

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 24/07/2023

Certificate No. SOX2023G22

GRN No. 105358257



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: B m gupta Developers Pvt Ltd

H.No/Floor: 5th

Sector/Ward: 25

LandMark: Bmg city centre 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: Chandigarh

Phone: 82*****70

2791

28-07-2023

Purpose: Non Judicial Stamp Paper For Supplementary Deed

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahary.nic.in>

For B.M. Gupta Developers Pvt. Ltd.

Authorised Signatory



DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto:	11-07-2023 (Cash)	*0104772401*		
	05-07-2023 (Chq/DD)			
GRN No.:	0104772401	Date:	04 Jul 2023 12:17:27	
Office Name:	0362-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 Pasting Fees		3		
PD AcNo	0			
Deduction Amount:	₹	0		
Total/Net Amount:	₹	103		
₹ One Hundred and Three Rupees				
Tenderer's Detail				
GPFF/PRANTIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: B m gupta Developers Pvt Ltd				
Address: REWARI -				
Particulars: REGISTRATION FEE AND PASTING FEE				
 Depositor's Signature				
Cheque/DD- Detail:				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	IK0CIGWBES			
Payment Date:	04/07/2023			
Bank:	SBI Aggregator			
Status:	Account Prepared			

DDO Code: 0362		E - CHALLAN Government of Haryana		AGR Dept Copy
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FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:	IK0CIGWBES			
Payment Date:	04/07/2023			
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 | Dhamlaka (Hadbast #155)
Tehsil & District Rewari |
| 3. Area | 12K-19M-3S or 1.62083 acres |
| 4. Information about Construction | Nil |
| 5. Total Collector Value of Land | Rs. 97,24,980/- |
| 6. Land is situated | Outside Municipal Corporation Limits |
| 7. Stamp Duty Paid | Rs. 100/- |
| 8. Reference Transfer Deed No. & Dated | 958 Dated 05.05.2022 |

For H.D. Gupta Developers Pvt. Ltd.

Authorized Signatory

प्रलेख नं:2791

दिनांक:28-07-2023

डीड संबंधी विवरण

डीड का नाम TARTIMA
तहसील/सब-तहसील रिवाड़ी
गांव/शहर धामलाका

धन संबंधी विवरण

राशि 9724980 रुपये
स्टाम्प नं : S0X2023G22
रजिस्ट्रेशन फीस की राशि 100 रुपये
स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प की राशि 101 रुपये
EChallen:104772401
पेस्टिंग शुल्क 3 रुपये

Drafted By: RAM AVTAR SAINI ADV.

Service Charge:200

यह प्रलेख आज दिनांक 28-07-2023 दिन शुक्रवार समय 3:18:00 PM बजे श्री/श्रीमती /कुमारी
BM GUPTA DEVELOPERS PVT LTD thru RAVI SHANKER GUPTA OTHER निवास REWARI द्वारा पंजीकरण हेतु
प्रस्तुत किया गया।

उप/संयुक्त 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 हैं। प्रतुत प्रलेख के तथ्यों को दोनों
पक्षों
ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी RAM AVTAR SAINI ADV पिता BABU
LAL SAINI निवासी REWARI व श्री/श्रीमती /कुमारी MANOJ पिता SATYAPAL
निवासी DHANA ने की।
साक्षी नं:1 को हम जम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)
Joint Sub Registrar
Rewari

SUPPLEMENTARY DEED OF TRANSFER

Total land admeasuring 12 Kanal 19 Marla 3 Sarsai (4 Kitta), i.e., 1.62083 acres carved out vide Deed of Transfer registered vide S. No. 958 dated 05.05.2022 pursuant to land falling under 45-meter-wide Sector Road & 12-meter-wide Service Road (2 Kitta, 6K-12M-1S) and 24-meter wide Internal Circulation Road (2 Kitta, 6K-7M-2S) sub-divided 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
Dhamlaka (Hadbast # 155) / Jamabandi 2022-23	25	29	2//	12 min North East	4	1	3	0.50833
				13/2 min West - Centre	2	10	7	0.31736
	43	49		16 min North	3	3	5.5	0.39757
	25	29		17 min North	3	3	5.5	0.39757
		TOTAL		4 kitta	12	19	3	1.62083

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

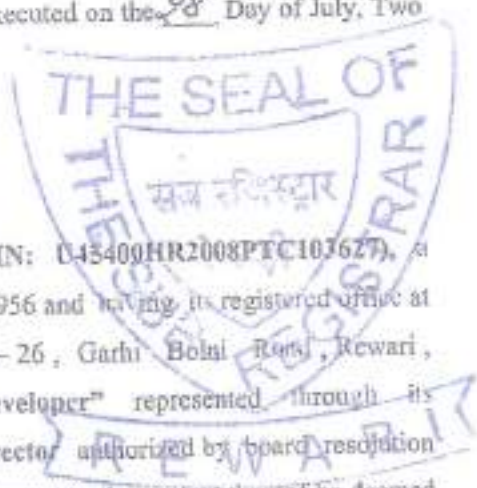
BY

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 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.

