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From

Director,
Urban Local Bodies, Haryana,
Chandigarh.

To

M/S M.S.Vardaan,
Vardaan Buildtech Pvt. Ltd.
6/1, South Patel Nagar, New Delhi.

Memo No. CTP/A-III/ 49086
Dated 4-12-07

Subject: Approval of the Building Plan of the Commercial Complex situated at Railway Road, Sonapat

Ref. Your application dated 16.11.07

The Building plans submitted by you, have been examined and found in order. One set of sanctioned Building plans duly signed are enclosed herewith. The approval is further subject to the following conditions :-

- i) That you will abide by the terms and conditions of the auction dated 27.12.2004 and allotment letter dated 7.2.2006 and zoning plan approved vide memo No. CTP/A-III/38638 dated 11.9.07.
- ii) That you will construct building in all respect within a period of three-years from the date of offer of possession i.e. 6.4.2007;
- iii) That you shall obtain D.P.C. Certificate before raising the superstructure and occupation certificate as per rules, before occupying the building from the Director;
- iv) That you shall submit the structural drawings alongwith certificate of proof consultant and Civil Engineer with minimum experience of 10-years and should have passed from a reputed institution/I.I.Ts, before obtaining the occupation certificate;
- v) That you shall submit the water quality report from Public Health Department with the application for grant of permission for issuance of Occupation/Completion certificate, to check the quality of water as to whether it is fit for human consumption;
- vi) That you shall get the required NOC/sanction for Fire Safety from competent authority.

D.A. / As above.


