3450
16-08-2022

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 16/08/2022

Certificate No. S0P2022H86

GRN No. 93483913

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: B m gupta Developers Private limitokl

H.No/Floor : Na Sector/Ward : 28 LandMark : Elegant city garhi bolni road

City/Village : Rewari District : Rewari State : Haryana

Phone: 98******95

Buyer / Second Party Detail

Name : Governor Of Haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Chandigarh

City/Village: Chandigarh District : Chandigarh State : Haryana

Phone : 82******70

Purpose : Non Judicial Stamp Paper For Deed Of Transfer

THE ... OF ... REGISTRAR REWARI

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

For B.M. Gupta Developers Pvt. Ltd

Authorised Signatory

DEED OF TRANSFER

PARTICULARS

1.	Type of Deed	Transfer Deed
2.	Situation of Land	Dhamlaka (Hadbast # 155) Tehsil & District Rewari
3.	Area	2K-16M-5S or 0.35347 acres
4.	Information about Construction	Nil
5.	Total Collector Value of Land	Rs. 21,20,820/-
6.	Land is situated	Outside Municipal Corporation Limits
7.	Stamp Duty Paid	Rs. 101/-

THE SEAL OF REWARI

For B.M. Gupta Developers Pvt. Ltd.

Authorised signatory

प्रवेश क्र.:3450 मुद्रण दिनांक 16/08/2022 04:17 PM पंजीकरण दिनांक:16-08-2022

वसीका संबंधी विवरण		
वसीका का नाम GIFT IN FAVOUR OF GOVT.		
तहसील/सब-तहसील- रिवाड़ी	गांव/शहर- धामलाका	स्थित- DHAMLAKA
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर		पंजीकृत कॉलोनी
पता : Dhamlaka		
धन संबंधी विवरण		
राशि- 9825200 रुपये		कुल स्टाम्प शुल्क- 0 रुपये
स्टाम्प नं-		स्टाम्प का मूल्य- रुपये
रजिस्ट्रेशन फीस- 0 रुपये		पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM AVTAR SAINI ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		56 Marla

यह प्रवेश आज दिनांक 16-08-2022 दिन मंगलवार समय 4:17:00 PM बजे श्री/श्रीमती/कुमारी MS BM GUPTA DEVELOPERS PVT LTDthru RAVI SHANKER GUPTAOTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता
MS BM GUPTA DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

प्रवेश में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1976 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

प्रवेश 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 16-08-2022

उप/संयुक्त पंजीयन अधिकारी
Sub Registrar (रिवाड़ी)
Rewari

MS BM GUPTA DEVELOPERS PVT LTD
उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANA ACTING THROUGH DIRECTOR TCP HARYANA हाजिर है | प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रवेश के अनुसार 0 रुपये की राशि दानपात्र में मेरे समक्ष दानकर्ता को अदा की तथा प्रवेश में वर्णित अग्रिम अदा की गई राशि के मेल देय को स्वीकार किया | दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी RAM AVTAR SAINI ADV. पिता — निवासी REWARI व श्री/श्रीमती/कुमारी MANOJ पिता SATYAPAL निवासी DHANA ने की | साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा यह साक्षी सं. 2 की पहचान करता है |

दिनांक 16-08-2022

उप/संयुक्त पंजीयन अधिकारी
Sub Registrar (रिवाड़ी)
Rewari

8. Stamp Duty Paid @ Nil (as Transfer to Government)

9. Stamp Certificate No. S0P2022086

10. Stamp Dated 16-08-2022

DEED OF TRANSFER

Total land admeasuring 2 Kanal 16 Marla 5 Sarsai or say 0.35347 acres to be carved out pursuant to land falling under Community Facility (1 Kitta, 0K-12M-05) and 45 meter wide Sector Road & 12 meter wide Service Road (3 Kitta, 2K-4M-55) requiring sub-division from and out of larger extent of land admeasuring 101 Kanal 13 Marla or say 12.70625 acres comprised in the revenue estates of –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	37	41	2//	8/3 min	0	18	0	0.11250
				9/3 min	1	0	0	0.12500
				13/1/2 min	0	6	5	0.04097
			1//	6/2	0	12	0	0.07500
TOTAL				4 kitta	2	16	5	0.35347

This **DEED OF TRANSFER** is made and executed on this 16 Day of August, Two Thousand and Twenty-Two at Rewari, Haryana.

BY

M/S B. M. GUPTA DEVELOPERS PVT. LTD. (CIN: U45400HR2008PTC103627) a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolni Road, Rewari, Haryana-123401 (hereinafter referred to as **"Developer"** represented through its Authorized signatory **Mr. Ravi Shanker Gupta, Director** authorized by board resolution dated 01-08-2016 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the one part.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Reg. No.	Reg. Year	Book No.
3450	2022-2023	1

दानकर्ता

दानपात्र

गवाह

उप/सयुंक्त पंजीयन अधिकारी

दानकर्ता :- thru RAVI SHANKER GUPTAOTHER MS BM GUPTA DEVELOPERS PVT LTD

दानपात्र :- THE GOVERNOR OF HARYANA ACTING THROUGH DIRECTOR TCP HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV.

गवाह 2 :- MANOJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रमेय क्रमांक 3450 आज दिनांक 16-08-2022 को बही नं 1 जिल्द नं 652 के पृष्ठ नं 16.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9476 के पृष्ठ संख्या 11 से 13 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 16-08-2022

उप/सयुंक्त पंजीयन अधिकारी(रिवाड़ी)

Sub Registrar
Rewari

TO AND IN FAVOUR OF

The Governor of Haryana, acting through the **Director, Town and Country Planning, Haryana** (hereinafter referred to as the "Director") of the other part.

WHEREAS:

I. The Landowners and the Developer under Collaboration Agreement(s) duly registered approached the Director, Town & Country Planning, Haryana for grant of License for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** and have been **granted Letter of Intent vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021** over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas [Hadbast No. 173], Sector 26 & 27, Tehsil & District Rewari, Haryana [hereinafter referred to as the "Larger Extent of Land"].

II. The Landowners and the Developer under Collaboration Agreement(s) duly registered and after the grant of Letter of Intent for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021 over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana and on compliance of the Terms & Conditions stipulated therein have been granted **License No. 22 of 2021 dated 13th May 2021** by the Director, Town & Country Planning, Haryana.

For R.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

AND WHEREAS

A. The Letter of Intent and the License granted stipulates –

i. That the Licensee shall transfer 10% area of the licensed colony free of cost to the Government of Haryana for provision of Community facilities. This will give flexibility to Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved along with the license [condition no. 8(iv) of the aforesaid Letter of Intent and condition no. 2(iv) of the aforesaid License].

ii. That the Licensee shall transfer the land forming part of 45 meter wide Sector Roads including Service Roads and restricted belt / green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government [condition no. 8(xxiv) of the aforesaid Letter of Intent and condition no. 2(xxiii) of the aforesaid License].

iii. That the Licensee shall construct 24 meter wide Internal Circulation Road forming part of licensed area at their own cost and transfer the same free of cost to the Government [condition no. 8(xxv) of the aforesaid Letter of Intent and condition no. 2(xxiv) of the aforesaid License].

B. That the Town & Country Planning Department, Haryana issued an Order vide Endst No. MISC-2463D/8432 – 8435 dated 28th March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts, 24 meter wide Internal Circulation Roads and land pockets which are earmarked for Community sites (10% of licensed area in DDJAY Colonies).

