10:36

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 20/09/2018

Certificate No. E0T2018I676

GRN No. 38146616

Stamp Duty Paid : ₹ 500
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Fidato Buildcon Private limited

H.No/Floor : 4/18 Sector/Ward : LandMark : Gf balbir singh block

City/Village : Jangpura District : New delhi State : Delhi

Phone: 9873574192

Buyer / Second Party Detail

Name : Governor of haryana Through director town and Country planning haryana

H.No/Floor : X Sector/Ward : X LandMark : X

City/Village: Na District : Na State : Haryana

Phone : 0

Purpose : MORTGAGE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the websi

This stamp paper forms integral part of the Mortgage deed

Director
Town & Country Planning
Haryana, Chandigarh

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

प्रलेख न:7177 दिनांक:21-09-2018

डीड सबंधी विवरण

डीड का नाम SIMPLE HBL TO GOVT. EMPLOYEE FROM GOVT.

तहसील/सब-तहसील फरीदाबाद गांव/शहर फरीदाबाद स्थित All Lic Cly Nehar PAr Out MC

भवन का विवरण

भूमि का विवरण

निवासीय 4160.787 Sq. Meters

धन सबंधी विवरण

राशि 6205000 रुपये कुल स्टाम्प ड्यूटी की राशि 0 रुपये

स्टाम्प नं : स्टाम्प की राशि रुपये

रजिस्ट्रेशन फीस की राशि 0 रुपये पेस्टिंग शुल्क 3 रुपये

Drafted By: Self Service Charge:200

यह प्रलेख आज दिनांक 21-09-2018 दिन शुक्रवार समय 1:45:00 PM बजे श्री/श्रीमती/कुमारी Fidato Buildcon Pvt Ltd. th. Shushant Saxena पुत्र S.S. Saxena निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

उप/सयुंक्त पंजीयन अधिकारी (फरीदाबाद)

SUB REGISTRAR FARIDABAD

हस्ताक्षर प्रस्तुतकर्ता
Fidato Buildcon Pvt Ltd. th. Shushant Saxena

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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

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

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

दिनांक 21-09-2018
Fidato Buildcon Pvt Ltd. th. Shushant Saxena

उप/सयुंक्त पंजीयन अधिकारी (फरीदाबाद)

SUB REGISTRAR FARIDABAD

उपरोक्त मुर्तहिनव श्री/श्रीमती/कुमारी DTP Haryana पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि राहिनने मेरे समक्ष मुर्तहिन को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C.S. Sharma Adv पिता --- निवासी Ibd व श्री/श्रीमती/कुमारी Amit Sharma पिता C.S. Sharma निवासी 120 Gandhi Nagar Agra ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है।

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

उप/सयुंक्त पंजीयन अधिकारी(फरीदाबाद)

SUB REGISTRAR FARIDABAD

दिनांक 21-09-2018

C. S. SHARMA
Advocate
Distt. Court, Faridabad

Amit Sharma S/o C.S. Sharma
R/o 120 Gandhi Nagar, Agra

MORTGAGE DEED

This deed of mortgage is made at made on 21st day of September 2018.

BETWEEN **M/S FIDATO BUILDCON PVT. LTD** having its registered office at Balbir Singh Block, 4/18 Ground Floor, Jangpura Ext., Jangpura, South Delhi, New Delhi-110014, through its Director Mr. Shushant Saxena, S/o Late Shri S.S. Saxena herein after called "**Mortgagors**" (which expression shall include his/her/their heirs executors, administrator and assigns) of the ONE PART AND the **GOVERNOR OF HARYANA**, acting through the Director, Town and Country Planning, Haryana hereinafter called "**the Mortgagee**" (which expression shall include its successor and assigns) of the OTHER PART.

WHEREAS the Mortgagors is the absolute owner of in possession of the properties fully described in the schedule mentioned in LOI

NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:

1. That mortgagor has been issued LOI to develop Deen Dayal Jan Awas Yojna - Affordable Plotted Housing over an area measuring 11.706 Acres in Sector 89 City Faridabad vide Memo No LC-3789-PA(SS)-2018/21486 dated 20/07/2018

2. That the terms of conditions of LOI are to be completed by FIDATO Buildcon (Pvt) Ltd.

3. That mortgagor has requested to Mortgage the land in lieu of submission of Bank Guarantee of **Rs. 62,05,000/-** against Internal Development Work with reference to his License application dated 06/04/2018 and revised application dated 23/04/2018 to develop Deen Dayal Jan Awas Yojna - Affordable Plotted Housing over an area measuring 11.706 Acres in Sector 89 City Faridabad.

4. The description of land [i.e. **4160.787** Sq. Mt, equivalent to 15% of Saleable plot area] proposed to be mortgaged is given in land schedule annexed with this Mortgage deed as **Annexure-1**.

5. In compliance of the Condition No. 3 of the LOI referred in para-1 above the mortgagor agrees to mortgage 4160.787 Sq. Mt, equivalent to 15% of Saleable plot area of the land being so licensed in favour of the Government in lieu of the Bank Guarantee being submitted as per present policy on account of Internal Development Work as shown in red colour on the layout/site plan as per detail given in the land schedule Annexed with this Mortgage deed as **Annexure-2**.

For Fidato Buildcon Pvt. Ltd.

Director/Auth. Sign.

