

6554
16-8-22

1

Sale of Immovable Properties



Indian-Non Judicial Stamp Haryana Government



Date : 09/07/2022

Certificate No. G0I2022G461



GRN No. 92286467



Stamp Duty Paid : ₹ 1844100
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Haryana shehri Vikas Pradhikaran

H.No/Floor : Na

Sector/Ward : 14

LandMark : Huda complex old delhi road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 83*****55

Others : Acting through the estate officer i gurugram



Buyer / Second Party Detail

Name : Vinod Bala Malik

H.No/Floor : 766

Sector/Ward : 4

LandMark : Near bal bhavan urban estate

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 83*****55

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>

- | | |
|--------------------------------------------|-------------------------------------|
| 1. Type of Deed | : CONVEYANCE DEED |
| 2. Village/City Name & Code | : Urban Estate, Gurugram-I |
| 3. Segment/Block Name & Code | : Sector-9 |
| 4. Unit Land(Sq.Yd./Kanal/Marla/Acre etc.) | : 420 Sq. Mtrs. (502.32 Sq. Yards) |
| 5. Type of Property | : Plot No.14P |
| 6. Covered Area | : Rs.3,68,80,900/- |
| 7. Transaction Value | : Rs.18,44,100/- |
| 8. Stamp Duty | : GRN No.92286467 dated 08-07-2022 |
| 9. Challan No. & Date | : G0I2022G461 dated 09-07-2022 |
| 10. Stamp Certificate No. & Date | : Indian-Non Judicial Stamp Haryana |
| 11. Stamp issued by | : Government, Online |
| 12. Registration fees | : GRN No.92286806 dated 08-07-2022 |
| 13. Value of Fees | : Rs.50,005/- |
| 14. Commercial or Residential | : Residential |
| 15. MCG Property ID | : No.141C14UMA14 |

✓ 14

Vinod Bala

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- कादीपुर	गांव/शहर- सेक्टर	स्थित- New Huda Sector
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : 14P, Sector 9, Gurgaon I, Gurugram		
धन संबंधी विवरण		
राशि- 36880900 रुपये		कुल स्टाम्प शुल्क- 1844045 रुपये
स्टाम्प नं- G0I2022G461		स्टाम्प का मूल्य- 1844100 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:92286806	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		420 Sq. Meters
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 141C14UMA14	प्रॉपर्टी नं-	मालिक- Vinod Bala Malik
पता- 14, Sector 9, Gurugram		

यह प्रलेख आज दिनांक 16-08-2022 दिन मंगलवार समय 11:01:00 AM बजे श्री/श्रीमती/कुमारी ESTATE OFFICER I निवास SEC 14 GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Vinod Devi
हस्ताक्षर प्रस्तुतकर्ता
ESTATE OFFICER I

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

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 16-08-2022

Vinod Devi
ESTATE OFFICER I

उप/संयुक्त पंजीयन अधिकारी
(कादीपुर)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी VINOD BALA MALIK पत्नी VIRENDER SINGH 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 VIRENDER SINGH पिता UMED SINGH निवासी 766 SEC 4 GGM व श्री/श्रीमती/कुमारी AZAD SINGH NEHRA पिता CHHOTU RAMA निवासी 658 SEC 5 GGM ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 16-08-2022



उप/संयुक्त पंजीयन अधिकारी
(कादीपुर)

Name of VENDOR HARYANA SHEHRI VIKAS PRADHIKARAN (HUDA) acting through the Estate Officer, Gurugram-I		
Aadhaar Card	Pan Card	Mobile No.
Name of VENDEE Mrs. Vinod Bala Malik W/o Mr. Virender Singh		
Aadhaar Card	Pan Card	Mobile No.
5338-2482-5961	AHHPM0891R	8376901455

CONVEYANCE DEED

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

This Deed of Conveyance made this 21 day of July 2022 between the **HARYANA SHEHRI VIKAS PRADHIKARAN (Haryana Urban Development Authority)** acting through the Estate Officer-I, Gurugram, HUDA Complex, Old Delhi Road, Sector-14, Gurugram, Haryana-122001 (hereinafter called the Vendor) of the part and **Mrs. Vinod Bala Malik W/o Mr. Virender Singh R/o House No.766, Near Bal Bhavan, Sector-4, Urban Estate, Gurugram, Haryana-122001**, (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 _____ 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 _____

AND WHEREAS the vendor has fixed the tentative price of the site at **Rs.3,68,80,900/- (Rupees Three Crore Sixty Eight Lakhs Eighty Thousand and Nine Hundred 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.

✓
Estate Officer-I
HUDA P. Gurugram
2

Vinod Bala

Reg. No.

Reg. Year

Book No.

6557

2022-2023

1



विक्रेता



गवाह

क्रेता



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- ESTATE OFFICER I _____

क्रेता :- VINOD BALA MALIK Vinod Devi

गवाह 1 :- VIRENDER SINGH Abnehu

गवाह 2 :- AZAD SINGH NEHRA Abnehu

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6557 आज दिनांक 16-08-2022 को बही नं 1 जिल्द नं 255 के पृष्ठ नं 161.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1497 के पृष्ठ संख्या 79 से 80 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 16-08-2022

: उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

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.3,68,80,900/- (Rupees Three Crore Sixty Eight Lakhs Eighty Thousand and Nine Hundred 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/**Plot No.14P Sector-9, area in square meters 420, Square yards 502.32** 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).

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.



Vinod Devi



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.

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.


 Estate Officer
 HUDA Gurugram

Vinod Devi



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.
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.

✓ 
15/11/2014

Vinod Devi



- (d) The expression 'Transferee' used in these presents shall include in addition to the said _____ his / her / their lawful heirs, successors, representatives, lessees and any person or persons in occupation of the said land or building erected thereon with the permission of Estate Officer.

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 _____

Vinod Devi
(Transferee)
Mrs. Vinod Bala Malik

In the presence of
Witnesses:

1. Name **Mr. Virender Singh**
S/o Late Sh. Umed Singh
R/o H. No.766, Near Bal Bhavan,
Sector-4, Urban Estate,
Gurugram, Haryana-122001
Aadhaar No. 5649-0307-3905

[Signature]
(Signature)

2. Name **Mr. Azad Singh Nehra**
S/o Mr. Chhotu Rama
R/o H.No.658, Sector-5
Gurugram, Haryana
Aadhaar No.2984-1113-9528

[Signature]
(Signature)

Signed for and on behalf of the Haryana Urban
Development Authority and setting under his authority.

at _____ the _____
day of _____

[Signature]
(Estate Officer)

In the presence of witness:

1. Name Seema, Assistant O/o E.O.-I
Residence _____
Occupation _____

[Signature]
(Signature)

2. Name _____
Residence DINESH KUMAR
Occupation _____

[Signature]
(Signature)

