



Indian-Non Judicial Stamp Haryana Government



Date : 02/11/2023

Certificate No. GOB2023K4193



Stamp Duty Paid : ₹ 116668000

(Rs. Only)

GRN No. 108947996



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Haryana state Industrial and infrastructure Development corporation
H.No/Floor : C/13/14 Sector/Ward : Sec6 LandMark : Sector 6 panchkula
City/Village : Panchkula District : Panchkula State : Haryana
Phone: 70*****88



Buyer / Second Party Detail

Name : Eldeco Infrastructure and properties Limited
H.No/Floor : 201/212/2f Sector/Ward : Na LandMark : Splendor forum jasola
City/Village: New delhi District : Centre new delhi State : Delhi
Phone : 98*****37

Purpose : Conveyance Deed

DEED OF CONVEYANCE

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



15454
12/01/2024

Transaction Value: Rs.166,66,73,760/-
@7% Stamp Duty Rs.11,66,68,000/-
Certificate no-GOB2023K4193
GRN No.108947996 dated 02.11.2023

This deed of conveyance made on the 12th day of January in the year 2024 between **The Haryana State Industrial & Infrastructure Development Corporation Limited, Registered Office C 13 & 14, Sector 6, Panchkula** (hereinafter called the transferor/HSIIDC of the one part) which expression shall include its successors, assignees, administrators, executors, through its authorized signatory.

AND

M/s Eledco Infrastructure and Properties Limited, having its registered office at S-16, 2nd Floor, Eldeco Station 1 Mall, Sector-12, Faridabad. (Hereinafter called the transferee of the other part) of the conveyance deed, which expression shall include his/her/its heirs, successors, assignees, administrators, nominees, etc., through its authorized signatory namely Mr. Parag Dimri S/o Late Sh. Govind Parsad Dimri, General Manager (Business Development) of M/s Eledco Infrastructure and Properties Limited (authorized by M/s Eledco Infrastructure and Properties Limited vide their board resolution dated 21.07.2023).

Whereas the plot hereinafter described and intended to be hereby conveyed is owned by the transferor with full proprietary rights.

For Eldeco Infrastructure & Properties Ltd.

For Haryana State Indl. & Inf. Dev. Corp. Ltd.

Authorised Signatory

Estate Manager

For Eldeco Infrastructure & Properties Ltd.

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- Manesar	गांव/शहर- Huda Sectors	स्थित- Sec 80
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा स्टेट इंडस्ट्रियल एंड इन्फ्रास्ट्रक्चर डेवलपमेंट कारपोरेशन क्षेत्र
पता : Gurugram/Manesar/-/80/GH-2		
धन संबंधी विवरण		
राशि- 1666673792 रुपये	कुल स्टाम्प शुल्क- 116667160 रुपये	
स्टाम्प नं- G0B2023K4193	स्टाम्प का मूल्य- 116668000 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan: 108948271	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAJBIR SINGH ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय	33752 Sq. Meter	
स्थानीय शहरी निकाय संबंधी विवरण		
पॉपर्टी आईडी- ILPGCHS	प्रॉपर्टी नं- 40/19	मालिक- ELDECO INFRASTRUCTURE AND PROPERTIES LTD
प्लॉट- 10/9 LC-1265A, 122004, 122004		

यह प्रलेख आज दिनांक 12-01-2024 दिन शुक्रवार समय 1:08:00 PM बजे श्री/श्रीमती/कुमारी HSHDC thru SURESH KUMAR OTHER निवासी C-13 AND 14 SECTOR 6 PANCHKULA द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Suresh Kumar

संयुक्त उप पंजीयन अधिकारी Manesar

HSHDC

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।

Suresh Kumar

दिनांक 12-01-2024

संयुक्त उप पंजीयन अधिकारी Manesar

HSHDC

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ELED CO INFRASTRUCTURE AND PROPERTIES LTD thru PARAG DIMRI OTHER 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 अखिग अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SURENDER YADAV ADV पिता --- निवासी ADV GGM व श्री/श्रीमती/कुमारी DEEPAK पिता PRAVEEN निवासी ARJUN NAGAR GGM ने की। साथ ही सं. 1 को हम गम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह राक्षी सं. 2 की पहचान करता है।

दिनांक 12-01-2024

संयुक्त उप पंजीयन अधिकारी Manesar



AND whereas, the transferor had conducted a public auction on 20.03.2023 for allotment of Group Housing Site bearing No-GH-2, Sector-80, Manesar subject to certain terms and conditions, wherein the transferee also participated and its bid, being the highest for the said site bearing **No. GH-02**, measuring 33752 sq. mtrs. situated in Sector-80, Manesar, Tehsil Manesar, District Gurgaon (Haryana) was accepted by the transferor.

