

7517
16.07.2024

Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date: 01/05/2024

Certificate No. G0A2024E1024

GRN No. 116056286

Stamp Duty Paid: ₹ 47594500
(Rs. Only)

Penalty: ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Haryana Shehri Vikas pradhikaran
H.No/Floor: / Sector/Ward: 34
City/Village: Gurugram District: Gurugram
Phone: 99*****00

LandMark: Infocity sector 34
State: Haryana

Buyer / Second Party Detail

Name: Mnb Buildfab private limited
H.No/Floor: 3/gf Sector/Ward: /
City/Village: Kirti nagar District: New delhi
Phone: 99*****00

LandMark: Industrial area
State: Delhi

Purpose: CONVEYANCE DEED

THE SEAL OF
THE SUB-REGISTRAR
WAZIRABAD

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

DEED OF CONVEYANCE OF RESIDENTIAL SITE SOLD BY E -AUCTION

PROPERTY/PLOT NUMBER : PLOT NO. GH26A

VILLAGE/CITY NAME : SECTOR-56, HSVP, GURUGRAM

SEGMENT/BLOCK NAME : SECTOR-56, HSVP, GURUGRAM

TYPE OF PROPERTY : PLOT

UNIT LAND : 3438.75 SQUARE METERS

TRANSACTION VALUE : Rs. 67,99,17,400/-

STAMP DUTY : Rs. 4,75,94,500/-

STAMP CERTIFICATE NO./DATE : G0A2024E1024/01.05.2024

STAMP CERTIFICATE ISSUED BY : HARYANA GOVERNMENT

For MNB BUILD FAB PVT. LTD.

Chhachha
Auth. Sign.

[Signature]
ESTATE OFFICE-II
HSVP, GURUGRAM

प्रलेख क्र.:7517

मुद्रण दिनांक 16/07/2024 04:11 PM

पंजीकरण दिनांक:16-07-2024

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 : GH26A, Sector 56, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 679917376 रुपये	कुल स्टाम्प शुल्क- 47594216 रुपये	
स्टाम्प नं- G0A2024E1024	स्टाम्प का मूल्य- 47594500 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:116056588	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- SELF	सेवा शुल्क- 200	
भूमि का विवरण		
निवासीय	3438.75 Sq. Meters	
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICODNEJ5	प्रॉपर्टी नं- GH 26A	मालिक- MNB BUILDFAB
पता- GH 26A, PLOT NO. GH 26A, SECTOR 56, GURUGRAM., 122001,		

यह प्रलेख आज दिनांक 16-07-2024 दिन मंगलवार समय 4:10:00 PM बजे श्री/श्रीमती/कुमारी EO II HSVP निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Chadha

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।

Chadha

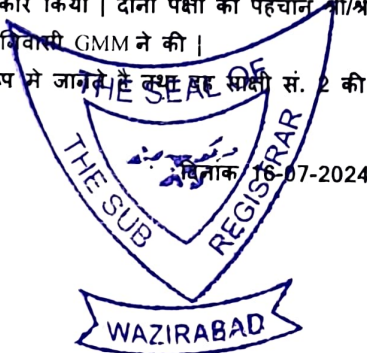
दिनांक 16-07-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

EO II HSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी MNB BUILDFAB PVT LTD thru ANKIT CHADHA 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 अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी NEERAJ ADV पिता . निवासी GGM व श्री/श्रीमती/कुमारी HEMANT YADAV पिता . निवासी GMM ने की।

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



संयुक्त उप पंजीयन अधिकारी NT Wazirabad

This DEED OF CONVEYANCE is made at Gurugram on the 13 day of 07 2024

BETWEEN

The Haryana Shehri Vikas Pradhikaran, acting through the Estate Officer-II (hereinafter called the **Vendor**) of the One Part

AND

MNB BUILDFAB PRIVATE LIMITED (PAN: AARCM4635K), having its office at Shop No. 3, Ground Floor, Plot No. 7/25, Kirti Nagar, Industrial Area, New Delhi-110015, through its authorized signatory Mr. Ankit Chadha (Aadhaar No. 5980 4225 4916) (PAN - AHDPC2517N) son of Sh. Sudhir Chadha, duly authorized vide Board Resolution Dated 08.07.2024 (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;

AND WHEREAS the Vendor has sanctioned the sale of the said site to the Allottee in pursuance of his application dated **28.05.2023** made under Sub regulation (I) of regulation 6 of Haryana Shehri Vikas Pradhikaran (Disposal of Land and Building to be 1978 Rules and Guidelines Governing HSVP (hereinafter referred to as the said regulations): to be used as a site for Residential Purpose in the urban area of Gurugram, Haryana.

AND WHEREAS the Vendor has fixed the price of the said Land sold by Auction at **Rs. 67,99,17,400/- (Rupees Sixty-Seven Crore Ninety-Nine Lakh Seventeen Thousand Four 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. 67,99,17,400/- (Rupees Sixty Seven Crore Ninety Nine Lakh Seventeen Thousand Four Hundred only)** has been paid by the Allottee, the receipt of which acknowledged by the Estate Officer / Chief Administrator the vendor hereby grants and convey unto the Allottee, all the piece and parcel of **Plot No. GH26A, Sector-56, Area in 3438.75 Sq. Mtrs. in Urban Estate-II, HSVP, Gurugram, Haryana** duly allotted vide Memo No. **ZO002/EO018/UE029/LALOT/0000000129** Dated **12.07.2023** and more particularly described in the plan filed in the Office of Estate Officer and signed by the Estate Officer r. no _____ dated _____ (hereinafter called the said site).

