# District information Technology Mini Secretariat, Gurgaon (Haryana)

Book No. 2

No.: 20897 Received with thanks form

28993

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, Dead of Power, Marriage Registration. Other Conveyance. Deed of further charge. Transfer of Leased.	200/-

For District It Society Gurgaon

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

Book No. 2

20897

Date 1/3/17

Received with thanks form ...

28997

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, Dead of Power, Marriage Registration. Other Conveyance. Deed of further charge. Transfer of Leased.	200/-

For District It Society Gurgaon



SI. No. 589746 GSR / 001:

# RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565) Branch.

Code No.

Received a sum of Rs.2

o, d/o, w/o

residing at \_

FIND for credit to Government of Haryana

account towards Stamp Duty.

Date:

Place:

3 1 DEC 2012 GURGAON 14/3/2013



(Signatures of Authorised Officer)

GURGAON

Type of Deed 1.

2. Village/City Name & Code

3. Segment /Block Name & Code

Unit Land (Sq. yds./ Mtrs. 4.

5. Type of Property

Transaction Value 6.

7. Stamp Duty

Stamp Paper No.& Date 8.

9. Issued by

Commercial / Residential/ 10. Institutional

Conveyance Deed

HUDA

Plot No. 55-P, Sector-44

2100 Sq. Mtrs.

Institutional

Rs.2,88,75,000/-

Rs.20,22,000/--

589746 dated 31.12.2012

SBI, M.R. Gurgaon

Institutional

1 of 5

For DARCL Logistics Limited

parwalle

HUDA, Sector-58 Gurgaon &

दिनाँक 14/03/2013

#### डीड सबंधी विवरण

डीड का नाम

CONVEYANCE WITH IN MC AREA

तहसील/सब-तहसील गुडगांवा

गांव/शहर

हुडुडा के सैक्टर

### धन सबंधी विवरण

राशि जिस पर स्टाम्प डयूटी लगाई 28,875,000.00 रुपये

रजिस्द्रेशन फीस की राशि 15,000.00 रुपये

स्टाम्प डयूटी की राशि 2,022,000.00 रुपये पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनॉंक 14/03/2013 दिन गुरूवार समय 3:01:00PM बजे श्री/श्रीमती/कुमारी E.O.Huda-II पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Gurgaon द्वारा पॅंजीकरण हेतु प्रस्तुत किया गया।

Excligit yxtgrant

उप/सयुँक्त पँजीयन अधिकारी गुडगांवा

श्री E.O.Huda-II

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru- Prakash Agarwalla क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षों ने स्नकर तथा समझकर स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी C.L.Arora पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Abhishek Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Vijay Kumar निवासी Badshahpur, Gurgaon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

दिनाँक 14/03/2013



उप/सयुँक्त पँजीयन अधिकारी गुडगांवा

HARIS-EX

This deed of conveyance made the 13 day of January 2013 between the Haryana Urban Development Authority acting through the Estate Officer (Hereinafter called "the Vendor") of the One Part and M/s Darcl Logistics Limited having its Corporate Office at SCO 47, 3<sup>rd</sup> Floor, Old Judicial Complex, Civil Lines-Gurgaon through its authorised signatory Shri Prakash Agarwalla s/o Shri Mani Ram Agarwalla working as Vice President in the Company (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 Plot (Site) to the transferee in pursuance of his application dated 10<sup>th</sup> day of March 2006 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 Purpose in the Urban area of Sector 44, Gurgaon

**AND WHEREAS** the Vendor has fixed the final price of the land at Rs. 2,88,75,000/- (Rupees Two Crore Eighty Eight Lacs Seventy Five Thousand only)

**NOW THEREFORE**, this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Transferee hereinafter contained and the said sum of Rs. 2,88,75,000/- (Rupees Two Crore Eighty Eight Lacs Seventy Five Thousand only) paid by the Transferee, the Vendor hereby grants and conveys in to the Transferee all the pieces and parcel of **Plot No. 55-P, Sector- 44, measuring 2100 Sq. Mtr. in Urban Estate, Gurgaon**, and more particularly described in the plan filled in the Office of Estate officer and signed by the Estate Officer aforesaid and dated the 6<sup>th</sup> day of January 2012 (hereinafter called the said Plot (Site)).

To have and to hold the same up to 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 of fixed as aforesaid and otherwise conforms to the terms and conditions of sale.
- 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 what so ever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose

2 of 5

For DARCL Logistics Limited

(Prakash Agarwalla) Vice President Estate Officer-II HUDA, Sector-56 Gurgaon 9 Reg. No. Reg. Year

Book No.

