

प्रश्नक,

डॉ० केशव गायल,
विशेष न्यायाधीश (प्राथमिक एचए),
कोर्ट नं०-01, मुरादाबाद।

सेवा में,

श्रीमान महानिबंधक

माननीय उच्च न्यायालय,
इलाहाबाद।

हारा - माननीय जनपद न्यायाधीश,
मुरादाबाद।

विषय:-आवासीय खाते क्रम करने के संबंध में माननीय उच्च न्यायालय के परिपत्र संख्या-25/एडमिन (ए) दिनांक-13.07.1998 के अनुसार वांछित संवनाएँ।

1. राज्य न्यायिक सेवा में आने की तिथि-15.06.2006

2. वर्तमान कुल वेतन व कटौती उपरान्त वेतन-2,80,817(Gross) व
2,22,775(Net) रूपये।

3. इस हजार रूपये से अधिक मूल्य की चल-अचल संपत्ति क्रय करने का पूर्ण विवरण,
क्रम करने की तिथि, खर्च धनराशि आदि- खाते नं०-429 (आवासीय), सैक्टर-
56 ए, फरीदाबाद, मुबालिगा-27,54,000(सत्ताईस लाख, चौवन हजार मात्र) रूपये,
विक्रय विलेख दिनांक-24.05.2023, 23.08.2023(पंजीकरण दिनांक)

4. माननीय उच्च न्यायालय से पूर्व में प्राप्त ऋण का पूर्ण विवरण- शून्य।

5. बैंक द्वारा प्राप्त ऋण का पूर्ण विवरण-

(1) - संपत्ति की कुल कीमत का 10 प्रतिशत मूल्य का ऋण (2,75,400 रूपये)
खाते के लिए आवंटन करने समय वर्ष 2014 में यूनियन बैंक, फरीदाबाद द्वारा दिया
गया, जिसका Repayment किया गया।

(2) -15,53,768/- रूपये का ऋण (Loan) पंजाब नेशनल बैंक Civil
Lines, मुरादाबाद द्वारा स्वीकृत किया गया।

6. ग्रामीण कार के संबंध में विवरण- शून्य।

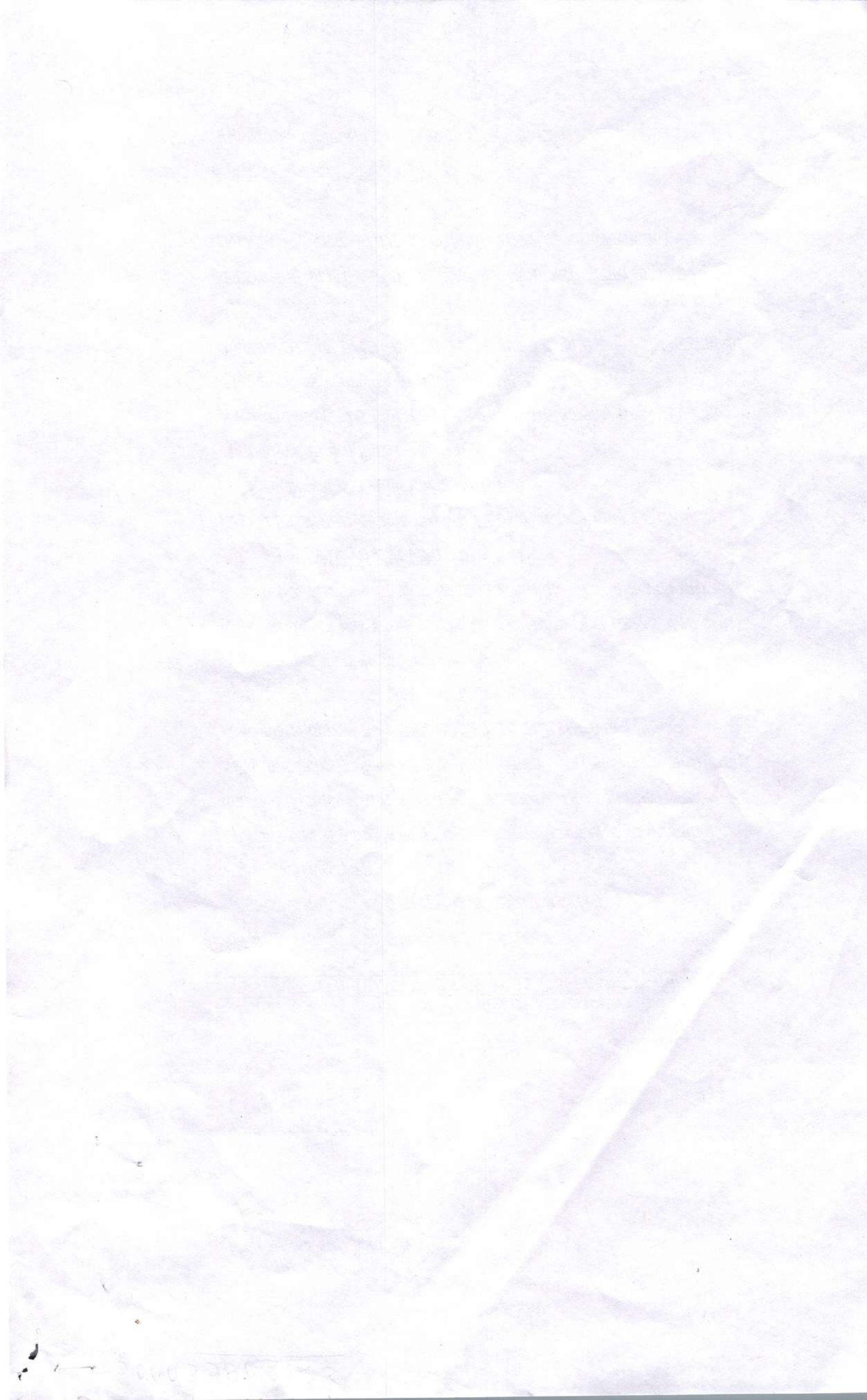
7. संपत्ति का विवरण- 162 वर्ग मीटर (8 मरला) आवासीय खाते, सैक्टर-56-ए,
फरीदाबाद, जिसे हरियाणा अर्बन डेवलपमेंट अथॉरिटी (HUDA) द्वारा

