

No 2076 Dated 23.7.97  
Certified under section 2 of the Stamp Act, 1889 that stamp duty of Rs. 2125/- has been paid by Shri. Ashok Kumar Taneja vide challan dated 23.7.97

15 Thousands and One hundred thirty six  
Estate Officer HUDA Sonapat through Ramesh Kumar  
Ashok Kumar

CMD 8  
23.7.97

Treasury Office  
Cum Collector, Sonapat

23.7.97

inv 9301  
dt-27-1-97.



DEED OF CONVEYANCE OF BUILDING/SITE SOLD BY ALLOTMENT.

Non-Judicial stamp: Rs. 2125/-

The amount has been deposited in State Bank of India, Sonapat vide challan No. 8 dt. 23.7.97 and certificate issued by Treasury Officer, Sonapat vide Sr.No. 2076 dt.23.7.97.

Ashok Kumar

This deed of conveyance made the 27th day of October 1997 between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called "the Vendor" of the one part and Sh. Ashok Kumar Taneja and Ramesh Kumar Taneja sons of Late Sh. C.R.Taneja, residents of 1097, Sector 14, Sonapat. (hereinafter called "the transferee of the other part.

Whereas the land hereinafter described and intended to be hereby conveyed was owned by the vendor in full

For Redhu  
Estate Officer  
HUDA Sonapat  
Proprietary rights.

दस्तावेज आज तिथि 5-11-97 मुताबिक 14 कार्तिक समवत 1919 शकावार बुधवार

बवक्त मावेन 17<sup>11</sup> बजे दिन श्री अशोक कुमार तनेजा , रमेश कुमार तनेजा पुत्रगण स्व० श्री सी.आर. तनेजा निवासी सोनीपत ने रजिस्ट्री कराने हेतु कार्यालय मे हमारे सामने पेश की ।

*Ashok*  
B. Com.

*Ok*  
सब-रजिस्ट्रार  
सोनीपत

अशोक कुमार तनेजा मजकूर बाला को दस्तावेज ह्या पढकर सुनाया व समझाया गया जिसको सुनकर व समझकर उसने इसकी तहरीर व तकमील से इकबाल किया कि अशोक कुमार तनेजा रमेश कुमार तनेजा पुत्रगण स्व० सी.आर. तनेजा निवासी सोनीपत हाजिर है जिसने रुपये व हमारे सामने कोई लेन देन नहीं किया ।

फरीकैन को रंगलाल नम्बरदार पुत्र बालीराम निवासी सोनीपत व कैलाश चन्द पुत्र श्री मदनलाल निवासी सुदामा नगर सोनीपत गवाह शानाखत करते हैं। गवाह अव्वल से हम खुद वाक्फि है। जो दूसरे गवाह को शानाखत करता है

*Ok*  
सब-रजिस्ट्रार  
सोनीपत

अशोक कुमार तनेजा

*Ashok*  
B. Com.

रमेश कुमार तनेजा

*Ram*

रंगलाल नम्बरदार

*Rang*

कैलाश चन्द

*Kailash*

तस्दीक की जाती है कि निम्नानात अगूठां फरीकैन व गवाहान हमारे रुबू लगार गए ।

*Ok*  
सब-रजिस्ट्रार  
सोनीपत





And whereas the vendor has sanctioned the sale of the said land to the transferee in pursuance of his application dt. 2.4.74 made under sub-regulation (1) of the regulations of the Haryana Urban Development Authority (Disposal of land and building Regulations, 1978 (hereinafter referred to as the said Regulation) to be used a site for residential purpose in the Urban Area of.....Sonepat.....

And whereas the vendor has fixed the tentative price of the said land by sold allotment at Rs. 15925/- (Rupees Rs. 15925/- Thousand Nine Hundred Twenty Five Only).

And whereas the vendor reserves the right to enhance the tentative price in the case of land sold by allotment by the amount or additional price determined in accordance with the said regulations.

And whereas the transferee, sold land by allotment, has paid the tentative price and agree to pay the additional price in the manner hereafter appearing.

*Suraj Kumar*  
*J. R. Reddy*  
Estate Officer  
HU Sonepat

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Now therefore, this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the convenents of the transferee hereinafter contained. And the said sum of Rs. 15825/- only (Rupees Fifteen Thousand hundred ninety five Only). paid 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 Office without interest or in such number of instalments with interest as may be determined by the Chief Administrator, the vendor hereby grants and conveys into the transferee all the price and parcel of site No. 1097 Sector 14 of the urban Estate at \_\_\_\_\_ area in a sq ~~mts~~ arch 350 and more particularly described in the plan filed in the office of the Estate officer, signed by the Estate officer Dr. No. \_\_\_\_\_ dt. \_\_\_\_\_ (hereinafter called the said land).

*swamp  
Kunni*

To have and to hold the same upto and to the use of the transferee subject to the exceptions, recorvations, conditions and convenents hereinafter contained each of them that is to say).

*Isrealhu*  
Estate Officer  
HU

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1. The transferee shall have the right possession and enjoyment so long as he pays the additional price if any, determined by the vendor within a period fixed as aforesaid and other wise conforms to the terms and conditions of sale.