28,923

2012-2013

1



क्रेत



गवाह



उप / सयुँक्त पँजीयन अधिकारी

विक्रेता	E.O.Huda-II	
क्रेता	Thru- Prakash Agarwalla	janual 9
गवाह	C.L.Arora	
गवाह	Abhishek Sharma	Abhrit
		THE SEA

NIC-HSU

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 the 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 such agreement as shall be 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.
- 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 be his officers and servants at all reasonable time 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 recover from the Transferee as first charge upon the said Plot (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.
- 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 for which it has been constructed except in accordingle with the rules/regulations

3 of 5

For DARCL Logistics Limited

(Prakash Agarwalla) Vice President HUDA, Sector-50 Gurgaon Reg. No. Reg. Year Book No.

28,923

2012-2013

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख कमांक 28,923 आज दिनोंक 14/03/2013 को बही नः 1 जिल्द नः 13,031 के पृष्ठ नः 16 पर पेंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 2,754 के पृष्ठ सख्या 90 से 91 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 ।

दिनाँक 14/03/2013

उप/सर्युँक्त पँजीयन अधिकारी गुडगांवा



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.
- In the event of non payment of additional price with in 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 accordance with provision of the Act and the rules/ regulations made thereunder. In the event of resumption it shall be lawful for Estate Officer, not withstanding 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 or 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.
- 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 Administration 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 arbitration shall be final and binding on the parties to this deed.

If and so long as the transferee shall fully performed 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 peaceful enjoyment of light 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 Clauses (d) section 2 of the Act of 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 pany thing contained in

For DARCL Logistics Limited

rakosh Agarwalla) Vice Fresident 4 of 5

Edite: Officer-II HUDA, Sector-Se Gurgaon



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 thing.

The expression "Transferee" used in these presents shall include in addition to the said ~ (d) M/s Darcl Logistics Limited having its Corporate Office at SCO 47, 3<sup>rd</sup> Floor, Old Judicial Complex, Civil Lines Area-Gurgaon through its Authorised Signatory Prakash Agarwalla S/o Shri Mani Ram Agarwalla R/o F119, Prashant Vihar, New Delhi working as Vice President with the Company and 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.

IN WITNESS WHEREOF, 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 M/s Darcl Logistics Limited, SCO 47, 3<sup>rd</sup> Floor, Old Judicial Complex, Civil Lines-Gurgaon through its authorised signatory Prakash Agarwalla working as Vice President with the Company S/o Shri Mani Ram Agarwalla on the day of January 2013. lice President In the presence of witnesses: erslosh. Vijarska 1. Service Occupation 2. (SIGNATURE) Signed for and on behalf of the Haryana Urban Development Authority and setting under his authority on the 1314 day of January 2013 March In the presence of witnesses 1. Residence 2 E --Occupation Corrigo (SIGNATURE) 2. Residence Occupation 5 of 5 For DARCL Logistics Limited



# Form of allotment letter, for allotment made on free hold basis. (To be used for institutional plots/buildings dispose of by allotment only)

From

The Estate Officer,

Haryana Urban Development Authority,

Gurgaon.

To,

MS Darcl Logistics Limited

SCO 47, 3<sup>rd</sup> Floor, Old judicial Complex,

Civil Lines - Gurgaon

Dated

Memo H. 85 Dek 6-1-2012

Please refer to 55-P application for the allotment of an INSTITUTIONAL plot/building at Gurgaon.

2. Your application has been considered and an Institutional plot/building, as detailed below, has been allotted to you on free hold basis as the following terms and conditions and subject to the previsions of the Haryana Urban Development Authority Act 1977(hereinafter referred to as the Act)and the rules/regulation applicable thereunder and as amended from time to time. The approximate area of the site/building and the tentative price of the plot/building given below, are subject to the adjustment in accordance with the actual measurement at ---the time of delivery of possession.

Sector No.	Name of Urban Estate	Plot/Building No	Appro. Dimension of description	Area in Sq. Mtrs.	Tentative Price of The plot/ Building
44	Gurgaon	55-P	35 X 60M 210	00 Sq. Mtr. @ Rs	. 12500 per Sq. Mtr.
			c	) cost 10%	2625000/- 2625000/-
	5				28875000

i

- 3. The plot is preferencial/special preferencial and extra price @ 10% 20% percent of the price mentioned in para 2 above is Rs .... 262 Socof
- 4. In case you refuse to accept this allotment, you shall communicate your refusal by a registered letter within 30 days from the date of allotment letter, failing which this allotment shall stand cancelled and the earnest money deposited by you shall be forfeited to the authority and you shall have no claim for damages.
- 6. The balance amount, i.e Rs. 21656257—. of the above tentative price of the plot/ building can be paid in lump sum without interest within 60 days from the date of issue of the allotment letter or in four half-yearly instalments. The first instalment will fall due after the expiry of six months of the date of issue of this letter.

The unpaid amount of instalments will carry an interest @ 11 %p.a & in case of any delay in the payment of instalment on the due date an additional panel interest of 3% (making the total payable interest @ 150 ).