For [illegible] Pvt. Ltd.

Authorised Signatory

THE SEAL OF THE SUB REGISTRAR REWARI

NOW THEREFORE THIS TRANSFER DEED WITNESSETH:

1. That we hereby transfer the land falling under the Community Facilities (10% area of the licensed colony under DDJAY) in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 1551 / Jamabandi 2017-18	37	41	1/	6/2	0	12	0	0.07500
TOTAL				1 kitta	0	12	0	0.07500

2. That we hereby transfer the land forming part of 45 meter wide Sector Road including 12 meter wide Service Road falling in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 1551 / Jamabandi 2017-18	37	41	2/1	8/3 min	0	18	0	0.11250
				19/3 min	1	0	0	0.12500
				13/1/2 min	0	6	5	0.04097
Total				3 kitta	2	4	5	0.27847

That there is no land forming part of restricted belt / green belt in the License No. 22 of 2021 dated 13th May 2021.

3. That the **total land** measuring **2 Kanal 16 Marla 5 Sarsai or say 0.35347 acres** transferred pursuant to land falling under Community Facility (1 Kitta, 0K-12M-0S) and 45 meter wide Sector Road & 12 meter wide Service Road (3 Kitta, 2K-4M-5S) free of cost to Government of Haryana in compliance of Town & Country Planning Department,

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Haryana Order issued vide Endst. No. MISC-24630/8432 – 8435 dated 28th March 2022 and in compliance of the Terms & Conditions stipulated in License No. 22 of 2021 dated 13th May 2021.

In witness whereof, the Transferee / Licensee has set their hands on this day, month and the year herein above first written.

For B. M. Gupta Developers Pvt. Ltd.

Dated: 16 August 2022

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Authorized Signatory

Witness:

1. Ram Avtar Saini S/o Rewari

2. Manoj Kumar S/o Satyabhak R/o Dharna

THE SEAL OF THE SUB REGISTRAR REWARI

The above said instruments is drafted as per instructions of parties to the deed drafted by RAMAVTAR SAINI Advocate

3451
16-08-2022

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 16/08/2022

Certificate No. S0P2022H85

GRN No 93481971

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: B m gupta Developers Private limited

H.No/Floor : Na Sector/Ward : 26 LandMark : Elegant city garhi bolni road

City/Village : Rewari District : Rewari State : Haryana

Phone: 98******95

Buyer / Second Party Detail

Name : Governor Of Haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Chandigarh

City/Village: Chandigarh District : Chandigarh State : Haryana

Phone : 82******70

Purpose : Non Judicial Stamp Paper For Deed Of Transfer

SEAL OF THE SUB-REGISTRAR REWARI

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

DEED OF TRANSFER

PARTICULARS

1.	Type of Deed	Transfer Deed
2.	Situation of Land	Dhalawas (Hadbast # 173) Tehsil & District Rewari
3.	Area	00-11M-05 or 0.06875 acres
4.	Information about Construction	Nil
5.	Total Collector Value of Land	Rs. 4,12,500/-
6.	Land is situated	Outside Municipal Corporation Limits
7.	Stamp Duty Paid	Rs. 101/-

THE SEAL OF THE REGISTRAR REWARI

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

प्रवेश क्र.:3451 मुद्रण दिनांक 16/08/2022 04:18 PM पंजीकरण दिनांक:16-08-2022

वसीका संबंधी विवरण	
वसीका का नाम GIFT IN FAVOUR OF GOVT.	
तहसील/सब-तहसील- रिवाड़ी	गांव/शहर- ढाणियावास स्थित- DHANIAWAS
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	पंजीकृत कॉलोनी
पता : Dhaniawas	
धन संबंधी विवरण	
राशि- 4159375 रुपये	कुल स्टाम्प शुल्क- 0 रुपये
स्टाम्प नं-	स्टाम्प का मूल्य- रुपये
रजिस्ट्रेशन फीस- 0 रुपये	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM AVTAR SAINI ADV.	सेवा शुल्क- 200
भूमि का विवरण	
निवासीय	11 Marla

यह प्रवेश आज दिनांक 16-08-2022 दिन मंगलवार समय 4:19:00 PM बजे श्री/श्रीमती/कुमारी MS BM GUPTA DEVELOPERS PVT LTDthru RAVI SHANKER GUPTAOTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
MS BM GUPTA DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

प्रवेश 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

प्रवेश 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 16-08-2022

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

MS BM GUPTA DEVELOPERS PVT LTD

उपरोक्त दानपात्र व श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANA ACTING THROUGH DIRECTOR TCP HARYANA हाजिर है। प्रस्तुत प्रवेश के तथ्यों को दोनों पक्षों से सुनकर तथा समझकर स्वीकार किया। प्रवेश के अनुसार 0 रुपये की राशि दानपात्र ने मौके समक्ष दानकर्ता को अदा की तथा प्रवेश में वर्णित अग्रिम अदा की गई राशि के मेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी RAM AVTAR SAINI ADV. पिता — निवासी REWARI व श्री/श्रीमती/कुमारी MANOJ पिता SATYAPAL निवासी DHANA ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी सं. 2 की पहचान करता है।

दिनांक 16-08-2022

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

8. Stamp Duty Paid @ Nil(as Transfer to Government)

9. Stamp Certificate No. 80P2022485

10. Stamp Dated 16-08-2022

DEED OF TRANSFER

Total land admeasuring 0 Kanal 11 Marla 0 Sarsai or say 0.06875 acres to be carved out pursuant to land falling under 45 meter wide Sector Road & 12 meter wide Service Road (1 Kitta, 0K-11M-0S) requiring sub-division from and out of larger extent of land admeasuring 101 Kanal 13 Marla or say 12.70625 acres comprised in the revenue estates of –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhaliawas (Hadbast # 173) / Jamabandi 2018-19	116// 112	135	37//	3/2 min	0	11	0	0.06875
TOTAL				1 kitta	0	11	0	0.06875

This **DEED OF TRANSFER** is made and executed on this 16 Day of August, Two Thousand and Twenty Two at Rewari, Haryana.

BY

M/S B. M. GUPTA DEVELOPERS PVT. LTD. (CIN: U45400HR2008PTC103627) a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolni Road, Rewari, Haryana-123401 (hereinafter referred to as "**Developer**" represented through its Authorized signatory **Mr. Ravi Shanker Gupta, Director** authorized by board resolution dated 01-08-2016 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the one part.

THE SEAL OF REWARI

TO AND IN FAVOUR OF

The Governor of Haryana, acting through the **Director, Town and Country Planning, Haryana** (hereinafter referred to as the "Director") of the other part.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Reg. No.	Reg. Year	Book No.
3451	2022-2023	1

दानकर्ता

दानपात्र

गवाह

उप/संयुक्त पंजीयन अधिकारी

दानकर्ता :- thro RAVI SHANKER GUPTAOTHER MS BM GUPTA DEVELOPERS PVT LTD

दानपात्र :- THE GOVERNOR OF HARYANA ACTING THROUGH DIRECTOR TCP HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV.

गवाह 2 :- MANOJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रवेश क्रमांक 3451 आज दिनांक 16-08-2022 को बही नं 1 जिल्द नं 652 के पृष्ठ नं 16.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9476 के पृष्ठ संख्या 14 से 16 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 16-08-2022

उप/संयुक्त पंजीयन अधिकारी(रिवाड़ी)

Sub Registrar
Rewari

WHEREAS:

I. The Landowners and the Developer under Collaboration Agreement(s) duly registered approached the Director, Town & Country Planning, Haryana for grant of License for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** and have been **granted Letter of Intent vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021** over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana [hereinafter referred to as the "**Larger Extent of Land**"].

