



# Indian-Non Judicial Stamp Haryana Government



Date : 17/10/2024

Certificate No. G0Q2024J533



GRN No. 122678031

Stamp Duty Paid : ₹ 87512500  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Haryana Shehri vikas Pradhikaran  
H.No/Floor : Na Sector/Ward : Na LandMark : Estate officer  
City/Village : Gurugram ii District : Gurugram State : Haryana  
Phone : 96\*\*\*\*\*37 Others : Na



## Buyer / Second Party Detail

Name : Essel Infra Llp  
H.No/Floor : Lgf10 Sector/Ward : B LandMark : Vasant square mall plot a pocket v  
City/Village: New delhi District : New delhi State : Delhi  
Phone : 96\*\*\*\*\*37 Others : Na

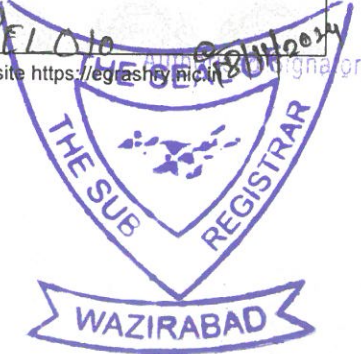
Purpose : CONVEYANCE DEED

Property All Deud Has Be n Completed

WCG Property ID: 10A51010  
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrahsh.nic.in>

## DEED OF CONVEYANCE

Type of Deed	:	Conveyance Deed
Village/City Name & Code	:	HSVP
Segment/Block Name & Code	:	Sector-43, Gurugram
Unit Land (Square Meter)	:	3120 Square Meter
Type of Property	:	Plot No. C-2
Transaction Value	:	Rs. 1,25,01,72,600/-
Stamp Duty	:	Rs. 8,75,12,500/-
Stamp No. and Date	:	G0Q2024J533/ 17.10.2024
Execution Date	:	
Commercial or Residential	:	Commercial



Estate Officer-II  
HSVP Gurugram

For ESSEL INFRA LLP

*Nam Nam*  
Designated Partner/Auth. Sign.

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- वजीराबाद	गांव/शहर- हुड्डा सेक्टर	स्थित- Sec-43
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : C2, Sector 43, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 1250172544 रुपये	कुल स्टाम्प शुल्क- 87512080 रुपये	
स्टाम्प नं- G0Q2024J533	स्टाम्प का मूल्य- 87512500 रुपये	
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:122678391	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- Rajbir Singh Adv		सेवा शुल्क- 200
भूमि का विवरण		
व्यवसायिक		3120 Sq. Meters
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICPELO10	प्रॉपर्टी नं- C2	मालिक- Essel Infra LLP
पता- C2, Sector 43, Gurugram		

यह प्रलेख आज दिनांक 18-11-2024 दिन सोमवार समय 12:52:00 PM बजे श्री/श्रीमती/कुमारी HSVP निवास GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

HSVP

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित हैं 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 हैं इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 18-11-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

HSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ESSEL INFRA LLP thru LAXMI NARAIN GOELOTHIER 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 NAVNEET KUMAR पिता निवासी GGN व श्री/श्रीमती/कुमारी RAVIKANT KUMAR पिता, निवासी GGN ने की।

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

दिनांक 18-11-2024

संयुक्त उप पंजीयन अधिकारी NT Wazirabad

For ESSEL INFRA LLP

Designated Partner/Authorized Sign.



THIS DEED OF CONVEYANCE is made & executed at Gurugram on this 13<sup>th</sup> day of Nov. 2024:

Between

**Haryana Shehri Vikas Pradhikaran** acting through the **Estate Officer, Gurugram-II** (hereinafter referred to as "**Vendor**"), which expression shall unless and otherwise repugnant to the context, mean and include its legal heirs, representatives, executors, successors, of the One Part.

And

**M/s Essel Infra LLP** (LLPIN: AAC-0412) (PAN AAPFP7413B), a Limited Liability Partnership (LLP) incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at LGF-10, Vasant Square Plot A, Sector-B, Pocket-V Community Center, Vasant Kunj, New Delhi 110070, and corporate office at Suncity Business Tower, Unit no. 224, Second Floor, Sector-54, Golf Course Road, Gurugram (Haryana) 122002, through its designated Partner **Mr. LAXMI NARAIN GOEL (Aadhaar No. 5730-2911-0296)** duly authorized vide resolution dated 10.10.2024 (hereinafter referred to as "**Vendee**"), which expression shall unless and otherwise repugnant to the context, mean and include its assigns, nominee(s), successors-in-interest, party of the Other Part.