P.A shall be chargeable.

7. The possession of the site is offered to you.

- 8. 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 which the payment pertains in the aotence of these particulars the amount remitted shall not be deemed to have been received.
- 9. The above price is tentative to the extent my enhancement in cost of land awarded by the competent Authority under the Land Acquisition Act shall also be payable proportionally, as determined by the Authority. The additional price determined shall be paid within thirty days of its demand.
- 10. In case the instalment is not paid by the 10<sup>th</sup> of the month following the month in which it falls due (or in case the additional price is not paid within time) the Estate officer shall proceed to take action for imposition of penalty and resumption of the plot in accordance with the provision of section 17 of said Act.
- 11. In case the allottee does not utilise the land for the purpose for which it is allotted, it shall revert back to HUDA and the allottee shall be paid the amount deposited by him after deducting the 10% of the consideration money. However, amount received on account of interest and other dues payable in respect on sale of land or building or both shall not be paid back.

- 12. 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. The plot allotted for institutional purpose shall not be allowed to be transferred in any case.
- 13. On payment of 100 percent 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 on registration and stamp duty will be paid by you.
- 14. 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. No shop or commercial building of any kind shall be allowed permitted to be constructed on the site.
- 15. 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.
- 16. You shall have to pay separately for any construction, material trees, structures 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.
- 17. The Authority will not responsible for levelling the uneven sites.
- 18. You will have to complete the construction within g years of the date of offer of the possession given by HUDA. (two)

- 19. You will have to complete the construction after getting the plans of the propose building approved from the competent authority in accordance with the regulation governing the creation of buildings. This time limit is extendable by the Estate Officer, if he is satisfied that non-construction of the building was due to reasons beyond your control, otherwise this plot is liable to be resumed and whole or part of the money paid, if any, in respect of it forfeited in accordance with the provisions of the said Act. You shall not erect any building or make nay alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.
- 20. 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 fir, 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 if doing all such things as may be convenience or necessary for the full enjoyment of the exceptions and reservations herein contained.

- 21. 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 working or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be as curtained by reference to arbitration.
- 22. The Authority may be its officers and servants at all reasonable time and in reasonable manners after 24 hours' notice in writing enter in and upon any part of the said land/building erected duly performed and observed the conditions to be observed under Rules/Regulations applicable under the said Act.
- 23. The Authority shall have full right .power and authority at all times to do through its officers or servants, all sets and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms conditions and reservations imposed and to recover form you as first charge 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 any way relating thereto.
- 24. All dispute 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 sub appointed that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter in dispute of difference. The decision of such arbitrator shall be final and binding on the concerned parties.
- 25. All payment shall be made by means of a demand draft payable to the Estate Officer. Haryana Urban Development Authority, Gurgaon drawn on any scheduled bank situated at Gurgaon.
- 26. No separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the due date, etc., may be sent as a matter of courtesy.

Estate Officer,

Haryana Urban Development Authority,

Gurgaon

### Note:

 Ann change in address must be Notified by registered A.D. post.

# POSSESSION CERTIFICATE

Certified that I, manohar Ial, Junior Engineer of the office of Estate Officer, HUDA EO HUDA GURGAON II have carefully checked the relevant paper and the dimension of the Plot No. 55P, Sector 44, of Urban Estate Gurgaon II and the size of the plot allotted to Sh. / Smt. Darcl logistics limited - D/o, S/o, W/o, C/o - - is given as under:-

#### **DIMENSIONS**

SITE PLAN/SKETCH

1. Plot Dimension 35.00 x 60.00

2. Area 2,100.00

Memoro 812 D+ 08/08/2012

Accordingly, on the basis of the above details, the possession of the plot has been given to said Allotee/Authorised person.  $\hbar$   $\Lambda$ 

Junior Engineer For Estate Officer HUDA

I Darcl logistics limited - D/o,S/o,W/o,C/o  $\,$  - - the allottee have taken the possession of the Flot No. 55P Sector 44 of Urban Estate Gurgaon II as per above dimensions allotted to me vide Estate Officer HUDA allotment letter No. 85  $\,$  dated 06/01/2012.

I undertake to follow the conditions as laid down in the allotement letter Provisions of HUDA Act 1977, and HUDA (Erection of Building) Regulations 1979 with the latest ammendments.

Further I have seen the plot and agree to accept the possession. I will give atleast one week notice to the Estate Officer before actually starting the construction.

