

11214

Sale of Immovable Properties



# Indian-Non Judicial Stamp Haryana Government



Date : 16/08/2023

Certificate No. G0P2023H1558



Stamp Duty Paid : ₹ 60978500

(Rs. Only)

GRN No. 106003319



Penalty :

₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Haryana Shehri vikas Pradhikaran

H.No/Floor : Na Sector/Ward : Na

LandMark : Estate officer

City/Village : Gurugram ii District : Gurugram

State : Haryana

Phone: 96\*\*\*\*\*37 Others : Na



## Buyer / Second Party Detail

Name : Essel Infra Llp

H.No/Floor : Lgf10 Sector/Ward : B

LandMark : Vasant square mall plot a pocket v

City/Village: New delhi District : New delhi

State : Delhi

Phone : 96\*\*\*\*\*37 Others : Na

Purpose : Conveyance Deed

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

## DEED OF CONVEYANCE

**Type of Deed** : Conveyance Deed

**Village/City Name & Code** : HSVP

**Segment/Block Name & Code** : Sector-43, Gurugram

**Unit Land (Square Meter)** : 2,320 Square Meter

**Type of Property** : Plot No. C-1

**Transaction Value** : Rs.87,11,20,300/-

**Stamp Duty** : Rs.6,09,78,500/-

**Stamp No. and Date** : G0P2023H1558 / 16.08.2023

**Execution Date** : 15/09/2023

**Commercial or Residential** : Commercial

No Tax due on ULB  
Portal Against MCG  
Property ID.....

1 CGH 2 CD  
15/9/23  
DK


Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
Designated Partner/Auth. Sign.

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- हुड्डा सेक्टर	स्थित- Sec-43
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	हरियाणा शहरी विकास प्राधिकरण क्षेत्र	
पता : C1, Sector 43, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 871120320 रुपये	कुल स्टाम्प शुल्क- 60978420 रुपये	
स्टाम्प नं- G0P2023H1558	स्टाम्प का मूल्य- 60978500 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:107176593	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF	सेवा शुल्क- 200	
भूमि का विवरण		
व्यवसायिक	2320 Sq. Meters	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICGN2CD7	प्रॉपर्टी नं- C1	मालिक- Essel Infra LLP
पता- C1, Sector 43, Gurugram		

यह प्रलेख आज दिनांक 18-09-2023 दिन सोमवार समय 3:14:00 PM बजे श्री/श्रीमती/कुमारी EO II HSVP निवास GGM द्वारा पंजीकरण हेतु

प्रस्तुत किया गया।

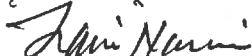
  
हस्ताक्षर प्रस्तुतकर्ता  
EO II HSVP

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

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दिनांक 18-09-2023

उप/संयुक्त पंजीयन अधिकारी  
(वजीराबाद)

EO II HSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS ESSEL INFRA LLP thru LAXMI NARAIN GOELOTHAR हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों 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/कुमारी NAVNEET KUMAR पिता . निवासी SEC 56 GGM व श्री/श्रीमती/कुमारी RAVI KANT KUMAR पिता . निवासी UP ने की।

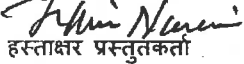
साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 18-09-2023

उप/संयुक्त पंजीयन अधिकारी  
(वजीराबाद)

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- हुड्डा सेक्टर	स्थित- Sec-43
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : C1, Sector 43, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 871120320 रुपये	कुल स्टाम्प शुल्क- 60978420 रुपये	
स्टाम्प नं- G0P2023H1558	स्टाम्प का मूल्य- 60978500 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:107176593	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF	सेवा शुल्क- 200	
भूमि का विवरण		
व्यवसायिक	2320 Sq. Meters	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICGN2CD7	प्रॉपर्टी नं- C1	मालिक- Essel Infra LLP
पता- C1, Sector 43, Gurugram		

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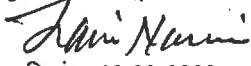
  
हस्ताक्षर प्रस्तुतकर्ता  
EO II HSVP

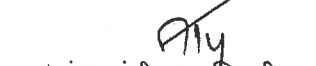
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दिनांक 18-09-2023


  
उप/संयुक्त पंजीयन अधिकारी  
(वजीराबाद)

EO II HSVP

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

दिनांक 18-09-2023

  
उप/संयुक्त पंजीयन अधिकारी  
(वजीराबाद)