The Vendor and Vendee hereinafter jointly referred to as the "**Parties**" and individually to as "**Party**".

- A. WHEREAS a commercial site no. C-2 in Sector-43, Urban Estate Gurugram-II, admeasuring 3120 sq.m. and more particularly described in the Site Plan **annexed** hereto (hereinafter referred to as "**said plot**"), was put to public auction on 30.01.2022 by the vendor. In the auction, the vendee was the successful bidder as the bid of the vendee being the highest bidder was accepted and Letter of Intent ('LOI') was issued by the vendor vide Endorsement no. ZO002/EO018/UE029/LALOT/0000000667 dated 08.03.2022.
- B. WHEREAS after the conditions of the LOI were complied with by the vendee, Allotment Letter in respect of said plot was issued by the vendor in favour of the vendee vide Memo no. ZO002 / EO018 / UE029 / GALOT / 0000000649 dated 14.07.2022 containing the terms & conditions of allotment, on freehold basis.

  
Estate Officer-II  
HSVP Gurugram

  
For ESSEL INFRA LLP

Designated Partner/Auth. Sign.

Reg. No.

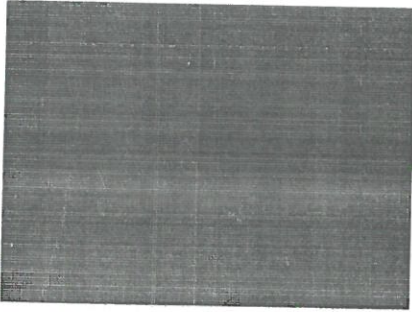
Reg. Year

Book No.

15707

2024-2025

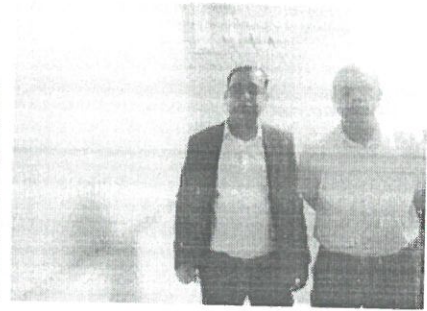
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विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- HSVP

क्रेता :- thru LAXMI NARAIN GOELOOTHERESSEL INFRA  
LLP

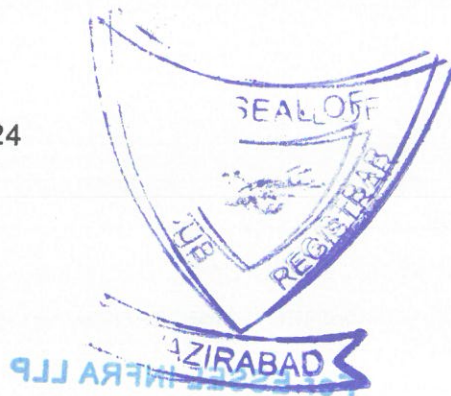
गवाह 1 :- NAVNEET KUMAR

गवाह 2 :- RAVI KANT KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 15707 आज दिनांक 18-11-2024 को बही नं 1 जिल्द नं 184 के पृष्ठ नं 75.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 6334 के पृष्ठ संख्या 69 से 73 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 18-11-2024



उप/संयुक्त पंजीयन अधिकारी वजीराबाद

WHEREAS the vendee has paid the entire amount of sale consideration, amounting to Rs. 1,25,01,72,600/- (Rupees One Twenty Five Crores One Lakh Seventy Two Thousands Six Hundred Only) vide various online RTGS transfer / transaction in favour of the HSVP an TDS u/s 194IA of the Income Tax Act @ 1% of sale consideration vide Challan Serial No. 03377 dated 04.07.2022 & Challan Serial No. 23400 dated 07.04.2022 for the purpose of carrying into effect the allotment / sale of said plot, the vendor hereby grants & conveys upto the vendee all the pieces & parcel of said plot to have & to hold the same upto and the use of the vendee, subject to the exceptions, reservations, conditions and covenants contained hereinafter.

1. The vendee shall have the right of possession & enjoyment so long as it abides by the terms & conditions of sale.
2. The vendor reserves to himself all mines & minerals whatsoever in or under the said plot with all such rights & powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same at all such times and in such manner as the vendor shall think fit with power to carryout any surface or any underground working and to let down the surface or all or any part of said plot and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of said plot for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions & reservations hereinafter contained.

