39. That all notices and other communications under this Agreement shall be made in writing and delivered by registered mail at the notified addresses of the parties mentioned hereinabove. Any such notice or communication shall be deemed to have been duly served on the seventh day of dispatch by registered mail.
40. That in entering into the present Agreement, the First Party and Second Party recognize that it is impractical to provide for every contingency that may arise in the course of the performance thereof. Accordingly, the Parties declare it to be their intention that this Agreement shall operate between them with fairness and without detriment to the interest of any of them in accordance with the terms of this Agreement. Nevertheless, this Agreement alone represents and shall constitute the entire arrangement and understanding with respect to the subject matter between the Parties and only this Agreement shall govern the respective rights and obligations of the Parties to this Agreement.
41. That this Agreement may be amended only by an instrument in writing, signed by the duly authorized representative of each of the Parties. No change or modification of this Agreement shall be valid, binding or enforceable unless the same shall be in writing and signed by all the Parties hereto.
42. That the Parties or any of their attorneys, directors, partners, employees and associates shall not, without prior consent of the other Party, disclose any of

For Multimark Realty Limited Liability Partnership



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the contents of this Agreement or any confidential information coming to their knowledge by virtue of their relationship with either Party.

43. That all stamp duty and other incidental expenses thereto have been borne and paid by the Second Party. Any deficiency in the stamp as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties/deficiencies that may be levied in respect of the Said TDR Certificates being transferred by this Agreement shall be borne by the Second Party exclusively and the First Party shall have no responsibility in this regard whatsoever.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on this date in presence of the following witnesses.

**WITNESSES**

*Jitender Kumar*

1.

JITENDER KUMAR S/O SH RAJENDER LAL  
291, MOHALLA - CHOPRA, VPO - JHARSA,  
GURGAON

**FIRST PARTY**

*Jagmohan*  
1. Mr. Jagmohan Krishan Dang

For Multimatrix Realty Limited Liability Partnership

- Rakesh*  
2. Multimatrix Realty Limited  
Liability Partnership through its  
duly authorized person Mr.  
Rakesh Kumar

**SECOND PARTY**

*Rajesh*  
M/s Conscient Infrastructure Private Limited,  
through its duly authorized person, Mr. Rajesh  
Jain



Details of Cheques issued in favour of Mr Jagmohan Krishan Dang

	Gross Amount	TDS	Net Amount	Cheque No
Jan-25	50,00,000	50,000	49,50,000	
Feb-25	50,00,000	50,000	49,50,000	
Mar-25	50,00,000	50,000	49,50,000	
Apr-25	50,00,000	50,000	49,50,000	
May-25	72,05,625	72,056	71,33,569	
Jun-25	72,05,625	72,056	71,33,569	
Jul-25	72,05,625	72,056	71,33,569	
Aug-25	72,05,625	72,056	71,33,569	
Sep-25	72,05,625	72,056	71,33,569	
Oct-25	72,05,625	72,056	71,33,569	
Nov-25	72,05,625	72,056	71,33,569	
Dec-25	72,05,625	72,056	71,33,569	
Total	7,76,45,000	7,76,450	7,68,68,550	

Details of Cheques issued in favour of Multimatrix Realty Limited Liability Partnership

	Gross Amount	TDS	Net Amount	Cheque No
Jan-25	50,00,000	50,000	49,50,000	
Feb-25	50,00,000	50,000	49,50,000	
Mar-25	50,00,000	50,000	49,50,000	
Apr-25	50,00,000	50,000	49,50,000	
May-25	72,05,625	72,056	71,33,569	
Jun-25	72,05,625	72,056	71,33,569	
Jul-25	72,05,625	72,056	71,33,569	
Aug-25	72,05,625	72,056	71,33,569	
Sep-25	72,05,625	72,056	71,33,569	
Oct-25	72,05,625	72,056	71,33,569	
Nov-25	72,05,625	72,056	71,33,569	
Dec-25	72,05,625	72,056	71,33,569	
Total	7,76,45,000	7,76,450	7,68,68,550	