For MNB BUILD FAB PVT. LTD

Chadha

Auth. Sign.

[Signature]
ESTATE OFFICE-II
HSVP, GURUGRAM

Reg. No.

Reg. Year

Book No.

7517

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- EO II HSVP _____

क्रेता :- thru ANKIT CHADHA OTHERMNB BUILD FAB PVT
LTD Chadha _____

गवाह 1 :- NEERAJ ADV _____

गवाह 2 :- HEMANT YADAV _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7517 आज दिनांक 16-07-2024 को बही नं 1 जिल्द नं 174 के पृष्ठ नं 28.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 5863 के पृष्ठ संख्या 11 से 15 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा से प्रमाणित किये हैं।

दिनांक 16-07-2024



उप/सयुंक्त पंजीयन अधिकारी वजीराबाद

22

To have and to hold the same unto and to the use of the Allottee subject to the exceptions, reservation, conditions and covenants hereinafter contained and 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 Offices who in turn, while granting the said permission to transfer shall adhere to rules, regulations & policies laid down by HSVP under HSVP Act 1977. Provided that Allottee may create a mortgage in the said property
- (2) The Vendor reserves to himself 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 at such times and in such manner as the Vendor shall think fit, with power to carry out any surface or all any underground working and to let down the surface of or if any part all or of said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of 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 Allottee shall be entitled to receive from the Vendor such payment for occupation by him of the surface and for the damage done to the surface or buildings on the said land by such works and working 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 offer or possession on the said land, in accordance with the relevant rules/regulations.

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

- (5) The Allottee shall not erect any building or make 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 servants at all reasonable times and in a reasonable manner after twenty-four hours' notice in writing enter in and upon any part


ESTATE OFFICE-II
HSVP, GURUGRAM

For MNB BUILD FAB PVT. LTD.



Auth. Sign.

of the land or building erected therein for the purpose of ascertaining that the Allottee has duly performed and observed the covenants and conditions 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 acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein contained and to recover from Allottee as first charge upon the said site the cost of doing any such acts and things and all costs incurred in connection there with or in any 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 (hereinafter referred to as the Act)
- (9) The Allottee shall accept and obey all 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 Allottee 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 of or in any way touching or concerning this 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 the Arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this deed relates and the 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 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 right and privileges herein and hereby conveyed and assured.


ESTATE OFFICE-II
HSVP, GURUGRAM

For MNB BUILD FAB PVT. LTD.


Auth. Sign.


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 a person appointed by the authority under Clause (d) of Section 2 of the Act to perform the functions of Estate Officer under the Act in 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 relations to any matter or anything contained in or arising out of these present every person duly authorized to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- (d) The expression 'Allottee' used in these presents shall include the said **MNB BUILDFAB PRIVATE LIMITED (PAN: AARCM4635K), having its office at Shop No. 3, Ground Floor, Plot No. 7/25, Kirti Nagar, Industrial Area, New Delhi-110015, through its authorized signatory Mr. Ankit Chadha (Aadhaar No. 5980 4225 4916) (PAN - AHDPC2517N) son of Sh. Sudhir Chadha, duly authorized vide Board Resolution Dated 08.07.2024** his/her lawful heirs, successors in occupation of the land or building erected thereon with the permission of the Estate Officer.

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

Signed by the said **MNB BUILDFAB PRIVATE LIMITED** through its authorized signatory **Mr. Ankit Chadha** at _____ on the ____ day of _____ in the presence of.

For MNB BUILD FAB PVT. LTD.


(Allottee) Auth. Sign.

In the presences of witnesses:

1. Name : PUSHINDER SINGH
Residence : T-2337 FAIZ ROAD,
KAROL BAGH, NEW DELHI- 110005
Occupation : SELF EMPLOYED


(Signature)

2. Name : HEMANT YADAV


ESTATE OFFICE-II
HSVP, GURUGRAM

Residence : H.No - 417, KANHAI, SEC-45,
GURUGRAM - 122003
Occupation : PRIVATE JOB


(Signature)

Signed for and on behalf of the **Haryana Shehri Vikas Pradhikaran** and setting under his authority at Gurugram on the date of _____ 2024.


ESTATE OFFICE-II
(Estate Officer)
HSVP, GURUGRAM

Witnesses:

1. Name : _____
Residence : _____
Occupation : _____

Dinesh Kumar
Assistant


(Signature)

2. Name : _____
Residence : _____
Occupation : _____


DHARAMBIR
CLERK


(Signature)

①


NEERAJ KUMAR
ADVOCATE
B.Com, LLB
DISTT. COURT, GURUGRAM

②


Hemant Singh Yadav
S/o Sh. Vikram Singh Yadav
R/o H.No. 417, Near old Tempo Stand
Sector-45, Gurugram