

958  
05-05-2022

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 03/05/2022

Certificate No. S0C2022E34



Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 90008285



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: B m gupta Developers Private limited

H.No/Floor : 5948/5949

Sector/Ward : Na

LandMark : Basti harphool singh sadar thana rd

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 94\*\*\*\*\*03



**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\*\*\*\*\*90

Others : Through the director of town and country planning haryana

Purpose : Non Judicial Stamp Paper for Deed of Transfer



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
2. Situation of Land
3. Area
4. Information about Construction
5. Total Collector Value of Land
6. Land is situated
7. Stamp Duty Paid

Transfer Deed

Dharmraj (H.No. 125)

Tehsil & District Rewari

12K-19M-35

Nil

Rs. 97,34,980/-

Onsite Municipal Corporation Limits

Rs. 100/-

For B.M. Gupta Developers Pvt. Ltd.

  
Authorised Signatory



प्रलेख नं:958

दिनांक:05-05-2022

<b>डीड संबंधी विवरण</b> <b>डीड का नाम GIFT IN FAVOUR OF GOVT.</b>	
तहसील/सब-तहसील रिवाड़ी	गांव/शहर धामलाका
स्थिति DHAMLAKA	
शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर	अन्य क्षेत्र
प्रकार : धामलाका	
<b>भवन का विवरण</b>	
<b>भूमि का विवरण</b>	
कृषि घाटी	259 Marla
खेपट नम्बर :- 37/1.81	
<b>धन संबंधी विवरण</b>	
राशि 9724980 रुपये	कुल स्टाम्प ड्यूटी की राशि 0 रुपये
स्टाम्प नं. :	स्टाम्प की राशि रुपये
रजिस्ट्रेशन कीमत की राशि 0 रुपये	पेयिंटिंग चार्ज 3 रुपये
Drafted By: SELF	Service Charge:200

यह प्रलेख आज दिनांक 05-05-2022 दिनांक गुरुवार समय 11:25:00 AM बजे श्री/श्रीमती/कुमारी BM GUPTA DEVELOPERS PVT LTD द्वारा RAVI SHANKER GUPTA OTHER निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar  
Rewari

हस्ताक्षर प्रस्तुतकर्ता  
BM GUPTA DEVELOPERS PVT LTD

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-अ के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 05-05-2022  
BM GUPTA DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar  
Rewari

उपरोक्त दानपात्र श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANA, ACTING THROUGH THE DIRECTOR, TOWN AND COUNTRY PLANNING HARYANA स्थित है। प्रस्तुत प्रलेख के तथ्यों को दोनो 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 RAMAVTAR SAINI ADV. पिता --- निवासी REWARI व श्री/श्रीमती/कुमारी MANOJ KUMAR पिता SATYAPAL निवासी DHANA ने की।

साक्षी नं:1 को इस नमूनेदार/अधिकार के रूप में जानते हैं तथा उद् साक्षी नं:2 की पहचान करता है।

दिनांक 05-05-2022

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Sub Registrar  
Rewari

8. Stamp Duty Paid @

Nil (as Transfer to Government)

9. Stamp Certificate No.

10. Stamp Dated

### DEED OF TRANSFER

Total land admeasuring 12 Kanal 19 Marla 3 Sarsai or say 1.62083 acres to be carved out pursuant to land falling under 45 meter wide Sector Road & 12 meter wide Service Road (2 Kitta, 6K-12M-15) and 24 meter wide Internal Circulation Road (2 Kitta, 6K-7M-25) requiring sub-division from and out of larger extent of land admeasuring 47 Kanal 16 Marla or say 5.975 acres comprised in the revenue estates of –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamiaka (Hadbast # 155) / Jamabandi 2017-18	37	41	2//	12	4	1	3	0.50833
				13/2	2	10	7	0.31736
				16	3	3	5.5	0.39757
				17	3	3	5.5	0.39757
		TOTAL		4 kitta	12	19	3	1.62083

This **DEED OF TRANSFER** is made and executed on this 05 Day of May, Two Thousand and Twenty Two at Rewari, Haryana.