II. The Landowners and the Developer under Collaboration Agreement(s) duly registered and after the grant of Letter of Intent for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021 over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana and on compliance of the Terms & Conditions stipulated therein have been granted **License No. 22 of 2021 dated 13th May 2021** by the Director, Town & Country Planning, Haryana.

REWARI

AND WHEREAS

A. The Letter of Intent and the License granted stipulates –

i. That the Licensee shall transfer 10% area of the licensed colony free of cost to the Government of Haryana for provision of Community facilities. This will give flexibility to Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

approved along with the license [condition no. 8(iv) of the aforesaid Letter of Intent and condition no. 2(iv) of the aforesaid License].

ii. That the Licensee shall transfer the land forming part of 45 meter wide Sector Roads including Service Roads and restricted belt / green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government [condition no. 8(xxiv) of the aforesaid Letter of Intent and condition no. 2(xxiii) of the aforesaid License].

iii. That the Licensee shall construct 24 meter wide Internal Circulation Road forming part of licensed area at their own cost and transfer the same free of cost to the Government [condition no. 8(xxv) of the aforesaid Letter of Intent and condition no. 2(xxiv) of the aforesaid License].

B. That the Town & Country Planning Department Haryana issued an Order vide Endst. No. MISC-2463D/8432 – 8435 dated 28th March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts, 24 meter wide Internal Circulation Roads and land pockets which are earmarked for Community sites (10% of licensed area in DDJAY Colonies).

REWARI

NOW THEREFORE THIS TRANSFER DEED WITNESSETH:

1. That we hereby transfer the land forming part of 45 meter wide Sector Road including 12 meter wide Service Road falling in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

For B.M. Cyber Developers Pvt. Ltd.

Authorised Signatory

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhakawas (Hadbast # 173) / Jamabandi 2018-19	116/ 112	135	37/	3/2 min	0	11	0	0.06875
		Total		1 kitta	0	11	0	0.06875

That there is no land forming part of restricted belt/ green belt in the License No. 22 of 2021 dated 13th May 2021.

2. That the total land measuring 0 Kanal 11 Marla 0 Sarsai or say 0.06875 acres transferred pursuant to land falling under 45 meter wide Sector Road & 12 meter wide Service Road (1 Kitta, 0K-11M-0S) free of cost to Government of Haryana in compliance of Town & Country Planning Department, Haryana Order issued vide Endst. No. MISC-2463D/8432 – 8435 dated 28th March 2022 and in compliance of the Terms & Conditions stipulated in License No. 22 of 2021 dated 13th May 2021.

In witness wherenf, the Transferee / Licensee has set their hands on this day, month and the year herein above first written.

For B. M. Gupta Developers Pvt. Ltd.

Dated: 16 August 2022

For B. M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Authorized Signatory

Witness:

1. Ram Avtar Saini Adv Rewari

2. Manoj Kumar S/o Satyapal R/o Dhana

The above said instruments is drafted as per instructions of parties to the deed drafted by RAMAVTAR SAINI Advocate

1364
23-05-2022

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 23/05/2022

Certificate No. S0W2022E66

GRN No. 90675537

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: B m gupta Developers Private limited

H.No/Floor : Na Sector/Ward : 26 LandMark : Elegant city garhi boini road

City/Village : Rewari District : Rewari State : Haryana

Phone: 82******70

Buyer / Second Party Detail

Name : Governor Of Haryana

H.No/Floor : Na Sector/Ward : Na LandMark : Chandigarh

City/Village: Chandigarh District : Chandigarh State : Haryana

Phone : 98******95

Purpose : Non Judicial Stamp Paper For Deed Of Transfer

THE SEAL OF THE SUB-REGISTRAR REWARI

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

THE SEAL OF THE SUB-REGISTRAR REWARI

DEED OF TRANSFER

PARTICULARS

1.	Type of Deed	Transfer Deed
2.	Situation of Land	Deviawas (Hadbast # 154) Tehsil & District Rewari
3.	Area	9K-14M-7.5S or 1.21771 acres
4.	Information about Construction	Nil
5.	Total Collector Value of Land	Rs. 73,06,260/-
6.	Land is situated	Outside Municipal Corporation Limits
7.	Stamp Duty Paid	Rs. 101/-

For B.M Gupta Developers Pvt. Ltd.

Authorised Signatory

प्रलेख क्र.:1364 मुद्रण दिनांक 23/05/2022 01:07 PM पंजीकरण दिनांक:23-05-2022

वसीका संबंधी विवरण		
वसीका का नाम GIFT IN FAVOUR OF GOVT.		
तहसील/सब-तहसील- रिवाडी	गांव/शहर- देवलावास	स्थित- DEVLAWAS
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर		अन्य क्षेत्र
पता : DEVLAWAS		
धन संबंधी विवरण		
राशि- 73066256 रुपये		कुल स्टाम्प शुल्क- 0 रुपये
स्टाम्प नं-		स्टाम्प का मूल्य- रुपये
रजिस्ट्रेशन फीस- 0 रुपये		पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- RAM AVTAR SAINI ADV.		सेवा शुल्क- 200
भूमि का विवरण		
कृषि चाही		194 Marla
खेवट नम्बर :- 73,23		

यह प्रलेख आज दिनांक 23-05-2022 दिन सोमवार समय 1:07:00 PM बजे श्री/श्रीमती/कुमारी BM GUPTA DEVELOPERS PVT LTDthru RAVI SHANKER GUPTAOTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

हस्ताक्षर प्रस्तुतकर्ता
BM GUPTA DEVELOPERS PVT LTD

उप/सयुंक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

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 एंव 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 23-05-2022
BM GUPTA DEVELOPERS PVT LTD

उप/सयुंक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

उपरोक्त दानपात्र य श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANA 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 RAM AVTAR SAINI ADV. पिता --- निवासी REWARI व श्री/श्रीमती/कुमारी MANJEET SINGH पिता RAM SINGH निवासी BAWWA ने की

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा यह साक्षी सं. 2 की पहचान करता है |

दिनांक 23-05-2022

उप/सयुंक्त पंजीयन अधिकारी (रिवाड़ी)
Sub Registrar
Rewari

8. Stamp Duty Paid @ Rs. 101/- (as Transfer to Government)

9. Stamp Certificate No. S0W2022E66

10. Stamp Dated 23-05-2022

DEED OF TRANSFER

Total land admeasuring 9 Kanal 14 Marla 7.5 Sarsai or say 1.21771 acres to be carved out pursuant to land falling under Community Facility (5 Kitta, 9K-11M-35) and 24 meter wide Internal Circulation Road (1 Kitta, 0K-3M-4.55) requiring sub-division from and out of larger extent of land admeasuring 101 Kanal 13 Marla or say 12.70625 acres comprised in the revenue estates of –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9//	3 min	5	0	0	0.62500
				4 min	2	13	0	0.33125
				5 min	0	7	0	0.04375
	23	23 min	9//	6 min	1	2	3	0.13958
				7 min	0	12	4.5	0.07813
TOTAL				**5 kitta**	**9**	**14**	**7.5**	**1.21771**

This **DEED OF TRANSFER** is made and executed on this 23 Day of May, Two Thousand and Twenty Two at Rewari, Haryana.

