



To,

Dated: 28/Feb/2017

**Mr. Uday Pal Singh**  
1425 A, Sector-B, Pocket 1  
Vasant Kunj  
New Delhi – 110070  
Delhi, INDIA

**Subject: Unit No. EHF-350-I-SF-136 in Sector Ivory on Second Floor in the project “Emerald Floors” at Emerald Hills, Sector-65, Urban Estate, Gurgaon, Haryana.**

Dear Mr. Uday Pal Singh,

Please accept our heartiest congratulations on registration of your Unit No. **EHF-350-I-SF-136** in the project **“Emerald Floors” at Emerald Hills.**

Please find enclosed the original Conveyance Deed/Sale deed for the above mentioned Unit giving you the ownership of the above unit along with its parking if any.

We have made a note of it in our records for the purpose of billing of maintenance charges and for other records to be maintained at the site office.

Kindly acknowledge the receipt of the Conveyance Deed/Sale Deed

Thanking you,

Yours faithfully,  
For **Emaar MGF Land Ltd**

  
**Authorised Signatory**

Emaar MGF Land Limited  
Emaar MGF Business Park, M G Road, Sikanderpur Chowk, Sector 28, Gurgaon 122 002, Haryana  
Tel: (+91 124) 442 1155 Fax: (+91 124) 479 3401

Registered Office: ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001  
Tel: (+91 11) 4152 1155, 4152 4618 Fax: (+91 11) 4152 4619 CIN: U45201DL2005PLC133161  
Email: enquiries@emaarmgf.com www.emaarmgf.com

**RECEIPT**

# District Welfare Society

**GURGAON HARYANA**

Receipt No. **2656** 29534 Dated 23-2-17

Received with thanks from Uday Pal Singh  
 a sum of Rupees Two Thousand only  
 on account of .....

**Rs.** 2000/-

Accountant

रजिस्टरी संख्या २ 029534  
 रसीद पुस्तक क  
 कार्यालय सब-रजिस्ट्रार CDN  
 दस्तावेज पेश करने वाले का नाम Deepak  
 दस्तावेज की तकलीफ करने वाले का नाम और तकमील की तारीख 23/2/17  
 दस्तावेज पेश होने की तारीख CD  
 दस्तावेज की किस्म और मुआवजे की रकम 6450.00  
 स्टाम्प मूल्य 4515.00  
 प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल शुल्क की रकम का जोड़ और विवरण  
 शब्दों की संख्या 15002/-

रजिस्टरी अधिकारी के हस्ताक्षर

**District Information Technology Society (Regd. No. ...)**  
**Mini Secretariat, Gurgaon (Haryana)**

No. **64448** Book No. 23/2/17  
 Date 23/2/17

Received with thanks from 29534  
 Rs. Five Hundred only on account of Computer Service Charges  
 for Haryana Registration Information System (HARIS) Project.

Type of Deeds	Service Charges (In Rs.)
All Types of Cancellations, will Award, Agreement, Any Other.	500/-
Sale, Conveyance, Gift, exchange, degree or order of Court. Lease Surrender of Lease. Deed of divorce, Deed of Power, Marriage Registration, Other Conveyance. Deed of further charge. Transfer of Leased.	
Mortgage, Adoption, Authority to adopt, GPA, SPA. Any Other document which is incapable of valuation, Settlement, release.	

For District Society  
Gurgaon



Sale of Immovable Properties



# Indian-Non Judicial Stamp Haryana Government



Date : 30/11/2016

Certificate No. G0302016K4304



GRN No. 21931268

Stamp Duty Paid : ₹ 451500  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Emaar Mgf Landlimited

H.No/Floor : 0

Sector/Ward : 0

LandMark : Ece house 28 k g marg

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 9810206050



## Buyer / Second Party Detail

Name : Uday Pal Singh

H.No/Floor : 1425a

Sector/Ward : B

LandMark : Pocket 1

City/Village: Vasant kunj

District : New delhi

State : Delhi

Phone : 9810206050

Purpose : NON JUDICIAL STAMP FOR CONVEYANCE OR SALE DEED

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

29534

CD

SOUTH CITY

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 03/02/2017

Certificate No. G0C2017B4557



GRN No. 23544336



Stamp Duty Paid : ₹ 64500  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Emaar Mgf Landlimited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Ece house 28 k g marg

