



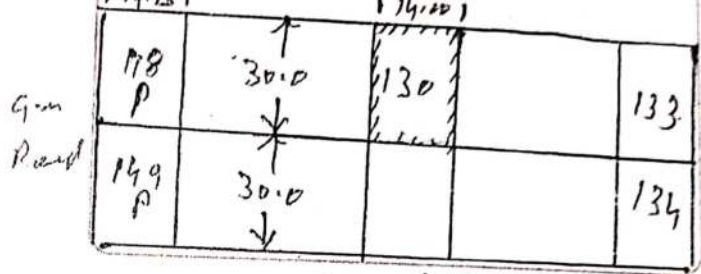
POSSESSION CERTIFICATE

Certified that I Junior Engineer of the office
of the Estate Office, HUDA Have carefully checked the relevant papers and the
dimensions of the Plot No. 130 Sector 2 of Urban Estate Faridabad
and the size of the plot allotted to Sh. Smt. Padma Shama
S/o Sh. Kishan Gopal Sharma is giving as under :-

DIMENSION

1. Length of the plot 30.00 m
2. Breadth of the plot 14.00 m
3. Area 420.00 m²
4. Rear set Back 18.00 m
5. Front set Back 18.00 m

SITE PLAN / SKETCH



Accordingly, on the basis above details, the possessions at the plot has been given to the said Allottee/
Authorised person.

Signature of Authorised person

Junior Engineer
For Estate Officer
HUDA
Faridabad

Smt. Padma Shama
S/o Sh. Kishan Gopal Sharma

the allottee/Authority have
taken the possession of the plot No. 130 Sector 2 Urban
Estate as per above dimension allotted to me vide Estate Office HUDA
allotment letter No. 55539 dated 7-12-12 vide E.O. Letter No. 18564 Dated 18/7/12

I undertake and follow the conditions as laid down in the allotment letter and provision of HUDA Act 1977, and
HUDA (Erection of Building) Regulations 1979 with the latest amendments.

Further I have seen the Plot which is free from any type of encroachment and agree to accept the possession, I will
give at least one week Notice to the Estate Officer before actually starting the construction.

Memo No. : S- 1933
Dated : 18/7/12

Name & Signature of Allottee

Signature of Allottee
Postal Address Smt. Padma Shama
S/o Sh. Kishan Gopal Sharma
114 Dargagan
New Delhi

HARYANA URBAN DEVELOPMENT AUTHORITY

place for photographs

HARYANA URBAN DEVELOPMENT AUTHORITY

(O/o ESTATE OFFICER, Faridabad)
HUDA Complex, Sector 12, Faridabad, Haryana,

RE-ALLOTMENT LETTER

To,

Sh./Smt. RENU BALA

d/o, s/o, w/o, c/o. RAKESH WALIA

H.NO. 1624 SECTOR 3, FARIDABAD.

Memo Number Z0001/EO001/UE001/REALL/0000000773

Subject: Re Allotment of Plot 130, Sector 2, Urban Estate Faridabad, Residential-1 Kanal Measuring 420.00 sq.mtr. in U/E Faridabad

Due to Transfer vide Permission Letter Memo No. Z0001/EO001/UE001/TRANS/0000000505

Dated: 27/07/2012. Where as the allottee Shri/Smt./Km PADMA SHARMA, d/o, s/o, w/o, c/o. KISHAN GOPAL SHARMA 114 DARYAGANJ, DARYAGANJ, NEWDELHI

has submitted an application indemnity Bond in this office for transfer of the above plot in your favour and you have also submitted an affidavit regarding acceptance of the terms and conditions of the allotment letter. Now the said plot is hereby re-alloted in your name after transfer. You will henceforth have to abide by the terms and conditions of this allotment letter (Stated below) and the provision of Haryana Urban Development Authority Act, 1977 and the instructions/guidelines and rules/regulations there under and as amended from time to time.