Memo No.: Z0002/E0018/UE029/PAPOS/0000002035

Dated: 08/08/2012

Name and Signature of allottee

(PRAKASH AGARWALLA)

parmalla

Postal Address # SCO 47

3 FLOOR OLD JUDICIAL

COMPLEX

CIVIL LINES GURGAON

HARYANA URBAN DEVELOPMENT AUTHORITY

REGISTERED

# HARYANA URBAN DEVELOPMENT AUTHORITY Building Plan Approval Letter

From

The Estate Officer,

HUDA, EO HUDA GURGAON II

To

Sh./Smt. Darcl logistics limited d/o,s/o,w/o,c/o. - -# SCO 47 3 FLOOR OLD JUDICIAL COMPLEX CIVIL LINES GURGAON HARYANA,122001

Memo Number: ZO002/EO018/UE029/FBPLA/000000101 Da

Dated: 08/05/2013

Subject: Approval of Fresh/Superceded/Revised building plans of Sh./Snit./Miss Franci logistics limited -. Plot Number. 55P, Sector 44, Urban Estate Gurgaon II. Reference your application date 26/02/2013 for the Institutional category, Plot No. 55P, Sector 44, Urban Estate Gurgaon II.

Permission is hereby granted for the erection of a Institutional category on Plot No. 55*r*, Sector 44, Urban Estate Gurgaon II subject to provision of HUDA Act. 1977 and further subject to the condition that:

- 1. The minimum plinth level will be kept 46 CMT's in case of main building and........... CMT's in case of ancillary from the crown of the front road. Plinth level shall have to be taken from the S.D.E., Survey Sub-Division, Huda, Gurgaon II before starting the construction.
- 2. You shall be required to give one week notice to this office before starting the construction intimating the date of start the construction after taking the demarcation from the S.D.E., Survey Sub-Division, Huda, Gurgaon II.
- 3. You shall be required to obtain a certificate verifying the correctness of the construction from the Survey Sub-Division, Huda, Gurgaon II at plinth level, further construction should be done after receiving the above certificate.
- 4. A set of plan duly approved is attatched herewith.
- 5. Earlier plan sanctioned vide letter No...... dated...... are here by cancelled.
- 6. Work of fire Fighting system shall be executed as per approved Fire Fighting scheme approved by Commissioner

MCG & the same shall be submitted to this office within sixty days from the date of issue of sanctioned letter or before start of work whichever is earlier.

7. Farlier plan sactioned vide letter No. Z0002/E0018/UE029/FBPLA/UUUUUUUUU dacal. 30/04/2013 are here by cancelled.

8. The validity of building plans is for two years, subject to the condition that minimum construction should be completed as per HUDA policy otherwise the plot will be resumed under the



#### Note:

- 1. The Fire fighting system must be installed as per Guideline of Director, Urban Local Bodies, Haryana. You will have to submit the Fire-Safety Certificate before taken the Occupation Certificate from Urban Local Bodies, Haryana
- 2. You will have to submit design of the building from the Structural Engineer before starting the construction. Safety against seismic forces must also be taken in design.

3. Provision of solar water heating system on the roof top should be provided.

4. Provision of Rain Water Harrvesting system recharge well/recharge borewell should be provided.

5. The D.P.C certificate and P.O.C/O.C certificate already issued will be deemed as cancelled after demolition of this portion for which P.O.C/O.C has been issued and you will be required to take fresh D.P.C certificate and P.O.C/O.C certificate as per sanctioned Plan.

Estate Officer

HUDA, EO HUDA GURGAON II

Endst. No.:

A copy is forwarded to the following:-

- 1. Executive Engineer HUDA Division No. I, II, III
- 2. Allotment Branch.

3. D.T.P. with one set of sanctioned building plan.

Estate Officer

HUDA, EO HUDA GURGAON II

# POSSESSION

Certified that I, manohar Ial, Junior Engineer of the office of Estate Officer, HUDA EO HUD/ GURGAON II have carefully checked the relevant paper and the dimension of the Plot No. 55P, Secto 44, of Urban Estate Gurgaon II and the size of the plot allotted to Sh. / Smt. Darcl logistics limited D/o,S/o,W/o,C/o - - is given as under -

#### DIMENSIONS

SITE PLAN/SKETCH

1. Plot Dimension 35.00 x 60.00

2. Area 2,100.00

Memoro 812-07 08/08/2012-

Accordingly, on the basis of the above details, the possession of the plot has been given said Allotee/Authorised person.  $\Lambda$ 

Junior Engineer For Estate Officer HUDA

I Darci logistics limited - D/o,S/o,W/o,C/o - - the allottee have taken the possession of the Plot No. 55P Sector 44 of Urban Estate Gurgaon II as per above dimensions allotted to me vide Estat Officer HUDA allotment letter No. 85 dated 06/01/2012.

I undertake to follow the conditions as laid down in the allotement letter Provisions of HUD Act 1977, and HUDA (Erection of Building) Regulations 1979 with the latest ammendments.

Further I have seen the plot and agree to accept the possession. I will give atleast one were notice to the Estate Officer before actually starting the construction.