For B.M. Gupta Developers Pvt. Ltd.

Ravi Shanker Gupta

Authorized Signatory



Reg. No.	Reg. Year	Book No.
2791	2023-2024	1



पेशकर्ता

दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

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

दावेदार :- THE GOVERNOR OF HARYANA

गवाह 1 :- RAM AVTAR SAINI ADV

गवाह 2 :- MANOJ

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2791 आज दिनांक 28-07-2023 को बही नं 1 जिल्द नं 662 के पृष्ठ नं 119.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 9869 के पृष्ठ संख्या 43 से 47 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामने किये हैं।

दिनांक 28-07-2023

उप/संयुक्त पंजीयन अधिकारी (रिवाड़ी)

Joint Sub Registrar
Rewari

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:

The Developer has been granted License No. 73 of 2014 dated 1st 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].

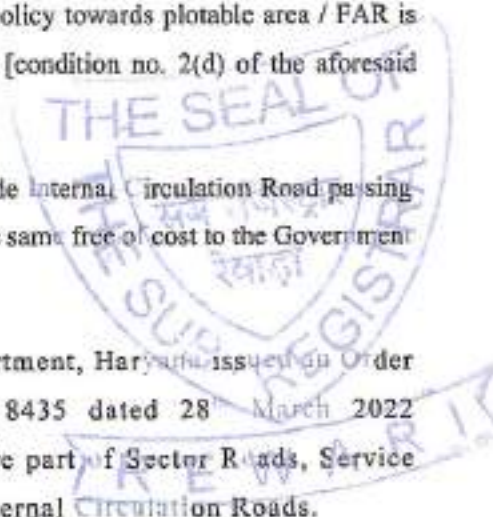
B. That the Town & Country Planning Department, Haryana issued an Order vide Endst. No. MISC-2463D/8432 – 8435 dated 28th March 2022 reiterating the transfer of lands which are part of Sector Roads, Service Roads, green Belts and 24 meter wide Internal Circulation Roads.

NOW THEREFORE THIS TRANSFER DEED WITNESSETH:

For B.A. Gupta Developers Pvt. Ltd.



Authorized Signatory



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 1st August 2014 and earmarked in the Zoning Plan duly approved vide Drawing No. DG,TCP 4754 dated 1st August 2014 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 155) / Jamabandi 2022-23	25	29	2//	12 min North East	4	1	3	0.50833
				13/2 min West - Centre	2	10	7	0.31736
				TOTAL			2 kitta	6

That there is no land forming part of restricted belt / green belt in the License No. 73 of 2014 dated 1st 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 1st August 2014 and earmarked in the Zoning Plan duly approved vide Drawing No. DG,TCP 4754 dated 1st August 2014 as detailed hereunder –

Village / Jamabandi	Khewat No.	Khatoni No.	Rect. No.	Killa No.	K	M	S	Acres
Dhamlaka (Hadbast # 155) / Jamabandi 2022-23	43	49	2//	16 min North	3	3	5.5	0.39757
	25	29		17 min North	3	3	5.5	0.39757
		TOTAL		2 kitta	6	7	2	0.79514

That the above area of land measuring 6K-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. Gupta Developers Pvt. Ltd.

Rar

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-1S) and 24 meter wide Internal Circulation Road (2 Kitta, 6K-7M-2S) 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 28th March 2022 and in compliance of the Terms & Conditions stipulated in License No. 73 of 2014 dated 1st August 2014 requires supplementary deed due to Rectangle // Killa Nos. direction for Mutation by revenue authority.

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: July, 2023

For B.M. Gupta Developers Pvt. Ltd.

