



# HARYANA URBAN DEVELOPMENT AUTHORITY

REGISTERED

9

FORM 'C'  
(See Regulation 5 (3))

From

THE ESTATE OFFICER  
HARYANA URBAN DEVELOPMENT AUTHORITY  
GURGAON

To

D. V. RAGHAV

M. S. RAGHAV

H NO 2070 SEC 27C

CHANDIGARH

1119 Mohalla 8 Bishwa

Vill. Gurgaon - 122001

Me. No.: 1643

Dated: 7/6/01

Subject: Allotment by sale of Plot No.

1625 B

GSLD

Sector

46

at Gurgaon, on free hold basis.

- Please refer to your application for the allotment of a residential plot in Sector 46 at Gurgaon.
- Your application has been considered and a residential plot as detailed below, has been allotted to you on free hold basis as per the following terms & conditions and subject to the provisions of the Haryana Urban Development Authority Act, 1977 (here-in-after referred to as the Act) and the rules and regulations applicable thereunder and as amended from time to time. The approximate area of the site and tentative price of the plot are given below subject to the adjustment in accordance with the actual measurement at the time of delivery of possession.

Sector No.	Name of Urban Area	Plot No.	Appr. Dimension or Description of Plot	Area in Sq. Meters	Tentative Price of the Plot
46	Gurgaon	1625 B	18 X 22	220 SQM	316800.00 @ 1440.00

The plot is one and an extra price @ of the price mentioned in Para 2 above is Rs.

In case you refuse to accept this allotment you shall communicate your refusal by a registered letter within 30 days from the date of issue of this allotment letter, failing which this allotment shall stand cancelled and the earnest money deposited by you shall be forfeited to authority & you shall have no claim for damages.

In case you accept this allotment, please send your acceptance by registered post along with an amount of Rs. 47520.00 within 30 days from the date of issue of this allotment letter, which together with an amount of Rs. 31680 paid by you along with your application form an earnest money will constitute 25 percent of the total tentative price.

The balance amount i.e. Rs. 237600 of the above tentative price of the plot can be paid in lump sum without interest within 60 days from the date of issue of allotment letter or in six annual installments. The first instalment will fall due after the expiry of one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price at 15% interest of the remaining amount. The interest shall however, accrue from the date of offer of possession.

The possession of the site will be offered to you on completion of the development works in the area, where the site is situated.

Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site i.e. the number of the plot and sector number to be which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.

The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent Authority under the land Acquisition Act shall also be payable proportionately as determined by the authority. The additional price determined shall be paid within thirty days of its demand.

In case the installment is not paid by the 10th of the month following the month in which it falls due (or in the case the additional price is not paid within time), the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section 17 of the Act.







