



Sl. No.
GSR / 001 : 422571

RECEIPT



STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of Rs. 72,100/-

(Rupees Seventy two thousand & one Hundred only)

from Smt. / Shri Dr. Jai Bhagwan etc

s/o, d/o, w/o Late Sh. Kanshi Ram

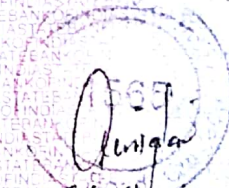
residing at Gurgaon STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Date :

17 AUG 2011

Place :

GURGAON



Signatures of Authorised Officer)

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

Value : ₹ 1200617-00
Stamp Duty : ₹ 72,100/-
Stamp Serial No. : GSR/001 : 422571
Stamp Issue Date : 17/08/2011
Stamp Issue by : SBI, Mehrauli Road, Gurgaon.
Plot/Site No. : NH-1
Sector : 46, Gurgaon, Haryana, India
Measuring : 468 Sq Mtrs., (559.72 Sq Yards)

30/56
1 (one)
4/11/12

Dr. Jai Bhagwan

Veena Gupta

Estate Officer-II
HUDA, Sector-56,
Gurgaon

प्रलेख नः 27945

दिनांक 04/01/2012

डीड संबंधी विवरण

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

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 1,200,617.00 रुपये	स्टाम्प ड्यूटी की राशि 72,100.00 रुपये
रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 04/01/2012 दिन बुधवार समय 2:08:00PM बजे श्री/श्रीमती/कुमारी E.O.Huda-II पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

E.O.Huda-II

श्री E.O.Huda-II

Veene Gupta

leg
उप/सयुक्त पंजीयन अधिकारी
गुडगाँवा

उपरोक्त विज्ञप्ति व श्री/श्रीमती/कुमारी Dr. Jai Bhagwan क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी S.C.Arora Adv. पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी CL Arora Adv. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon. ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 04/01/2012



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उप/सयुक्त पंजीयन अधिकारी
गुडगाँवा

This **Conveyance Deed** is made at Gurgaon on the 2nd day of January 2012, between **HARYANA URBAN DEVELOPMENT AUTHORITY** acting through the "Estate Officer-II, Sector-56" HUDA, Gurgaon, Haryana. (hereinafter called the Vendor) of the "One Part".

IN FAVOUR OF

(1) Dr Jai Bhagwan S/o Late Sh. Kanshi Ram

(2) Dr Veena W/o Dr Jai Bhagwan

both R/o 344/4, Kanshi Ram Medical Services, Jacob Pura, Gurgaon, Haryana. (hereinafter called the transferee) of the "Other Part".

Where as the site hereinafter described and intended to be hereby conveyed is owned by the vendor in full proprietary rights.

Where as the vendor has sanctioned the sale of the said site/Plot to the transferee in pursuance of his/her/their application dated. _____, made under Sub regulation (i) of regulation 5 of Haryana Urban Development (Disposal of Land and Building) regulations 1978 (hereinafter referred to as the said rules/regulations): to be used as a site of **Commercial** Purpose in the urban area of Gurgaon.

Where as the vendor has fixed the tentative price of the site at Rs. 1200617-00 /-(Rupees Twelve Lacs Six hundred and Seventeen only) only)

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

Where as the transferee has paid the tentative sale price and agrees to pay the additional price in manner hereinafter appearing.

Jai Bhagwan

Veena Gupta

Estate Officer-II
HUDA, Sector-56,

9/1/12

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 27,945 आज दिनांक 04/01/2012 को वही नः 1 जिल्द नः 12,984 के पृष्ठ नः 155 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द नः 1,845 के पृष्ठ सख्या 16 से 17 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 04/01/2012

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

[Signature]

[Signature]



Now, therefore, this deed Witnesses that for the purpose of carrying into effect the said sale and in consideration of the covenants of the transferee hereinafter contained and the said sum of Rs. 1200617-00/- (Rupees Twelve Lacs Six Thousand Seven Hundred and Sixteen only)

by the transferee and the undertaking of the transferee to pay the additional price ; if any, determined to be paid by the transferee, with in 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 up to the transferee all the pieces and parcel of **Plot No. NH-1, Land area 468 Sq Mtrs., (559.72 Sq Yards) Situated at Sector - 46, Gurgaon, Haryana.** and more particularly described in the plan filled in the Office of Estate Officer and signed by the Estate Officer aforesaid and dated the _____ day of _____ (hereinafter called the said site/Plot).