You shall have to pay the balance Installment as per the schedule given below :

S.No.	Payment Category	Installment Number	Enhancement Number	Due Date	Due Amount	Possession/ Enhancement Interest	Amount
1	Installment	2		07/10/2012	519,750.00	311,850.00	831,600.00
2	Installment	3		07/10/2013	519,750.00	249,480.00	769,230.00
3	Installment	4		07/10/2014	519,750.00	187,110.00	706,860.00
4	Installment	5		07/10/2015	519,750.00	124,740.00	644,490.00
5	Installment	6		07/10/2016	519,750.00	62,370.00	582,120.00

Note: The above payment schedule is as per the original allotment letter. For current outstandings visit "Allottee Account Information" on www.huda.gov.in

1. The installment shall include 12.00% interest on balance from the date of offer of possession, in case of default, additional interest as per prevalent policy shall be payable.
2. Each installment 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. number of plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.
3. 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.
4. In case any payment is not made by the due date, then additional interest shall be added as per prevalent policy for the permitted period. Thereafter, resumption proceeding shall be initiated in accordance with the provision of section 17 of the Haryana, Development Authority Act 1977.
5. In the event of breach of any condition of transfer the Estate Office may resume the land in accordance with the provision of section 17 of the Act.
6. The land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land or building or both is paid. You shall have no right to transfer by way of sale, gift mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the competent authority.
7. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges of registration and stamp duty will be paid by you.
8. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent Authority. No obnoxious trade shall be carried out in or any land/building.
9. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.
10. You shall have to pay separately for any construction material, tree structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.
11. The Authority will not be responsible for leveling the uneven sites.
12. The Authority reserves to itself 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 at all such times and in such manner as the Authority 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 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 therein contained. Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.
13. The Authority may be its officers and servants at all reasonable times and in a reasonable manner after 24 hours notice in writing enter in and upon any part of the said land/building erected there

on, for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said Act.

14. The Authority shall have full rights, power and authority at all time to do through its 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 imposed and to recover from you as first charges upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in and any way relating thereto.

15. All disputes and differences arising out of or in any way touching or concerning this allotment 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 allotment relates 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 concerned parties.

16. All payment shall be made by means of the demand draft payable to the Estate Officer, Haryana Urban Development Authority, Faridabad drawn on any scheduled bank situated at Faridabad.

17. No separate notice will be sent for payment of the installments, however the information regarding the installments the amount, the due dates etc. may be sent as a matter of courtesy.

18. You shall abide by the conditions of allotment of incidental open space if any.

19 (i) Presently the interest on delayed payment of installments is 15.00% p.a. simple and interest on delayed payment of enhanced compensation is 15% p.a. simple. In future, you shall pay the interest simple or compound,* on the delayed payment of installments/enhanced compensation as decided by the Authority from time to time.

(ii) You shall not raise any dispute in respect of the interest paid by the transferor on the delayed payment of installments/enhanced compensation/possession interest in respect of plot/building as per policy of the Authority decided from time to time.

20. If the ALLOTTEE APPOINTS ANY attorney he/she shall submit the certified copy of the registered attorney along with photograph and signatures of the allottee duly attested by the magistrate within a week from the registration of the deed by regd. A/D post or in person.

✓ Estate Officer
HUDA, Faridabad

5908



हरियाणा HARYANA

A 475264



PHOTO ATTESTED

Rakesh Kaushik
Faridabad

STAMP Rs.2,11,500/-
Sr. No.1525, Dated 22-06-2015

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

This deed of conveyance made the 6th day of July 2015, between the HUDA acting through the Estate Officer (hereinafter called the vendor) of the one part and Smt. Renu Bala wife of Sh. Rakesh Walia, Resident of House No.1624, Sector-3, Faridabad, (hereinafter called the transferee) 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 land to the transferee in pursuance of his application dated _____ made under sub-regulation (1) of the regulation (5) of the HUDA (Disposal of land and Buildings) regulations, 1978 (hereinafter referred to as the said Regulations) to be used as a site for residential purpose in the Urban area of Faridabad.

AND WHEREAS the vendor has fixed the tentative price of the said land sold by allotment at Rs. 4224135/- (Rupees forty two lakh, twenty four thousand one hundred thirty five only).

CONTD....P.2.

Rest
ESTATE OFFICER
HUDA, FARIDABAD

for
(Narender Kumar)
CA

Renu Bala

CH
CHANDER KANTA
ASSTT.

