



Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 30/12/2024

Certificate No. P0302024L90

GRN No. 125783123

Stamp Duty Paid : ₹ 14872000  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Hsvp Panchkula  
H.No/Floor : 00 Sector/Ward : 6 LandMark : Sec 6  
City/Village : Panchkula District : Panchkula State : Haryana  
Phone: 92\*\*\*\*\*24

**Buyer / Second Party Detail**

Name : S r paryavaran engineers Pvt Ltd  
H.No/Floor : 70 Sector/Ward : 00 LandMark : Industrial area phase 1  
City/Village: Panchkula District : Panchkula State : Haryana  
Phone : 92\*\*\*\*\*24

Purpose : CONVEYANCE DEED

4245  
1

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

INDIAN-NON JUDICIAL STAMP PAPER WORTH Rs.1,48,72,000/- VIDE  
e-Stamping CERTIFICATE No. P0302024L90, GRN NO. 125783123, DATED  
30-12-2024, ISSUED BY HARYANA GOVERNMENT.

THIS DEED OF CONVEYANCE IS MADE AT PANCHKULA ON THE 11th DAY OF  
Feb 2025.

BETWEEN

THE HARYANA SHEHRI VIKAS PRADHIKARAN ACTING THROUGH THE  
ESTATE OFFICER, HSVP, PANCHKULA (hereinafter called "THE VENDOR") of  
the one part;

Cont..P/2..

Dy. Superintendent  
O/o The Estate Office  
HSVP Panchkula

For S.R. Paryavaran Engineers (P) Ltd.

Sandeep Bopra  
Director



AND

S.R. PARYAVARAN ENGINEERS PVT. LTD., (PAN- AACCS3004P), ADDRESS: PLOT NO.70, INDUSTRIAL AREA, PHASE-1, PANCHKULA, HARYANA-134112, THROUGH ITS DIRECTOR SH. SANDEEP BAGAI (Aadhar No. 3332 3983 9712) SON OF SH. S.B. BAGAI, RESIDENT OF HOUSE NO.31, SECTOR 6, PANCHKULA, HARYANA-134109, (hereinafter called "THE TRANSFEREE") 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 Vendee has applied by bid at public Auction to the vendor for the said land belonging to the Vendor hereinafter described and the Vendor has accepted the bid for the sale of said land to the said Vendee in the manner hereinafter appearing.

AND WHEREAS the Vendor has fixed the Auction price of the said land sold by Auction at Rs.21,24,45,690/- (Rupees Twenty One Crore Twenty Four Lakhs Forty Five Thousand Six Hundred Ninety Only).

AND WHEREAS the transferee, sold land by auction has paid the auction.

NOW THEREFORE, this deed witnesseth 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.21,24,45,690/- (Rupees Twenty One Crore Twenty Four Lakhs Forty Five Thousand Six Hundred Ninety 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 price and parcel of **Plot No.GH-16, Sector 24, Urban Estate, Panchkula, area in Sq. Mtrs. 2437.50** duly allotted vide Memo No. ZO004/EO012/UE020/GALOT/0000000986, dated 01-12-2023, and more particularly described in the plan filed in the office of the Estate Officer signed by the Estate Officer Dr. No. \_\_\_\_\_, dated \_\_\_\_\_ (hereinafter called the said land).

To have and to hold the same unto and to the use of the transferee subject to the exceptions, reservations, conditions and covenants hereinafter contained each of them that is to say.

1. The transferee shall have the right of possession and enjoyment so long as he pays the additional price, if any, determined by the Vendor within a period fixed as aforesaid and otherwise confirms to the terms and conditions of sale.

Cont..P/3..

For S.R. Paryavarani Engineers (P) Ltd.

