



14062
23-02-2024

GIFT DEED

This gift deed is made and executed at Sohna, District Gurugram on this 23rd Feb 2024.

by

M/s S U Farms LLP having its registered office at B-78, 3rd Floor, Defence Colony, New Delhi, through its authorized signatory Mr. Prateek Jain (Aadhar No. 808709414598) duly authorized vide authority letter dated 31.10.2022, the party of the FIRST PART. (Hereinafter called as the "DONOR" of the first part, which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors, representative and assigns) the party of the FIRST PART.

In favour of

Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, plot No. 3, Block-A Nagar Yojana Bhawan, Madhya Marg, Sector 18A Chandigarh, Represented by District Town Planner (P), Gurugram, through its authorized signatories Sh. Gyan Chand, Office of District Town Planner, Gurugram, hereinafter called the "DONEE" of the SECOND PART.

The expression the DONOR and the DONEE wherever they occur in the body of this gift deed shall mean and include their respective legal heirs, successors, executors, administrators, representatives, nominees and assignees.)

WHEREAS

1. The DONOR is the absolute owner of the contiguous pieces of land parcels, admeasuring 2.547 acres land in the revenue estate of Village & Tehsil Sohna, Sector- 2, District Gurugram, Haryana;
2. The DONOR, in order to develop Commercial Plotted Colony on the aforesaid land, has obtained the requisite Letter of Intent from the Director, Town & Country Planning, Haryana, Chandigarh, under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, ["Act"] and has developing the land after migration from parent licence no 97 of 2014 admeasuring 14 acres licensed land for Group Housing as detailed in Letter of intent issued vide Memo No- LC-4674-JE(MK)2022/31039 Dated 13-10-2022 as a Commercial Plotted Colony" Sector-2, Village & Tehsil Sohna, District Gurugram, Haryana (hereinafter referred to as "Colony");
3. The DONOR further faithfully developed and carried out constructions in the Colony in accordance with the building plans approved by the Director, Town & Country Planning, Haryana and has applied for the Occupation Certificate for the same;
4. As per the terms and conditions of the above stated License/ LOI and as per provisions of applicable Act and Rules made there under, the DONOR has to transfer the land which

Prateek Jain

Gyan Chand

प्रलेख क्र.:14062

मुद्रण दिनांक 23/02/2024 12:42 PM

पंजीकरण दिनांक:23-02-2024

वसीका संबंधी विवरण

वसीका का नाम GIFT IN FAVOUR OF GOVT.

तहसील/सब-तहसील- सोहना

गांव/शहर- Sohna

स्थित- All New Sector in Sohna

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : 123568, 122103,

धन संबंधी विवरण

राशि- 1537000 रुपये

कुल स्टाम्प शुल्क- 0 रुपये

स्टाम्प नं-

स्टाम्प का मूल्य- रुपये

रजिस्ट्रेशन फीस- 0 रुपये

पेस्टिंग शुल्क- 3 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- C P Bhateja ADV

भूमि का विवरण

53 Sq. Yards

व्यवसायिक

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 3TKM6HT5

प्रॉपर्टी नं- 123568

मालिक- PRERANA SAH CHAUDHARY

पता- 123568, 122103,

यह प्रलेख आज दिनांक 23-02-2024 दिन शुक्रवार समय 12:42:00 PM बजे श्री/श्रीमती/कुमारी MS S U FARMS LLP thru PRATEEK JAINOTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

MS S U FARMS LLP

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित क्षेत्रों में इसीलिए 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 23-02-2024

MS S U FARMS LLP

उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी HON BLE GOVERNOR STATE OF HARYANA DTP thru GIAN CHANDOTHI ने हाजिर है। प्रस्तुत

प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दानपात्र ने मेरे समक्ष दानकर्ता 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 C P Bhateja ADV पिता .. निवासी Gurugram व श्री/श्रीमती/कुमारी LAXMAN पिता .. निवासी Gurugram ने की।

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

दिनांक 23-02-2024

संयुक्त उप पंजीयन अधिकारी Sohna

संयुक्त सब रजिस्ट्रार

सोहना

are falling within alignment of road/green belt free of cost before issuance of license infavour of the Department of Town and Country Planning, Haryana.

5. Further, the land admeasuring approximately **2.547Acre or 20Kanal 7 Marla & 6 Sarsaibearing Mustil . No. 41 kh no. 14/1(3-8-6) 17 (5-19-0) 24 (5-0-5) & mustil no. 55kh no. 4 (5-19-4)** situated at Village & Tehsil Sohna, Sector-2 Sohna, District Gurugram, (hereinafter jointly referred as the **"said land/property"**) of which the DONOR is the absolute and undisputed owner and in possession of the land and the said land is falling in Green Belt & Road alignment of Parent Licensed land measuring approx 14 acres for which aforesaid License No 97 of 2014 Dated 13.08.2014 was granted to setup and develop thereon a group housing colony in accordance with license(s) and requisite approvals granted by the Director, Town and Country Planning Haryana (DTCP).
6. The Donor is the absolute and undisputed owner in possession of the above said land as mentioned above and are fully competent to sell, transfer, gift, mortgage, lease out or alienate the same or any part thereof to anyone in any manner.
7. That the DONOR is making a gift of the said Land/property, on the site plan sanctioned by the Director General Town and Country Planning, Haryana, Chandigarh ("DG TCP") situated at Village & Tehsil Sohna, Sector-2 Sohna, District Gurugram without any monetary consideration unto the DONEE.

