



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹12,17,62,000

e-Stamp

Certificate No.

: IN-DL62508672137970U

Certificate Issued Date

: 19-Jul-2022 05:37 PM

Account Reference

: NONACC (BK)/ dlcbibk02/ VIKAS SADAN/ DL-DLH

Unique Doc. Reference

: SUBIN-DLDLCBIBK0207463526952082U

Purchased by

: GARUR ENTERPRISES LLP

Description of Document

: Article 23 Conveyance

Property Description

: PLOT NO.254 (VII) SECTOR-19B, PHASE-II, DWARKA, NEW DELHI-110075 PLOT FOR RESIDENTIAL GROUP HOUSING

Consideration Price (Rs.)

: 202,93,64,192
(Two Hundred Two Crore Ninety Three Lakh Sixty Four Thousand One Hundred And Ninety Two only)

First Party

: PRESIDENT OF INDIA

Second Party

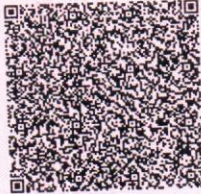
: GARUR ENTERPRISES LLP

Stamp Duty Paid By

: GARUR ENTERPRISES LLP

Stamp Duty Amount(Rs.)

: 12,17,62,000
(Twelve Crore Seventeen Lakh Sixty Two Thousand only)



Please write or type below this line

For GARUR ENTERPRISES LLP
Authorized Signator

Lease Administrative Officer
(Group Housing) DDA,
New Delhi

PU 0000274129

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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Delhi Development Authority
GROUP HOUSING BRANCH
 Vikas Sadan, Behind INA Market, New D

FORM - BA
CONVEYANCE DEED

(1) AONO - 3067-3683-3613

PANO - AAMPK 7754P

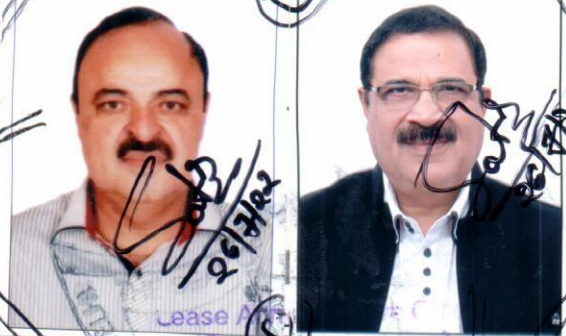
(2) AONO - 2280-4607-1206

PANO - ACPAS4 22G

File No. F (3)/2022/GH

(M) 98100-55188

26 JUL 2022



This deed of conveyance made on this day between, the President of India, hereinafter called "THE VENDOR" through DDA, Vikas Sadan, New Delhi (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and **GARUR ENTERPRISES LLP R/o 2ND FLOOR A1/172 JANAKPURI WEST DELHI DELHI 110058** hereinafter called "The Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part. Through its authorised signatory Sh. Kawal Kumar s/o Sh. Prithvi Raj & Sh. Suresh Anand s/o Mahaveer Kishan Anand.

WHEREAS **Plot No. 254(vii) Sector- 19 B Pocket-NA/Block- NA** situated in **REVISED DEMARCATION PLAN, SECTOR 19, PHASE-II, DWARKA** was allotted to the Purchaser by Delhi Development Authority vide allotment letter No F (3)/2022/GH dated 08-03-2022 against a consideration of **Rs. 2,02,93,64,192.00 (Two billion two crore ninety three lakhs sixty four thousands one hundred and ninety two Rupees only)** which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment. AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on 17-06-2022 and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of **Rs. 507341048.4 (Fifty crores seventy three lakhs forty one thousands forty eight Rupees forty Paise Only)** paid at the time of allotment and **Rs. 1522023144.00 (One billion fifty two crores twenty lakhs twenty three thousands one hundred and forty four Rupees Only)** was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Purchaser freehold ownership in the Scheme **Plot No. 254(vii) Pocket-NA Sector-19 B Block-NA DWARKA, REVISED DEMARCATION PLAN, SECTOR 19, PHASE-II**, ad-measuring 15434.4 sqm.

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Layout Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
3. The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.
4. The said plot is allotted on the basis of 'as is where is' and the Purchaser cannot make any alteration/ addition/ encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee / Purchaser.

For GARUR ENTERPRISES LLP

Anand
 Authorized Signatory

Satish
 Lease Administrative Officer
 (Group Housing) DDA
 New Delhi



5. If it is discovered at any stage that the allotment or this deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this deed shall become void at the option of the Vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the Purchaser. The decision of the vendor in this regard shall be final and binding upon the Purchaser and shall not be called in question in any proceedings.
6. That the Purchaser shall abide by the terms and conditions of allotment/auction/tender, which shall be treated as a part of these presents.
7. That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.
8. The stamp duty and registration charges upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness where of Shri/Smt./Ms. SATENDRA SINGH LAO For and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand and seal, the Purchaser, the hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that plot No 254(vii) Pocket-NA Sector-19 B Block-NA DWARKA in the layout plan of REVISED DEMARCATION PLAN, SECTOR 19, PHASE-II and consisting of 15434.4 Sqm. Or thereabouts bounded as follows.

