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110186

Sale of Immovable Properties



Indian Non-Judicial Stamp
Stamp Paper No. E0302022K1279, Date :- 30.11.2022,
Haryana Government



Date : 30/11/2022

Certificate No. E0302022K1279



Stamp Duty Paid : ₹ 556000

(Rs. Only)

GRN No. 96344164



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Bptp 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 : A/34/35

Sector/Ward : 60

LandMark : Na

City/Village: Noida

District : Noida

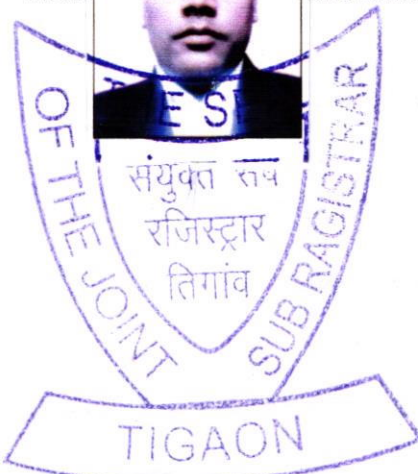
State : Uttar pradesh

Phone : 79*****07

Purpose : CONVEYANCE DEED

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**CONVEYANCE DEED**

Consideration : Rs 7,933,950.00 /-
Stamp Duty : Rs 556,000 /-
Stamp Paper Sl. No. & Date : E0302022K1279, & 30.11.2022,
Issued by : E-STAMP HARYANA GOVT.
Plot No. : W-22
Plot Area : 563.970 Sq. Mtrs. (675.000 Sq. yd.)
Project : Parklands
Location : Sector 76
Tehsil : Faridabad
District : Faridabad

For DHARAMPAL PREMCHAND LIMITED

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

Authorised Signatory

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- तिगांव	गांव/शहर- फैजपुर माजरा नीमका	स्थित- F. Neemka RES. PLOTS LIC AREA
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : BPTP PARKLANDS PLOT SECTOR 76 FARIDABAD HR,Parklands-I		
धन संबंधी विवरण		
राशि- 7933950 रुपये	कुल स्टाम्प शुल्क- 555376 रुपये	
स्टाम्प नं- E0302022K1279	स्टाम्प का मूल्य- 556000 रुपये	
रजिस्ट्रेशन फीस- 40000 रुपये	EChallan:98330241	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF	सेवा शुल्क- 200	
भूमि का विवरण		
निवासीय	675 Sq. Yards	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- N07011776799430	प्रॉपर्टी नं- PLOT NO W-22	मालिक- DHARAMPAL PREMCHAND LTD
पता- BPTP PARKLANDS PLOT SECTOR 76 FARIDABAD HR,Parklands-I		

यह प्रलेख आज दिनांक 16-01-2023 दिन सोमवार समय 1:31:00 PM बजे श्री/श्रीमती/कुमारी BPTP LTD AND OTHERS THRU ASHUTOSH KUMAR निवास FBD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

BPTP LTD AND OTHERS THRU ASHUTOSH KUMAR

उप/संयुक्त पंजीयन अधिकारी (तिगांव)

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 अनपेक्षित प्रमाण पत्र प्राप्त कर लिया गया है

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 अनपेक्षित प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 16-01-2023

उप/संयुक्त पंजीयन अधिकारी
(तिगांव)

BPTP LTD AND OTHERS THRU ASHUTOSH KUMAR

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Ms DHARAMPAL PREMCHAND LTD THRU VARUN KUMAR AGRAWAL हजिर 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 NK KAUSHIK ADV पिता --- निवासी FBD व श्री/श्रीमती/कुमारी DEEPAK KUMAR पिता RAM BAHADUR SHARMA निवासी ALIGARH ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 16-01-2023

N. K. Kaushik
Advocate
Distt. Court, Faridabad

Authorised Signatory

उप/संयुक्त पंजीयन अधिकारी
(तिगांव)

Deputy

CONVEYANCE DEED

THIS CONVEYANCE DEED is made executed at Faridabad on this 16th 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 BPTP Ltd., M/s Business Park Builders Pvt. Ltd., M/s Glitz Builders & Promoters Pvt. Ltd, M/s Green Valley Housing & Land Development Pvt. Ltd., M/s. Shrinkhala Infrastructure Pvt. Ltd. M/s Super Belts Pvt. Ltd.,M/s Anupam Towers Pvt. Ltd. M/s Business Park Promoters Pvt. Ltd., M/s Fragrance Construction Pvt. Ltd., M/s KA Promoters & Developers Pvt. Ltd. M/s Poonam Promoters & Developres Pvt. Ltd. M/s Gateway Infraprojects Pvt. Ltd. M/s Jasmine Buildtech Pvt. Ltd., M/s Shalimar Town Planners Pvt. Ltd. M/s Elite Realtech Pvt. Ltd. M/s. Ashirbad Buildwell 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 Glaze Buildcon Pvt. Ltd., the Company 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

