

1176

1000Rs.



हरियाणा HARYANA

159846

STAMP AUDITOR
FARIDABADSTAMP PAPER WORTH RS.1520/- STAMP PAPER ISSUED FROM
DISTT.TREASURY, FARIDABAD VIDE NO.851 DATED 20.04.2005.**DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT**

This deed of conveyance made at Faridabad on this 27th day of April 2005 between the HUDA acting through the Estate Officer, (hereinafter called the Vendor) of the one part: and Shri Ajay Gupta Son of Shri B.L. Gupta, Resident of House No.100, Sector-16A 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 propriety rights.

AND WHEREAS the vendor has sanctioned the sale of the said land to the transferee in pursuance of his application dated 3-10-69 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.

And Whereas the vendor has fixed the tentative price of the said land sold by the allotment at Rs. 18,845/- (Rupees Eighteen Thousand Eight Hundred Forty Five only)

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.

CONTD..P.2..

Ajay Gupta

Estate Officer

1000 2002 24 201

No. 87 Date 20/11/2011
Name N. S. Gupta B. N. N. N.
R/o. 18/2011
for dead Rs. 18/2011
Seller of Land Sh. 18/2011

Dist. Treas. Faridabad

27-4-05 20/11/2011
20/11/2011 18/2011 3-4 18/2011
20/11/2011 18/2011 3-4 18/2011
20/11/2011 18/2011 3-4 18/2011

Joint Sub Registrar
FARIDABAD

Ajay Gupta



20/11/2011 18/2011 3-4 18/2011
20/11/2011 18/2011 3-4 18/2011
20/11/2011 18/2011 3-4 18/2011

Ajay Gupta

Joint Sub Registrar
FARIDABAD

2. Ase

Ashok Sharma
Vill. Malerna
Sec. 61 R.S.D.

1. G. Anand Prasad
Advocate

अशोक शर्मा जी कि करार के अनुसार
अशोक शर्मा जी करार के अनुसार



हरियाणा HARYANA

184840

1:2:1

NOW THEREFORE, this deed witness that for the purpose of carrying into effect the said sale & in consideration of the covenants of the transferee, hereinafter contained & the said sum of Rs. 18,845/- (Rupees Eighteen Thousand Eight Hundred Forty Five only) 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 the such number of instalments 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 Plot No. 354, Sector- 16A, of the Urban Estate, at Faridabad, area in 500 Sq. Yards, and more particularly described in the plan filed in office Dy. No. _____ dated _____ (hereinafter called the said land).

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

1. That 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 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 rights 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 writting 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.

851
 [Signature]
 [Stamp]

NOW THEREFORE, this deed witness that for the purpose of carrying into effect the said sale & in consideration of the covenants of the transferee hereinafter contained & the said sum of Rs. 18,842/- (Rupees Eighteen Thousand Eight Hundred Forty Five only) paid by the transferee and the undertaking of the transferee to pay the additional price, if any, determined to be due 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 the such number of instalments 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 Plot No. 354, Sector-14A, of the Urban Estate, at Faridabad, area in 500 Sq. Yards, and more particularly described in the plan filed in office by No. [blank] dated [blank] (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,

1. That 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 fixed as aforesaid and otherwise conforming 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.

CONTD. P. 3.

[Signature]
 [Stamp]



हरियाणा HARYANA

184839

::3::

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 building, 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 exdeptions 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.

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

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

Provided that the time limit for constructions 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 errect building for make any addition alteration without prior permission of the Estate Officer No fragmentation of any land or building shall be permitted.

151
Wes
[Signature]

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 for the purpose of searching for, working on, and in such manner as the Vendor shall think fit, with power to carry out all such work, construct lines and same said and to sink pits and shafts in the face of the same said for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the expositions and reservations hereinafter mentioned.

Provided that the Vendor shall be entitled to receive from the Vendor such payments as shall be made 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 falling such agreement as shall be ascertained by reference to arbitration.

4. The transferee shall pay all general and local taxes or rates 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 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 reasons 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.



हरियाणा HARYANA

184838

::4::

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 performed and observed the covenants and conditions to be performed and observed by him under these present.

8. The Vendor shall have full right, power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient for purpose of enforcing compliance with all or any of the terms and conditions reservations 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 on in way relating thereto.

9. The transferee shall not use the said land for any purpose other than 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 thereunder.

CONTD...P..5..

Aray Gupta

[Signature]
Estate Officer

851
 July
 1977

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 performed and observed the covenants and conditions to be performed and observed by him under these present.

8. The Vendor shall have full right power and authority at all times to do through officers and servants all acts and things which may be necessary for the purpose of enforcing compliance with all or any of the terms and conditions reservations herein contained and to recover from the transferee as first charge upon the estate the cost of doing all or any such acts and things and all costs incurred in connection therewith on in way relating thereto.

9. The transferee shall use the land for any purpose other than for which it has been sold or shall use the building constructed on it for any 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 thereunder.

Signature
 Date



हरियाणा HARYANA

184837

:5:

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 thereof 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.

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 peacefull 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.

CONTD...P.6..

Arun Gupta

128
2005
2005

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 transferees shall not be entitled to return of the sale price of any part thereof or any interest therein, and the provisions of the said act.