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 9810206050



**Buyer / Second Party Detail**

Name : Uday Pal Singh

H.No/Floor : 1425a

Sector/Ward : B

LandMark : Pocket 1

City/Village: Vasant kunj

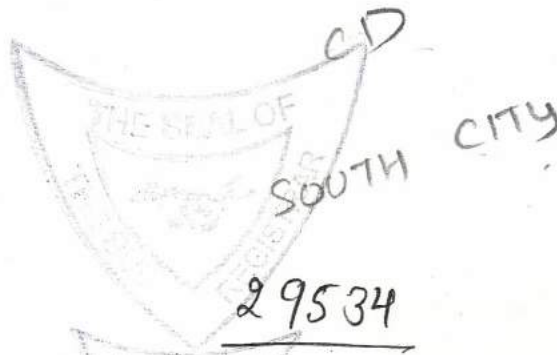
District : New delhi

State : Delhi

Phone : 9810206050

Purpose : NON JUDICIAL STAMP FOR CONVEYANCE OR SALE DEED

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



TYPE OF PROPERTY:

**Unit No. EHF-350-I-SF-136**

Village/city:

**Emerald Hills**, situated in Village Nangli,  
Umarpur, Badshahpur, Maidawas, Sectors 62  
& 65, Tehsil & District Gurgaon, Haryana

Super area :

**162.58 sq. mtrs. (1750 sq. ft.)**

Transaction value :

**Rs. 64,50,000/-**

Stamp duty paid :

**Rs. 5,16,000/- (451500+64500)**

Stamp No. & date :

**90302016K4304/30.11.2016 AND**

Stamp issued by :

**40C2017B4557/03.02.2017**

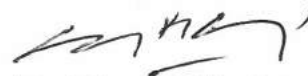
GRN Nos. :

**21931268 AND 23544336**

**] E-STAMP**

  
Developer

  
Land Owners

  
Mr. Uday Pal Singh



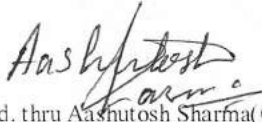
डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE WITH IN MC AREA
तहसील/सब-तहसील	गुडगांवा
गांव/शहर	साउथ सिटी
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 6,450,000.00 रुपये	स्टाम्प ड्यूटी की राशि 451,500.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Devender singh ad.v

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 23/02/2017 दिन गुरुवार समय 11:18:00AM बजे श्री/श्रीमती/कुमारी Emmar MGF land Ltd. thru पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी ECE House 28 K.G Marg New Delhi-110001 द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Emmar MGF land Ltd. thru Aashutosh Sharma (OTHER)

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru Manish Kumar क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Devender singh adv. पुत्र/पुत्री/पत्नी श्री निवासी adv. Gurgaon व श्री/श्रीमती/कुमारी Kuldeep पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी hedaheeri Alwar नें की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 23/02/2017

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप / संयुक्त पंजीयन अधिकारी  
गुडगांवा

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 23rd day of Feb., 2017

Between

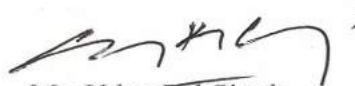
**Emaar MGF Land Limited, (PAN No. AABCE4308B)** a company registered under the Companies Act, 1956 and having its Registered Office at "ECE House", 28 Kasturba Gandhi Marg New Delhi - 110 001 acting through its Authorized Signatory **Mr. Sachin Ahuja**, to sign and execute this Conveyance Deed and to appear and present this Conveyance Deed for registration through Mr. Ashutosh Sharma vide Board Resolution of the Company dated **23-May-2016**, (hereinafter referred to as "**Developer**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns) of the **First Part;** (Aadhar No. 9808 2527 2274)

**AND**

Accordion Buildwell Pvt. Ltd., Active Promoters Pvt. Ltd., Bailiwick Builders Pvt. Ltd., Brijbasi Projects Pvt. Ltd., Casing Properties Pvt. Ltd., Chintz Conbuild Pvt. Ltd., Divit Estates Pvt. Ltd., Flounce Propbuild Pvt. Ltd., Fluff Propbuild Pvt. Ltd., Foray Propbuild Pvt. Ltd., Forsythia Propbuild Pvt. Ltd., Fount Propbuild Pvt. Ltd., Frond Propbuild Pvt. Ltd., Gadget Propbuild Pvt. Ltd., Gaucho Propbuild Pvt. Ltd., Gauge Propbuild Pvt. Ltd., Gems Propbuild Pvt. Ltd., Glade Propbuild Pvt. Ltd., Garland Estates Pvt. Ltd., Hammock Buildwell Pvt. Ltd., Jasper Propbuild Pvt. Ltd., Jerkin Propbuild Pvt. Ltd., Juhi Promoters Pvt. Ltd., Kamdhenu Projects Pvt. Ltd., Kestrel Propbuild Pvt. Ltd., Logical Developers Pvt. Ltd., Legend Buildcon Pvt. Ltd., Prezzie Buildcon Pvt. Ltd., Progeny Buildcon Pvt. Ltd., Seriel Buildtech Pvt. Ltd., Sriyam Estates Pvt. Ltd., True Value Buildcon Pvt. Ltd., Utkarsh Buildcon Pvt. Ltd., Yukti Projects Pvt. Ltd., incorporated under the provisions of the Companies Act, 1956, all companies acting through their duly authorized signatory Mr. Ashutosh Sharma duly authorized vide **Board Resolution** dated **11-Apr-2016** (hereinafter referred to as "**Land Owners**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns) of the **Second Part;** (Aadhar No. 9808 2527 2274)