BY

M/S B. M. GUPTA DEVELOPERS PVT. LTD. (CIN: U45400HR2008PTC103627) a Company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolni Road, Rewari-123401 (hereinafter referred to as **"Developer"** represented through its Authorized signatory **Mr. Ravi Shanker Gupta, Director** authorized by board resolution dated 01-08-2016 which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the one part.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

THE SUB-REGISTRAR REWARI

Reg. No.	Reg. Year	Book No.
1364	2022-2023	1

दानकर्ता

दानपात्र

गवाह

उप/सयुंक्त पंजीयन अधिकारी

दानकर्ता :- thru RAVISHANKER GUPTAOTHER BM GUPTA DEVELOPERS PVT LTD

दानपात्र :- THE GOVERNOR OF HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV.

गवाह 2 :- MANJEET SINGH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1364 आज दिनांक 23-05-2022 को बही नं 1 जिल्द नं 649 के पृष्ठ नं 94.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9392 के पृष्ठ संख्या 72 से 77 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 23-05-2022

उप/सयुंक्त पंजीयन अधिकारी(रिवाडी)

Sub Registrar
Rewari

TO AND IN FAVOUR OF

The Governor of Haryana, acting through the **Director, Town and Country Planning, Haryana** (hereinafter referred to as the "Director") of the other part.

WHEREAS:

I. The Landowners and the Developer under Collaboration Agreement(s) duly registered approached the Director, Town & Country Planning, Haryana for grant of License for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** and have been granted **Letter of Intent vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021** over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana (hereinafter referred to as the **"Larger Extent of Land"**).

II. The Landowners and the Developer under Collaboration Agreement(s) duly registered and after the grant of Letter of Intent for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021 over **an area measuring 12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana and on compliance of the Terms & Conditions stipulated therein have been granted **License No. 22 of 2021 dated 13th May 2021** by the Director, Town & Country Planning, Haryana.

For S.K. Gupta Developers Pvt. Ltd.

Authorised Signatory

AND WHEREAS

A. The Letter of Intent and the License granted stipulates –

i. That the Licensee shall transfer 10% area of the licensed colony free of cost to the Government of Haryana for provision of Community facilities. This will give flexibility to Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved along with the license [condition no. 8(iv) of the aforesaid Letter of Intent and condition no. 2(iv) of the aforesaid License].

ii. That the Licensee shall transfer the land forming part of 45 meter wide Sector Roads including Service Roads and restricted belt / green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government [condition no. 8(xxiv) of the aforesaid Letter of Intent and condition no. 2(xxiii) of the aforesaid License].

iii That the Licensee shall construct 24 meter wide Internal Circulation Road forming part of licensed area at their own cost and transfer the same free of cost to the Government [condition no. 8(xxv) of the aforesaid Letter of Intent and condition no. 2(xxiv) of the aforesaid License].

REWARI

B. That the Town & Country Planning Department, Haryana issued an Order vide Endst. No. MISC-2463D/8432 – 8435 dated 28th March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts, 24 meter wide Internal Circulation Roads and land pockets which are earmarked for Community sites (10% of licensed area in DDJAY Colonies).

For [illegible] Pvt. Ltd.

Authorised Signatory

NOW THEREFORE THIS TRANSFER DEED WITNESSETH:

1. That we hereby transfer the land falling under the Community Facilities (10% area of the licensed colony under DDJAY) in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9//	3 min	4	16	4.5	0.60313
				4 min	2	13	0	0.33125
				5 min	0	7	0	0.04375
	23	23 min	9//	6 min	1	2	3	0.13958
				7 min	0	12	4.5	0.07813
TOTAL				4 kitta	9	11	3.5	1.19583

2. That we hereby transfer the land forming part of 24 meter wide Internal Circulation Road falling in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9//	3 min	0	3	4.5	0.02188
		Total		1 kitta	0	3	4.5	0.02188

That the above area of land measuring 0K-3M-4.5S forming part of 24 meter wide Internal Circulation Road falling in License No. 22 of 2021 shall be developed by us.

For B.K. Cupis Developers Pvt. Ltd.

Authorised Signatory

THE SEAL OF SUB REGISTRAR REWARI

3. That the **total land** measuring **9 Kanal 14 Marla 7.5 Sarsai or say 1.21771 acres** transferred pursuant to land falling under Community Facility (5 Kitta, 9K-11M-3S) and 24 meter wide Internal Circulation Road (1 Kitta, 0K-3M-4.5S) free of cost to Government of Haryana in compliance of Town & Country Planning Department, Haryana Order Issued vide Endst. No. MISC-2463D/8432 - 8435 dated 28th March 2022 and in compliance of the Terms & Conditions stipulated in License No. 22 of 2021 dated 13th May 2021.

In witness whereof, the Transferee / Licensee has set their hands on this day, month and the year herein above first written.

For B. M. Gupta Developers Pvt. Ltd.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Authorized Signatory

Dated: May 2022

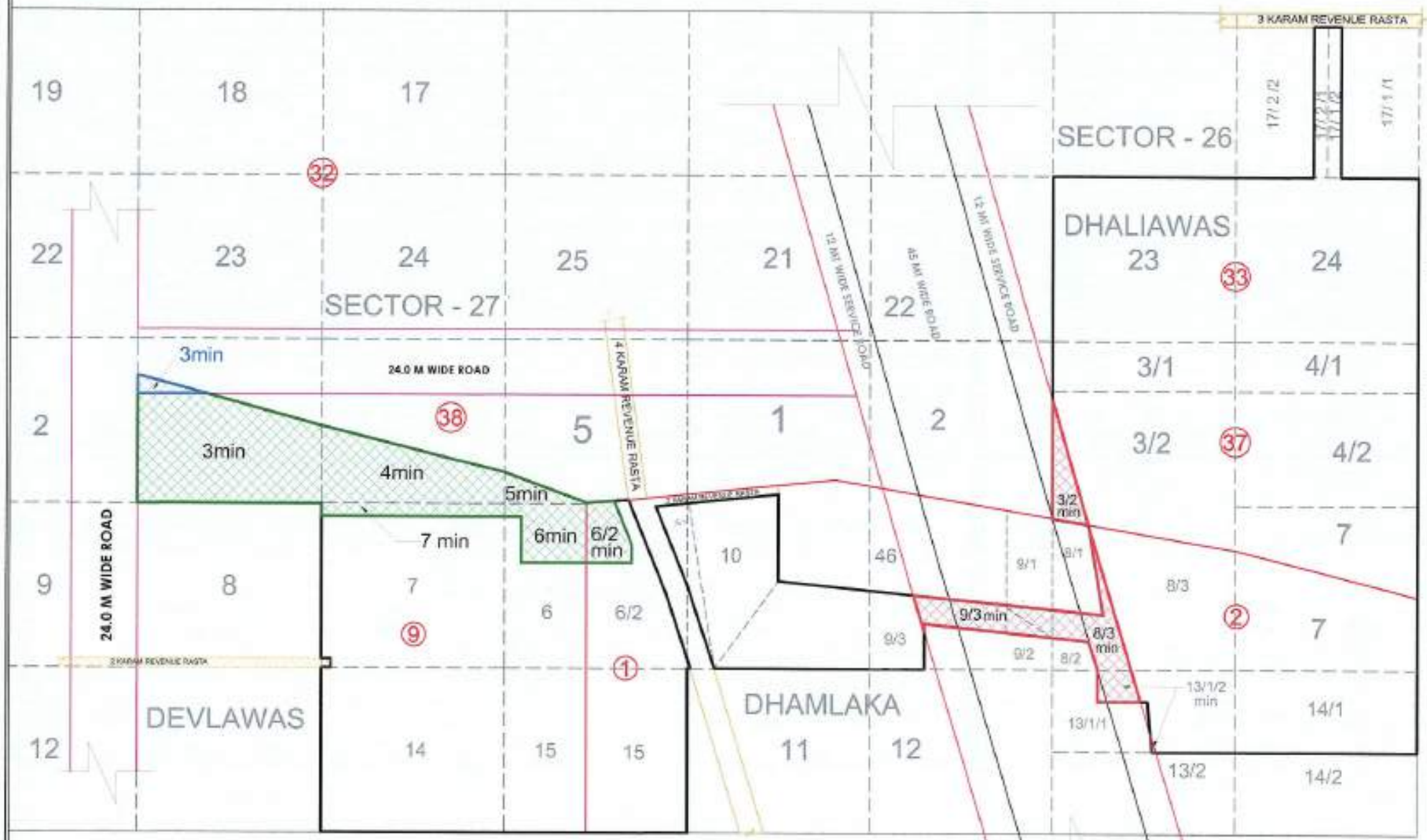
Witness:

1. Ram Avtar Saini S/o Ram Swarup

2. Manjeet Singh S/o Ram Singh R/o Bawla

THE SEAL OF THE SUB-REGISTRAR REWARI

The above said instrument is drafted as per instructions of parties to the deed drafted by RAMAVTAR SAINI Advocate



Area of Land Falling Under Proposed 45.0 m wide Sector Road & 12.0 m wide service Road, 24.0 M wide Internal Circulation Road & Community Area Transferable to Government of Haryana at Sector 26 & 27, Village Dhaliawas, Dhamlaka and Devlawas, Tehsil & District Rewari, Haryana, [License No. 22 of 2021, Dated 13.05.2021 (LC-4308)]

Land Schedule

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres	
Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	37	41	2/1	8/3 min	0	18	0.0	0.11250	45 MT. WIDE SECTOR ROAD & 12.0 M SERVICE ROAD
				9/3 min	1	0	0.0	0.12500	
				13/1/2 min	0	6	5.0	0.04097	
		Sub – Total		3 kitta	2	4	5.0	0.27847	
Dhaliawas (Hadbast # 173) / Jamabandi 2018-19	118/ 112	135	3/W	3/2 min	0	11	0.0	0.06875	
		Sub – Total		1 kitta	0	11	0.0	0.06875	
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9/W	3 min	0	3	4.5	0.02188	24 MT. WIDE ROAD
		Sub – Total		1 kitta	0	3	4.5	0.02188	
Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	37	41	9/W	6/2	0	12	0	0.07500	COMMUNITY
		Sub – Total		1 kitta	0	12	0	0.07500	
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9/W	3 min	4	16	4.5	0.60313	
				4 min	2	13	0	0.33125	
				5 min	0	7	0	0.04375	
	23	23 min	9/W	6 min	1	2	3.0	0.13688	
				7 min	0	12	4.5	0.07813	
		Sub – Total		5 kitta	9	11	3.0	1.19063	
TOTAL				11 kitta	13	2	3.5	1.63563	

NOTE : All dimensions are in meters (m)

PROJECT NAME AND ADDRESS :

LAND TRANSFERRED TO GOVT. OF HARYANA FALLING UNDER PROPOSED 45.0 M WIDE SECTOR ROAD & 12.0 M SERVICE ROAD, 24.0 M WIDE INTERNAL CIRCULATION ROAD & COMMUNITY FACILITY IN "AFFORDABLE PLOTTED HOUSING COLONY" UNDER DDJAY - 2016 [LICENSE NO. 22 OF 2021, DATED 13.05.2021 (LC-4308)]

OWNER NAME:

M/S B. M. GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:

LAND TRANSFER

DATE :

April 2022

N

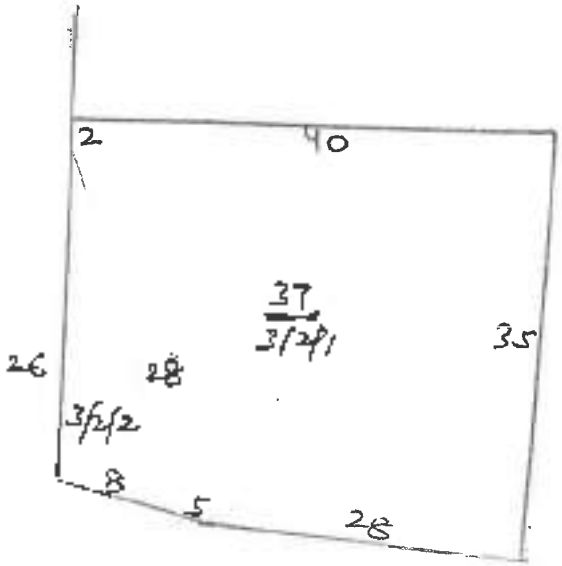
	2	3	4	5	6	7	8	9	10	11	12	13		14	15	
नम्बर खाता	नंबर खाता जमाबंदी सावक	नाम हस्तक या ग्रह	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	सामता पी तरान	नंबर खाता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मालकी या लगान	किस्म व तारीख इंतकाल मय से जरहन	कीद दाखिला खारिज	रिपोर्टिस्टाफी या तसदीक गिरदावर कानूनगो		
3731	1162	नन्दु राम	कृष्ण पात.	बदनूर	37//		The Governor of	बदनूर	37/			हिब्बा नामा		पटवारी		
	गिरू		महावीर पुत्रान		3-2		Haryana acting through		37/0			दस्तिका न.		23-11-2023		
	खेत न.		जसवन्त सिंह पुत्र		7-0 कुल		the Director General,			11-11- पहरी		3451/1				
	116		[illegible]		6-15 चाही		Town and Country		[illegible]			दिनांक				
			[illegible]		0-5 चाही		Planning Haryana		[illegible]			16-08-2022				
			राइ भाग		.....		बसीदेह		[illegible]			बदले मुल्य 4125200/				
			बासीदेह		किते 2							(चार लाख				
			नीरज यादव,		7-0							बारह हजार				
			पीरन यादव पुत्रान									पाँच रु.)				
			बलराज सिंह पुत्र													
			जसवन्त सिंह													
			हर दो सनभाग													
			1/4 भाग													
			बासीदेह													
			कंभर पुत्र व													
			तलोचा यादव पुत्री													
			व													
			मधु यादव विधवा													
			व													
			राजवन्ती देवी													
			नाला													
			पवीन कुमार यादव													

रजिस्टर हकीयत

गाव हदबस्त नंबर तहसील जिला प्रति सफहा : 2

नंबर खुसरा	नम्बर खाता जमाबंदी मालिक	नाम सरपरस्त या वारिस	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व रकबा खेत व रकबा व किस्म जमीन	मालगुजारी का बयान	नम्बर खाता जमाबंदी तसदीक	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नम्बर व नाम खेत व रकबा व किस्म जमीन	मालगुजारी का बयान	किस्म या तारीख इन्तकाल मय वजह अन्तकाल	दीगर तफ्सीलात खास्तर	रिपोर्टर वगैरह या तसदीक शिकदार कानूनगो
			पुत्र रामफल यादव हर चार समभाग 1/4 भाग											
									किस्म: पुश्तैनी	क-ख-ग				
										मालगुजारी				