Director
Town & Country Planning
Haryana, Chandigarh

THE SEAL OF THE SUB REGISTRAR FARIDABAD

6. That the mortgagor shall continue to pay all the rates and taxes accruing due in respect of the said property under any law or rule for the time being in force.

7. That the mortgagor covenants that the property is free from all encumbrances and that the Mortgagor is entitled to mortgage the same to the Mortgagee.

8. That the mortgagor shall not lease out or part with possession of the property or create any further rights, mortgage on the same in favour of any person without prior consent of the mortgagee in writing.

9. For all or any other purposes aforesaid the Mortgagor hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor to execute and do all such acts, matters, deeds and things which the Mortgagor ought to do and execute and generally to use the name of the Mortgagor in the exercise of all or any of the powers conferred with the Mortgagee.

10. The Mortgagor shall not be allowed to raise construction on the land mortgaged and shall not be allowed to create third party rights on it. However, the Mortgagor shall be allowed to lay the infrastructure services as per the approved layout plan/service plan, which are required for integration of the colony.

11. On the request of the mortgagor, the mortgagee may de-mortgage the proportionate area of the mortgaged land in proportion to the Internal Development Work carried out at the site subject to minimum of 5% of the project land and multiple thereof.

12. That on payment of all dues of the said Mortgagee, the mortgagee shall be bound to de-mortgage the said property to the Mortgagor and execute deed of discharge/transfer in favour of the Mortgagor at expenses of the Mortgagor.

13. The Occupation Certificate for Deen Dayal Jan Awas Yojna - Affordable Plotted Housing shall be permitted as per the prevailing Policies, Act and Rules.

14. That on completion of Internal Development work at the site under the LOI, the mortgagee shall be bound to de-mortgage the said property to the Mortgagor and execute deed of discharge/transfer in favour of the Mortgagor at expenses of the Mortgagor.

For Fidato Buildcon Pvt. Ltd.

Director/Auth. Sign.

Director
Town & Country Planning
Haryana, Chandigarh

THE SEAL OF THE SUB REGISTRAR FARIDABAD

सब रजिस्ट्रार फरीदाबाद

For Fidato Buildcon Pvt. Ltd.

Director/Authr. Sign

Director
Town & Country Planning
Haryana, Chandigarh

15. The Mortgagor shall bear the stamp duty/registration charges and the other out of pocket expenses for the execution of this mortgage deed.

16. That in case of default/breach of any of the terms and conditions contained in this Deed or in the Internal Development work, the Mortgagee shall be free to enforce against the property described in the schedule hereunder without intervention of Court under section 69 of the Transfer of Property Act after giving notice to the mortgagor to sell the mortgaged property to realize all its dues.

17. The Mortgagee without intervention of the Court may sell/transfer the said Mortgaged property or any part thereof either together or in parcels and by public auction or by any means which the Mortgagee may deem fit, without being responsible for any loss which may be occurred thereby and to do and execute all such acts and assurances for effectuating any such sale/transfer as the Mortgagee.

18. That the Mortgagor indemnifies mortgagee for any repercussion/ liabilities in contest of land being mortgaged.

IN WITNESS WHEREOF, THE MORTGAGOR AND THE MORTGAGEE HAVE SET THEIR HANDS ON THE DAY, MONTH AND THE YEAR HEREIN ABOVE FIRST WRITTEN.

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

WITNESS:

1. Signature:
   Name: AMIT SHARMA
   Address: 120, GANDHI NAGAR ALWAR
   Date:

2. Signature:
   Name: Deepak Karmen.
   Address: 15/1661, Govind puri
   Date: 03/09/18.

OWNER:
Signature:
Name: Shushant Saxena
Company: Fidato Buildcon Pvt. Ltd
Address: Balbir Singh Block, 4/18 Ground Floor, Jangpura Ext., Jangpura, South Delhi, New Delhi
Date:

DIRECTOR
Town And Country Planning Haryana, Chandigarh
For and on behalf of the Governor of Haryana

Director
Town & Country Planning
Haryana, Chandigarh

THE SEAL

FARIDABAD

For Fidato Buildcon Pvt. Ltd.

Director/Auth. Sign.

DETAIL OF LAND TO BE MORTGAGED

Village	Rect No.	Killa No.	Area (K-M)
Riwajpur	28	3 Min	1-9
		2 Min	0-17
	27	12 Min	1-11
		19 Min	1-11
		22 Min	1-11
Bhupani	63	8 Min	0-12
		3 Min	0-13 ½
		Total	**8-4 ½**

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

Director,
Town & Country Planning
Haryana

Reg. No.	Reg. Year	Book No.
7177	2018-2019	1

राहिन

मुर्तहिन

गवाह

उप/सयुंक्त पंजीयन अधिकारी

For Fidato Buildcon Pvt. Ltd.
Director/Auth. Sign.

राहिन :- Fidato Buildcon Pvt Ltd. th. Shushant Saxena

मुर्तहिन :- DTP Haryana

गवाह 1 :- C.S. Sharma Adv

C. S. SHARMA
Advocate
Distt. Court, Faridabad

गवाह 2 :- Amit Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7177 आज दिनांक 21-09-2018 को बही नं 1 जिल्द नं 8 के पृष्ठ नं 194.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 214 के पृष्ठ संख्या 37 से 39 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 21-09-2018

SUB REGISTRAR
FARIDABAD

उप/सयुंक्त पंजीयन अधिकारी(फरीदाबाद)