

Non Judicial



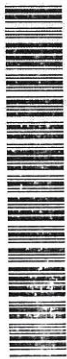
Indian-Non Judicial Stamp Haryana Government



Date : 05/08/2024

Certificate No. G0E2024H5173

GRN No. 119745101



Stamp Duty Paid : ₹ 328000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Walton buiders llp
H.No/Floor : 151p Sector/Ward : 52
City/Village : Gurugram District : Gurugram
Phone: 98*****98
LandMark : Na
State : Haryana

Buyer / Second Party Detail

Name : The governor of Haryana acting through Dgtcp haryana
H.No/Floor : Na Sector/Ward : Na
City/Village : Chandigarh District : Chandigarh
Phone : 98*****98 Others : Through its authorized officer
LandMark : Na
State : Haryana

Purpose : NJS For Mortgage Deed





Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/04/2024

Certificate No. G0H2024D1743



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 115276771



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Walton Builders Llp
H.No/Floor : 151p Sector/Ward : 52 LandMark : Na
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 92*****52



Buyer / Second Party Detail

Name : The governor Of Haryana
H.No/Floor : Na Sector/Ward : 18a LandMark : Aayojna bhawan
City/Village: Madhya marg District : Chandigarh State : Chandigarh
Phone : 92*****52

Purpose : MORTGAGE DEED



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

MORTGAGE DEED

This deed of mortgage is made at Gurugram on this 8th day of April 2024 between M/s Walton Builders LLP having registered office at Plot no-151P, Sector-52, Gurugram, Haryana-122001 through its Authorized Signatory Mr. Praveen Kumar R/o Village-Rampur Khor, Tehsil & District- Palwal, Haryana-121102 herein after called "Mortgagors" (which expression shall include his/her/their heirs' executors, administrator and assigns) of the one part.

AND

The Governor of Haryana acting through the Director General, Town and country Planning Haryana, Chandigarh hereinafter called "the Mortgagee" (which expression shall include its successor and assigns) of the other part.

WHEREAS the Mortgagors is the absolute owner of in possession of the properties fully described in the schedule hereunder and WHEREAS the mortgagor has agreed to avail the benefit of External Development Charges Relief Policy memo

Director
Town & Country Planning
Haryana, Chandigarh

For Walton Builders LLP

Praveen Kumar
Partner/Auth. Signatory

वसीका संबंधी विवरण

वसीका का नाम SIMPLE MORTGAGE WITHOUT POSSESSION

तहसील/सब-तहसील- हरसरु

गांव/शहर- हरसरु

स्थित- Harsaru

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

अन्य क्षेत्र

पता : KHEWAT 878/933, KILLA NO 42//10/1,1/2,9/1 SECTOR 88A VILLAGE HARSARU, 122505, SEZ

धन संबंधी विवरण

राशि- 21860200 रुपये

कुल स्टाम्प शुल्क- 327903 रुपये

स्टाम्प नं- G0E2024H5173

स्टाम्प का मूल्य- 328000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:119745675

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SANJEEV YADAV ADV

सेवा शुल्क- 200

भूमि का विवरण

कृषि चाही

13 Marla

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- ILFOWYK6

प्रॉपर्टी नं- KHEWAT 878/933

मालिक- WALTON BUILDERS LLP

पता- KHEWAT 878/933, KILLA NO 42//10/1,1/2,9/1 SECTOR 88A VILLAGE HARSARU, 122505, SEZ

यह प्रलेख आज दिनांक 08-08-2024 दिन गुरुवार समय 4:26:00 PM बजे श्री/श्रीमती/कुमारी मैसर्स Walton बिल्डर्स LLP रजि.ऑफिस प्लोट न. 151-पी सै-52 गुरुग्राम thru PRAVEEN KUMAR OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Partner/Auth. Signatory

मैसर्स Walton बिल्डर्स LLP रजि.ऑफिस प्लोट न. 151-पी सै-52 गुरुग्राम

संयुक्त उप पंजीयन अधिकारी NT Harsaru

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 08-08-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

मैसर्स Walton बिल्डर्स LLP रजि.ऑफिस प्लोट न. 151-पी सै-52 गुरुग्राम

उपरोक्त मूर्तहिन व श्री/श्रीमती/कुमारी THE GOVERNOR OF HARYANA DTP thru JITENDER SINGH OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि मूर्तहिन ने मेरे समक्ष राहिन 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 MANOJ KUMAR पिता निवासी ADV GGM व श्री/श्रीमती/कुमारी MAHENDER पिता RAMESH CHAND निवासी WAZIRABAD ने की।

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

दिनांक 08-08-2024

संयुक्त उप पंजीयन अधिकारी NT Harsaru

No. LC-5237/JE(SK)/2024/5565 dated 13.02.2024 against the Bank Guarantee of 218.602 Lac on the account **External Development Charges** upon securing the repayment thereof together with interest cost and other charges in the manner as hereinafter appearing.

NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:

- (1) That mortgagor has been issued LOI to develop Commercial Plotted colony over an area measuring 2.10 Acre in sector 88A, village- Harsaru, City- Gurugram, Haryana. Vide memo no LC- LC-5237/JE(SK)/2024/5565 dated 13.02.2024.
- (2) the terms of conditions of LOI are to be complied with by 13.04.2024.
- (3) That mortgagor has requested to Mortgage the land in lieu of submission of bank guarantee against External Development Charges with reference to his license application to develop Commercial Plotted Colony over an area measuring 2.10 Acre in sector 88A, Village- Harsaru, City- Gurugram, Haryana.
- (4) The description of land proposed to be mortgaged is given in land schedule annexed with this Mortgage deed.
- (5) In compliance of the condition no. 2 of the LOI referred in para-1 above the mortgagor agrees to mortgage **0.081 Acres** area of the land being so licensed in favour of the Government in lieu of the bank guarantee being submitted as per present policy on account of External Development Charges as shown in red colour on the layout/site plan as per detail given in the land schedule Annexed with this Mortgage deed.
- (6) That the mortgagor shall continue to pay all the rates and taxes accruing due in respect of the said property under any law or rule for the time being in force.
- (7) That the mortgagor covenants that the property is free from all encumbrances and that the Mortgagor is entitled to mortgage the same to the Mortgagee.
- (8) That the mortgagor shall not lease out or part with possession of the property or create any further rights, mortgage on the same in favour of any person without prior consent of the mortgagee in writing.


Director
Town & Country Planning
Haryana, Chandigarh

For Walton Builders LLP

Praveen Kumar
Partner/Auth. Signatory

Reg. No.

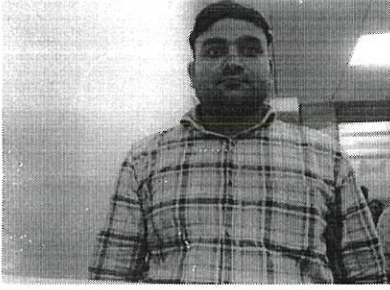
Reg. Year

Book No.

6408

2024-2025

1



राहिन



मुर्तहिन



गवाह

For Walton Builders LLP

उप/सयुक्त पंजीयन अधिकारी

राहिन :- thru PRAVEEN KUMAR OTHER मैसर्स Walton बिल्डर्स LLP रजि.ऑफिस प्लोट न.
151-पी सै-52 गुरुग्राम Praveen Kumar
Partner/Auth. Signatory

मुर्तहिन :- thru JITENDER SINGH OTHER THE GOVERNOR OF HARYANA
DTP Jitender Singh

गवाह 1 :- MANOJ KUMAR Manoj Kumar

गवाह 2 :- MAHENDER Mahender

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6408 आज दिनांक 08-08-2024 को बही नं 1 जिल्द नं 84 के पृष्ठ नं 132 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1876 के पृष्ठ संख्या 4 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 08-08-2024

उप/सयुक्त पंजीयन अधिकारी हरसरु Harसरु

For Walton Builders LLP

Praveen Kumar
Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

- (9) For all or any other purposes aforesaid the Mortgagor hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor to execute and do all such acts, matters, deeds and things which the Mortgagor ought to do and execute and generally to use the name of the Mortgagor in the exercise of all or any of the powers conferred with the Mortgagee.
- (10) In case of plotted colony, the Mortgagor shall not be allowed to raise construction on the land mortgaged and shall not be allowed to create third party rights on it. However, the Mortgagor shall be allowed to lay the infrastructure services as per the approved layout plan/service plan which are required for integration of the colony.
- (11) In case of Group Housing Colony/Commercial/Cyber Park/city, the Mortgagor can get the building plans approved for the entire project/licensed land but shall be allowed to raise construction only on the non-mortgaged land and shall be able to consume the maximum FAR only up to the extent equivalent to the FAR (Floor Area Ratio) permissible on the area available with him after excluding the area under mortgaged land. The utilization of balance FAR shall be allowed only when the land is de-mortgaged.
- (12) The Occupation Certificate for Group Housing Colony/Commercial/Cyber Park/city either independent licensed colony or part of plotted colony only up to 50% of the permitted FAR shall be considered.
- (13) On the request of the mortgagor, the mortgagee may de-mortgage the proportionate area of the mortgaged land in proportion to the payment of outstanding External Development Charges subject to minimum of 5% of the project land and multiple thereof.
- (14) That on payment of all the dues of the said mortgagee, the mortgagee shall be bound to de-mortgage the said property to the Mortgagor and execute deed of discharge/transfer in favour of the Mortgagor at expenses of the Mortgagor.
- (15) The Mortgagor shall bear the stamp duty/registration charges and the other out of pocket expenses for the execution of this mortgage deed.


