

Sale of Immovable Properties



**Indian-Non Judicial Stamp
Haryana Government**



Date : 10/07/2024

Certificate No. G0J2024G1286



Stamp Duty Paid : ₹ 399700000

GRN No. 118754668



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: The haryana Shehri vikas Pradhikaran
H.No/Floor : Na Sector/Ward : Na LandMark : Na
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****54



Buyer / Second Party Detail

Name : Godrej Projects Development limited
H.No/Floor : 35 Sector/Ward : 44 LandMark : Um house tower a
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. 39,97,00,000/- (RUPEES THIRTY-NINE CRORE NINETY-SEVEN LAKH ONLY), VIDE CERTIFICATE NO. G0J2024G1286, DATED 10/07/2024, ISSUED BY TREASURY OFFICE HARYANA

This DEED OF CONVEYANCE is made at Gurugram on the 18th day of July 2024
BETWEEN

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

AND

GODREJ PROJECTS DEVELOPMENT LTD. (CIN No.: U70102MH2010PLC210227) 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, Sector- 44, Gurugram through its authorised signatory Ranjit Bhambhu duly authorized vide resolution dated May 22, 2024 (hereinafter called the "**Allottee**") of the other part.

ESTATE OFFICER-II
HSVP, GURUGRAM

For Godrej Projects Development Limited

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- हुड्डा सेक्टर	स्थिति- Sec-43
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : GH25, Sector 43, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 5709854208 रुपये	कुल स्टाम्प शुल्क- 399689792 रुपये	
स्टाम्प नं- G0J2024G1286	स्टाम्प का मूल्य- 399700000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:118754755	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- MAHESHI KUMAR CHAUHAN ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय	20871.42 Sq. Meters	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1C1UHVW7	प्रॉपर्टी नं- GH 25	मालिक- GODREJ PROJECTS DEVELOPMENT LIMITED
पता- GH 25, GH 25 Sector 43, Sector 43, 122002, Sector 43		

यह प्रलेख आज दिनांक 22-07-2024 दिन सोमवार समय 4:07:00 PM बजे श्री/श्रीमती/कुमारी ECHHSVP निवात GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

ECHHSVP

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।

दिनांक 22-07-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

ECHHSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी GODREJ PROJECTS DEVELOPMENT LIMITED thru RANJIT BHAMBHUOTHER 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 AKASH KUMAR SINGH पिता निवासी DELHI व श्री/श्रीमती/कुमारी JGBAL पिता निवासी SONIPAT ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 22-07-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

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 May 28, 2023 and issuance of LOI vide ZO002/EO018/UE029/LALOT/0000000127 dated July 12, 2023 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-25 in Sector 43, the Urban Area Gurugram II, Gurugram, Haryana.

WHEREAS the Vendor has fixed the price of the said land sold by auction at Rs. 570,98,54,300/- (Rupees Five Hundred Seventy Crores Ninety-Eight Lakhs Fifty-Four Thousand and Three Hundred 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 Rs. 570,98,54,300/- (Rupees Five Hundred Seventy Crores Ninety-Eight Lakhs Fifty-Four Thousand and Three Hundred 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-25, Sector 43, Urban Estate Gurugram II, Gurugram, Haryana admeasuring 20,871.42 square meters duly allotted vide allotment letter bearing memo no. ZO002/EO018/UE029/GALOT/0000001407 dated December 20, 2023, read with the Offer of Possession bearing memo no. ZO002/EO018/UE029/GALOT/0000001407 dated December 20, 2023 and possession certificate bearing memo no. ZO002/EO018/UE029/PAPOS/0000952197 dated January 3, 2024, 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 to sink pits, erect building, construct lines and generally appropriate and use the surface of


ESTATE OFFICER-II
HSVP, GURUGRAM

For Godrej Projects Development Limited


Authorised Signatory

Reg. No.

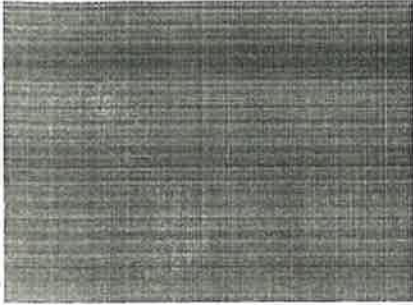
Reg. Year

Book No.

