

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/03/2023

Certificate No. GFX2023C398

GFX2023C398

Stamp Duty Paid : ₹ 172800
(Rs. Only)

GRN No. 100732950

100732950

Penalty : ₹ 0
(Rs. Only)

Seller / First Party Detail

Name: M v Buildcon Pvt Ltd

H.No/Floor: 118

Sector/Ward: 49

LandMark: Universal trade tower

City/Village: Gurgaon

District: Gurgaon

State: Haryana

Phone: 99*****73



Buyer / Second Party Detail

Name: Terra Infracon Pvt Ltd

H.No/Floor: Na

Sector/Ward: Na

LandMark: Na

City/Village: Delhi

District: Delhi

State: New delhi

Phone: 99*****73

Purpose: conveyance deed

13040

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

CONVEYANCE DEED

Type of Deed

: Conveyance Deed

Location

: Village: Sohna, District: Gurugram

Situated at

: Precore City DDJAY, Sector-7, Baluda
Road, Sohna, Under the Scheme of Deen
Dayal Jan Awas Yojna-2016
(T. P. Scheme)

Type of Land

: Residential Plot

Plot No.

: R-170

Area

: 145.17 sq. yard/ 121.38 sq. mtr.

Cost

: 24,68,060/-

No Dues Certificate No.

: 014/2022-2023/0141387055 dt. 02-01-2023

Property ID No.

: 3TTAVUP8

Stamp Duty

: Rs. 1,72,800/-

Stamp No.

: GFX2023C398 dated 24/03/2023

For M v Buildcon Pvt Ltd.

पंजीकरण दिनांक: 29-05-2023

वसीका संबंधी विवरण	
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC	
तहसील/ख-तहसील- सोहना	साल/मह- 2008
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पुराना शहरी क्षेत्र
पता : Precore City Sector 7 Baluda road sohna	
भूत संबंधी विवरण	
राशि- 24120000 रुपये	सूची क्र- 127218 रुपये
स्टाम्प नं- 11/5202/3/98	स्टाम्प का मूल्य- 172800 रुपये
रजिस्ट्रेशन कीरा- 12500 रुपये	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- KUSHAAL D.S.	सेवा शुल्क- 200
भूमि का विवरण	
निवासीय	145.17 Sq. Yards
प्राप्यता सूची निवासीय	
प्रॉपर्टी आईडी- 11/5202/3/98	संपर्क नं- 2201 11 11 11
पता- Precore City Sector 7 Baluda road sohna	

सह प्रबंध आरंभ दिनांक 29-03-2023 दिन बुधवार समय 5:42PM भाषा हिंदी

हैसलिंग, २००४)

M8 M9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

अभिज्ञान शकुन्तल प्रविजारी मोहन

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 8-ए के अंतर्गत अधिसूचन है। इससे दस्तावेज का प्रकीर्णक कार्य से यह संबंधित विभाग दो अनुसंधान समायोजन प्राप्त कर लिया गया है।

पत्रिका में वांछित कार्य करार एवं वांछित आयोजना के तहत उन कार्यात्मक विभागों को सूचित किया जायेगा जिनके माध्यम से आवश्यक कार्यवाही सम्पन्न हो सके। इस संबंध में आवश्यक कार्यवाही के लिए संबंधित विभागों को सूचित किया जायेगा।

Revised: 29-03-2023

11/15/2011 11:11 AM

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दिनांक: 29-03-2023

उप/सदस्य/प्र. प्रजापति अधिकार

अधुना राय रजिस्ट्रार (साहना)
साहना

This Conveyance deed is executed on this 29th March 2023

By and Between

M/s M V Buildcon Private Limited (CIN No. U45201DL2005PTC133485), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at B-52 AB, 2nd Floor, Kalkaji, New Delhi-110019 and Corporate Office at 118-119, First Floor, Universal Trade Tower, Sector 49, Sohna Road, Gurgaon-122018 (Haryana) (PAN - AAECM2156R), represented by its authorized signatory Sh. Vijay Kumar Son of Shri Chander Prakash Authorized *vide* board resolution dated 21-09-2021 hereinafter referred to as the "**Developer**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

And Mrs. Shakuntla Devi w/o Mr. Mahender Partap resident of 122, ward no. 13, Sohna Distt. Gurgaon, through its duly appointed attorney M/S M V Buildcon Private Limited having its registered office at B-52 AB, 2nd Floor, Kalkaji, New Delhi-110019 and Corporate Office at 118-119, First Floor, Universal Trade Tower, Sector 49, Sohna Road, Gurgaon-122018 (Haryana) (PAN - AAECM2156R), represented by its authorized signatory Sh. Vijay Kumar son of Shri Chander Prakash authorized *vide* board resolution dated 21-09-2021 hereinafter referred to as the "**Land Owner**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

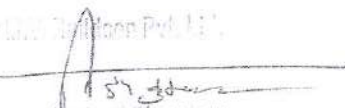
The said Developer and Land owner are herein collectively referred to as the "**Vendors**" of the ONE PART.