No.: 1525 Date: 22/6/15
Name: Renu Bala 110 Parkash wal's
R/o: For

प्रलेख न: 3908
for S/dend Rs.:
Seller of Land Sh.: E.O HUDA

दिनांक 07/07/2015

डीड का नाम CONVEYANCE
तहसील/सब-तहसील बल्लभगढ़
गांव/शहर बल्लभगढ़
डीड संबंधी विवरण
Treasury, Pandabadi

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 4,224,135.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

स्टाम्प ड्यूटी की राशि 211,500.00 रुपये
पेस्टिंग शुल्क 3.00 रुपये

Drafted By: self

Service Charge: 200.00 रुपये

यह प्रलेख आदिनांक 07/07/2015 दिन मंगलवार समय 3:13:00PM वजे श्री/श्रीमती/कुमारी E O Huda
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी fhd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़

श्री E O Huda

Renu Bala

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Renu Bala क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Gajraj पुत्र/पुत्री/पत्नी श्री Numbdar
निवासी uchagaon व श्री/श्रीमती/कुमारी R S Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी G S Chauhan निवासी fhd ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनांक 07/07/2015

उप/संयुक्त पंजीयन अधिकारी

Revenue Department Haryana

HARIS



3908

रजिस्ट्रार संख्या २

076

रसीद पुस्तक क

कार्यालय सब-रजिस्ट्रार

दस्तावेज पेश करने वाले का नाम

Renu Bala

दस्तावेज की तकलीम करने वाले का नाम
और तकलीम की तारीख

दस्तावेज पेश होने की तारीख 31/7/15

दस्तावेज की किस्म और 40

मुआवजे की रकम

4224125

स्टाम्प मूल्य

215000

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

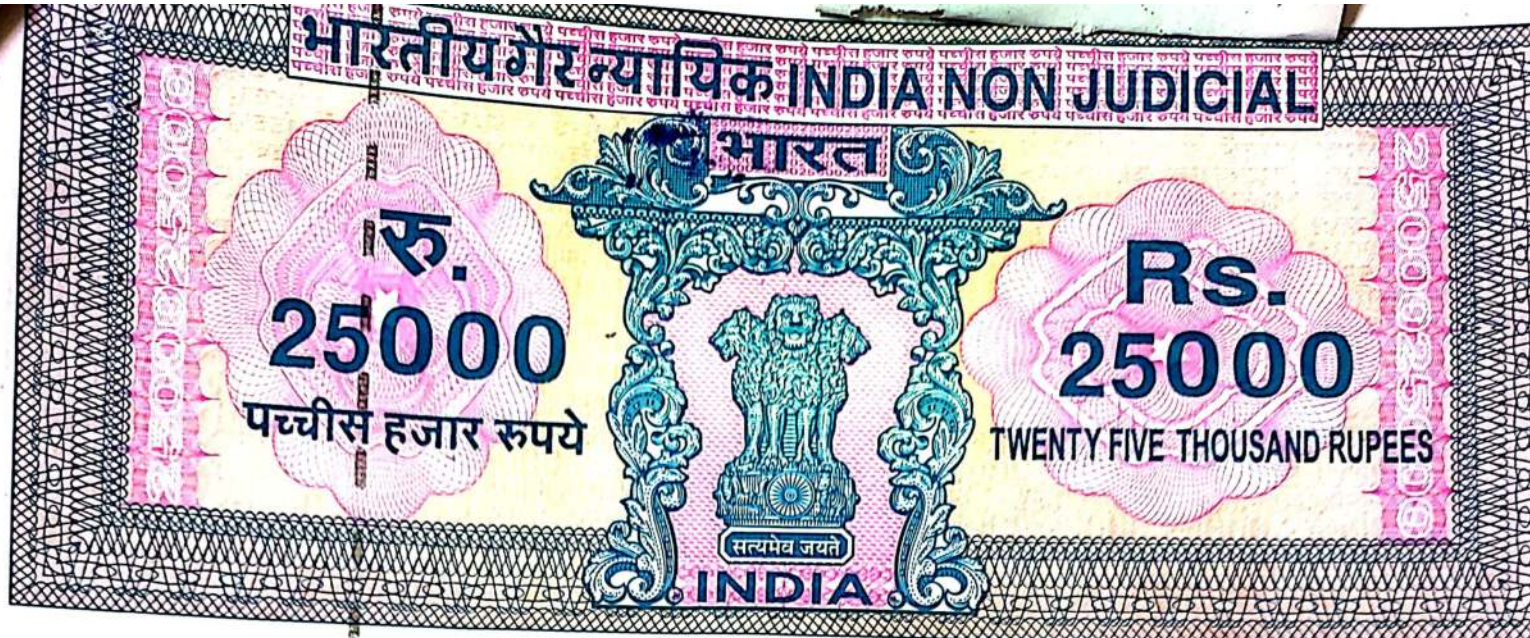
शब्दों की संख्या

रकम

150000

215000

रजिस्टरी अधिकारी के हस्ताक्षर



हरियाणा HARYANA

A 475263

:: 2 ::

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

AND WHEREAS the transferee, sold land by allotment, has paid the tentative price and agree to pay additional price in the manner here after appearing.