11. In the event of the breach of any other condition of transfer the Estate Officer may resume the land in accordance with section 17 of the act.
12. The land shall continue to belong to the Authority until the entire consideration money together with interest and other to the authority on account of sale of such land or buildings or both is paid. You shall have no right to transfer by way of sale or otherwise the plot or any right, title or interest therein till the full price is paid to the Authority, except with the prior competent authority.
13. On payment of 100% of the tentative price of the plot you shall execute the deed of Conveyance in the prescribed manner as may be directed by the Estate Officer. The charges for registration and stamp duty will be paid by you.
14. The plot shall not be used for any purpose other than that for which it has been allotted in accordance with the plans competent authority. No obnoxious trade shall be carried out in or on and land.
15. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said building by the competent authority.
16. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.
17. The authority will not be responsible for leveling the uneven sites.
18. You will have to complete the construction within two years of the date of offer of possession after getting the plan building approved from the competent authority in accordance with the regulations governing the erection for building extendable by the Estate Officer if he is satisfied that non-construction of the building was due to reasons beyond your control. This plot is liable to be resumed and the whole or part of money paid, if any, in respect of it forfeited in accordance with the said Act. You shall not erect any building or make any alteration/addition without prior permission of the Estate Officer. If any land or building shall be permitted.
19. The authority reserves itself all mines and minerals whatsoever in or under the said site with all such right and power necessary or expedient for the purpose of searching for working obtaining, removing and enjoying the same at all such times and in such manner as the Authority shall think fit, with power to carry out any underground working and to let down or the part of the said site and to sink, pits erect building construct lines and generally appropriate and use surface of the part of the said site and to do all such things and may be convenient or necessary for the full enjoyment of the exceptions and reservations contained. Provided that allottee shall be entitled to reserve from the Authority such payment for the occupation by the surface and for the damage done to the surface or building on the said land by such works or workings of letting down all or any part of the said site upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.
20. The authority may by its officers and servants at all reasonable times and in reasonable manners after 24 hours notice in and upon any part of the said land building erected thereon for the purpose of ascertaining that the allottee has duly observed the condition to be observed under the Rule/Regulations applicable under the said Act.
21. The authority shall have right, power and authority at all times to do through its officers or servants all acts and things necessary or expedient for the purpose of enforcing compliance with all or any other of the terms, conditions and reservations and to recover from you as first charge upon the said land the cost of doing all or any such act and things & all or any part of the said site in connection with or in any way relating in thereto.
22. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment if the officer so appointed is a Government servant or an officer of the authority that he had to deal with the matter to which this allotment is referred in the course of his duties as such Government servant or officer as the case may be he has expressed his views on the matters in dispute or difference. The decision of the such arbitrator shall be final and binding on the concerned parties.
23. All payment shall be made by means of a demand draft payable to the Estate Officer, Haryana Urban Development Authority (Haryana) drawn on any scheduled bank situated at Gurgaon (Haryana).
24. No separate notice will be sent for the payment of yearly installments. However the information regarding the installment amount, the due date etc. may be sent as a matter of courtesy.
25. The interest for the delayed period of installment due before/after offering the possession of plot shall be charged @ 18% per annum. The date of installment means the last day on which the payment falls due.
26. For Discretionary Quota Plots, transfer permission shall not be granted/allowed before expiry of 3 years from the date of Allotment Letter.
27. Also send with acceptance letter an affidavit attested by 1st Class Magistrate on non judicial stamp paper worth Rs. 3/- as follows:  
**FOR GENERAL CATEGORY :** That I do not own any other plot/house in Urban Estate Gurgaon, in my own name or in the name of my spouse or in the name of any of my dependent family members.  
**DEFENCE PERSONNEL/EX SERVICEMAN/RESERVE CATEGORY :** That I do not own any other plot/house in any Urban Estate in Haryana either in my own name or in the name of my spouse or in the name of any of my dependent family members.
28. Any change in address must be notified by registered A/D post.

Data Talled by

Assitant

Verified by

Accountant

Checked by

Accts. Officer

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# HARYANA URBAN DEVELOPMENT AUTHORITY

## FULL OCCUPATION CERTIFICATE

From

Estate Officer-II  
Haryana Urban Development Authority  
Sector-56, Gurgaon

To

Sh./Smt. D. V. RAGHAV

Memo No

SDE(5) 1585

30/12/09

Whereas you/your G.P.A. Sh./Smt. D. V. Raghav  
applied for issue of an occupation certificate in respect of Residential / Commercial / Industrial  
building No. 1625-B in Sector 46 Gurgaon Measuring 220 Sq. Mtrs.

### Description of building :

Ground Floor ..... 134.214 m<sup>2</sup> Sq. Mtrs. / Vds  
First Floor ..... 20.441 m<sup>2</sup>  
Second Floor ..... 0.62.0.7 m<sup>2</sup>  
Basement .....  
Total covered Area .....

On plain ground  
effective from  
Dt. 02/9/09

The building has been checked with regard to photocopies of approved building plan submitted to Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979 and also with zoning regulations/standard designs/other instructions issued from time to time.