AND

M/s Terra Infracon Private Limited (PAN No. AAECT8041M) having registered office At B-52 AB, 2nd Floor, Kalkaji, New Delhi-110019 represented by its Authorized Signatory Mr. Dishant Sanduja (Aadhar No. 6737 9707 3298) Son of Shri Vijay Kumar authorized *vide* board resolution dated 06-12-2021 hereinafter called the "**Vendees**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the SECOND PART.

The above mentioned parties to this Conveyance Deed shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

For M/s Buildcon Pvt. Ltd.


Authorized Signatory

Reg. No.

Reg. Year

Book No.

18040

2022-2023

1



प्रमाणित प्रमाणित अधिकारी

विक्रेता :- Shri VIDAY KUMAR HERMS NV BUILDCON PVT. LTD.

क्रेता :- Shri DISHANT SANDHU AOTHERMS TERRA INFRACON PVT. LTD.

गवाह 1 :- Shri KISHORE KUMAR

गवाह 2 :- Kishore

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रमाण पत्र 18040 दिनांक 29-03-2023 को जारी किया गया है जिसका क्रमांक 100 के पृष्ठ नं 195.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 11000 नं 98 के पृष्ठ संख्या 41 से 44 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सवाले किये हैं।

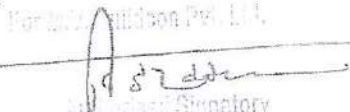
दिनांक 29-03-2023

उप/संयुक्त पंजीयन अधिकारी (सोहना)

संयुक्त सच सचिस्ट्रार
सोहना


WHEREAS:

- A. M V Buildcon Private Limited is owner and in possession of land measuring 58 Kanals 5 Marlas comprised in as Khasra nos. 221//6/1, 15/1, 222//4/2/1, 5/1, 6/2/1, 8, 9/1/2, 10/1, 13, 223//1/1, 1/2, 10/1 situated in the revenue estate of Sohna Distt. Gurgaon, Haryana, in terms of conveyance deed bearing Vasika No. 1132 dated 10-06-2013, 6040 dated 27-12-2012, 6437 dated 18-02-2013, 5471 dated 03-02-2014 and 167 dated 11-04-2014 registered in the office of Sub Registrar, Sohna Distt. Gurgaon, Haryana.
- B. The said Land Owner Shakuntla Devi is absolute and lawful owner of land measuring 8 Kanal 0 Marla comprised in as Khasra no. 223//22 situated in the revenue estate of Sohna Distt. Gurgaon, Haryana, in terms of Partition no. as 21317 dated 02-01-2012 in revenue records of Sohna Distt. Gurgaon, Haryana.
- C. The said Land Owner Mrs. Shakuntla Devi w/o Mr. Mahender Partap and the Developer M/s M V Buildcon Private Limited entered into a Collaboration Agreement on date 17.09.2018. and Memorandum of Understanding vide vasika No. 1810 dated 27-07-2021 Pursuant to the aforesaid collaboration agreement, the aforesaid Land Owner executed Power of Attorney in favour of the Developer, thereby authorizing the developer, inter alia, to execute the Conveyance deed and to get the same registered, to receive sale price installments/ lump sum sale price from the Vendee(s) and issue receipts in discharge for the same and sign/execute any other documents required thereof.
- D. The said Project comprises of total land measuring 66 Kanals, 5 Marlas situated at Sector-7, Baluda Road, Sohna, District Gurgaon ("Said Land").
- E. The Said Land is earmarked for the purpose of developing an affordable plotted Residential Project as per Haryana affordable Plotted Housing Policy 2016 (Deen Dayal Jan Was Yojna notified by Government of Haryana vide Notification no. PF-27A/6521 dated 10-04-2016 and amendment Vide Memo No. PF-27A/3429 dated 24-01-2018 and any amendments thereto, comprising 178 plots and the said project shall be known as 'Precore City DEJAY' ("Project");
- F. The Directorate of Urban Local Bodies, Haryana has granted the approval to develop the Project vide approval dated 13-03-2020 bearing license No. DULB/CTP/TP-Sohna/2020/1996.
- G. The Developer has obtained approval on the layout plan/ demarcation/ zoning/or any requisite approval for the Project as the case may be, from The Directorate of Urban Local Bodies, Haryana. The Company(The Developer) agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act/ any other laws of the State as applicable;
- H. The Developer got registration of the said Project under the provisions of the Act with the Haryana Real Estate Regulatory Authority at Gurugram on 20-7-2021 under registration no.RC/REP/HARERA/GGM/473/205/2021/41.

For M V Buildcon Pvt. Ltd.