NOW THEREFORE, this deed witness that for the purpose of carrying into effect the said sale and inconsideration of the covenants of the transferee, hereinafter contained and the said sum of Rs. 42,24,135/- (Rupees Forty two lakh twenty four thousand one hundred thirty five) paid 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 into the transferee all the price and parcel of Site No.130, Sector-02, of the Urban Estate Tehsil Ballabgarh, Distt. Faridabad, area in 420 Sq. Mtr., and more particularly described in the plan filed in office of the Estate Officer, signed by the Estate Officer Dy. No. _____ dated _____ (hereinafter called the said land).

To have and to hold of the same unto and to use of the transferee subject to the exceptions, reservation and conditions covenants hereinafter contained each of them that is to say.

CONTD...P.3.

ESTATE OFFICER
HUDA, FARIDABAD
(NARENDER KR)

Renu Bala

CHANDER KANTA



हरियाणा HARYANA

A 475262

:: 3 ::

1. The transferee shall have the right possession and enjoyment so long as he pays the additional price, if any, determined by the vendor within a period fixed as aforesaid and otherwise conform to the terms and conditions of sale.
2. The vendor shall have a first and paramount charge over the said site for by the unpaid portion of the sale price including additional price and the transferee shall have no right to transfer by way of sale. Gift mortgage or otherwise the land or any right title or interest therein (except by way of lease on a month 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 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 enjoying the same at all such times and in such manner as the vendor shall think fit, with power to carry out any surface of all or any part of the same said and to sink pits erect buildings, construct lines and generally appropriate and use the surface of the same said 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 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 working or 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...P.4.

ESTATE OFFICER
HUD. DEPT. ROHATKI

(NARENDER K)

O.A.

CHANDER KANTA
ASSTT



हरियाणा HARYANA

A 475261

:: 4 ::

4. The transferee shall pay all general and local taxes rates or cases 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 year from the date of officer of 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 building for 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 officer and servants at all reasonable time and in a reasonable manner after twenty four hours notice in writing enter in and upon 'any part of the land or building erected therein for the purpose of ascertaining that the transferee has duly perform and observed the covenants and conditions to be performed and observed by him under these present.
8. The Vendor shall have full rights, power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient or purpose of enforcing compliance with all or any of the terms conditions reservations here in 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 there with on in way relating there to.

CONTD....P.5.

Regd
ESTATE OFFICER
HUDA, FARIDABAD

(NARENDER KR.)

O.A

CHANDER KANTA



हरियाणा HARYANA

A 475261

:: 4 ::

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CONTD....P.5.

Rsk
ESTATE OFFICER
HUDA, FARIDABAD

(NARENDER KR.)
O.A

CH
CHANDER KANTA
ASSTT.

✓ Renu Bala



हरियाणा HARYANA

A 475260

::5::

9. The transferee shall not use the said land for any purpose than that for which it has been sold nor shall he use the building constructed on it for a purpose other than that which it has been constructed except in accordance with the rules/regulations made under the HUDA Act, 1977 (hereinafter referred to as the Act).

10. The transferee shall accept and obey all the rules/regulations and orders made or issued under the Act.

11. In the event of non payment of the additional price within the fixed period by the Transferee or in the event of breach of any other condition of the sale, the Estate Officer may impose a penalty or resume the land or both in accordance with the provisions of Act and the rules/regulations made there under.

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 refund of the sale price of any part there of or any compensation whatsoever on account of such re-entry except in accordance with the provisions of the said Act.

12. All the disputes and differences arising out or in any 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 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.

CONTD....P.6.

Leag
ESTATE OFFICER
HUDA, FARIDABAD

CH
CHANDER KANTA
ASSTT.

CH
(NARENDER KR)
O.A.

Renu Bala



हरियाणा HARYANA

A 475259

:: 6 ::

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 but not otherwise, the vendor will secure the transferee full and peaceful enjoyment of the rightly and privileges herein and hereby conveyed and assured.


and it is hereby agreed and declared that unless different meaning shall appear from the context :

- a) The expression 'Chief Administrator' shall mean person Chief Administrator of the Authority as defined in clause (e) of Section (2) of the Act.
- b) The expression 'Estate Officer' shall mean person appointed by the Authority and Clause (1) of Section (2) of the Act to perform the functions of Estate Officer under the act in one or more the Urban Area.
- c) The expression 'Vendor' used in these presents shall include in addition to the HUDA and in relation to any matter or any thing contused in or arising out of these present every person duly authorized to act or to represent the HUDA in respect of Such matter of thing.
- d) The expression 'Transferee' used in these presents shall include in addition to the said **Smt. Renu Bala wife of Sh. Rakesh Walia**, his lawful heirs successors, representatives, assigns, lessees and any person or persons in occupation of the land or building erected thereon with permission of the Estate Officer.