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 is to say :-

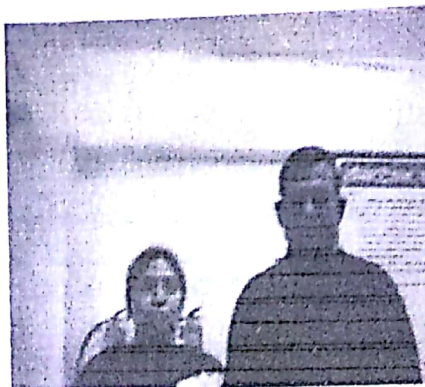
- (1) The transferee shall have the right of possession and enjoyment so long as he/she/they pays the additional price, if any, determined by the vendor with in a period fixed as aforesaid and otherwise confirms to the terms and conditions of sale.
- (2) The vendor shall have a first and paramount charge 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 decided by the Chief Administrator from time to time.
- (3) The vendor reserves to himself all mines and minerals what so ever 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 or all or any part of said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of 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 occupation by him for the surface and for the damage done to the surface or buildings on the said site by such working or letting down as may be agreed upon between the vendor and transferee or failing which, on such agreement, as ascertained by reference to arbitration.

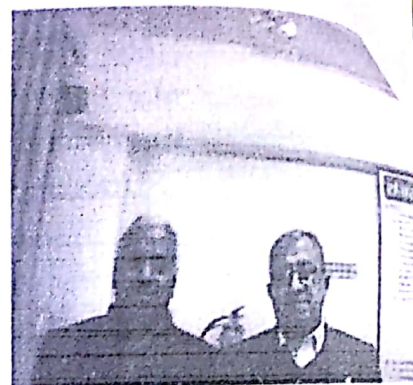
Dr. B. K. Sharma

Veena Gupta

Estate Officer-II
HUDA, Sector-56,
Gurgaon




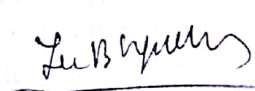

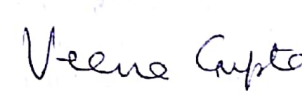




क्रेता

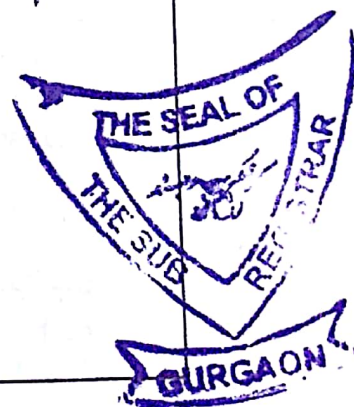


गवाह



उप / सयुक्त पंजीयन अधिकारी

विक्रेता	E.O.Huda-II		
क्रेता	Dr. Jai Bhagwan		
क्रेता	Dr. Veena		
गवाह	S.C.Arora Adv.		
गवाह	CL Arora Adv.		



- (4) The transferee shall pay all general and local taxes, rates or cess 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 reason 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 Officer. 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, power and authority at all times to do through officers and 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 cover from transferee as first charge upon the said site the cost of doing 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 use the building constructed on it for a purpose other than 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 additional price within the fixed period by transferee, or 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 provision of the Act and the rules/regulations made there under. In the event of resumption it shall be lawful for Estate Officer, 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 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 provisions of the said Act.
- (12) All the disputes and differences arising out of or in any way touching or concern 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

Subhpreet

Veena Gupta

Estate Officer-II
Haryana Urban Development Authority
Sector-56
Gurgaon

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 or otherwise, the vendor will secure the transferee full and peaceful enjoyment of 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 (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 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 authorized to act or to represent the Haryana Urban Development Authority in respect of such matter of thing.
- (d) The expression '**Transferee**' used in these presents shall include the said

Dr. Jai Bhagwan S. S. Veer

(transferee) 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 the Estate Officer.

In witness where the parties here to have hereunder respectively subscribed their names and the places and on the date hereinafter in each case specified.

Dr. Jai Bhagwan

Veena Gupta

Estate Officer-II
HUDA, Sector-56,
Gurgaon

Signed by the said _____ at
Gurgaon on the _____ day of _____ in the presence of
following witnesses:-

Witnesses :

1. Name : PRAVEEN AGGARWAL
Residence : 303 B SECTOR-14
: GURGAON
Occupation : ADVOCATE
2. Name : AYUSH BANSAL
Residence : 344/4, JACUB PURA
: GURGAON
Occupation : DOCTOR

Tai Bhagwan
Veena Gupta
(Transferee)

[Signature]
(Signature)

Ayush Bansal
(Signature)

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

at Gurgaon on the _____ day of _____

In the presence of witnesses:

1. Name : Subham Khurra
Residence : [Signature]
: _____
Occupation : _____

[Signature]
Estate Officer-II
HUDA, Sector 56.
(Estate Officer)

[Signature]
(Signature)

2. Name : Shishir
Residence : 6/6 G.O. HUMANITY
: Gau
Occupation : Student

[Signature]
(Signature)

Witness

monush Chandra Arora
Advocate
Dist. Courts, Gurgaon

Tai Bhagwan

[Signature]
C. L. ARORA
Advocate
Dist. Courts, GURGAON

Veena Gupta
PRAVEEN AGGARWAL
Advoca
Delhi High Court