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9319

ANNEXURE-2

Agreement Award



Indian-Non Judicial Stamp Haryana Government



Date : 06/12/2021

Certificate No. E0F2021L428



Stamp Duty Paid : ₹ 500
(Rs. Only)

GRN No. 84283348



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Hansafon Buildcon Pvt Ltd

H.No/Floor : D800

Sector/Ward :

LandMark : New friends colony

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****07



Buyer / Second Party Detail

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

H.No/Floor : X

Sector/Ward : X

LandMark : X

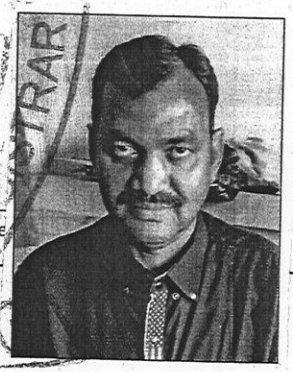
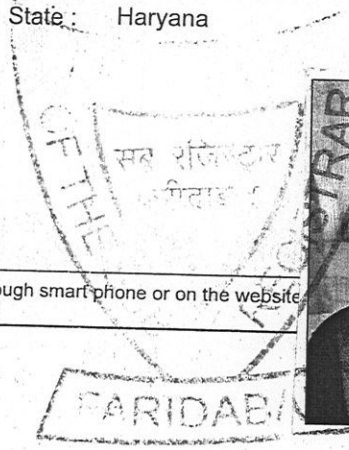
City/Village: Chandigarh

District : Chandigarh

State : Haryana

Phone : 98*****02

Purpose : MORTGAGE DEED



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

*This stamp paper forms an integral part of the
Mortgage deed*

For Hansafon Buildcon Private Ltd.

Rajesh
Director /Auth Signatory,

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

MORTGAGE DEED

This deed of mortgage is made at made on 6th day of December, 2021.

Between **M/s HANSAFLON BUILDCON PRIVATE LIMITED** having its registered office at D-800, Ground Floor, New Friends Colony, Back Side, New Delhi -110025, through its Director Mr. Rajjan Gupta S/o Late Shri Ram Pal Gupta herein after called "**MORTGAGOR**" (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 "**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 Commercial Plotted Colony (SCO) over an area measuring 3.35625 Acres in Sector 79, Faridabad vide memo NoLC-4569-JE(SK)-2021/25725 dated 11/10/2021.
2. That the terms of conditions of LOI are to be completed by HANSAFLON BUILDCON PRIVATE LIMITED.
3. That mortgagor has requested to Mortgage the land in lieu of submission of Bank Guarantee of Rs.314.4362 Lakh against External Development Charges (EDC) with reference to his License application dated 01.07.2021 and revised application dated 30.07.2021 to develop Commercial Plotted Colony over an area measuring 3.35625 Acres in Sector 79, village Bhatola, Faridabad.
4. The description of land [i.e. 477.75 Sq. Mts. comprising of Plot No.A7A, B7, B7A & B14), equivalent to 10% 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. 2 of the LOI referred in para-1 above read with Policy Memo No. Misc.-BG(EDC)-202/2020/3674 dated 14/08/2020, the mortgagor agrees to mortgage 477.75 Sq. Mt, equivalent to 10% 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 External Development Charges (EDC) 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 HANSAFLON BUILDCON PRIVATE LIMITED

Rajjan M

Director, Private Signatory

M

Direct
Town & Country Planning
Secretary, Chandigarh

प्रलेख न:9319

दिनांक:04-02-2022

डीड संबंधी विवरण	
डीड का नाम SIMPLE HBL TO GOVT. EMPLOYEE FROM GOVT.	
तहसील/सब-तहसील फरीदाबाद	गांव/शहर भतोला
स्थित Bhatola	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	अन्य क्षेत्र
पता : Bhatola	
भवन का विवरण	
भूमि का विवरण	
कृषि चाही	19 Marla
धन संबंधी विवरण	
राशि 31443620 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 04-02-2022 दिन शुक्रवार समय 5:00:00 PM बजे श्री/श्रीमती/कुमारी ms Hansafion Buildcon Pvt Ltd thru Rajjan Gupta निवास fbd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Hansafion Buildcon Private Ltd.

Rajjan Gupta

हस्ताक्षर प्रस्तुतकर्ता
ms Hansafion Buildcon Pvt Ltd thru Rajjan Gupta



उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

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 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 इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

For Hansafion Buildcon Private Ltd.