1. You are hereby granted permission for full occupation of the building of above description on the report of J.E. & S.D.E. (S)

NOTE : This Certificate is issued subject to the conditions that, you shall continue to abide by the building plan, the provisions of Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979 architectural controls/zoning regulations/standard designs/other instructions issued from time to time. If, in future, it is revealed that you have made any alteration to the building without prior permission of Estate Officer-II, HUDA, Sector-56, Gurgaon, or using the building for purpose other than the use permitted, this certificate will stand with down and you will be liable for penal action under the HUDA, Act 1977.

Note : The responsibility of the structural design/stability and structural safety of the building against earth quake for the construction shall be entirely of the Owner/Architect/Engineer

Endst. No.

1. Allotment Branch
2. Sub Divisional Engineer. (Survey) HUDA, Gurgaon.

B. Dany  
Estate Officer-II  
HUDA, Sector-56, Gurgaon  
16/12







2001-2002  
28/12/06

2021/2

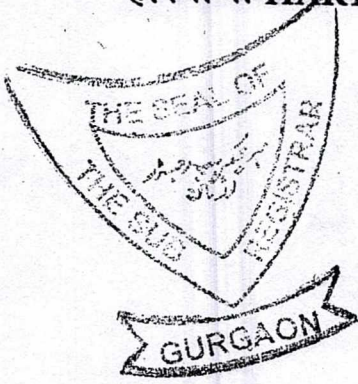
2021/2



हरियाणा HARYANA

198639

Stamp Auditor  
Gurgaon-I



Type of Document	:	Conveyance Deed
Amount	:	
Measuring	:	263.42 Sq. Yards
Type of Property	:	RD 66/320
Area	:	HUDA
Stamp	:	Rd 39/80
Stamp No	:	13773/1
Dated	:	6-11-06
Issued By	:	Dist. Treasury Gurgaon.

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

This Deed of Conveyance made this 20th day of Dec., 2006 between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called the Vendor) of the part and D. V. RAGHAV

Sp. Sh. M. S. RAGHAV Sp. A-202 HSI De Apartment  
Sector-31 Gurgaon

(hereinafter called the transferee) of the Other part).

Where as the site hereinafter described and intended to be hereby. Conveyed is owned by the vendor in full proprietary rights :

contd...2..

Estate Officer  
HUDA, Gurgaon

*[Signature]*



13773 6/11/02 28680 -  
No.....Dated.....worth Rs.....  
Purchaser Sh. D. V. Raghav  
Resident Sh. D. V. Raghav  
Thru Sh. D. V. Raghav

प्रलेख नः 20212 For Sa 661320 - दिनांक 28/12/2006

डीड संबंधी विवरण

डीड का नाम CONVEYANCE OUTSIDE MC AREA  
तहसील/सब-तहसील गुडगाँवा District Treasury  
गांव/शहर हुड्डा के सैक्टर GURGAON

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 661,320.00 रुपये स्टाम्प ड्यूटी की राशि 39,690.00 रुपये  
रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

Drafted By :-

यह प्रलेख आज दिनांक 28/12/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी E O Huda  
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उपस्थित सहायक निरीक्षक  
गुडगाँवा

श्री E O Huda

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी D V Raghav क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर  
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H R Khatana पुत्र/पुत्री/पत्नी श्री  
निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Ram Niwas पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 28/12/2006

उपस्थित सहायक निरीक्षक  
गुडगाँवा









Reg. No.  
20212

Reg. Year  
2006-2007

Book No.  
1

This is the Part of No. 13723  
Bated

District Treasury  
GURGAON



विक्रेता

E O Huda

क्रेता

गवाह

क्रेता

D V Raghav

गवाह 1:- H R Khatana

गवाह 2:- Ram Niwas

### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 20,212 आज दिनांक 28/12/2006 को बही न: 1 जिल्द न: 8,490 के पृष्ठ न: 1 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,325 के पृष्ठ सख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 28/12/2006