1
1 एकड़ 5 गुंठा



		पूर्व	पश्चिम	दक्षिण	उत्तर
37/3/2	37/3/2/1		बाकी अदा मूल	= 6-8	
(7-0)	3/2/2	28	26	8	0
			26×8 / 2	= 0-11	
				7-0	

19/12/2023

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 04/07/2023

Certificate No. S0020230371

GRN No 104706669

Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

Seller / First Party Detail

Name: B m gupta Developers Pvt ltd

H No/Floor : 5th Sector/Ward : 26 LandMark : Bmg city centre garhi bolni road

City/Village Rewari District : Rewari State : Haryana

Phone: 98*****73

Buyer / Second Party Detail

Name : Governor Of Haryana

H No/Floor : Na Sector/Ward : Na LandMark : Chandigarh

City/Village: Chandigarh District : Chandigarh State : Chandigarh

Phone . 94*****03

2792
28-07-2023

Purpose . NON JUDICIAL STAMP PAPER FOR SUPPLEMENTARY DEED

The authenticity of this document can be verified by scanning its QrCode Through smart phone or on the website http://egrashry.nic.in

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

THE SEAL OF THE SUB-REGISTRAR REWARI

DDO Code 0382 **E - CHALLAN** Candidate Copy
Government of Haryana

Valid Upto: 31-07-2023 (Cash) "0105355081"
25-07-2023 (Chq./DD)

GRN No.: 0105355081 Date: 24 Jul 2023 10:46:00

Office Name: 0382-TEHSILDAR REWARI

Treasury: Rewari

Period: (2023-24) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Posting Fees	3

PD AcNo 0

Deduction Amount ₹ 0

Total/Net Amount: ₹ 103

₹ One Hundred and Three Rupees

Tenderer's Detail

GPF/PRAN/TIN/Acft. no./VehicleNo/Tax Id:-

PAN No:

Tenderer's Name: Naresh Singh

Address: S/o Nihal Singh R/o Dewawas -

Particulars: Registration Fee And Posting Fee

Cheque-DD-Detail

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: IK0CJGIYO9
Payment Date: 24/07/2023

Bank: SBI Aggregator

Status: Account Prepared

DDO Code 0382 **E - CHALLAN** AG/ Dept Copy
Government of Haryana

Valid Upto: 31-07-2023 (Cash) "0105355081"
25-07-2023 (Chq./DD)

GRN No.: 0105355081 Date: 24 Jul 2023 10:46:00

Office Name: 0382-TEHSILDAR REWARI

Treasury: Rewari

Period: (2023-24) One Time

Head of Account	Amount ₹
0030-03-104-99-51 Fees for Registration	100
0030-03-104-97-51 Posting Fees	3

PD AcNo 0

Deduction Amount ₹ 0

Total/Net Amount: ₹ 103

₹ One Hundred and Three only

Tenderer's Detail

GPF/PRAN/TIN/Acft. no./VehicleNo/Tax Id:-

PAN No:

Tenderer's Name: Naresh Singh

Address: S/o Nihal Singh R/o Dewawas -

Particulars: Registration Fee And Posting Fee

Cheque-DD-Detail

Depositor's Signature

FOR USE IN RECEIVING BANK

Bank CIN/Ref No: IK0CJGIYO9
Payment Date: 24/07/2023

Bank: SBI Aggregator

Status: Account Prepared

* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

SUPPLEMENTARY DEED OF TRANSFER

PARTICULARS

1.	Type of Deed	Supplementary Transfer Deed
2.	Situation of Land	Devlawas (Hadbast # 154) Tehsil & District Rewari
3.	Area	9K-14M-7SS or 1.21771 acres
4.	Information about Construction	Nil
5.	Total Collector Value of Land	Rs. 7306260/-
6.	Land is situated	Outside Municipal Corporation Limits
7.	Stamp Duty Paid	Rs.100/-
8.	Reference Transfer Deed No. & Dated	1364 Dated 23/05/2022

THE SEAL OF THE SUB-REGISTRAR REWARI

For S.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

प्रलेख न:2792 दिनांक:28-07-2023

डीड सबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	रिवाड़ी
गांव/शहर	देवलावास

धन सबंधी विवरण

राशि 7306260 रुपये

स्टाम्प ड्यूटी की राशि 3 रुपये

स्टाम्प नं : S0D2023G71

स्टाम्प की राशि 101 रुपये

रजिस्ट्रेशन फीस की राशि 100 रुपये

EChallan:105355081

पेस्टिंग शुल्क 3 रुपये

Drafted By: RAM AVTAR SAINI ADV.

Service Charge:200

यह प्रलेख आज दिनाक 28-07-2023 दिन शुक्रवार समय 3:18:00 PM बजे श्री/श्रीमती /कुमारी BM GUPTA DEVELOPERS PVT LTDthro RAVI SHANKER GUPTAOTHER निवास REWARI द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

उप/सयुंक्त पंजीयन अधिकारी (रिवाड़ी)

Joint Sub Registrar
Rewari

हस्ताक्षर प्रस्तुतकर्ता
BM GUPTA DEVELOPERS PVT LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी THE GOVERNOR OF HARYANA हाजिर है | प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया |दोनों पक्षो की पहचान श्री/श्रीमती /कुमारीRAM AVTAR SAINI ADV पिता BABU LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ KUMAR पिता SATYAPAL
निवासी KAMALPUR ने की |
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

उप/सयुंक्त पंजीयन अधिकारी(रिवाड़ी)

Joint Sub Registrar
Rewari

SUPPLEMENTARY DEED OF TRANSFER

Total land admeasuring 9 Kanal 14 Marla 7.5 Sarsai (5 Kitta), i.e, 1.21771 acres carved out vide Deed of Transfer registered vide S. No. 1364 dated 23.05.2022 pursuant to land falling under Community Facility (5 Kitta, 9K-11M-3S) and 24-meter wide Internal Circulation Road (1 Kitta, 0K-3M-4.5S) sub-divided from and out of larger extent of land admeasuring 101 Kanal 13 Marla or say 12.70625 acres comprised in the revenue estates of –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9//	3	5	0	0	0.62500
				4	2	13	0	0.33125
				5	0	7	0	0.04375
	23	23 min	9//	6 min North East	1	2	3	0.13958
				7 min North	0	12	4.5	0.07813
TOTAL				**5 kitta**	**9**	**14**	**7.5**	**1.21771**

This **Supplementary Deed of Transfer** is made and executed on the 28 Day of July, Two Thousand and Twenty-Three at Rewari, Haryana.

THE SEAL OF SUB REGISTRAR REWARI

BY

(A) Original owner **Sh. Naresh Singh S/o Sh. Nihal Singh and Sh. Yogesh Kumar & sh. Rajesh Kumar Sons of Sh. Naresh Singh S/o Sh. Nihal Singh** resident of Village Devlawas, Tehsil & District Rewari of Rectangle//Killa Nos. 9//3 (5K-0M), 4 (2K-13M) and 5 (0K-7M) as per revenue records and Collaboration Agreement registered vide Deed No. 7741 Dated 10.01.2020 Bajariya / Through Special Power of Attorney registered vide S. No. 125/4 dated 10.01.2020

AND

For S.V.L. Developers Pvt. Ltd.

