

# STATE BANK OF INDIA

Sl. No. 129838

GSR/001:



## RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01555) Branch

Code No.

Received a sum of Rs. 1,05,250/-

(Rupees One Lakh five thousand two hundred fifty only)

from Smt. / Shri Nirender Singh Malik

s/o, d/o, w/o Umed Singh

residing at Gurgaon

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

Date:

19 NOV 2009

Place:

GURGAON

(Signatures of Authorised Officer)

Laxman Singh Yadav

1. Type of Deed
2. Village/City Name & Code
3. Segment/Block Name & Code
4. Unit Land(Sq. Yd./Kanal/Marla/Acre etc.)
5. Type of Property
6. Covered Area
7. Transaction Value
8. Stamp Duty
9. Stamp No. & Date
10. Stamp Certificate issued by
11. Execution Date
12. Commercial or Residential

Conveyance Deed  
Urban Estate, Gurgaon  
Sector-4

SCF No.34

Rs.15,03,000/-

Rs.1,05,250/-

Sl. No. GSR/001: 129838/19-11-2009

State Bank of India, M. Road, GGN

Commercial



THE SEAL OF

GURGAON

B. Mel

Manj

Estate Officer



प्रलेख नः 23666

दिनांक 19/02/2010

डीड संबंधी विवरण

डीड का नाम CONVEYANCE WITH IN MC AREA  
तहसील/सब-तहसील गुडगावा  
गांव/शहर हुड्डा के सैक्टर

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 1,503,000.00 रुपये  
रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये  
रूपये

स्टाम्प ड्यूटी की राशि 105,250.00 रुपये  
पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 19/02/2010 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी E.O.Huda  
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता

श्री E.O.Huda

उप/संयुक्त पंजीयन अधिकारी  
गुडगावा

उपरोक्त तबले व श्री/श्रीमती/कुमारी Virender Singh Maik क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर  
तथा समझ कर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Pritesh पुत्र/पुत्री/पत्नी श्री Rajpal  
नेत्रा VPO, Patli Gurgaon व श्री/श्रीमती/कुमारी Ishwar Singh Sangwa पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon  
ने को म नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 19/02/2010



उप/संयुक्त पंजीयन अधिकारी  
गुडगावा

## CONVEYANCE DEED

### DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

This Deed of Conveyance made this 29<sup>th</sup> day of Jan-2010 between the **Haryana Urban Development Authority** acting through the Estate Officer (hereinafter called the Vendor) of the part and **Mr. Virender Singh Malik S/o Sh. Umed Singh Malik R/o House No.766, Sector-4, Urban Estate Gurgaon, (Haryana)**, (hereinafter called the transferee) of the Other part.

Whereas the site hereinafter described and intended to be hereby. Convened is owned by the vendor in full property rights:

AND WHEREAS the vendor has sanctioned the sale of the said site to the Transferee in pursuance of his application dated 27-11-2009 made under sub regulation (i) of regulation 5 of the Haryana Urban Development (Disposal of land and building Regulations 1978 (hereinafter referred to as the said rules /regulations) to be used as a site for Commercial/Industrial Residential purpose in the Urban area of Gurgaon

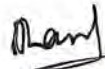
AND WHEREAS the vendor has fixed the tentative price of the site at **Rs.15,03,000/- (Rupees Fifteen Lacs and Three Thousand Only).**

AND WHEREAS the Vendor reserves the right to enhance the tentative price in the case of land sold by allotment by the amount of the additional price determined in accordance with the said regulations.

AND WHEREAS the Transferee has paid the tentative sale price and agrees to pay the additional price in the manner hereinafter appearing.

NOW, THEREFORE, this Deed witnesses that for the purpose of carrying into affect the said sale and in consideration of the covenants of the Transferee hereinafter contained and the said sum of **Rs.15,03,000/- (Rupees Fifteen Lacs and Three Thousand Only)** by the Transferee and the undertaking of the transferee to pay the additional price: if any, determined to be paid by the transferee, within a period of++ thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of installments with interest as may be determined by the Chief Administrator, the Vendor hereby grants and conveys upto the transferee all the pieces and parcel of site/**SCF No.34, Sector- 4, area in square meters 133.77, Square yards 60.89** and more particularly described in the plan filled in the office of the Estate Officer and signed by the Estate Officer aforesaid and date the \_\_\_\_\_ day of \_\_\_\_\_ (hereinafter called the said site).