Authorized Signatory

Witness:

1. Ram Autar Saini Adv.
Rewari

Ram Autar Saini

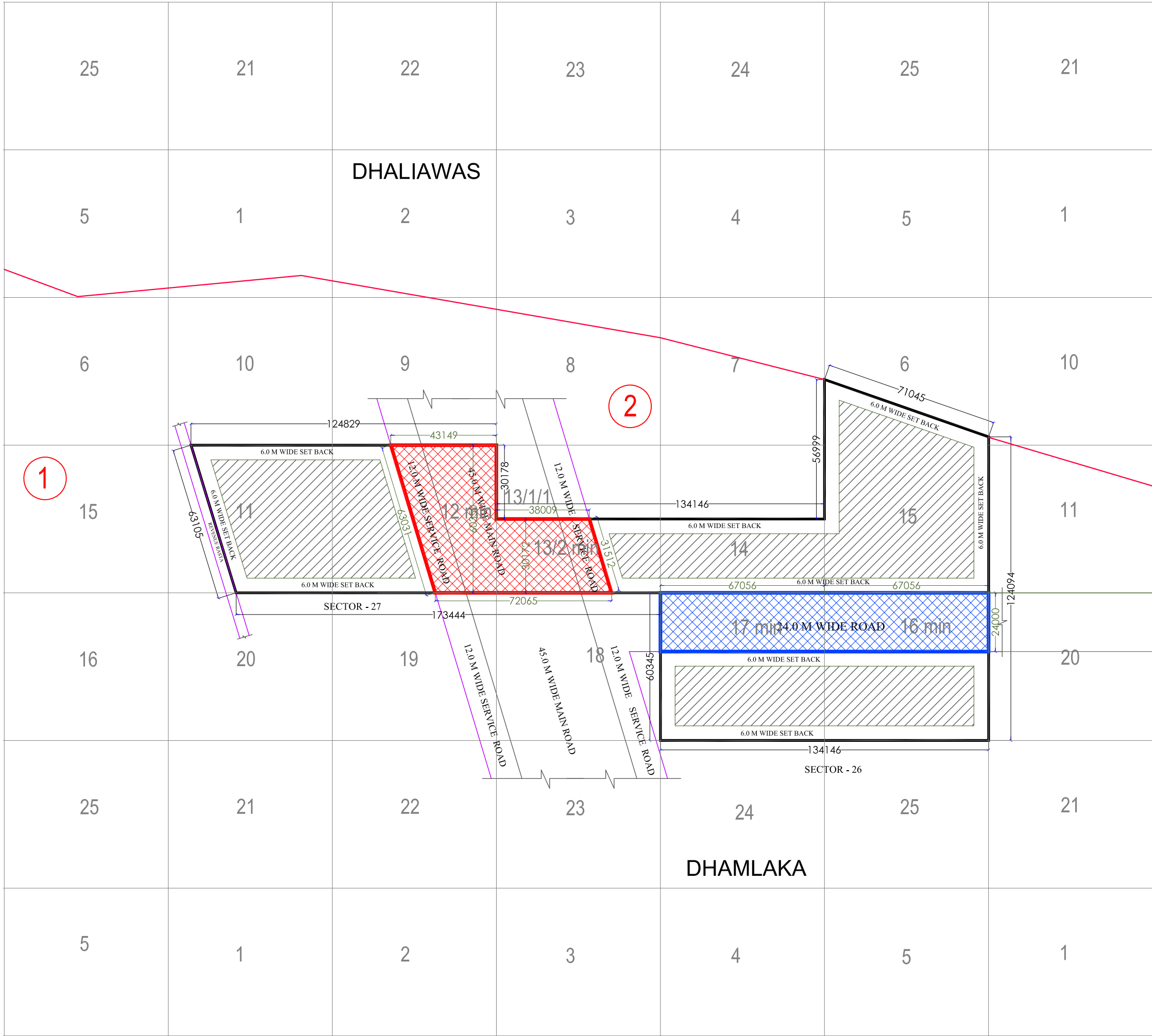
2. Manoj Kumar S/o Satyapal
A/o Dhana

Manoj



Ram Autar Saini

I have above said instruments
verified as per instructions
of the title to the deed drafted
by MANTAR 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 Area Transferable to Government of Haryana at Sector 26
& 27 Village - Dhamlaka, Tehsil & District Rohtak, Haryana
(License No. 73 of 2014 Dated 01.08.2014 (LC-3046))

Land Schedule

Village / Jamabana	Khasra No.	Khatol No.	Plot No.	K	M	S	Area
Dhamlaka Jamabana No. 155 Sinnahat 2017-18	25	70	17 min North East	1	1	00	0.59003
	43	48	12 min North	1	10	00	0.01736
	25	28	10 min North	3	3	00	0.39757
	25	28	12 min North	3	3	00	0.39757
		101A	4 min	12	18	00	1.67063

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 :-
Nov 2023

N
W
E
S