*Sandeep Bagai*  
Director

*[Signature]*  
Dy. Superintendent  
O/o The \_\_\_\_\_ Office  
MSVP, Panchkula



प्रलेख क्र.:4245

मुद्रण दिनांक 17/02/2025 01:07 PM

पंजीकरण दिनांक:17-02-2025

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- पंचकूला	गांव/शहर- पंचकूला	स्थित- GHS 23,24,25,26,27,28,31
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : GH16, Sector 24, Panchkula, Panchkula		
धन संबंधी विवरण		
राशि- 212445696 रुपये		कुल स्टाम्प शुल्क- 14871198 रुपये
स्टाम्प नं- P0302024L90		स्टाम्प का मूल्य- 14872000 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:125783814	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- .		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		2437.5 Sq. Meters
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- 1F25FTJ2	प्रॉपर्टी नं- 16A	मालिक- SANDEEP BAGAI
पता- 16, Sector 24, 134116		

यह प्रलेख आज दिनांक 17-02-2025 दिन सोमवार समय 1:06:00 PM बजे श्री/श्रीमती/कुमारी HSVP निवास PKL द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता




संयुक्त उप पंजीयन अधिकारी Panchkula

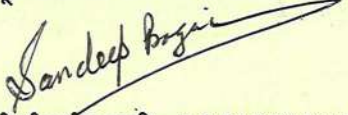
HSVP

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।

HSVP



दिनांक 17-02-2025



संयुक्त उप पंजीयन अधिकारी Panchkula

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी S R PARYAVARAN ENGINEERS PVT LTD thru SANDEEP BAGAI 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 RAJAN KASHYAP ADV पिता HARI RAM निवासी PKL व श्री/श्रीमती/कुमारी RAVI RANA पिता DHARAM SINGH RANA निवासी MOHALI ने की।

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

दिनांक 17-02-2025



संयुक्त उप पंजीयन अधिकारी Panchkula





2. The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price including additional price. And the transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the land 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, 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 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 the 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 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 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 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 land by competent authority.

5. The transferee shall have to complete the construction within two years from the date of offer of 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 reasons beyond the control of the transferee.

6. The transferee shall not erect any building nor make any addition alteration without prior permission of the Estate Officer No fragmentation of any land or building shall be permitted.

7. The Vendor may by his officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the land or building erected therein for the purpose of ascertaining that the transferee has duly performed and observed the covenants and conditions to be performed and observed by him under these presents.

Cont..P/4..

For S.R. Paryavaran Engineers (P) Ltd.

*Sandeep Bajori*

Director

*[Signature]*  
By Superintendent  
3/8  
HSVP, Panchkula



8. The Vendor shall have full rights, power and authority at all times to do through officers or servants all act and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms, conditions and reservations herein contained and to recover from the transferee as first charges upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection there with on in way relating thereto.

9. The transferee 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 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 the rules regulations and orders made or issued under the Act.

11. In the event of non-payment of the additional price within the fixed period by the transferee or 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/regulations made there under.

In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding 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 transferee shall not be entitled to refund of the sale price or any part thereof or to any compensation whatsoever on the account of such re-entry except in accordance with the provisions of the said Act.

12. All the disputes and differences arising out 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 Govt. servant or an officer of the Authority that had to deal with the matter to which this 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 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 transferee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms conditions herein made and provided but not otherwise, the vendor will secure the transferee full and peaceful enjoyment of the rightly privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context: -

Cont..P/5..

For S.R. Paryavaran Engineers (P) Ltd.

*Sandeep Bajori*

Director

*[Signature]*  
Dy. Superintendent  
The Estate Office  
MSVP, Panchkula



(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 the Authority under clause (1) 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 relation to any matter or any thing contained in or arising out of these present every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or thing.

(D) The expression "Transferee" used in these presents shall include in addition to the said S.R. PARYAVARAN ENGINEERS PVT. LTD., ADDRESS: PLOT NO.70, INDUSTRIAL AREA, PHASE-1, PANCHKULA, HARYANA-134112, THROUGH ITS DIRECTOR SH. SANDEEP BAGAI SON OF SH. S.B. BAGAI, RESIDENT OF HOUSE NO.31, SECTOR 6, PANCHKULA, HARYANA-134109, and his lawful heirs, successors, representatives, assignees, lessees and any person or person in occupation of the land or building erected thereon with the permission of the Estate Officer.

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

Signed by the said SH. SANDEEP BAGAI DIRECTOR OF S.R. PARYAVARAN ENGINEERS PVT. LTD., at Panchkula on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

For S.R. Paryavarani Engineers (P) Ltd.