Authorised Signatory

Reg. No.	Reg. Year	Book No.
2792	2023-2024	1

पेशकर्ता

दावेदार

गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAVI SHANKER GUPTAOTHER BM GUPTA DEVELOPERS PVT LTD

दावेदार :- THE GOVERNOR OF HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2792 आज दिनांक 28-07-2023 को बही नं 1 जिल्द नं 662 के पृष्ठ नं 120 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9869 के पृष्ठ संख्या 48 से 52 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 28-07-2023

उप/संयुक्त पंजीयन अधिकारी(रिवाड़ी)

Joint Sub Registrar
Rewari

(B) **Original owner Sh. Ashok Kumar & Sh. Prem Chand Sons of Sh. Gajraj Singh S/o Sh. Kalia** resident of Village Devlawas, Tehsil & District Rewari of Rectangle//Killa Nos. 9//6 (3K-14M) and 7 (7K-19M) as per revenue records and Collaboration Agreement registered vide Deed No. 7356 Dated 27.12.2019 Bajariya / Through Special Power of Attorney registered vide S. No. 11074 dated 27.12.2019

In Collaboration With

M/S B. M. Gupta Developers Pvt. Ltd. (CIN: U45400HR2008PTC103627), a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, BMG City Center, Elegant City, Sector – 26, Garhi Bolni Road, Rewari, Haryana - 123401 (hereinafter referred to as **"Developer"** represented through its Authorized Signatory **Mr. Ravi Shanker Gupta, Director** authorized by board resolution dated **01-08-2016** which expression shall, unless repugnant to the context thereof be deemed to include its successors and permitted assigns) of the one part.

TO AND IN FAVOUR OF

The **Governor of Haryana,** acting through the **Director General, Town and Country Planning, Haryana** (hereinafter referred to as the **"Director"**) of the other part.

WHEREAS:

1. The **Landowners** and the Developer under Collaboration Agreement(s) duly registered approached the Director, Town & Country Planning, Haryana for grant of License for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** and have been **granted Letter of Intent vide memo No. LC-4308-Assit.(AK)-2021/714 dated 14th January 2021** over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana [hereinafter referred to as the **"Larger Extent of Land"**].

THE SEAL OF SUB REGISTRAR REWARI

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

B. The Landowners and the Developer under Collaboration Agreement(s) duly registered and after the grant of Letter of Intent for setting up of **"Affordable Plotted Housing Colony" under Deen Dayal Jan Awas Yojna** vide memo No. LC-4308-Asstt.(AK)-2021/714 dated 14th January 2021 over an area measuring **12.70625 acres** falling in the revenue estate(s) of Village Devlawas (Hadbast # 154), Dhamlaka (Hadbast No. 155) and Dhaliawas (Hadbast No. 173), Sector 26 & 27, Tehsil & District Rewari, Haryana and on compliance of the Terms & Conditions stipulated therein have been granted **License No. 22 of 2021 dated 13th May 2021** by the Director, Town & Country Planning, Haryana

AND WHEREAS

A. The Letter of Intent and the License granted stipulates

i. That the Licensee shall transfer 10% area of the licensed colony free of cost to the Government of Haryana for provision of Community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved along with the license [condition no. 8(iv) of the aforesaid Letter of Intent and condition no. 2(iv) of the aforesaid License].

ii. That the Licensee shall transfer the land forming part of 45-meter-wide Sector Roads including Service Roads and restricted belt / green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government [condition no. 8(xxiv) of the aforesaid Letter of Intent and condition no. 2(xxiii) of the aforesaid License].

iii. That the Licensee shall construct 24-meter-wide Internal Circulation Road forming part of licensed area at their own cost and transfer the same free of cost to the Government [condition no. 8(xxv) of the aforesaid Letter of Intent and condition no. 2(xxiv) of the aforesaid License].

For B.M. Gupta Infra Pvt. Ltd.

Authorised Signatory

B. That the Town & Country Planning Department, Haryana issued an Order vide Endst. No. MISC-24631/8432 – 8435 dated 28th March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts, 24-meter-wide Internal Circulation Roads and land pockets which are earmarked for Community sites (10% of licensed area in DDJAY Colonies).

NOW THEREFORE THIS TRANSFER DEED WITNESSETH:

1. That we hereby transfer the land falling under the Community Facilities (10% area of the licensed colony under DDJAY) in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154)/ Jamabandi 2017-18	73	73 min	9//	3 min	4	16	4.5	0.60313
				4	2	13	0	0.33125
				5	0	7	0	0.04375
	23	23 min	9//	6 min North East	1	2	3	0.13958
				7 min North	0	12	4.5	0.07813
TOTAL				**5 Kitta**	**9**	**11**	**3**	**1.19583**

2. That we hereby transfer the land forming part of 24 meter wide Internal Circulation Road falling in License No. 22 of 2021 dated 13th May 2021 and earmarked in the Layout Plan duly approved vide Drawing No. DTCP 8105 dated 30th December 2021 as detailed hereunder –

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Devlawas (Hadbast # 154) / Jamabandi 2017-18	73	73 min	9//	3 min North West	0	3	4.5	0.02188
		Total		**1 kitta**	**0**	**3**	**4.5**	**0.02188**

That the above area of land measuring 0K-3M-4.5S forming part of 24-meter-wide Internal Circulation Road falling in License No. 22 of 2021 shall be developed by us.

3. That the **total land** measuring **9 Kanal 14 Marla 7.5 Sarsai or say 1.21771 acres** transferred vide Deed of Transfer No. 1364 dated 23.05.2022 pursuant to land falling under Community Facility (5 Kitta, 9K-11M-3S) and 24-meter-wide Internal Circulation Road (1 Kitta, 0K-3M-4.5S) free of cost to Government of Haryana in compliance of Town & Country Planning Department, Haryana Order issued vide Endst. No. MISC-2463D/8432 – 8435 dated 28th March 2022 and in compliance of the Terms & Conditions stipulated in License No. 22 of 2021 dated 13th May 2021 requires supplementary deed due to

(a) Details of Owners being incorporated along with details of Collaboration Agreement and Special Power of Attorney registered in favour of executant of this Transfer / Supplementary Transfer Deed as M/s B. M. Gupta Developers Pvt. Ltd. through its authorized signatory Mr. Ravi Shanker Gupta, and

(b) Rectangle // Killa Nos. direction for Mutation by revenue authority.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

In witness whereof, the Transferee / Licensee has set their hands on this day, month and the year herein above first written.

For B. M. Gupta Developers Pvt. Ltd.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

