

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 11/02/2026

Certificate No G0K2026B5057



Stamp Duty Paid ₹ 761300000

GRN No 146899556



Penalty ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name Haryana Shehri Vikas pradhikaran

H No/Floor Na Sector/Ward 34

LandMark : Estate officer ii

City/Village Gurugram District Gurugram

State Haryana

Phone 98*****54



Buyer / Second Party Detail

Name Godrej Properties Limited

H No/Floor 35 Sector/Ward 44

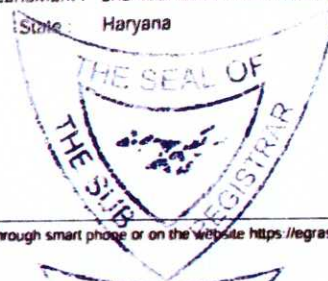
LandMark : 2nd floor tower a um house

City/Village Gurugram District Gurugram

State Haryana

Phone 98*****54

Purpose CONVEYANCE DEED



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

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

ON NON JUDICIAL STAMP PAPERS WORTH Rs 761300000/- (Rupees Seventy six crores thirteen lacs ONLY), VIDE CERTIFICATE NO. G0K2026B5057, DATED 11.02.2026, ISSUED BY TREASURY OFFICE HARYANA

This DEED OF CONVEYANCE is made at Gurugram on the 19th day of Feb, 2026.

BETWEEN

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

AND

GODREJ PROPERTIES LIMITED (CIN No.: L74120MH1985PLC035308), a company subsisting under the Companies Act, 2013, having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079, Maharashtra and regional office at 2nd Floor, Tower A, Plot Number 35, UM House, Sector- 44, Gurugram through its authorised signatory Ranjit Bhambhu duly authorized vide resolution dated 07.02.2026 (hereinafter called the "Allottee") of the other part;



Ranjit Bhambhu

by
ESTATE OFFICER-II
HSVP, GURUGRAM

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 17/02/2026 04:30 PM

GRN No: 146900479

Stamp No. : G0K2026B5057



Stamp Duty Paid: ₹ 761281168.00

Registration Fees: ₹ 50000.00

SELLER / First Party Detail

Name: Haryana Shehn Vikas pradhikaran / Stamp No G0K2026B5057 | Amount: ₹761,300,000

Address: ESTATE OFFICER, EO HUDA GURGAON II SECTOR 56 GURGA

Mobile: ****

BUYER / Second Party Detail

Name: Godrej Properties Limited / Stamp No: G0K2026B5057 | Amount: ₹761,300,000

Address: 2nd Floor, Tower A, Plot Number 35, UM House, Sector 44, Gurugram

Mobile: ****9025

Purpose: CONVEYANCE



Government of Haryana / हरियाणा सरकार

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

प्रलेख क्र.:19437

पंजीकरण दिनांक:17/02/2026 04:30 PM

CONVEYANCE DEED

वसीका संबंधी विवरण (Token: GUR_WAZ_WAZ_999813105926557)

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MOE CONVEYANCE)

जिला- Gurugram

तहसील/सब-तहसील- Wazirabad

नगर निगम - GURUGRAM

गाँव/शहर- Wazirabad (01181)

पता : Wazirabad (01181), Wazirabad, Gurugram

स्थिति- Urban within M.O. (km)

भौगोलिक स्थिति- HSVP Area

कालोनी - Sector 53/ii

भू-भाग का खण्ड - Wazirabad

धन संबंधी विवरण

लेन-देन राशि- 10875445251.00 रुपये

कलेक्टर दर- 112301426.00 रुपये

कब्र स्टम्प शुल्क- 761281168.00 रुपये

कुल क्रेता- 1

स्टाम्प का मूल्य- 761281168.00 रुपये

पंजीकरण फीस- 50000.00 रुपये

ई-चालान:146900479

पेस्टिंग शुल्क - 3 रुपये

पुरुष क्रेता - 0

महिला क्रेता- 0

प्रारूपकर्ता - Citizen

विशेष/ सामान्य अभिकर्ता (अधिकृत व्यक्ति) का नाम -

विलेख तैयार करने वाले का नाम - SONUNKUMAR

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

AND WHEREAS the Vendor has sanctioned the sale of the said site to the Allottee in pursuance of its application dated 30th August, 2024 and issuance of LOI vide ZO002/EO018/UE029/LALOT/0000000105 dated October 23, 2024 ("LOI") made under sub-regulation (I) of the regulation (6) of the Haryana Shehri Vikas Pradhikaran (Disposal of land and building to be 1978 Rules and Guidelines governing HSVP (hereinafter referred to as the said Regulation) to be used as a site for group housing purpose bearing Plot no- GH-24 in Sector 53, Urban Estate Gurgaon II, Gurugram, Haryana.

