



हरियाणा HARYANA

53AA 889904

पस/का नं 3652
दिनांक - 27/5/2024

ATTESTED

For Sub Registrar
Wazirabad (Gurgaon)

03 JUN 2024

4633

72

C P Bhatnagar

Adv.

GHANSHYAM DASS
STAMPVENDOR

03 JUN 2024

JUDICIAL COMPLEX
GURUGRAM, HARYANA
S.V. 06/2011

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/04/2024

Certificate No. G0H2024D1141



GRN No. 115149039



Stamp Duty Paid : ₹ 84227500

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Hsvp

H.No/Floor : Na

Sector/Ward : Na

LandMark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****70



Buyer / Second Party Detail

Name : Jhs Estate Pvt Ltd

H.No/Floor : 18

Sector/Ward : Na

LandMark : Community center mayapuri phase 1

City/Village: New delhi

District : New delhi

State : Delhi

Phone : 99*****70

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 BUILDING SITE SOLD BY ALLOTMENT

1. Transaction Value : Rs.1,20,32,49,700/-
2. Property No. : Plot No. GH-13
3. Village /Segment Block Name : Sector- 56 Gurugram
4. Unit Land : 8334.29 Sq. Mtrs.
5. Stamp Duty : Rs. 8,42,27,500/-
6. Stamp Cr. No./Date :
7. Stamp GRN No. :
8. Registration & Pasting Fees : Rs 50005/-
9. Registration Challan GRN No. :
10. Stamp Issued by : Indian Non Judicial Stamp
Haryana Government

For JHS ESTATE PRIVATE LIMITED

ATTESTED

Estate Officer-II
HSVP, Gurugram

For Sub Registrar
Wazirabad (Gurugram)

Director/Authorised Signatory

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03 JUN 2024

प्रलेख क्र.:3652

मुद्रण दिनांक 27/05/2024 02:34 PM

पंजीकरण दिनांक:27-05-2024

| वसीका संबंधी विवरण | | |
|--|--------------------------------------|-----------------------------------|
| वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC | | |
| तहसील/सब-तहसील- वजीराबाद | गांव/शहर- हुड्डा सेक्टर | स्थित- Sec-56 |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर | हरियाणा शहरी विकास प्राधिकरण क्षेत्र | |
| पता : GH13, Sector 56, Gurgaon II, Gurugram | | |
| धन संबंधी विवरण | | |
| राशि- 1203249664 रुपये | कुल स्टाम्प शुल्क- 84227480 रुपये | |
| स्टाम्प नं- G0H2024D1141 | स्टाम्प का मूल्य- 84227500 रुपये | |
| रजिस्ट्रेशन फीस- 50000 रुपये | EChallan:115144251 | पेस्टिंग शुल्क- 3 रुपये |
| द्वारा तैयार किया गया- SELF | सेवा शुल्क- 200 | |
| भूमि का विवरण | | |
| निवासीय | 8334.29 Sq. Meters | |
| स्थानीय शहरी निकाय संबंधी विवरण | | |
| प्रॉपर्टी,आईडी- 1CHP9WU1 | प्रॉपर्टी नं- GH-13, Sector 56 | मालिक- JHS Estate PRIVATE LIMITED |
| पता- GH-13, Sector 56, 122003, | | |

यह प्रलेख आज दिनांक 27-05-2024 दिन सोमवार समय 2:33:00 PM बजे श्री/श्रीमती/कुमारी EO II HSVP निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

EO II HSVP

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।

दिनांक 27-05-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

EO II HSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MS JHS ESTATE PVT LTD thru SEHAJ CHAWLAOTHER हाजिर हैं। 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 LAXMAN पिता, निवासी GGN व श्री/श्रीमती/कुमारी MOHAN KUMAR NAIR पिता, निवासी NOIDA ने की।

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

दिनांक 27-05-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

This DEED OF CONVEYANCE made at Tehsil Wazirabad, District Gurugram on this 13th day of May, 2024 between the **HARYANA SHEHRI VIKAS PRADHIKARAN** (earlier known as Haryana Urban Development Authority) acting through the Estate Officer II, Sector 56, Gurugram (hereinafter called the "Vendor") of the One part.

M/s JHS Estate Pvt. Ltd and, a company incorporated under the Companies Act, 2013, having its registered office at o 18, **Community Center, Mayapuri Phase-I, Delhi-110064** through its Director **Mr. Mr. Sehaj Chawla (Adhaar No. 7587 4158 9766) S/o Late Mr. Surinder Pal Singh Chawla** by the Board of Directors in the meeting held on 13th March 2024 (hereinafter called the "Transferee" of the Other part).

