

प्रेषक

सम्पदा अधिकारी
हरियाणा शहरी विकास प्राधिकरण
गुड़गांव ।

सेवा में

M/s HPL Electric Power Pvt Ltd
1/21 Masaf Ali Road,
New Delhi

यादी क्रमांक : ई. ओ. 60 दिनांक : 21-2-11

विषय : शहरी सम्पदा Gurugram के सेक्टर 37A में
6072 Sqm मरले/कनाल के प्लॉट नं० 357-0 मोर्टगेज
करने की अनुमति बारे ।

उपरोक्त विषय पर आपके पत्र दिनांक 16-2-11

के संदर्भ में शहरी सम्पदा Gurugram के सेक्टर 37A में
6072 Sqm मरले/कनाल के प्लॉट नं० 357-0 जो कि आपके

नाम है आपको DBS Bank Ltd. U.G. Floor Barakhamba
के नाम मोर्टगेज करने की अनुमति निम्नलिखित शर्तों पर प्रदान की जाती है । Road No. Delhi

क) प्लॉट के मूल्य के प्रति जो शेष राशि तथा ब्याज अदा किया जाना है उसके प्रति प्लॉट
की मलकियत पर हरियाणा शहरी विकास प्राधिकरण का फस्ट तथा पैरामाउंट चार्ज
होगा तथा DBS Bank Ltd. U.G. Floor के सेकिण्ड चार्ज
होगा । Barakhamba Road New Delhi

ख) यदि उपरोक्त प्लॉट की भूमि का मूल्य भूमि मालिकों द्वारा अधिग्रहण एक्ट 1984 की
धारा-18 के अधीन दायर की गई अपील में अदालत द्वारा बढ़ाए जाएं तो प्राधिकरण
के ऐसे बढ़ाए गए मूल्य की आपके द्वारा अदा किए जाने वाला उक्त प्लॉट के प्रति
हरियाणा शहरी विकास प्राधिकरण का फस्ट तथा पैरामाउंट चार्ज होगा
तथा DBS Bank Ltd. को सेकिण्ड चार्ज होगा ।

ग) यदि इस प्लॉट का कब्जा देते समय आपके प्लॉट का साईज बढ़ जाता है तो ऐसे बढ़े
हुए एरिया का मूल्य आपको अदा करना होगा । उक्त राशि अदा किए जाने तक प्लॉट
की मलकियत पर हरियाणा शहरी विकास प्राधिकरण का पहला चार्ज होगा ।

घ) यदि आप नियतन पत्र की शर्तों के अनुसार प्लॉट का निर्माण करने में असंभव रहते
हैं या अलाटमेंट को दूसरी शर्तों की उल्लंघना करते हैं तो ऐसी अवस्था में अलाटमेंट
कैंसल करके उसे रिज्यूम किया जा सकेगा और जो राशि आप द्वारा पहले अदा की
जा चुकी है उस राशि को अथवा उसके कुछ भाग को भी सम्पदा अधिकारी की इच्छा
पर जब्त किया जा सकता है ।



सम्पदा अधिकारी
हरियाणा शहरी विकास प्राधिकरण

फार्म संख्या 3 रजिस्ट्री 2869 No. 098

सब - रजिस्ट्रार विभाग.....जिला.....
फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

14/11

अदा करने वाले व्यक्ति का नाम पत्ना का नाम और निवास स्थान

M/S. A. P. L. Eler

प्राप्त हुई रकम का जोड़ और विवरण

30

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

सीका नं.....पुस्तक नं.....

जिस्ट्री होने के तिथी.....रजिस्ट्री

या इबारत जोरी के शब्दों की संख्या

स 31877 फीस फीस फीस फीस

तलाश अनुवाद कमीशन

हिफाजत 14/11



Received in Original
Handwritten signature

District Information Technology Society (DITS)
Mini Secretariat, Gurgaon (Haryana) 2

BOOK No. 1

No. : 28251

Date : 14-2-11

Received with thanks from

Rs. Two Hundred only on account of Computer Service Charges for Haryana Registration Information System (HARIS) Project.

Type of Deeds	Service Charges (In Rs.)
Sale, Conveyance, Gift, exchange, decree or order of Court. Lease Surrender of Lease. Deed of divorce, Deed of Power, Marriage Registration. Other Conveyance. Deed of further charge, Transfer of Leased	200/-

For District IT Society
Gurgaon



Received in Original
Khanzha

District Information Technology Society (DITS) 3
Mini Secretariat, Gurgaon (Haryana)

BOOK No. 1

28251

No. :

Date :

14-2-11

Received with thanks from

1877

Rs. Two Hundred only on account of Computer Service Charges for Haryana Registration Information System (HARIS) Project.