03.08.2015 को EMD-HUDA 2014 योजना के ड्रा में सफल होने पर आवंटित
किया गया।

8. जीएन/विकेला का पता- संपत्ति अधिकारी- हरियाणा शहरी विकास प्राधिकरण
(HUDA) फरीदाबाद- HUDA अधिनियम, 1977 हरियाणा शासन द्वारा गठित
संस्था।

9. क्या जीएन नियमित व अधिकृत है- जी, हाँ।

10. क्या न्यायिक अधिकारी विकेला से संबंधित है- जी, नहीं।



11. लॉट क्रय करने के संबंध में धनराशि के खातों का विवरण - क्रम सं०-05 पर दर्शित किये गये पंजाब नेशनल बैंक एवं यूनियन बैंक के LOAN एवं अवशेष भुगतान (विलम्ब भुक्त की धनवली सहित) समय-समय पर स्वयं के वेतन, L.L.M. एरियर एवं Leave Encashment आदि की राशि से किया।

सादर,

भवदीय,
 03/10/2023
 (डॉ. केशव गौतम),
 विशेष न्यायाधीश (पब्लिक एक्ट),
 कोर्ट नं.-01 मुंबई/सादर।

संलग्नक -

दिनांक-03.10.2023

1. विषय विलम्ब की छाया प्रतिलिपि।
2. पंजाब नेशनल बैंक के ऋण स्वीकृत करने के पत्र की छाया प्रतिलिपि।
3. यूनियन बैंक ऑफ इंडिया फर्स्टिदाबाद द्वारा जारी प्रमाण पत्र।
4. लॉट का आवंटन पत्र (HUDA द्वारा जारी)।
5. स्वयं द्वारा किये गये भुगतान की रसीदें।

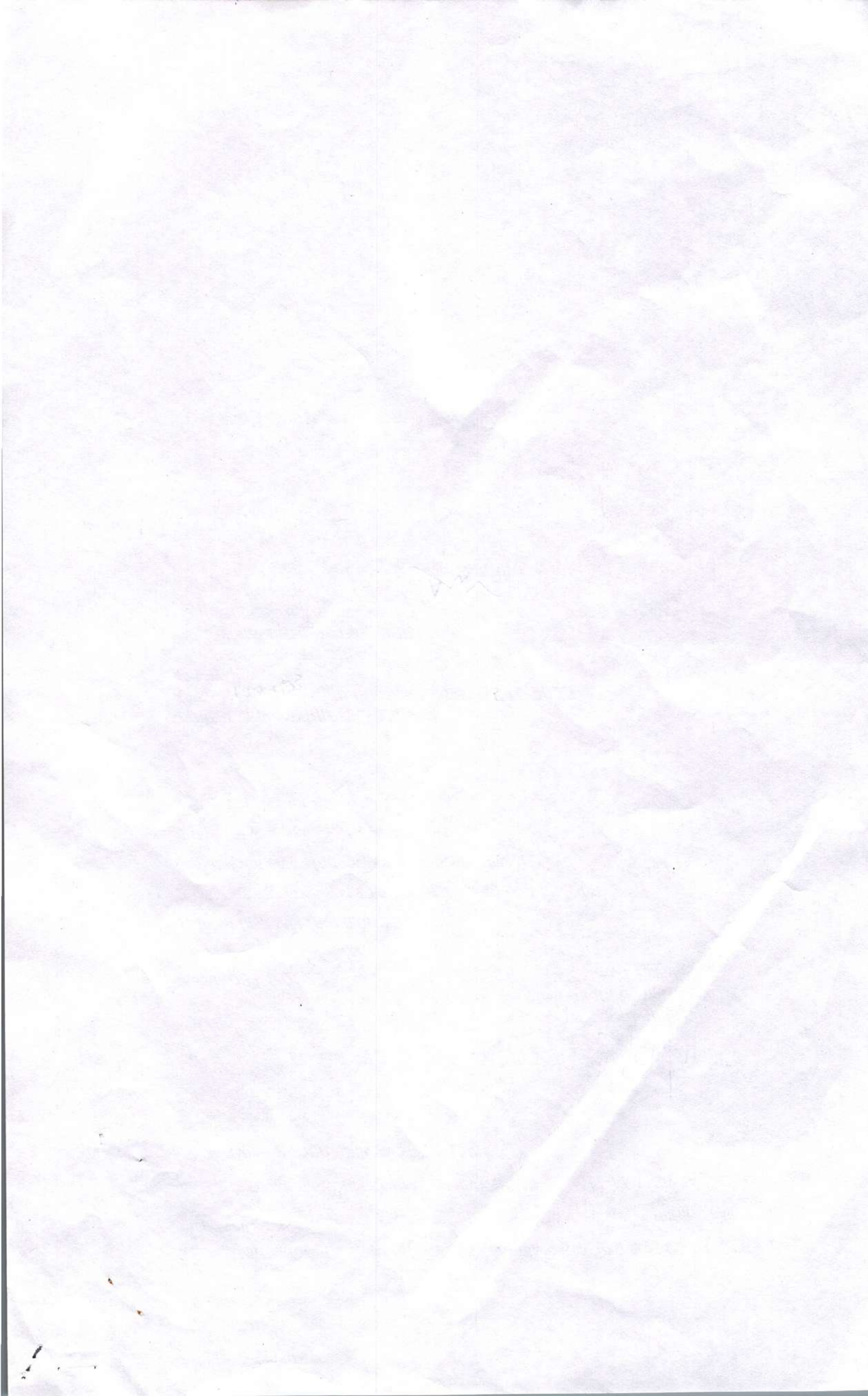
क्याबलिय जनपद न्यायाधीश, मुंबई/सादर।
 पत्रांक- 1904/23
 प्रशा० मुंबई/सादर, दिनांक-05.10.2023

श्रीमान महाविभागाध्यक्ष,

माननीय उच्च न्यायालय, इलाहाबाद को

सादर अभ्यर्णित।

जनपद न्यायाधीश,
 मुंबई/सादर।



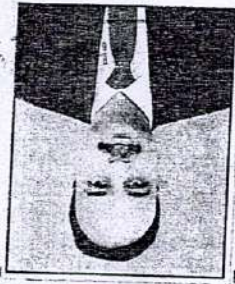
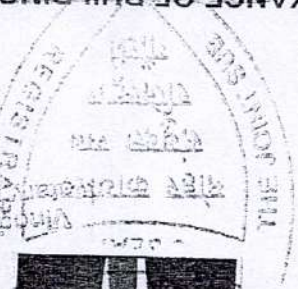
ESTATE OFFICER

CONTD...P.2.

