

प्रेषक

नायब तहसीलदार
हरसरु

प्रेषित

M/S Aura Builders and Developers Pvt Ltd
Unit no STS003 Delstar Tower Sec 30 Gurugram Haryana

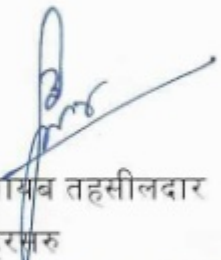
क्रमांक

848 /RC

दिनांक -19/1/26

विषय : Application For Non-Encumbrance Certificate in respect of 53 Kanal 9 Marla (6.68125 Acres) Land situated in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex Haryana

विषयाधीन मामले में आपके आवेदन पत्र के संबंध में हल्का पटवारी से रिपोर्ट ली गई। हल्का पटवारी की रिपोर्ट अनुसार खसरा/किल्ला नंबरान 72//3(8-0), 4(8-0), 8/1(4-16), 9/1(4-16) 7/1(4-16), 56//22(8-0), 56//23(8-0), 55//24/2(2-13), 25/2/1(1-14), 56//21/2(2-14) रकबा तदादी 53k-9m मौजा हरसरु उप-तहसील हरसरु जिला गुरुग्राम के राजस्व रिकार्ड जमाबंदी के खाना कैफियत में किसी प्रकार के लोन-रहन-आड रहन, कोर्ट केस व धारा 4-6 व अवॉर्ड में होने का इंड्राज दर्ज नहीं है। मूल रूप में पटवारी हल्का की रिपोर्ट आपको आगामी आवश्यक कार्यवाही हेतु प्रेषित है।


नायब तहसीलदार
हरसरु

Naib Tehsildar
Harsaru (Gurugram)



रजिस्टर इंतकाल

उत्तर : 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
इन्द्राज उदीट जी अब कायम किया जाएगा														
नंबर शुमार जमाबंदी साथक	नंबर नगर या गाह	नाम मालिक व विवरण	नाम कायदाकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	मामता या लगान	नंबर खाल जमाबंदी	नाम मालिक व विवरण	नाम कायदाकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	नाम या लगान	किसम या तादीख इकात मय है	फित दाखिला या तमदीक मिरादास कानूनगो		
5759 98/1	सुपडिन्द्र नगरदार	M/s Aura Builders and Developers Pvt. Ltd. Regd Office A61	M/s Aura Builders and Developers Pvt. Ltd. Regd Office A61	55/1 25/2 2-13 चारी	55/1 25/2 2-13 चारी		The Governor State of Haryana acting through Director	बदस्तूर	55/1 25/2 0-19	हिब्बा नामा वसिका न. 11455/1	18-12-2025	पटवारी		
98		Suncity Sector 36 A Rohtak वासीदेह	Suncity Sector 36 A Rohtak वासीदेह	— फिते 1 2-13	— फिते 1 2-13		General Town & Country Planning Haryana वासीदेह	बदस्तूर	चारी फिते 1 0-19 मजकडा	दिनांक 16-12-2022 बदले गुल्म 0-5800-4- (बीगसी साब डियानदे हजार)				
वाका हिलानामा वसम सुन चदीद मंजूर है														
19/11/25 AC II Ind Grade Haryana														
5759 118/9	सुपडिन्द्र नगरदार	M/s Aura Builders and Developers Pvt. Ltd. Regd Office A61	M/s Aura Builders and Developers Pvt. Ltd. Regd Office A61	72/1 6/2/2 2-2 चारी	72/1 6/2/2 2-2 चारी		The Governor State of Haryana acting through Director	बदस्तूर	क.म.न. सातम 72/1 6/2/2 2-2	हिस्सा मुल्तकिना				
118/5		Suncity Sector 36 A Rohtak	Suncity Sector 36 A Rohtak	8 8-0 चारी	8 8-0 चारी		General Town & Country Planning Haryana	बदस्तूर	चारी 8/2 3-4					



रजिस्टर इंतकाल



वर्क संख्या : 2

जिला : गुरुग्राम

तहसील : हरारत

हदबस्त नंबर : 107

गांव : Harsura

नंबर भुगत	नंबर खता	नंबर जमाबंदी	नाम तरफा या चाह	नाम मालिक व विवरण	नाम काताकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	नाम या सगान	नाम मालिक व विवरण	नाम काताकार व विवरण	नंबर व नाम खेत व रकबा व किसम जमीन	नाम या सगान	किसम या तारीख इंतकाल भव है जरूरत	कीमत दाखिल या तहदीक सातक	रिपोर्ट/वकीली कागज
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वासीदेह

9

वासीदेह

9/2

8-0 चाही

3-4

किस्ते 3
16-2

किस्ते 3
8-10

मजकजा
क.म.म.स.

हिरसा
मुन्तकिला

सातक

पुनर्विन्द नमबदार

M/s Aura Builders and
Developers
Pvt.Ltd.
Regl. Office A61

72/1

The Governor
State of
Haryana acting
through Director

बदस्तूर

72/1

मिन

खेबट न.

