

3505 Dt. 28/06/2022

Gift Deed



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/06/2022

Certificate No. G0272022F1148



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 91823249



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Solutrean Building Technologies pvt ltd

H.No/Floor : A/41

Sector/Ward : 62

LandMark : The corenthum tower b

City/Village : Noida

District : Noida

State : Uttar pradesh

Phone: 80*****18



Buyer / Second Party Detail

Name : Honble Governor state of Haryana

H.No/Floor : 3

Sector/Ward : 18a

LandMark : Nagar yojana bhawan block a

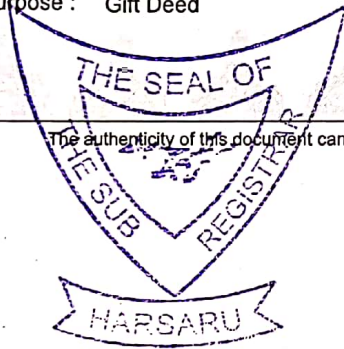
City/Village : Chandigarh

District : Chandigarh

State : Chandigarh

Phone : 80*****18

Purpose : Gift Deed



The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

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 Appendix 1 Table of Registration fee (Section 78 & 79 of the Act page 89 of the Haryana Registration manual 1967.

This GIFT DEED is made and executed at Gurugram on this 28th day of June 2022, BY:- M/s Solutrean Building Technologies Pvt. Ltd. (Pan. AAMCS8835Q), a company incorporated under the Companies Act, 1956 (CIN: U70109DL2009PTC188386), having its corporate office at The Corenthum, Plot No. A-41, Tower-B, Ground Floor, Sector-62, Noida, Uttar Pradesh-201301, acting through its authorised signatory Mr. Sajid Ali Khan (Aadhar Number 5436 8828 8727) S/o Sh. Abdul Majid Khan R/o Kyamsar, Jhunjhun, Rajasthan-333001 duly

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम GIFT IN FAVOUR OF GOVT.		
तहसील/सब-तहसील- हरसरु	गांव/शहर- हुड्डा के सेंक्टर	स्थित- Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 91/2
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कार्लोनी
पता : LICENCE NO. 17 OF 2022, SECTOR 95, GURGAON		
धन संबंधी विवरण		
राशि- 100857600 रुपये	कुल स्टाम्प शुल्क- 0 रुपये	
स्टाम्प नं-	स्टाम्प का मूल्य- रुपये	
रजिस्ट्रेशन फीस- 0 रुपये	पेस्टिंग शुल्क- 3 रुपये	
द्वारा तैयार किया गया- C P Batheja Adv	सेवा शुल्क- 200	
भूमि का विवरण		
निवासीय	31518 Sq. Yards	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 095TCPLIC17OF2022	प्रॉपर्टी नं- 17 OF 2022	मालिक- SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.
पता- LICENCE NO. 17 OF 2022, SECTOR 95, GURGAON		

यह प्रलेख आज दिनांक 28-06-2022 दिन मंगलवार समय 2:45:00 PM बजे श्री/श्रीमती/कुमारी Ms Solutrean Building Technologies Pvt Ltd द्वारा उप/संयुक्त पंजीयन अधिकारी (हरसरु) के समक्ष प्रस्तुत किया गया है।

हस्ताक्षर प्रस्तुतकर्ता

Ms Solutrean Building Technologies Pvt Ltd

Authorised Signatory

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 SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.

दिनांक 28-06-2022

Authorised Signatory

Ms Solutrean Building Technologies Pvt Ltd

उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी DTCP thru RAJESH KUMAROTHIR हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दानपात्र ने मेरे समक्ष दानकर्ता 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 Ravinder Saini पिता --- निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Shiv Kumar पिता --- निवासी Adv Gurugram ने की।

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

दिनांक 28-06-2022



उप/संयुक्त पंजीयन अधिकारी

(हरसरु)

(हरसरु)

authorised vide board resolution dated 04th June 2022 (hereinafter called the "Donor") 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, Gurugram, through its Authorised Signatory Mr. Rajesh Kumar [Aadhaar No. 4480 7356 6151] office of District Town Planner, Gurugram (hereinafter called the "Donee") the party of the SECOND PART.

