12826
28/01/2026

Government of Haryana / हरियाणा सरकार

Department of Revenue and Disaster Management / राजस्व एवं आपदा प्रबंधन विभाग

Joint/ Sub Registrar Office (संयुक्त/ उप-पंजीयक कार्यालय)

प्रलेख क्र.:12826

पंजीकरण दिनांक:28/01/2026 04:18 PM

GIFT DEED

वसीका संबंधी विवरण (Token: GUR_HAR_HAR_999802180344220)

वसीका का नाम GIFT IN FAVOUR OF GOVT. (GIFT)			
जिला- Gurugram	तहसील/सब-तहसील- Harsaru	स्थित- Urban Outside MC Limits	भौगोलिक स्थिति- Other Areas
नगर निगम - NA	गांव/शहर- Harsaru (04078)	पंचायत - NULL	कालोनी - NA
पता : Harsaru (04078), Harsaru, Gurugram			भू-भाग का खण्ड : Harsaru

धन संबंधी विवरण

लेन-देन राशि- 0.00 रुपये	कलेक्टर दर- 39824982.90 रुपये	कुल स्टाम्प शुल्क- 0.00 रुपये
कुल दानपात्र- 1	स्टाम्प का मूल्य- 0.00 रुपये	पंजीकरण फीस- 0.00 रुपये
ई-चालान:146277104	पेस्टिंग शुल्क - 3 रुपये	पुरुष दानपात्र - 0
महिला दानपात्र- 0	प्रारूपकर्ता - Citizen	विशेष/ सामान्य अभिकर्ता (अधिकृत व्यक्ति) का नाम - Rohit Kumar
विलेख तैयार करने वाले का नाम- Inder Pal		

NOC Details

Under 7A	NOC No.	NOC Date
Yes	NA	

हस्तांतरण भूमि का विवरण

DONOR Name	Khewat	Total Hissa (In Marla)	Bhag	Hissa Transfer (In Marla)	Buyer Name	Buyer's Relative Name
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	467/1	91.00	74/91	74.00	Honble Governor state of Haryana	
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	468/1	33.00	12/33	12.00	Honble Governor state of Haryana	
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	469	114.00	27/114	27.00	Honble Governor state of Haryana	
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	470/2	61.00	3/61	3.00	Honble Governor state of Haryana	
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	471/9	5.00	5/5	5.00	Honble Governor state of Haryana	

DONOR Name	Khewat	Total Hissa (In Marla)	Bhag	Hissa Transfer (In Marla)	Buyer Name	Buyer's Relative Name
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	473/1	206.00	94/206	94.00	Honble Governor state of Haryana	
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi	475/1	95.00	21/95	21.00	Honble Governor state of Haryana	

First Party (DONOR) Details (प्रथम पक्ष (दानकर्ता) विवरण)

Name (Gender) / Mobile	Relation	Relative Name	Grand father name	ID Proof / PAN Number	Address	Attendance Status	Sign
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi (NA) / ****4674	NA	NA	NA	**** (Aadhaar) / AACCG8138L	F-9 First Floor Manish Plaza 1 Sector 10 Dwarka N	Absent	

Authorized Person (For FirstParty)

Name (Gender) / MobileNumber	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi (Authorized To) Rohit Kumar (Male) / ****4793	Rattan Lal	Son (पुत्र)	676844218069	Village Harsaru Tehsil Harsaru District Gurugram Haryana	Present	No Signature

Second Party (DONEE) Details (दूसरा पक्ष (दानपात्र) का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof / PAN Number	Address	Transfer Hissa(In Marla)	Attendance Status	Sign
Honble Governor state of Haryana (NA)/ ****			**** (NA) / NA	Plot No. 3, BlockA, Nagar Yojana Bhawan, Madhya Marg, Sector18A, Chandigarh	236.00	Absent	

Authorized Person (For Second Party)

Name (Gender)	Relative Name	Relation	ID Proof	Address	Attendance Status	Sign
Honble Governor state of Haryana (Authorized To) Gian Chand (NA)	Guranditta	Son (पुत्र)	608050424816	H. No. 438 Ward No. 1 Mangala 92 Sirsa Haryana	Present	No Signature

Witness Details (गवाहों का विवरण)

Name (Gender) / Mobile	Relation	Relative Name	ID Proof	Designation	Address	Attendance Status	Sign
Shiv Kumar (Male) / ****7399	Son (पुत्र)	Nathu Singh	****4597	Advocate	District Court Gurugram	Present	
Manoj Kumar (Male) / ****8381	Son (पुत्र)	Arjun Dass	****2535	Other	H.No. 48 Gali No 1 Devi Lal Nagar Gurgaon	Present	