8-0 चाही

3-4

520

Suncity Sector
36A
Rohitak

General Town &
Country
Planning Haryana

किस्ते 1

1/4 भाग

8-0

वासीदेह

किस्ते 1

M/s RP Build
Tech
Regl. Office Metro
Pillar No. 803
Uttam
Nagar Najafgarh
Road
New Delhi

मजकजा

1/12 भाग



Digital India

रजिस्टर इंतकाल



मार्ग : Harsuru

हदबस्त नंबर : 107

तहसील : हसर

जिला : गुल्शाम

चर्क संख्या : 3

नंबर धुनार खता जमाबंदी सावक	नाम तरफा या चाह	नाम नातिक व विवरण	नाम कायतकार व विवरण	नंबर खता जमाबंदी	नामला या लगान	नंबर व नाम खेत व रकबा व किसान जमीन	नाम कायतकार व विवरण	नाम नातिक व विवरण	नंबर व नाम खेत व रकबा व किसान जमीन	नामला या लगान	किस्म या तारीख इंतकाल मय है जरूरत	कीत टाखिला या तहसील मिरदावर कानपुरगो
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वासीदेह
M/s RP Build
Tech
Regl. Office Metro
Pillar No. 803
Uttam
Nagar Najalgarh
Road
New Delhi
1/3 भाग
वासीदेह
M/s Aura Builders
and
Developers Pvt.
Ltd.
Regl. Office A61
Suncily Sector 36
A
Rohiak
1/3 भाग
वासीदेह

5759

हिस्सा क.म.स.
मुन्तकिला
जोड़ 12-13-0
मुन्तकिला

3/4



Digitized by

रजिस्टर इंतकाल

ग्राह : HANSAHU

हदयसत नंबर : 107

तहसील : हरसल

जिला : मुश्काम

एक संख्या : 4



पूरी	पश्चिम	दक्षिण	उत्तर	रम्बा
72 8-1	21 2/3	40	40	4-16
72 8-2	14 1/3	21 2/3 x 40	40	
72 8-3	21 2/3	14 1/3 x 40	40	
72 8-4	14 1/3	21 2/3 x 40	40	
72 8-5	14 1/3	14 1/3 x 40	40	



Handwritten notes and signatures at the top right of the page, including names like 'Rajendra', 'Rajendra', and 'Rajendra'.

$$\begin{array}{|c|c|} \hline 12 & 5425/211 \\ \hline \end{array} \quad \begin{array}{|c|c|} \hline 25\frac{2}{3} & 340 \quad 14\frac{1}{2} \\ \hline \end{array}$$

$21\frac{2}{3}$	$21\frac{2}{3}$	$21\frac{2}{3}$	$21\frac{2}{3}$	$21\frac{2}{3}$
36	$72 \parallel 8 \parallel 1$	711	711	711
$14\frac{1}{2}$	40	40	40	40
	$9/2$	$14\frac{1}{2}$	$7/2$	12
	40	40	40	$31\frac{1}{4}$

$$\begin{array}{l} 25\frac{2}{3} \quad 340 \quad 14\frac{1}{2} \\ 5425/211 \\ 25\frac{2}{3} \quad 340 \quad 14\frac{1}{2} \end{array}$$

$$\begin{array}{l} 25\frac{2}{3} \quad 340 \quad 14\frac{1}{2} \\ 5425/211 \\ 25\frac{2}{3} \quad 340 \quad 14\frac{1}{2} \end{array}$$

Handwritten notes and signatures at the top of the page, including a date stamp "10/11/12".



Government of Haryana / हरियाणा सरकार
Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग
Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

11455
16/12/2025

प्रलेख क्र.:11455

पंजीकरण दिनांक:16/12/2025 12:52 PM

वसीका संबंधी विवरण (Token: GUR_HAR_HAR_999805105057570)

वसीका का नाम GIFT IN FAVOUR OF GOVT. (GIFT)			
जिला- Gurugram	तहसील/सब-तहसील- Harsaru	स्थित- Urban within MC Limit	भौगोलिक स्थिति- Licenced Colony
नगर निगम - Manesar	गांव/शहर- Harsaru (04078)	पंचायत - NA	कालोनी - Area Around Harsaru Village
पता : Harsaru (04078), Harsaru, Gurugram			भू-भाग का खण्ड : Harsaru

धन संबंधी विवरण

लेन-देन राशि- 0.00 रुपये	कलेक्टर दर- 121010925.00 रुपये	कुल स्टाम्प शुल्क- 0.00 रुपये
कुल दानपात्र- 1	स्टाम्प का मूल्य- 0.00 रुपये	पंजीकरण फीस- 0.00 रुपये
ई-वालातः	पेस्टिंग शुल्क - 3 रुपये	पुरुष दानपात्र - 0
महिला दानपात्र- 0	प्रारूपकर्ता - Deedwriter	विशेष/ सामान्य अभिकर्ता (अधिकृत व्यक्ति) का नाम -
विलेख तैयार करने वाले का नाम- Satyaprakash		