BY

**M/S B. M. GUPTA DEVELOPERS PVT. LTD.** (CIN: U45400DL2008PTC 175758) a company incorporated under the Companies Act, 1956 and having its registered office at Room No.2, First Floor, 5948 & 5949, Basti Harphool Singh, Sadar Chana Road, Delhi – 110006 (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.

Authorized Signatory





Reg. No.

Reg. Year

Book No.

958

2022-2023

1



दानकर्ता



गवाह

दानपात्र

उप/संयुक्त पंजीयन अधिकारी

दानकर्ता :- DR. RAVI SHANKER GUPTA OTHER BM GUPTA DEVELOPERS PVT LTD

दानपात्र :- THE GOVERNOR OF HARYANA, ACTING THROUGH THE DIRECTOR, TOWN AND COUNTRY PLANNING HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV.

गवाह 2 :- MANOJ KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 958 आज दिनांक 05-05-2022 को बही नं 1 जिल्द नं 648 के पृष्ठ नं 193.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9376 के पृष्ठ संख्या 1 से 6 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 05-05-2022

उप/संयुक्त पंजीयन अधिकारी (रियाडी)

**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:**

The Developer has been granted License No. 73 of 2014 dated 1<sup>st</sup> August 2014 for setting up of "Affordable Group Housing" by the Director, Town & Country Planning, Haryana over an area measuring 5.975 acres falling in the revenue estate of Village Dhamlaka (Hadbast No. 155), Sector 26 & 27, Tehsil & District Rewari, Haryana [hereinafter referred to as the "Larger Extent of Land"].

**AND WHEREAS**

A. The License granted stipulates –

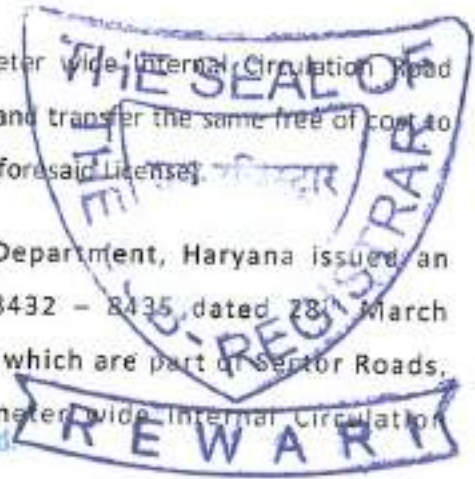
i. That the Licensee shall transfer the land coming under Sector Roads including Service Roads and restricted belt / green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area / FAR is being granted, free of cost to the Government [condition no. 2(d) of the aforesaid License].

ii. That the Licensee shall construct 24 meter wide Internal Circulation Road passing through the site at their own cost and transfer the same free of cost to the Government [condition no. 2(c) of the aforesaid License].

B. That the Town & Country Planning Department, Haryana issued an Order vide Endst. No. MISC-2463D/8432 – 8435 dated 28<sup>th</sup> March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts and 24 meter wide Internal Circulation Roads.

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory



**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. 73 of 2014 dated 1<sup>st</sup> August 2014 and earmarked in the Zoning Plan duly approved vide Drawing No. DG,TCP 4754 dated 1<sup>st</sup> August 2014 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	37	41	2//	12	4	1	3	0.50833
				13/2	2	10	7	0.31736
		TOTAL		2 kitta	6	12	1	0.82569

That there is no land forming part of restricted belt / green belt in the License No. 73 of 2014 dated 1<sup>st</sup> August 2014.