 Authorized Signatory

- I. The Vendors are well and sufficiently entitled to sell the various products in the said Project comprising of several plots of various sizes, dimensions and land uses forming part of the approved layout plan of the said project.
- J. The Vendee(s) after fully satisfying itself about the right, title, location, possession, interest, competency and limitations of the Developer in the said Land, shown interest in the said Project and approached the Developer for provisional registration for the allotment of the Residential Plot vide Application dated 21-12-2021 in the said Project and in pursuance thereof, the Developer allotted the Residential Plot No. **R-170** having area admeasuring approximately 121.38 Square Meters (145.17 Square Yards) to be allotted in the said Project (hereinafter referred to as the "said plot") and the developer and the vendee(s) entered into an Agreement for sale dated and got the same registered as document no. 6942 dated 03rd January, 2022, with the office of Sub Registrar, Sohna, District Gurgaon (Haryana) thereby agreeing for the specific terms and conditions contained therein (said "Agreement for sale");
- K. The vendee(s) has seen all documents including record of right, license, layout, zonal plan, completion/part-completion certificate and all other sanctions and approvals, which have been granted by the competent authorities and the vendee(s) after being fully satisfied about the right, title and interest, approvals, sanctions of the said project, including the said plot and with the development carried out at site by the developer, the vendee(s) has paid all its dues and is desirous of getting this conveyance deed executed and registered in his favour;
- L. The vendee(s) has visited the said project and has got the demarcation of the size & location of the said plot at site to its satisfaction and is fully satisfied with the development made at site and has further understood all the limitations and obligations of the developer with respect to the provisions of external and social infrastructure available to the project site;
- M. The vendee(s) represents and confirms that he/ she/ they have read and clearly understood the contents of the said policy and shall abide by the terms and conditions of the said policy in its letter and spirit. The vendee(s) has further confirmed to the vendors that it is purchasing the said plot with full knowledge of all the laws, by-laws, rules, regulations, notifications, as may be applicable to the said project as well as the said plot;
- N. The developer represents and the vendee(s) acknowledge, understands and agrees that 10% of the licensed area of the said project has been transferred free of cost to the government by the vendors for the provision of community facilities as earmarked on the approved layout plan of the said project, in accordance with the guidelines of the said policy and the DULB/Municipal Council Sohna will work out the requirement of the community infrastructure at sector level and accordingly will make provisions thereof.
- O. The vendee(s) represents and confirms that he/ she/ they is/ are also aware of the market risk perceptions and market price fluctuations which are related to real estate sector, the Indian economy in general and this area and the said project in particular;

For M.V. Jackson Pvt. Ltd.


Authorized Signatory

- P. No one besides the vendors has any rights, titles, interest or claim of any kind in the said plot, which at the date hereof is free from all encumbrances and legal disputes and the vendors have full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;
- Q. The vendee(s), in terms of the said agreement for sale, has paid the agreed total price of Rs. 24,68,060/- (Rupees Twenty Four Lakh Sixty Eight Thousand and Sixty Only) for the said plot. receipt whereof the developer do hereby acknowledge. The vendee(s) has agreed to bear all expenses for the execution of the conveyance deed of the said plot including cost of stamp duty, registration fee and other incidental charges and the vendors are conveying, alienating, selling and transferring the said plot to the vendee(s) on the terms and conditions stated hereinafter:

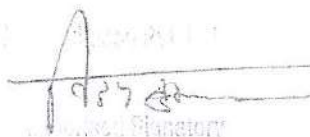
NOW THEREFORE THIS Conveyance deed WITNESSETH AS UNDER:

1. PROPERTY AND CONSIDERATION:

- 1.1 That in consideration of the agreed total price of Rs. 24,68,060/- (Rupees Twenty Four Lakh Sixty Eight Thousand and Sixty only) paid by the vendee(s) to the vendors, the receipt whereof is hereby admitted and acknowledged by the vendors, and the vendee(s) agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions contained herein and as contained in the said agreement for sale, executed between the developer and the vendee(s), the vendors doth hereby convey unto the vendee(s) all that piece and parcel of land comprising the said plot together with all ways, paths, passages, rights, liberties, privileges, easements, benefits to the said plot belonging and /or pertaining thereto, to hold the same by the vendee(s) for all times to come. The agreed sale consideration of total price has been paid by the vendee(s) to the developer by means of cheques/ demand draft in the manner/ as under:-

Cheque no./date	Drawn in favour of	Name of the Bank	Amount (Rs.)
000103/21-12-2021	M V Buildcon Pvt. Ltd. PC DDJAY Master	HDFC BANK	2,50,000/-
000117/24-05-2024	M V Buildcon Pvt. Ltd. PC DDJAY Master	HDFC BANK	2,18,060/-
000118/24-06-2024	M V Buildcon Pvt. Ltd. PC DDJAY Master	HDFC Bank	10,00,000/-
000119/24-07-2024	M V Buildcon Pvt. Ltd. PC DDJAY Master	HDFC Bank	10,00,000/-
		Total	24,68,060/-

- 1.2 The developer do hereby admits and acknowledges the receipt of the aforesaid entire sum of sale consideration/ total price and upon payment of the same does for ever releases and discharges the vendee(s) and nothing is due left to be paid by vendee(s) to the vendors against the sale consideration of said plot.


Authorized Signatory

- 1.3 The Sale price of the said plot is escalation free, save and except increases, which the vendee(s) agrees to pay due to increase in external development charges (EDC), government rates, taxes, cess etc. and/ or any other charges which may be levied or imposed by the government/ statutory/ competent authority from time to time.
- 1.4 That the peaceful physical vacant possession of the said plot has been delivered to the vendee(s) before the execution and registration of this deed and the vendee(s) confirms taking over of the possession of the said plot after satisfying himself as to the area, demarcation and location of the said plot and the vendee(s) has agreed not to raise any dispute of whatsoever nature, at any point of time in this regard.