Provided that the vendee shall be entitled to receive from the vendor such payment for occupation by him for the surface and for the damage done to the surface or buildings on the said plot by such working or letting down as may be agreed upon between the vendor and vendee or failing which on such agreement, as ascertained by reference to arbitration under the Arbitration & Conciliation Act 1996.

3. The vendee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said plot by competent authority.
4. The vendee shall have to complete the construction within \_\_\_\_\_ years from the date of offer of possession on the said plot, in accordance with the relevant rules / regulations.

  
Estate Officer-II  
HSVP Gurugram

**For ESSEL INFRA LLP**  
  
Designated Partner/Auth. Sign.



For ESSEL INFRA LLP  
Designated Partner/Authorized Sign.

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 vendee.

5. The vendee shall not erect any building or make any addition/ alteration without prior permission of the Estate Officer. No fragmentation of said plot shall be permitted.
6. The vendor may by his officers and servants at all reasonable times and in a reasonable manner after 24 hours' notice in writing enter in & upon any part of the said plot or building erected thereon for the purpose of ascertaining that the vendee has duly performed and observed the covenants and condition to be performed and observed by it under these presents.
7. The vendor shall have full rights, power and authority at all times to do through officers and servants, all acts & things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein.
8. The vendee shall not use the said plot for any purpose other than that for which it has been sold, 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**").
9. The vendee shall accept & obey all the rules & regulations and orders made or issued under the Act.
10. In the event of breach of any condition of sale, the Estate Officer may impose a penalty or resume the said plot in accordance with the provisions of the Act and the rules / regulations made thereunder.
11. 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 vendee 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.

  
Estate Officer-II  
HSVP Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.



For ESSEL INFRA LLP

Designated Partner/Auth. Sign.

ESSEL INFRA LLP  
1000, 1000, 1000


12. All the disputes & differences arising out or in any way touching or concerning this deed whatsoever, shall be referred to the sole arbitration of the sole Arbitrator appointed by the parties with mutual consent under the provisions of Arbitration & Conciliation Act 1996 and as amended from time to time. The decision of such arbitrator shall be final & binding on the parties to this deed.

If & so long as the vendee shall fully perform & comply with and shall continue to so perform & comply with each & all the terms & conditions herein made & provided but not otherwise, the vendor will secure the vendee's full & peaceful enjoyment of the rights and privileges herein and hereby conveyed & assured.

And it is hereby agreed & 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 (l) 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 authorized to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- (d) The expression 'vendee' used in these present shall include, in addition to the said vendee, its lawful heirs, successors, representative, assignees, lessees and any person or persons in occupation of the land or building erected thereon with the permission of the Estate Officer.

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

  
Estate Officer-II  
HSVP Gurugram

For ESSEL INFRA LLP  
  
Designated Partner/Auth. Sign.



For ESSEL INFRA LLP

Designated Partner/Authorized Sign.

Signed by the said \_\_\_\_\_, at Gurugram on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

For ESSEL INFRA LLP

*Navneet Kumar*

Designated Partner/Auth. Sign.

**Vendee**

In the presence of witnesses.

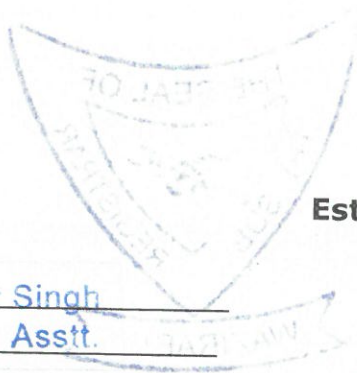
1. Name : Navneet Kumar  
Residence : D149, 4<sup>th</sup> Floor, Sushant Lok -II,  
Sector 56, Gurugram, Haryana

*Navneet*  
Signature of Witness No. 1

2. Name : Ravi Kant Kumar  
Residence : P10/01, 4<sup>th</sup> Floor, BPTP Park Land  
Sector 75, Faridabad, Haryana.

*R. K. Kumar*  
Signature of Witness No. 2

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran and setting his authority at Gurugram on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



*by*  
Estate Officer-II  
HSVP, Gurugram

1. Name Dharambir Singh  
Residence Asstt.  
Occupation \_\_\_\_\_

*Dharambir Singh*  
Signature of Witness No. 1

2. Name Anil  
Residence Clerk  
Occupation \_\_\_\_\_

*Anil*  
Signature of Witness No. 2



For ESSEL INFRA LLP

Designated Partner/Auth. Sign.