Memo No.: Z0002/E0018/UE029/PAPOS/0000002035

Dated: 08/08/2012

Name and Signature of allotte

[PRAKASH AGARU

Postal Address
# SCO 47
3 FLOOR OLD JUDICIAL
COMPLEX

CIVIL LINES GURGACA

HARYANA URBAN DEVELOPMENT AUTHORITY

Edsid Cingon-N Hilliam Sarzor-50

17

# Form of allotment letter, for allotment made on free hold basis. (To be used for institutional plots/buildings dispose of by allotment only)

From

The Estate Officer,

Haryana Urban Development Authority,

Gurgaon.

To,

MIS Dard Logistics Limited

500 47, 3rd Floor, Old judicial Complex,

Civil Lines - Gurgaon

6-1-2012 Dated

> 5 roject: Allotrient of by sale of INSTITUTIONAL plot/ building No 55.P Sector-44 on free-hold basis.

Please refer to 55-P application for the allotment of an INSTITUTIONAL plot/building at Gurgann

2. Your application has been considered and an Institutional plot/building, as detailed below, has been allotted to you on free hold basis as the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority Act 1977(hereinafter referred to as the Act)and the rules, regulation adolicable thereunder and as amended from time to time. The approximate area of the site/building and the tentative price of the plot/building given below, are subject to the adjustment in accordance with the actual measurement at -- the time of delivery of possession.

Secto: Appro. Dimension of Name of Plot/Building Area in Sq. Tentative No. Urban Estate description Mtrs. Price of The plot/ Building

44 Gurgaon 55-P 35 X 60M 2100 Sq. Mtr. @ Rs. 12500 per Sq. Mtr.

962 Good 262 Good 288 75000

Staub-) 202121

( is preferencial/special preferencial and extra price @ 10% 20% percent of the price mentioned in 2 above is Rs ... 262 Socof

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

- 6. The balance amount, i.e Rs. 21656257— of the above tentative price of the plot/ building can be paid in lump sum without interest within 60 days from the date of Issue of the allotment letter or in four half-yearly instalments. The first instalment will fall due after the expiry of six months of the date of issue of this letter.

The unpaid amount of instalments will carry an interest @ 31-%p.a & in case of any delay in the payment of instalment on the due date an additional panel interest of 3%-(making the total payable interest @ 38% ( P.A. shall be chargeable.

7 The possession of the site is offered to you.

- 8. 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 which the payment pertains in the aptence of these particulars the amount remitted shall not be deemed to have been received.
- The above price is tentative to the extent my enhancement in cost of land awarded by the competent Authority under the Land Acquisition Act shall also be payable proportionally, as determined by the Authority. The additional price determined shall be paid within thirty days of its demand.
- 10. In case the instalment is not paid by the 10<sup>th</sup> of the month following the month in which it falls due (or in case the additional price is not paid within time) the Estate officer shall proceed to take action for imposition of penalty and resumption of the plot in accordance with the provision of section 17 of said Act.
- 11 In case the allottee does not utilise the land for the purpose for which it is allotted, it shall revert back to HUDA and the allottee shall be paid the amount deposited by him after deducting the 10% of the consideration money. However, amount received on account of interest and other dues payable in respect on sale of land or building or both shall not be paid back.

//building shall continue to belong to the Authority until the entire consideration money together erest and other amount, if any, due to the Authority on account of sale of such land or building or spaid. You shall have no right to transfer by way of sale, gift, mortgage, or otherwise the plot/ailding or any right, title or interest therein. The plot allotted for institutional purpose shall not be allowed to be transferred in any case.

- 43. On payment of 100 percent 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 on registration and stamp duty will be paid by you.
- 14. 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. No shop or commercial building of any kind shall be allowed permitted to be constructed on the site.
- 15. 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.
- 16. You shall have to pay separately for any construction, material trees, structures 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
- 17. The Authority will not responsible for levelling the uneven sites.
- 18. You will have to complete the construction within  $\frac{1}{2}$  years of the date of offer of the possession given by HUDA. ( $\frac{1}{2}$ )

- 19 You will have to complete the construction after getting the plans of the propose building approved from the competent authority in accordance with the regulation governing the creation of buildings. This time limit is extendable by the Estate Officer, if he is satisfied that non-construction of the building was due to reasons beyond your control, otherwise this plot is liable to be resumed and whole or part of the money paid, if any, in respect of it forfeited in accordance with the provisions of the said Act. You shall not erect any building or make may alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.
- 20 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,

A and enjoying the same at all such times and in such manner as the Authority shall think fir, with carry out any surface or any underground working, and to let down the surface of all or any part is said site and to sink pits. Erect buildings, construct lines and generally appropriate and use surface the said site for the purpose if doing all such things as may be convenience or necessary for the full enjoyment of the exceptions and reservations herein contained.