Urban Local Body (ULB) Details

Property Id	Name	Relation	Relative	Total Area	Property Type	Property Subtype	No Dues	Converted Area	Authorize	Plot No./ Address
1LGQFVK8	AURA BUILDERS AND DEVELOPERS PRIVATE LIMITED AND RP BUILD TECH			7610.750 (SqYard)	Vacant Plot - Residential	Residential	0.00	6363.55 (sqmeter)	Yes	/

हस्तांतरण भूमि का विवरण

Seller Name / विक्रेता का नाम	Property Id / खेबट	TotalAreaUrban / कुल भूमि (SqYard)	PercentageArea / प्रतिशत भूमि	Transferred land share / हस्तांतरण भूमि हिस्सा (SqYard)	Unit / इकाई
Aura Builders and Developers Pvt Ltd Thru Varun Sharma, RP Build Tech Thru Pradeep Vijayan	NA	7610.75	NA	7610.75	SY

नगर एवं ग्राम नियोजन विभाग का विवरण

District / जिला	Tehsil / तहसील	Developer Name / डेवलपर का नाम	License Number / लाइसेंस नंबर	Plot Number / प्लॉट नंबर	Total Floor / कुल मंज़िलें	Flat No. / फ्लैट नंबर	Flat Area / फ्लैट क्षेत्रफल	Flat Unit / फ्लैट इकाई	Flat Address / फ्लैट का पता
Gurugram	Harsaru	AURA GUR-8RA TODMUD	LC-5451A	KHASRA NO. 55/25/2M	NA	NA	NA	SF	NA

Aura Builders And Developers Pvt. Ltd.

First Party (DONOR) Details (प्रथम पक्ष (दानकर्ता) विवरण)

[Signature]

Director

FOR RP Build - Tech

[Signature]

Partner

[Signature]

GIFT DEED

STAMP DUTY AND REGISTRATION FEE ARE EXEMPTED, UNDER SECTION 3 OF THE INDIAN STAMP ACT, 1899, PARAGRAPH 3 OF THE HARYANA STAMP MANUAL 1970 APPENDIX 1 TABLE OF REGISTRATION FEE (SECTION 78 & 79 OF THE ACT) PAGE 89 OF THE HARYANA REGISTRATION MANUAL 1967.

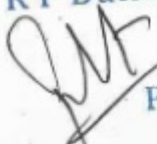
Type of Deed	:	Gift Deed
Village Name	:	Harsaru
Tehsil & District	:	Sub-Tehsil Harsaru, Gurugram
Unit Land	:	12 Kanal 11 Marla 6 Sarsai
Transaction Value	:	NIL
Stamp Duty	:	EXEMPTED
Registration Fee	:	EXEMPTED

This Gift deed is made end executed at Sub-Tehsil Harsaru, District Gurugram on this 8th December 2025 by :-

1. **Aura Builders & Developers Private Limited (CIN: U45201HR22PTC088712)**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at 6th Floor, M3M International Financial Center, Golf Course Extension Road, Sector-66, Gurugram,- 122001 acting through its authorized signatory **Mr. Varun Sharma (Aadhar No. 5376 9760 8516)** duly authorized vide resolution dated 30.07.2025 passed by the Board of Directors of the said company (hereinafter called the Donor No. 1)
2. **R.P Build-Tech (PAN: ABDFR6209A)** a partnership firm having it office at Plot No. 4, Ground Floor, Main Najafgarh Road, Opposite Metro Pillar No. 803, Vipin Garden, Kakrola, Uttam Nagar, New Delhi-110059 through its partners **Mr. Pradeep Vijayran (Aadhar No. 9490 8988 4416)** son of **Rajpal Singh**, who is authorized vide letter dated 25.11.2025; (hereinafter called the Donor No. 2)

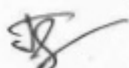
(hereinafter Donor No. 1 and Donor No. 2 Jointly called as the "DONORS" of the first part, which expression shall, unless repugnant to the context there of, be deemed to mean and include it successors, representative and assigns) the party of the FIRST PART.

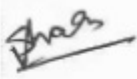
For R P Build- Tech


Partner

Aura Builders And Developers Pvt. Ltd.


Director

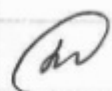


Name	Relation	Relative Name	Grand father name	Mobile	ID Type	ID Proof	PAN Number	Gender	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status	Sign
Aura Builders and Developers Pvt Ltd Thru Varun Sharma	NA			****2301	Aadhaar	****	NA		6th Floor Tower 1 M3M IFC Golf Course Extension Ro	NA	NA	Present	
RP Build Tech Thru Pradeep Vijayan	NA			****1111	Aadhaar	****	NA		Plot No. 4, GF, Main Najafgarh Road, Vipin Garden,	NA	NA	Present	

Second Party (DONEE) Details (दूसरा पक्ष (दानपात्र) का विवरण)

Name	Relation	Relative Name	ID Type	ID Proof	PAN Number	Address	Gender	Transfer Hissa(In Sq Yard)	Attendance Status	Sign
DTCP Thru Jitender Patwari			NA	****	NA	Plot No. 3 Block A Nagar Yojana Bhawan Madhya Marg Sector 18A Chandigarh	NA	7610.75	Present	