2. VENDOR(S) COVENANTS WITH THE VENDEE(S):

- 2.1 That the vendors have absolute, exclusive and unequivocal right, full power and authority to convey the said plot unto the vendee(s).
- 2.2 The said plot is free from all kinds of encumbrances such as sale, gift, mortgage, lease, charge, security, lien, dispute, litigation, acquisition, attachment in a decree of any court, court injunction etc.
- 2.3 There is no litigation pending before any court of law with respect to the land underneath the said plot.
- 2.4 The vendors assure that there is no legal impediment or restraint of any nature whatsoever against transfer of the said plot to the vendee(s).

3. OBLIGATIONS OF Vendee(s):

- 3.1 The vendee(s) confirms that he has read over and clearly understood the contents of the said policy and undertakes that he shall abide by the terms and conditions of the said policy in its letter and spirit after he has taken over the possession/occupation of the said plot, all the requirements, requisitions, demands and repairs which are required by any development authority/ Municipal Authority/ Government or any other competent authority in respect of the said plot/ said land/ said project at his own cost and always keep the vendors indemnified, secured and harmless against all costs, consequences and all damages arising out of non-compliance of the said requirements, requisitions, demands and repairs.
- 3.2 The vendee(s) has further confirmed to the vendors that he is purchasing the said plot with full knowledge of all the laws, by-laws, rules, regulations, notifications, as may be applicable to the said project as well as the said plot.
- 3.3 The actual physical vacant possession of the said plot has been handed over by the vendors and the vendee(s) has taken over the same to its complete satisfaction. The vendee(s) has been left with no claim of any nature whatsoever including monetary claim, against the vendors.

For M.V. Baidson Pvt. Ltd.

A. Baidson Signatory

- 3.4 The vendee(s) undertakes that the said plot shall always be used for residential purposes only. Any change in the specified use, which is not in consonance with the sanctions/ approvals or is detrimental to the public interest will be treated as a breach of condition entitling the vendors/ association of allottees/ maintenance agency to initiate and seek appropriate legal remedy against the vendee(s) for such violation.
- 3.5 The vendee(s) shall not use the service areas in any other manner whatsoever except for the designated purposes and the same shall be reserved for use by the vendors/ association of allottees/ maintenance agency and its employees for rendering maintenance services. The common area and services area, if any, as may be located within the said project shall be earmarked by the developer/ association/ maintenance agency to house services including but not limited to electric sub-station, transformers, DG sets room, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps, equipments etc. and other permitted uses as per approved layout, zoning and services plans.
- 3.6 The vendee(s) shall have no right, title or interest in any other land, open area or plot of the said project or part thereof except the said plot. Further, the vendee(s) shall have no absolute right in any of the common areas and service areas in the said project except right of the use of the same jointly with other allottees in the said project. The vendee(s) shall only have the right to ingress/egress, over and in respect of open spaces, and or common areas and service areas in the said project, such as parks, green belt, footpath, roads, community building, playground etc. The vendee(s) or any other person(s) claiming through the vendee(s) shall not be entitled to seek partition of the common areas and services area or any part thereof.
- 3.7 The vendee(s) shall not create and/or allow/cause creating any obstruction, blockages, elevations, constructions in the common areas and service areas such as green belt, footpath, roads, parks, community building, playground etc.
- 3.8 The vendee(s) hereby agrees, undertakes and confirms that, in order to ensure habitation in the said project, he shall construct a residential house over the said plot as per approved layout/ zoning and building plans within a period of five years from the date of offer of possession made by the developer, failing which the vendee(s) agrees and undertakes to be liable for and bear payment of charges (such charges called "Non-Construction Charges") at the rate of Rs. 50/- per square yard of the area of the said plot per year and any other penalty, charges etc. imposed by any other competent authority and further undertakes to always keep the developer harmless and indemnified in this regard. The vendee(s) shall further ensure that such construction shall not cause any damage to the adjacent plot/ buildings/ properties and/ or nuisance to other occupants of the said project. The vendee(s) shall not encroach upon or occupy any area or land whatsoever outside the said plot and shall park its vehicle(s) within the said plot only.

For M/s. Eldora Pvt. Ltd.


 Director/Signatory

- 3.9 The vendee(s) after taking possession of the said plot shall have no objection of any kind, whatsoever, against the vendors developing or continuing with the development of other plots and/ or areas adjoining with the said plot conveyed herein to the vendee(s).
- 3.10 The vendee(s) shall not make and/ or allow/ cause to making pollution of any kind, including but not limited to noise pollution by use of loudspeaker or otherwise and/ or throw or accumulate rubbish, dust, rags, garbage or refuse etc. anywhere in the said project, save and except at areas/ places specifically earmarked for these purposes in the said project.
- 3.11 The vendee(s) shall be responsible to obtain a separate electricity connection in respect of the said plot directly from the competent authority/ DHBVN etc and pay all charges for the consumption of electricity on the said plot. However, it is clarified that vendee(s) shall not affix any cables/ wires for electricity, satellite television, telephone, internet connection in the open air and shall have to follow the process, guidelines, rules and regulations made by the competent authorities as well as by the vendors/ association of allottees/ maintenance agency, as the case may be.
- 3.12 The vendee(s) shall be responsible to obtain a separate connection for water supply directly from the competent authority/Public works department etc and pay all the charges for the consumption of water on the said plot.
- 3.13 The Vendee(s) shall become member of the association of Plot Owners in the said project as the Developer may be required to form as per applicable laws, acts, rules & regulations for the purposes of maintenance, repair, management and administration of the colony /said project. The Vendee(s) shall also from time to time be required to pay membership fee/subscription charges, sign and execute the requisite applications, documents in this regard.
- 3.14 The said project shall always be known as Precore City DDJAY sector 7 Sohna and this name shall never be changed by the Vendee(s)/Association of Plot Owners or anybody else.