Estate Officer

Reg. No.  
23666

Reg. Year  
2009-2010

Book No.  
1



विक्रेता

E.O. Huda

क्रेता

गवाह

क्रेता

Virender Singh Maik

गवाह 1:- Pritesh

गवाह 2:- Ishwar Singh Sangwa

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 23,666 आज दिनांक 19/02/2010 को बही नः 1 जिल्द नः 11,163 के पृष्ठ नः 51 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 904 के पृष्ठ सख्या 29 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 19/02/2010

उप/सयुक्त पंजीयन अधिकारी  
गडगावा





To have and to hold the same up to and to the use of the Transferee subject to the exceptions, reservation, conditions and covenants hereinafter contained and each of them that is to say:-

1. The transferee shall have the right of possession and enjoyment so long as he pays the additional price, if any, determined by the Vendor within a period of fixed as aforesaid and otherwise confirms to the terms and conditions of sale.
2. The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price and the transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the site or any right, title or interest therein (except by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be the Chief Administrator from time to time.
3. The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same at all such times and in such manner as the Vendor shall think fit with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations hereinafter contained.

Provided that the Transferee shall be entitled to receive from the vendor such payment for the occupation by him for the surface and for the damage done to the surface of buildings on the said site by such workings of letting down as may be agreed upon between the Vendor and the Transferee of failing such agreement as shall be ascertained by reference to Arbitration.

4. The Transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said land by competent authority.
5. The Transferee shall have to complete the construction within two years from the date of offer of possession on the said land, in accordance with the relevant rules/regulations.


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




Estate Officer



6. The transferee shall not erect any building or make any addition alteration without prior permission of the Estate Office. No fragmentation of any land or building shall be permitted.
7. The vendor may by his officers and servants at all reasonable times and in a reasonable manner after twenty four hour's notice in writing enter in and upon any part of the said land or building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed by him under these presents.
8. The vendor shall have full rights, powers and authority at all times to do through officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein contained and to recover from the Transferee as first charge upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto:
9. The Transferee shall not use the said site for any purpose other than that for which it has been allotted nor shall be used 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 Urban Development Authority Act, 1977(hereinafter referred to as the Act).
10. The Transferee shall accept and obey all rules and regulations made or issued under the Act.
11. In the event of non payment of the additional price within the fixed period by the transferee, or in the event of the breach of any other condition of sale, the Estate Officer may impose a penalty or resume the land, or both, in accordance with the provisions of the Act and the rules/regulations made thereunder. In the event of resumption, it shall be lawful for the Estate Officers, notwithstanding the waiver of any previous cause or right for re-entry thereon, or any part thereof, to possess, retain and enjoy the same as to his former estate and the transferee shall not be entitled to a 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.

  
Estate Officer  
HUDA, Gurgaon









12. All the disputes and differences arising out of in any way touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this Deed relates and that in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in 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 transferee 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 out no otherwise, the Vendor will secure the Transferee full and hereby conveyed and assures.

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 (e) of Section 2 of the Act.
- (b) The expression Estate Officer shall mean a person appointed by the Authority under clause (d) of Section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one Urban Area.
- (c) The expression Vendor used in these presents shall include in addition to the Haryana Urban Development Authority and in relations to any matter or any thing contained in or arising out of these presents, every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or things.
- (d) The expression 'Transferee' used in these presents shall include in addition to the said \_\_\_\_\_ his / her / their lawful heirs, successors, representatives, lesses and any person or persons in occupation of the said land or building erected thereon with the permission of Estate Officer.



*Handwritten signature*

Estate Officer  
HUDA, Gurgaon  
E 2






In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the date hereinafter in each case specified.

Signed by the said \_\_\_\_\_  
at \_\_\_\_\_ on the \_\_\_\_\_  
day \_\_\_\_\_


  
(Transferee)  
**Mr. Virender Singh Malik**

In the presence of  
Witnesses:

1. Name ISHWAR SINGH SANGWAN  
Residence B.A.L.L.B., M.B.A.  
Occupation Advocate & Notary  
Distt. Court, Gurgaon (Haryana)

  
(Signature)

2. Name AZAD YADAV  
Residence Distt. C.  
Occupation GURGAON

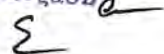
  
(Signature)

3. PRITESH KUMAR S/O Sh. RAJ PAL  
V.P.O. DATLI - GURGAON  
Signed for and on behalf of the Haryana Urban  
Development Authority and setting under his authority.



at \_\_\_\_\_ the \_\_\_\_\_  
day of \_\_\_\_\_

  
(Estate Officer)

Estate Officer  
**HUDA, Gurgaon**  


In the presence of witness:

1. Name Charan Singh, Asst  
Residence 0/0 E02  
Occupation Service

  
(Signature)

2. Name Amarjeet Pans, clerk  
Residence 0/0 E02  
Occupation Service

  
(Signature)

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19-2-10

सब रजिस्ट्रार  
गुडगाँव