(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 a '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 Badoli, Fujjupur Majra Neemka, Murtzapur and Sihi, Tehsil Ballabgarh & Faridabad and District Faridabad, Haryana, under the various registered sale deeds/Collaboration

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

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. 1210 to 1261 of 2006; 24 of 2009; 39 of 2011 and 58 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 350.794 acres in Sector - 75, 76 & 80, Faridabad falling in revenue estate of villages Badoli, Fujjupur Majra Neemka, Murtzapur and Sihi, 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 - 2520 dated 10-05-2011, 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.

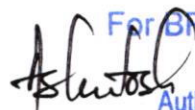
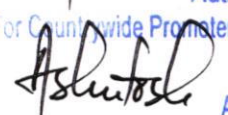
And Whereas the VENDORS have executed a Plot Buyer Agreement (hereinafter referred to as said "**Agreement**") with the VENDEE to sell a Plot in the said Colony. The VENDEE acknowledges that, the VENDORS have furnished all information, clarifications etc. as demanded by VENDEE with regard to the said 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.

And Whereas in terms of said Agreement the VENDEE has been allotted a Plot bearing No W-22, Block **BLOCK-W**, admeasuring 563.970 sq. mtrs. (675.000 Sq. yd.) situated at Parklands, **Sector 76**, 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. 7,933,950.00 ./- (Rupees SEVENTY NINE LAKH THIRTY THREE THOUSAND NINE HUNDRED FIFTY 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.

For DHARAMPAL PREMCHAND LIMITED


Authorised Signatory

For BPTP LIMITED

Authorised Signatory
For Countrywide Promoters Pvt. Ltd. & Others

Authorised Signatory

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. 7,933,950.00 /- (Rupees SEVENTY NINE LAKH THIRTY THREE THOUSAND NINE HUNDRED FIFTY 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. W-22 in Block BLOCK-W, Parklands, Sector 76 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 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

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

For DHARAMPAL PREMCHAND LIMITED
[Signature]
Authorised Signatory

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 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

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

For DHARAMPAL FREMCHAND LIMITED
[Signature]
Authorised Signatory

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.

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.

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

For DHARAMPAL PREMCHAND LIMITED
[Signature]
Authorised Signatory

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 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.

For CPTP LIMITED
Ashutosh Kumar
Authorized Signatory
For Countryside Promoters Pvt. Ltd. & Others
Ashutosh Kumar
Authorized Signatory

For DHARAMPAL PREMCHAND LIMITED
[Signature]
Authorized Signatory

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.

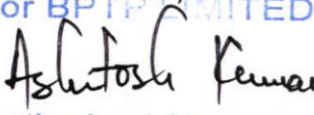
27. This Conveyance Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Faridabad shall have exclusive jurisdiction in relation to all matters arising out of this Conveyance Deed.

28. "Notwithstanding anything contained herein, the Vendee hereby acknowledges that Enhanced External Development Charges (hereinafter referred to as "the EEDC") which has been levied by HUDA vide Memo No. HUDA-CCF-Acctt-I-2011/24224 dated 14.07.2011 (hereinafter referred to as "said Memo") is under consideration by the Hon'ble Punjab and Haryana High Court in the matter of CWP No. 5835 of 2013 titled as Balwan Singh and Ors. Vs. State of Haryana and Ors. As on the execution date hereof, the Hon'ble High Court has stayed the operation of the said Memo vide order dated 19.03.2013 and subsequently HUDA has issued order dated 07.11.2013 wherein it has been stated that the Department is not insisting for payment of the EEDC from the licensees for the time being. The Vendee hereby agrees that in the event the said Memo becomes operational or a subsequent similar Memo is issued by HUDA or any competent authority with respect to the EEDC, then it shall promptly and not later than the time period specified in the demand raised by the Vendor, shall make payment of such EEDC. The Vendee agrees and acknowledges that (a) the bank guarantee, if any, with respect to the EEDC furnished in favour of the Vendor is not honoured for any reason whatsoever (b) the Vendee fails, neglects or delays in making payment of the EEDC as and when demanded by the Vendor ("Demand Notice"), then such event of non-payment of EEDC shall be considered as unpaid consideration towards the total sale consideration payable for the [Plot/Flat/Floor/Unit]. Any unpaid amounts shall attract a penal interest of 18% p.a., to be compounded quarterly, for the period of delay. In the event the Vendee fails to make the requisite payment along with interest within 30 days from the date of Demand Notice or the bank guarantee, if any, with respect to the EEDC furnished in favour of the Vendor is not honoured for any reason whatsoever, non payment shall be deemed as refusal to make payment and will consequently be considered as unpaid sale consideration and will have a consequence in such a manner as if this Conveyance Deed was never executed and possession of the [Plot/Flat/Floor/Unit] not given. It is further agreed and understood by the Vendee that in such circumstances this Conveyance Deed will stand terminated and the transaction contemplated herein shall become null and void. The possession handed over to the Vendee shall stand revoked and the Vendor shall enter the possession of the [Plot/Flat/Floor/Unit] without any prior notice or request to the Vendee. Any costs incurred due to re-execution or re-validating of conveyance deed or removing any legal impediment to the validity of the conveyance shall be borne by the Vendee. This clause will be applicable to all the successors-in-interest of the Vendee, whether the transfer of [Plot/Flat/Floor/Unit] is by way of inheritance, gift, sale, or in any other manner, including but not limited to court decree."