Whereas the transferor had issued a Letter of Intent No. HSIIDC:C&H: 2023:155 dated 31.03.2023 offering allotment of Group Housing **Plot No. GH-02, Sector-80, in Manesar, measuring 33752 Sq. Mtrs.** to the transferee, in pursuance to its application for allotment of the plot for the purpose of Group Housing and subsequently an agreement dated 21.07.2023 was also executed into between the Transferor/HSIIDC & Transferee following which a Regular Letter of Allotment No.HSIIDC:217 dated 24.07.2023 containing the terms and conditions of allotment was issued by the transferor which was duly accepted by the transferee vide letter of acceptance dated 28.08.2023.

Whereas the transferee has made the full tentative payment amounting to Rs. **1,50,00,06,384/- (Rupees One Hundred Fifty Crores Six Thousand Three Hundred Eighty-Four only)** as on date, towards the price of the said plot to the transferor after adjustment of 10% rebate on site cost.

Whereas the actual physical possession of the allotted site has also been taken over by the transferee on 05.10.2023.

Whereas the RLA dated 24.07.2023 and agreement dated 21.07.2023 shall continue to remain part & parcel of this deed in so far as the provisions contained therein are not inconsistent or at variance with any other provisions of this conveyance deed, in which case, terms and conditions of this conveyance deed shall prevail.

NOW THEREFORE, this deed witnessed that for the purpose of carrying into effect the Regular Letter of Allotment dated 24.07.2023 and the Agreement dated 21.07.2023 vide which the transferee has elected to be governed by the provisions of EMP-2015, as amended from time to time and in consideration of the said sum of Rs. **1,50,00,06,384/- (Rupees One Hundred Fifty Crores Six Thousand Three Hundred Eighty-Four only)** paid by the transferee after adjustment of 10% rebate on the plot cost, the transferor hereby grants and conveys to the transferee all that part and parcel of plot in **Group Housing plot No. GH-02, Sector-80, in Manesar, measuring 33752 sq. mtrs.** (Herein after called the plot/site) on the following terms and conditions.

For Eldeco Infrastructure & Properties Ltd.

Authorised Signatory

For Haryana State Indl. & Inf. Dev. Corp. Ltd.

Estate Manager

Reg. No.

Reg. Year

Book No.

15454

2023-2024

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विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी
Manesar

विक्रेता :- thru SURESH KUMAR OTHER HSIIDC

Suresh Kumar

क्रेता :- thru PARAG DIMRI OTHER ELED CO INFRASTRUCTURE AND PROPERTIES LTD

गवाह 1 :- SURENDER YADAV ADV *S*

गवाह 2 :- DEEPAK *Deepak*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 15454 आज दिनांक 12-01-2024 को बही नं 1 जिल्द नं 327 के पृष्ठ नं 186.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2751 के पृष्ठ संख्या 89 से 91 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 12-01-2024



