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Sale of Immovable Properties



## Indian-Non Judicial Stamp



Stamp Paper Haryana Government E0302022K1242 Date :- 30/11/2022, , Date : 30/11/2022

Certificate No. E0302022K1242

Stamp Duty Paid : ₹ 321000  
(Rs. Only)

GRN No. 96346840



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Btp Ltd and others  
 H.No/Floor : Ot14/3f Sector/Ward : 76 LandMark : Next door  
 City/Village : Faridabad District : Faridabad State : Haryana  
 Phone: 76\*\*\*\*\*67

Buyer / Second Party Detail

Name : DHARAMPAL PREMCHAND LTD  
 H.No/Floor : A34/35 Sector/Ward : 60 LandMark : Na  
 City/Village : Noida District : Noida State : Uttar pradesh  
 Phone : 79\*\*\*\*\*07

Purpose : conveyance deed



of this document can be verified by scanning this QrCode Through smart phone or on the website

CONVEYANCE DEED

Consideration : Rs 4,583,825.00 /-  
 Stamp Duty : Rs 321,000 /-  
 Stamp Paper Sl. No. & Date : E0302022K1242, , Dated 30.11.2022, ,  
 Issued by : E-STAMP HARYANA GOVT.  
 Plot No. : D18-34  
 Plot Area : 302.300 Sq. Mtrs. ( 362.000 Sq. yd.)  
 Project : Parklands  
 Location : Sector 85  
 Tehsil : Faridabad  
 District : Faridabad

For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory

For BTP LIMITED  
 Ashutosh Kumar  
 Authorized Signatory  
 For Countrywide Promoters Pvt. Ltd. & Others  
 Ashutosh Kumar  
 Authorized Signatory



|   |                                 |  |
|---|---------------------------------|--|
| <b>वसीका संबंधी विवरण</b>                                     |                                 |  |
| <b>वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC</b>           |                                 |  |
| तहसील/सब-तहसील- फरीदाबाद                                      | गांव/शहर- फरीदाबाद              | स्थित- Nehar par sec Plot<br>84,85,86,87,88,89,90, |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर                       |                                 | पंजीकृत कॉलोनी                                     |
| पता : BPTP PARKLANDS PLOT SECTOR 85 FARIDABAD HR, Parklands-1 |                                 |  |
| <b>धन संबंधी विवरण</b>  |                                 |  |
| राशि- 4583825 रुपये   | कुल स्टाम्प शुल्क- 320867 रुपये |  |
| स्टाम्प नं- E0302022K1242                                     | स्टाम्प का मूल्य- 321000 रुपये  |  |
| रजिस्ट्रेशन फीस- 25000 रुपये                                  | EChallan:98374533               | पेस्टिंग शुल्क- 3 रुपये                            |
| द्वारा तैयार किया गया- SELF                                   | सेवा शुल्क- 200                 |  |
| <b>भूमि का विवरण</b>  |                                 |  |
| निवासीय   | 362 Sq. Yards                   |  |
| <b>स्थानीय शहरी निकाय संबंधी विवरण</b>                        |                                 |  |
| प्रॉपर्टी आईडी- N07011776799436                               | प्रॉपर्टी नं- PLOT NO D18-34    | मालिक- DHARAMPAL PREMCHAND LTD                     |
| पता- BPTP PARKLANDS PLOT SECTOR 85 FARIDABAD HR, Parklands-1  |                                 |  |

यह प्रलेख आज दिनांक 17-01-2023 दिन मंगलवार समय 2:52:00 PM बजे श्री/श्रीमती/कुमारी MS BPTP LTD ETC THRU ASHUTOSH KUMAR निवास FBD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
MS BPTP LTD ETC THRU ASHUTOSH KUMAR

उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

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

Authorised Signatory

दिनांक 17-01-2023

उप/संयुक्त पंजीयन अधिकारी  
(फरीदाबाद)

MS BPTP LTD ETC THRU ASHUTOSH KUMAR

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी DHARAMPAL PREMCHAND LTD THRU VARUN KUMAR AGRAWAL हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी VINAY RAWAT पिता ADV निवासी FBD व श्री/श्रीमती/कुमारी S K BATRA पिता ADV निवासी FBD ने की।

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

दिनांक 17-01-2023

उप/संयुक्त पंजीयन अधिकारी  
(फरीदाबाद)

Authorised Signatory

S. K. BATRA  
Advocate  
Distt. & Session Court,  
Sec.-12, Faridabad (Hr.)

Kr. Vinay Rawat  
Advocate  
Distt. & Session Court, FBD.



CONVEYANCE DEED

THIS CONVEYANCE DEED is made executed at Faridabad on this 17<sup>th</sup> Day of JAN, 2023.