7961

2024-2025

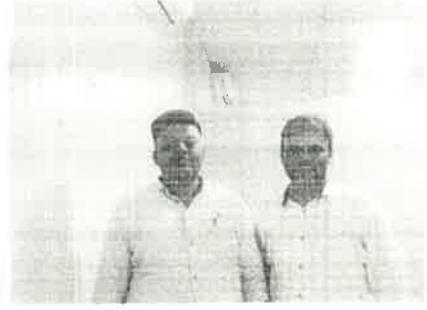
1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- EO II HSVP _____

क्रेता :- thru RANJIT BHAMBHUOTHERGODREJ PROJECTS DEVELOPMENT
LIMITED RB _____

गवाह 1 :- VIKASH KUMAR SINGH Vikash _____

गवाह 2 :- IQBAL Iqbal _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7961 आज दिनांक 22-07-2024 को बही नं 1 जिल्द नं 174 के पृष्ठ नं 139.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 5890 के पृष्ठ संख्या 91 से 100 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 22-07-2024

उप/संयुक्त पंजीयन अधिकारी वजीराबाद

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, notwithstanding the waiver of any previous cause of right for re-entry thereon or any part


ESTATE OFFICER-II
HSVP, GURUGRAM

For Godrej Projects Development Limited


Authorised Signatory

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]


ESTATE OFFICER-II
HSVP, GURUGRAM

For Godrej Projects Development Limited


Authorised Signatory



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 Projects Development Ltd. at Gurugram on this ____ day of _____, 2024.

For and on behalf of **Godrej Projects Development Ltd.**

For Godrej Projects Development Limited

RB

Authorised Signatory

Ranjit Bhambhu

Authorized Signatory

In the presence of Witnesses

1. NAME Vibash Singh
RESIDENT V.M. House, Plot No 35 P, Sec-44
OCCUPATION Gurugram
Service SIGNATURE OF WITNESS NO. 1 *Vibash Singh*
2. NAME Iqbal Malik
RESIDENT VM House, Plot No 35 P, Sec 44, 44N
OCCUPATION Service SIGNATURE OF WITNESS NO. 2 *Iqbal Malik*

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran and its Authority at Gurugram on the ____ day of _____, 2024

For and on behalf of **Haryana Shehri Vikas Pradhikaran**

[Signature]
ESTATE OFFICER-II
HSVP, GURUGRAM

Name:

Estate Officer / Authorized Signatory

1. NAME Dinesh Kumar
RESIDENT _____
OCCUPATION _____
Assistant SIGNATURE OF WITNESS NO. 1 *[Signature]*
2. NAME DHARAMBIR
RESIDENT _____
OCCUPATION _____
CLERK SIGNATURE OF WITNESS NO. 2 *[Signature]*

Wonder City Buildcon Limited
(formerly known as Wonder City
Buildcon Private Limited)
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079, India
Tel.: + 91-22-6169 8500
Fax: + 91-22-6169 8888
CIN: U70100MH2013PLC247696

**CERTIFIED TRUE COPY OF THE RESOLUTION
PASSED BY THE MANAGEMENT COMMITTEE OF THE
BOARD OF DIRECTORS OF WONDER CITY BUILDCON
LIMITED (FORMERLY KNOWN AS WONDER CITY
BUILDCON PRIVATE LIMITED) AT ITS MEETING
HELD ON JULY 09, 2024**

"RESOLVED THAT the consent of the Management Committee of the Board of Directors of the Company be and is hereby accorded to enter into a Deed of Conveyance ("Deed") with The Haryana Shehri Vikas Pradhikaran (hereinafter referred to as "Vendor") to purchase and acquire the pieces and parcels of Plot No. GH-100, Sector 54, Urban Estate Gurgaon II, Gurgaon, Haryana admeasuring 11169.09 square meters (hereinafter referred to as "said Property"), together with entire right, title and interest of the Vendor in the said Property on ownership basis, along with all benefits, appurtenances incidental and/or ancillary to and/or associated with the said Property with a clear and marketable title, free from all encumbrances and claims on such terms and conditions as mentioned in the Deed;

RESOLVED FURTHER THAT Mr. Anuj Shandilya, Mr. Digvijay Yadav, Mr. Gautam Babbar, Mr. Mohit Kumar, Mr. Ranjit Bhambhui and Mr. Tarun Chadha (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorized to sign, seal, execute and deliver the Deed and any other documents incidental to the Deed (hereinafter referred to as "Transaction Documents") with a power to supplement or amend the Transaction Document and to take necessary steps to give effect to the above resolution(s) for and on behalf of the Company;

RESOLVED FURTHER THAT Authorised Signatories be and are hereby authorised to admit execution and register such Transaction Documents at the sub-Registrar's office and also to collect original registered documents from office of the Sub-Registrar on behalf of the Company.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which the Authorised Signatories cease to be in employment of Godrej Properties Limited or any of its affiliate companies/entities."

Certified to be true

For Wonder City Buildcon Limited

(Formerly known as Wonder City Buildcon Private Limited)



Anuj Shandilya
Director
(DIN: 09704810)

Date of Issue: July 17, 2024

