

1039

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 10/04/2023

Certificate No. E0J2023D83

\*E0J2023D83\*

Stamp Duty Paid : ₹ 192800  
(Rs. Only)

GRN No. 100116820

\*100116820\*

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Estate Officer Hsvp

H.No/Floor : Na

Sector/Ward : 12

LandMark : Na

City/Village : Faridabad

District : Faridabad

State : Haryana

Phone: 73\*\*\*\*\*07



**Buyer / Second Party Detail**

Name : Keshav Goyal

H.No/Floor : 103

Sector/Ward : Na

LandMark : Star height apartment agra road

City/Village : Aligarh

District : Aligarh

State : Up

Phone : 73\*\*\*\*\*07

Purpose : Conveyance Deed

The authenticity of this document can be verified

through smart phone or on the website <https://egrashry.nic.in>



ATTESTED



Vinod Kumar  
Faridabad

STAMP Rs.1,92,800/-

**DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT**

This deed of conveyance made the 24 day of May 2023, between the HSVP acting through the Estate Officer Faridabad (hereinafter called the vendor) of the one part and Mr. Keshav Goyal (Aadhaar No. 7680 0528 5508 & PAN No. AJVPG2970M) son of Sh. J.P. Goyal, Resident of Flat No.103, Star Height Apartments, Agra Road, Aligarh, UP, (hereinafter called the transferee) of the other part.

CONTD...P.2.

ESTATE OFFICER  
HSVP, Faridabad

::2::

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 HSVP (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. 2754000 (Rupees Twenty Seven Lacs, fifty four thousand).

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. 2754000 (Rupees Twenty Seven Lacs, fifty four thousand 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 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/Plot No.429, Sector-56A, of the Urban Estate Faridabad, area 162 Sq. Mtrs.** 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).

CONTD...P.3.



  
**ESTATE OFFICER**  
HSVP, Faridabad

::2::

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 HSVP (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. 2754000 (Rupees Twenty Seven lacs, fifty four thousand).

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. 2754000 (Rupees Twenty Seven lacs, fifty four thousand 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 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/Plot No.429, Sector-56A, of the Urban Estate Faridabad, area 162 Sq. Mtrs.** 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).

CONTD...P.3.



  
ESTATE OFFICER  
HSVP, Faridabad

प्रलेख क्र.:1039

मुद्रण दिनांक 23/08/2023 04:44 PM

पंजीकरण दिनांक:23-08-2023

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC

तहसील/सब-तहसील- गौंछी

गांव/शहर- गौंछी

स्थिति Sector-56A

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

हरियाणा शहरी विकास प्राधिकरण क्षेत्र

पता : 429, Sector 56A, Faridabad, Faridabad

धन संबंधी विवरण

राशि- 2754000 रुपये

कुल स्टाम्प शुल्क- 192780 रुपये

स्टाम्प नं- E012023D83

स्टाम्प का मूल्य- 192800 रुपये

रजिस्ट्रेशन फीस- 15000 रुपये

EChallan:106315784

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- Self

सेवा शुल्क- 200

भूमि का विवरण

निवासीय

162 Sq. Meters

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1B8R8FL6

प्रॉपर्टी नं- 13

मालिक- Keshav Goyal

पता- 429, Sector-56, Temple, Temple, 121004

यह प्रलेख आज दिनांक 23-08-2023 दिन बुधवार समय 4:42:00 PM बजे श्री/श्रीमती/कुमारी EO Hsvp निवास faridabad द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (गौंछी)

हस्ताक्षर प्रस्तुतकर्ता  
EO Hsvp

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या  
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है ।

उप/संयुक्त पंजीयन अधिकारी  
(गौंछी)

दिनांक 23-08-2023

EO Hsvp

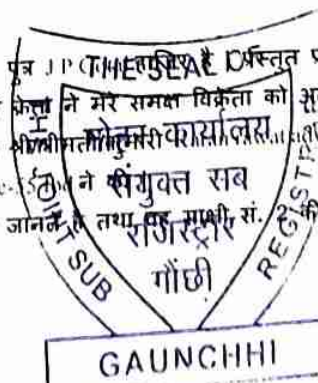
उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Keshav Goyal

स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि

लग देन की स्वीकार किया । दोनों पक्षों की पहचान

Gurmeet singh deal पिता Jeevan निवासी 1701 sec-

साक्षी सं. 1 को हम नम्रदार/अधिवक्ता के रूप में जानने



प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर क्रेता ने मेरे समक्ष विक्रेता को भुदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के अंशिम अदा किया । पिता Radhe Shyam निवासी Ibd adv व श्री/श्रीमती/कुमारी

की पहचान करता है ।

दिनांक 23-08-2023

उप/संयुक्त पंजीयन अधिकारी  
(गौंछी)

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. 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 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.