उप/सर्वोच्च पंजीयन अधिकारी  
गुडगाँवा  
गुडगाँव







हार्द्वार HARYANA

A 281632

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without interest or in such number of instalments with interest as may be determined by the Chief Administrator, the Vendor hereby grants and conveys upto the Transferee all the pieces and parcel of site/Plot No. 1625-B at Sector 46 area in square meters 220-00 Square Yds. 263-12 and more particularly described in the plan filled in the office of the Estate Officer and signed by the Estate Officer aforesaid and dated the 20 day of 20 (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.

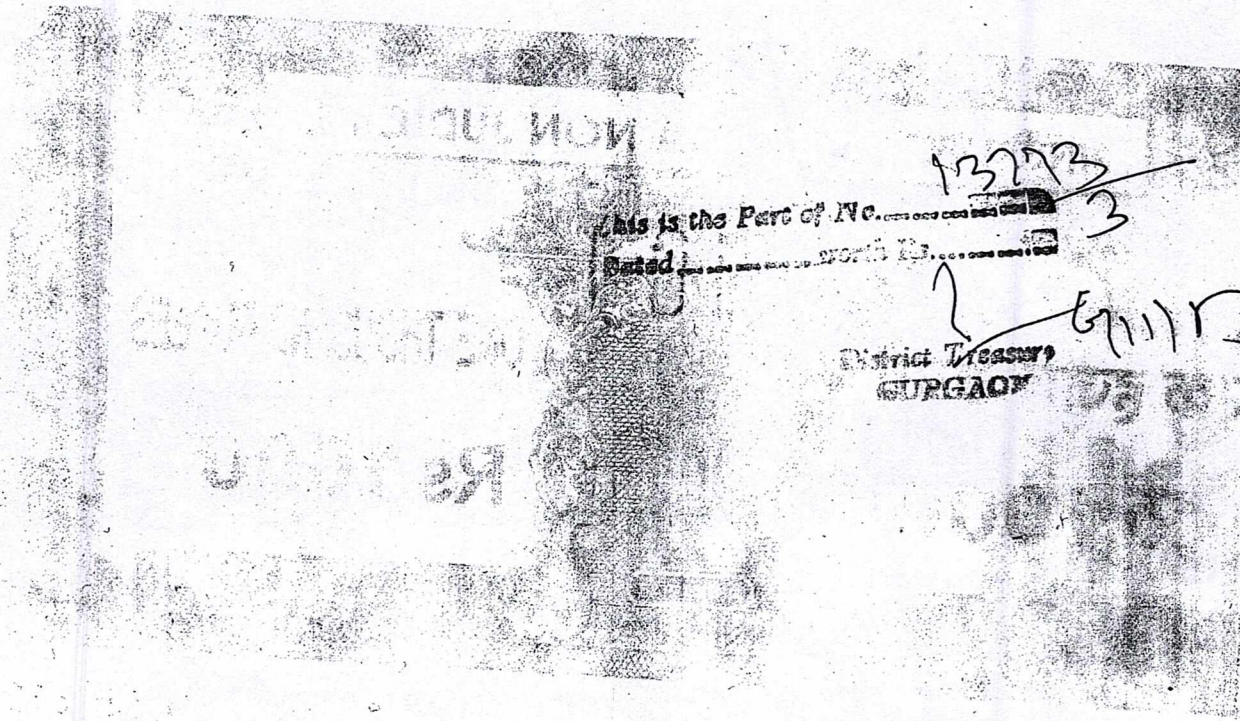
3. The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining, removeing and

contd...4..

Estate Officer  
HUDA, Gurgaon

*[Signature]*





This is the Part of No. 13273  
Dated 3

District Treasury  
GURGAON

6/11/72







रियाणा HARYANA

A 281629

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enjoying the same at all such times and in such manner 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 payment 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.

contd..5...