- 21. 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 working or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be as curtained by reference to arbitration.
- 22. The Authority may be its officers and servants at all reasonable time and in reasonable manners after 24 hours' notice in writing enter in and upon any part of the said land/building erected duly performed and observed the conditions to be observed under Rules/Regulations applicable under the said Act.
- 23. The Authority shall have full right .power and authority at all times to do through its officers or servants, all sets and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms conditions and reservations imposed and to recover form you as first charge 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 any way relating thereto.
- 24. All dispute 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 sub appointed that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter in dispute of difference. The decision of such arbitrator shall be final and binding on the concerned parties.
- 25. All payment shall be made by means of a demand draft payable to the Estate Officer. Haryana Urban Development Authority, Gurgaon drawn on any scheduled bank situated at Gurgaon.
- 26. No separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the due date, etc., may be sent as a matter of courtesy.

Estate Officer,

Haryana Urban Development Authority,

Gurgaon

### HARYANA URBAN DEVELOPMENT AUTHORITY



### FORM BR VII [See Regulation-II (2)] FORM OF OCCUPATION CERTIFICATE

From

The Estate Officer HUDA, EO HUDA GURGAON II

To

Sh./Smt. Darcl logistics limited d/o,s/o,w/o,c/o. - -# SCO 47 3 FLOOR OLD JUDICIAL COMPLEX CIVIL LINES GURGAON HARYANA, 122001

Memo Number: Z0002/E0018/UE029/OCCER/0000000588

Dated: 29/12/2015

Basement 1

Basement 2

Subject: Occupation Certificate

Whereas Sh./Smt./Miss Darcl logistics limited -

has applied for the issue of an Occupation Certificate in respect of the building described below

I, hereby :-

Grant permission for the occupation of the said building

DESCRIPTION OF BUILDING

Institutional / Corporate OFFICE (4 instal) / Plot No. 55P, Sector 44, Urban Estate Gurgaon II Note: The permission will be deemed as withdrawn in case the owner adds any extra violation in the above noted premises.

Measurment of covered area: FAR MADMEDIE

Stilt (only for parking) 103.92 + 589.08 = 693.00 Sq. Mtr. 494.67+14.76= 508.43 Sq. Mtr. Ground Floor 510.22+14.76= 524.98 Sq. Mtr. First Floor Second Floor 510,22+14.76= 524.98 Sq. Mtr. 470.93+14.76= 485.69 Sq. Mtr. Third Floor Forth Floor 350.41+14.76= 365.17 Sq. Mtr. Fifth Floor 144,58+14.76=159,34 Sq. Mtr. 415.71+14.76 = 430.47 Sq. Mtr. Sixth Floor Seventh Floor 304.19+14.76= 318.95 Sq. Mtr. Total

415.71+14.76 = 430.47 Sq. Mtr. 304.19+14.76 = 318.95 Sq. Mtr. 3304.85+707.16=4012.01 Sq. Mtr.

Endst. No.:

Dated:

1. A copy of the above is forwarded to the Executive Engineer, HUDA Division No. .......... Urban Estate Gurgaon II for information please.

2. A copy to concerned Assistant for record.

Estate Officer, HUDA, EO HUDA GURGAON II

966.00 Sq. Mtr.

966.00 Sq. Mtr.

Mumty+ M. Room 108.67 Sq. Mtr.

### HARYANA URBAN DEVELOPMENT AUTHORITY

#### REGISTERED

## HARYANA URBAN DEVELOPMENT AUTHORITY

o/o Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana

To,

Sh./Smt. Darcl logistics limited -. d/o,s/o,w/o,c/o. - -# SCO 47 3 FLOOR OLD JUDICIAL COMPLEX CIVIL LINES GURGAON HARYANA, 122001



Memo Number: Z0002/E0018/UE029/MORTG/0000000397

Dated: 08/01/2014

Subject: Mortgage of Plot Category Institutional (Corporate OFFICE (4 instal)), Plot No. 55P, Sector 44, Urban Estate Gurgaon II.

Sir/Madam,

Please refer to your application number ZO002/EO018/UE029/2013/MORTG/000345 for the mortgage of Institutional (Corporate OFFICE (4 instal)) plot no. 55P in Sector 44, Urban Estate UE029 in favour of STATE BANK OF INDIA- HISSAR, STATE BANK OF PATIALA- HISSAR, PNB -HISSAR, HDFC BANK-GURGAON, IDBI BANK. The permission to mortgage of above plot is hereby granted on the ES Burne Delly Si following terms and conditions:

- a) HUDA will have the first and peramount charge on the amounts deposited against this site and STATE BANK OF INDIA- HISSAR, STATE BANK OF PATIALA- HISSAR, PNB -HISSAR, HDFC BANK-GUPGAON, IDBI BANK will have the second charge.
- b) HUDA will have the first and peramount 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.
- c) 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 peramount charge on the plot/property.
- d) 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.

e) In case, the loan is not repaid by the allottee, the plot cannot be auchioned, without the prior permission of Estate Officer, HUDA.