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 offer of possession on the said land in accordance with the relevant rules/regulations.

CONTD...P.4.



  
ESTATE OFFICER  
HSVP, Faridabad

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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.

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 HSVP 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.

CONTD...P.5.



Estate Officer  
HSVP, Faridabad

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.

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 HSVP 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 HSVP in respect of Such matter of thing.
- d) The expression 'Transferee' used in these presents shall include in addition to the said **Mr. Keshav Goyal son of Sh. J.P. Goyal**, 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.

CONTD...P.6.

  
  
KESHAV GOYAL  
SON OF SH. J.P. GOYAL

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

Signed by the said **Mr. Keshav Goyal son of Sh. J.P. Goyal**, at Faridabad on the \_\_\_\_\_

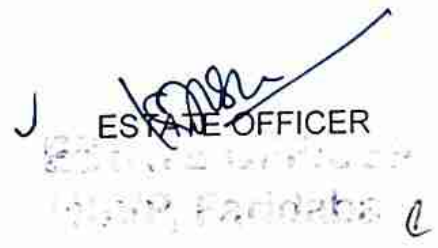
TRANSFEREE



In the presence of witness

1. Name **Bharat Singh S/o Laloom Singh**  
Residence **SCG 22, F.B.D**  
Occupation **(HUDA)**
2. Name **Nand Kishor Saini**  
Residence **Ho vill Chandwale**  
Occupation

Signed for and on behalf of HSVP and setting under his Authority at Faridabad to the day of \_\_\_\_\_ 2023.



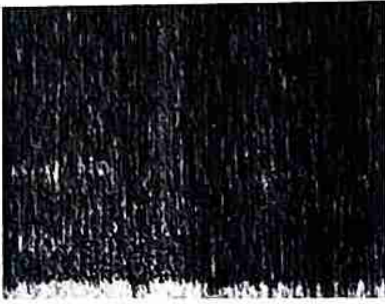
ESTATE OFFICER  
HSVP, Faridabad

In the presence of witness

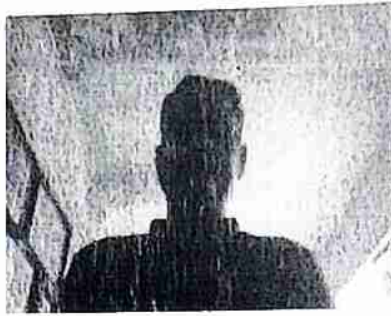
1. Name **Satish Kumar**  
Residence **Assistant**  
Occupation
2. Name **Sunil Chaudhry**  
Residence **Clerk.**  
Occupation



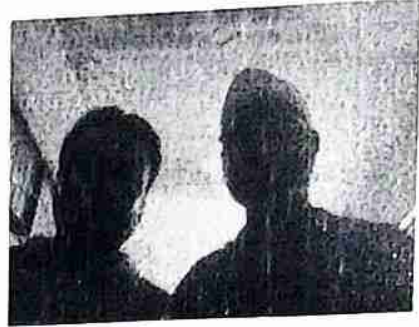
Reg. No. 1039 Reg. Year 2023-2024 Book No. 1



दिक्कत



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

दिक्कत :- EO Hsvp

क्रेता :- Keshav Goyal

गवाह 1 :- Karan rawat adv

गवाह 2 :- Gurmeet singh deol

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1039 आज दिनांक 23-08-2023 को बही नं 1 जिल्द नं 1 के पृष्ठ नं 59.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 31 के पृष्ठ संख्या 10 से 12 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-08-2023



उप/सयुंक्त पंजीयन अधिकारी ( गोवाहा )