2. The vendor shall have a first and per amount charges over the said site for the unpaid portion of the sale price including additional price and the transferee shall have no right to transferee by way of sale, gift, mortgage or otherwise the land or any right, title or interest therein (except by way of lease on month basis) without the previous permission inwriting of the estate officer. The Estate officer whilegranting such permission may impose such conditions as may be decided by the Chief Administrator from time to time.

3. The vendor reserves to him self all mines and mineral whatsoever in or under the said site with all such right 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 it, with power to carry out any surface of all or any part of the said site and to sink pits, erect buildings, constract lines site and to sink pits, erect buildings, construct lines generally appropriate and use the surface of the said site for the purpose of doing all

*Isredly*  
Estate Officer  
HUDA Sonapat





such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations hereinafter contained.

Provided that the transfer shall be entitled to receive from the vendor such payment the occupation by him. of the surface and for the damage done to the surface or building on the said land by such works and workings or letting down as may be agreed upon between the vendor and the transferee or felling such agreement as shall be ascertained a by reference to arbitration.

4. The transferee shall pay all general and local taxes rates ceases 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 offers of possession of 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 time is due to reason beyond the control of the transferee.

*Isredhu*  
Estate Officer  
HUDA Sonapat

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6. The transferee shall not erect any building for make any addition alteration without prior permission of the Estate officer No fragmentation of any land or buildings shall be permitted.

7. The vendor may by this officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the land or building erected therein for the purpose of as certaining that the transferee has duly performed and observed the convenents and conditions to be performed and observed by him used or these presents.

8. The vendor shall have full rights, power and authority at all times to do through officers or servants all act and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms conditions and reservations 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 consts incurred in connection therewith or in way relating thereto.

9. The transferee shall not use the said land for any purpose than that for which it has been sold nor shall be use the building constructed on it for a purpose other

*As Stamp*  
*K. S. Sanyal*  
*Isaac*  
Estate Officer  
HUDA Sonapat

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that which it has been constructed except in accordance with the rules/regulations made under the Haryana Urban Development authority act, 1957 (hereinafter referred to as the act).

10. The transferee shall accept and obey all the rules/regulations and orders made or issued under the act.

11. In the event of non-payment of the additional price within the fixed period by the transferee in the event of breach of any other conditions 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/regulations made thereunder.

In the event of resumption it shall be lawful for the Estate officer, notwithstanding the waiver of any previous cause or right for re-entry thereon or any part thereof, to possession retain and enjoy the same as to his former estate and the transferee shall not be entitled to refund of the sale price of any part whereof or to any compensation whatsoever on account of such re-entry except in accordance with the provisions of the said act.

12. That all the dispute and differences arising hereof or in any way touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief.

*Isredhu*  
Estate Officer  
HUDA Sonapat

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Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed in a government servant or and officer of the authority that the had to deal with the matter to which this deed relates and that in the course of his duties as such government servant of 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.

*swamy*  
*Attorney*

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 but not otherwise the vendor will secure the transferee 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 person Chief Administrator of the authority as defined in clause(e) of section(2) of the act.

*Pradeep*  
Estate Officer  
HUDA Sonapat

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(b) The expression 'Estate Officer' (shall mean person appointed by the authority and clause of section(s) 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 the presents shall include in addition to the Haryana Urban Development Authority and in relation to any matter or anything contained in or arising out of these present every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or thing.

(d) The expression 'Transferee' used in these presents shall include in addition to the said..... his lawful heirs, successors representative, assigness, leassess and any person or persons in occupation of the land or building erected thereon with the permission of the Estate officer.

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

*Isaiedhu*  
Estate Officer  
HUDA

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Signed by the said.....at.....  
on the.....

*Santany*  
TRANSFeree

In the presence ~~of~~ witnesses

1. Name *P. R. RELAN*

Residence. *AN 1049/14*  
*Sonepat*

Occupation: *Service*  
*Steward*

2. Name

*SANJAY DHINGRA,*

Residence *1051, SECTOR-14, SONEPAT*

Occupation: *GOVT. SERVANT*

Signed for and on behalf of the Haryana Urban  
development authority and setting under him authority

at.....*27th*.....to the day of.....*October 1992*.....The above  
*Said Plot No 1097/14 has not been allotted under*  
*D.O. Category.*

ESTATE OFFICER

*Jasdeep*  
Estate Officer  
HUDA Sonepat

In the presence of witnesses:

1. Name *R.K. Sharma Asstt.*

Residence *of E.O. HUDA Sonepat*

Occupation:

2. Name *Randhe Shree Asstt.*

Residence: *of E.O. HUDA*  
*Sonepat*

Occupation:

4A 339 9 9

11/2/1994

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संख्या 5268 की नं. 1 जिल्ह नं. 81/

126 5/11/97 - 15 कार्तिक

10.19 बाकायदा गुजर

बाक्य नं. 1 जिल्ह नं. 5264 85-94

कम बरसा की गई।

One

नव बरसा की गई।

