

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/10/2021

Certificate No. G0272021J1444

GRN No. 83506128



Stamp Duty Paid : ₹ 51380000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Estate Officer Hsvp ii

H.No/Floor: Na

Sector/Ward: 34

LandMark: Infocity

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****10



Buyer / Second Party Detail

Name: Coral Realtors Pvt Ltd

H.No/Floor: A50/2

Sector/Ward: Na

LandMark: Mayapuri industrial area phase 1

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****10

Purpose: Conveyance Deed

NO DUES ON NDC PORTAL
MCG PROPERTY ID NO.

10953

29/10/21

29/10/21

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

DEED OF CONVEYANCE OF BUILDING SITE SOLD THROUGH OPEN AUCTION

Type of Deed	:	Conveyance Deed
Village/City Name & Code	:	HUDA
Segment/Block Name & Code	:	Sector-55-56, Urban state Gurugram
Unit Land (Sq. yds/Kanal/Marlas/Acres etc.)	:	2700 Sq. Mtr.
Type of Property	:	Multiplex Plot
Transaction Value	:	Rs. 73,40,00,000/-
Stamp Duty	:	Rs. 5,13,80,000/-
Stamp No. and Date	:	G0272021J1444/27.10.2021
Execution Date	:	
Commercial or Residential	:	Commercial (Free Hold Basis)

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Estate Officer-II
HSVP, Gurugram

CORAL REALTORS (P) LTD.

Director

प्रलेख नः10953

दिनांक:29-10-2021

डीड संबंधी विवरण	
डीड का नाम CONVEYANCE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद गांव/शहर हुड्डा सेक्टर	स्थित Sec-55
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	हरियाणा शहरी विकास प्राधिकरण क्षेत्र
पता : MPSITE, Sector 55-56, Gurgaon II, Gurugram	
भवन का विवरण	
भूमि का विवरण	
व्यवसायिक	2700 Sq Meters
धन संबंधी विवरण	
राशि 734000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 51380000 रुपये
स्टाम्प नं. G0272021J1444	स्टाम्प की राशि 51380000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
EChallan 83664106	
Drafted By	Stamp Charge 200

यह प्रलेख आज दिनांक 29-10-2021 दिन शुक्रवार समय 3:34:00 PM बजे श्री/श्रीमती/कुमारी EO-II HSVP Pihru OTHIR निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
EO-II 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 अनापति 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 अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 29-10-2021
EO-II HSVP

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त केताब श्री/श्रीमती/कुमारी MS CORAL REALTORS PVT LTD thru VENDOR KUMAR JAIN OTHER हाजिर है। प्रस्तुत प्रलेख में तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केताब 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 P K ANGRISH पिता निवासी ADV GURUGRAM व श्री/श्रीमती/कुमारी JASWANT SINGH पिता OM PRAKASH निवासी 34/22, KRISHAN PURI ROHTAK ने की।

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

दिनांक 29-10-2021

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

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This Deed of Conveyance made on this 28th day of October-21, 2021 between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called the Vendor) of the One Part and **M/s Coral Realtors Pvt. Ltd. Regd. Office at A-50/2, Mayapuri, Industrial Area, Phase-1, New Delhi- 110064** through its Director **Mr. Vijender Kumar Jain (Aadhar Na. 5973 6212 9380 & PAN No. ABVPJ3410D) R/o C.P.H.-1, The Vilas DLF Phase - 2, Sector - 25, Akashneem Marg Chakarpur, Gurugram, Haryana** (hereinafter called the transferee) of the Other Part.

Whereas the site hereinafter described and intended to be hereby conveyed is owned by the vendor in full proprietary rights:-

And Whereas the vendor has sanctioned the sale of the said site purchased through open auction to the transferee in pursuance of his application dated 27/10/21 made under sub regulation (i) of regulation 5 of the Haryana Urban Development (Disposal of land and building) Regulation 1978 (hereinafter referred to as the said rules/regulations to be used as a site for Commercial purpose in the urban area of Gurgaon.

AND WHEREAS the vendor has fixed the total price of the site as **Rs.73,40,00,000/- (Rupees Seventy Three Crore and Forty Lakh only).**

AND WHEREAS the vendor reserves the right to enhance the total price (If required in the conditions of Allotment letter issued by vendor) in the case of land sold through open Auction for the amount of the additional price if determined in accordance with the said regulations.

AND WHEREAS the Transferee has paid the total sale price and agrees to pay the additional price if required/determined in the manner hereinafter appearing.

NOW, THEREFORE, this Deed witnesseth that for the purpose of carrying into affect the said sale and in consideration of the covenants of the Transferred hereinafter contained and the said sum of Rs. 73,40,00,00/- (Rupees Seventy Three Crore and Forty Lakhs only) by the Transferee and the undertaking of the transferee to pay the additional price, if any determined, to be paid by the transferee within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of installments with interest as may be determined by the Chief Administrator, the Vendor hereby grants and conveys upto the Transferee all the pieces and parcel Site/Plot No. Multiplex, Area in square meters 2700.00 situated at Sector- 55-56, Urban state Gurugram, Haryana and more particularly described in plan filled in the office of the Estate Officer and signed by the


Estate Officer-II
HSVP, Gurugram

CORAL REALTORS (P) LTD.


Director

Reg. No.

Reg. Year

Book No.