BETWEEN

M/s. BPTP Ltd.(PAN NO. AACCB2442A), a company incorporated under the Companies Act, 1956 having its office at M-11, Middle Circle, Connaught Circus, New Delhi-110001 through its Authorised Signatory, Sh. Jay Shankar S/o Sh. Sita Ram Singh / Sh. Ashutosh Kumar S/o Sh. Rameshwar Yadav duly authorized by company vide letter of authority dated 01.02.2021, (hereinafter referred to as the "VENDOR", which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors, representatives and assigns) of the FIRST PART.

AND

M/s. Countrywide Promoters Pvt. Ltd.(PAN NO AAACC5280H), along with its various associate Companies, namely M/s ASG Overseas Pvt. Ltd., M/s Impower Infrastructure Pvt. Ltd., M/s Business Park Overseas Pvt. Ltd., M/s Business Park Builders Pvt. Ltd., M/s Glitz Builders & Promoters Pvt. Ltd., M/s Gitanjali Promoters Pvt. Ltd., M/s Green Valley Housing & Land Development Pvt. Ltd., M/s IAG Promoters & Developers Ltd., M/s Rainbow Promoters Pvt. Ltd., M/s Super Belts Pvt. Ltd., M/s Super Growth Constructions Pvt. Ltd., M/s Shalimar Town Planners Pvt. Ltd., M/s USG Buildwell Pvt. Ltd., M/s Anupam Towers Pvt. Ltd., M/s Business Park Promoters Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., M/s Fragrance Construction Pvt. Ltd., M/s KA Promoters & Developers Pvt. Ltd., M/s Poonam Promoters & Developers Pvt. Ltd., M/s Vasundra Promoters Pvt. Ltd., M/s Sunglow Overseas Pvt. Ltd., M/s GAG Construction Pvt. Ltd., M/s Sunaina Towers Pvt. Ltd., M/s Green Park Estates Pvt. Ltd., M/s Green Valley Towers Pvt. Ltd., M/s Business Park Developers Pvt. Ltd., M/s Well Worth Developers Pvt. Ltd., M/s Westland Developers Pvt. Ltd., M/s Jasmine Buildtech Pvt. Ltd., all the Companies incorporated under the Companies Act, 1956 having their Office at M-11, Middle Circle, Connaught Circus, New Delhi-110001; and M/s Imagine Builders Pvt. Ltd., M/s Designer Realtors Pvt. Ltd., both the Companies incorporated under the Companies Act, 1956 having their office at I-202, Parsvnath Gardenia, Secotor-61, Noida-201305 (U.P.); and M/s Elite Realtech Pvt. Ltd. the Companies incorporated under the Companies Act, 1956 having its office at OT-16, 3rd Floor, Next Door, U-Block, BPTP Parklands, Sector-76, Faridabad, Haryana 121004 through their common Authorised Signatory, Sh. Jay Shankar S/o Sh. Sita Ram Singh / Sh. Ashutosh Kumar S/o Sh. Rameshwar Yadav duly authorized by the board of the respective companies (hereinafter referred to as the "CONFIRMING VENDOR"), which expression, unless repugnant to the context, shall mean and include its successors in title, authorised representatives, administrators, executors, nominees and assigns of the </ SECOND PART and Party of the First and Second Parts are hereinafter collectively referred to as "VENDORS".

IN FAVOUR OF

MS. DHARAMPAL PREMCHAND LTD  
THROUGH ITS AUTH. PERSON - MR.VARUN KUMAR AGRAWAL S/O SH.SANJAY AGRAWAL  
R/O A-34 & 35,SECTOR - 60, NOIDA, UTTAR PRADESH 201301, INDIA  
PAN.NO:AAACD1952B

For BPTP LIMITED  
Ashutosh Kumar  
Authorised Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Ashutosh Kumar  
Authorised Signatory

For DHARAMPAL PREMCHAND LIMITED  
Varun Kumar  
Authorised Signatory



Hereinafter referred to as the "**VENDEE**", which expression, unless repugnant to the context, shall mean and include his/her/their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the **THIRD PART** .

The **VENDOR**, Confirming **VENDOR** and the **VENDEE** are hereinafter separately referred to as 'Party' and collectively referred to as the 'Parties'.

**Whereas** the **VENDORS** have acquired right, title and interest in several pieces of land situated in the revenue estate of villages Kheri-kalan, kheri-khurd & Bhatola, Tehsil Ballabhgarh & Faridabad and District Faridabad, Haryana, under the various registered sale deeds/Collaboration Agreements, with a view to set up and develop thereon a residential colony known as "**Parklands**", Faridabad Haryana (hereinafter referred to as "**said Colony**") in accordance with License(s) and requisite approvals granted by the Director General, Town and Country Planning (hereinafter referred to as "**DGTCP**") , Haryana .