4. CONSTRUCTION:

- 4.1 The vendee(s) shall get approved the building plan of the said Plot from competent authority before starting the construction.
- 4.2 The vendee(s) shall submit the approved building plan to the Developer and obtain an NOC to start construction.
- 4.3 The vendee(s) shall follow the Haryana Building Code, 2017 along with all the amendments, if any, made therein subsequently, to construct the building on the said plot.
- 4.4 The vendee(s) shall not damage the green belt, road or any other common area while constructing the building on said Plot.

For [Signature] Buildcon Pvt. Ltd.

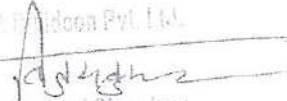
[Signature]
Authorized Signatory

- 4.5 The vendee(s) shall not raise the plinth level more than 1.5 feet from the common road level of the township for the said Plot and shall not encroach the road with the ramp of the said Plot.
- 4.6 The vendee(s) shall not erect any verandah, chajja or any other projection on the face of the building on or over a road or beyond the boundaries of the said Plot.

5. MAINTENANCE

- 5.1 In order to provide necessary maintenance services, the Developer will hand over the maintenance of the same to anybody -corporate, association etc. (Hereinafter referred to as the "maintenance Agency") in its sole discretion as may deem fit. The Maintenance, upkeep, repairs, lighting, security etc. of the said Project including common areas, lawns, water bodies, if any, within the said project will be organized by the Developer /Association of Plot Owners or its nominated Maintenance Agency. The Vendee(s) Agrees and consents to the said arrangement. The Vendee(s) agrees and undertake to pay maintenance charges within the stipulated time period, on proportionate basis, which shall be fixed by the Developer /Association of Plot Owners and or the Maintenance Agency from time to time depending upon the maintenance cost. The Vendee(s) shall be liable to pay interest at the rate of 18% per annum for the delayed payment of the maintenance charges after the time specified.
- 5.2 The Vendee(s) Agrees and undertake to execute a separate Maintenance Agreement with the Developer/Association of Plot Owners and /or the Maintenance Agency, as and when called upon by the Developer /Association of the Plot Owners, if not executed prior to execution of this deed, with regard to the terms and conditions of maintenance of the said project and shall be bound by the rules and regulations as described in the Maintenance Agreement. The said Agreement shall, inter alia, define the scope of the maintenance of and provisions for various services & facilities to be provided in the said project, on payment of charges payable by the vendees in respect thereof and penalties and conditions of withdrawal, curtailment and discontinuation of the facilities and amenities to be provided by the Vendors /Association of Plot Owners /Maintenance Agency, for non /delayed payments thereof.
- 5.3 The Vendee(s) shall be liable be pay to the Developer/Association of Plot owners and /or Maintenance Agency the charges for maintaining various services & facilities in the said project, until the same are handed over to the local body/ Authority for maintenance.
- 5.4 The Vendee(s) Hereby agrees and accepts that the provisions of such maintenance services and use and access to the common areas, amenities, facilities and service at the said project shall at all times be subject to payment of all costs, charges, fees etc. by the vendee(s) to the Developer /Association of Plot Owners or the

For J.V. P. Andon Pvt. Ltd.


Authorised Signatory

maintenance agency. The rates of maintenance and service charges shall be fixed by the Developer/Association of Plot Owners or the Maintenance agency, as the case may be, keeping in view the prices of commodities, services, wages, official levies, fees, taxes, water and electricity charges etc. at the prevailing rates at the then point of time. The rates shall be subject to periodic revision with the increase/decrease in the prices.

- 5.5 The Common areas and facilities shall remain under the control of the Developer /Association of Plot Owners, as the case may be, whose responsibility will be to maintain and upkeep the commons areas and provide amenities until the same are transferred /assigned to the local body/municipal authority as the case may be.