WHEREAS, the Site hereinafter described and intended to be hereby conveyed is owned by the Vendor with full proprietary rights and interests:

AND WHEREAS, the Vendor has sanctioned the sale of the said Site to the Transferee in pursuance of his application/auction dated 29.09.2023 made under Sub Regulation (i) of Regulation 5 of the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978, (hereinafter referred to as the 'said 'Rules / Regulations to be used as a site of Residential Multi-storied Group Housing Site No. GH-13in Sector – 56, Urban Estate Gurugram – II, Gurugram (Haryana);

AND WHEREAS, the Vendor has fixed the price of the Site at **Rs. 1,20,32,49,700/- (Rupees One Hundred Twenty Crore Thirty Two Lakhs Forty Nine Thousand Seven Hundred only) .The payment of the said amount made is given below:-**

| Sr. No | Mode of Payment | Receipt No./Date | Amount |
|--------|-------------------|--------------------------------------|-----------------|
| 1 | Application Money | APP1/29.09.2023 | 12,03,24,970.00 |
| 2 | CHALLAN | BK004/R0030/WS/744495/05.01.2024 | 18,04,87,455.00 |
| 3 | CHALLAN | BK004/R0030/WS/0000750372/20.02.2024 | 89,04,04,778.00 |
| 4 | TDS | TDS/570403/4/23.02.2024 | 18,04,874.55 |

ATTESTED
Estate Officer-II
HSVP, Gurugram
For Sub Registrar
Wazirabad (Gurugram)
03 JUN 2024
For JHS ESTATE PRIVATE LIMITED
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Director/Authorised Signatory

Reg. No.

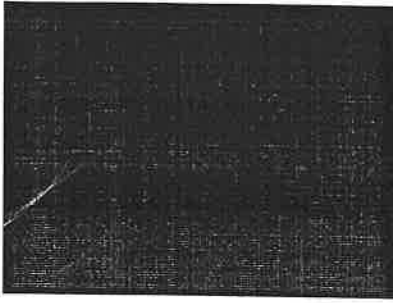
Reg. Year

Book No.

3652

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- EO II HSVP _____

क्रेता :- thru SEHA CHAWLAOTHERMS JHS ESTATE PVT LTD _____

गवाह 1 :- LAXMAN _____

गवाह 2 :- MOHAN KUMAR NAIR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3652 आज दिनांक 27-05-2024 को बही नं 1 जिल्द नं 169 के पृष्ठ नं 62 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 5620 के पृष्ठ संख्या 63 से 70 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 27-05-2024

उप/सयुक्त पंजीयन अधिकारी वजीराबाद

| | | | |
|---|----------------|-------------------------|------------------|
| | PAYMENT | | |
| 5 | TDS PAYMENT | TDS/570403/5/23.02.2024 | 6,02,074.70 |
| 6 | TDS PAYMENT | TDS/570403/6/23.02.2024 | 90,24,372.75 |
| 7 | TDS PAYMENT | TDS/570403/7/23.02.2024 | 6,01,175.00 |
| | | TOTAL PAYMENT | 120,32,49,700.00 |

AND WHEREAS, the Vendor reserves the right to enhance the price, in the case of land sold by allotment, by the amount of the additional price determined in accordance with the said Rules / Regulations;

AND WHEREAS the Transferee has paid the sale price and agrees to pay the additional price in the manner hereinafter appearing.

NOW, THEREFORE, this Deed witnesses that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Transferee hereinafter contained and the said sum of **Rs. 1,20,32,49,700/- (Rupees One Hundred Twenty Crore Thirty Two Lakhs Forty Nine Thousand Seven Hundred only)** paid by the Transferee and the undertaking of the Transferee to pay the additional price, if any, determined to be paid by the Transferee, within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of installments with interest, as may be determined by the Chief Administrator, the Vendor hereby grants and conveys unto the Transferee, all the pieces and parcel of **Plot No. GH-13, Sector-56, area in 8334.29 sq mts.**, and more particularly described in plan filled in the office of the Estate Officer and signed by the Estate Officer aforesaid and dated the 13th day of May-2024 [a copy whereof is annexed hereto], (hereinafter referred to as the "Site").

TO HAVE AND TO HOLD the same unto and to the use of the Transferee subject to the exceptions, reservation, conditions and covenants hereinafter contained and each of them, that is to say:

1. The Transferee shall have the right of possession and enjoyment so long as the

ATTESTED

For JHS ESTATE PRIVATE LIMITED

Estate Officer -
HSVP, Gurugram

For Sub Registrar
Gurugram (Gurugram)

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Director/Authorised Signatory

Transferee pays the additional price, if any, determined by the Vendor within a period of time fixed as aforesaid and otherwise confirms to the terms and conditions of Sale.

2. The Vendor shall have a first and paramount charge over the said Site for the unpaid portion of the sale price and the Transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the Site or any right, title or interest therein, except by way of lease on a monthly basis, without the previous permission in writing of the Estate Officer. The Estate Officer, while granting such permission, may impose such conditions as may be decided by the Chief Administrator from time to time.
3. The Vendor reserves to itself all mines and minerals whatsoever in or under the said Site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same as at such times and in such manners as the Vendor shall think fit with power to carry out any surface or any underground working and to let down the surface of all or any part of the said Site and to sink pits, erect buildings, 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 exceptions and reservations hereinafter contained.