Senior Town Planner
For Director, Urban Local Bodies, Haryana,
Chandigarh

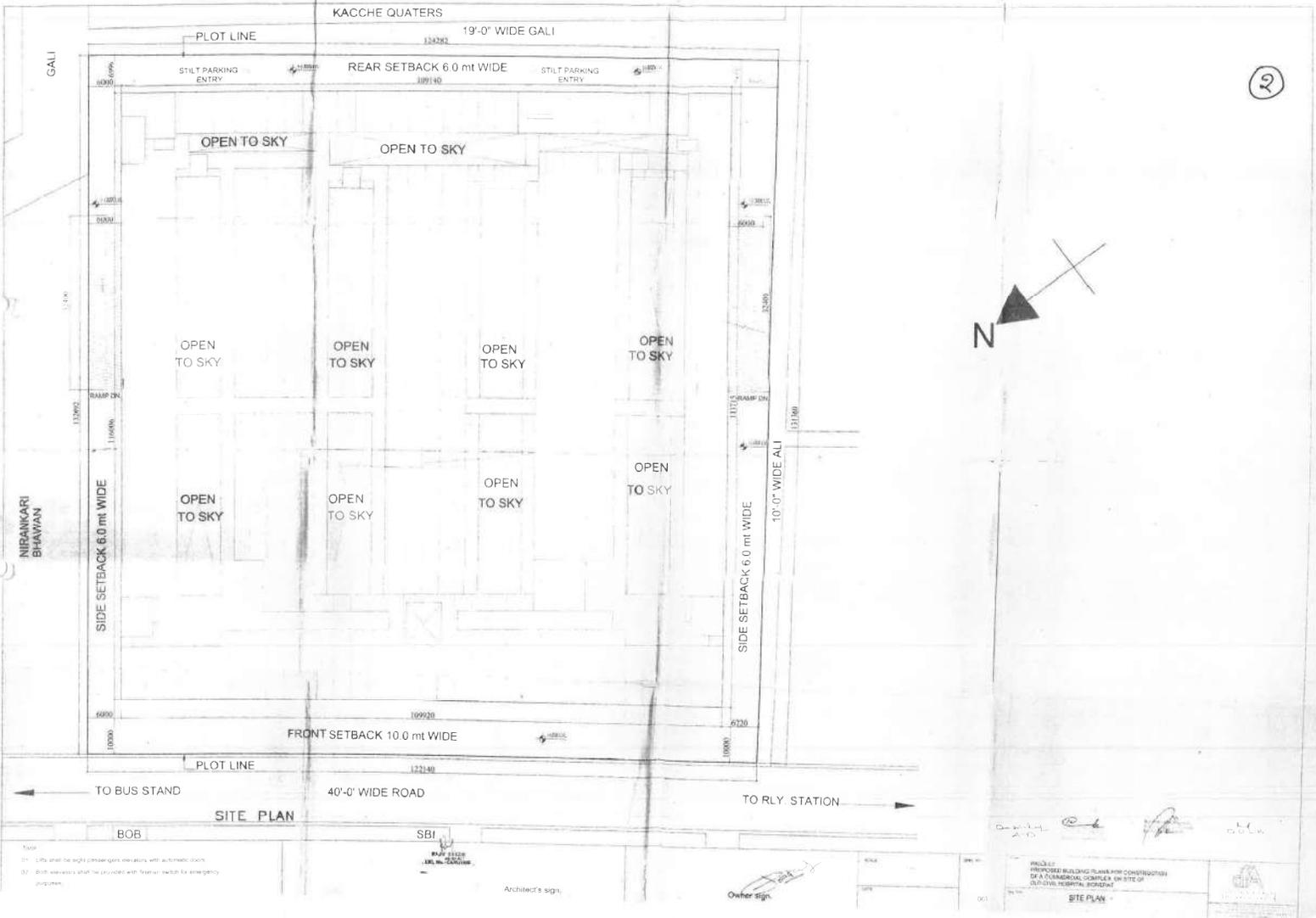
Endst.No. CTP/A-III/

Dated

A copy is forwarded to the following for information and necessary action :-

- 1- Deputy Commissioner, Sonapat
- 2- Senior Town Planner, Rohtak
- 3- District Town Planner, Sonapat.
- 4- Executive Officer, Municipal Council, Sonapat, with a copy of sanctioned Building plans.

Senior Town Planner
For Director, Urban Local Bodies, Haryana,
Chandigarh



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Notes:
 01 - Lifts shall be eight passenger elevators with automatic doors.
 02 - Both elevators shall be provided with fireman switch for emergency purposes.

BOB
 SBI
 Architect's sign

Other sign

DMIT A.C. [Signature] [Signature] [Signature]

PROJECT: PROPOSED BUILDING PLAN FOR CONSTRUCTION OF A TUMMURU, COMPLEX IN SITE OF SULTAN NURSITA, BORDENT



SITE PLAN

From

Registered A.D.

Executive Officer,
Municipal Council,
Sonapat.

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To

✓
M/S Prakash infrastructure Pvt. Ltd,
183/D-1 Lane No. W-13B, Sainik Farms.
New Delhi - 62

Memo No. 1089/ME

Dated 11/9/05

**Subject :- Allotment of the site of old Civil Hospital belonging to
Municipal Council, Sonapat.**

Ref :-

Open Auction dated 27.12.2004.

In this connection it is intimated that as you the highest bidder amounting to Rs. 42.69 crores has been approved by Govt., vide Endst No. CTP/05/27621 dated 4.07.05. As per terms and conditions of the auction, your firm have to deposit an amount of Rs. 6.404 crores, i.e. 15% of the total bid amount. You are therefore requested to deposit the said amount with in 30 days otherwise, the auction will be cancelled and the amount deposited by you previously will be forfeited for which your firm will be responsible.

After deposit of 25% of total bid amount you can take possession of land at site according to terms and conditions of auction.

Please treated it date bound.

21. September 11/9
Executive Officer,
Municipal Council,
Sonapat.

Endst No.

Dated

A copy is forwarded to Director, Urban Development Department, Haryana, Chandigarh. reference to there endstt. No. CTP/05/27621 dated 4.07.05.

— Sd —
Executive Officer,
Municipal Council,
Sonapat.

Endst No.

Dated

Acopy is forwarded to Deputy Commissioner, Sonapat for information.

— Sd —
Executive Officer,
Municipal Council,
Sonapat.