Witness Details (गवाहों का विवरण)

Name	Relation	Relative Name	Mobile	ID Proof	Gender	Designation	Address	Attendance Status	Sign
Manoj Kumar Johri	Son (पुत्र)	Ambrish Kumar	****4581	****6795	Male	Other	WZ 169A 1st Floor Lajwanti Garden South West Delhi	Present	
Raj Prakash	Son (पुत्र)	Jai Narain	****3988	****1617	Male	Advocate	Adv Gurugram	Absent	
manoj kumar	Son (पुत्र)	arjun dass	****8381	****2535	Male	Advocate	gandhi nagar gurugram	Present	

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:

GIFT DEED

STAMP DUTY AND REGISTRATION FEE ARE EXEMPTED, UNDER SECTION 3 OF THE INDIAN STAMP ACT, 1899, PARAGRAPH 3 OF THE HARYANA STAMP MANUAL 1970 APPENLIX 1 TABLE OF REGISTRATION FEE (SECTION 78 & 79 OF THE ACT) PAGE 89 OF THE HARYANA REGISTRATION MANUAL 1967.

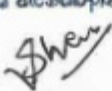
Type of Deed : Gift Deed
Village Name : Harsaru
Tehsil & District : Sub-Tehsil Harsaru, Gurugram
Unit Land : 12 Kanal 11 Marla 6 Sarsai
Transaction Value : NIL
Stamp Duty : EXEMPTED
Registration Fee : EXEMPTED

Gurugram by :-

For RP Build Tech

Partner

This Gift deed is made by Aura Builders and Developers Pvt Ltd, District



Director



IN FAVOUR OF

Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, plot No. 3, Block-A Nagar Yojana Bhawan, Madhya Marg, Sector 18A Chandigarh, Represented by District Town Planner (P), Gurugram, through its authorized signatory Jitender (Aadhar No. 5860 9234 8038) - Patwari (*Designation*), who is authorized vide Memo No. DTP(G)/Pat(J)/2025/17047 dated 28.11.2025, hereinafter called the "DONEE" of the SECOND PART.

The expression the DONORS and the DONEE wherever they occur in the body of this gift deed shall mean and include their respective legal heirs, successors, executors, administrators, representatives, nominees and assignees.)

WHEREAS

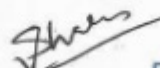
1. The DONOR No.1 (Aura Builders & Developers Private Limited) is the absolute owner of the pieces of land parcels, comprised in Khewat/Khata No. 98/102, Rectangle No. 55, Killa No. 25/2 min East (0-19), field 1 land measuring 0 Kanal 19 Marla and Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 6/2/2 min (2-1-6), 8 min south(3-3-6), 9 min south (3-3-6) field 3 land measuring 8 Kanal 9 Marla 0 Sarsai therefore both Khewat/Khata Number land become 9 Kanal 8 Marla situated in the revenue estate of Village Harsaru, Sector 88A, Sub-Tehsil Harsaru District Gurugram vide mutation No. 5537, 5538, 5551 & 5556 .
2. The DONOR No.1 (Aura Builders & Developers Private Limited)-11/12 share & DONOR No .2 (R.P Build-Tech)-1/12 share are the absolute owners of the pieces of land parcels, comprised in Khewat/Khata No. 520/549, Rectangle No. 72, Killa No. 7 min south (3-3-6), field 1 land measuring 3 Kanal 3 Marla 6 Sarsai in situated in the revenue estate of Village Harsaru, Sector 88A, Sub-Tehsil Harsaru District Gurugram vide mutation No. 5537, 5549 & 5556.

Therefore both Donors land total become 12 Kanal 11 Marla 6 Sarsari (1.572 Acres or 6363.510 Sqm) (hereinafter referred as the "said land"), more particularly shown in Site Map attached herewith as Annexure I.

For R P Build- Tech


Partner

Aura Builders And Developers Pvt. Ltd.


Director



1. **Aura Builders & Developers Private Limited (CIN: U45201HI22PTCC88712)**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at 6th Floor, M3M International Financial Center, Golf Course Extension Road, Sector-66, Gurugram, - 122001 acting through its authorized signatory **Mr. Varun Sharma (Aadhar No. 5376 9760 8516)** son of Raj Kumar Sharma duly authorized vide resolution dated 30.07.2025 passed by the Board of Directors of the said company (hereinafter called the Donor No. 1)
2. **R.P Build-Tech (PAN: ABDFR6209A)** a partnership firm having its office at Plot No. 4, Ground Floor, Main Najafgarh Road, Opposite Metro Pillar No. 803, Vipin Garden, Kakrola, Uttam Nagar, New Delhi-110059 through its partners **Mr. Pradeep Vijayran (Aadhar No. 9490 8988 4416)** son of Rajpal Singh, who is authorized vide letter dated 25.11.2025; (hereinafter called the Donor No. 2)

(hereinafter Donor No. 1 and Donor No. 2 Jointly called as the "DONORS" of the first part, which expression shall, unless repugnant to the context there of, be deemed to mean and include its successors, representative and assigns) the party of the FIRST PART.

