

13162
05-02-2025

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 21/01/2025

Certificate No. G0U2025A3189

GRN No. 126938239

Stamp Duty Paid : ₹ 30134000

Penalty : ₹ 0

Seller / First Party Detail

Name : Haryana Shehri vikas Pradhikaran

H.No/Floor : / Sector/Ward : / LandMark : Gurugram

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 98*****75

Buyer / Second Party Detail

Name : Metadesign Solutions Pvt Ltd

H.No/Floor : 28/29 Sector/Ward : 18 LandMark : Electronic city

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 98*****75

Purpose : CONVEYANCE DEED

THE SEAL OF
THE SUB
REGISTRAR
GURUGRAM

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

Residential / Multistory Apartment -
E-auction

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

- | | |
|--|---|
| 1. TYPE OF DEED | : CONVEYANCE DEED |
| 2. VILLAGE/CITY NAME & CODE | : HSVP, GURUGRAM |
| 3. SEGMENT /BLOCK NAME & CODE | : SECTOR -23-23A, URBAN ESTATE GURUGRAM |
| 4. UNIT LAND (SQ. YDS/ SQ. MTRS MARLA/ACRE ETC. | : 3075.72 SQ. MTRS. |
| 5. TYPE OF PROPERTY | : PLOT NO. GH-1 |
| 6. COVERED AREA | : NIL |
| 7. TRANSACTION VALUE | : Rs. 43,04,76,200/- |
| 8. STAMP DUTY | : Rs. 3,01,34,000/- |
| 9. STAMP NO & DATE | : G0U2025A3189/Dt.21.01.2025 |
| 10. EXECUTION DATE | : |
| 11. COMMERCIAL OR RESIDENTIAL/MULTI STOREY APARTMENT : | |

For MetaDesign Solutions Pvt. Ltd.

Director

Estate Officer-I
HSVP, Gurugram

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC

तहसील/सब-तहसील- गुरुग्राम

गांव/शहर- हुड्डा के सैक्टर

स्थित- Sector-23-23A

शहरों - म्युनिसिपल क्षेत्र सीमा के अन्दर

हरियाणा शहरी विकास प्राधिकरण क्षेत्र

पता : GH-1, Sector 23-23A, Gurgaon I, Gurugram

धन संबंधी विवरण

राशि- 430476192 रुपये

कुल स्टाम्प शुल्क- 30133334 रुपये

स्टाम्प नं- GDL 2025A3189

स्टाम्प का मूल्य- 30134000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EC Challan 127660968

पेस्टिंग शुल्क- 3 रुपये

दस्तावेज तैयार किया गया- self

सेवा शुल्क- 200

भूमि का विवरण

निवासीय

3075.72 Sq. Meters

स्थानीय शहरी निकाय संबंधी विवरण

प्लॉट आईडी- 1C7WKHJ6

प्लॉट नं- GH-1

मालिक- METADESIGN SOLUTIONS PRIVATE LIMITED

पता- GH-1 SEC 23-23A, GURUGRAM, 122017.

यह प्रलेख आज दिनांक 05-02-2025 दिन बुधवार समय 11:57:00 AM बजे श्री/श्रीमती/कुमारी HSNP HUDA निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी Gurugram

HSNP HUDA

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।

HSNP HUDA

दिनांक 05-02-2025

संयुक्त उप पंजीयन अधिकारी Gurugram

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी METADESIGN SOLUTIONS PVT LTD and SUNE CHAND GOYAL OTHER हजिर है। प्रस्तुत प्रलेख के तथ्यों का 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 अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ANIL KUMAR पिता निवासी ADV GGM व श्री/श्रीमती/कुमारी NEERA KUMAR 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 05-02-2025

संयुक्त उप पंजीयन अधिकारी Gurugram

DEED OF CONVEYANCE OF RESIDENTI

AL/COMMERCIAL/ INSTITUTIONAL/ MULTI STOREY APARTMENT SITE
SOLD BY E-AUCTION

BETWEEN

This Deed of Conveyance made this 30th day of January 2025
between the Haryana Urban Development Authority, (HUDA) now known as Haryana Shahari
Vikas Pradhikaran (HSVP) acting through the Estate Officer (hereinafter called the 'Vendor')
of the part

AND

**METADESIGN SOLUTIONS PVT. LTD. (PAN: AAGCM7885C having its office at
Plot No. 28-29, Electronic City, Sector-18, Gurugram (Haryana), through its Director
Mr. Sunil Chand Goyal (Aadhaar No. 4420 1366 9944) (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.

AND WHEREAS the Vendor has sanctioned the sale of the said site to the Allottee in
pursuance of his application dated _____ made under sub-regulation (1) 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/commercial/Multi Storey Apartment purpose
in the Urban Area of Gurugram.