[Signature]
उप/संयुक्त पंजीयन अधिकारी Manesar

1. That the Site shall be allotted on "as is where is basis".
2. That the Transferee would be required to intimate to transferor the number of dwelling units (DUs) proposed to be constructed on the allotted site and sizes thereof before approval of building plans.
3. That the Transferee shall ensure that development of Group Housing colony is done as per zoning plan, approved building plan and as per provisions applicable for Group Housing Sites contained in the Haryana Building Code - 2017, as amended from time to time.
4. That the transferee shall reserve 15% of the total number of flats developed or proposed to be developed for allotment to economically weaker section categories and the area of such flats shall not be less than 200 sq.ft. These flats shall be allotted on the basis of the price charged by the Housing Board Haryana for such size flats in their particular area or as decided by the State Govt.
5. That while all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plans approved by the HSIIDC; at least 15% of the total site area shall be developed as organized open spaces i.e. for tot lots and playground.
6. That the benefits of additional FAR for adopting green norms/ getting project certified from Green Rating for Integrated Habitat Assessment (GRIHA) /Indian Green Building Council (IGBC)/ Leadership in Energy and Environmental Design (LEED) shall be applicable as specified in the Haryana Building Code, as amended from time to time, on payment of Internal Development Charges as decided by the HSIIDC at the time of deposit of such charges.
7. That the Transferable Development Rights (TDR) policy issued by the Principal Secretary to Govt. of Haryana, Town and Country Planning Department, Chandigarh, vide Notification No.: Misc-454/2021/28849 dated 16.11.2021 shall be applicable subject to payment of applicable charges as per said policy and Internal Infrastructure Development Charges as decided by the Corporation at the time of deposit of such charges.

For Eldeco Infrastructure & Properties Ltd.


Authorized Signatory

For Haryana State Indl. & Inf. Dev. Corp. Ltd.


Estate Manager



8. That the Transferee shall be required to complete the construction with minimum construction norms as specified under Rule 4.10(3) of Haryana Building Code, 2017, as amended from time to time, and obtain occupation certificate from transferor, within a period of five (5) years from the date of offer of possession. For the purpose of clarity, possession shall be formally offered by transferor after basic level infrastructure facilities i.e., motorable road, water supply system and electrical infrastructure system for construction, as per EMP provisions, are provided.
9. That the Transferee may avail five annual extensions subject to payment of extension fee as per Estate Management Procedures, 2015 (EMP) of transferor, applicable for group housing plots, as amended from time to time.
10. That non completion of the minimum construction norms as specified under Rule 4.10(3) of Haryana Building Code, 2017, as amended from time to time, and not obtaining Occupation Certificate within the above specified time periods and non-adherence to any of the terms and conditions of allotment shall entail resumption of the plot/site.
11. That the transferor will provide only 11 KV line around the periphery of the Group Housing Site and further provision for providing transformer of required capacity 11 KV cable, metering equipment and other allied accessories will have to be made by the Transferee itself as per its load requirement within its premises at its own cost and as per the standards/specifications laid down by HVPNL/HPGCL.
12. That the Transferee shall ensure that the flats/DUs are transferred to its members in accordance with the provisions of Haryana Apartment Ownership Act, 1983 and rules made thereunder, as amended from time to time. The Transferee shall also ensure that all the formalities required to be completed before they are giving possession of the flats/DUs are complied.
13. That the transferor will provide water supply connection on the periphery of Group Housing Site and further arrangement for the

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storage and boosting will have to be made by the Transferee itself as per its requirement at its own cost.

14. That the Transferee shall get the Project registered under 'Real Estate Regulation Act' with the competent authority and shall comply with all the applicable Laws/Rules & Regulations for development of the site including Real Estate (Regulation and Development) Act, 2016, Haryana Real Estate (Regulation and Development) Rules and Haryana Apartment Ownership Act, 1983 and rules made thereunder, as amended from time to time.
15. That the responsibility of the ownership of the common areas and facilities as well as their managements and maintenance shall vest in the Transferee till such time the responsibility is transferred to the owners of the dwelling units under the Haryana Apartment Ownership Act, 1983 and rules made thereunder, as amended from time to time.
16. That the site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on site/buildings constructed.
17. That the Transferee shall not make any alterations/additions to the structure erected on the site, as per the approved Building Plan, without prior/explicit written permission of Competent Authority.
18. That fragmentation / sub-division of the plot/site by the Transferee is not permissible under any circumstances.
19. That the transferee shall be free to create third party rights by way of sale or leasehold of the built-up area. The transferee shall also have flexibility of booking of sale/lease of space as per provisions of the Real Estate Regulation Act - after the full payment of the site has been made to HSIIDC, possession has been taken and conveyance deed has been got executed in its favor.
20. That the transferee shall be required to obtain prior written permission for Change in Constitution and Transfer of the site which shall be considered after execution of conveyance deed upon full payment of the cost of the site, including other outstanding dues, and subject to payment of applicable fee. Further, transfer of the site can