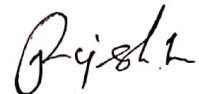
The expression the Donor and the Donee wherever they occur in the body of this Gift Deed shall mean and include their respective successors, executors, administrators, representatives, nominees and assignees.

WHEREAS

- A. The Director Town & Country Planning, Haryana, Chandigarh ("DTCP") has granted Licence no. 17 dt. 09.03.2022 (hereinafter referred to as "Said Licence") under Haryana Development of Regulation of Urban Areas Act, 1975 and the Rules 1976 ("Act") for development of Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna ("DDJAY Policy") notified by the Government of Haryana over the land measuring 6.50625 Acres situated at Sector 95, Village Dhorka, Tehsil Harsaru, District Gurugram as detailed & described in the Licence ("Licensed Land") owned and possessed by the Donor as per Jamabandi for the year 2018-2019 read with its mutations.
- B. The Donor wants to set up/develop an Affordable Residential Plotted Colony known as "Gateway 95" (hereinafter referred to as "Colony") in accordance with the terms and conditions of the Said Licence read with layout plan presently approved vide Drawing No. DTCP-8172 dt. 10.03.2022.
- C. As per the terms and conditions of the Said Licence and as per provisions of applicable Act and Rules made thereunder and as per DDJAY Policy dt. 8.2.2016 as amended upto date, the Donor is required to transfer 10% of area of Licensed Land earmarked for community facilities in favour of the DTCP. The Donor has got approved a community site having Property ID no. 095TCPLIC170F2022 admeasuring 2635.3129 sq. mtrs. [3151.808 Sq. yds.] which is equal to 10% of Licensed Land and is in compact block i.e. land

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.


Authorised Signatory



Reg. No.

Reg. Year

Book No.

3505

2022-2023

1



दानकर्ता



दानपात्र



गवाह

उप/संयुक्त पंजीयन अधिकारी

दानकर्ता :- thru Sajid Ali Khan OTHER Ms Solutrean Building Technologies Pvt
Ltd

दानपात्र :- thru RAJESH
KUMAR OTHER DTCP

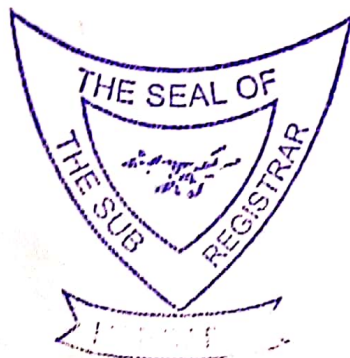
गवाह 1 :- Ravinder Saini

गवाह 2 :- Shiv Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3505 आज दिनांक 28-06-2022 को बही नं 1 जिल्द नं 47 के पृष्ठ नं 172.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1002 के पृष्ठ संख्या 61 से 62 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 28-06-2022



उप/संयुक्त पंजीयन अधिकारी(हरसरु)

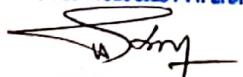
admeasuring 5 kanals 4 marlas 1 Sarsai or to say 0.65120 acres, falling in Rect. No. 30 Killa no. 4/3/1min, 7/2min, 3/2min, 4/1min, situated in the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram, now known as Sector-95, Gurugram (hereinafter called as "Community Site"). Hence this present Gift Deed is to transfer the said community site/land of the community site /facilities in favour of the DTCP.

- D. The Donor is the absolute and undisputed owner in possession of the above-said Community Site and is fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner.
- E. That the Donor is making a gift of the said Community Site as shown in the approved layout plan sanctioned by the DTCP situated at the Colony, i.e., Gateway 95, Sector -95, Gurugram, Haryana without any monetary consideration unto the Donee. The said gift for the Community Site is donated by the Donor to the Donee.