**And Whereas** the **CONFIRMING VENDORS** have obtained Licenses bearing nos. 157 to 193 of 2005; 316 to 346 of 2005; 413 to 442 of 2006; 259 of 2007; 59 of 2010; 60 of 2010; 38 of 2011 and 47 of 2011 (hereinafter referred to as the said "**License**") from **DGTCP**, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the rules made there under for total land admeasuring 572.65 acres in Sector - 82 to 89, Faridabad falling in revenue estate of villages Kheri-kalan, kheri-khurd & Bhatola, tehsil and district Faridabad, Haryana (hereinafter referred to as the said "Land") for the development of said land along with other adjoining lands into said Colony. The Vendee has reviewed the License and has satisfied himself with the same.

**And Whereas** the **DGTCP** have sanctioned the layout plan of the residential colony vide Drawing No. **DGTCP - 2414** dated 11-03-2011, in the name of **CONFIRMING VENDOR**, under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975. Further, pursuant to the said approval the demarcation at site was verified by the government authorities where after the Zoning Plan for the said Colony has been duly approved. The Vendee has reviewed the sanctioned layout plan and has satisfied himself with the same.

**And Whereas** the **VENDOR** and the **CONFIRMING VENDOR** as per their mutual Agreement/arrangement have authorised the **VENDOR** to exclusively undertake the development of said Colony and to sell, market, deal, negotiate, sign and execute agreement, conveyance deed, sale deed etc. with the prospective vendees', at the rates and terms and conditions to be determined by the **VENDOR** in its sole discretion and also to receive all payments and issue receipts thereof in its own name.

**And Whereas** the **VENDORS** have executed a Plot Buyer Agreement (hereinafter referred to as said "**Agreement**") with the **VENDEE** to sell a Plot in the said Colony. The **VENDEE** acknowledges that, the **VENDORS** have furnished all information, clarifications etc. as demanded by **VENDEE** with regard to the said Colony and said Plot (as shown in Annexure A hereto) and the **VENDEE** have executed the said Agreement with the **VENDORS** after having carried out the detailed due diligence including but not limited to perusal of title deeds, approvals, sanctions and other documents with respect to the said Colony including the Plot. The **VENDEE** further acknowledges that the **VENDEE** has done the site inspection and satisfied himself/herself/itself with physical and other condition with regard to the said Plot. The **VENDEE** has relied solely on his/her/its own judgment and investigation while deciding to execute this Conveyance Deed. That there is no other oral or written representation or statement, made either by the **VENDORS** or any person claiming under them, which may be considered to be part of this Conveyance Deed.

For **BPTP LIMITED**  
Ashutosh Kumar  
Authorised Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Ashutosh Kumar  
Authorised Signatory

For **UNIKAMAL PREMCHAND LIMITED**  
[Signature]  
Authorised Signatory



**And Whereas** in terms of said Agreement the VENDEE has been allotted a Plot bearing No **D18-34** Block **BLOCK-D**, admeasuring **302.300** sq. mtrs. (**362.000** Sq. yd..) situated at Parklands, Sector **85**, Faridabad, Haryana (hereinafter referred to as the 'said Plot') as shown in site plan annexed herewith as **Annexure A**, forming part of the approved Layout plan, for a Sale Consideration of **Rs. 4,583,825.00** /- (Rupees **FORTY FIVE LAKH EIGHTY THREE THOUSAND EIGHT HUNDRED TWENTY FIVE RUPEES** Only) receipt whereof is hereby acknowledged by the **VENDORS**.

**And Whereas** the Vendors are sufficiently entitled to sell the said Plot and have right, title and interest to convey, assign, transfer, alienate and sell the same.

**And Whereas** the VENDEE undertakes that it shall be bound by all the conditions and the stipulations imposed by DGTCP and other Competent Authority(ies) in respect of the said Colony and/or the said Plot.

**And Whereas** the VENDEE further confirms that after the execution of the Conveyance Deed, the VENDEE shall not raise any issue/ dispute with respect to any aspect of the said Plot including but not limited to the location, size, boundaries, development of Plot and sale consideration paid (as mentioned herein) against the said Plot at any time in future.