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be affected through execution of sale deed only. Other terms and conditions for transfer of site and fee for transfer permission shall be regulated as per the Estate Management Procedures, 2015 (EMP) of transferor, applicable for group housing plots, as amended from time to time. As the transferee shall be stepping into the shoes of the original transferee, the transferee shall be required to comply with all terms and conditions of the bid documents, Lol, RLA, agreement, conveyance deed, provisions of EMP, State Govt guidelines and the transferee must continue to abide by the third party rights/ agreements entered into by the original transferee with third parties and obtain necessary approvals in this regard from all concerned departments/ authorities (including but not limited to HRERA), as applicable.

21. That the Transferee may mortgage or create any right/interest on the site to secure the financial assistance from banks/FIs after execution of Conveyance Deed and subject to the condition that irrespective of the provisions of the Insolvency and Bankruptcy Code 2016, The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and other related Acts, the transferor shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub-servient. The mortgage to be created by the Transferee in favor of Bank/FI shall be without prejudice to the rights of the transferor in terms of the RLA/deed of conveyance in respect of the site in question. Prior written permission of the transferor shall be mandatory for mortgage of the site which will be considered only after payment of 25% of the bid quote price; however, mortgage can be done only after execution of conveyance deed. That notwithstanding the execution of Deed of Conveyance in his/her/its favor, the Transferee shall have to take prior written permission of transferor for mortgage / transfer of the site.
22. That in the event of auction of the site by the mortgagee bank/FI for recovery of its dues, the Bank/auction purchaser who purchases the property in auction from bank/FI shall be required to clear the dues of

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the transferor in respect of the site as the purchaser shall be stepping into the shoes of the original transferee. Such auction purchaser shall utilize the plot/site/premises for permissible activities only and in case the project was not completed by the previous transferee, such auction purchaser shall be required to complete the project within the time period available to the original transferee failing which the provisions relating to grant of extension as provided in Estate Management Procedures, 2015 (EMP) of transferor, applicable for group housing plots, as amended from time to time shall be applicable. Such auction purchaser shall be required to abide by the terms and conditions of allotment of this site and must continue to abide by the third-party rights/ agreements entered into by the original transferee with third parties and obtain necessary approvals in this regard from all concerned departments/ authorities (including but not limited to HRERA), as applicable as it shall be stepping into shoes of the Transferee. Moreover, building violations, if any, shall be the sole responsibility of the new buyer.

23. That the Transferee shall permit MD/HSIIDC or other officers authorized by him/her in this behalf to inspect the execution of the layout and the development works in the Group Housing Colony and the Transferee shall carry out all directions issued by him/her and ensure compliance of the execution of the layout and development works in accordance with the approved scheme and plans.
24. That the transferor may by its officers and servants at all reasonable times and in a reasonable manner after giving twenty-four hours' notice in writing, enter in and upon any part of the site and building erected thereon for the purpose of ascertaining that the Transferee has duly performed and complied with the conditions to be observed under the terms of allotment.
25. That the transferor shall have full right, power and authority at all times, to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance of all or any of the terms, conditions and reservations

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imposed and to recover from transferee, as first charge upon the said land/building, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating thereto.

26. That the transferor shall continue to be owner of all mines and minerals whatsoever including sub soil, water in or underneath surface of the site with all such rights and powers as may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same at all such times and in such manner as the transferor may deem fit, with power to carry out any survey of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site for the purpose of doing the full enjoyment of the exceptions and reservations herein contained;

Provided that the Transferee shall be entitled to receive from the transferor such payment for the occupation by the transferor of the surface and for the damage done to the surface of premises or building on the said site by such works or workings or letting down as may be agreed upon between the transferor and Transferee.

27. That the Transferee shall adhere to all provisions/requirements under the Environment (Protection) Act 1986, the Water (Prevention and Control of Pollution) Act 1974 and the Air (Prevention and Control of Pollution) Act 1981 with Rules of these Acts with all up to date/time to time amendments in the Acts as well as the rules and also obtain the necessary Environmental Clearance and other mandatory clearances from the appropriate Competent Authorities/regulatory bodies, as required under the relevant Act (s).