RE-ALLOTMENT LETTER

(4)

From

Executive Officer,
Municipal Council,
Sonapat.

To

M/s Vardaan Buildtech Pvt. Ltd.,
6/1 South Patel Nagar, New Delhi.

Memo No.

907

Date

19/5/06

Subject :- Re Allotment of Old Civil Hospital Land, Sonapat.

Transfer Permission No. C.T.P./2006/A1/1593 Dated 10.1.06.

Where as the allottee M/s Parkash Infrastructure System Ltd., S-208, Panchsheel Park, New Delhi has submitted an application in this office for transfer of the above plot/land in your favour and you have also submitted the affidavit accepting the terms and conditions of allotment letter. Now the said plot is hereby reallocated in your name after transfer. You will hence-forth have to abide by the terms & Conditions of the allotment enclosed and provision of Haryana Urban Development Authority Act, 1977 and the Instructions/guidelines and rules regulations of Municipal Council, Sonapat as per letter & agreement.

Encls:- As above.

Executive Officer,
Municipal Council,
Sonapat.

19/5

Enst No.

Dated

A Copy is forwarded to the following for information :-

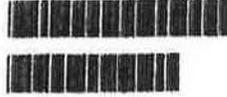
1. The Director , Urban Development, Haryana Chandigarh.
2. M/s Parkash Infrastructure Systems Ltd, S-208, Panchsheel Park, New Delhi - 110017



Executive Officer,
Municipal Council,
Sonapat.



Certificat T0B2017A717
GRN No. 22437763



Stamp Duty Paid : ₹ 29883000
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Municipal Corporation Sonipatharyana
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : X District : Sonapat State : Haryana
Phone: 9818598033

(5)

**Buyer / Second Party Detail**

Name : Vardaan Buildtech Privatelimited
H.No/Floor : X Sector/Ward : X LandMark : X
City/Villa, X District : Delhi State : Delhi
Phone : 9818598033

Purpose : CONVEYANCE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrahry.nic.in>**DEED OF CONVEYANCE OF PLOT SOLD BY ALLOTMENT**

CONSIDERATION

Rs. 42,69,00,000/-

STAMP AMOUNT

Rs. 2,98,83,000/-

PROPERTY DETAILS: Old Civil Hospital site, Sonapat,
admeasuring 4.03 acres

GRN No 22437763

Certificate No T0B2017A717

Dated 02.01.2017



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CONVEYANCE DEED

This **Deed of Conveyance** (hereinafter referred to as the "**Deed**") made at Sonapat on this 24 day of January 2017.

BY AND BETWEEN

MUNICIPAL CORPORATION, SONEPAT, HARYANA through its Authorized person Sh. Anand Kishor S/o Sh.R.C.Rohilla Building Inspector vide order dated 16.12.2016 (hereinafter referred to as the "**Vendor**") of the **First Part;**

AND

Vardaan Buildtech Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956 and having its registered office at Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara Delhi,-110032 through their authorized Signatory Sh.T.P.Chauhan S/o Sh. M.S. Chauhan duly authorised vide Board Resolution dated 05.01.2017 (hereinafter referred to as the "**Vendee**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns, unless the subject or context requires otherwise) of the **Other Part;**

The expressions Vendor and Vendee may hereinafter individually be referred to as "**Party**" and collectively as "**Parties**".

WHEREAS

- i. A plot of land admeasuring 4.03 acres earmarked as Old Civil Hospital site, Tehsil and District Sonapat, Haryana (Rakba as per Jamabandi Year 2011-2012 Detail as Khevat No.1919, Khasra No. 6648/4086 (5-10), Khevat No.2228, Khasra No. 7159/4084 (2-1), 7181/4085 (3-19), Khevat No.2234, Khasra No. 7180/4084 (0-14),7188/4090 (0-5), Khevat No.1012, Khasra No. 6287/4087 (0-7), 7183/6288/4087 (2-0),7175/6446/8083 Min(4-12) at revenue Village Patti Musalmaan, Tehsil & District Sonapat) (hereinafter referred to as the "**Said Plot**") and more particularly described in the plan annexed herewith as Annexure-I, was owned and possessed by Municipal Council, Sonapat.