*Jagmohan*

*Dang*

For Multimatrix Realty Limited Liability Partnership

*Roh*

Authorised Signatory

*Rh*



# Directorate of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:

www.tcpharyana.gov.in,

Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com

14



## TDR UTILIZATION CERTIFICATE

Utilization No. : 78 of 2025

Memo No. TDR-U216A1/CTP/21691/2025

Dated: 10/06/2025

The application dated 16.12.2024 received from Conscient Infrastructure Pvt. Ltd. for utilization of additional FAR of 6658.3884 sqm against TDR certificate no.90-307 of 31/2024 (transferred from 1-307 of 31/2024 vide transfer no. 106 of 2024 dated 09.12.2024) in Residential component of Group Housing Site (GH-3) of HSIIDC over an area measuring 5.56 acres situated in Sector-80, Gurugram was examined as per TDR policy dated 16.11.2021 and in-principle approval was issued vide memo no. 16678-80 dated 07.05.2025 being in accordance with the policy parameters. After receipt of requisite fee & charges and other documents in compliance of said in-principle approval on 21.05.2025, sanction for utilization of additional FAR measuring 6658.3884 sqm in residential component of above said group housing site is hereby granted subject to the condition that the company shall invite objections/ suggestions at the time of approval of revised building plans for utilization of this additional FAR. The TDR certificate no. 90-307 of 31/2024 is hereby extinguished as per the following details:-

1. **Developer** : Conscient Infrastructure Pvt. Ltd.
2. **TDR Certificate available for utilization** : 90-307 of 31/2024
3. **Notional land of TDR certificate in sqm** : 10928.08 sqm
4. **Available built up area on Notional land in sqm** : 21856.1600 sqm
5. **Licence no./ Property details where TDR is to be utilized** : Group Housing Site (GH-3) of HSIIDC over an area measuring 5.56 acres situated in Sector-80, Gurugram.
6. **Revenue Estate where TDR is to be utilized** : Naurangpur .
7. **Weighted average of Collector rate of area where TDR is to be utilized as on 1st Jan 2024 of submission of TDR utilization application (In Crore/acre)** : 3.2825
8. **Built up area proposed for utilization in sqmtr** : 6658.3884
9. **Applicable Built up area to be deducted for proposed utilization (7X8)** : 21856.16
10. **Balance BUA in TDR in Sq. mt. (4-9)** : 0.0000 sqm
11. **Balance notional land in TDR in sqm (sr.no. 10X0.5)** : 0.00000 sqm
12. **Balance no. of TDR certificate** : 0
13. **Area of last TDR certificate in sqm** : 0.0000 sqm
14. **Number of TDR certificates exhausted** : 218

(Amit Khatri)  
Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Endorse To: CTP/21692-21695/2025 Dated: 10/06/2025

A copy is forwarded to following for information and further necessary action:-

1. MD, Haryana State Industrial & Infrastructure Development Corporation Limited, Plot No: C-13-14, Sector 6, Panchkula-134109
2. Conscient Infrastructure Pvt. Ltd. 10th Floor, Tower-D, Global Business Park, MG Road, Gurugram-122002.



- 3. Senior Town Planner, Gurugram
- 4. District Town Planner, Gurugram

(Amit Khatri)  
Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Signature  
valid

Digitally signed by Amit  
Khatri  
Date: 2025.06.10 10:13:58  
+05:30  
Reason: Digital Signature  
Location: Haryana





# Directorate of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:

www.tcpharyana.gov.in,

Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



## TDR UTILIZATION CERTIFICATE

Utilization No. : 79 of 2025

Memo No. TDR-U190A2/CTP/21698/2025

Dated: 10/06/2025

The application dated 17.12.2024 received from Conscient Infrastructure Pvt. Ltd. for utilization of additional FAR of 3485.6871 sqm against TDR certificate no.151-264 of 12/2024 (transferred from 1-264 of 12/2024 vide transfer no. 110 of 2024 dated 14.12.2024) in residential component of Group Housing Site (GH-3) allotted by HSIIDC having area measuring 5.56 acres situated in Sector-80, Gurugram was examined as per TDR policy dated 16.11.2021 and in-principle approval was issued vide memo no. 16690-92 dated 07.05.2025 being in accordance with the policy parameters. After receipt of requisite fee & charges and other documents in compliance of said in-principle approval on 21.05.2025, sanction for utilization of additional FAR measuring 3485.6871 sqm in residential component of above said group housing site is hereby granted subject to the condition that the company shall invite objections/ suggestions at the time of approval of revised building plans for utilization of this additional FAR. The TDR certificate no.151-264 of 12/2024 is hereby extinguished as per the following details:-