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

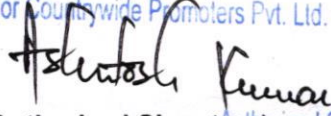

For DHARAMPAL BREMCHAND LIMITED
[Signature]
Authorised Signatory

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 witnesses.


For BPTP LIMITED,

Authorized Signatory
(Authorized Signatory)
(VENDOR)

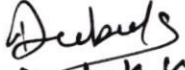
For M/s. Countrywide Promoters Pvt. Ltd., M/s BPTP Ltd., M/s Business Park Builders Pvt. Ltd., M/s Glitz Builders & Promoters Pvt. Ltd, M/s Green Valley Housing & Land Development Pvt. Ltd., M/s Shrinkhala Infrastructure Pvt. Ltd., M/s Super Belts Pvt. Ltd., M/s Anupam Towers Pvt. Ltd. M/s Business Park Promoters Pvt. Ltd., M/s Gateway Infraprojects Pvt. Ltd., M/s Jasmine Buildtech Pvt. Ltd., M/s Shalimar Town Planners Pvt. Ltd., M/s Fragrance Construction Pvt. Ltd., M/s KA Promoters & Developers Pvt. Ltd., Poonam Promoters & Developers Pvt. Ltd., M/s Glaze Buildcon Pvt. Ltd.

Through their

For Countrywide Promoters Pvt. Ltd. & Others

(Authorized Signatory)
(CONFIRMING VENDOR)
For DHARAMPAL PREMCHAND LIMITED

Authorized Signatory
(VENDEE)

WITNESSES:

1. 
N. K. Kaushik
Advocate
Distt. Court, Faridabad

2. 
Deepak Kumar s/o Ram Bahadur Sharma
Govind Nagar Sanjay Gandhi Colony Aligarh UP.

ANNEXURE - A
Site Plan

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

Reg. No.

Reg. Year

Book No.

2464

2022-2023

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- BPTP LTD AND OTHERS THRU ASHUTOSH KUMAR

[Signature]

क्रेता :- Ms DHARAMPAL PREMCHAND LTD THRU VARUN KUMAR AGRAWAL

[Signature]

गवाह 1 :- NK KAUSHIK ADV

[Signature]

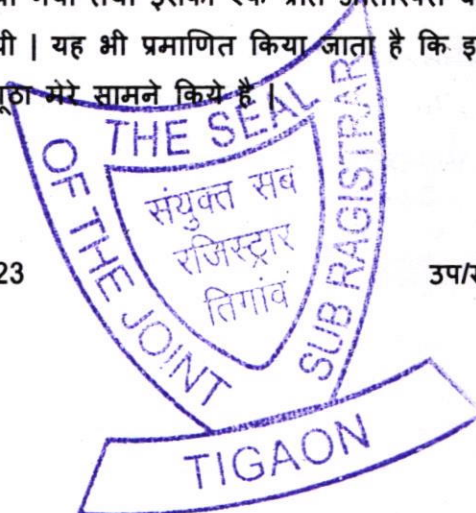
गवाह 2 :- DEEPAK KUMAR

[Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2464 आज दिनांक 16-01-2023 को बही नं 1 जिल्द नं 3 के पृष्ठ नं 16 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 26 के पृष्ठ संख्या 37 से 36 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 16-01-2023