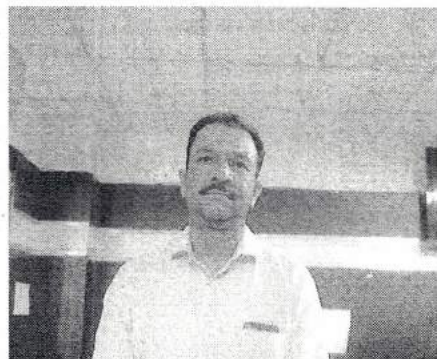
The Developer and the Land Owners are hereinafter collectively referred to as "**Vendors**";

  
Developer

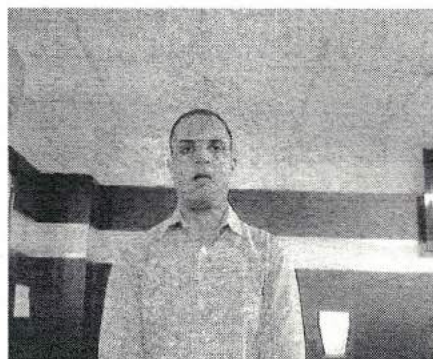
  
Mr. Uday Pal Singh

  
Land Owners

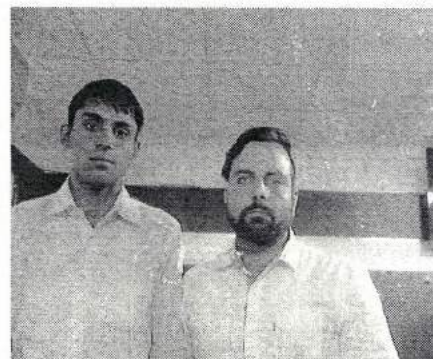




विक्रेता



क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी

विक्रेता	Aashutosh Sharma		
क्रेता	thru Manish Kumar		
गवाह	Devender singh adv.		
गवाह	Kuldeep		





## IN FAVOUR OF

1. **Mr. Uday Pal Singh** Age : **40 years**  
**PAN No. AMCPS0538B**  
**Aadhar No. 4553 3121 4137**  
 S/o Mr. Narinder Pal Singh  
 R/o 1425 A, Sector-B, Pocket 1,  
 Vasant Kunj  
 New Delhi - 110070

hereinafter referred to as "**Vendee**", which expression shall, where the context so admits, include their respective heirs, legal representatives, successors-in-interest, successors-in-office, permitted assigns, executors and administrators, etc. of the OTHER PART;


The Vendors and the Vendee are individually also referred to hereinafter as "Party" and collectively as "Parties".

**WHEREAS: -**

- A. The Land Owners are absolute owners of contiguous pieces of land parcels, admeasuring **198.03625 Acres** (approximately), as more specifically delineated in **Annexure-I** hereof, situated in the Revenue Estate of Villages Nangli Umarpur, Badshahpur, Maidawas, Tehsil & District Gurgaon, Haryana, within the boundaries of Sectors 62 & 65, Gurgaon, Haryana, (hereinafter referred as the "**Said Land**").
- B. The Land Owners entered into Collaboration Agreements (hereinafter referred to as the "Collaboration Agreements") with the Developer for the development of the respective land holdings of the Land Owners forming part of the Said Land.
- C. Pursuant to the above arrangement between the Developer and the Land Owners, the Developer is developing the Said Land into a residential plotted colony comprising of villas, plots, commercial units, Independent floors, under the name and style of "**Emerald Hills**" ("**Project**").
- D. The said Project is being developed in accordance with the terms and conditions of the licences approved by the Director Town and Country Planning, Haryana bearing Nos. 10 of 2009 dated 21.05.2009 for 102.7412 acres and Licence no.113 of 2011 dated 22.12.2011 for 95.25 acres (hereinafter referred to

  
Developer

  
Mr. Uday Pal Singh

  
Land Owners