

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 17/10/2024

Certificate No. G0Q2024J906



Stamp Duty Paid : ₹ 336801900  
(Rs. Only)

GRN No. 122565865



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Estate Officer ii

H.No/Floor : Na

Sector/Ward : Na

LandMark : Hsvp gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 97\*\*\*\*\*55



**Buyer / Second Party Detail**

Name : Experion Developers Private limited

H.No/Floor : F9/1st

Sector/Ward : 10

LandMark : Manish plaza 1 plot no 7 mlu

City/Village: Dwarka

District : New.delhi

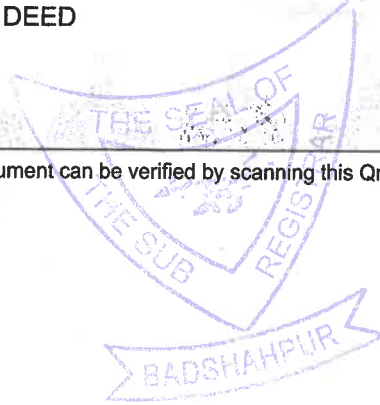
State : Delhi

Phone : 98\*\*\*\*\*82

9563  
24/10/2024

Purpose : CONVEYANCE DEED

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 OF  
RESIDENTIAL MULTI-STORIED GROUP HOUSING / MIX-USE  
SITE NO. GH-3, SECTOR - 48, GURUGRAM SOLD BY E - AUCTION**

*by*  
ESTATE OFFICER-II  
HSVP, GURUGRAM



प्रलेख क्र.:9563

मुद्रण दिनांक 24/10/2024 04:48 PM

पंजीकरण दिनांक:24-10-2024

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- बादशाहपुर	गांव/शहर- हुड्डा सेक्टर	स्थित- Sec-48, 49
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : GH3, Sector 48, Gurgaon II, Gurugram		
धन संबंधी विवरण		
राशि- 4811455488 रुपये		कुल स्टाम्प शुल्क- 336801888 रुपये
स्टाम्प नं- G0Q2024J906		स्टाम्प का मूल्य- 336801900 रुपये
रजिस्ट्रेशन फीस- 50000 रुपये	EChallan:123005588	पेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- NIHAL SINGH DHARIWAL ADV		सेवा शुल्क- 200
भूमि का विवरण		
निवासीय		22243.62 Sq. Meters
स्थानीय शहरी निकाय संबंधी विवरण		
प्रॉपर्टी आईडी- ICY5QAF8	प्रॉपर्टी नं- Plot No. GH-3	मालिक- Experion Developers Private Limited
पता- Plot No. GH-3, Sector-48, Urban Estate Gurgaon-II, 122002.		

यह प्रलेख आज दिनांक 24-10-2024 दिन गुरुवार समय 4:42:00 PM बजे श्री/श्रीमती/कुमारी HSVP निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

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।

दिनांक 24-10-2024

संयुक्त उप पंजीयन अधिकारी NT Badshahpur

HSVP

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी EXPERION DEVELOPERS PVT LTD thru NAGRAJU ROUTHUOTHER 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 NITISH SHARMA ADV पिता . निवासी GGM व श्री/श्रीमती/कुमारी S C ARORA ADV पिता . निवासी GGM ने की।

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

दिनांक 24-10-2024

संयुक्त उप पंजीयन अधिकारी NT Badshahpur



1.	Transaction Value	:	Rs. 4811455333/-
2.	Property No.	:	Plot No. GH-3
3.	Village /Segment Block Name	:	Sector - 48, Gurugram
4.	Unit Land / Plot Area	:	22243.6108 sq.mts. (5.496 acres)
5.	Stamp Duty	:	Rs. 336801900/-
6.	Stamp Cr. No. / Date	:	G0Q2024J906 Dt. 17.10.2024
7.	Stamp GRN No.	:	122565865
8.	Registration & Pasting Fees	:	Rs. 50,005/-
9.	Registration Challan GRN No.	:	0122566091
10.	Stamp Issued By	:	Indian Non Judicial Stamp, Haryana Government.

THIS DEED OF CONVEYANCE is made at **GURUGRAM** ON THE <sup>29th</sup> ~~17th~~ DAY OF October **2024**

**BETWEEN**

**THE HARYANA SHEHRI VIKAS PRADHIKARAN** ACTING THROUGH THE ESTATE OFFICER (hereinafter called "**The Vendor**") of the **ONE PART**;

**AND**

**EXPERION DEVELOPERS PRIVATE LIMITED** a Company incorporated under the Companies Act, having its Registered Office at **F-9, First Floor, Manish Plaza-1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075** through its **Director Mr. Nagaraju Routhu** (hereinafter called "**The Allottee**") of the **OTHER PART**.