A legal or commercial agreement between two parties/ दो पक्षों के बीच कानूनी या व्यापारिक अनुबंध:

GIFT DEED

STAMP DUTY AND REGISTRATION FEE ARE EXEMPTED, UNDER SECTION 3 OF THE INDIAN STAMP ACT 1899, PARAGRAPH 3 OF THE HARYANA STAMP MANUAL 1970 APPENDIXITABLE OF REGISTRATION FEE (SECTION 78 OF 79 OF THE ACT) PAGE 89 OF THE HARYANA REGISTRATION MANUAL 1967

This deed of GIFT is made at Sub-Tehsil Harsaru, Gurugram

BY

M/s Experion Developers Private Limited (CIN:U701 09DL2006FTC151343), a company registered under the provisions of the Companies Act, 1956, having its registered office at F-9, First Floor, Manish Plaza 1 Plot No. 7 MLU, Sector-10, Dwarka, New Delhi-110075 through its Authorized Signatory **Mr. Rohit Kumar** (Aadhaar No. 6768 4421 8069) duly authorized vide resolution dated 16/07/2025 passed by the Board of Directors of the said Company, (Hereinafter called as the **"DONOR"**, which expression shall, unless repugnant to the context there of, be deemed to mean and include its successors, representative and assigns) the party of the **FIRST PART.**

IN FAVOUR OF

Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, Plot No. 3, Block-A, Nagar Yojana Bhawan, Madhya Marg, Sector-18A, Chandigarh, represented by District Town Planner (P), Gurugram, through its authorized signatory **Sh. Gian Chand** (Aadhaar No. 6080 5042 4816) Office of District Town Planner, Gurugram, hereinafter called the **"DONEE"** of the **SECOND PART.**

The expression the DONOR and the DONEE wherever they occur in the body of this gift deed shall mean and include their respective legal heirs, successors, executers, administrators, representatives, nominees and assignees.)

WHEREAS

1. The DONOR following land admeasuring approximately **1.475 Acres or 11 KANAL 16 MARLA** situated at revenue estate of village Harsaru, Sector-88A, Gurugram Haryana, falling in the Khasra No. 57//2/1/2min(1-1), 3/1min(1-12), 4/1min(3-2), 7/2min(0-12), 7/1/2min (1-0), 14/1min(0-7), 14/2/1min (0-3), 4/2/2(0-5), 7/1/1/2 (1-6), 14/2/2/2(2-7), 15/2min (0-1) for **24 mtr wide** service road (hereinafter referred to the **"said land/property")** of which the DONOR is the absolute and undisputed owner of the land.

The DONOR has to transfer the Said Land **1.475 Acres or 11 KANAL 16 MARLA,** which is part of road 24 Mtrs service road in favour of the Development of Town and Country Planning, Haryana as per the terms and conditions of the License bearing No. 135 of 2024 dated 04.11.2024 granted for setting up of mixed land under TOD policy over the said land.

1. The Donor is the absolute and undisputed owner in possession of the above said land as mentioned above and are fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner,
2. That the DONOR is making a gift of the said Land area measuring **1.475 Acres or 11 KANAL 16 MARLA** without any monitory consideration unto the DONEE.

NOW THIS GIFT DEED WITNESSETH AS UNDER: -

The DONOR with all their rights of Ownership, Possession, Easements, Options, Privileges, Appurtenances, Title, Claim, Interests, Demand whatsoever with the said DONOR has, conveyed, to DONEE. The said DONOR has got good title and full power to transfer, assign and gift, free from all claims, encumbrances and demand whatsoever and that said DONEE shall hereafter peaceably and quietly hold, use the said land without any manner of hindrance, interruption, claim or demand from the DONOR.

That the DONOR has delivered actual physical possession of the said land to the DONEE and the DONEE while accepting the said gift herein above made by the DONOR, has taken the possession of the same.

That the previous dues and demands of the government tax, etc. relating to the Said Land, shall be paid by the DONOR and thereafter all such dues and taxes shall be paid by the DONEE.

That the DONOR hereby assures the DONEE that the said Land is free from all sort of encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, cases, court decree, disputes, litigation, attachment, notification, acquisitions, surety, security, liens, etc. Whatsoever and if it is proved otherwise then the DONOR shall be liable and responsible for the same.

That the DONOR has gifted transferred, conveyed, assigned, and handed over all their rights, title, power, interests, and authorities of ownership of the said Land under gift to the DONEE by way of this Gift Deed.