WHEREAS the Vendor has fixed the price of the said land sold by auction at Rs. 10,87,54,45,251/- (Rupees One Thousand Eighty Seven crore Fifty Four lakhs Forty Five thousand Two Hundred and Fifty one Only).

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

NOW THEREFORE, this deed witnesseth that, for the purpose of carrying into effect the said sale and in consideration of the covenants of the Allottee hereinafter contained and the said sum of 10,87,54,45,251/- (Rupees One Thousand Eighty Seven Crore Fifty Four Lakh Forty Five Thousand Two Hundred and Fifty one Only) which has been paid by the Allottee, the receipt of which is acknowledged by the Vendor/ Estate Officer/Chief Administrator, the Vendor hereby grants and conveys unto the Allottee all the piece and parcel of Plot no- GH- 24 in Sector 53, Urban Estate Gurgaon II, Gurugram, Haryana admeasuring 29999.46 square meters area duly allotted vide allotment letter bearing memo no. ZO002/EO018/UE029/GALOT/0000000546 dated March 31, 2025 ("**Allotment Letter**"), read with clarification bearing memo No. 697 dated February 02, 2026 ("**Clarification**") for 29999.46 square meters area and the possession certificate bearing memo no. ZO002/EO018/UE029/PAPOS/0001246909 dated February 07, 2026 ("**Possession Certificate**") and, and more particularly described in the plan filed in the office of the Estate Officer, signed / to be signed by the Estate Office (hereinafter called the "**Site**").

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

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

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



Sandhu

by
ESTATE OFFICER
HSVP, GURUGRAM

Land Direction Remark :

NA

Urban Local Body (ULB) Details

Property Id / Total Area	Name	Relation	Relative	Property Type & Subtype	No Dues	Converted Area	Authorize	Plot No. / Address
1CKOJAO6 / 36416.610 (SqYard)	GODREJ PROPERTIES LIMITED			Vacant Plot Residential & Residential	0.00	30448.92 (sqmeter)	Yes	Plot No 24 / Plot No 24 Sector 53 Gurugram 122003

Haryana Shahari Vikas Pradhikaran (HSVP) Details

Property Id / Plot Area	Property / OwnerShip Type	NDC Amount	TP Number / TP Date	Authorized	Property Belong	Owner / Mobile	Relation	Relative Name
35879.05 (SqYard)	Residential / FREEH	-162851849	ZO002/EO018/UE029/2025/CODEF/000697 / 13/05/2026	Y	Municipal Council EO HUDA GURGAON II	Godrej Properties Limited Through Auth Sign Gautam Bahbar / 8981736167	MARRI	Jagdish Kumar Babbar

हस्तांतरण भूमि का विवरण

Buyer Name / क्रेता का नाम	PropertyId / संपत्ति आईडी	Total Area / कुल एरिया (SqYard)	Transferred land share(%) / हस्तांतरण भूमि हिस्सा(%)	Transferred land share / हस्तांतरण भूमि हिस्सा (SqYard)
GODREJ PROPERTIES LIMITED	1CKOJAO6	35879.05	100%	35879.05


First Party (SELLER) Details (प्रथम पक्ष (विक्रेता) विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Total Area (SqYard)	Owner Share (SqYard)	Attendance Status	Sign
HARYANA SHEHRI VIKAS PRADHIKARAN THROUGH ESTATE OFFICER () / ****	NA			**** (Aadhaar) / NA	ESTATE OFFICER, EO HUDA GURGAON II SECTOR 56 GURGA	35879.05	NA	Present	

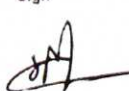

Second Party (BUYER) Details (दूसरा पक्ष (क्रेता) का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Transfer Hissa(SqYard)	Attendance Status	Sign
GODREJ PROPERTIES LIMITED (NA) / ****9025			NA	**** (NA) / NA	2nd Floor, Tower A, Plot Number 35, UM House, Sector 44, Gurugram	35879.05	Absent	