WHEREAS the land hereinafter described and intended to be hereby conveyed was owned by the Vendor in full proprietary rights.

  
ESTATE OFFICER-II  
HSVP, GURUGRAM



Reg. No.

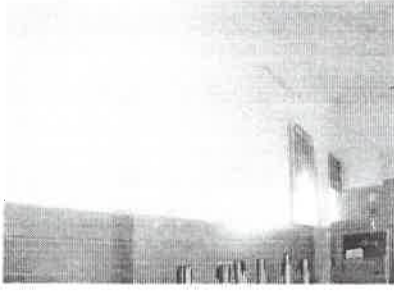
Reg. Year

Book No.

9563

2024-2025

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- HSVP \_\_\_\_\_

क्रेता :- thru NAGRAJU ROUTHUOTHEREXPERION DEVELOPERS PVT LTD \_\_\_\_\_

गवाह 1 :- NITISH SHARMA ADV \_\_\_\_\_

गवाह 2 :- S C ARORA ADV \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9563 आज दिनांक 24-10-2024 को बही नं 1 जिल्द नं 619 के पृष्ठ नं 137.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1694 के पृष्ठ संख्या 13 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 हैं |

दिनांक 24-10-2024



उप/सयुंक्त पंजीयन अधिकारी बादशाहपुर

AND WHEREAS the Vendor has sanctioned the sale of the said land to the Allottee in pursuance of E-Auction dated **30.07.2023** made under sub-regulation (I) of the regulation (6) of the Haryana Shehri Vikas Pradhikaran (Disposal of land and building to be 1978 Rules and Guidelines governing HSVP (hereinafter referred to as the said Regulation) to be used as a site for residential /mix-use purpose in the Urban Area of Gurugram.

AND WHEREAS the Vendor has fixed the price of the said land sold by E-Auction dated **30.07.2023** at **Rs. 4811455333 /-** (**Rupees Four Hundred Eighty-One Crores Fourteen Lakh Fifty-Five Thousand Three Hundred Thirty Three Only**).

AND WHEREAS the Allottee has paid the full price as mentioned above.

NOW THEREFORE, this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Allottee, hereinafter contained and the said sum of **Rs. 4811455333 /-** (**Rupees Four Hundred Eighty-One Crores Fourteen Lakh Fifty Five Thousand Three Hundred Thirty Three Only**) has been paid by the Allottee, the receipt of which is acknowledged by the Estate Officer / Chief Administrator of the Vendor, the Vendor hereby grants and conveys unto the Allottee all the piece and parcel of Plot No. **GH-3, Sector-48**, Urban Estate, **Gurugram**, area in **22243.6108 Square meters i.e. 5.496 acres**, duly allotted vide Memo No.ZO002/EO018/UE029/GALOT/0000001455 dated 04.01.2024, and further for which revised zoning plan for area measuring **22243.6108 Square meters i.e. 5.496 acres** was issued by Estate officer – II, HSVP, Gurugram vide Memo No. EO-II/SDE(S)/2024/642 dated 27.06.2024 more particularly described in the plan dated 04.06.2024 filed in the office of the Estate Officer, signed by the Estate Officer, Drawing No. D.T.P (G) 2693/ 2024, dated 04.06.2024, (hereinafter called the **"Site"**).

To have and to hold the same unto and to the use of Allottees subject to the exception, reservations, conditions and covenants hereinafter contained each of them that is to say:

The allottee shall have the right of possession and enjoyment of the site subject to adherence to the terms and conditions of sale.

1. Any subsequent transfer of site conveyed to Allottee by this deed shall be subject to prior written permission of Estate Officer, who in turn, while granting the said permission to transfer shall adhere to rules, regulations and policies laid down by HSVP under HSVP Act 1977. Provided that allottee may create a mortgage in the said Site.

  
ESTATE OFFICER-II  
HSVP, GURUGRAM





2. The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and power as may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at the such time and in such manner as the Vendor shall think fit, with power to carry out any surface or all any underground working and to letdown the surface of or if any part all or of the said site and to sink pits, erect building, 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 exception and reservation herein after contained.

Provided that the Allottees 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 Allottee or failing such agreement as shall be ascertained by reference to arbitration.