Subordinate Officer  
H.S.V.P. Goudar



17/11/2019

<b>Challan No./ITNS</b> 280	<b>Tax Applicable</b> (0020) INCOME TAX ON COMPANIES (CORPORATION TAX) <input type="checkbox"/> (0021) INCOME TAX OTHER THAN COMPANIES <input checked="" type="checkbox"/>	<b>Assessment Year</b> 2022-23																																				
<b>PAN:</b> AAPFP7413B <b>Full Name :</b> ESSXX XXFRA LLP 312543150, 06032022, AAAAH0087M, BI4871764, DELHI, DELHI, 110070 <b>Tel. No. :</b>																																						
<b>Type of Payment :</b> <table style="width: 100%;"> <tr> <td style="width: 50%;">           (100) Advance Tax <input type="checkbox"/>            (300) Self Assessment Tax <input type="checkbox"/>            (400) Tax on Regular Assessment <input type="checkbox"/>            (110) Secondary Adjustment Tax <input type="checkbox"/>            (500) Other Receipts <input type="checkbox"/> </td> <td style="width: 50%;">           (102) Surtax <input type="checkbox"/>            (106) Profits of Domestic Companies <input type="checkbox"/>            (800) TDS on Sale of Property <input checked="" type="checkbox"/>            (111) Accretion Tax <input type="checkbox"/>            (107) Tax on Distributed Income to Unit Holders <input type="checkbox"/> </td> </tr> </table>			(100) Advance Tax <input type="checkbox"/> (300) Self Assessment Tax <input type="checkbox"/> (400) Tax on Regular Assessment <input type="checkbox"/> (110) Secondary Adjustment Tax <input type="checkbox"/> (500) Other Receipts <input type="checkbox"/>	(102) Surtax <input type="checkbox"/> (106) Profits of Domestic Companies <input type="checkbox"/> (800) TDS on Sale of Property <input checked="" type="checkbox"/> (111) Accretion Tax <input type="checkbox"/> (107) Tax on Distributed Income to Unit Holders <input type="checkbox"/>																																		
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# ESSEL INFRA LLP

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE DESIGNATED PARTNERS OF ESSEL INFRA LLP HELD ON 10<sup>TH</sup> DAY OF OCTOBER, 2024 AT SUNCITY BUSINESS TOWER, SECOND FLOOR, SECTOR - 54, GOLF COURSE ROAD, GURGAON - 122002**

The Chairman of the meeting informed the Designated Partners that Deed of Conveyance is needed to be signed with Haryana Shehri Vikas Pradhikaran acting through the Estate Officer, Gurugram-II w.r.t. commercial site no. C-2 in Sector-43, Urban Estate Gurugram-II, admeasuring 3120 sq.m. After discussion it was:

**"RESOLVED THAT** Mr. Laxmi Narain Goel, Designated Partner be and is hereby authorised to sign and execute Conveyance Deed with **Haryana Shehri Vikas Pradhikaran** acting through the Estate Officer, Gurugram-II, with respect to Commercial Site bearing Plot No. C-2 (admeasuring 3120 sq.m.), situated at Sector-43, Urban Estate Gurugram-II.

**RESOLVED FURTHER THAT** the aforesaid person be and is hereby authorised to get the registry of the Conveyance Deed in the office of the concerned registrar and to do all such other acts, deeds and things as may be necessary or incidental thereto, on behalf of the LLP, in respect of the aforesaid matter."

**CERTIFIED TRUE COPY  
FOR ESSEL INFRA LLP**

सुलोचना

**SULOCHANA GOEL  
DESIGNATED PARTNER  
DPIN: 00129169**





# ESSEL INFRA LLP

## LIST OF PARTNERS AS ON 10<sup>TH</sup> OCTOBER 2024

S.No	Name & Address	Father's / Husband's Name	Designation	DPIN	Amount of Corpus/ (Profit sharing % age)
1.	Mr. Laxmi Narain Goel, R/o Essel House, Mandi Road Sultanpur, Mehrauli New Delhi-110030	S/o Sh. Nand Kishore	Partner	00031438	75000 (50%)
2.	Mrs. Sulochana Devi R/o Essel House, Mandi Road Sultanpur, Mehrauli, New Delhi-110030	W/o Sh. Laxmi Narain Goel	Partner	00129169	75000 (50%)
<b>Total</b>					<b>150000 (100%)</b>

FOR ESSEL INFRA LLP

सुलोचना

**SULOCHANA GOEL**  
**DESIGNATED PARTNER**  
**DPIN: 00129169**