This deed of conveyance made the 29 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.

DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT

STAMP RS.1,92,800/-

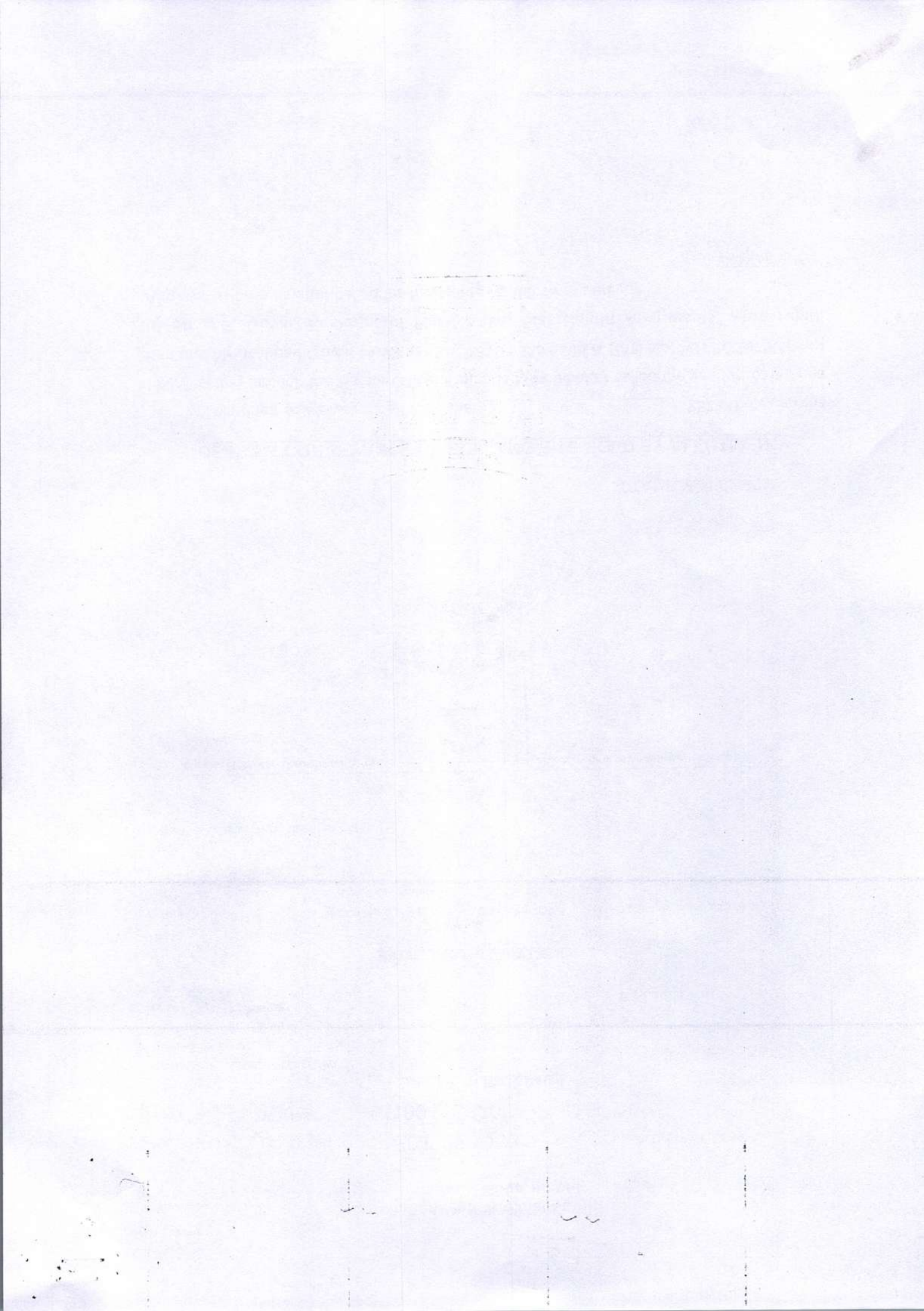


The authenticity of this document can be verified through smart phone or on the website <https://egrashry.nic.in>

Seller / First Party Detail		Buyer / Second Party Detail	
Name: Estate Officer HSVP	Name: Keshav Goyal	H.No/Floor: Na	H.No/Floor: 103
District: Faridabad	District: Aligarh	Landmark: Na	Landmark: Star height apartment agra road
State: Haryana	State: Up	Phone: 73*****07	Phone: 73*****07
GRN No. E0J2023D83	GRN No. 100116820	Certificate No. E0J2023D83	Certificate No. 100116820
Stamp Duty Paid: ₹ 192800	Stamp Duty Paid: ₹ 192800	Penalty: ₹ 0	Penalty: ₹ 0
Indian-Non Judicial Stamp Haryana Government Date: 10/04/2023		Non Judicial	

Annexure-I

1039



ESTATE OFFICER
HSVP No. 429

[Handwritten signature]

CONTD...P.3.

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).

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.

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 vendor has fixed the tentative price of the said land sold by allotment at Rs. 2754000/- (Rupees Twenty Seven Lacs, Fifty Four Thousand only)

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.

Whereas the land hereinafter described and intended to be hereby conveyed was owned by the vendor in full proprietary rights.

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.

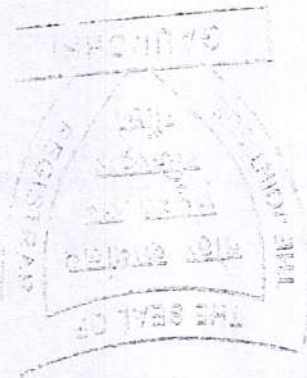
3. The vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working obtaining removing enjoying the same at all such times and in such manner as the vendor shall think 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 falling 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.