HUDA, EPH

Gurgaon

REGISTERED

#### HARYANA SHEHRI VIKAS PRADHIKARAN

o/o Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana

To.

Sh./Smt. Darcl logistics limited -.
d/o,s/o,w/o,c/o. - # SCO 47
3 FLOOR OLD JUDICIAL COMPLEX
CIVIL LINES GURGAON
HARYANA, 122001

Memo Number: 20002/E0018/UE029/MORTG/0000001067

Dated: 14/03/2022

Subject: Mortgage of Plot Category Institutional (Corporate OFFICE (4 instal)), Plot No. 55P, Sector 44, Urban Estate Gurgaon II.

Sir/Madam,

Please refer to your application number Z0002/E0018/UE029/2021/MORTG/001017 for the mortgage of Institutional (Corporate OFFICE (4 install)) plot no. 55P in Sector 44, Urban Estate UE029 in favour of STATE BANK OF INDIA led CONSORTIUM Banks SME Branch Jindal Stainless Limited Complex O P Jindal Marg. The permission to mortgage of above plot is hereby granted on the following terms and conditions:

- a) HSVP will have the first and peramount charge on the amounts deposited against this site and <u>STATE\_BANK\_OF\_INDIA\_led\_CONSORTIUM\_Banks\_SME\_Branch\_Jindal\_Stainless\_Limited\_Complex\_O\_P\_Jindal\_Marg\_will have the second charge.</u>
- b) HSVP will have the first and peramount 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.
- c) 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 HSVP will have the first and peramount charge on the plot/property.
- d) 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.
- e) In case, the loan is not repaid by the allottee, the plot cannot be auctioned, without the prior permission of Estate Officer, HSVP.

Estate Officer, HSVP, EO HUDA GURGAON II

> Signature Not Verified Digitally Signed by JITENDER KUMAR as on 14-03/2022

This is a digitally signed document, No Signature Required.

## DAKSHIN HARYANA BULI VITRAN NIGAM (A Gov) of Haryana Undertaking) Website:www.dlibyn.org in

Electricity Bill

Duplicate Bill

Silt Month: AUG/2020

Account No: 6791981546

1 5 4 6 7 9 7 7 7 5 2 5 2 6 6 2 6 2 6 4 6 1 4 3 8 M": DARGE LOGISTICS LTD Account No: 6791981546 Net Payable Amount on or before Due Date (3): 395725.00 CHINA PROPERTY FOR AN GUIDEFURAN DIL Old Acct No: 12226HGUAOAY0002 Due Date: 25/08/2020 Surcharge(₹): 5713.00 Cycin/Group AOAY/HGU Gross Amount Payable After Due Date(1): 401438 00 Issue Date: 18/08/2020 TOTAL SHIELDREAM

Sur-Frysing G29-South City Not Payable Amount in words: Three Lakh Ninety Five Thousand Seven Hundred Twenty Five Rupees Only Impact Generalize Date: 21-08-2020 12:58:11 Generated By:- reportus

Bill No: 679195651595

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16199705	01/07/2020	01/08/2020	31	0.00 (KWI)	KWH	2478.07	2586.05	400	43192	OK	Α
17217060	01/07/2020	01/08/2020	31	4.32 (KVAS)	KVHS	4555	4732	4	708	OK	Λ
15/499706	01/07/2020	01/08/2020	31	0.00 (KWE)	KWHE	7.41	7.52	400	44	OK	Α
34-54-17775	01/07/2020	01/08/2020	31	0.00 (KVAI)	KVHI	2538.49	2650.39	400	44760	OK	А
proceeding.	01/07/2020	01/08/2020	31	0.00 (KVAE)	KVHE	8.7	8.82	400	48	OK	A
201 041	01/07/2020	01/08/2020	31	4.32 (KWS)	KWHS	4525	4697	4	688	OK	A

Arrears Outstanding for the Financial Year (?)			Solar Generated Units 688	Connection Details				
Description	Previous	Current	Total (₹)	Total Consumed Units	45420	Tariff Category	NDS-Industrial	
ya ar Cabbaba	0.00	0.00	0.00	Net Billed Units	44712	Flats in BS (DS)	NA	
E 8 8	0.60	0.00	0.00	BIII Basis	ОК	Supply Voltage(kV)	11.00KV	
Pinchine.	0.00	-2866.00	-2866.00	Received From Last BIII KWH/KVAH		Sanctioned Load (kW)/kWs	400 (20)	
F - my	0.00	0.00	0.00			0/0	MMC(₹)	0.00
S 00	0.00	2865,71	2865,71				Cons. Security (₹)	460000.00
xad Cn mas	0.00	0.60	0.00	KWH/KVAH	0/0	Mater Security (2)	35.36 (id)	
Excess Credit	0.00	0.00	0.00	1-1	1	Meter Ownership/MDI Meter	MM	
Total Arrest	0.00	-0.29	-0.29	I = IMPORT; E = EXPORT; S = SOLAR		Meter Make/Meter Type	L & T /HT-MTIE	