IN FAVOUR OF

Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, plot No. 3, Block-A Nagar Yojana Bhawan, Madhya Marg, Sector 18A Chandigarh, Represented by District Town Planner (P), Gurugram, through its authorized signatory Jitender (Aadhar No. 5860 9234 8038) – Patwari (Designation), who is authorized vide Memo No. DTP(G)/Pat(J)/2025/17047 dated 28.11.2025, hereinafter called the "DONEE" of the SECOND PART.

The expression the DONORS and the DONEE wherever they occur in the body of this gift deed shall mean and include their respective legal heirs, successors, executors, administrators, representatives, nominees and assignees.)

WHEREAS

1. The DONOR No.1 (Aura Builders & Developers Private Limited) is the absolute owner of the pieces of land parcels, comprised in Khewat/Khata No. 98/102, Rectangle No. 55, Killa No. 25/2 min East (0-19), field 1 land measuring 0 Kanal 19 Marla and Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 6/2/2 min (2-1-6), 8 min south(3-3-6), 9 min south (3-3-6) field 3 land measuring 8 Kanal 9 Marla 0 Sarsai therefore both Khewat/Khata Number land become 9 Kanal 8 Marla situated in the revenue estate of Village Harsaru, Sector 88A, Sub-Tehsil Harsaru District Gurugram vide mutation No. 5537, 5538, 5551 & 5556.
2. The DONOR No.1 (Aura Builders & Developers Private Limited)-11/12 share & DONOR No .2 (R.P Build-Tech)-1/12 share are the absolute owners of the pieces of land parcels, comprised in Khewat/Khata No. 520/549, Rectangle No. 72, Killa No. 7 min south (3-3-6), field 1 land measuring 3 Kanal 3 Marla 6 Sarsai in situated in the revenue estate of Village Harsaru, Sector 88A, Sub-Tehsil Harsaru District Gurugram vide mutation No. 5537, 5549 & 5556.

Therefore both Donors land total become 12 Kanal 11 Marla 6 Sarsai (1.572 Acres or 6363.510 Sqm) (hereinafter referred as the "said land"), more particularly shown in Site Map attached herewith as Annexure I.

3. The said Land is part of large parcel of larger Land parcel (Layout Plan attached herewith as Annexure II) for which the Director, Town & Country Planning, Haryana, Chandigarh, under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, ["Act"] has granted a Licence No.98 of 2025 dated 13.06.2025 for developing a Mix Land use.
4. As per the terms and conditions of the above stated License and as per provisions of applicable Act and Rules made there under, the DONORS have to transfer the land which for the 23M wide Service Road part of Sector in favour of the Department of Town and Country Planning, Haryana.
5. Further, the said land measuring 12 Kanal 11 marla 6 Sarsai (1.572 Acres or 6363.510 Sqm) situated in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, District Gurugram of which the DONORS are the absolute and undisputed owners and in possession and the said land is part of License No.98 of 2025 was granted to setup and develop thereon a Mix Land use in accordance with license(s) and requisite approvals granted by the Director General Town and Country Planning Haryana (DGTCP).
6. The Donors are the absolute and undisputed owner in possession of the above said land as mentioned above and are fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner.
7. In compliance of the terms and conditions of the above stated License, the DONORS have requested the Department of Town and Country Planning, Haryana for surrendering the said Land and on request of the

For R.P Build-Tech

Aura Builders And Developers Pvt. Ltd.

partner

Signature

3. The said Land is part of large parcel of larger Land parcel (Layout Plan attached herewith as **Annexure II**) for which the Director, Town & Country Planning, Haryana, Chandigarh, under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, ["Act"] has granted a Licence No.98 of 2025 dated 13.06.2025 for developing a Mix Land use.
4. As per the terms and conditions of the above stated License and as per provisions of applicable Act and Rules made there under, the DONORS have to transfer the land which for the 24M wide Service Road part of Sector in favour of the Department of Town and Country Planning, Haryana.
5. Further, the said land measuring 12 Kanal 11 marla 6 Sarsai (1.572 Acres or 6363.510 Sqm) situated in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, District Gurugram of which the DONORS are the absolute and undisputed owners and in possession and the said land is part of License No.98 of 2025 was granted to setup and develop thereon a Mix Land use in accordance with license(s) and requisite approvals granted by the Director General Town and Country Planning Haryana (DGTCP).
6. The Donors are the absolute and undisputed owner in possession of the above said land as mentioned above and are fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner.
7. In compliance of the terms and conditions of the above stated License, the DONORS have requested the Department of Town and Country Planning, Haryana for surrendering the said Land and on request of the DONORS, the DONEE has approved surrender of the said Land admeasuring 12 kanal 11 marla 6 Sarsai (1.572 Acres or 6363.510 Sqm) for the purpose of 24 M wide Service Road part of Sector vide Memo No. DTP(G)/Pat(J)/2025/17047 dated 28.11.2025.
8. The DONORS are making this gift of the said Land for the purpose of 24 M wide Service Road part of Sector as per the site plan sanctioned by the Director General Town and Country Planning, Haryana, Chandigarh ("DGTCP") without any monetary consideration unto the DONEE.