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.

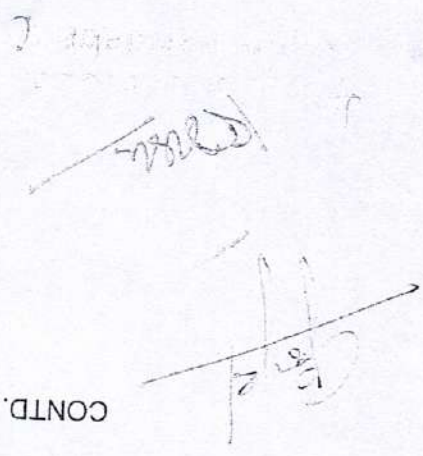
8. The Vendor shall have full rights, power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient or purpose of enforcing compliance with all or any of the terms conditions reservations here in contained and to recover from the transferee 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.





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 of or in any touching or concerning this deed 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 person duly authorized to act or to represent the HSVP in respect of Such matter of thing. and in relation to any matter or any thing contused in or arising out of these present every

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

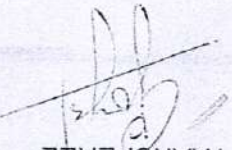


In witness where of the parties here to have hereunder respectively subscribe there names at the place and dated hereinafter, in each case specified.


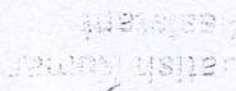

Signed by the said Mr. Keshav Goyal son of Sh. J.P. Goyal, at Faridabad on the _____

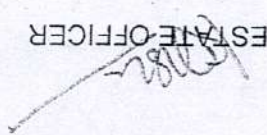
In the presence of witness

- 1. Name Bharat Singh S/o. Lalcom Singh
Residence S.C. 22, F.B. D
Occupation (HUSB#)
- 2. Name ~~Manoj Kishore Singh~~
Residence ~~Ho Villi Chandawati~~
Occupation

TRANSFeree


In the presence of witness

- 1. Name 
Residence 
Occupation
- 2. Name 
Residence
Occupation

ESTATE OFFICER


Signed for and on behalf of HSPV and setting under his Authority at Faridabad to the day of _____ 2023.

दिनांक 03-08-2023

उप/सचिवन पंजीयन अधिकारी (वाँटकी)

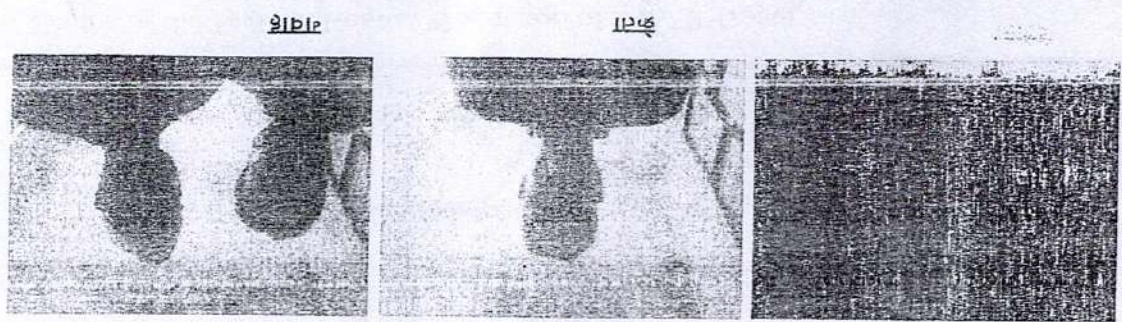


प्रमाणित किया जाता है कि यह पत्रक क्रमांक 1039 आज दिनांक 23-08-2023 को बही नं 1 लिपि नं 1 के पृष्ठ नं 31 पर किया गया तथा इसकी एक प्रति अनिश्चित बही संख्या 1 लिपि नं 31 के पृष्ठ संख्या 10 के 12 वें लिपिकर्तव्य बही। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रत्युत्कर्ता और वाहकों ने अपने सम्बन्धित/व्यक्तिगत अंगूठा करें समान किया है।

प्रमाण पत्र

दिनांक 03-08-2023
श्री. ए. केशव गोयल
श्री. ए. ए. केशव गोयल
श्री. ए. ए. केशव गोयल
श्री. ए. ए. केशव गोयल

उप/सचिवन पंजीयन अधिकारी



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

Annexure-II

Branch: PNB Loan Point - RAM - Moradabad 911800
 Branch Address: NEAR JAIN TEMPLE, CIVIL LINES, MORADABAD
 Phone No., Email ID:
 CO/ZO: PNB Loan Point - RAM - Moradabad / Zonal Office Meerut

Date: 07/09/2021

To,
 MR KESHAV GOYAL,
 102STAR HEIGHT APARTMENTS SASNI GATE ALIGARH,
 ALIGARH,
 ALIGARH UTTAR PRADESH,
 Pincode : 202001
 MS RENUKA GUPTA,
 102STAR HEIGHT APARTMENTS SASNI GATE AGARA ROAD,
 ALIGARH UTTAR PRADESH,
 Pincode : 202001
 Dear Sir / Madam,

SUBJECT: SANCTION LETTER FOR YOUR APPLICATION - FOR PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING

We are pleased to inform that we have sanctioned a HOUSING LOAN of Rs. 1553768.00 in your favour for FOR PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING on the undernoted terms & conditions.