NOW THIS GIFT DEED WITNESSETH AS UNDER:-

1. That in pursuance of the terms and conditions of the Letter of Intent issued by the Director Town and Country Planning, Haryana, Chandigarh ("DTCP") vide Memo No-LC-4674-JE(MK)2022/31039 Dated 13-10-2022 granted to the Donor, the said DONOR without any monetary consideration hereby transfer, assigns, and conveys to the DONEE, the above mentioned total area measuring **2.547 Acre or 20Kanal 7 Marla & 6 Sarsaibearing Mustil . No. 41 kh no. 14/1(3-8-6) 17 (5-19-0) 24 (5-0-5) & mustil no. 55kh no. 4 (5-19-4)** situated at Village & Tehsil Sohna, Sector-2 Sohna, District Gurugram, Haryana as shown in the Site Plan, Plan is annexed as **Annexure I** to this Gift Deed, which read as part and parcel of this Gift Deed.
2. The DONOR with all their rights of Ownership, Possession, Easements, Options, Privileges, Appurtenances, Title, Claim, Interests, Demand whatsoever with the said DONOR has, conveyed, to DONEE. The said DONOR has got good title and full power to transfer, assign and gift, free from all claims, encumbrances and demand whatsoever and that said DONEE shall hereafter peaceably and quietly hold, use the said land without any manner of hindrance, interruption, claim or demand from the DONOR.





Reg. No.

Reg. Year

Book No.

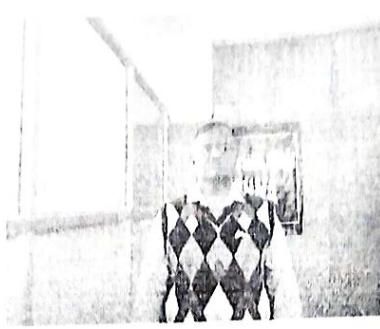
14062

2023-2024

1



दानकर्ता



दानपात्र



गवाह

उप/संयुक्त पंजीयन अधिकारी
सोहना

दानकर्ता :- thru PRATEEK JAIN OTHER MS S U FARMS LLP

दानपात्र :- thru GIAN CHAND OTHER HON BLE GOVERNOR STATE OF HARYANA
DTP

गवाह 1 :- C P Bhateja ADV

गवाह 2 :- LAXMAN

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14062 आज दिनांक 23-02-2024 को बही नं 1 जिल्द नं 5 के पृष्ठ नं 199 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 155 के पृष्ठ संख्या 61 से 65 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 23-02-2024

उप/संयुक्त पंजीयन अधिकारी सोहना
संयुक्त सचिव
सोहना

3. That the DONOR has delivered actual physical possession of the said land to the said DONEE and the DONEE while accepting the said gift herein above made by the DONOR, has taken the possession of the same.
4. That the previous dues and demands of the government tax, etc., relating to the said area, shall be paid by the DONOR and thereafter all such dues and taxes shall be paid by the DONEE.
5. That the DONOR hereby assures the DONEE that the said property is free from all sort of encumbrances such as prior sale, mortgage, gift, exchange, lease, suits, injunctions, cases, court decree, disputes, litigation, attachment, notification, acquisitions, surety, security, liens, etc. Whatsoever and if it is proved otherwise then the DONOR shall be liable and responsible for the same.
6. That the DONOR has gifted transferred, Conveyed, assigned, handed over all their rights, title, power, interests, authorities of ownership of the said property under gift to the DONEE by way of this Gift Deed.
7. That the DONEE will become sole, absolute owner in possession of the aforesaid land by way of the Gift Deed.
8. That the DONEE shall also be fully entitled, empowered, authorized to get the said gifted property mutated and transferred in their own name in the revenue records or in any other records of any other Government or Local authority concerned at their own costs and expenses even in the absence of the DONOR also and get all the relevant service connections of the gifted property in the name of the DONEE on the basis of this Gift Deed or its certified copy or true copy.
9. That the present Gift Deed is being made by the DONOR in favour of the DONEE as per terms and conditions of the license passes by the DGTCP as mentioned above.
10. That after execution of this Gift Deed, the DONOR or their legal heirs or any other person will not be entitled to make any claim, right and interest in the Property gifted to the DONEE.
11. That both the parties have signed Deed voluntarily, with their free consent and without any force, pressure, coercion and/or under influence from any side, only after carefully going through and understanding all its terms and condition.
12. That the DONEE has accepted the said gifted property.
13. That the present Gift made by the DONOR is Irrevocable.

Handwritten signature

Handwritten signature

IN WITNESS WHERE OF both the parties have signed this Gift Deed on the day, month and year first above written in presence of the following witnesses

DONOR: M/s. S U Farms LLP


Through its authorized signatory
Mr Prateek Jain

DONEE: Hon'ble Governor, State of Haryana, acting through Director Town and Country Planning Haryana, Chandigarh, represented by District Town planner (P), Gurugram, through its authorized signatories Sh. GIAN CHAND, Office of District Town Planner (P), Gurugram.

WITNESSES:

1. 

2. 

Laxman Kumar S/o Kama/
Sec 53 H1 No 539
Gurgaon