Provided that the Transferee shall be entitled to receive from the Vendor such payment for the occupation by the Vendor for the surface and for the damage done to the surface or buildings on the said Site by such workings or letting down as may be agreed upon between the Vendor and the Transferee or failing such agreement as shall be ascertained by reference to Arbitration.

4. The Transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said Site by competent authority.
5. The Transferee shall have to complete the construction within five years from the


Estate Officer-II
HSVP, Gurugram

For JHS ESTATE PRIVATE LIMITED


Director/Authorised Signatory

date of offer or possession on the said Site, in accordance with the relevant Rules/Regulations.

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

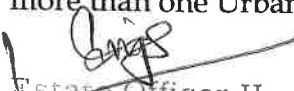
6. The Transferee shall not erect any building or make any addition, alteration without prior permission of the Estate Offices. No fragmentation of the Site or building shall be permitted.
7. The Vendor may by its officers or any servants at all reasonable times and in a reasonable manner, after twenty four hour's notice in writing, enter in and upon any part of the said Site or building erected thereon for the purpose of ascertaining that the Transferee has duly performed and observed its obligations under these presents.
8. The Vendor shall have full rights, powers and authority at all times to do through officers or servants, all acts and things, which may be necessary or expedient for the purpose of enforcing compliance with all of any of the terms, conditions and reservation herein contained and to recover from the Transferee as first charge upon the said Site, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.
9. The Transferee shall not use the said Site for any purpose other than that for which it has been allotted 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).
10. The Transferee shall accept and obey all rules and regulations made or issued under the Act.

For JHS ESTATE PRIVATE LIMITED
Estate Officer-II
HSVP, Gurugram
Sub Registrar
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11. In the event of non payment of the additional price within the fixed period by the Transferee, or in the event of the breach of any other condition of sale, the Estate Offices may impose a penalty or resume the Site, or both, in accordance with the provisions of the Act and the rules/regulations made there under. In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause or right for re-entry thereon, or any part thereof, to possess, retain and enjoy the same as to his former estate and the Transferee shall not be entitled to a refund of the sale price or any part thereof or to any compensation whatsoever on account of such reentry except in accordance with the said provision of the said Act.
12. All the disputes and differences arising out of or in any way touching or concerning this Conveyance Deed whatsoever 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 he has to deal with the matter to which this Conveyance Deed relates and that in the course of his duties as such Government servant or officer, as the case may be, he has expressed his views on all or any of the matters in 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 Transferee 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 or otherwise, the Vendor will secure the Transferee full ownership and rights hereby conveyed and assured.

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 Officers shall mean a person appointed by the Authority under clause (d) of Section 2 of the Act to perform the functions of Estate Offices under the Act in one or more than one Urban Area.


Estate Officer-II
HSVP, Gurugram

For JHS ESTATE PRIVATE LIMITED
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Director/Authorised Signatory

- c) The expression Vendor used in these presents shall include in addition to the Haryana Urban Development Authority and in relation to any matters or anything contained in or arising out of these presents, every person duly authorized to act or to represent the Haryana Urban Development Authority in respect of such matter of things.
- d) The expression Transferee used in these presents shall include in addition to the said **JHS Estate Pvt. Ltd**, its lawful heirs, successors, assigns, representatives, lessees and any person or persons in occupation of the said Site or building erected thereon with the permission of Estate Officer.

In witness whereof, the parties hereto have hereunto respectively subscribed their names at the places and on the date hereinafter in each case specified.

Signed by the said **Mr. Sehaj Chawla (Adhaar No. 7587 4158 9766) S/o Late Mr. Surinder Pal Singh Chawla**, Director of **JHS Estate Pvt. Ltd** the said Transferee, at Gurugram on the ____ day of ____ 2024.

(1) *Seh*
Laxman Kumar S/o Kamal
SEC 53 H NO 539
Chawla

For JHS ESTATE PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

Signature of Transferee

Witnesses :

1. Name : *[Signature]*
MOHAN KUMAR NAR

Residence : **28 C, Dhanu Grit Apt**

: **Sector- 34, Noida**

ATTESTED

[Signature]
Estate Officer-II
HSVP, Gurugram

Occupation : PRIVATE

(Signature)

2. Name : S.K. Sharma

Residence : Ar/1 Defence colony PS

: new delhi 11

Occupation : private

(Signature)

Signed for and on behalf of the Haryana Urban Development Authority and setting under his authority.

at Gurugram the _____ day of _____

in the presence of witness :

(Estate Officer)
Estate Officer-II
HSVP, Gurugram

1. Name : _____

Residence : Dinesh Kumar
Assistant

: _____

Occupation : _____

(Signature)

2. Name : _____

Residence : DHARAMBIR
CLERK

: _____

Occupation : _____

(Signature)

For JHS ESTATE PRIVATE LIMITED

ATTESTED

Director/Authorised Signatory

For Sub Registrar
Wazirabad (Gurugram)