11214

Sale of Immovable Properties



# Indian-Non Judicial Stamp Haryana Government



Date : 16/08/2023

Certificate No. GOP2023H1558



Stamp Duty Paid : ₹ 60978500

(Rs. Only)

GRN No. 106003319



Penalty :

₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Haryana Shehri vikas Pradhikaran

H.No/Floor : Na Sector/Ward : Na

LandMark : Estate officer

City/Village : Gurugram ii District : Gurugram

State : Haryana

Phone: 96\*\*\*\*\*37 Others : Na



## Buyer / Second Party Detail

Name : Essel Infra Llp

H.No/Floor : Lgf10 Sector/Ward : B

LandMark : Vasant square mall plot a pocket v

City/Village : New delhi District : New delhi

State : Delhi

Phone : 96\*\*\*\*\*37 Others : Na

Purpose : Conveyance Deed

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

## DEED OF CONVEYANCE

**Type of Deed** : Conveyance Deed

**Village/City Name & Code** : HSVP

**Segment/Block Name & Code** : Sector-43, Gurugram

**Unit Land (Square Meter)** : 2,320 Square Meter

**Type of Property** : Plot No. C-1

**Transaction Value** : Rs.87,11,20,300/-

**Stamp Duty** : Rs.6,09,78,500/-

**Stamp No. and Date** : GOP2023H1558 /16.08.2023

**Execution Date** : 15/08/2023

**Commercial or Residential** : Commercial

No Tax due on ULP  
Portal Against MCG  
Property ID.....CDT  
1CGH2  
15/9/23  
DK

Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
Designated Partner/Auth. Sign.

THIS DEED OF CONVEYANCE is made & executed at Gurugram on this 15<sup>th</sup> day of September 2023:

Between

**Haryana Shehri Vikas Pradhikaran** acting through the **Estate Officer, Gurugram-II** (hereinafter referred to as "**Vendor**"), which expression shall unless and otherwise repugnant to the context, mean and include its legal heirs, representatives, executors, successors, of the One Part.

And

**M/s Essel Infra LLP** (LLPIN: AAC-0412) (PAN AAPFP7413B), a Limited Liability Partnership (LLP) incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at LGF-10, Vasant Square Plot A, Sector-B, Pocket-V Community Center, Vasant Kunj, New Delhi 110070, and corporate office at Suncity Business Tower, Unit no. 224, Second Floor, Sector-54, Golf Course Road, Gurugram (Haryana) 122002, through its designated Partner **Mr. LAXMI NARAIN GOEL (Aadhaar No. 5730-2911-0296)** duly authorized vide resolution dated 31.07.2023 (hereinafter referred to as "**Vendee**"), which expression shall unless and otherwise repugnant to the context, mean and include its assigns, nominee(s), successors-in-interest, party of the Other Part.

The Vendor and Vendee hereinafter jointly referred to as the "**Parties**" and individually to as "**Party**".

- A. WHEREAS a commercial site no. C-1 in Sector-43, Urban Estate Gurugram-II, admeasuring 2,320 sq.m. and more particularly described in the Site Plan **annexed** hereto (hereinafter referred to as "**said plot**"), was put to public auction on 30.01.2022 by the vendor. In the auction, the vendee was the successful bidder as the bid of the vendee being the highest bidder was accepted and Letter of Intent ('LOI') was issued by the vendor vide Endorsement no. ZO002 / EO018 / UE029 / LALOT / 0000000683 dated 08.03.2022.
- B. WHEREAS after the conditions of the LOI were complied with by the vendee, Allotment Letter in respect of said plot was issued by the vendor in favour of the vendee vide Memo no. ZO002 / EO018 / UE029 / GALOT / 0000000648 dated 14.07.2022 containing the terms & conditions of allotment, on freehold basis.

  
Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.

Reg. No.

Reg. Year

Book No.

11214

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- EO II HSVP \_\_\_\_\_

क्रेता :- thru LAXMI NARAIN GOELOOTHERMS ESSEL INFRA  
LLP Laxmi Narain

गवाह 1 :- NAVNEET KUMAR Navneet Kumar

गवाह 2 :- RAVI KANT KUMAR R.K. Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11214 आज दिनांक 18-09-2023 को बही नं 1 जिल्द नं 147 के पृष्ठ नं 88.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4557 के पृष्ठ संख्या 19 से 27 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 18-09-2023



उप/सयुक्त पंजीयन अधिकारी( वजीराबाद ) 7/14

Reg. No.

Reg. Year

Book No.