Sanction Terms and conditions	
Name of the Borrower	MR KESHAV GOYAL
Name of the Co-Borrower	MS RENUKA GUPTA
Name of the Guarantor	NIL
Purpose	PURCHASE OF PLOT NO 429 SECTOR 56A 8 MARLA FARIDA BAD ALLOTTED TO SH KESHAV GOYAL BY HARYANA URBAN DEVELOPMENT AUTHORITY.
Margin	Min 25.00% (Actual contribution by borrower is 43.58%)
Sanctioned Loan Amount	Rs.1553768.00
Credit Insurance Premium	Rs.69632.00 <i>Not admitted</i>
Solar Loan Amount	Rs.0.00
Rate of Interest	6.95 % (RLLR:6.8%+Spread:0.15%)
Type of Interest	Floating
Repayment Tenor	240 Months
Holiday / Moratorium period	0 Months
Amt. of EMI	Rs.11999.75
Festival bonanza offer applied	PNB FESTIVAL BONANZA OFFER -2021 (FROM 01-09-2021 TO 31-12-2021)
Upfront fee / Processing fee	Rs.0.00
Documentation Fee	Rs.0.00
CIC charges	Rs.236.00
Other Charges	Rs.0.00
Security	Primary RESIDENTIAL PLOT NO 429 CATEGORY 8 MARLA IN SECTOR 56A AT URBAN ESTATE FARIDABAD ALLOTTED TO SH KESHAV GOYAL BY HARYANA URBAN DEVELOPMENT AUTHORITY Collateral Guarantor
Prepayment Penalty	NA
Loan account to be opened at Branch	Moradabad Civil Line
Penal Interest, if any	In case of default in repayment of loan/non compliance of terms & conditions the borrower shall be liable to pay penal interest of 2% on the default/irregular amount.

!s subject to change from time to time
 The above sanction is, however, subject to:



Handwritten signatures and initials

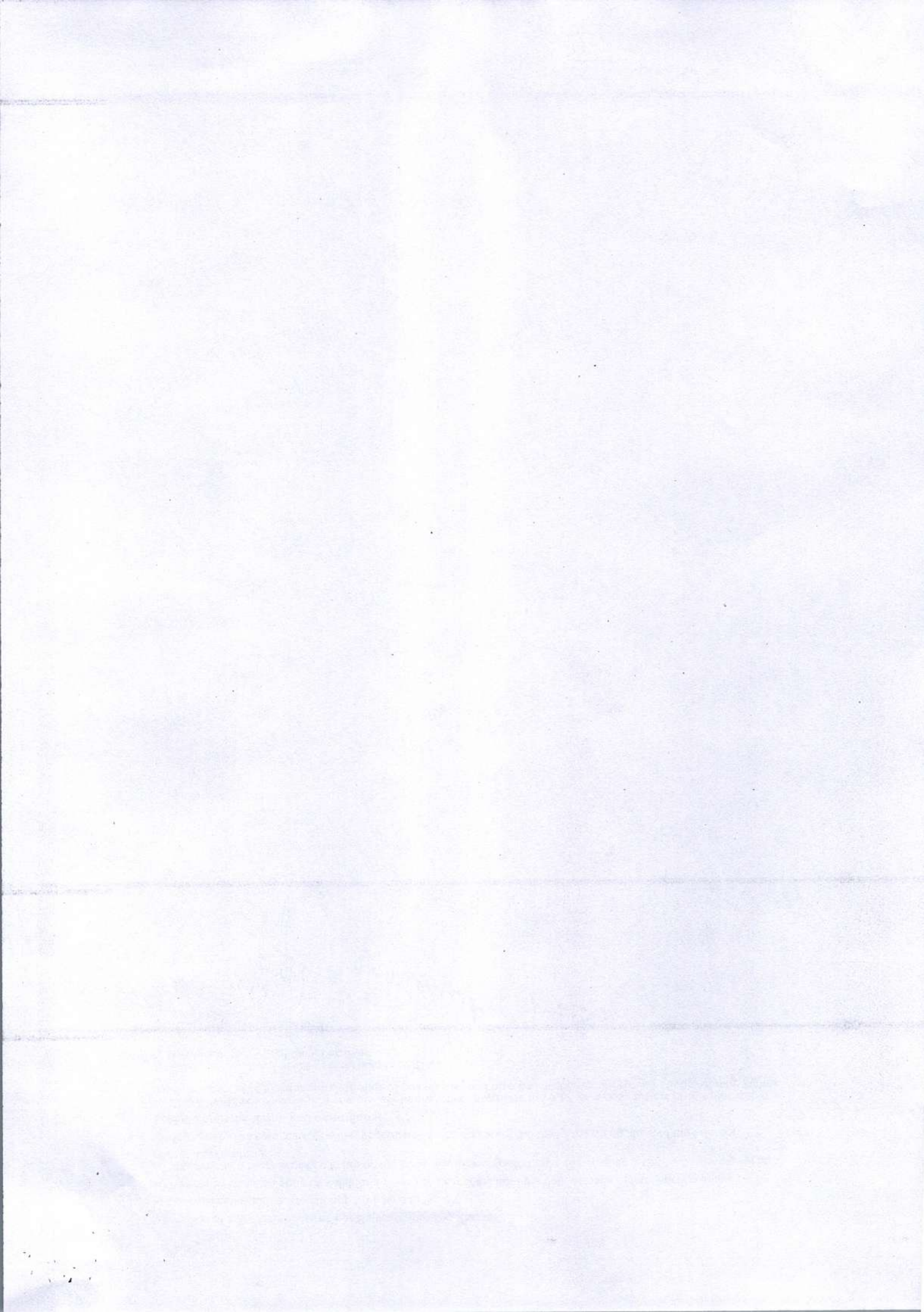




Reviewed by
[Signature]

General terms and conditions:

- i) Exuction of loan documents as per Banks format & guidelines:
 - ii) The ROI/EMI is subject to change from time to time;
 - iii) The above sanction shall be valid for a period of six months from the date of issue of the sanction letter.
 - iv) That any third party liability coming on the bank due to wrong information/declaration given by borrower, will be his/her responsibility.
- Please convey acceptance for having accepted the terms & conditions of the sanction.
- Scheme specific terms and conditions:
1. Branch please ensure that as per allotment letter borrower have to take possession of the plot within a maximum period of three months of offer of possession and also construct a boundry wall atleast of nine inches height.
 2. disbursed loan amount will directly paid to HUDA.
 3. There must be ekyc of each borrower.