[Handwritten signature]

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In pursuance of the receipt of entire Consideration amounting to Rs. 42,69,00,000/- (Rupees Forty Two Crores Sixty Nine Lacs Only) paid by the Vendee and the undertaking of the Vendee to pay any additional price (hereinafter referred to as the "Additional Price"), if any determined to be paid by the Vendee with in a period of thirty days of the date of demand made in this behalf by the Corporation, without interest or in such number of installments with interest as may be determined by the Corporation, the Vendor hereby grants and conveys unto the Vendee all the piece and parcel of Said Plot situated at Old Civil Hospital Sonapat, Tehsil & District Sonapat, Haryana, measuring 4.03 acres in the area of Municipal Corporation, Sonapat and more particularly described in the plan filed in the office of the Commissioner and signed by the Commissioner aforesaid, alongwith all the privileges, easement, rights, appurtenances, benefits and advantages, necessary for enjoyment of the Said Plot or in any way appertaining thereto or therewith and to have and hold the Said Plot absolutely and forever on the terms and conditions stipulated in this Conveyance Deed.

To have and to hold the same unto and to the use of the Vendee subject to the exception, reservations, conditions and covenants hereinafter contained and each of them that is to say:

1. That the Vendee shall have the right of possession and enjoyment so long as it 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. That the vendor shall have first and paramount charges over the Said Plot for the unpaid portion of the sale price of and including the unpaid additional price, if any.
3. That the Vendor covenants that this Deed is executed in its entirety and the Vendor has received the entire Consideration for the Said Plot amounting to Rs. 42,69,00,000/- (Rupees Forty Two Crores Sixty Nine Lacs Only), the receipt of which the Vendor hereby confirms, admits and acknowledges and as such now nothing remains to be paid by the Vendee to the Vendor, in respect of the Said Plot. In case of demand for Additional Price, the same shall be paid as mentioned in herein above.

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- ii. The Estate Officer, Municipal Council, Sonapat vide auction dated 27.12.2004, auctioned the Said Plot to be used for commercial purposes.
- iii. Thereafter, the Said Plot was allotted to Prakash Infrastructure Pvt. Ltd having its registered office at 183/D-1 Lane No. W-13B, Sainik Farms New Delhi-110062 vide allotment letter bearing Memo No. 1089/ ME dated 11.07.2005 issued by Executive Officer, Municipal Council, Sonapat.
- iv. Thereafter, Prakash Infrastructure Pvt. Ltd. sought transfer of the Said Plot in favour of the Vendee. The Executive Officer, Municipal Council, Sonapat, on the basis of Transfer Permission bearing No. C.T.P/2006/A1/1593 dated 10.01.2006, re- allotted the Said Plot in favour of the Vendee vide Re-Allotment letter bearing Endst. No.909 dated 19.05.2006.
- v. The Vendor had fixed the price of the Said Plot for Rs. 42,69,00,000/- (Rupees Forty Two Crores Sixty Nine Lacs Only) (hereinafter referred to as "**Consideration**"). The said Consideration has been paid by the Vendee to the Vendor vide receipts bearing Nos. G-8 - 100/1431, 1/1496, 51/1065, 74/7579, 7/1994, 13/2035, 16/2127 and the receipt of the entire Consideration was confirmed by the office of the Municipal Council, Sonapat vide its Letter bearing No. 2708/ B1 dated 31.10.2008.
- vi. The Municipal Council, Sonapat, was declared as a Corporation known as Municipal Corporation, Sonapat, (hereinafter referred to as the "**Corporation**") vide notification dated 03.07.2015 bearing No. 18/82/2015-3C1, issued by Department of Urban Local Bodies, Haryana Government.
- vii. The Director, Urban Local Bodies, Panchkula granted Permission under Section 164 of the Haryana Municipal Corporation Act, 1994, to execute the Conveyance Deed vide letter No. DULB/CTP/A3/2016/3296 dated 26.05.2016, to be used as a site for commercial purpose.
- viii. The Vendee has paid the Consideration and has further agreed to pay any additional price in addition to the Consideration already paid as may be determined by the Competent Authority.

