

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/07/2024

Certificate No. G0Q2024G1069



Stamp Duty Paid : ₹ 225749000  
(Rs. Only)

GRN No. 119016329



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Estate Officer ii

H.No/Floor : Na

Sector/Ward : Na

LandMark : Hsvp gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 97\*\*\*\*\*55



**Buyer / Second Party Detail**

Name : Experion Developers Private limited

H.No/Floor : F9/1st

Sector/Ward : 10

LandMark : Manish plaza 1 plot no 7 mlu

City/Village: Dwarka

District : New delhi

State : Delhi

Phone : 98\*\*\*\*\*82

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 OF  
RESIDENTIAL MULTI-STORIED GROUP HOUSING / MIX-USE  
SITE NO. GH-1, SECTOR - 42, GURUGRAM SOLD BY E - AUCTION**

  
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1.	Transaction Value	:	Rs. 322,49,84,300/-
2.	Property No.	:	Plot No. GH-1
3.	Village /Segment Block Name	:	Sector – 42, Gurugram
4.	Unit Land / Plot Area	:	13865.53 sq.mts. (3.426 acres)
5.	Stamp Duty	:	Rs. 22,57,49,000/-
6.	Stamp Cr. No. / Date	:	G0Q2024G1069 Dt.17.07.2024
7.	Stamp GRN No.	:	119016329
8.	Registration & Pasting Fees	:	Rs. 50,005/-
9.	Registration Challan GRN No.	:	0119016438
10.	Stamp Issued By	:	Indian Non Judicial Stamp, Haryana Government

THIS DEED OF CONVEYANCE is made at **GURUGRAM** ON THE , DAY OF **2024**

**BETWEEN**

**THE HARYANA SHEHRI VIKAS PRADHIKARAN** ACTING THROUGH THE ESTATE OFFICER (hereinafter called "**The Vendor**") of the **ONE PART;**

**AND**

**EXPERION DEVELOPERS PRIVATE LIMITED** a Company incorporated under the Companies Act, having its Registered Office at **F-9, First Floor, Manish Plaza-1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075** through its **Director Mr. Nagaraju Routhu** (hereinafter called "**The Allottee**") of the **OTHER PART.**

WHEREAS the land hereinafter described and intended to be hereby conveyed was owned by the Vendor in full proprietary rights.

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AND WHEREAS the Vendor has sanctioned the sale of the said land to the Allottee in pursuance of E-Auction dated 28.05.2023 made under sub-regulation (I) of the regulation (6) of the Haryana Shehri Vikas Pradhikaran (Disposal of land and building to be 1978 Rules and Guidelines governing HSVP (hereinafter referred to as the said Regulation) to be used as a site for residential /mix-use purpose in the Urban Area of Gurugram.

AND WHEREAS the Vendor has fixed the price of the said land sold by E-Auction dated 28.05.2023 at **Rs. 322,49,84,300/- (Rupees Three Hundred Twenty Two Crores Forty Nine Lakh Eighty Four Thousand Three Hundred Only)**.

AND WHEREAS the Allottee has paid the full price as mentioned above.

NOW THEREFORE, this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Allottee, hereinafter contained and the said sum of **Rs. 322,49,84,300/- (Rupees Three Hundred Twenty Two Crores Forty Nine Lakh Eighty Four Thousand Three Hundred Only)** has been paid by the Allottee, the receipt of which is acknowledged by the Estate Officer / Chief Administrator of the Vendor, the Vendor hereby grants and conveys unto the Allottee all the piece and parcel of Plot No. **GH-1, Sector-42, Urban Estate, Gurugram**, area in **13865.53 Square meters i.e. 3.426 acres**, duly allotted vide Memo No.ZO002/EO018/UE029/GALOT/0000001411 dated 21.12.2023, and more particularly described in the plan dated 22.04.2024 filed in the office of the Estate Officer, signed by the Estate Officer, Drawing No. DTP (G) 2686/ 2024, dated 22.04.2024, (hereinafter called the "**Site**").

To have and to hold the same unto and to the use of Allottees subject to the exception, reservations, conditions and covenants hereinafter contained each of them that is to say:

The allottee shall have the right of possession and enjoyment of the site subject to adherence to the terms and conditions of sale.