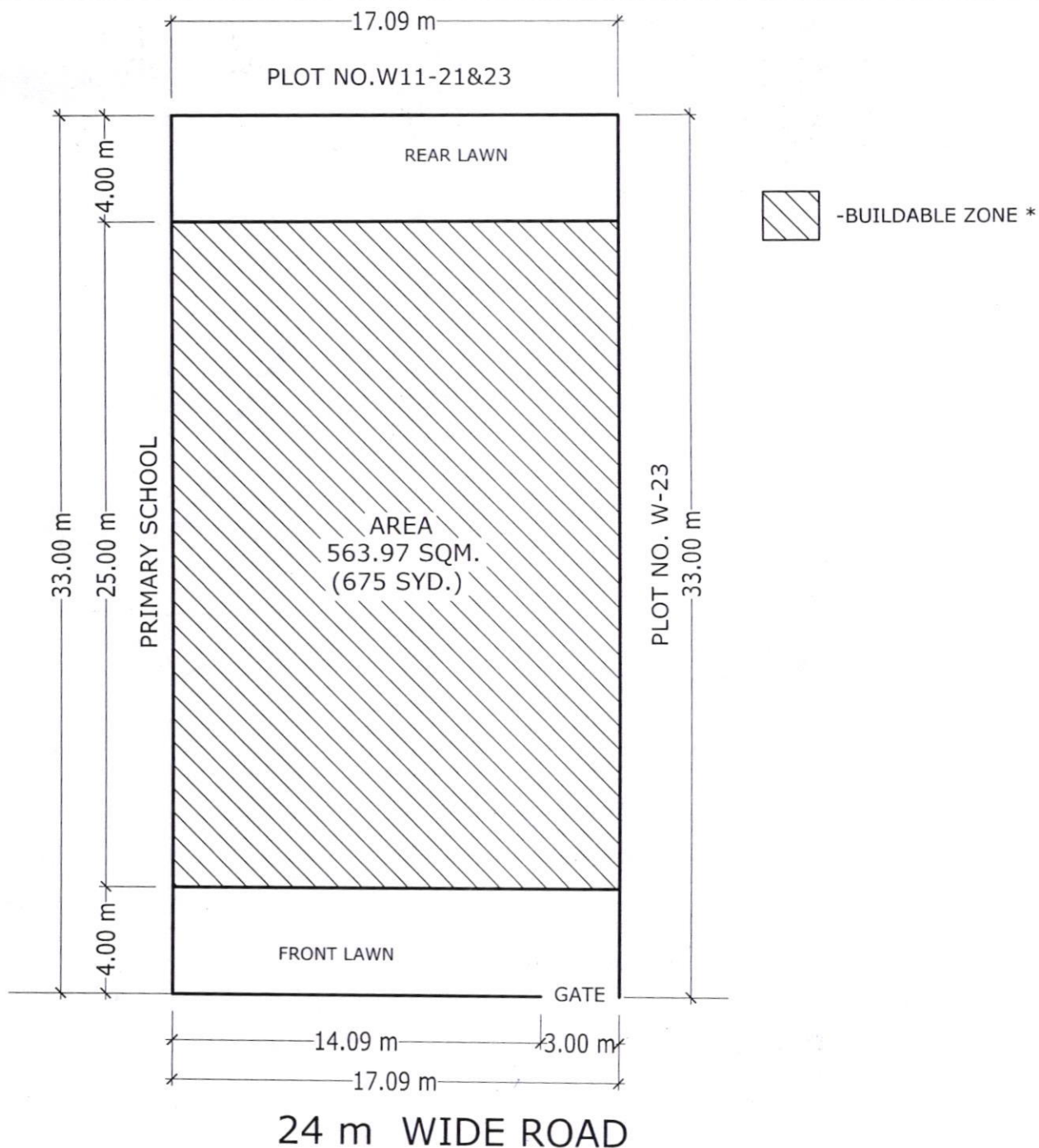


उप/संयुक्त पंजीयन अधिकारी (तिगांव)

[Signature]

LOCATION PLAN

PLOT NO: W-22, BLOCK - W, SECTOR -76 , FARIDABAD



* ZONING PENDING

NOTE:

LOCATION PLAN OF BLOCK " W " IN RESIDENTIAL COLONY MEASURING, 350.794 ACRES IN SECTOR 75,76 & 80, FARIDABAD BEING DEVELOPED BY M/S COUNTRYWIDE PROMOTER'S PRIVATE LIMITED, APPROVED VIDE M.G.T. C.O.P., DRG. NO : 2520 DATED 10-05-2011

Sunil Kumar Jha
SUNIL KUMAR JHA
ARCHITECT
CA/99/24568

Architect/ Town Planner

Authorized Signatory



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

For DHARAMPAL PREMCHAND LIMITED
Authorized Signatory