6. TRANSFER OF DEMISED PLOT:

- 6.1 the Vendee(s) further assures that whenever the title of the Vendee(s) in the said plot is transferred in any manner whatsoever, such subsequent transferee shall be bound by all the covenants and conditions contained in this Deed and said Agreement for sale and the Maintenance Agreement referred herein and the subsequent transferee shall be bound & liable in all respects thereof in so far as the same may be applicable, and relate to the said plot.
- 6.2 That whenever the title of the said plot is intended to be transferred in any manner whatsoever, the transferor shall be liable to obtain NOC from the Developer / Association of plot Owners, prior to the execution and registration of transfer Deed. It will be the responsibility of the transferor to pay the outstanding maintenance charges and other charges due and payable to the Developer/Association of Plot Owners or the Maintenance Agency, as the case may be, before affecting the transfer of the said Plot, failing which the Transferee shall have to pay such outstanding dues before occupying the said plot.
- 6.3 That whenever the title of the said Plot is transferred in any manner whatsoever, the transferor and the proposed transferee shall, within 30 days of the transfer, give notice of such transfer in writing to the Developer / Association of Plot Owners and the Maintenance Agency and get the necessary entries made/done in the records of the Developer/Association of Plot Owners and the Maintenance Agency on payment of prescribed fee therefore, after providing certified copies of the documents evidencing the transfer.
- 6.4 In the event of death of the Vendee(s)/subsequent transferee(s), the person(s) on whom the rights of the deceased devolve shall, within three months of devolution, give notice of such devolution to the Developer/Association of Plot Owners and the Maintenance Agency and get the necessary entries made/done in the records of the Developer/ Association of Plot Owners and the Maintenance Agency on payment of prescribed fee therefore, after providing Certified copies of the documents evidencing the transfer of devolution. The person, on whom the rights of the deceased devolve, shall be liable for payment of outstanding maintenance charges and other amounts due to the Association of plot owners/ Maintenance Agency and or any other Government authority/ agency.

For [Signature] Pw Ltd.
Authorized Signatory


- 6.5 The Vendee(s) shall not sub-divide or amalgamate the said plot with any other plot or piece of land without taking prior written approval of the competent authority.
- 6.6 The terms and conditions contained herein shall be equally binding on all of the occupiers of the said plot and default of the said occupier shall be treated as that of the Vendee(s) and the Vendee(s), besides the occupier, shall always remain, jointly and severally, bound, liable and responsible for the same.
7. **GOVERNMENT TAXES, RATES, CHARGES, DUTIES AND USER CHARGES FOR FACILITIES:-**
- 7.1 The Vendee(s) hereby undertakes to pay directly to the State Government/ Central Govt./ Local Authority, the existing or to exist in future all rates, taxes, charges and assessments of every description including cess etc. Which are now or may at any time hereafter be assessed, charged or imposed with respect to the said Project and building constructed thereon, from time to time and at all times from date of allotment of the said Plot by the Developer.
- 7.2 The Vendee(s) undertakes to pay to the Developer, on demand, any liability, as may be demanded/imposed by any Competent Authority even with retrospective effect which has not been demanded by Developer or the Concerned Authority in the shape and manner or any increase in the External Development Charges, any other charges levied, by whatever name called or in whatever form, existing or to exist in future all rates, taxes, charges and assessments of every description including cess etc. which are now or may at Plot and building constructed thereon, from time to time and at all time from the date of allotment of the said Plot by the Developer and with all such conditions imposed by the Haryana Government and/or any Competed authority(its) and such increase in External Development Charges or any other charges shall be borne and paid by the Vendee(s) in proportion to the area of the said Plot to the total area of all the plots in the said Project, as determined by the Developer and any such unpaid charges shall be treated as unpaid sale price of the said Plot and the Developer shall have the first charge/lien over the said Plot for the recovery of such charges from the Vendee(s) and/or subsequent purchasers, as the case maybe.
- 7.3 That the Vendee(s) hereby agrees to pay the other charges on demand of the Developer if any provision of the existing and future Laws, guideline, directions etc. of any Government or the Competent Authority made applicable to the said Plot/said Project requiring the Developer to provide extra pollution control devices, effluent treatment plant, electric sub-station, etc. in the said Project, then the cost of such additional devices, equipment and installations etc. shall also be borne and paid by the Vendee(s) in proportion to the area of said plot to the total area of all the plots in the said Project, as and when demanded by the Developer.

For M/s. Vidcon Pvt. Ltd.

[Signature]

8. That the Developer alone shall be entitled to obtain the refund of various securities deposited by it during development of the said Project with various Government/Local authorities for electric, water and Sewer Connection etc., if any.
9. That the address given here in this Deed shall be deemed to be the registered address of the Vendee(s), until the same is changed in the record of the Developer by way of written request of the Vendee(s). It shall be the responsibility of the Vendee(s) to inform the developer by Registered Post AD/Speed post about all subsequent changes, if any, in his/her/their address. In case of joint Vendees, all communication shall be sent by the Developer to the Vendee(s) whose name appears first and at his/her address given here in this deed. It shall for all purposes be considered as served on all the Vendee(s) and no separate communication shall be necessary to the other named Vendee(s). All letters, receipts, and/or notices issued by the Developer or its nominee and dispatched under Registered Post/Speed Post/any Courier Service to the last known address of the vendee(s) shall be sufficient proof of receipt of the same by the vendee(s) and which shall fully and effectually discharge the Developer.
10. That all taxes, levies, cess, charges or assessments or any other claim/demand by whatever named called, whether levied or leviable in future, in respect of the said Plot, by any Government Authority(ies) or department or agency shall be borne and paid by the Vendee(s) on Pro-rata basis or to be reimbursed to the Developer in the event the same is discharged by the Developer as determined by the concerned authorities/ Developer/ Association of allottees from the date of execution of this Deed.
11. That the vendee(s) has borne and paid all expenses for the execution and registration of this Deed including cost of stamp duty, registration fee and other incidental charges. This Conveyance deed in Respect of the transaction involved herein is valued for Rs. 24,68,060/- (Rupees Twenty Four Lakhs Sixty Eight Thousand and Sixty only) for the purposes of stamp duty in terms of the Indian Stamp Act, 1899 and accordingly the stamp duty is being paid thereon. Any deficiency in the stamp duty as may be determined by the Sub-Registrar and/or Concerned Authority along with consequent penalties/ deficiencies as may be levied in respect of the said plot conveyed by this deed shall be solely borne and paid by the vendee(s) exclusively and the developer accept no responsibility in this regard.