3. The Allottee shall pay all general and local taxes rates or cesses for the time being imposed or assessed on the said land by Competent Authority.
4. The Allottee shall have to complete the construction within **FIVE years** from the date of possession of the said land, i.e. **13.06.2024** in accordance with the relevant rules/regulation.

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 Allottee.

5. That Allottee shall not erect any building for making any addition alteration without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.
6. The Vendor may by his officers and employees servant at all reasonable times and in a reasonable manner after twenty four hour notice in writing, enter in and upon any part of the land or building erected therein for the purpose of ascertaining that the Allottee has duly performed and observed the covenants and condition to be performed and observed by him under these presents.

  
ESTATE OFFICER-II  
HSVP, GURUGRAM







7. The Vendor shall have full rights, power and authority at all times to do through officers or employees all act and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms condition and reservations herein contained and to recover from the Allottee as first charge upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection there with or in way relating thereto.
8. The Allottee shall not use the said land for any purpose other than that for which it has been sold nor shall he use the building constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules/regulations made under the Haryana Shehri Vikas Pradhikaran Act, 1977 (herein after referred to as the Act).
9. The Allottees shall accept and obey all the rules and regulations and orders made or issued under the Act.

In the event of breach of any other condition of sale, the estate officer may impose a penalty or resume the land or both in accordance with the provision of the act and the rules/regulation made there under.

In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause of right for re-entry thereon or any part thereof, to possess retain and enjoy the same as to his former estate and the Allottees shall not be entitled to refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry except in accordance with the provision of the said Act.

10. All the disputes and differences arising out or in any way touching or concerning this deed what-so-ever, shall be referred to the sole arbitration of the Chief Administrator or any other Officer appointed by him. It will not be an objection to such appointment that the Arbitrator so appointed is a Government Servant or an officer of the Authority that had to deal with the matter to which this deed is related 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 Allottee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise,

  
ESTATE OFFICER-II  
HSVP, GURUGRAM





the Vendor will secure the Allottee full and peaceful enjoyment of the right and privileges herein and hereby conveyed and assured.

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

- a) The expression 'Chief Administrator' shall mean The Chief Administrator of the Authority as defined in clause(e) of Section (2) of the Act.
- b) The Expression 'Estate Officer' shall mean person appointed by Authority under Clause (1) 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 authorised to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- d) The expression 'Allottee' used in the instant deed shall include in addition to Experion Developers Private limited, its lawful heirs & successors in occupation of the land or building erected thereon with the permission of the Estate Officer.

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

Signed for and on behalf of Experion Developers Private Limited through its director Mr. Nagaraju Routhu at Gurugram on the 17th Day of October 2024



ALLOTTEE

In the presence of Witnesses

1. Name: SANJEET KUMAR THAKUR

SIGNATURE OF WITNESS  
No.1.

RESIDENT: 1305/5 PATEL NAGAR,  
GURUGRAM-12200 HARYANA

[Signature]  
ESTATE OFFICER-II  
HSVP, GURUGRAM Page 6 of 7



OCCUPATION: ASST. MANAGER

2.

NAME: AJAY KUMAR

SIGNATURE OF WITNESS  
No.2.

RESIDENT: R2-111/14 7th Ectu ND -110019

OCCUPATION: DM, PC w/s Expansion Developers Pvt Ltd

Signed for and on behalf of the Haryana Shehri Vikas Pradhikaran through its Estate Officer at Gurugram on the date of 17<sup>th</sup> Day of October 2024.

VENDOR

In the presence of Witnesses:

ESTATE OFFICER-II  
HSVP, GURUGRAM

1.

NAME: \_\_\_\_\_

SIGNATURE OF WITNESS  
No.1.

RESIDENT: Dinesh Kumar Assistant

OCCUPATION: \_\_\_\_\_

2.

NAME: DHARAMBIR CLERK

SIGNATURE OF WITNESS  
No.2.

RESIDENT: \_\_\_\_\_

IDENTIFIED BY  
After Seen Aadhar/I.D. Card Parties  
(Not Responsible if ID is not Genuine)  
S.C. ARORA (ADVOCATE)  
GURUGRAM

IDENTIFIED BY  
After Seen Aadhar/I.D. Card of Parties  
(Not Responsible if ID is not Genuine)  
NITISH SHARMA (ADVOCATE)  
GURUGRAM



100



IDENTIFIED BY  
After Seen Aadhar/D. Card Parties  
(Not Responsible if ID is not Genuine)  
S.C. ARORA (ADVOCATE)  
GURUGRAM