28. That the transferee shall have to take water for the said plot from the water supply system of the transferor on payment in accordance with the rates fixed from time to time. The transferee shall not dig or install any tube well/ bore-well within or outside the plot for meeting its water requirements.

29. That the Transferee shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said site and building by the

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Authorised Signatory

For Haryana State Indl. & Inf. Dev. Corp. Ltd.


Estate Manager

1. The first part of the report is the introduction.

2. The second part is the literature review.

3. The third part is the methodology section.

4. The fourth part is the results and discussion.

5. The fifth part is the conclusion.

6. The sixth part is the references.

7. The seventh part is the appendix.

8. The eighth part is the bibliography.

9. The ninth part is the list of figures.

10. The tenth part is the list of tables.

11. The eleventh part is the list of abbreviations.

12. The twelfth part is the list of symbols.

13. The thirteenth part is the list of equations.

14. The fourteenth part is the list of definitions.

15. The fifteenth part is the list of acronyms.

16. The sixteenth part is the list of units.

17. The seventeenth part is the list of variables.

18. The eighteenth part is the list of parameters.

19. The nineteenth part is the list of constants.

20. The twentieth part is the list of symbols.

21. The twenty-first part is the list of abbreviations.

22. The twenty-second part is the list of symbols.

23. The twenty-third part is the list of equations.

24. The twenty-fourth part is the list of definitions.

25. The twenty-fifth part is the list of acronyms.

26. The twenty-sixth part is the list of units.

27. The twenty-seventh part is the list of variables.

28. The twenty-eighth part is the list of parameters.

29. The twenty-ninth part is the list of constants.

30. The thirtieth part is the list of symbols.



competent authority including applicable maintenance and service charges fixed from time to time and as communicated by the transferor. The maintenance and service charges will be payable on per square meter basis within 30 days of raising of demand by the Estate Manager/ Officer in charge of transferor, failing which applicable interest/ penalty shall be payable by the transferee.

30. That the Transferee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
31. That the transferee shall comply with all Estate Management Regulations dealing with Malba, cleanliness, quantum and quality of effluent discharge, solid waste disposal, green cover obligations, vehicle parking regulations etc., among other things, for proper maintenance of the estate and its surrounding. Transferor shall be within its rights to ensure compliance of measures considered necessary for its maintenance and levy charges, fines and penalties, if necessary, towards achievement of its objectives.
32. That the Govt. may in the near future acquire possession and proprietary rights over the land surrounding the estate and the Govt. or any other authority on behalf of the Govt. may thereafter, in its discretion, decide to convert this area or a part thereof into a green belt or to use it for any other common purpose and in the event of such happening, the cost of the acquisition and development of the part of land so utilized payable by transferor to the Govt. or any authority on its behalf will be recoverable by transferor from its transferees proportionately. Any amount demanded by transferor on account of such external development charges will be payable by the transferee to transferor in lump-sum or in installments, with applicable interest, as may be decided by transferor.
33. That the provision for surrender of the Site and refund of payments upon surrender shall be as per provisions of EMP 2015 of transferor applicable for Group Housing Sites as amended from time to time/ decision of Board of Directors of HSIIDC.

For Eldeco Infrastructure & Properties Ltd.


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Estate Manager

34. That if the transferee appoints ANY ATTORNEY, he/she/they shall submit, with transferor, the certified copy of the Registered Power of Attorney along with photograph and signatures of the transferee and that of the attorney duly attested by the First-Class Magistrate within a week from the registration of the deed, by Regd. A/D post or in person and a certificate/undertaking confirming its validity at the time of acting upon it with the transferor.