For M. J. S. Dicon Pvt. Ltd.


Authorized Signatory

SCHEDULE - A

ALL THAT piece and parcel of residential Plot No. R-170 Situated at Precore City, DDJAY, Sector-7, Baluda Road, Sohna, Under the Scheme of Deen Dayal Jan Awas Yojana - 2016 (T. P. Scheme)

North	:	Road
South	:	Other Property
East	:	Plot No. R-171
West	:	Other Property
East to West	:	6.700 mtr.
North to South	:	18.117 mtr.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on the day, month and year written herein above.

SIGNED SEALED AND DELIVERED IN PRESENCE OF WITNESSES:WITNESSES

1.

Shakti
 श्री शक्ति नन्दराम
 जी बल्लभपुर तहसील सोहना
 जिला मुक्तनगर

VENDORS / DEVELOPER

For M. V. Buildcon Pvt. Ltd.

1872
 Authorized Signatory

M/s M. V. BUILDCON PRIVATE LIMITED

through its. Authorised Representative for
 M. V. Buildcon and Shakuntla Devi

2.

कामराज
कामराज डी. ए. सिंह
तहसील सोहना

Vendee(s)
 For Terra Infracore Pvt. Ltd.

M/s TERRA INFRACON PRIVATE LIMITED

Through its authorized Representative

Dishant Sanduja

Reg. No. 223/29/2023
Kushal Singh
 KUSHAL SINGH
 DOCUMENT WRITER
 TEH. SOHNA
 LICENCE NO. 223/29/1997



PAYMENT RECEIPT-NDC

SOHNA



Property Id	: 3TTAVUP8	Plot Size	: 145.170 (SqYard)
Name of the Owner	: TERRA INFRACON PVT LTD	Property Type	: Residential
Name of the Colony	: Precore City Authorized	Sub Category	: Residential
Mobile No.	: 9813162000	Authorised Status	: Authorized

DUES	AMOUNT
Property Tax Dues	32.33
Fire Tax Dues	0.00
Water Sewerage Usage Charges	0.00
Development Charges	0.00
Garbage collection Charges	100.00
MC Charges	0.00
Miscellaneous Charges	0.00
Total Due's	132.33

Payment Details

Payment Id	876245
Payment Date	07/Apr/2023
Application No	0141861357
Property Tax/Fire Tax G8 No	G05014230001674 View/Print G8 Receipt
Development G8 No	
Garbage collection G8 No	G05014230001675 View/Print G8 Receipt
Water Sewerage G8 No	
MC Charges G8 No	
Miscellaneous Charges G8 No	
Amount Paid	132.33
Payment Mode	Online
Transaction Id	T01420230000876245
Created By	ashish dudeja



DIRECTORATE OF URBAN
LOCAL BODIES
HARYANA



शहरी स्थानीय
निकाय निदेशालय
हरियाणा

S. No. 014/2023-2024/0141861357

Date : 07/Apr/2023

No Dues Certificate

In compliance of the provisions of the Haryana Municipal Corporation Act, 1994/ Haryana Municipal Act, 1973, No Dues Certificate is hereby issued to **TERRA INFRACON PVT LTD** (Old Name on NDC : M V BUILDCON PVT LTD) for the land/building located at (**170 TYPE R, Precore City Sector 7 Baluda Road Sohna , , Property ID: 3TTAVUP8** (Old PID on NDC : 14M0001C000065C01066) (Vacant Plot) - falling in Authorized Area , as per the data provided/uploaded by the concerned ULB) falling in the Municipal Limit of **Municipal Council Sohna** after recover/deposition of Rs **132.33** municipal dues viz., property tax, fire tax, development charges, water & sewerage charges etc. against said land/building.

Declaration:

1. (a) This is only a No Dues Certificate for municipal dues as on date and it does not regulate the compliance of building regulations, change of land use, any fire safety regulations or any other compliance under any act/rules.
2. (b) This No Dues Certificate does not bar any competent authority to take action under their prevailing act/ rules.
3. (c) In case any discrepancies in the amount deposited is discovered by **Municipal Council Sohna** at any stage, then it is in the rights of **Municipal Council Sohna** to recover the difference from the citizen.
4. (d) This certificate, at any stage, does not hold the ownership of the property and cannot be claimed as an ownership certificate.
5. (e) This No Dues Certificate is valid for three months from the date of its issuance.