NOW THIS GIFT DEED WITNESSETH AS UNDER: -

1. That in pursuance of the terms and conditions of the Said Licence issued by DTCP, the said Donor without any monetary consideration hereby transfer, assigns and conveys to the Donee, the above-mentioned Community Site admeasuring 2635.3129 sq. mtrs. [3151.808 Sq. yds.] i.e. land admeasuring 5 kanals 4 marlas 1 Sarsai falling in Rect. No. 30 Killa no. 4/3/1min, 7/2min, 3/2min, 4/1min Village Dhorka, Tehsil Harsaru, District Gurugram, in the Colony, i.e., Gateway 95, Sector -95, Gurugram, Haryana as shown in the approved layout plan sanctioned by the DTCP. The said Approved Layout Plan showing the said Community Site is annexed as **Annexure-I** to this Gift Deed, which shall be read as part and parcel of this Gift Deed.
2. By virtue of this Gift Deed, the Donor has conveyed the said Community Site to the Donee with all its rights of ownership, possession, easements, options, privileges, appurtenances, title, claim, interests, demand whatsoever. 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 the said Donee shall hereafter peaceably and quietly hold, use the said Community Site without any hindrance, interruption, claim or demand from the Donor.
3. That the Donor has delivered actual physical possession of the said Community Site to the said Donee and the Donee while accepting the said gift herein above made by the Donor, has taken the possession of the same.

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.


Authorised Signatory



4. That all previous dues and demands of the government, Tax, etc. relating to the said Community Site, shall be paid by the Donor and thereafter all such dues and taxes shall be paid by Donee.
5. That the Donor hereby assures the Donee that said Community Site is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, 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.
6. That the Donor has gifted, transferred, conveyed, assigned and handed over all its rights, title and interest of the said Community Site under gift to the Donee by way of this Gift Deed.
7. That the Donee will become sole, absolute owner in possession of aforesaid Community Site by way of this Gift Deed.
8. That the Donee shall also be fully entitled, empowered, authorized to get the said Community Site mutated and transferred in its own name in the records of Municipal Corporation Faridabad and/or in the revenue records at its own costs and expenses even in the absence of the Donor also and get all the relevant service connections of the said Community Site in the name of the Donee on the basis of this Gift Deed or its certified copy.
9. That the present Gift Deed is being made by the Donor in favour of the Donee as per terms and conditions of the Said Licence as mentioned above and also in terms of provisions of the Act and DDJAY Policy.
10. That after execution of this Gift Deed, the Donor or any other person claiming under it will not be entitled to make any claim, right and interest in the Community Site gifted to the Donee.
11. That both the Parties have signed this Gift 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 conditions.
12. That the Donee has accepted the said gifted Community Site. Further as the Community Site has been approved in the layout in square metres and in the present Gift Deed both areas have been mentioned and any nominal variance in the areas of site and revenue records is due to conversion ratios.
13. That the present Gift made by the Donor is irrevocable except in case Donee requests for revocation of the same.

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.


Authorized Signatory



IN WITNESS WHEREOF both the parties have signed this Gift Deed on the day, Month and Year first above written in presence of the following witnesses

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.


DONOR: M/s Solutrean Building Technologies Pvt. Ltd.

Through its authorized signatory Mr. Sajid Ali Khan



DONEE: Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, Chandigarh, represented by District Town Planner, Gurugram, Through its authorised signatory Mr. Rajesh Kumar, office of District Town Planner, Gurugram.

Drafted by : Sanjay Pahuga Adv. Distt. Courts Gurugram

WITNESSES:

1:



RAVINDER SAINI
Advocate
Distt. Courts, Gurugram

2:



SHIV KUMAR SINGH
Advocate
Distt. Courts, Gurugram

For SOLUTREAN BUILDING TECHNOLOGIES PVT. LTD.


Authorised Signatory





FOR SOLUTION BUILDING TECHNOLOGIES PVT. LTD.

Authorized Signatory