NOW THIS GIFT DEED WITNESSETH AS UNDER:-

1. That in pursuance of the terms and conditions of the license issued by the Director Town and Country Planning, Haryana, Chandigarh ("DTCP") vide License No. 98 of 2025, the said DONORS without any monetary consideration hereby transfer, assigns, and conveys to the DONEE, the above mentioned total area measuring 12 kanal 11 marla 6

For R P Build Tech

Aura Builders And Developers Pvt. Ltd.

Partner

Director

DONORS, the DONEE has approved surrender of the said Land admeasuring **12 kanal 11 marla 6 Sarsai** (1.572 Acres or 6363.510 Sqm) for the purpose of 24 M wide Service Road part of Sector vide Memo No. DTP(G)/Pat(J)/2025/17047 dated 28.11.2025.

8. The DONORS are making this gift of the said Land for the purpose of 24 M wide Service Road part of Sector as per the site plan sanctioned by the Director General Town and Country Planning, Haryana, Chandigarh ("DGTCP") without any monetary consideration unto the DONEE.

NOW THIS GIFT DEED WITNESSETH AS UNDER:-

1. That in pursuance of the terms and conditions of the license issued by the Director Town and Country Planning, Haryana, Chandigarh ("DTCP") vide License No. 98 of 2025, the said DONORS without any monetary consideration hereby transfer, assigns, and conveys to the DONEE, the above mentioned total area measuring **12 kanal 11 marla 6 Sarsai (1.572 Acres or 6363.510 Sqm)** situated in the revenue estate of **Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, District Gurugram** as shown in the approved layout as **Annexure II** and demarcation plan is annexed as **Annexure I** to this Gift Deed, which read as part and parcel of this Gift Deed.

2. The DONORS with all its rights of ownership, possession, easements, options, privileges, appurtenances, title, claim, interests, demand whatsoever with the said DONOR has, conveyed, to DONEE. The said DONORS have got good title and full power to transfer, assign and gift, free from all claims, encumbrances and demand whatsoever and that said DONEE shall hereafter peaceably and quietly hold, use the said land without any manner of hindrance, interruption, claim or demand from the DONORS.

3. That the DONORS have delivered actual physical possession of the said land to the said DONEE and the DONEE while accepting the said gift herein above made by the DONORS, have taken the possession of the same.

4. That the previous dues and demands of the government tax, etc., relating to the said land, shall be paid by the DONORS and thereafter all such dues and taxes shall be paid by the DONEE.

5. That the DONORS hereby assures the DONEE that the said property is free from all sort of encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, cases, court decree, disputes, litigation, attachment, notification, acquisitions, surety, security, liens, etc. Whatsoever and if it is proved otherwise then the DONORS shall be liable and responsible for the same.

6. That the DONORS have gifted transferred, conveyed, assigned, handed over all their rights, title, power, interests, authorities of ownership of the said property under gift to the DONEE by way of this Gift Deed.

7. That the DONEE will become sole, absolute owner in possession of the aforesaid land by way of the Gift Deed.

8. That the DONEE shall also be fully entitled, empowered, authorized to get the said gifted property mutated and transferred in its own name in the revenue records or in any other records of any other Government or Local authority concerned at its own costs and expenses even in the absence of the DONORS also and get all the relevant service connections of the gifted property in the name of the DONEE on the basis of this Gift Deed or its certified copy or true copy.

9. That the present Gift Deed is being made by the DONORS in favour of the DONEE as per terms and conditions of the license passes by the DGTCP as mentioned above.

10. That after execution of this Gift Deed, the DONORS or its successors or any other person will not be entitled to make any claim, right and interest in the Property gifted to the DONEE.

11. That both the parties have signed Deed voluntarily, with their free consent and without any force, pressure, coercion and/or under influence from any side, only after carefully going through and understanding all its terms and condition.

12. That the DONEE has accepted the said gifted property.

13. That the present Gift made by the DONORS is Irrevocable.

For R P Build-Tech
Partner

Aura Builders And Developers Pvt. Ltd.

Director

Sarsai (1.572 Acres or 6363.510 Sqm) situated in the revenue estate of Village Harsaru, Sector-88A, Sub-Tehsil Harsaru, District Gurugram as shown in the approved layout as Annexure II and demarcation plan is annexed as Annexure I to this Gift Deed, which read as part and parcel of this Gift Deed.