Estate Officer  
HUDA, Gurgaon



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Dated

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21/12

District Registrar  
GURGAON







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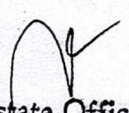
4. The Transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said land by competent authority .

5. The Transferee shall have to complete the construction within two years from the date of offer or possession on the said land, in accordance with the relevant rules/regulations.

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 transferee.

6. The transferee shall not erect any building or make any addition alteration without prior permission of the Estate Office. No fragmentation of any land or building shall be permitted.

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Estate Officer  
HUDA, Gurgaon





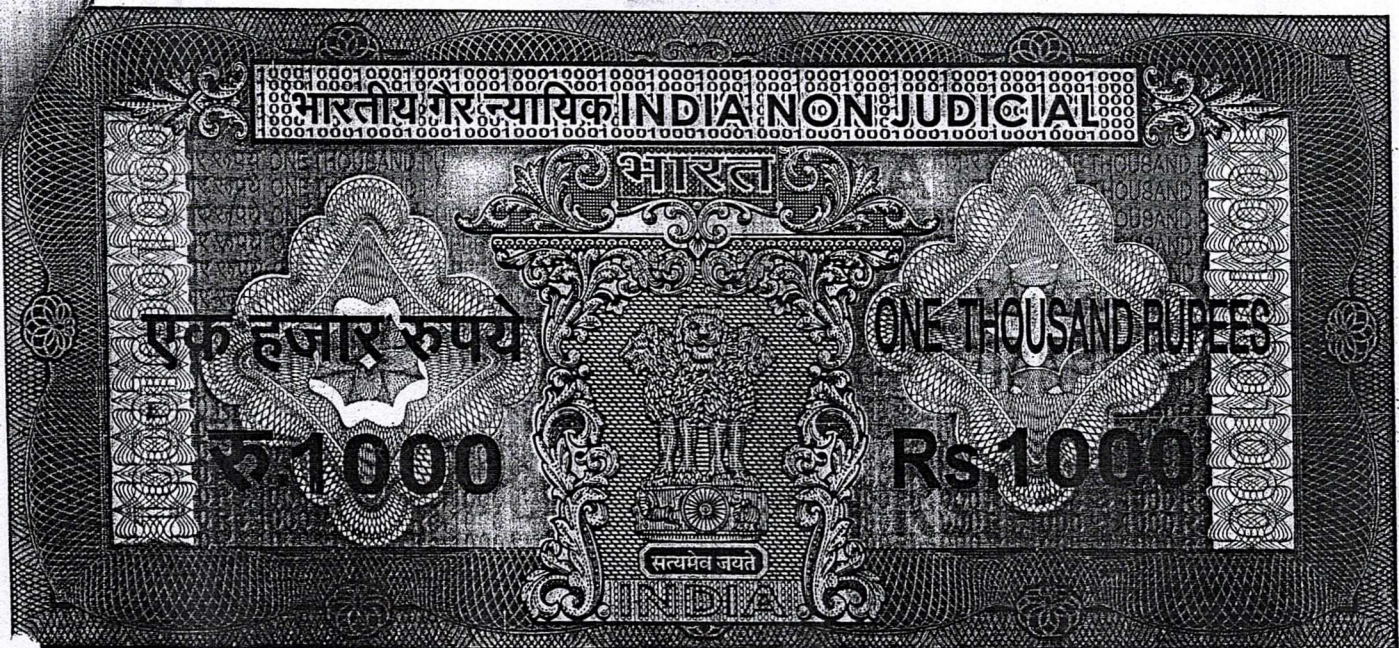
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Dated

27/11/72  
District Treasury  
MIRGAON







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7. The vendor may by his officers and servants at 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 at 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 or 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;