4. That the Vendor has assured the Vendee and the Vendee is satisfied that the Said Plot is free from all sorts of encumbrances, liens and charges etc. and the Vendor has the full rights and authority to sell the same.

5. That the Vendor hereby reserve unto itself all mines and minerals whatsoever in or under the Said Plot with all such rights, 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 manners 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 Plot and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the Said Plot as may be necessary for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions, reservations, conditions hereinafter contained. Provided that the Vendee shall be entitled to receive from the Vendor such payments for the occupation by it of the surface and for the damages done to the surface or buildings on the Said Plot by way of such works done as may be agreed between the Vendor and Vendee or failing such agreement as shall be ascertained by reference to arbitration.

6. That the Vendee shall pay all the general and local taxes or cess for the time being imposed or assessed on the Said Plot by the competent authority.

7. That the said Vendee shall have to complete the construction of the building on the Said Plot within prescribed period from the date of offer of possession of the Said Plot in accordance with the relevant rules and Regulations.

Provided that the time limit for construction may be extended by the Corporation, in case of failure to complete the construction of the building with in the stipulated period owing to reasons beyond control of the Vendee.

8. That the Vendee shall not erect any building or make any addition/alteration without prior permission in writing of the concerned department.

9. The Vendee shall not give possession of any shop/ office premises comprised in the commercial complex constructed on the Said Plot to

anyone till the time construction of the commercial complex is complete and occupation certificate is received from the competent authority in this regard.

10. The Vendor may through its officers or any 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 Plot or building erected thereon for the purpose of ascertaining that the Vendee has duly performed and observed all its obligation and covenants.

11. That the vendor shall have full rights, power and authority at all times to do through officer 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 reservations herein contained and to recover from the Vendee as first charge upon the Said Plot and the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.

12. That the Vendee shall not use the Said Plot for any purpose other than that for which it has been sold nor shall use the building constructed on it for 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 and/or Haryana Municipal Corporation Act, 1994 (hereinafter referred to as the said "Act").

13. The Vendee shall accept and obey all rules and regulations made or issued under the Act.

14. In the event of non-payment of the Additional Price within the prescribed period by the Vendee or in the event of breach of any other conditions of sale, the Corporation may impose such penalty or resume the Said Plot or both in accordance with the rules and regulations of the said Act. In the event of resumption it shall be lawful for the Corporation notwithstanding the waiver of any previous clause or right for re-entry thereon or any part thereof, to possess, retain and enjoy the same as to its former estate and Vendee shall be entitled to refund of the sale price or any part thereof paid by the Vendee till the date of such re-entry in accordance with the provisions of the said Act.



All the disputes and difference arising out of or in any way of 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 shall not be an objection to such appointment that the arbitrator so appointed is a Government Servants or any officer of the authority. The decision of the arbitrator shall be final and binding on the Parties to this Deed. If and so long as the Vendee 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, the Vendor shall secure the Vendee full and peaceful enjoyment of the rights and privileges hereby conveyed and assured.

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

Registered by Meera Kumar Kaur Adv. Sonapat
Regd. No. - 34

नीरज कुमार एडवोकेट
सोनीपत

[Signature]
VENDOR

(Anand Kishor)
Signed for and on behalf of
Municipal Corporation, Sonapat,
Haryana
[Signature]
VENDEE
Vardaan Buildtech Pvt. Ltd.
Through its Authorised Signatory
(T.P.Chauhan)

IN THE PRESENCE OF THE FOLLOWING WITNESSES:

- 1. Ranglal Namberdar S/o Baliram
R/o Sonipat

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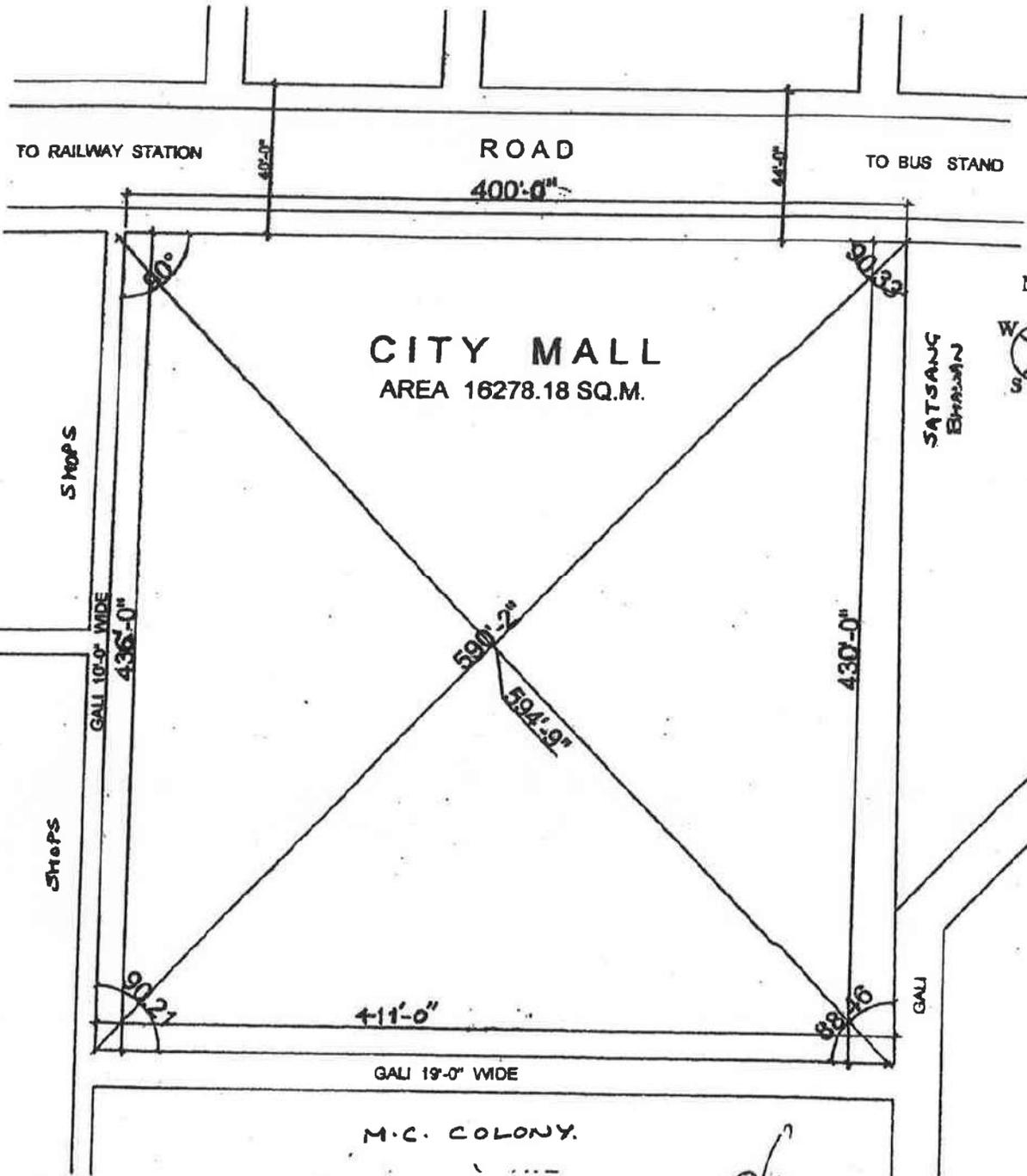
- 2. Naveen Kapur S/o Santosh Kapur
R/o A-8 D Vishal Kunj Tegore Garden
Ext. H. No. 27 Delhi

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OLD CIVIL HOSPITAL SITE AT SONEPAT

24-117

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[Signature]
24/11/17