Type of Deeds	Service Charges (In Rs.)
Sale, Conveyance, Gift, exchange, decree or order of Court. Lease Surrender of Lease. Deed of divorce, Deed of Power, Marriage Registration. Other Conveyance. Deed of further charge, Transfer of Leased	200/-

For District IT Society
Gurgaon



Received in Original
Xianfeng

Cash Receipt (First Party Copy) Receipt Book (A)

Sub Registrar Office गुडगांवा

Registration 31,877 Registration Date 14/02/2011
Name of Executor EO HUDA
Date of Execution 14/02/2011
Date of Presentation 14/02/2011
Type of Deed CONVEYANCE WITH IN MC AREA
Transaction Value 65577600.00
Duty Paid thru Stamp 4590432.00
Duty Paid thru B Book 30.00 B Book No. 28690 Date 14/02/2011
Registry Fees 15,000.00
Pasting Fees 2.00 Sub Registrar
Total Fees 15002.00 गुडगांवा

The applicant will receive the final document on 14/02/2011 during the office hours

Cash Receipt (Second Party Copy) Receipt Book (A)

Sub Registrar Office गुडगांवा

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Date of Execution 14/02/2011
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The applicant will receive the final document on 14/02/2011 during the office hours



Received in Original
[Signature]

31877

5

STATE BANK OF INDIA

Sl. No. GSR/001:270727

RECEIPT

भारतीय स्टेट बैंक SBI
गुर्गाँव
ब्रांच कोड नं. 01665

STATE BANK OF INDIA

Received a sum of Rs. 45,90,500/-

(Rupees Forty five lacs ninety thousand five hundred only)

from Smt. / Shri M/S HPL Electric & Power Pvt Ltd

s/o, d/o, w/o N.A.

residing at New Delhi for credit to Government of Haryana
account towards Stamp Duty.

Date :

13 DEC 2010

Place :

GURGAON

(Signatures of Authorised Officer)

Transaction Value : Rs. 45,90,500/-
Unit Land :
Stamp Duty : Rs. 4590422.00
Stamp No./Date :
Stamp Issued by :

Estate Officer
HUDA Gurgaon

Handwritten signatures

Token No. 12538

Date 14/2/11

Received in Original

Handwritten signature



प्रलेख नः 31877

दिनांक 14/02/2011

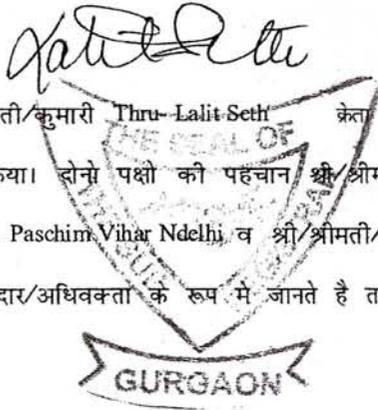
डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE WITH IN MC AREA
तहसील/सब-तहसील	गुडगांवा
गांव/शहर	हुड्डा के सैक्टर
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई	65,577,600.00 रुपये
राजिस्ट्रेशन फीस की राशि	15,000.00 रुपये
बी बुक न.	28690
राशि	30 रुपये
स्टाम्प ड्यूटी की राशि	4,590,462.00 रुपये
पेस्टिंग शुल्क	2.00 रुपये
दिनांक	14/02/2011

यह प्रलेख आज दिनांक 14/02/2011 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी EO HUDA पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी GUrgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

hulshah
 कुलवीर सिंह ठाकुर
 गुडगांवा
 राजिस्ट्रार, गुडगांवा

श्री EO HUDA



उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru- Lalit Seth क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर

तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी C G Puri पुत्र/पुत्री/पत्नी श्री S T Goswami

निवासी Gh-4 Meera Appts. Paschim Vihar Ndelhi व श्री/श्रीमती/कुमारी SC Arora पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी adv

GGN ने की। साक्षी नः 1 का हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 14/02/2011

hulshah
 उप/सुर्यकृत पंजीयन अधिकारी
 कुलवीर सिंह ठाकुर
 गुडगांवा
 राजिस्ट्रार, गुडगांवा

This DEED OF CONVEYANCE made the 11th day of Feb 2011 between the **HARYANA URBAN DEVELOPMENT AUTHORITY** acting through the **ESTATE OFFICER** (hereinafter called the Vendor) of the one part and

M/S HPL Electric & Power Co Ltd.
Plot No. 357 & Phase City-II Sector 37
Gurgaon (Hr.)

(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 to the transferee in pursuance of his application dated _____ made under Sub regulation (i) of regulation 5 of Haryana Urban Development (Disposal of Land and Building) regulations 1978 (hereinafter referred to as the said rules/regulations): to be used as a site of Commercial/Industrial/Residential Purpose in the urban area of Gurgaon.