1. **Developer** : Conscient Infrastructure Pvt. Ltd.
2. **TDR Certificate available for utilization** : 151-264 of 12/2024
3. **Notional land of TDR certificate in sqm** : 5720.884 sqm
4. **Available built up area on Notional land in sqm** : 11441.7680 sqm
5. **Licence no./ Property details where TDR is to be utilized** : Group Housing Site (GH-3) of HSIIDC over an area measuring 5.56 acres situated in Sector-80, Gurugram
6. **Revenue Estate where TDR is to be utilized** : Naurangpur .
7. **Weighted average of Collector rate of area where TDR is to be utilized as on 1st Jan 2024 of submission of TDR utilization application (In Crore/acre)** : 3.2825
8. **Built up area proposed for utilization in sqmtr** : 3485.6871
9. **Applicable Built up area to be deducted for proposed utilization (7X8)** : 11441.768
10. **Balance BUA in TDR in Sq. mt. (4-9)** : 0.0000 sqm
11. **Balance notional land in TDR in sqm (sr.no. 10X0.5)** : 0.00000 sqm
12. **Balance no. of TDR certificate** : 0
13. **Area of last TDR certificate in sqm** : 0.0000 sqm
14. **Number of TDR certificates exhausted** : 114

(Amit Khatri)

Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Endorse To: CTP/21699-21702/2025

Dated: 10/06/2025

A copy is forwarded to following for information and further necessary action:-

1. Head Office Haryana State Industrial & Infrastructure Development Corporation Limited, Plot No: C-13-14, Sector 6, Panchkula-134109
2. Senior Town Planner, Gurugram



3. Conscient Infrastructure Pvt. Ltd. 10th Floor, Tower-D, Global Business Park, MG Road, Gurugram-122002  
4. District Town Planner, Gurugram

(Amit Khatri)  
Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Signature  
valid

Digitally signed by Amit  
Khatri  
Date: 2025.06.10 10:15:41  
+05:30  
Reason: Digital Signature  
Location: Haryana





# Directorate of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:

www.tcpharyana.gov.in,

Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



## TDR UTILIZATION CERTIFICATE

Utilization No. : 80 of 2025

Memo No. TDR-U218A1/CTP/21703/2025

Dated: 10/06/2025

The application dated 17.12.2024 received from Conscient Infrastructure Pvt. Ltd. for utilization of additional FAR of 7690.99 sqm against TDR certificate no. 1-252 of 21/2024 (transfer no. 114 of 2024 dated 14.12.2024) in residential component of Group Housing Site (GH-3) of HSIIDC having area measuring 5.56 acres situated in Sector-80, Gurugram was examined as per TDR policy dated 16.11.2021 and in-principle approval issued vide memo no. 16687-89 dated 07.05.2025 being in accordance with the policy parameters. After receipt of requisite fee & charges and other documents in compliance of said in-principle approval on 21.05.2025, sanction for utilization of additional FAR measuring 7690.99 sqm in residential component of above said group housing site is hereby granted subject to the condition that the company shall invite objections/ suggestions at the time of approval of revised building plans for utilization of this additional FAR. The TDR certificate no. 1-252 of 21/2024 is hereby extinguished as per the following details:-

1. **Developer** : Conscient Infrastructure Private Limited
2. **TDR Certificate available for utilization** : 1-252 of 21/2024
3. **Notional land of TDR certificate in sqm** : 12622.84 sqm
4. **Available built up area on Notional land in sqm** : 25245.6800 sqm
5. **Licence no./ Property details where TDR is to be utilized** : Group Housing Site (GH-3) of HSIIDC over an area measuring 5.56 acres situated in Sector-80, Gurugram
6. **Revenue Estate where TDR is to be utilized** : Naurangpur .
7. **Weighted average of Collector rate of area where TDR is to be utilized as on 1st Jan 2024 of submission of TDR utilization application (In Crore/acre)** : 3.2825
8. **Built up area proposed for utilization in sqmtr** : 7690.9900
9. **Applicable Built up area to be deducted for proposed utilization (7X8)** : 24245.68
10. **Balance BUA in TDR in Sq. mt. (4-9)** : 0.0000 sqm
11. **Balance notional land in TDR in sqm (sr.no. 10X0.5)** : 0.000000 sqm
12. **Balance no. of TDR certificate** : 0
13. **Area of last TDR certificate in sqm** : 0.0000 sqm
14. **Number of TDR certificates exhausted** : 252

(Amit Khatri)  
Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Endorse To: CTP/21704-21707/2025

Dated: 10/06/2025

A copy is forwarded to following for information and further necessary action-

1. Senior Town Planner, Gurugram
2. District Town Planner, Gurugram
3. Conscient Infrastructure Pvt. Ltd. 10th Floor, Tower-D, Global Business Park, MG Road, Gurugram-122002
4. MD, Haryana State Industrial & Infrastructure Development Corporation Limited, Plot No: C-13-14, Sector 6,



Signature  
valid

Digitally signed by Amit  
Khatri  
Date: 2025.06.10 10:17:11  
+05:30  
Reason: Digital Signature  
Location: Haryana