11214

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- EO II HSVP \_\_\_\_\_

क्रेता :- thru LAXMI NARAIN GOELOOTHERMS ESSEL INFRA  
LLP Laxmi Narain

गवाह 1 :- NAVNEET KUMAR Navneet Kumar

गवाह 2 :- RAVI KANT KUMAR R.K. Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11214 आज दिनांक 18-09-2023 को बही नं 1 जिल्द नं 147 के पृष्ठ नं 88.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 4557 के पृष्ठ संख्या 19 से 27 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 18-09-2023

उप/सयुक्त पंजीयन अधिकारी( वजीराबाद )

THIS DEED OF CONVEYANCE is made & executed at Gurugram on this 18<sup>th</sup> day of September 2023:

Between

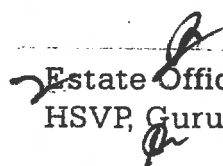
**Haryana Shehri Vikas Pradhikaran** acting through the **Estate Officer, Gurugram-II** (hereinafter referred to as "**Vendor**"), which expression shall unless and otherwise repugnant to the context, mean and include its legal heirs, representatives, executors, successors, of the One Part.


And

**M/s Essel Infra LLP** (LLPIN: AAC-0412) (PAN AAPFP7413B), a Limited Liability Partnership (LLP) incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at LGF-10, Vasant Square Plot A, Sector-B, Pocket-V Community Center, Vasant Kunj, New Delhi 110070, and corporate office at Suncity Business Tower, Unit no. 224, Second Floor, Sector-54, Golf Course Road, Gurugram (Haryana) 122002, through its designated Partner **Mr. LAXMI NARAIN GOEL (Aadhaar No. 5730-2911-0296)** duly authorized vide resolution dated 31.07.2023 (hereinafter referred to as "**Vendee**"), which expression shall unless and otherwise repugnant to the context, mean and include its assigns, nominee(s), successors-in-interest, party of the Other Part.

The Vendor and Vendee hereinafter jointly referred to as the "**Parties**" and individually to as "**Party**".

- A. WHEREAS a commercial site no. C-1 in Sector-43, Urban Estate Gurugram-II, admeasuring 2,320 sq.m. and more particularly described in the Site Plan **annexed** hereto (hereinafter referred to as "**said plot**"), was put to public auction on 30.01.2022 by the vendor. In the auction, the vendee was the successful bidder as the bid of the vendee being the highest bidder was accepted and Letter of Intent ('LOI') was issued by the vendor vide Endorsement no. ZO002 / EO018 / UE029 / LALOT / 0000000683 dated 08.03.2022.
- B. WHEREAS after the conditions of the LOI were complied with by the vendee, Allotment Letter in respect of said plot was issued by the vendor in favour of the vendee vide Memo no. ZO002 / EO018 / UE029 / GALOT / 0000000648 dated 14.07.2022 containing the terms & conditions of allotment, on freehold basis.

  
Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.



C. WHEREAS the vendee has paid the entire amount of sale consideration, amounting to Rs.87,11,20,300/- (Rupees Eighty Seven Crore Eleven Lac Twenty Thousand Three Hundred only) vide various online RTGS transfer / transaction in favour of the HSVP an TDS u/s 194IA of the Income Tax Act @ 1% of sale consideration vide Challan Serial No. 03193 dated 04.07.2022 & Challan Serial No. 22360 dated 07.04.2022 for the purpose of carrying into effect the allotment / sale of said plot, the vendor hereby grants & conveys upto the vendee all the pieces & parcel of said plot to have & to hold the same upto and the use of the vendee, subject to the exceptions, reservations, conditions and covenants contained hereinafter.

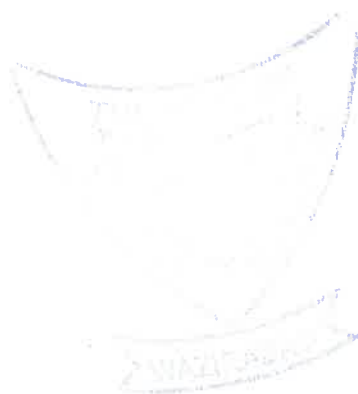
1. The vendee shall have the right of possession & enjoyment so long as it abides by the terms & conditions of sale.
2. The vendor reserves to himself all mines & minerals whatsoever in or under the said plot with all such rights & powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same at all such times and in such manner as the vendor shall think fit with power to carryout any surface or any underground working and to let down the surface or all or any part of said plot and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of said plot for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions & reservations hereinafter contained.