Director
Town & Country Planning
Haryana, Chandigarh

For Walton Builders LLP

Partner/Auth. Signatory



For Wafton Builders LLP

Authorized Signatory

Director
Town & Country Planning
Haryana, Chandigarh

- (16) That in case of default/breach of any of the terms and conditions contained in this Deed or in the External Development Charges/Infrastructure Development Charges Relief Policy, the Mortgagee shall be free to enforce against the property described in the schedule hereunder without intervention of Court under section 69 of the Transfer of Property Act after giving notice to the mortgagor to sell the mortgaged property to realize all its dues outstanding in the account and cause the mortgaged property.
- (17) The Mortgagee without intervention of the Court may sell/transfer the said Mortgaged property or any part thereof either together or in parcels and by public auction or by any means which the Mortgagee may deem fit, without being responsible for any loss which may be occurred thereby and to do and execute all such acts and assurances for effectuating any such sale/transfer as the Mortgagee.
- (18) That the Mortgagor indemnifies mortgagee for any repercussion/liabilities in contest of land being mortgaged.

In witness whereof, the Mortgagor and the Mortgagee have set their hands on the day, month and the year herein above first written.

Witnesses:

1. Signature- Amit Kumar

Name- Amit Kumar

Date- 8/11/24

Address- Gurgaon

2. Signature- Dimple Yadav

Name- Dimple Yadav

Date- 8/11/24

Address- Gurgaon

(For and on behalf of the Mortgagor)

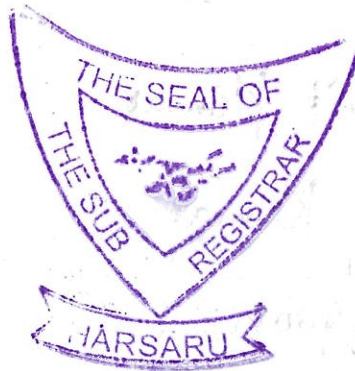
For Walton Builders LLP

Praveen Kumar
Partner/Auth. Signatory

Director
Town & Country Planning
Haryana, Chandigarh

For Walton Builders LLP

Partner/Authorized Signatory



Director
Town & Country Planning
Haryana, Chandigarh

SCHEDULE

(Description of the property hereby mortgaged)

The land bearing Khasra No.42//9/1 min (00 Kanal 13 Marla (total land area measuring **0.081 Acres**) situated in the revenue estate of village- Harsaru, District- Gurugram (Full address of the owner of the land) with all rights of easement bounded in red colour on the plan. The plan showing the mortgaged land is at Annexure „A“:

Witnesses:

1. Signature Amit Kumar

Name Amit Kumar
Date 8/4/24
Address Gurgaon

For Walton Builders LLP

Praveen Kumar
Partner/Auth. Signatory

2. Signature Dimple Yadav

Name Dimple Yadav
Date 8/4/24
Address Gurgaon

Designation-
(For and on behalf of the Mortgagor)

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh

[Signature]
MANOJ KUMAR
Advocate
Distt. Court Gurugram

[Signature]
MAHENDER
SH. RAMESH CHA
R6 WAZIRABAD
CW RUCRAM

For Walton Builders LLP

Partner/Authorized Signatory



Director
Town & Country Planning
Haryana, Chandigarh

DETAIL OF LAND TO BE MORTGAGED.

Village	Rect. No.	Killa No	Area (K-M-S)
Harsaru	42	9/1 min	0-13-0
			Or 0.081 acre

Director
Town & Country Planning
Haryana, Chandigarh

[Signature]

Director
Town & Country Planning
Haridwar, Chandigarh