In witness where of the parties here to have hereunder respectively subscribe there names at the place and dated hereinafter, In each case specified.

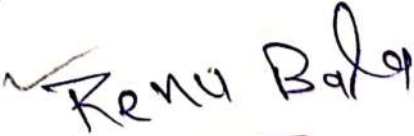
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CHANDER KANTA
ASSTT.


ESTATE OFFICER
HUDA, FARIDABAD

(NARENDER KR)

O.A.


Renu Bala





हरियाणा HARYANA

A 475258

:: 7 ::

Signed by the said Smt. Renu Bala wife of Sh. Rakesh Walia, at Faridabad
on the _____

In the presence of witness

Sh. Walia

TRANSFeree

Renu Bala

1. Name Rakesh Walia.
Residence 1624, Sect-3, Faridabad.
Occupation Business.
2. Name Rajbir Singh Chauhan
Residence 128, Sect-10, H.B. Colony, Faridabad
Occupation Business

Signed for and on behalf of HUDA and setting under his Authority at Faridabad to the day of
_____ 2015.

Rgk
ESTATE OFFICER
HUDA, FARIDABAD

In the presence of witness

An

1. Name
Residence
Occupation

**CHANDER KANTA
ASSTT.**

2. Name
Residence
Occupation

Manender Kumar
OA

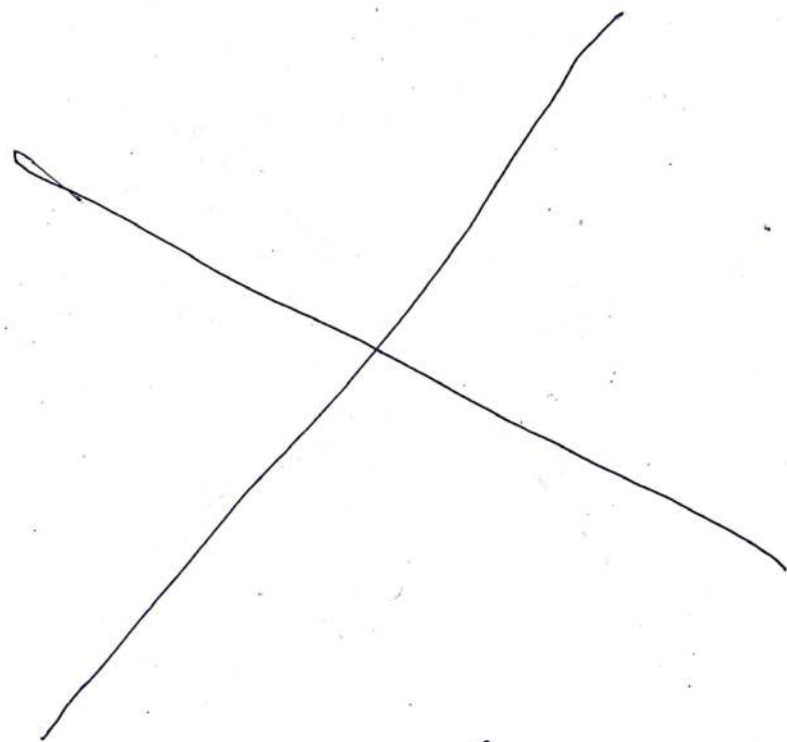
(NARENDER K)
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हरियाणा HARYANA

Kenny Bala

A 475257



ESTATE OFFICER
HUDA, FARIDABAD

(NARENDER KR)