**And Whereas** the VENDEE after its complete satisfaction as to the title and rights of the VENDORS in the said Plot, had requested the VENDORS to convey the said Plot unto the VENDEE and based on such request the VENDORS are conveying the said Plot unto the VENDEE on the terms and conditions stated herein below:

**NOW THEREFORE THIS CONVEYANCE DEED BETWEEN THE VENDOR, CONFIRMING VENDOR AND VENDEE WITNESSETH AS UNDER:**

1. That consideration of Rs. 4,583,825.00 /- (Rupees FORTY FIVE LAKH EIGHTY THREE THOUSAND EIGHT HUNDRED TWENTY FIVE RUPEES Only), which has been willingly paid by the VENDEE to the VENDORS, the receipt whereof is hereby acknowledged by the VENDORS, the VENDORS do hereby grant, convey and transfer unto the VENDEE all that piece and parcel of land comprising Plot bearing No. D18-34 in Block BLOCK-D, Parklands, Sector 85, Faridabad (hereinafter referred to as "said Plot"), more specifically shown in the site plan annexed herewith as Annexure-A, together with all rights, easements and advantages, appurtenant to the said Plot, subject to the exceptions, reservations, conditions and covenants contained herein. The Site plan shall be read as part and parcel of the Conveyance Deed. The VENDEE is entitled to hold, use and enjoy the said Plot in the manner permitted by the DGTCP without any hindrance or claim from the VENDORS, except as mentioned herein.
2. That the VENDORS hereby assure the VENDEE that the said Plot is free from encumbrances such as sale, gift, mortgage, attachment, lien etc. and there is no concern for transfer of the said Plot to the VENDEE.
3. That the vacant and actual physical possession of said Plot has been handed over by the VENDORS to VENDEE and the VENDEE has taken over the physical possession of same after a detailed inspection of the said Plot including but not limited to its area, location, dimensions etc. and the VENDEE does not have any objection and is fully satisfied with the said Plot. Since the VENDEE has completed due diligence of the said Plot to his complete satisfaction and therefore it undertakes not to raise any dispute / claim whatsoever either in present or in future against the VENDORS. The VENDEE

For BPTP LIMITED  
Authorized Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Authorized Signatory

For DHARAMPAL PREMCHAND LIMITED  
Authorized Signatory



confirms and agrees that the VENDEE shall be fully responsible for the said Plot including maintaining possession of the said Plot.

4. That the VENDEE has examined in each and every respect the copy of License, the approved layout and the various documents including sale deeds and collaboration agreements through which, the Vendors have acquired rights, title and interest in the land on which the Plot by means of the present Conveyance Deed is being conveyed to the Vendee and is aware that the VENDORS are fully entitled to develop and alienate the land in terms of License and also in terms of their title and holding. After having assured himself the VENDEE has executed the present Conveyance Deed which shall be binding between the Parties.

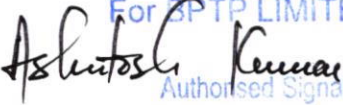
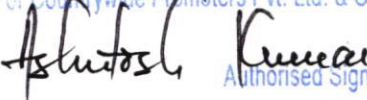
5. That this Conveyance Deed is subject to all laws and notifications and rules applicable to the Colony, including terms and conditions of the License(s) granted by DGTCP for setting up said Colony and undertakings and agreements executed by the VENDORS with DGTCP in this regard. The VENDEE has familiarized and satisfied himself/herself/themselves with all the aforesaid and other applicable agreements, arrangements, undertakings and conditions, etc. and has completely understood the limitations, conditions, and restrictions related to said Plot/Colony.

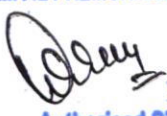
6. The VENDEE shall observe all terms and conditions of this Conveyance Deed, and also those of the License granted to the VENDORS and shall also abide by all the laws, rules, regulations and policies applicable thereto and in particular Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder or as imposed by any competent authority including but not limited to Haryana Urban Development Authority / DGTCP or any other government / local bodies. The VENDEE shall at all times be solely responsible and liable for any contravention of laws, rules regulations and policies and shall commence the construction activity on the said Plot in consonance with applicable laws and regulations and only after procuring due approvals from competent authorities.

7. That the upkeep and maintenance of common/open areas and facilities in the said Colony shall be discharged by the VENDORS through a Maintenance Agency to be appointed by the VENDORS (hereinafter referred to as the "**Maintenance Agency**") till such time the Colony is taken over by the local body/authorities. The VENDEE agrees, to execute a separate Maintenance Agreement with said Maintenance Agency & strictly adhere to same and to promptly pay all demands, charges, bills etc. raised by the said Maintenance Agency. The VENDEE understands and acknowledges that the relationship between the VENDORS and the Maintenance agency is on Principal to Principal basis and the VENDEE doth hereby agrees and confirms that VENDEE shall not hold the VENDORS responsible for any act of omission or commission or deficiency in services of any nature, whatsoever, on the part of Maintenance Agency. The Maintenance Agency shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of omission and commission in rendering the services to the VENDEE. The VENDEE hereby expressly discharges the VENDORS from the effects of any act, omission, negligence or deficiency in services on the part of the Maintenance Agency.