2. That we hereby transfer the land forming part of 24 meter wide Internal Circulation Road falling in License No. 73 of dated 1<sup>st</sup> August 2014 and earmarked in the Zoning Plan duly approved vide Drawing No. DG,TCP 4754 dated 1<sup>st</sup> August 2014 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	37	41	2//	16	3	1	5	0.39757
				17	3	1	5	0.39757
		TOTAL		2 kitta	6	2	1	0.79514

That the above area of land measuring 0K-7M-2S forming part of 24 meter wide Internal Circulation Road falling in License No. 73 of 2014 shall be developed by us.

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory

3. That the total land measuring 12 Kanal 19 Marla 3 Sarsai or say 1.62083 acres transferred pursuant to land falling under 45 meter wide Sector Road & 12 meter wide Service Road (2 Kitta, 6K-12M-15) and 24 meter wide Internal Circulation Road (2 Kitta, 6K-7M-25) is 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 28<sup>th</sup> March 2022 and in compliance of the Terms & Conditions stipulated in License No. 73 of 2014 dated 1<sup>st</sup> August 2014.

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: 05 May 2022

Authorised Signatory

Authorized Signatory

Witness:

1. Ram Avtar Bainsi Adv. Rewari

*Ram Avtar Bainsi*

2. Manoj Kumar & Satyajeet  
Rt Phagu

*Manoj*





### ORDER

The Department grants licences for various purposes on the land situated in conforming zones. For the purpose of development of infrastructure, the Department also grants licences on the adjoining lands which are part of sector roads, service roads, green belts, 24/18 mtrs wide roads etc. on the condition that such land pockets shall be transferred by the colonizer free of cost to the Government. In lieu of these land pockets, the benefit in the form of FAR is granted. However, while putting the condition in the licences the time period for transfer of such land pockets has not been prescribed. In most of the cases, the colonizer does not transfer the land till the completion is granted to the colony. Similarly land pockets which are earmarked for community sites (10% of licenced area in DDJAY colonies & 22% of licenced land in NILP colonies) are to be transferred to the Government free of cost. Due to non-transfer of these land pockets, the development of master infrastructure in the towns has been hampered.

Therefore, in view of above, the following is ordered:-

- i) In case of new licences, no zoning plan for the plotted colonies and building plans for the integrated colonies be approved till the colonizer transfers the land in favour of the Government.
- ii) In case of old licences i.e. where the zoning plan and building plans have already been approved, no licence be renewed till the land is transferred in favour of Government.

Henceforth, the cases be examined and submitted accordingly.

-sd/-

K.Makrand Pandurang, IAS  
Director, Town & Country Planning,  
Haryana, Chandigarh.