2. The DONORS with all its rights of ownership, possession, easements, options, privileges, appurtenances, title, claim, interests, demand whatsoever with the said DONOR has, conveyed, to DONEE. The said DONORS have got good title and full power to transfer, assign and gift, free from all claims, encumbrances and demand whatsoever and that said DONEE shall hereafter peaceably and quietly hold, use the said land without any manner of hindrance, interruption, claim or demand from the DONORS.
3. That the DONORS have delivered actual physical possession of the said land to the said DONEE and the DONEE while accepting the said gift herein above made by the DONORS, have taken the possession of the same.
4. That the previous dues and demands of the government tax, etc., relating to the said land, shall be paid by the DONORS and thereafter all such dues and taxes shall be paid by the DONEE.
5. That the DONORS hereby assures the DONEE that the said property is free from all sort of encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, cases, court decree, disputes, litigation, attachment, notification, acquisitions, surety, security, liens, etc. Whatsoever and if it is proved otherwise then the DONORS shall be liable and responsible for the same.
6. That the DONORS have gifted transferred, conveyed, assigned, handed over all their rights, title, power, interests, authorities of ownership of the said property under gift to the DONEE by way of this Gift Deed.
7. That the DONEE will become sole, absolute owner in possession of the aforesaid land by way of the Gift Deed.
8. That the DONEE shall also be fully entitled, empowered, authorized to get the said gifted property mutated and transferred in its own name in the revenue records or in any other records of any other Government or Local authority concerned at its own costs and expenses even in the absence of the DONORS also and get all the relevant service connections of the gifted property in the name of the DONEE on the basis of this Gift Deed or its certified copy or true copy.

For R P Build-Tech


Partner

Aura Builders And Developers Pvt. Ltd.


Director



First Party (दानकर्ता)	Second Party (दानपात्र)	Witness (गवाह)

यह प्रलेख आज दिनांक 16-12-2025 दिन मंगलवार समय 12:52:32 PM बजे Aura Builders and Developers Pvt Ltd Thru Varun Sharma, RP Build Tech Thru Pradeep Vijayran निवासी Harsaru (04078) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये 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 इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता Aura Builders and Developers Pvt Ltd Thru Varun Sharma, RP Build Tech Thru Pradeep Vijayran, DTCP Thru Jitender Patwari हाजिर हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष 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/ Manoj Kumar Johri Son (पुत्र) Ambrish Kumar, निवासी :- WZ 169A 1st Floor Lajwanti Garden South West Delhi; manoj kumar Son (पुत्र) arjun dass, निवासी :- gandhi nagar gurugram ने की।

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

दिनांक 16-12-2025

संयुक्त/उप पंजीयन अधिकारी, Harsaru

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11455 आज दिनांक 16-12-2025 को बही नं 1 जिल्द नं 1313155 के पृष्ठ नं 50.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या जिल्द नं के पृष्ठ संख्या से 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 16-12-2025

संयुक्त/उप पंजीयन अधिकारी, Harsaru

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the DONOR/DONEE/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

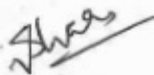
1. किसी दस्तावेज का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि दानकर्ता/दानपात्र/गवाह/पहचानकर्ता दस्तावेज से सम्बंधित जानबुझ कर कोई भी गलत जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अंतर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 16-12-2025

9. That the present Gift Deed is being made by the DONORS in favour of the DONEE as per terms and conditions of the license passes by the DGTCP as mentioned above.
10. That after execution of this Gift Deed, the DONORS or its successors or any other person will not be entitled to make any claim, right and interest in the Property gifted to the DONEE.
11. That both the parties have signed Deed voluntarily, with their free consent and without any force, pressure, coercion and/or under influence from any side, only after carefully going through and understanding all its terms and condition.
12. That the DONEE has accepted the said gifted property.
13. That the present Gift made by the DONORS is Irrevocable.

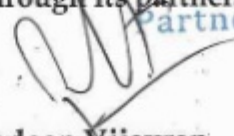
IN WITNESS WHERE OF both the parties have signed this Gift Deed on the day, month and year first above written in presence of the following witnesses

Aura Builders And Developers Pvt. Ltd.
DONORS
Aura Builders & Developers Pvt. Ltd.
Through its authorized signatory



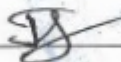
Varun Sharma _____

For R P Build- Tech
R.P Build-Tech
Through its partners
Partner



Pradeep Vijayran _____

DONEE: Hon'ble Governor, State of Haryana,
acting through Director Town and Country
Planning Haryana, Chandigarh,
represented by District Town Planner (P), Gurugram,
through its authorized signatory

Jitender Patwari : 

WITNESSES:

1. Manoj Joshi
Sfr - Anish Kumar

Pr - W2-169A H+ Jior.

Ladwanti Garden South
West Delhi

2. 