Estate Officer  
HUDA, Gurgaon

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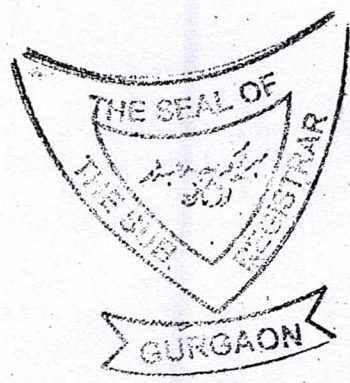
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13773/6

Dated

2/11/02

District Treasury  
GURGAON







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9. The Transferee shall not use the said site for any purpose other than that for which it has been allotted not 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 and 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 Officer may impose a penalty or resume the land, or both, in

Estate Officer  
HUDA, Gurgaon

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This is the Part of No.

Dated

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District Treasurer  
GURGAON

11/12







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accordance with the provisions of the Act and the rules/regulations made thereunder. In the event of resumption, it shall be lawful for the Estate Officer, 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 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.

contd..9..

Estate Officer  
HUDA, Gurgaon.



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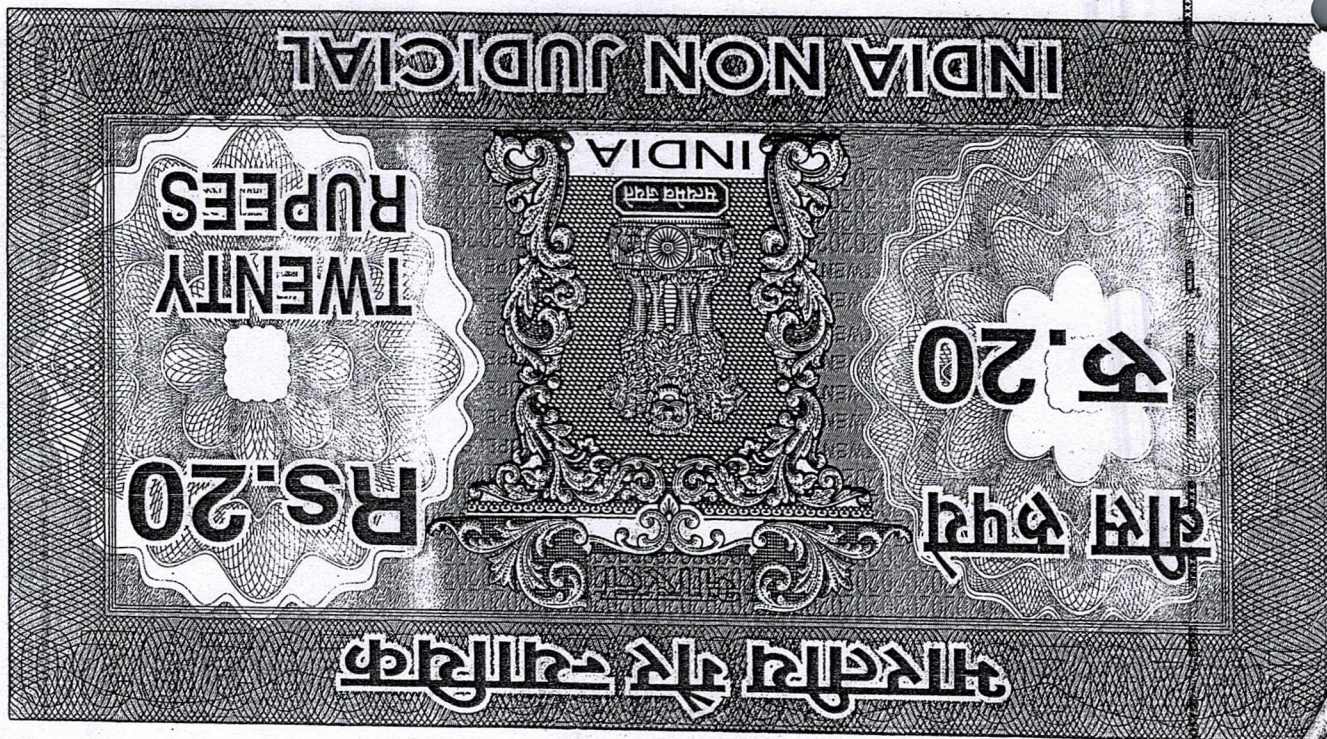
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Dated 13/11/72

District Treasury  
GURGAON







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हरियाणा HARYANA

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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 be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had 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.