1. The applicant should bring in their entire contribution before release of the loan or in the manner otherwise provided in the sanction. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.
2. Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan and informed that Borrower is obliged to pay the EMI/ Installment regularly on due date.
3. Notwithstanding what is stated herein, it shall be the liability of the customer to ensure that the EMIs/ Installments are regularly paid on the due dates
4. In the event of revision of interest rate to be charged in the account, the borrower shall have the option to pay increased amount of EMI or continue to pay the existing amount of EMI with a condition that the balance outstanding in the account shall be paid in one go with the last EMI of the originally applicable repayment tenor, falling which the applicable rate of interest shall be charged for the appropriate repayment tenor from the date of original sanction.
5. The Bank shall have the right to avail the benefit of Sections 138-142 of the NI Act against the borrower in case of dishonour of the ECS/RECS/NACH(debit) mandate on account of insufficiency of funds.
6. Proof of Income Form 16 / IT Return for the last two/three years be obtained and held on record, which should be satisfactory.
7. The Party to comply with all relevant guidelines of the Bank/RBI.
8. The borrower shall get the assets, mortgaged/ hypothecated/ charged to the bank, insured against all risks at their own cost with usual bank clause. A copy of the insured policy will be kept on bank's records also.
9. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
10. The sanction is valid for six months from the date of sanction. Facilities not availed within the above period shall be treated as lapsed.
11. The Bank, however reserves the right to withdraw all or in part or any of the sanctioned loan even before expiry of the said period of 6 months.
12. The rate of interest shall be subject to change from time to time as per Banks /RBI guidelines.
13. The sanction shall be cancelled in case of incorrect certification by the borrowers.
14. The loan under consideration shall be released by the Bank only after acceptance and compliance of banks terms of sanction.
15. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges etc. will be charged from the applicant as per sanction before release of credit facilities
16. Cheques complying with CTS-2010 standard formats shall only be obtained in Locations, where the facility of ECS / RECS / NACH (Debit) is not available.
17. The Bank reserves the right to alter / amend any terms / without prior reference to the party.
18. Penal interest @2 will be levied in the account in case of:
 - Non-payment of any installment of principal and/or interest, costs and other charges due, on the amount in default from the date of default;
 - Any irregularity in the Loan account; or
 - Default in Furnishing information as prescribed/called for by the Bank; or
 - Diversion or siphoning of the Loan amount; or
 - Default in creation of security within the stipulated time; or
 - Non-compliance of any of the terms & conditions of this Agreement; or
 - Any other case as the Bank may deem fit.
19. Guidelines for account opening including guidelines for eKYC verification, issued by Bank from time to time should be followed while opening any loan account.
20. A letter of undertaking from the employer acknowledging to comply with instructions as per the irrevocable letter of authority of the borrower employee to be obtained and kept in record
21. The borrower shall submit all relevant documents as mentioned in the Sanction Letter/Loan Agreement before disbursement;
22. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges, Inspection charges etc. will be charged from the applicant as per sanction before release of credit facilities.
23. Processing Fee paid by the Customer for availing the loan is non-refundable.
24. National Electronic Clearing Service (NECS)/NACH mandate for those not maintaining salary account with the bank for monthly recovery of EMI to be obtained
25. The borrower shall execute all necessary legally enforceable loan documents, as per banks guidelines prior to disbursement of the loan.
26. All other event based charges like legal fees, charges for dishonour of cheques/ NACH mandate/ standing instructions, charges for drawing of Credit Information Report from Credit Information Companies like CIBIL etc., registration of charge with CERSAI in case of mortgage of property etc. will be recovered from the applicant immediately on occurring of the event



Roula Singh

[Signature]

THE BORROWER OR BORROWERS
 Name : KESHAV GOYAL
 Address : 102STAR HEIGHT APARTMENTS SASNI GATE ALIGARH,
 ALIGARH UTTAR PRADESH 202001
 Name : RENUKA GUPTA
 Address : 102STAR HEIGHT APARTMENTS SASNI GATE AGARA ROAD,
 ALIGARH 202001

Renuka Gupta

Keshav Goyal

I/We acknowledge receipt of the sanction. We, undersigned agree to the terms and conditions set out in this letter.

Pre disbursement terms and conditions:
Post disbursement terms and conditions:

27. The borrower will intimate the Bank of any change in his employment/contact details.
28. Loan will be utilised strictly for the purpose as per sanction. Deviation if any, will be treated as non-compliance
29. Borrower to comply with all preconditions for disbursement of the loan as mentioned in the Sanction Letter
30. Loan to repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.
31. The loan will be secured by mortgage or hypothecation of charge on assets purchased through bank funds in case of primary security and/or assets in case of collateral security, within the stipulated time period as specified in the sanction. Personal guarantee if any, will be obtained as per sanction.
32. The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies.



Thanking You,
 Yours truly,
 For Punjab National Bank
 Authorised Signatory

Senior Manager


Thanking you

We draw your attention to your Loan of Rs. 275400 availed by you under Bank's Scheme "EMD HUDA-2014" vide your Application no. 3595. As your application is successful in getting the allotment of plot. Total dues of 275400/- on above said loan has been paid by you. As on date 03.09.2015, there is no outstanding at your name for that scheme.

Repayment of Loan

Dear Sir(s)/ Madam

Mr. Keshav Goyal s/o J.P. Goyal
House 103, Star Height Apt,
Agra Road, Aligarh

REF: SL: MY: EMD: 223
03.09.2015

FARIDABAD(MAIN) BRANCH, 58 NEELAM BATA ROAD, FARIDABAD
"Good people to bank with"

यूनियन बँक ऑफ इंडिया

Union Bank of India

Annexure-II



HARYANA URBAN DEVELOPMENT AUTHORITY, REGISTERED

Estate Officer, HUDA, Faridabad

FORM 'C'

(See Regulation-5(3))

ALLOTMENT LETTER

Place for photographs

Annexure - IV

General

Sh./Smt. Keshav goyal
 d/o/s/o/w/o/c/o. J p goyal
 C/O DIPAK GUPTA, FLAT NO.103
 STAR HEIGHT APARTMENTS
 UP, Agam road, Atgaur

Memo No : Z0001/EC001/UE001/GALOT/0000000063

Subject : Allotment of Residential Plot No. 429, Category Residential(8 Maria) in Sector 56A at Urban Estate Faridabad on free hold basis.