8. That, the VENDEE shall have the exclusive ownership right in respect to the said Plot. The Vendee shall have only right to use/access the public areas in the said Colony, such as parks, roads passages etc without causing any hindrance to the others. The VENDEE doth hereby agrees and confirms that VENDEE shall not create any blockages, constructions in violation of building bye-laws and/or outside his Plot area and shall indemnify the VENDORS for any losses and damages as may be suffered by the VENDORS for any of its acts of omission or commissions in this regard.

9. That the VENDORS reserves the sole right to develop the undetermined areas or left over pockets and shall also have the right to amend without seeking any consent from the Vendee or any third party the layout plan in such manner that it does not affects the location / preferential location, as the case

For BPTP LIMITED  
  
Ashutosh Kumar  
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Ashutosh Kumar  
Authorised Signatory

For DHARAMPAL PREMCHAND LIMITED  
  
Dharampal Premchand  
Authorised Signatory



may be, of the Plot. The Vendors obtain necessary sanctions as may be required and the VENDEE shall have no right of objection or reservation, whatsoever in this regard.

10. That the VENDEE shall commence and complete the construction strictly in accordance laws, building bye-laws, rules and zoning regulations applicable to the Plot. The VENDEE shall get the building plans approved from the competent authority based on the approved zoning plan and shall submit a copy of same to the VENDORS prior to commencement of any construction activity over the said Plot. The VENDEE shall not construct more than 3 floors on the said Plot and each floor shall comprise of one unit only. The VENDEE shall not carry out any vertical subdivision of the floors constructed on the said Plot.

11. The VENDEE shall ensure that during construction on the said Plot, the labourers employed for such construction do not encroach on any area outside the VENDEE'S Plot and shall not damage the main service lines/common area/amenities in the said Colony. In the event any main service lines/common area/amenities are damaged by the VENDEE during the construction over the said Plot, the VENDEE shall be liable to pay cost and charges for the restoration of such damages. That upon completion of construction the VENDEE undertakes to submit to the VENDORS a certified true copy of the Completion/Occupancy Certificate.

12. The VENDEE agrees and undertakes to pay directly to competent authority(ies) all taxes, dues, demands, charges, duties, liabilities, if any, levied or leviable in respect of the said Plot in the event the said Plot is assessed separately for such taxes, dues, demands, charges, duties, liabilities etc. In the event any taxes, dues, demands, charges, duties, liabilities are levied or leviable in respect of the entire Colony, by the competent authority(ies) including but not limited to any local body/HUDA/DTCP, the VENDEE shall be liable to pay pro-rata share of such taxes, dues demands, charges etc. in proportion to the Plot area.

In the event, any fresh, additional or enhanced Charges (including external development charges, internal development charges, etc), Cess or tax is levied or leviable, after execution of this Conveyance Deed, whether with prospective or retrospective effect, the VENDEE agrees to pay in full (if in respect of the said Plot), or pro-rata share (if in respect to the entire Colony), as the case may be, of such additional taxes, levies or charges imposed, without any demur or protest. The determination of the pro-rata share of the VENDEE shall be done by the VENDORS, whose decision in this regard shall be final and binding on the VENDEE. All such amount shall be payable on demand, as the case may be, either to the VENDORS or its designated / nominated Maintenance Agency , as the case may be. In case the VENDEE seeks to challenge the same, the VENDEE agrees and undertakes to make the payment of such amount as may be demanded by VENDORS and only after making such payment to the VENDORS, the VENDEE or its nominee or assignee shall be entitled to challenge the demand so raised by the VENDORS. The Vendee understands and agrees that any fresh incidence of tax whatsoever including VAT, Service Tax or statutory demands or any increase on such account, even if it is with retrospective effect, shall be borne and paid by the VENDEE.

13. The obligations undertaken by the VENDEE in general and specifically those regarding payment of statutory dues, maintenance charges, water and electricity charges shall be irrevocable obligations of the VENDEE. The said obligations shall always run with the said Plot and be binding on the subsequent transferee(s), successors in interest and any person claiming through VENDEE. The VENDEE undertakes to disclose these covenants and conditions to any/all its subsequent transferees. The Vendee hereby agrees and undertakes that appropriate recitals to this effect shall be incorporated in the subsequent transfer documents or any document thereby creating any third party rights, title or interests in the said Plot.

For DPTP LIMITED  
Authorized Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Authorized Signatory

For DHARMENDRA PREMCHAND LIMITED  
Authorized Signatory



14. The VENDORS hereby confirm to the VENDEE that the proportionate share of the external development charges with respect to the said Plot which is being conveyed stands paid.