Details of Charges for C	Current Cycle	Details of Amount F	ayable	Last Payment Details					
Description	Amount (?)	Description	Amount (₹)	Amount(₹)			339167.00		
FOR A CALABITA	65227.37	Current Cycle Charges	395825.08	Receipt No			67919819715		
Friesry Clarifie	301806.00	Arrears/Outstanding Dues	0.29	Receipt Date			04/08/202		
MikiC/FC for Reconnection	0.00	Sundry Charges/Allowances	0.00/-100.00	Mode of Payment					
Arreuni la cevar MMC	0.00	Provisional Adjustment/BR Adj.	0.00		Previous Co	onsumption	Pattern		
First Stricholise Adjustment	15964.76	LPS Adjustment	0.00	Bill month	Units	Units	MD	Status	
Company Charges	0.00	Other Non-Energy Charges	0.00	KWH)		(KVAH)	IVILIS	otatus	
Excess Local Suicharge	0.00	Net Payable Amount	305735.00			<u> </u>	ب ب اب	100 L A	
	the same of the sa	/20a00r Before Due Date(1) ANN I	395725.00	7 4n case of bill					
Linter Service Charges: 1110	/07/2020 1852)19#	*Burcharge(₹)* L non Tell	5713.00	Shall be hable		-	port of the second	ner notice.	
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man ten Sicryice Charges	0.00	Due Date(₹)	401,000,00	is being issued.					
Soint Repairs / BS Rebate	0.00/00.0	Brief details of Sundry charges /	allowances						
Wherein Rebuild G. Subadly	0,00/9	Online Payment Rebate							
is a tacky lang	4314 80	, , , , , , , , , , , , , , , , , , , ,							
Manusina Laz	7659.96								
Lotal Current Cycle	205025.00								
Lineary (5)	395825.08								

Che-profest to be drawn in favour of

SDO G26-South City , DHBVN , GURUGRAM

Provinced of this bill can be made online by logging on the Website:www.dhbvn.org.in at any time and at office counter on all working days during working-hours i.e. 09:00AM to 05:00PM

Important Information for consumers: Under Section-56 of EA-2003, the supply of electricity shall not be cut off if the consumer deposits, under protest, a) an amount equal to the sum claimed from him, or b) the electricity charges due from him for each month calculated on the basis of average charge for electricity paid by him during the preceding six months, whichever is less, pending disposal of any dispute between him and the licensee

Graverus pertaining to this bill can be lodged with	Address and Telephone Number(s) of the aut Address & Telephone	phone number(s) of the	Address & Telephone numbers of complaint centers
	Consumer Guevarice Rediessal Forum	Ombudsman	18001804334 (Toll Free)
7., expert (a small Managur Ozembon 7.3% South Cay	Viriyut Sadan, Vidyut Nagar, Hisar 125005	HERC, Sec. 4, Bays No. 33-36, Panchkula Haryana Email ID: <u>co@mc.un</u> Contact No +91(172) 2572299	1800-180-2124 (Vigilance Toll Free)

Scort frageson

Page 1 of 1

### रसीद



रसीद नं.: 973166

नाम : Darcl Logistics Ltd

पता : 55, Near EPF Office, Sector 44, Gurugram

गुरुग्राम नगर निगम कार्यालय गुरुग्राम।

निम्न खाते में जमा करने के लिए ऑनलाइन 271652400 वसूल पाया

करदाता का खाता नं./बिल नं./	अदायगी का विवरण	रकम
नोटिस नं. वः तिथि		रुपये. पैसे
110-01-04 UPI: 238C36U74 Z:3 2010-18	INSTITUTIONAL	49606.00

अदा<sup>न</sup>ी की तिथि/समय: 08/02/2018 04:06 PM

ोड़ =

49606.00

Part made by cheque is subject to realization

 $\begin{tabular}{ll} MCG_{in\ words:\ Fourty\ Nine\ Thousand\ Six\ Hundred\ Six\ )} \\ MUNICIPAL\ CORPORATION\ GURGAON \\ \end{tabular}$ 

CCS:CFC1,Payment Online ID: 333653, Payment through HDFC,Ref.ID1:238C36U74,Ref.ID2:HDFC,Mob.:9350790009

रसीद जारी करने वाले के हस्ताक्षर