1. Please refer to your application vide Registration Number UE001/56A/3494 for the allotment of a Residential plot in Sector 56A at Urban Estate Faridabad.

2. Your application has been considered and a Residential plot as detailed below, has been allotted to you on free-hold basis as per 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/Regulations applicable thereunder and as amended from time to time. The approximate area of the plot and the tentative price of the plot as given below are subject to adjustment in accordance with the actual measurement at the time of offer of possession.

Sector Number	Urban Estate	Plot No.	Approximate Dimension	Area in Sq. mtr.	Rate per Sq. mtr.	Tentative Price of Plot in Rs.
56A	Faridabad	429	18.00 X 9.00	162.00	17,000.00	2754000

3. The plot is Normal one and an extra price @ 0% of the price mentioned in para 2 above is Rs. 0.00/- which is included in the above tentative price.

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 without any notice and earnest money deposited by you, shall be forfeited to the authority and you, shall have no claim for the damages.

5. In case you accept this allotment, please send your acceptance by registered post along with amount of Rs. 413,100.00/- within 30 days from the date of issue of this allotment letter which together with an amount of Rs. 275400.00/- paid by you along with your application form as earnest money, will constitute 25% of the total tentative price.

6. The balance amount i.e. Rs. 206550.00/- of the tentative cost 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 5 Yearly instalments of Rs. 344250.00/-. The first instalment will fall due after the expiry of one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price @12% p.a. on the remaining amount. The interest shall, however, accrue from the date of offer of possession. In case balance 75 % of the tentative price of the plot is paid in lump-sum within 60 days from the date of issue of allotment letter, the rebate of 5% in the price of plot will be allowed.

7. The Possession of the site is here by offered with this allotment.

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 absence of these particulars the amount remitted shall not be deemed to have been received.

9. The above price is tentative to the extent that any Enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately as determined by the Authority. The additional price determined shall be paid within 30 days of its demand.

10. In case the instalment is not paid by 15th of the following month in which it falls due (or in case the additional price is not paid within the time), the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section -17 of the Act.

11. In the event of breach of any other condition of transfer, the Estate Officer may resume the land in accordance with the provisions of section 17 of the Act.

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/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the Competent Authority.

13. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner, as may be directed by the Estate Officer. The charges 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 except for rendering non - lucrative professional services for building purposes to the extent of 25% of the built - up covered area of the building or 50 square meter, whichever is less, with the prior permission of the Chief Administrator on payment of fees, as mentioned in provision to regulation 16. No objection trade shall be carried out in or any land/building.

15. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the



16. You shall have to pay separately for any construction material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.

17. The Authority will not be responsible for levelling the uneven sites.

18. (i) You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building approved from the competent authority in accordance with the regulations governing the erection of buildings. This time limit is extendable by the Estate Officer by charging extension fees as per policy, otherwise this plot is liable to be resumed and the whole or part of the money paid, if any, in respect of it forfeited in accordance with the provision of the said Act. You shall not erect any building or make any alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.

(ii) You will have to take possession of the plot within a maximum period of three months of offer of possession and also construct a boundary wall at least of nine inches height within another three months.

19. The Authority reserves to itself all mines, and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching, for working, obtaining, removing and enjoying the same at all such times, and in such manner as the Authority shall think fit, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect building, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein Contained

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or falling such agreement as shall be ascertained by reference to arbitration.

20. The Authority may by its officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing, enter in and upon any part of the said land/building erected there on for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said Act.

21. The Authority shall have full rights, power and authority at all times to do through its officer or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, condition and reservations imposed and to recover from 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 there-with or in any way relating there to.

22. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this allotment relates in the course of his duties as such Government servant or officer as the case may be, he has expressed his views or all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.

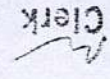

23. All payment shall be made by means of the demand draft payable to the Estate Officer, Harvane Urban Development Authority, Faridabad drawn on any scheduled bank situated at Faridabad.

24. No separate notice will be sent for payment of...

25. The payment of installment(s)/enhanced compensation as provided under clause-6 & 9 of the allotment letter on due date is mandatory. In case the payment of installment(s)/enhanced compensation is not made on the due date, interest @ simple or compound as decided by the Authority irrespective of the fact whether the possession has been offered or not. Presently interest on delayed payment of installment(s) is 15% per annum () and interest on delayed payment of enhanced compensation is 15% per annum (simple). In future, you shall have to pay the interest simple or compound on the delayed payment of installment(s), enhanced compensation as decided by the Authority from time to time. This is without prejudice to the rights of Authority to take action under section 17 of the HUDA Act.

26. Yearly installments will fall due as per the schedule below:-

Instalment Number	Due Date	Principal	possession offer interest	Total
1	03/08/2016	344250.00	248539.00	592789.00
2	03/08/2017	344250.00	206550.00	550800.00
3	03/08/2018	344250.00	165240.00	509490.00
4	03/08/2019	344250.00	123930.00	468180.00
5	03/08/2020	344250.00	82846.00	427096.00
6	03/08/2021	344250.00	41310.00	385560.00

 Clerk Assistant (Signature) A.O. E.O.
 Estg. Officer, Huda Faridabad

Notes:-
 1. The above allotment is also subject to condition that you will furnish an affidavit that you have not been allotted a plot of land directly by HUDA in Urban Estate, Faridabad.
 2. Two latest Photographs and 3 specimen signature and affidavit duly attested by the Magistrate may be submitted.
 3. Any change in address must be notified by registered A/D Post.
 4. Dispute if any regarding allotment related matters shall be settled within the jurisdiction of, the Estate Office Huda Faridabad.
 5. If, the Proof of Income, Affidavits and Certificates submitted by you, found to be false at any stage, then the above allotment shall stand cancelled and deposited amount shall be forfeited to the Authority and you shall have no right to claim anything for the same.