10953

2021-2022

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विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru .OTHER EO-II HSVP _____

क्रेता :- thru VIJENDER KUMAR JAINOTHERMS CORAL REALTORS PVT LTD _____

गवाह 1 :- P K ANGRISH _____

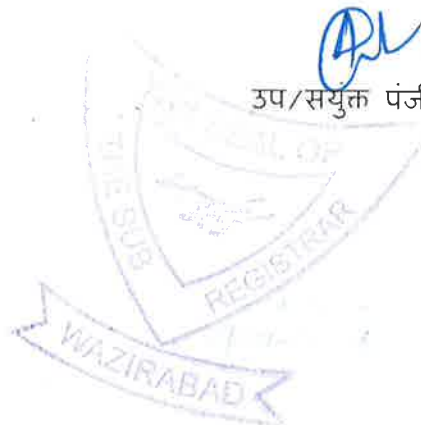
गवाह 2 :- JASWANT SINGH _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10953 आज दिनांक 29-10-2021 को बही नं 1 जिल्द नं 89 के पृष्ठ नं 29.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2778 के पृष्ठ संख्या 86 से 90 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 29-10-2021

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)



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Estate Officer aforesaid and dated the day of (hereinafter called the said site).

To have and to hold the same upto and to the use of the Transferee subject to the exceptions, reservation, conditions and covenants hereinafter contained and each of them that is to say:-

1. The transferee shall have the right of possession and enjoyment so long as he pays the additional price, if any, determined by the Vendor within a period of fixed as aforesaid and otherwise confirms to the terms and conditions of Sale.
2. The vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price and the transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the site or any right, title or interest therein (except) by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be the Chief Administrator from time to time.
3. The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same as all such times and in such manners as the Vendor shall think fit with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect buildings, 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 exceptions and reservations hereinafter contained.

Provided that the Transferee shall be entitled to receive from the vendor such payments for the occupation by him for the surface and for the damage done to the surface or buildings on the said site by such workings of letting down as may be agreed upon between the Vendor and the Transferee or failing such agreement as shall be ascertained by reference to Arbitration.

4. The Transferee shall pay all general and local taxes, rates of cases for the time being imposed or assessed on the said land by competent authority.


Estate Officer-II
HSVP, Gurugram

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CORAL REALTORS (P) LTD.

Director

5. The Transferee shall have to complete the construction within five years from the date of offer or possession with revised FAR i.e. 6792.30 Sq. Mtr. on the said land, in accordance with the relevant rules/regulations. Provided that the time limit for construction may be extended by the Estate Offices in case the failure to complete the building by the stipulated date was due to reasons beyond the control of the transferee.
6. The transferee shall not erect any building or make any addition alteration without prior permission of the Estate Offices No fragmentation of any land of building shall be permitted.
7. The vendor may by his officers or servants as all reasonable times and in a reasonable manner after twenty four hour's notice in writing enter in and upon any part of the said land or building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed by him under these presents.
8. The vendor shall have full rights, powers and authority as all times to do through officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all of any of the terms, conditions and reservation herein contained and to recover from the Transferee as first charge upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.
9. The Transferee shall not use the said site for any purpose other than that for which it has been allotted nor shall be used 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 Urban Development Authority Act, 1977 (hereinafter referred to as the Act).
10. The Transferee shall accept/obey all rules and regulations made or issued under the Act.
11. In the event of nonpayment of the additional price within the fixed period by the transferee, or in the event of the breach of any other condition of sale, the Estate Offices may impose a penalty or resume the land, or both, in accordance with the provisions of the Act and the rules/regulations made there under. In the event of resumption, it shall be lawful for the Estate Officers notwithstanding the waiver of any previous cause or right for re-entry thereon, or any part thereof, to possess, retain and enjoy the same as to his former estate and the transferee shall not be entitled to a refund of the sale price

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or any part thereof on to any compensation whatsoever on account of such re-entry except in accordance with the provision of the said Act.

12. All the disputes and differences arising out of or in any way touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other Officer appointed by him. It will not have any objection to such appointment that the arbitrator to appointed is a Government servant or an officer of the Authority that he has to deal with the matter to which this Deed relates and that in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference, the decision of such Arbitrator shall be final and binding on the parties to this deed.

In any way the transferee 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 out no otherwise, the Vendor will secure the Transferee full 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 Officers shall mean a person appointed by the Authority under clause (d) of Section 2 of the Act to perform the functions of Estate Offices under the Act in one or more than one Urban Area.
- (c) The expression Vendor used in these presents shall include in addition to the Haryana Urban Development Authority and in relations to any mattes or anything contained in or arising out of these presents, every person duly authorized to act or to represent the Haryana Urban Development Authority in respect of such matter or things.
- (d) The expression Transferee used in these presents shall include in addition to the said Transferee his/her/their lawful heirs, successors, representatives, lasses and any person or persons in occupation of the said land or building erected thereon with the permission of Estate Officer.


Estate Officer-II
HSVP, Gurugram

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CORAL REALTORS (P) LTD.


Director

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 VIJENDER KUMAR JAIN

At _____ on the 27th

Day of October - 2021

in the presence of Witnesses:

1. Name JASWANT SINGH
Residence 34/22, KISHAN PURI, DELHI
Occupation AAO/AR NO 2725 4171 5536

CORAL REALTORS (P) LTD.
(Transferee)

Director

(Signature)

2. Name RAKESH KUMAR
Residence P4, 663, Sultan Puri, Delhi
Occupation AAO/AR NO 4254 7932 5888

(Signature)

Signed for and on behalf of the Haryana
Urban Development Authority and setting

Under his authority

At _____ the 28th

Day of October - 2021

(Estate Officer)

In the presence of

Witnesses:

1. Name Subhash Chander
Residence Asstt
Occupation _____

(Signature)

2. Name Arish (CIGRIK)
Residence o/b GO-II, HSUP, GG-17
Occupation Service

(Signature)

Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh. Wazirabad, Gurgaon

Estate Officer-II
HSVP, Gurugram