Provided that the vendee shall be entitled to receive from the vendor such payment for occupation by him for the surface and for the damage done to the surface or buildings on the said plot by such working or letting down as may be agreed upon between the vendor and vendee or failing which on such agreement, as ascertained by reference to arbitration under the Arbitration & Conciliation Act 1996.

3. The vendee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said plot by competent authority.
4. The vendee shall have to complete the construction within \_\_\_\_\_ years from the date of offer of possession on the said plot, in accordance with the relevant rules / regulations.

  
Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.



For L

Designated - International sign

United States of America  
Washington, D.C.

Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reason beyond the control of the vendee.

5. The vendee shall not erect any building or make any addition/ alteration without prior permission of the Estate Officer. No fragmentation of said plot shall be permitted.
6. The vendor may by his officers and servants at all reasonable times and in a reasonable manner after 24 hours' notice in writing enter in & upon any part of the said plot or building erected thereon for the purpose of ascertaining that the vendee has duly performed and observed the covenants and condition to be performed and observed by it under these presents.
7. The vendor shall have full rights, power and authority at all times to do through officers and servants, all acts & things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein.
8. 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 a 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 (hereinafter referred to as the "**Act**").
9. The vendee shall accept & obey all the rules & regulations and orders made or issued under the Act.
10. In the event of breach of any condition of sale, the Estate Officer may impose a penalty or resume the said plot in accordance with the provisions of the Act and the rules / regulations made thereunder.
11. In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause of right for re-entry thereon or any part thereof, to possess, retain and enjoy the same as to his former estate and the vendee shall not be entitled to refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry, except in accordance with the provision of the said Act.

  
Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP



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12. All the disputes & differences arising out or in any way touching or concerning this deed whatsoever, shall be referred to the sole arbitration of the sole Arbitrator appointed by the parties with mutual consent under the provisions of Arbitration & Conciliation Act 1996 and as amended from time to time. The decision of such arbitrator shall be final & binding on the parties to this deed.

If & so long as the vendee shall fully perform & comply with and shall continue to so perform & comply with each & all the terms & conditions herein made & provided but not otherwise, the vendor will secure the vendee's full & peaceful enjoyment of the rights and privileges herein and hereby conveyed & assured.

And it is hereby agreed & declared that unless a different meaning shall appear from the context:

- (a) The expression 'Chief Administrator' shall mean the Chief Administrator of the Authority as defined in clause (e) of section (2) of the Act.
- (b) The expression 'Estate Officer' shall mean person appointed by Authority under clause (I) of section (2) of the Act to perform the functions of Estate Officer under the one or more than one Urban Area.
- (c) The expression 'Vendor' used in these presents shall include in addition to the Haryana Shehri Vikas Pradhikaran and in relation to any matter or anything contained in or arising out of these present every person duly authorized to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- (d) The expression 'vendee' used in these present shall include, in addition to the said vendee, its lawful heirs, successors, representative, assignees, lessees and any person or persons in occupation of the land or building erected thereon with the permission of the Estate Officer.

IN WITNESS WHEREOF both the parties hereto have hereunder respectively subscribed their names at the places and on the date hereinafter, in each case specified.

  
Estate Officer-II  
HSVP, Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.

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FOR THE INFRA LLP

2020/04/20

Signed by the said \_\_\_\_\_, at Gurugram on the \_\_\_\_ day of \_\_\_\_\_, 2023.

**For ESSEL INFRA LLP**

  
Designated Partner/Auth. Sign.

**Vendee**

In the presence of witnesses.

1. Name : Navneet Kumar  
Residence : D149, 4<sup>th</sup> Floor, Sushant Lok -II,  
Sector 56, Gurugram, Haryana

  
Signature of Witness No. 1

2. Name : Ravi Kant Kumar  
Residence : P10/01, 4<sup>th</sup> Floor, BPTP Park Land  
Sector 75, Faridabad, Haryana.

  
Signature of Witness No. 2

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran and setting his authority at Gurugram on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
**Estate Officer-II**  
**Estate Officer, Gurugram-II**

1. Name Kewal Krishan  
Residence Asstt.  
Occupation \_\_\_\_\_

  
Signature of Witness No. 1

2. Name Ashish (CLERK)  
Residence Q/P 60-II, HSRP, GGM  
Occupation Service

  
Signature of Witness No. 2

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For ESSEL INFRA LLP

Designated Partner/Author. Sign.

12/11/2019  
12/11/2019