That the DONEE will become sole, absolute owner in possession of the Said Land by way of the Gift Deed.

That the DONEE shall also be fully entitled, empowered, authorized to get the said gifted land/ property mutated and transferred in their own name in the revenue records or in any other records of any other Government or Local authority concerned at their own costs and expenses even in the absence of the DONOR also and get all the relevant service connections of the gifted property in the name of the DONEE on the basis of this Gift Deed or its certified copy **or** true copy.

That the present Gift Deed is being made by the DONOR in favour of the DONEE as per terms and conditions of the DTCP as mentioned above.

That after execution of this Gift Deed, the DONOR or their legal heirs or any other person will not be entitled to make any claim, right and interest in the Property gifted to the DONEE.

That both the parties have signed Deed voluntarily, with their free consent and without any force, pressure, coercion and/or under influence from any side, only after carefully going through and understanding all its terms and condition.

That the DONEE has accepted the said gifted Land/Property.

That the present Gift made by the DONOR is Irrevocable.

IN WITNESS WHERE OF both the parties have signed this Gift Deed on the day, month and year first above written in presence of the following witnesses:-

DONOR:

DONEE:

M/s Experion Developers Private Limited
State of Haryana, acting

Through its authorized signatory
Country Planning Haryana, Chandigarh, represented by District

Mr. Rohit Kumar
Gurugram, through its Authorized signatory Sh. Gian Chand

Hon'ble Governor,

through Director Town and
Town planner (P),

WITNESSES:

1.

SHIV KUMAR SINGH
Advocat
District Court Gurgaon

2.

First Party (दानकर्ता)	Second Party (दानपात्र)	Witness (गवाह)
		

यह प्रलेख आज दिनांक 28-01-2026 दिन बुधवार समय 04:18:48 PM बजे Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi निवासी Harsaru (04078) द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिये 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 इसलिये दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

उपरोक्त प्रस्तुतकर्ता Experion Developers Private Limited Reg.Office F-9 First Floor Manish Plaza 1 Sector 10 Dwarka New Delhi, Honble Governor state of Haryana हाजिर हैं। प्रस्तुत प्रलेख के तथ्य को दोनों पक्ष 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/ Shiv Kumar Son (पुत्र) Nathu Singh, निवासी :- District Court Gurugram; Manoj Kumar Son (पुत्र) Arjun Dass, निवासी :- H.No. 48 Gali No 1 Devi Lal Nagar Gurgaon ने की।

साक्षी सं. 1 को हम नबरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 28-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Harsaru

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12826 आज दिनांक 28-01-2026 को बही नं 1 जिल्द नं 447 के पृष्ठ नं 193 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 79 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 28-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Harsaru

अस्वीकरण (Disclaimer):-

1. Registration of a document does not automatically validate the title of the property in case of any dispute regarding title arises after registration, remedy lies with the Civil Court under Section 13 of the Specific Relief Act, 1963.
2. No Registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity, under section 86 of The Registration Act, 1908.
3. If the DONOR/DONEE/witness/identifier knowingly provides any false information related to the document, they shall be liable for legal action under Section 212 of the Bharatiya Nyaya Sanhita (BNS).

1. किसी दस्तावेज़ का पंजीकरण यह स्वतः नहीं दर्शाता कि संपत्ति का शीर्षक (मालिकाना हक़) वैध है। यदि पंजीकरण के बाद शीर्षक को लेकर कोई विवाद उत्पन्न होता है, तो उसका समाधान विशिष्ट राहत अधिनियम, 1963 की धारा 13 के अंतर्गत सिविल न्यायालय के माध्यम से किया जाएगा।
2. पंजीकरण अधिनियम, 1908 की धारा 86 के अंतर्गत, कोई भी पंजीयन अधिकारी अपने आधिकारिक कर्तव्यों के दौरान सद्भावपूर्वक किए गए किसी कार्य या इनकार के लिए किसी मुकदमे, दावे या मांग के लिए उत्तरदायी नहीं होगा।
3. यदि दानकर्ता/दानपात्र/गवाह/पहचानकर्ता दस्तावेज से सम्बंधित जानबुझ कर कोई भी गलत जानकारी देता है तो भारतीय दण्ड संहिता (BNS) की धारा 212 के अन्तर्गत कानूनी कार्यवाही के लिए उत्तरदायी होगा।

दिनांक 28-01-2026

संयुक्त/ उप पंजीयन अधिकारी, Harsaru

EXPERION DEVELOPERS PRIVATE LIMITED

Expérion Developers Private Limited