AND WHEREAS the vendor has fixed the tentative price of the site at Rs. 655,72,600/- (Rupees Six Crores fifty five Lacs Seventy seven thousand & six hundred only)

AND WHEREAS the vendor reserves the right to enhance the tentative price in the case of land sold by allotment by the amount of additional price determined in accordance with the said regulations.

AND WHEREAS the transferee has paid the tentative sale price and agrees to pay the additional price in 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 transferee hereinafter contained and the said sum of Rs. 655,72,600/- (Rupees Six Crores fifty five Lacs Seventy seven thousand & six hundred only) by the transferee and the undertaking of the transferee to pay the additional price ; if any, determined to be paid by the transferee, with in 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

[Handwritten signatures]

[Signature]
Estate Officer
HUDA Gurgaon

[Handwritten signature]

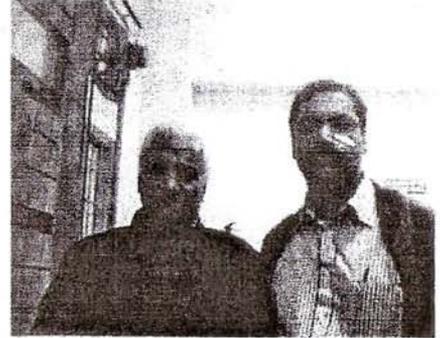


Page 2
Received complete set of
Conveyance Deed (6 Pages)
in Original.

Reg. No. 31877 Reg. Year 2010-2011 Book No. 1



क्रेता



गवाह

विक्रेता

EO HUDA _____

क्रेता

Thru- Lalit Seth

गवाह 1:- C G Puri

गवाह 2:- SC Arora

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 31,877 आज दिनांक 14/02/2011 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 14/02/2011

GURGAON

उप/सयुक्त पंजीयन अधिकारी

मुहगावा
कुलवीर सिंह ठाका

उप/सयुक्त मुहगावा

be determined by the Chief Administrator, the vendor hereby grants and conveys up to the transferee all the pieces and parcel of Site/Plot No. 357-A Sector 37-II area in Sq. Mtrs. 6072 (Sq. Yrds. _____) and more particularly described in the plan filled in the Office of Estate Officer and signed by the 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 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 with in a period fixed as aforesaid and otherwise conforms 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 decided by the Chief Administrator from time to time.
- (3) The vendor reserves to himself all mines and minerals what so ever 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 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 or all or any part of said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of 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 occupation by him for the surface and for the damage done to the surface or buildings on the said site by such working or letting down as may be agreed upon between the vendor and transferee or failing which, on such agreement, as ascertained by reference to arbitration.

- (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.

[Signature]
 Estate Officer
 HUDA Gurgaon

[Signature]
[Signature]

- (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 reason 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 Officer. No fragmentation of any land or building shall be permitted.
- (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, power and authority at all times to do through officers and 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 cover from transferee as first charge upon the said site the cost of doing 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 use the building constructed on it for a purpose other than 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 non payment of additional price within the fixed period by transferee, or 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 provision of the Act and the rules/regulations made there under. In the event of resumption it shall be lawful for 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 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 provisions of the said Act.

Kartika
Kartika

Ray
Estate Officer
HUDA Gurgaon

- (12) All the disputes and differences arising out of or in any way touching or concern 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 the 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 or otherwise, the vendor will secure the transferee full and peaceful enjoyment of 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 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.
- (c) The expression vendor used in presents shall include in addition to the Haryana Urban Development Authority and in relations to any matter or any thing 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 of thing.
- (d) The expression 'Transferee' used in these presents shall include the said _____

(transferee) 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 the Estate Officer.

Handwritten signature

Estate Officer
HUDA Gurgaon

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Handwritten signature

In witness where the parties here to have hereunder respectively subscribed their names and the places and on the date hereinafter in each case specified.

Signed by the said _____ at Gurgaon on the _____ day of _____ in the presence of.

Witnesses :

- 1. Name : Deepak Singhal ^{one} _m
- Residence : H.No. 3675-B, Narayn Colony
Tri Nagar, Delhi-35
- Occupation : Service
- 2. Name : C.G. Puri ^{Chh}
- Residence : G/4/39 Meerap Abadis
Paschim Vidya New Delhi
- Occupation : Service

Handwritten signature
(Transferee) *Handwritten signature*

(Signature)

Handwritten signature
(Signature)

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

at Gurgaon the _____ day of _____

Handwritten signature
(Estate Officer) **Estate Officer**
HUDA Gurgaon

in the presence of witness :

- 1. Name : Subhash chander
- Residence : of Eo HUDA
- Occupation : Service
- 2. Name : Vinender Singh
- Residence : of Eo HUDA
- Occupation : Service

Handwritten signature
(Signature)

Handwritten signature

Handwritten signature
(Signature)

Handwritten signature
Subhash Chandra Arora
Advocate
Distt. Courts, Gurgaon

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Handwritten signature