15. That, the VENDEE shall not use or allow to use the said Plot for any non-residential purpose or any activity that may cause nuisance to other purchasers/occupants of the neighbouring plots, etc. The VENDEE has undertaken and doth hereby undertake that the VENDEE shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rules, regulations and directions by the DGTCP/HUDA or any other competent authority and that the VENDEE shall indemnify and keep indemnify the VENDORS for any liability and/or penalty in this regard.

16. That, the VENDEE shall not carry out fragmentation/sub-division of the said Plot in any manner whatsoever, under any circumstances, failing which the VENDEE shall be solely and exclusively liable for all consequences arising therefrom.

17. The VENDEE understands, agrees and undertakes that the VENDEE shall on his own apply directly to Dakshin Haryana Bijli Vitran Nigam ("DHBVN") / Haryana Vidyut Prasaran Nigam ("HVPN") / State Electricity Boards ("SEBs") / any other electricity distributing agencies for getting an electricity connection as per his own needs and electrical load requirement. The VENDEE shall bear all charges/fees as may be demanded by the concerned authority(ies) for providing electrical connection to the said Plot.

18. That the VENDORS shall make provisions for common water supply to Parklands and VENDEE herein undertakes to pay on demand to the VENDORS, proportionate share as determined by the VENDORS towards providing the same. The VENDEE further undertakes that it shall never default in payment of water consumption charges as demanded by the VENDORS or the designated/ nominated Maintenance Agency. The VENDEE shall not dug any borewell and shall not use underground water for construction purposes.

19. That for all intents and purposes, singular includes plural and one gender includes the other gender.

20. That the VENDEE agrees and undertakes that after execution of Conveyance deed he/she/it shall have no objections of any kind whatsoever to VENDORS carrying out the development activities of the vacant land parcels outside the Plot of the VENDEE. The VENDEE further undertakes not to seek any stay, injunction, etc. from any court/authority that may impede/cause hindrance to the VENDORS in carrying out said developmental work.

21. The VENDEE hereby indemnifies and undertakes to keep the VENDORS, their assigns, nominees, said Maintenance Agency and their officers / employees fully indemnified and harmless from and against any/all the actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs, consequences of breach by the VENDEE of its obligations hereof or under any law as may be applicable or for the time being in force. The Vendee hereby accepts and acknowledges that this indemnity would cover all acts and omissions on the part of VENDEE, its personnel, representatives and/or any other person claiming under the VENDEE.

22. That the VENDEE, after undertaking an independent due diligence of the relevant title documents, is completely satisfied that the VENDORS have transferred a valid and legal title by means of the present Conveyance Deed in favour of the VENDEE. The VENDOR agrees and confirms that in case due to any unforeseen able, direct or indirect, proximate or remote reasons, any issue arises on the title of the Plot so conveyed by means of this Conveyance Deed, the VENDORS shall make every effort to get the issue resolved. In case, the issue is not resolved, the VENDEE hereby agrees and undertakes

For BPTP LIMITED  
Authorized Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Authorized Signatory

For DHARAMPAL PREMCHAND LIMITED  
Authorized Signatory



that in such a case, the only liability of the VENDORS shall be to the extent of money paid by the VENDEE to the VENDORS and no damages or penalty of any nature shall be payable by the VENDEES.

23. The VENDEE agrees to use the word "Parklands" as necessary suffix or prefix in their correspondence address.

24. That, the VENDEE has borne all expenses for the execution and registration of this Conveyance Deed including the cost of stamp duty, registration and other lawful incidental charges. Further, the VENDEE has also agreed that if there is any shortfall/deficiency/additional levy on the stamp duty, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be payable by the VENDEE.

25. That all the transferees of the VENDEE's interest in the said Plot hereby being sold shall always be bound by the terms and conditions of this Conveyance Deed. The VENDEE shall be bound to inform and disclose this condition to the transferee.

26. That, this Conveyance Deed constitutes the entire agreement among the parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous correspondence(s), report(s), project report(s), agreement(s), negotiations, discussion(s), representations(s), promise(s), or understandings, both written and oral, among the parties, with respect to the subject matter hereof. The, preamble and recitals to this Conveyance Deed shall form an integral part of this Conveyance Deed.

27. This Conveyance Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Faridabad shall have exclusive jurisdiction in relation to all matters arising out of this Conveyance Deed.

For EPTP LIMITED  
Ashutosh Kumar  
Authorised Signatory  
For Countrywide Promoters Pvt. Ltd. & Others  
Ashutosh Kumar  
Authorised Signatory

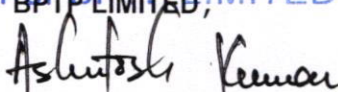
For DHARAMPAL PREMCHAND LIMITED

  
Authorised Signatory

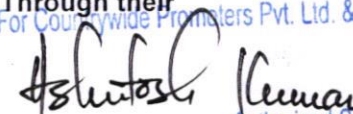
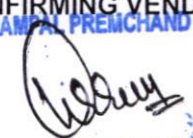


Stamp Paper No.E0302022K1242, , Date :- 30.11.2022, ,

In witness whereof the VENDORS and the VENDEE have signed this Conveyance Deed at Faridabad, on the date, month and year first above written in the presence of the witnessess.