NORTH : GREEN BELT

EAST : 60M R/W

SOUTH : 30 MR/W

WEST : GREEN BELT

Signed by SATENDRA SINGH LAO for and on behalf of and by the orders and direction of the President of India. (Vendor)

Lease Administrator
(Group Housing)
New Delhi

In the Presence of :

1) Shri/Smt

Avish SA/4n (AVISH KUMAR)

Signed by Shri/Smt

For GARUR ENTERPRISES LLP
Auth. Purchaser

In the Presence of :

1) Shri/Smt

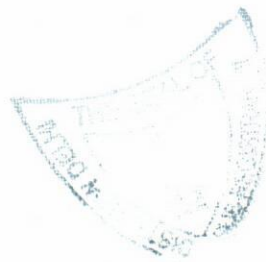
MANU MARWAHA S/o H.K. MARWAHA
E-1089 SARASWATI VIHAR, PITAMPURA, ND-34

2) Shri/Smt

JASBEER S/o DHARM PAL

R2-191, KUMHAR CLY, INDRA PARK
VARANASI, ND-221005

8488-7328-0719





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1424182064145
Issue Date 25-JUL-2022 14:40
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL62508672137970U
Purchased By GARUR ENTERPRISES LLP
Registration Fees Paid By GARUR ENTERPRISES LLP
Property Description PLOT NO.254 (VII) SECTOR-19B, PHASE-II, DWARKA, NEW DELHI-110075 PLOT FOR RESIDENTIAL GROUP HOUSING
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 2,02,93,642.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 2,02,94,778.00
(Rupees Two Crore Two Lakh Ninety-Four Thousand Seven Hundred Seventy-Eight Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



LOCKED

*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

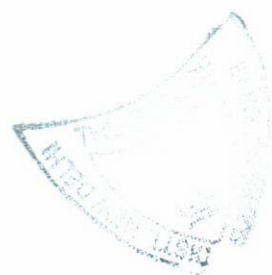
CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For GARUR ENTERPRISES LLP

Authorized Signatory



Deed Related Detail

Deed Name CONVEYANCE

CONVEYANCE DEED (DDA)

Land Detail

Tehsil/Sub Tehsil Sub Registrar VII

Village/City Dwarka

Building Type

Place (Segment) Dwarka

Property Type Residential

Property Address House No.:PLOT 254 (VII) SEC 19 B PH II, Road No.:PLOT FOR RESIDENTIAL GROUP

Area of Property 13,434.46 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Amount 2,029,364,192.00 Rupees

Stamp Duty Paid 121,762,000.00 Rupees

Value of Registration Fee 20,293,642.00 Rupees

Pasting Fee 100.00 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.

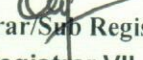
S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 27/07/2022 10:31:56 day Wednesday between the hours of

Signature of Presenter


 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

POI

and Shri / Ms.

GARUR ENTERPRISES LLP THR KAWAL KUMAR AND SURESH ANAND

Who is/are identified by Shri/Smt/Km. MANU MARWAHA S/o W/o D/o HARI KRISHAN MARWAHA R/o E 1089 SARASWATI VIHAR PITAMPURA ND

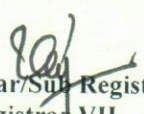
and Shri/Smt./Km JASBEER S/o W/o D/o DHARAM R/o RZ 191 KUMHAR CLY INDRA PARK UTTAMNGR DELHI

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 27/07/2022 13:55:02

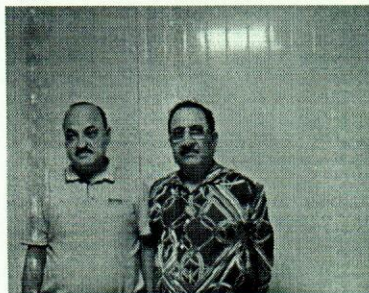

 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

Reg. No. 12122 Reg. Year 2022-2023 Book No. 1



Ist Party

IInd Party

Witness

Ist Party POI

IInd Party GARUR ENTERPRISES LLP THR KAWAL KUMAR AND SURESH ANAND

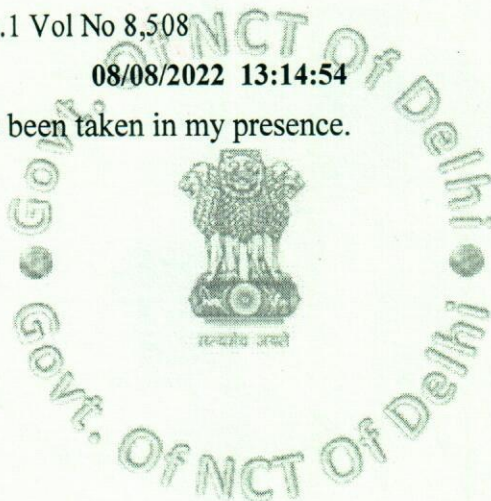
Witness MANU MARWAHA, JASBEER


Certificate (Section 60)

Registration No.12,122 in Book No.1 Vol No 8,508
on page 64 to 68 on this date 08/08/2022 13:14:54
and left thumb impressions has/have been taken in my presence.

day Monday

Date 08/08/2022 14:45:52




Sub Registrar
Sub Registrar VII
New Delhi/Delhi



2293518612122