Disclaimer:

If there are still any outstanding dues such as Property tax, Development Charge, User Charge, Water/Sewerage Charges etc. recoverable from the citizen by the ULB after issuance of this No Dues Certificate, such charges will be recovered by the concerned Municipality from the citizen separately.



*****System Generated Certificate. No signature required*****



CIN:U45201DL2005PTC133485

M.V. Buildcon Pvt. Ltd.

Corp. Office:118-119,1st Floor, Universal Trade Tower,Sector-49, Sohna Road, Gurgaon-122 001

Regd. Office:B-52,AB Second Floor,Kalaka ji, New Delhi-110019

Phone:0124-4382177, Website:www.mvbuildcon.com

E-mail : info@mvbuildcon.com

Regd./By hand /Courier.

Dated:- 03-01-2022

To

M/s. TERRA INFRACON PRIVATE LIMITED

R/o:- B-52 AB, 2nd Floor, Kalkaji,

New Delhi-110019

Subject:- Allotment of plot no. R-170 measuring 145.17 Sq.yards (121.38 Sq. Meters), residential plot, at Precore City, Sector -7, Sohna, Distt. Gurugram under Deen Dayal Jan Awas Yojna (DDJAY)

Sir,

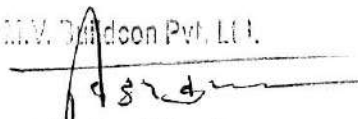
As per your desire and willingness to purchase the aforesaid residential plot we are pleased to inform you that we have considered your said request for the purchase of the plot stated above, hence for the total sale consideration of Rs. 24,68,060/- (Rupees Twenty Four Lakh Sixty Eight Thousand and Sixty only) at the rate of Rs. 17,000/- per sq. Yards(Rs. Seventeen Thousand per sq. yards.) which includes IDC/EDC charges but for the other charges and dues etc. a detailed, agreement for sale, has been prepared by us which contains the full details of all the terms, conditions and stipulations as per rules of the Government of Haryana (HRERA). The Company has already got the licence for the development of said township/city on the total land measuring 66 Kanals 5 Marlas situated atSector -7, Sohna, Distt. Gurugram.

By getting this allotment letter from the Company it is impliedly and expressly accepted by you that all terms and conditions /stipulations etc contained in standard format of agreement for sale which shall be executed and signed mutually by both the parties i.e. by you and Company in due course.

For Terra Infracon Pvt. Ltd.


Director

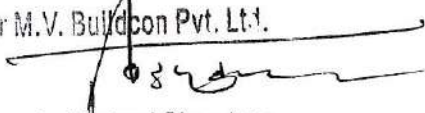
For M.V. Buildcon Pvt. Ltd.


Authorised Signatory

Please acknowledge this letter and sign it as a proof of the acceptance of the allotment of the plot in question and also for accepting the standard form prepared of the execution and signing the agreement for sale of the said plot.

Assuring you the good relationship.

For M.V. Buildcon Pvt. Ltd.


Authorised Signatory

M.V. Buildcon Pvt. Ltd., regd. off,

B-52 AB , Second Floor, Kalkaji , New Delhi
..110019, at Corporate off. at 118-119, First
Floor, Universal Trade Tower, Sector 49,
Sohna Road, Gurugram, Haryana through its
duly Authorized Signatory .

Accepted as stated above and undertakes to execute and sign the standard format of Agreement for sale.

Allottee.

For Terra Infracon Pvt. Ltd.


Director

TERRA INFRACON PVT. LTD.



— Dream . Build . LIVE —

CIN:U45201DL2005PTC133485

M.V. Buildcon Pvt. Ltd.

Corp. Office:118-119,1st Floor, Universal Trade Tower,Sector-49, Sohna Road, Gurgaon-122 001

Regd. Office:B-52,AB Second Floor,Kalkaji, New Delhi-110019

Phone:0124-4382177, Website:www.mvbuildcon.com

E-mail : info@mvbuildcon.com

POSSESSION CERTIFICATE

Name & Address of the Allottee(s) :

M/s. Terra Infracon Pvt. Ltd.

B-52, AB, 2nd Floor, Kalkaji,

New Delhi-110019

Customer Code No.: PC/DDJAY/0012

Ref.: Possession of Plot No. 170, Type-R admeasuring 145.17 sq.yds. (121.38 sq.mtrs.) in Precore City,DDJAY Sector 7, Sohna, Gurugram, Haryana

Certified that I have taken physical possession of Plot No. 170, Type R in the Precore City, DDJAY, Sector 7, Sohna, Gurugram, Haryana from M. V. Buildcon Private Limited, this the 31st March 2023 in perfect condition and in order.

I have satisfied myself with the measurement and specifications and found the same to be in order.

POSSESSION HANDED OVER BY:

For & On Behalf of

M. V. Buildcon Pvt. Ltd.

Authorized Signatory

M. V. Buildcon Private Limited

(Authorized Signatory)

POSSESSION TAKEN OVER BY:

Allottee(s)

NAME: M/s Terra Infracon Pvt. Ltd.

ADDRESS: B-52, AB, 2nd Floor, Kalkaji

New Delhi-110019

DATE : 31-03-2023