Amount - 5

CHALLAN :- Haryana Urban Development Authority

GSTIN No. 06AAA4H0087M1ZN, Pan No. AAAA4H0087M

Challan No.: 390208
 GSTIN No.:
 Name of the Alotee: **KESHAV GOYAL**
 Plot No.: 429 Sector : 56A Urban Estate: UE001
 Property Category: RESID
 Mode of Payment : RTGS/NEFT
 Phone No. : 9415222779
 Cheque No. : 155322
 Amount Rs. : 804100.00
 In Words. Rs. Eight Lakh Four Thousand One Hundreds Only

DATED: 12/10/2018
 Challan Valid Up to: 12/10/2018

NAME OF THE HEAD	CODE	AMOUNT
1. INSTALLMENT	INSTA	800000.00
2. ENHANCEMENT	ENHAN	0.00
3. EXTENSION FEE	EXTEN	4100.00
4(i). RENT (Lease Rent) (SAC Code-997212)	RENTA	0.00
4(ii). CGST on RENT(Lease Rent) (9%)	CGREN	0.00
4(iii). SGST on RENT(Lease Rent) (9%)	SGREN	0.00
5. INCREASED AREA COST	IACOS	0.00
6. PENALTY	PENAL	0.00
7. COMPOUNDING FEE	COMPO	0.00
8. PAYMENT ON ALLOTMENT (15%)	POLL	0.00
9. PURCHASE OF ADDITIONAL FAR	ADPAR	0.00
B.1(i). TRANSFER FEE (SAC Code-997221)	TRSFEE	0.00
1(iii). CGST on TRANSFER FEE (9%)	CGTRN	0.00
1(ii). SGST on TRANSFER FEE (9%)	SGTRN	0.00
2(i). ADMINISTRATIVE FEE (SAC Code-997221)	ADMIN	0.00
2(ii). CGST on ADMINISTRATIVE FEE (9%)	CGADM	0.00
2(iii). SGST on ADMINISTRATIVE FEE (9%)	SGADM	0.00
3. MALBA SECURITY (90%)	CULIA	0.00
4. MALBA FEE (10%)	INDIN	0.00
5. REGISTRATION, REVALIDATION CHARGES	REVAL	0.00
6. PLAN SCRUTINY CHARGES	PLSCR	0.00
7. EXTERNAL DEVELOPMENT CHARGES	EXDEV	0.00
8. CONSULTANCY/INSURANCE PERM. FEE	INEXP	0.00
C.1. Labour Cess etc.	LABOR	0.00
TOTAL		804100.00

Signature of the Depositor: _____
 Received Rs. _____
 Manager (M&A) _____
 5047065/2700419 in case of any queries/concerns.
 Please contact Punjab National Bank @ 0172.

Stamp: Punjab National Bank, Chandigarh, 121018

Transaction Date: 12/10/18
 UTR No.: 92PN6182850
 12351

Transaction Details
 Branch Address: Manimajra, Chandigarh
 Bank Name: Punjab National Bank
 IFSC Code: PUNB0118300
 Beneficiary Name: HUDA POST ALLOTMENT COLLECTION ACCOUNT
 Virtual Account No.: HUDAPPPM0000392028

Details of Beneficiary
 The Amount of challan should match the amount being paid, otherwise transaction will be rejected.
 Remitter Copy

Amount of challan should match the amount being paid.

ALLAN :- below. Every challan has unique Virtual Account Number. So do not use photo copy of the challan

Haryana Sheht Vikas Pradhikaran
 GSTIN No. 06AAAHH0087M1ZN, Pan No. AAAA10087M

Remitter Copy

Challan No.: 502581
 Name of the Ailtee: KESHAV GOYAL
 of No.: 429 Sector: 56A
 Urban Estate: UE001
 Property Category: RESID
 Mode of Payment: RTGS/NFT
 Cheque No.:
 Amount Rs.: 604100.00
 Words: Rs. Six Lakh Four Thousand One Hundreds Only

ATED: 28/09/2020
 Challan Valid Up to: 28/09/2020

NAME OF THE HEAD	CODE	AMOUNT
INSTALLMENT	INSTA	600000.00
ENHANCEMENT	ENHAN	0.00
EXTENSION FEE	EXTRA	4100.00
RENT (Lease Rent) (SAC Code-99721)	RENTA	0.00
CGST on RENT (Lease Rent) (9%)	CGSTEN	0.00
SGST on RENT (Lease Rent) (9%)	SGSTEN	0.00
INCREASE REASONS	INCRS	0.00
PENALTY	PENAL	0.00
COMPOUNDING FEE	COMPO	0.00
PAYMENT OF ALLOTMENT (SAC Code-99721)	POALL	0.00
PURCHASE OF ADDITIONAL UNIT	ADPUR	0.00
TRANSFER FEE (SAC Code-99721)	TRSEF	0.00
CGST on TRANSFER FEE (9%)	CGSTRN	0.00
SGST on TRANSFER FEE (9%)	SGSTRN	0.00
ADMINISTRATIVE FEE (SAC Code-997221)	ADMIN	0.00
CGST on ADMINISTRATIVE FEE (9%)	CGADM	0.00
SGST on ADMINISTRATIVE FEE (9%)	SGADM	0.00
MALBA SECURITY (90%)	CULA	0.00
MALBA FEE (10%)	INDIN	0.00
REGISTRATION, REVALIDATION CHARGES	REVAL	0.00
PLAN SCRUTINY CHARGES	PLSCR	0.00
EXTERNAL DEVELOPMENT CHARGES	EXDEV	0.00
CONSULTANCY/MAINTENANCE PERM. FEE	INEXP	0.00
Labour Cess etc.	LABOR	0.00
TOTAL		604100.00

Signature of the Depositor: _____
 Received Rs. _____

Please contact Punjab National Bank @ 0172-47065/2700419 in case of any queries/concerns.
 Manager (With Stamp)

Transaction Date: 28 SEP 2020
 Transaction No: 321122022929503

Details of Beneficiary
 Virtual Account No.: HUDAPPPM000502581
 Beneficiary Name: HUDA POST ALLOTMENT COLLECTION ACCOUNT
 IFSC Code: PUNB0118300
 Bank Name: Punjab National Bank

The Amount of challan should match the amount being paid, otherwise transaction will be rejected

Stamp: Haryana Sheht Vikas Pradhikaran, 28 SEP 2020, 04052