MISC-2463D  
Endst. No. 8432-35

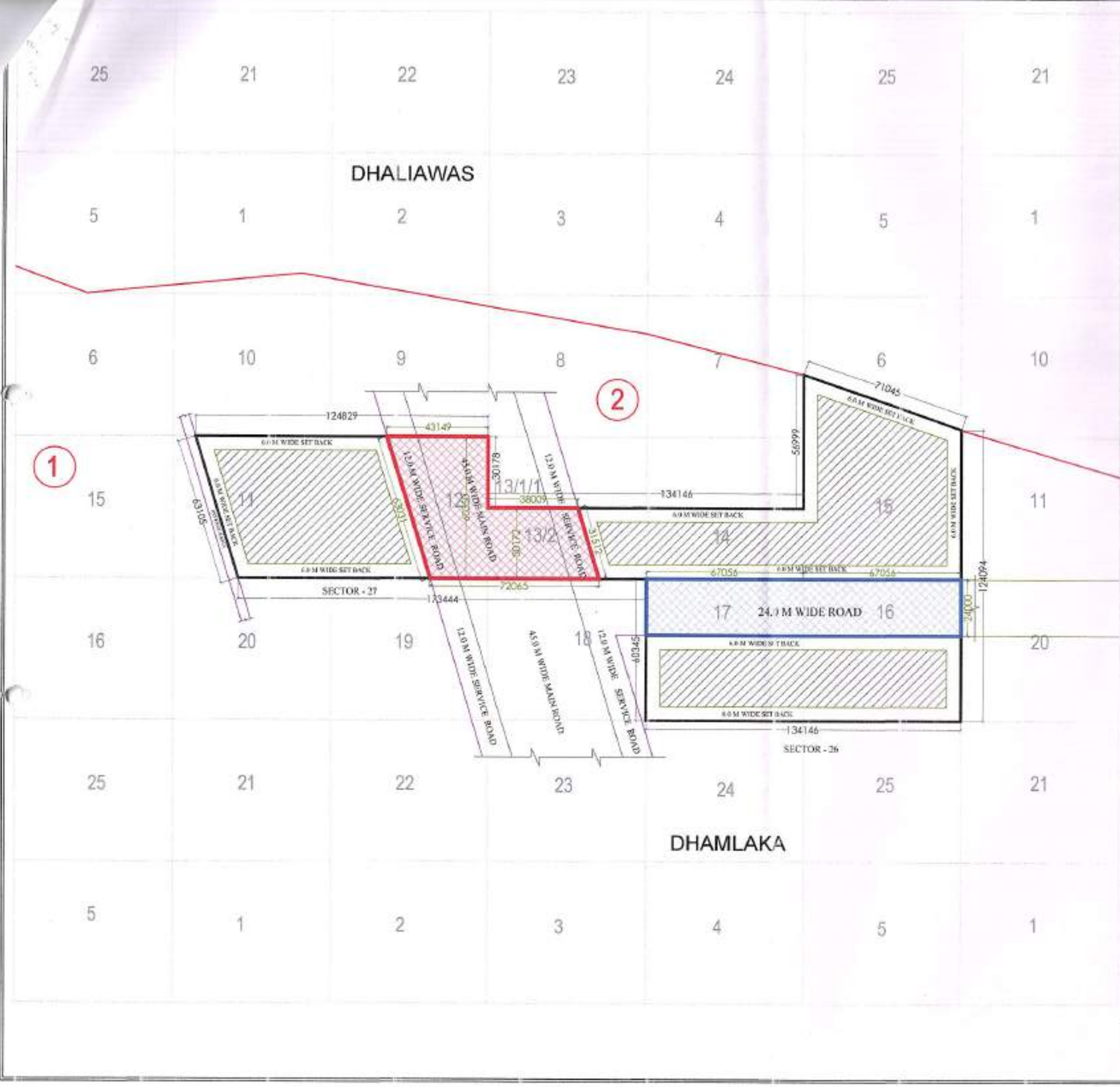
Dated: 28.03.2022

A copy is forwarded to the following for information and further necessary action.

1. Chief Town Planner, Haryana,
2. Senior Town Planners (Hqs)
3. All District Town Planners (Hqs)
4. Architect (Hqs)

-sd/-

Chief town Planner (IT&M)  
For: Director, Town and Country Planning,  
Haryana, Chandigarh



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 Area Transferable to Government of Haryana at Sector 26 & 27, Village - Dhamlaka, Tehsil & District Rewari, Haryana. [License No. 73 of 2014 Dated 01.08.2014 (LC-3046)]

Land Schedule									
Village / Jamabandi	Khewat No.	Khasra No.	Rect. No.	Killa No.	K	M	S	Acres	
Dhamlaka (Hakikat # 155) / Jamabandi 2017-18	37	41	27	12	4	1	3.0	0.50833	45.0 m wide Sector Road & 12.0 m wide service Road
				13/2	2	10	7.0	6.31736	
				18	3	3	5.5	0.39757	
				17	3	3	5.5	0.39757	24.0 M wide Road
TOTAL				4 kitta	12	19	3.0	1.62083	

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 IN "AFFORDABLE GROUP HOUSING SCHEME" BMG ANTRIKSH TOWER [LICENSE NO. 73 OF 2014, DATED 01.08.2014 (LC-3046)]

OWNER NAME:-  
M/S B. M. GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-  
LAND TRANSFER

DATE:-  
April 2022