*Sandeep Bagai*

Director

TRANSFEEEE

In the presence of witnesses:

1. Name: Ravi Rana

2. Resident : #2667, Sector 66 Mohali Punjab

3. Occupation: Private Job

Signature of witness No. 1.

*Ravi Rana*

1. Name: Vipin Kumar

2. Resident : #3173 SECTOR 46 Chandigarh

3. Occupation: Private Service

Signature of witness No. 2.

*Vipin Kumar*

Signed for and on behalf of the HSVP and setting under his authority at Panchkula to the day of \_\_\_\_/\_\_\_\_/2025



Dy. Superintendent  
o/o The Estate Office  
ESTATE OFFICER

In the presence of witnesses:

1. Name \_\_\_\_\_

2. Resident Prem Singh  
Asstt.

3. Occupation \_\_\_\_\_

Signature of witness No. 1.

*Prem Singh*

1. Name \_\_\_\_\_

2. Resident \_\_\_\_\_

3. Occupation \_\_\_\_\_

Signature of witness No. 2.



Reg. No.

Reg. Year

Book No.

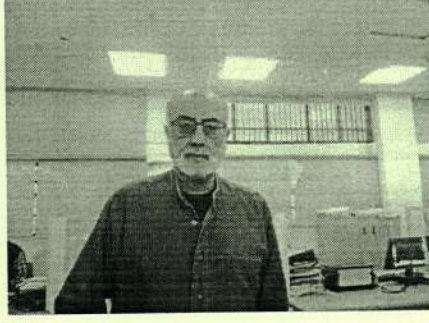
4245

2024-2025

1



विक्रेता



क्रेता



गवाह



उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- HSVP \_\_\_\_\_

क्रेता :- thru SANDEEP BAGAI OTHERS R PARYAVARAN ENGINEERS PVT LTD \_\_\_\_\_

गवाह 1 :- RAJAN KASHYAP ADV \_\_\_\_\_

गवाह 2 :- RAVI RANA \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4245 आज दिनांक 17-02-2025 को बही नं 1 जिल्द नं 28 के पृष्ठ नं 151.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 639 के पृष्ठ संख्या 28 से 31 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 17-02-2025



उप/सयुक्त पंजीयन अधिकारी पंचकूला





## POSSESSION CERTIFICATE

Certified that a Vishu Kambaj Junior Engineer of the office of the Estate Officer, HUDA Panchkula have carefully checked the relevant paper and the dimensions of the Plot No. GH-16 Sector 24 of Urban Estate Panchkula and size of the plot allotted to Sh. S.R. Paryavaran Engineers through its director Sandeep Bagai S/o Sh. S.B. Bagai is given as under :-

### DIMENSIONS

1. Length of the plot..... 65.00m
2. Breadth of the plot..... 37.50m
3. Area..... 2437.50m
4. Rear set Back..... As per zoning
5. Front set Back..... 11

### SITE PLAN/SKETCH

Accordingly, on the basis of above details, the possession of the plot has been given to the said Allottee/ Authorised person.

Sandeep Bagai  
Junior Engineer  
For Estate Officer  
HUDA

S.R. Paryavaran Engineers Pvt. Ltd.

I Through its Director Sandeep Bagai S/o S.B. Bagai the allottee have taken the possession of the Plot No. GH-16 Sector 24 Panchkula (H.R.) Urban Estate Panchkula (H.R.) as per above dimensions allotted to me vide Estate Officer HUDA, allotment letter No. 70004/EDD12/UE02R dated 13/07/2023 LALOT/0000000178

I undertake to follow the conditions as laid down in the allotment letter Provisions of HUDA Act 1977, and HUDA (Erection of Building) Regulations 1979 with the latest amendments.

Further I have seen the plot and agree to accept the possession. I will give at least one week notice to the Estate Officer before actually starting the construction.

Sandeep Bagai  
For S.R. Paryavaran Engineers Pvt. Ltd.  
Director  
Name & Signature of allottee

□□□□ □□ : □- 2787  
□□□□□ 12-7-24

Postal Address Plot No. 70, Industrial  
Area, Phase-1, Panchkula  
Pin Code - 134113

ESTATE OFFICE HUDA PANCHKULA