For **BPTP LIMITED**,  
  
**Authorized Signatory**  
(Authorized Signatory)  
(VENDOR)

For M/s. Countrywide Promoters Pvt. Ltd., M/s ASG Overseas Pvt. Ltd., M/s Impower Infrastructure Pvt. Ltd., M/s Business Park Overseas Pvt. Ltd., M/s Business Park Builders Pvt. Ltd., M/s Glitz Builders & Promoters Pvt. Ltd, M/s Gitanjali Promoters Pvt. Ltd., M/s Green Valley Housing & Land Development Pvt. Ltd., M/s IAG Promoters & Developers Ltd., M/s Rainbow Promoters Pvt. Ltd., M/s Super Belts Pvt. Ltd., M/s Super Growth Constructions Pvt. Ltd., M/s Shalimar Town Planners Pvt. Ltd., M/s USG Buildwell Pvt. Ltd., M/s Anupam Towers Pvt. Ltd., M/s Business Park Promoters Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., M/s Fragrance Construction Pvt. Ltd., M/s KA Promoters & Developers Pvt. Ltd., M/s Poonam Promoters & Developers Pvt. Ltd., M/s Vasundra Promoters Pvt. Ltd., M/s Sunglow Overseas Pvt. Ltd., M/s GAG Construction Pvt. Ltd., M/s Sunaina Towers Pvt. Ltd., M/s Green Park Estates Pvt. Ltd., M/s Green Valley Towers Pvt. Ltd., M/s Business Park Developers Pvt. Ltd., M/s Well Worth Developers Pvt. Ltd., M/s Westland Developers Pvt. Ltd., M/s Jasmine Buildtech Pvt. Ltd., M/s Brainwave Builders Pvt. Ltd., M/s Imagine Builder Pvt. Ltd., M/s Designer Realtors Pvt. Ltd., Elite Realtech Pvt. Ltd.

Through their  
For Countrywide Promoters Pvt. Ltd. & Others  
  
**Authorized Signatory**  
(Authorized Signatory)  
(CONFIRMING VENDOR)  
For **DHARAMPAL PREMCHAND LIMITED**  
  
**Authorised Signatory**  
(VENDEE)

WITNESSES:

1.   
**Kr. Vinay Rawat**  
Advocate  
Distt. & Session Court, FBD.
2.   
**J. K. BATRA**  
Advocate  
Distt. & Session Court,  
13 Faridabad (H.)

ANNEXURE - A  
Site Plan

The Plot is shown within the Red border and the Site Plan is treated as a part of this Deed.



Reg. No.

Reg. Year

Book No.

10485

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- MS BPTP LTD ETC THRU ASHUTOSH KUMAR

*Ashutosh Kumar*

क्रेता :- DHARAMPAL PREMCHAND LTD THRU VARUN KUMAR AGRAWAL

*Varun Kumar*

गवाह 1 :- VINAY RAWAT

*Vinay Rawat*

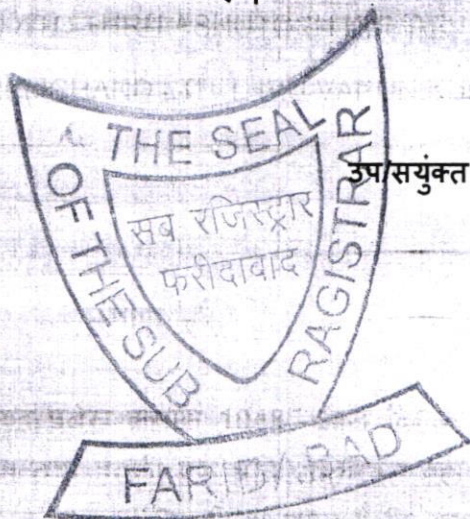
गवाह 2 :- S K BATRA

*S K Batra*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10485 आज दिनांक 17-01-2023 को बही नं 1 जिल्द नं 13 के पृष्ठ नं 21.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 310 के पृष्ठ संख्या 64 से 66 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 17-01-2023



उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

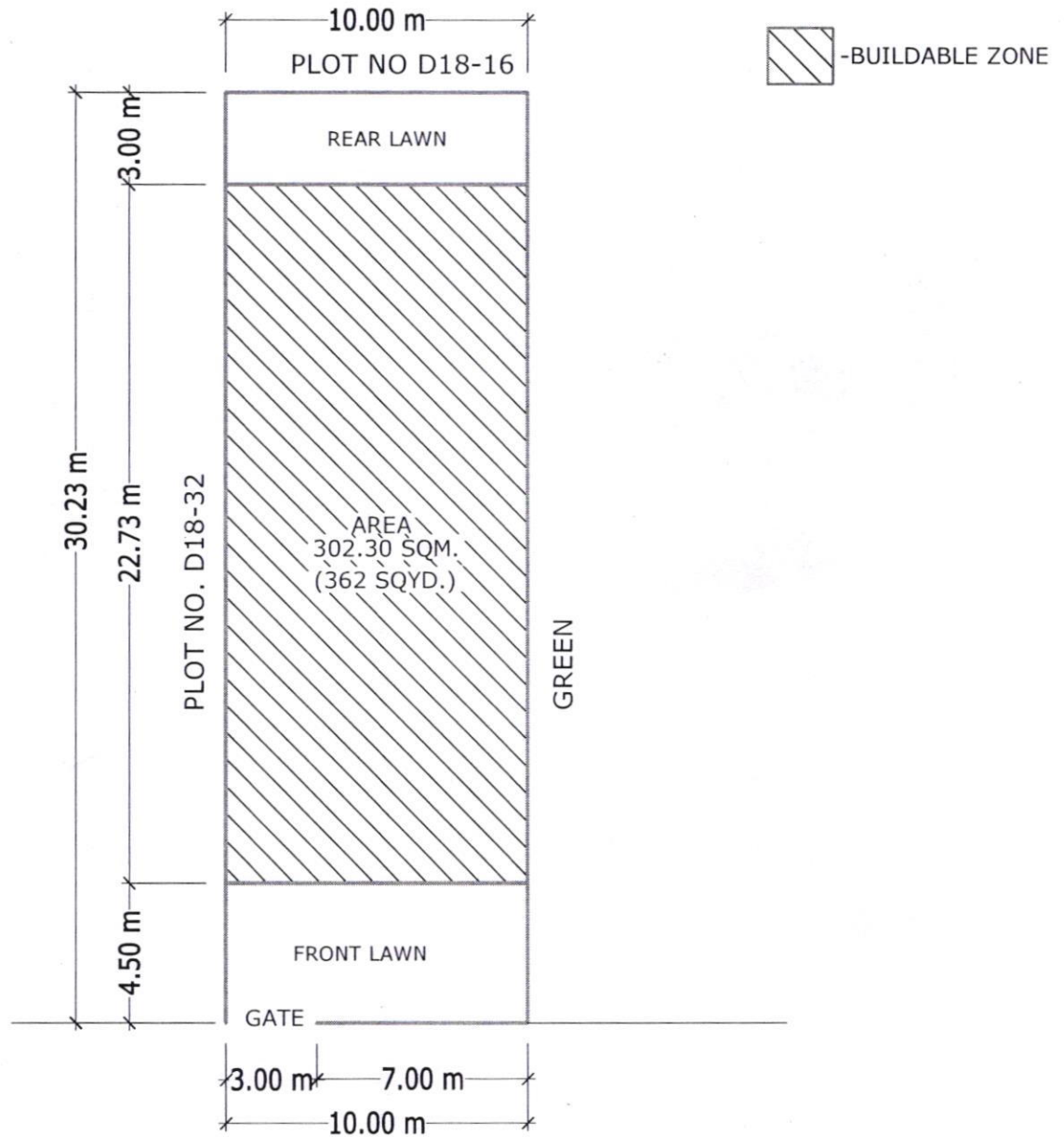
*[Signature]*



# LOCATION PLAN



PLOT NO: D18-34, BLOCK -D SECTOR -85 , FARIDABAD



NOTE:

LOCATION PLAN OF BLOCK "D" IN RESIDENTIAL COLONY MEASURING, 572.65 ACRES IN SECTOR 82 to 89, FARIDABAD BEING DEVELOPED BY M/S COUNTRYWIDE PROMOTERS PRIVATE LIMITED. LAYOUT PLAN APPROVED VIDE DRG. NO. D.G., T.C.P. 2414, DATED 11-03-2011 & LAYOUT CUM DEMARCATION PLAN APPROVED VIDE DRG. NO. D.G., T.C.P. 3815, DATED 26-04-2013 AND ZONING PLAN DRAWING NO. 3816-iv, DATED 26.04.2013.

SUNIL KUMAR JHA  
ARCHITECT  
CA/99/24568

Architect/ Town Planner



N

FOR DHARANIL K. KEMCHAND LIMITED

For Countrywide Promoters Pvt. Ltd. & Others

Authorised Signatory

Authorised Signatory