AND WHEREAS the Vendor has fixed the price of the said land sold by auction at **Rs.
43,04,76,200/- (Rupees Forty Three Crore Four Lakh Seventy Six Thousand Two
Hundred only).**

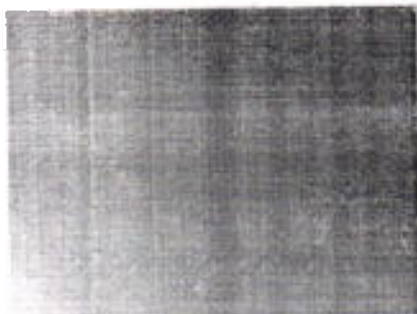
AND WHEREAS the Allottee, has paid the full price as mentioned above.)

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. 43,04,76,200/- (Rupees Forty Three Crore Four Lakh Seventy Six
Thousand Two Hundred only)** has been paid by the Allottee the receipt of which is

For MetaDesign Solutions Pvt. Ltd.

Director

Estate Officer-I
HSVP, Gurugram



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- HSVP HUDA _____ For MetaDesign Solutions Pvt. Ltd.

क्रेता :- thru SUNIL CHAND GOYALOTHERMETADESIGN SOLUTIONS PVT LTD _____

गवाह 1 :- ANIL KUMAR _____

गवाह 2 :- NEERAJ KUMAR _____

Director

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13162 आज दिनांक 05-02-2025 को बही नं 1 जिल्द नं 120 के पृष्ठ नं 19.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3016 के पृष्ठ संख्या 71 से 72 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 05-02-2025



उप/संयुक्त पंजीयन अधिकारी गुरुग्राम

acknowledged by the Estate Officer/Chief Administrator the Vendor hereby grants and conveys unto the Allottee all the price and parcel of Plot No. GH-1, Sector -23-23A, Urban Estate, Gurugram , Measuring 3075.72 Sq. Mtrs. duly allotted by HSVP Estate officer EO Huda GURUGRAM vide Memo No. ZO002/EO004/UE007/GALOT/0000000357 Dated 28.11.2023 and more particularly described in the plan filed in the office of the Estate Officer, signed by the Estate Officer . No. _____ Dated _____ (hereinafter called the "Site").

To have and to hold the same unto and to the use of the 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 Offices who in turn, who in turn, while granting the said permission to transfer shall adhere to rules, regulations & policies laid down by HSVP under HSVP Act 1977. Provided that allottee may create a mortgage in the said property.
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 Allottees or failing such agreement as shall be ascertained by reference to arbitration.

3. The Allottees shall pay all general and local taxes rates or cesses for the time being imposed or assessed on the said land by competent authority.

For MetaDesign Solutions Pvt. Ltd.

Director

Estate Officer-I
HSVP, Gurugram



4. The Allottees shall have to complete the construction within two years from the date of offer of possession of the said land 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 Allottees.

5. The Allottees shall not erect any building for make 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 hours notice in writing enter in and upon any part of the land or building created therein for the purpose of ascertaining that the Allottees has duly performed and observed the covenants and condition to be performed and observed by him under these presents.
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 Allottees 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 on in way relating thereto.
8. The Allottees 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

For MetaDesign Solutions Pvt. Ltd.

Director

Estate Officer-I
HSVP, Gurugram



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 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 Allottees 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, the vendor will secure the Allottees 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 ns defined in clause(c) 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 authorized to act or to represent the Haryana Shehri Vikas Pradhikaran in respect of such matter or thing.
- (d) The expression 'Allottees used in the instant deed shall include in addition to the said **METADESIGN SOLUTIONS PVT. LTD.** her/his lawful heirs & successors in occupation of the land or building created thereon with the permission of the Estate Officer.

For MetaDesign Solutions Pvt. Ltd.

Director

Estate Officer-I
HSVP, Gurugram



In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the date hereinafter in each case specified.

Signed by the said **METADESIGN SOLUTIONS PVT. LTD** through its Director Mr. **Sunil Chand Goyal** at GURUGRAM on the _____ day of _____ 202__.

In the presence of witness,

For MetaDesign Solutions Pvt. Ltd.

(Allottee)

Director

1. Name SANDEEP KUMAR TIWARI
Residence PLOT NO. 76, TRESHUL COLONY, CHHAWLA
Occupation SERVICE

(Signature)

2. Name Neeraj Kumar
Residence H. NO. 2474 Sector 23-23A, Gurugram
Occupation Business

(Signature)

Signed for and on behalf of the Haryana Urban Development Authority and setting under his authority.

At GN the 30th
Day of January, 2025.

In the presence of witness: -

(Estate Officer)

1. Name HANUMAN SINGH
Residence ASSTT.
Occupation _____

(Signature)

2. Name Seema, Assistant
Residence Op. E.O.E, HVP, ggm.
Occupation _____

(Signature)

Estate Officer-I
HSVP, Gurugram

ANIL KUMAR
Advocate
Distt Court Gurugram

Neeraj Kumar & Late Sh. Mahendra
Singh P/O # 2474 Sector 23-23A,
Gurugram.

HANUMAN SINGH
ASST.