Authorized Person (For Second Party)

Name (Gender)	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
GODREJ PROPERTIES LIMITED (Authorized To) Ranjit Bhambhu (NA)	BHUPINDER SINGH	Son (पुत्र)	974473/28990	2nd Floor, Tower A, Plot Number 35, UM House, Sector 44, Gurugram	Present	No Signature 

Witness Details (गवाहों का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof	Designation	Address	Attendance Status	Sign
Harbir Singh (Male) / ****0898	Son (पुत्र)	Tejram	****0142	Advocate	house no 1063, near hanuman mandir VTC, Karf 13 PO, Pali, Sub Mandi, Gurugrad District, Farid	Present	
PROJIP TIRKFY (Male) / ****0254	Son (पुत्र)	MANGLE TIRKEY	****6053	Other	C/100, VITANAGAR S. 6 SOUTH DELHI N-W DELHI	Present	

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

to sink pits, erect building, construct lines and generally appropriate and use the surface of the said Site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exception and reservation herein after contained.

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

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

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

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

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

In the event of resumption as per applicable law, it shall be lawful for the Estate Officer,



Sam Datta

by
ESTATE OFFICER
HSVP, GURUGRAM

First Party (विक्रेता)



Second Party (क्रेता)



Witness (गवाह)



RB

[Signature]

[Signature]

यह प्रलेख आज दिनांक 17-02-2026 दिन मंगलवार समय 04:30:42 PM बजे HARYANA SHEHRI VIKAS PRADHIKARAN THROUGH ESTATE OFFICER निवासी Wazirabad (01181) 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 HARYANA SHEHRI VIKAS PRADHIKARAN THROUGH ESTATE OFFICER, GODREJ PROPERTIES LIMITED 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/ Harbir Singh Son (पुत्र) Tejram, निवासी :- house no 1063, near hanuman mandir, VTC Pali 13 PO Pali, Sub District Faridabad, District Farid. PRODIP TIRKEY Son (पुत्र) MANGLE TIRKEY, निवासी :- C 21 MALVIYA ने की।

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

दिनांक 17-02-2026

[Signature]
संयुक्त / उप पंजीयन अधिकारी, Wazirabad

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19437 आज दिनांक 17-02-2026 को बही नं 1 जिल्द नं 785 के पृष्ठ नं 67 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 355 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगूठा मेरे सामने किये हैं।

दिनांक 17-02-2026

[Signature]
संयुक्त / उप पंजीयन अधिकारी, Wazirabad



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

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

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

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

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

[Signature page follows]



Sandhu

1 *by*
STATE OF
HARYANA
HSVP, GURGAON
4

अस्वीकरण (Disclaimer):-

- 1 Registration of a document does not automatically validate the title of the property in case of any dispute regarding title anses 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 SELLER/BUYER/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 विक्रेता/क्रेता/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 17-02-2026


संयुक्त / उप पंजीयन अधिकारी, Wazirabad



IN WITNESS WHERE OF both the parties hereto have hereunder respectively subscribed their names at the places and on dates hereinafter, in each case specified
Signed by Godrej Properties Limited at Gurugram on this _____ day of _____, 2026.

For and on behalf of Godrej Properties Limited



RB

In the presence of Witnesses

1. NAME SAMIR DUHAN
RESIDENT GGM
OCCUPATION DM

Samir Duhan

SIGNATURE OF WITNESS NO 1

2. NAME SUNANDA
RESIDENT GGM
OCCUPATION SE

S.C.

SIGNATURE OF WITNESS NO 2

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran and its Authority at Gurugram on the _____ day of _____, 2026

For and on behalf of Haryana Shehri Vikas Pradhikaran

by
ESTATE OFFICER-II
HSVP, GURUGRAM

Name: Mr _____
Estate Officer / Authorized Signatory

1. NAME Subhash Chander Assistant
RESIDENT O/o Estate Office-II,
OCCUPATION H.S.V.P. Gurugram

SC

SIGNATURE OF WITNESS NO 1

2. NAME DIHARAMBIR
RESIDENT _____
OCCUPATION CLERK

DIHARAMBIR

SIGNATURE OF WITNESS NO 2



Samir Duhan

1/ Samir Duhan
2/ DIHARAMBIR
PRE-DIP - Ticker
E21 No. 100/2020 No. 100
Date: 12/11/2020