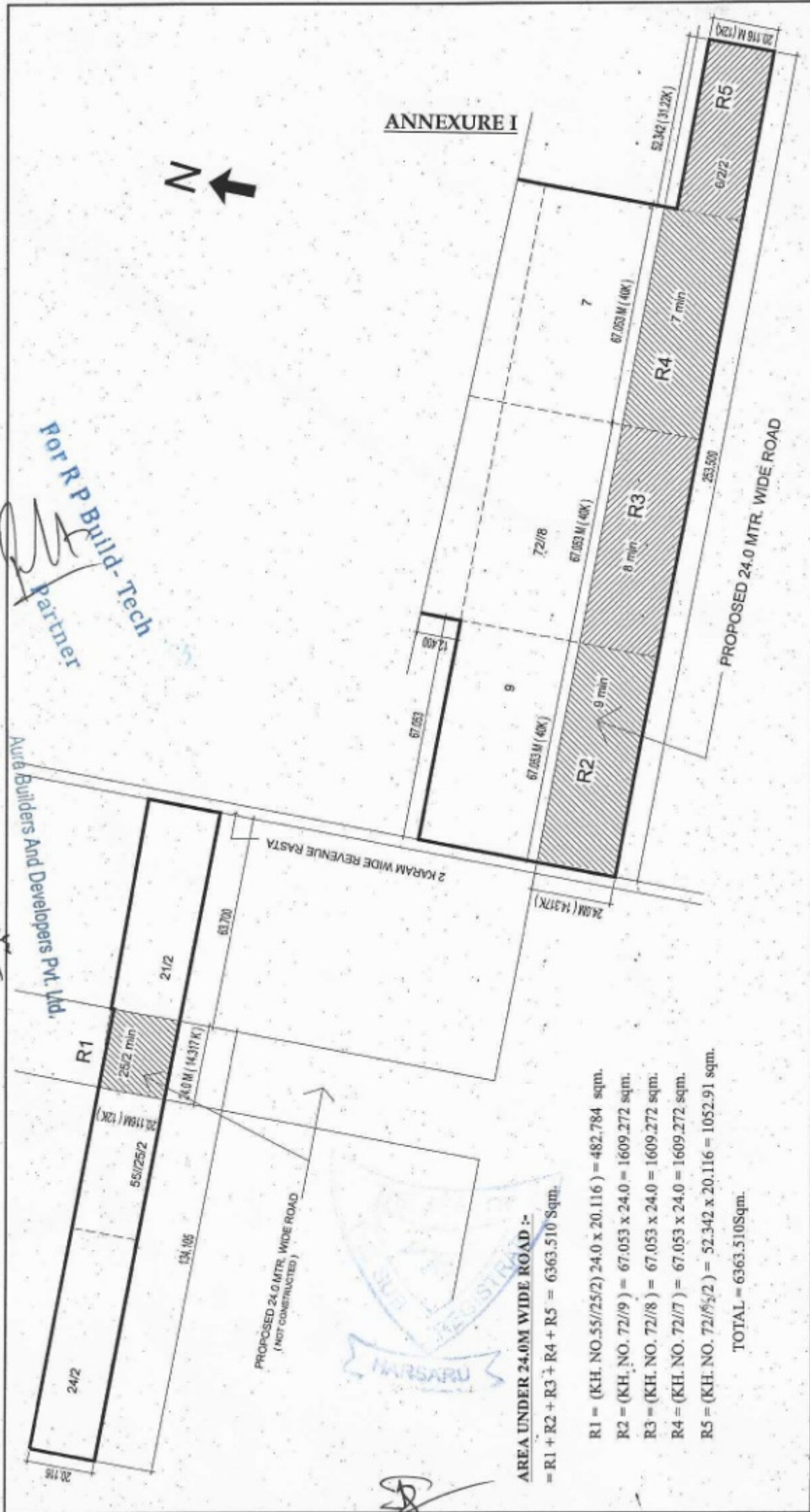
ANNEXURE I



For R P Build-Tech
Partner

Aura Builders And Developers Pvt. Ltd.

Director



AREA UNDER 24.0M WIDE ROAD :-

= R1 + R2 + R3 + R4 + R5 = 6363.510 Sqm.

R1 = (KH. NO. 55/25/2) 24.0 x 20.116 = 482.784 sqm.

R2 = (KH. NO. 72/9) = 67.053 x 24.0 = 1609.272 sqm.

R3 = (KH. NO. 72/8) = 67.053 x 24.0 = 1609.272 sqm.

R4 = (KH. NO. 72/7) = 67.053 x 24.0 = 1609.272 sqm.

R5 = (KH. NO. 72/5/2) = 52.342 x 20.116 = 1052.91 sqm.

TOTAL = 6363.510 Sqm.

For R P Build-Tech
Partner

Aura Builders And Developers Pvt. Ltd.
Director



AREA UNDER 24.0M WIDE ROAD :-

$$= R1 + R2 + R3 + R4 + R5 = 6363.510 \text{ Sqm.}$$

$$R1 = (KH. NO. 55/25/2) 24.0 \times 20.116 = 482.784 \text{ sqm.}$$

$$R2 = (KH. NO. 72/9) = 67.053 \times 24.0 = 1609.272 \text{ sqm.}$$

$$R3 = (KH. NO. 72/8) = 67.053 \times 24.0 = 1609.272 \text{ sqm.}$$

$$R4 = (KH. NO. 72/7) = 67.053 \times 24.0 = 1609.272 \text{ sqm.}$$

$$R5 = (KH. NO. 72/5/2) = 52.342 \times 20.116 = 1052.91 \text{ sqm.}$$

$$\text{TOTAL} = 6363.510 \text{ Sqm.}$$