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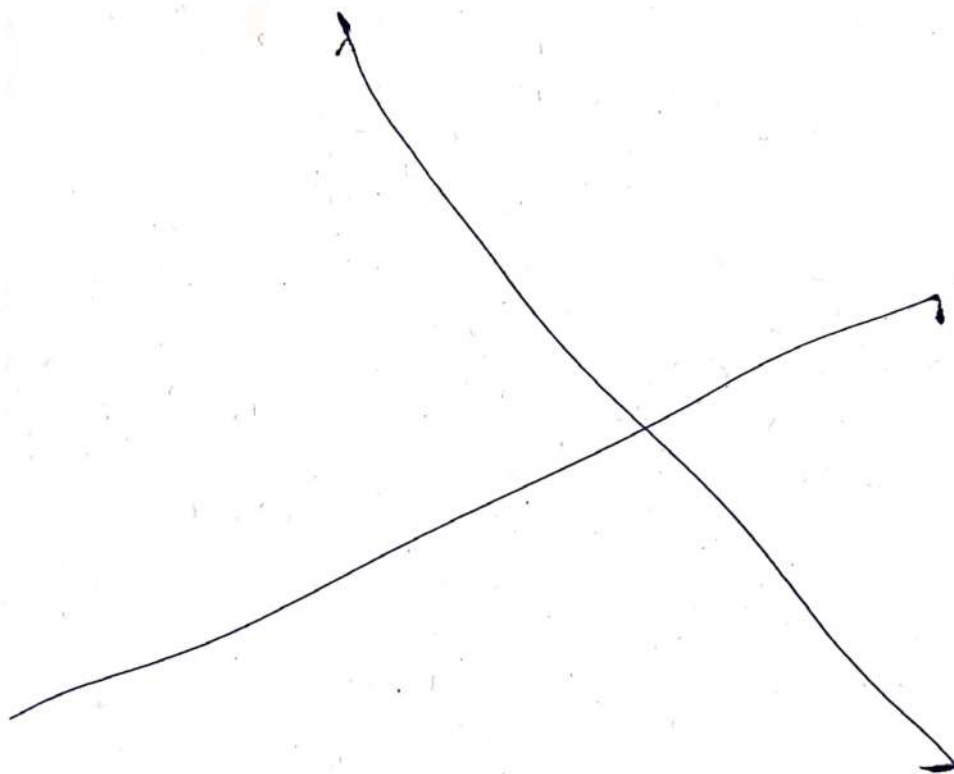
CHANDER KANTA
ASSTT.





हरियाणा HARYANA Renu Bala

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ESTATE OFFICER
HUDA, FARIDABAD

(NARENDER KA)

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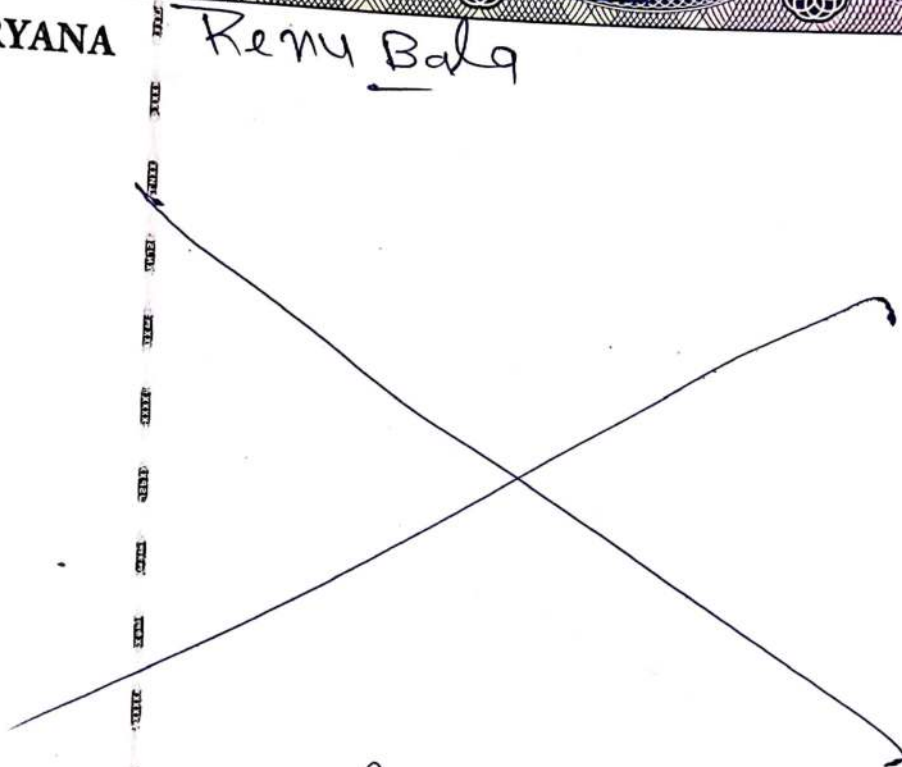
CHANDER KANTA
ASSTT.



हरियाणा HARYANA

Renu Bala

C 918795



ESTATE OFFICER
HUDA, FARIDABAD

CHANDER KANTA
ASSTT.