If and so long as 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.

contd...10..

Estate Officer  
HUDA, Gurgaon

Estate Officer

HUDA, Gurgaon



13223  
This is the Part of No. 13223

Dated 26/12/52

District Treasury  
GURGAON





भारतीय गैर न्यायिक

बीस रुपये

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Rs.20

TWENTY  
RUPEES

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INDIA NON JUDICIAL

हरियाणा HARYANA

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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 Officer' shall mean a person appointed by the Authority under clause (d) of Section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one Urban Area.

contd..11...

Estate Officer  
HUDA, Gurgaon

Estate Officer  
HUDA, Gurgaon



This is the Part of No. 13773  
Dated 10

District Treasury  
GURGAON

6/11/17







हरियाणा HARYANA.

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(c) The expression Vendor used in these presents shall include in addition to the Haryana Urban Development Authority and in relations to any matter or anything contained in or arising out of these presents, every person duly authorised 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 D.V. Raghuvar M.S. Raghuvar his/her/their lawful heirs, successors, representatives, lessees and any person or persons in occupation of the said land or building erected thereon with the permission of Estate Officer.

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 D.V. Raghuvar  
at Gurgaon on the  
day of 2008

(Transfree)

Estate Officer  
HUDA, Gurgaon

Contd...12..

Estate Officer  
HUDA, Gurgaon



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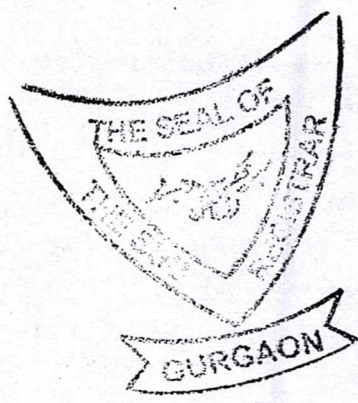
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District Treasury  
GURGAON

2/11/12







हरियाणा HARYANA

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-:12:-

In the present of  
Witnesses

Name M.S. Raghu  
Residence H.N. 119 Mahalle 80 Gurgaon  
Occupation Retd. Govt. Serv (Signature) M.S. Raghu  
Name \_\_\_\_\_  
Residence \_\_\_\_\_  
Occupation \_\_\_\_\_ (Signature) \_\_\_\_\_

Signed for and on behalf of the Haryana  
Urban Development Authority and setting  
under his authority.  
at Gurgaon the  
day of 2006

(Signature)  
Estate Officer  
(Estate Officer)  
HUDA, Gurgaon

In the presence of witness :-

Name Rajesh Singh  
Residence 80 Gurgaon  
Occupation Govt. Serv (Signature) Rajesh  
Name Sharam Pal  
Residence 80 Gurgaon  
Occupation Govt. Serv (Signature) Sharam

Mohd. Ram Khanna  
Advocate  
GURGAON

RAM NIVAS  
Advocate  
GURGAON

Estate Officer  
HUDA, Gurgaon

(Signature)



13003  
Part 13 to the Part of No. 13003

Dated 12/11/12

District Treasurer  
BURGAON



बसीका नं० 20212 अति बरी नं० /  
जिल्द नं० 5585 पृष्ठ नं० 1718 पर  
चस्पा किया गया है नं० /  
जिल्द नं० 822 पृष्ठ नं० 198  
दिनांक 28/12/18 से सब रजिस्ट्रार  
किया गया।

संयुक्त सब रजिस्ट्रार  
गुड़गाँव