35. That the transferor will be competent to resume aforesaid site in case the Transferee defaults in complying with the terms and conditions of bid document, allotment, agreement, this deed of conveyance, provisions of EMP-2015, as amended from time to time, etc. or if the Transferee violates any of the provisions of Applicable Laws/ Acts/Rules. The resumption of site would be done by the transferor after giving show cause notice. Consequent upon resumption of the Site, the ownership of the land including structures raised on it shall vest with the transferor and transferor shall take actions, including but not limited to the following:

- a. Evaluation of the extent of development works already undertaken or pending,
- b. Assessment of the claims and liabilities against the defaulting transferee including but not limited to creation of third-party rights by the defaulting transferee, if any, and detail of receipts of amounts from such third-parties, loans, mortgage of land/assets, pledge of shares etc. by the defaulting transferee
- c. Obtaining audited statement of accounts of the Project including complete details of receipts and expenditures of the Project
- d. Taking measures to inform third parties to not pay any further amount to the defaulting transferee.
- e. Seeking any other information pertaining to the Project etc.

Subsequently, for the purposes of completion of the Project, transferor may invite bids from third-party entities including but not limited to developers or Banks or financial institutions to take over the Project or

For Eldeco Infrastructure & Properties Ltd.


Authorised Signatory

For Haryana State Indl. & Inf. Dev. Corp. Ltd.


Estate Manager

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part of it along with such assets and liabilities and honor all such existing contractual obligations of the transferee. Transferor may also develop the said area under any law through any agency or Authority of its choice by taking charge of all the assets and liabilities of the Project and by honoring all such existing contractual obligations of the defaulting transferee.

Notwithstanding the above, in case all attempts to revive the Project fail, the Project may be scrapped and the outstanding dues of the transferor as well as payments made by the third parties to the defaulting transferee may be recovered through sale of assets of the defaulting transferee. In case the recovered amount is less than the combined figure of all liabilities, the amount shall be distributed proportionately amongst all such stakeholders. However, any excess recovery shall be deposited with transferor.

The defaulting transferee shall not have any claim on the land/ site and the resumption of the site by the transferor, shall not absolve the defaulting transferee of its obligations under Real Estate Regulation Act.

36. That the aforesaid site once resumed shall not be restored by transferor. However, an appeal against the orders of resumption passed by the Managing Director shall lie before the Appellate Authority i.e. Administrative Secretary of the Industries Department. Such appeal shall be made within 90 days of passing of resumption order, in the office of Administrative Secretary of the Industries Department. The decision of the Appellate Authority shall be final and binding.
37. That the transferee confirms that it is fully aware of provisions of HEEP-2020, EMP-2015 and Haryana Building Code -2017 as amended from time to time and has gone through the same. The Transferee agrees & undertakes to abide by and be bound by the said provisions of HEEP-2020, EMP-2015 and Haryana Building Code -2017 as amended from time to time and decisions of the Board of Directors of HSIIDC.

For Eldeco Infrastructure & Properties Ltd.


Authorized Signatory

For Haryana State Indl. & Inf. Dev. Corp. Ltd.


Estate Manager

2. The Board of Directors of the Company shall have the authority to

to make, alter, amend, repeal, suspend, or rescind any resolution

passed by the Board of Directors of the Company, subject to the

approval of the shareholders of the Company.

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38. That the transferee shall be responsible for the maintenance and upkeep of all roads, open spaces, parks, and public health services etc. over the plot.
39. That all the expenses, incidental to the execution of this deed, including stamp duty, shall be borne by the transferee.
40. That in matters of interpretation of any clause of this Agreement, decision of MD/HSIIDC will be final and binding on the transferee.

IN WITNESS WHEREOF, the parties hereto have set their hands/seals on the dates mentioned against their signatures.

PARTY OF FIRST PART

for and on behalf of
Haryana State Indl. & Infr. Dev. Corpn. Ltd./Transferor

Estate Manager

Estate Manager

Witness:

Signature: SURENDER YADAV

Name: Advocate

Residence: Distt. & Session Court

Occupation: Gurugram

PARTY OF SECOND PART:

for and on behalf of /Transferee
For Eledco Infrastructure & Properties Ltd.

M/s Eledco Infrastructure and Properties Limited.

Director/Partner/Sole Proprietor

Witness:

Signature: Deepak

Name: Deepak S/o Sh. Premkumar

Residence: 884/4 (2) Anginwagan, 44N

Occupation: _____

Plot No. GH-2 , Sector 80, Manesar

PLOT AREA=33752.0 SQ.MT.