12. All the disputes and differences arising out of or in any touching or concerning this deed, however, shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him, and no objection to such appointment shall be made by any person, and it is a Government servant or an officer of the Government, and that in the course of 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.

It and so long as the transferees 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 transferees full and peaceful enjoyment of the right 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.



हरियाणा HARYANA

184836

::6::

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 contained in or arising out of these present every person duly authorised 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 **Ajay Gupta** lawfull heirs successors, representatives, assigness, lessee and any person or persons in occupation of the land or building erected thereon with permission of the Estate Officer.

IN WITNESS whereof the parties hereto have hereunder respectively subscribe there names at the place and dated hereinafter, In each case specified.

Signed by the said **Ajay Gupta**,

at _____ on the _____ 2005

In the presence of witness _____

Ajay Gupta

TRANSFEEEE

1. NAME

S/o

R/o

2. NAME

S/o

R/o

Ashok Kumar Sharma
Vice President Bega
Bhuvan

Nareesh
V.P. O. Nigam

Estate Officer

Haryana Urban Dev. Au
FARIDABAD.

25/12/2005
 25/12/2005
 25/12/2005

104226

104226

11011

b) The expression 'Estate Officer' shall mean person appointed by the authority and clause(i) 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 person in relation to any matter or any thing contained in or out of these presents every person duly authorised to represent the HUDA in respect of such matter of thing.

d) The expression 'Third Parties' used in these presents shall include in addition to the said Ajay Gupta any person or persons in occupation of the land or building erected thereon with the sanction of the Estate Officer.

IN WITNESS WHEREOF the parties hereto have hereunder respectively subscribed their names at the place and dated hereinafter, in each case specified.

Signed by the said Ajay Gupta, on the _____ in the presence of witness

2005

TRANSMITTEE

1. NAME
 S/o
 R/o
 2. NAME
 S/o
 R/o

25/12/2005
 25/12/2005
 25/12/2005

25/12/2005
 25/12/2005
 25/12/2005

20 Rs.



27:11

Signed for and on behalf of HUDA and setting under his authority
at Faridabad to the day of 27-04, 2005

In the presence of witnesses

1. NAME

RESIDENCE C/O E.O. HUDA FBD.

OCCUPATION SERVICE.

2. NAME

RESIDENCE C/O E.O. HUDA FBD.

OCCUPATION SERVICE.

ESTATE OFFICER

Ajay Gupta

Reg. No.

1176

Reg. Year

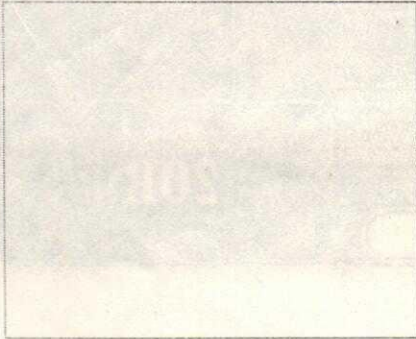
2005-2006

Book No.

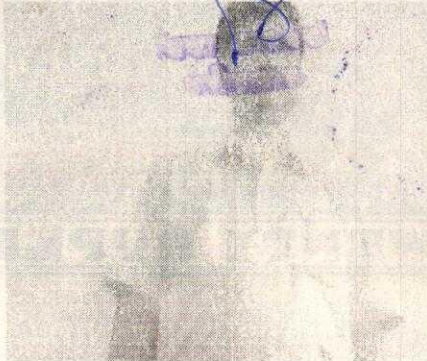
1

251

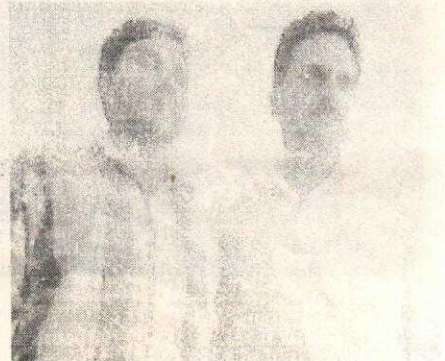
2005



विक्रेता



क्रेता



गवाह

विक्रेता :- E.O. HUDA

Ajay Gupta

क्रेता :- Ajay Gupta

गवाह :- G. Tyagi

G. Tyagi

Ashok Sharma

Ashok Sharma

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,176 आज दिनांक 27/04/2005 को बही न: 1

जिल्द न: 0 प्रष्ट न: 29 पर पंजीकृत किया गया तथा इसका एक प्रति अतिरिक्त बही सख्या 1

जिल्द न: 3 के प्रष्ट सख्या 37 से 39 पर चिपकाई गयी।

दिनांक 27/04/2005

उपस्थित पंजीयन अधिकारी

फरीदाबाद

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1,176 आज दिनांक 27/04/2005 को बही न: 1
जिल्द न: 0 प्रष्ट न: 29 पर पंजीकृत किया गया तथा इसका एक प्रति अतिरिक्त बही सख्या 1
जिल्द न: 3 के प्रष्ट सख्या 37 से 39 पर चिपकाई गयी।

Joint Sub Registrar
FARIDABAD