1. Any subsequent transfer of site conveyed to Allottee by this deed shall be subject to prior written permission of Estate Officer, who in turn, while granting the said permission to transfer shall adhere to rules, regulations and policies laid down by HSVP under HSVP Act 1977. Provided that allottee may create a mortgage in the said Site.
2. The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and power as may be

  
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necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at the such time and in such manner as the Vendor shall think fit, with power to carry out any surface or all any underground working and to letdown the surface of or if any part all or of the said site and to sink pits, erect building, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exception and reservation herein after contained.

Provided that the Allottees shall be entitled to receive from the Vendor such payment for the occupation by him of the surface and for the damage done to the surface or building on the said land by such works and workings or letting down as may be agreed upon between the Vendor and the Allottee or failing such agreement as shall be ascertained by reference to arbitration.

3. The Allottee shall pay all general and local taxes rates or cesses for the time being imposed or assessed on the said land by Competent Authority.
4. The Allottee shall have to complete the construction within FIVE years from the date of possession of the said land, i.e. 14.03.2024 in accordance with the relevant rules/regulation.

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 reasons beyond the control of the Allottee.

5. That Allottee shall not erect any building for making any addition alteration without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.
6. The Vendor may by his officers and employees servant at all reasonable times and in a reasonable manner after twenty four hour notice in writing, enter in and upon any part of the land or building erected therein for the purpose of ascertaining that the Allottee has duly performed and observed the covenants and condition to be performed and observed by him under these presents.
7. The Vendor shall have full rights, power and authority at all times to do through officers or employees all act and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms condition and reservations herein contained

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and to recover from the Allottee as first charge upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection there with or in way relating thereto.

8. The Allottee shall not use the said land for any purpose other than that for which it has been sold nor shall he 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 Shehri Vikas Pradhikaran Act, 1977 (herein after referred to as the Act).
9. The Allottees shall accept and obey all the rules and regulations and orders made or issued under the Act.

In the event of breach of any other condition of sale, the estate officer may impose a penalty or resume the land or both in accordance with the provision of the act and the rules/regulation made there under.

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 Allottees 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.

10. All the disputes and differences arising out or in any way touching or concerning this deed what-so-ever, shall be referred to the sole arbitration of the Chief Administrator or any other Officer appointed by him. It will not be an objection to such appointment that the Arbitrator so appointed is a Government Servant or an officer of the Authority that had to deal with the matter to which this deed is related and that in the course of his duties as such Government servant or officer as the case may be he has expressed his view on all or any of the matter in the dispute or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

If and so long as the Allottee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise, the Vendor will secure the Allottee full and peaceful enjoyment of the right and privileges herein and hereby conveyed and assured.

  
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**And it is hereby agreed and 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 (1) 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 authorised to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- d) The expression 'Allottee' used in the instant deed shall include in addition to Experion Developers Private limited, its lawful heirs & successors in occupation of the land or building erected thereon with the permission of the Estate Officer.

**IN WITNESS WHERE OF** both the parties here to have hereunder respectively subscribed their names at the places and on dates hereinafter, in each case specified.

Signed for and on behalf of Experion Developers Private Limited through its director Mr. Nagaraju Routhu at Gurugram on the 24<sup>th</sup> Day of July 2024.



ALLOTTEE

In the presence of Witnesses

1.

Name: SANJEET KUMAR THAKUR

SIGNATURE OF WITNESS  
No.1.

RESIDENT: 1305/5 PATEL NAGAR  
GURUGRAM - 122001

OCCUPATION: SR. EXECUTIVE LEGAL & CORPORATE  
AFFAIRS OF M/S. EXPERION DEVELOPERS  
PVT. LTD.

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2.

NAME:

TUSHAR AGGARWAL

SIGNATURE OF WITNESS  
No.2.

RESIDENT:

302 M. TOWN ROHTAK

OCCUPATION:

SR Manager - In Exp<sup>ion</sup> Development

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran  
through its Estate Officer at Gurugram on the date of 24<sup>th</sup> Day of July  
2024.

VENDOR

In the presence of Witnesses:

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1.

NAME:

Dinesh Kumar  
Assistant

RESIDENT:

SIGNATURE OF WITNESS  
No.1.

OCCUPATION:

2.

NAME:

DHARAMBIR  
CLERK

RESIDENT:

SIGNATURE OF WITNESS  
No.2.

OCCUPATION:

ESTATE OFFICER-II  
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