Dated: May 2023

Authorized Signatory

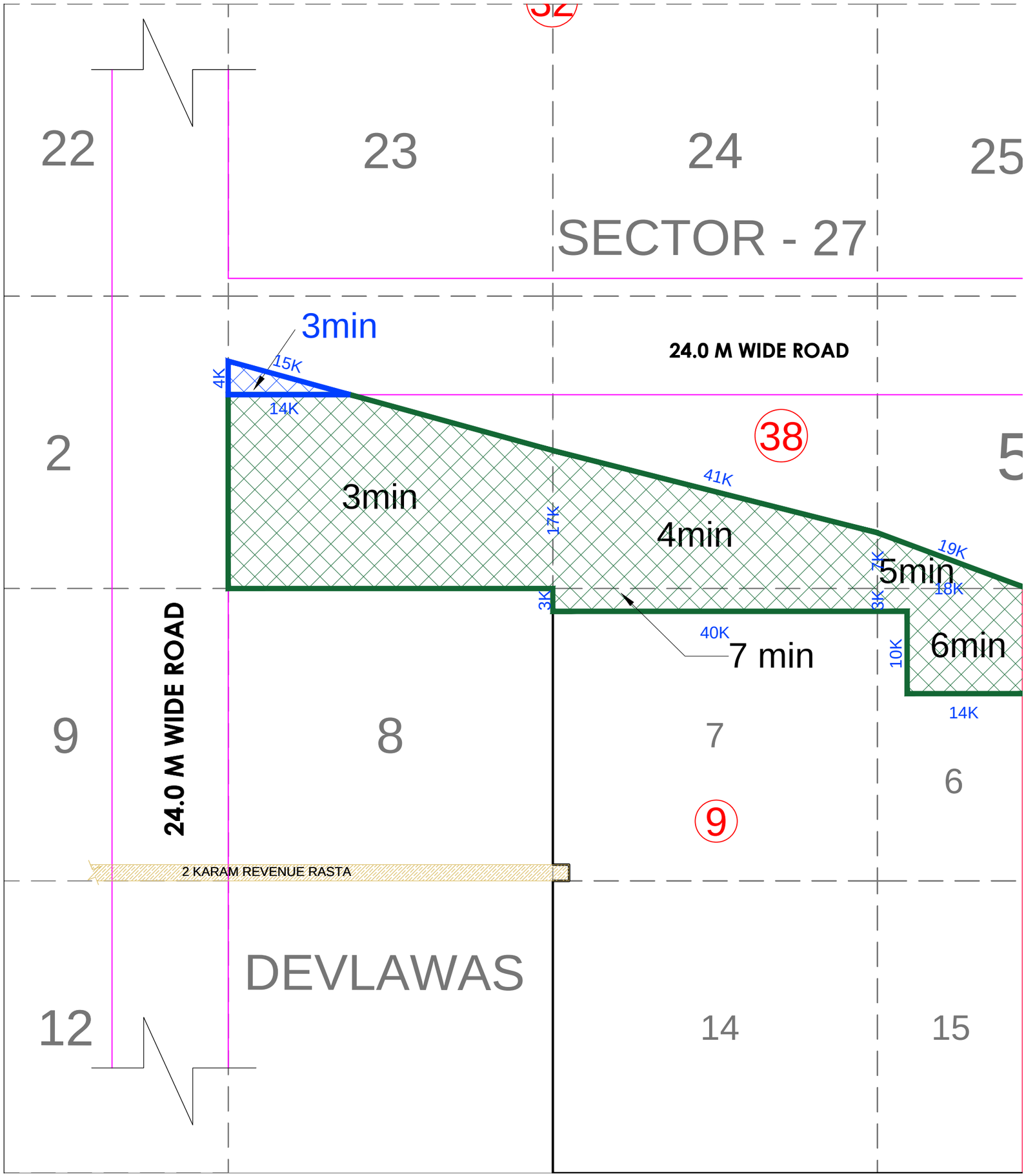
Witness:

1. Ram Avtar Saini Adv. Rewari

2. Manoj Kumar S/o Satyapal
H.No Dhana

THE SEAL OF THE SUB-REGISTRAR REWARI

The above said instrument
executed as per instructions
parties to the deed drafted
RAMAVTAR SAINI Advocate


32
22
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25
SECTOR - 27
3min
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24.0 M WIDE ROAD
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17K
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19K
7K
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40K
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10K
6min
14K
9
8
7
6
24.0 M WIDE ROAD
9
2 KARAM REVENUE RASTA
DEVLAWAS
12
14
15

रजिस्टर इंतकाल

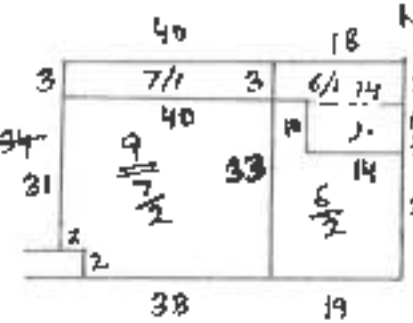
गांव : Dowlawas | इंतकाल नंबर : 154 | तहसील : रेवाड़ी | जिला : रेवाड़ी | पेज संख्या : 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
इन्तकाल जमाबन्दी मुकम्मल या आंशिकी वाली इन्तकाल जिसमें तरमीम मतलूब है							इन्तकाल जदीद जो अब कायम किया जाएगा							
नंबर खसरा	नंबर खाता जमाबंदी सावक	नाम तरफा या शाह	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मालगुजारी या लगान	नंबर खाता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	किसम या तरीका इन्तकाल जब है जरूरत	फीस दाखिला खारिज	रिपोर्ट पटवारी या तसदीक विवरणवार कानूनगो
485	72/1 मिन खेवट नं. 72	मान सिंह नम्बर0	मेरा सिंह पुत्र निहाल सिंह 1/3 हाल बाकीदेह योगेश कुमार, राजेश कुमार पुत्रान मेरा सिंह पुत्र निहाल सिंह हर दो मालगान 2/3 माल बाकीदेह	बदस्तूर	9/ 3 6-0 मै. मु. 4 2-13 कै. मु. 5 0-7 मै. मु. ——— ——— किले 3 8-0 गैर मजरूआ			The Governor of Haryana acting through The Director General, Town and Country Planning Haryana बाकीदेह	बदस्तूर	9/ 3 5-0-0 4 2-13-0 5 0-7-0 ——— किले 3 8-0-0		वाका [illegible] 280 पटवारी वसीका नं0 1364 तो0 23-05-2022 न लिखा वसीका नं. 2752/1 मियाद 28-07-2023 बदले मुल्य 7306260/- (तिहत्तर लाख छः हजार दो सौ)	05-09-2023	
									हिस्सा मुन्तकिला	क.-म.-मा.				
485	18/1 मिन खेवट नं.	मान सिंह नम्बर0	अशोक कुमार, प्रेमचन्द पुत्रान नजराज सिंह पुत्र	बदस्तूर	9/ 6 3-14 मै. मु.			The Governor of Haryana acting through the Director General,	बदस्तूर	सामान 9/ 6/1 1-2-		1 T.O 04/10/2023		

रजिस्टर इंतकाल

गांव : Dawlawas | हदबस्त नंबर : 154 | तहसील : रेवाड़ी | जिला : रेवाड़ी | वर्क संख्या : 2

नंबर शुमार	नंबर खाता जमाबंदी सावक	नाम तरफा या वाह	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	सामना या लगान	नंबर खाता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काश्तकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मालगुजारी या लगान	किस्म या खसरा इंतकाल जब वे जरूरत	फीस दाखिला दारज	रिपोर्टपटवारी या तसदीक शिरदार कानूनगो
	16		काश्तिया हर की कमलाल वासीदेह		7 7-19 मै. गु. —— किते 2 11-13			Town and Country Planning Haryana वासीदेह		7/1 0-13- —— किते 2 1-18-0 क.ज.ना. कुल 9-15-0				



लेकरा नकशा

इस्तमरारी रकबा

वाजिब	हाल	पूर्व	पश्चिम	दक्षिण	उत्तर	रकबा
9/6 (3-14)	9/6/1	3	3	14 4 18	18	0-6
	↓	10	10	14	14	0-16
			10 X 14			1-2 2-12 (के ग 3-14)
9/7 (7-19)	6/2	बाकी बरकरार				
	9/7/1	3	3	40	40	0-13
			3 X 40			7-6
	7/2	बाकी बरकरार				
						7-19

इत्तेला मुताबिक तसदीक रेवाड़ी
04/10/2023