(NARENDER KR)
OA



हरियाणा HARYANA Renu Bala

C 984858

CHANDER KANTA
ASSTT. (NARENDER K.R.)
OA

ESTATE OFFICER
HUDA, FARIDABAD

Reg. No.
3908

Reg. Year
2015-2016

Book No.
1

Comp. No.:
Date:

1525

22/6/15

Dist. Treasurer
Tombury, Pindabad



क्रेता

गवाह

विक्रेता

E O H

Renu Bala

क्रेता

Renu Bala

Renu Bala

गवाह 1:- Gajraj

Gajraj

गवाह 2:- R S Chauthan

R S Chauthan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,908 आज दिनांक 07/07/2015 को वही न: 1 जिल्द न: 1 के पृष्ठ न: 20 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 27 के पृष्ठ सख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 07/07/2015

उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़



HARYANA URBAN DEVELOPMENT AUTHORITY

o/o Estate Officer, Faridabad
HUDA, Complex, Sector 17, Faridabad, Haryana 121001

REGISTERED

To,
Sh./Smt. Renu bala .
d/o,s/o,w/o,c/o. Rakesh walla
H.NO. 1624 SECTOR 3, FARIDABAD.

Memo Number: ZO001/EO001/UE001/MORTG/0000000256

Dated: 16/07/2015

Subject: Mortgage of Plot Category Residential (1 Kanal), Plot No. 130, Sector 2, Urban Estate Faridabad.

Sir/Madam,

Please refer to your application number ZO001/EO001/UE001/2015/MORTG/000243 for the mortgage of Residential (1 Kanal) plot no. 130 in Sector 2, Urban Estate UE001 in favour of ALLAHABAD BANK, NIT FARIDABAD. The permission to mortgage of above plot is hereby granted on the following terms and conditions:

- HUDA will have the first and paramount charge on the amounts deposited against this site and ALLAHABAD BANK, NIT FARIDABAD. will have the second charge.
- HUDA will have the first and paramount charge on enhancement compensation paid by you as per orders by the court in references u/s 18 of the land acquisition act 1894 and bank will have the second charge.
- In case, the area of the plot is increased at the time of the offer of possession, the cost of the increased area will have to be deposited by you and HUDA will have the first and paramount charge on the plot/property.
- In case, the conditions of the allotment letter are not complied with and construction is not done within the stipulated period by you, the plot/property will be resumed and whole or any part of the amount deposited by you will be forfeited as per order of Estate Officer.
- In case, the loan is not repaid by the allottee, the plot cannot be auctioned, without the prior permission of Estate Officer, HUDA.


Estate Officer,
HUDA, Faridabad

इलाहाबाद बैंक

(भारत सरकार का उपक्रम)
विश्वास की परम्परा



ALLAHABAD BANK

(A Govt. of India Undertaking)
A tradition of trust

Faridabad Branch, NIT Faridabad-121001

Phone: 129-2413554, Fax-2412942

E-mail: br.del_faridabad@allahabadbank.in

10.08.2015

M/s Satwik Mediequip Global

03,2nd Floor, E-34

Nehru Ground, NIT Faridabad

Substitution of Mortgaged property

Account: M/s Satwik Mediequip Global

Dear Sir,

With respect to your property, Plot No. 130, Sector 2, Faridabad, the following documents are held with us as security:

1. Original Allotment Letter bearing Memo No. A-02FBD/35539 dated 07.10.2010 issued by HUDA in favour of Smt. Padma Sharma w/o Sh. Kishan Gopal Sharma.
2. Original Possession Certificate bearing Memo No. S-1933 dated 18.07.2012 issued by HUDA in favour of Smt. Padma Sharma w/o Sh. Kishan Gopal Sharma.
3. Original Re-allotment letter bearing Memo No. 22450 dated 14.09.2012 issued by HUDA in favour of Smt. Renu Bala w/o Shri Rakesh Walia.
4. Original deed of conveyance bearing document no. 3908 dated 07.07.2015 executed by HUDA through its estate Officer in favour of Smt. Renu Bala w/o Sh. Rakesh Walia
5. Permission to mortgage issues from HUDA.

This is for your kind information and record.

Yours Faithfully


42411
Manager



place for photographs

HARYANA URBAN DEVELOPMENT AUTHORITY

(o/o ESTATE OFFICER, Faridabad)
HUDA, Complex, Sector 12, Faridabad, Haryana,

RE-ALLOTMENT LETTER

To,

Sh./Smt. RENU BALA

d/o,s/o,w/o,c/o. RAKESH WALIA

H.NO. 1624 SECTOR 3, FARIDABAD.