Vinay Rawat

दिनांक 04-02-2022
ms Hansafion Buildcon Pvt Ltd thru Rajjan Gupta

Director/Auth Signatory



उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

उपरोक्त मूर्तहिनव श्री/श्रीमती/कुमारी Governor of Haryana actin trough the DPCP haryana हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि मूर्तहिन ने मेरे समक्ष राहिन को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी s k batra पिता adv निवासी fbd व श्री/श्रीमती/कुमारी vinay rawat पिता adv निवासी fbd ने की।

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

दिनांक 04-02-2022

उप/संयुक्त पंजीयन अधिकारी (फरीदाबाद)

S.K. BATRA (ADVOCATE)

Session Court
Sector-12, Faridabad.

Kr. Vinay Rawat

Advocate
c. & Session Court

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 External Development Charges (EDC) paid to the DTCP.
12. That on payment of all dues in respect 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 Commercial Plotted Colony (SCO) shall be permitted as per the prevailing Act and Rules.
14. That on payment of External Development Charges (EDC) 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.
15. The Mortgagor shall bear the stamp duty/registration charges and the other out of pocket expenses for the execution of this mortgage deed.

For Hansafon Builders Private Ltd.

Ravishan
Director /Auth Signatory,


[Signature]
Director
Town & Country Planning
Madhya Pradesh


16. That in case of default/breach of any of the terms and conditions contained in this Deed or in the External Development Charges, 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.

WITNESS:


OWNER:

1. Signature: 
S.K. NANDA (ADVOCATE)
 Address: Session Court
 Date: 12, Faridabad.

Signature: 
 Name: Rajjan Gupta
 Company: Hansafon Buildcon Pvt. Ltd
 Address: D-800, Ground Floor, New Friends Colony, Back Side, New Delhi

2. Signature: 
 Name: Vinay Rawat
 Address: Advocate
 Date: Session Court, Faridabad

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


 Director
 Town & Country Planning
 Haryana, Chandigarh

DETAILS OF LAND TO BE MORTGAGED

Village	Rect. No.	Killa No.	Area (K-M)
Bhatola	45	2/2/1 Min	0- 4.45
		18/3/1 Min	0-1.90
		18/1/2 Min	0-7.33
		18/2/2 Min	0-0.40
		23/1 Min	0-4.81
Total			0-18.89 Marla
Or,			477.75 Sq. Mts.

For Hansafon Buildcon Private Ltd.

Ravi NEM

Director /Auth Signatory

[Handwritten Signature]

Director
Town & Country Planning
Haridwar, U.P.

Reg. No.

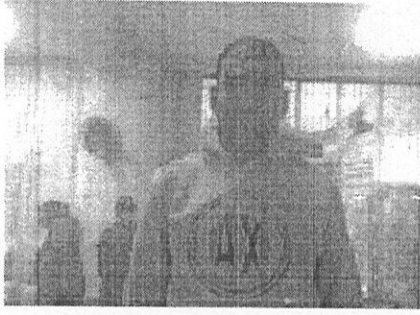
Reg. Year

Book No.

9319

2021-2022

1



राहिन



गवाह

मुर्तहिन



For Hansafion Buildcon Private Ltd.

Rajjan

Director /Auth Signatory

उप/सयुंक्त पंजीयन अधिकारी

राहिन :- ms Hansafion Buildcon pvt ltd thru Rajjan Gupta _____

मुर्तहिन :- Governor of Haryana actin trough the DPCP
haryana _____

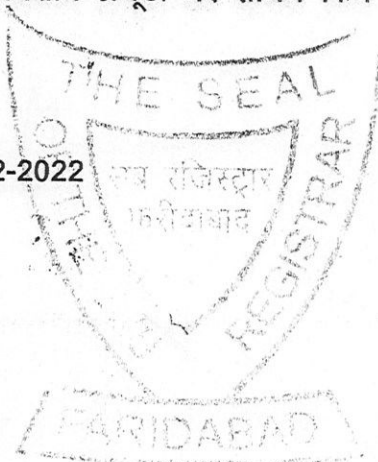
गवाह 1 :- s k batra _____ *sk batra*

गवाह 2 :- vinay rawat _____ *vinay rawat*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9319 आज दिनांक 04-02-2022 को बही नं 1 जिल्द नं 11 के पृष्ठ नं 129.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 274 के पृष्ठ संख्या 19 से 21 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 04-02-2022



उप/सयुंक्त पंजीयन अधिकारी(फरीदाबाद)