Memo Number: ZO001/EO001/UE001/REALL/0000000773

22450

Date: 27/07/2012

Subject: Re-Allotment of Plot 130, Sector 2, Urban Estate Faridabad, Residential-1 Kanal Measuring 420.00 sq.mtr. in U/E Faridabad

Due to Transfer vide Permission Letter Memo No. ZO001/EO001/UE001/TRANS/0000000505

Dated: 27/07/2012. Where as the allottee Shri/Smt./Km PADMA SHARMA, d/o,s/o,w/o,c/o. KISHAN GOPAL SHARMA 114 DARYAGANJ, DARYAGANJ, NEWDELHI

has submitted an application indemnity Bond in this office for transfer of the above plot in your favour and you have also submitted an affidavit regarding acceptance of the terms and conditions of the allotment letter. Now the said plot is hereby re-allotted in your name after transfer. You will henceforth have to abide by the terms and conditions of this allotment letter (Stated below) and the provision of Haryana Urban Development Authority Act, 1977 and the instructions/guidelines and rules/regulations there under and as amended from time to time.

You shall have to pay the balance Installment as per the schedule given below :

S.No.	Payment Category	Installment Number	Enhancement Number	Due Date	Due Amount	Possession/ Enhancement Interest	Amount
1	Installment	2		07/10/2012	519,750.00	311,850.00	831,600.00
2	Installment	3		07/10/2013	519,750.00	249,480.00	769,230.00
3	Installment	4		07/10/2014	519,750.00	187,110.00	706,860.00
4	Installment	5		07/10/2015	519,750.00	124,740.00	644,490.00
5	Installment	6		07/10/2016	519,750.00	62,370.00	582,120.00

Note: The above payment schedule is as per the original allotment letter. For current outstandings visit "Allottee Account Information" on www.huda.gov.in

1. The installment shall include 12.00% interest on balance from the date of offer of possession, in case of default, additional interest as per prevalent policy shall be payable.
2. Each installment 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. number of plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.
3. 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.
4. In case any payment is not made by the due date, then additional interest shall be added as per prevalent policy for the permitted period. Thereafter, resumption proceeding shall be initiated in accordance with the provision of section 17 of the Haryana, Development Authority Act 1977.
5. In the event of breach of any condition of transfer the Estate Office may resume the land in accordance with the provision of section 17 of the Act.
6. The land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land or building or both is paid. You shall have no right to transfer by way of sale, gift mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the competent authority.
7. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges of registration and stamp duty will be paid by you.
8. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent Authority. No obnoxious trade shall be carried out in or any land/building.
9. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.
10. You shall have to pay separately for any construction material, tree structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.
11. The Authority will not be responsible for leveling the uneven sites.
12. The Authority reserves to itself 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 at all such times and in such manner as the Authority 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 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 therein contained. Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.
13. The Authority may be its officers and servants at all reasonable times and in a reasonable manner after 24 hours notice in writing enter in and upon any part of the said land/building erected there

for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said Act.

14. The Authority shall have full rights, power and authority at all time to do through its 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 imposed and to recover from you as first charges upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in and any way relating thereto.

15. All disputes and differences arising out of or in any way touching or concerning this allotment 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 allotment relates 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 concerned parties.

16. All payment shall be made by means of the demand draft payable to the Estate Officer, Haryana Urban Development Authority, Faridabad drawn on any scheduled bank situated at Faridabad.

17. No separate notice will be sent for payment of the installments, however the information regarding the installments the amount, the due dates etc. may be sent as a matter of courtesy.

18. You shall abide by the conditions of allotment of incidental open space if any.

19 (i) Presently the interest on delayed payment of installments is 15.00% p.a. simple and interest on delayed payment of enhanced compensation is 15% p.a. simple. In future, you shall pay the interest simple or compound,* on the delayed payment of installments/enhanced compensation as decided by the Authority from time to time.

(ii) You shall not raise any dispute in respect of the interest paid by the transferor on the delayed payment of installments/enhanced compensation/possession interest in respect of plot/building as per policy of the Authority decided from time to time.

20. If the ALLOTTEE APPOINTS ANY attorney he/she shall submit the certified copy of the registered attorney along with photograph and signatures of the allottee duly attested by the magistrate within a week from the registration of the deed by regd. A/D post or in person.

✓ 
Estate Officer
HUDA, Faridabad
