

13087

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G0B2021L1477

Stamp Duty Paid : ₹ 3448400
(Rs. Only)

GRN No. 84641912



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dlf real estate builders Limited

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Buyer / Second Party Detail

Name : Dlf homes panchkula pvt ltd

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Conveyance Deed

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

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AB

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
राहसील/सब-राहसील वजीराबाद	गांव/शहर डी एल एफ कॉलोनी
स्थित DLF Phase V	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	
पंजीकृत कॉलोनी	
पता : S-27/1, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निकासीय	420 Sq. Meters
धन संबंधी विवरण	
राशि 49262556 रुपये	कुल स्टाम्प ड्यूटी की राशि 3448379 रुपये
स्टाम्प नं : g0b202111477	स्टाम्प की राशि 3448400 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:84854312
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:29:00 PM बजे श्री/श्रीमती/कुमारी DLF Real Estate Builders Limited thru SatpalOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संबंधित पंजीयन अधिकारी (वजीराबाद)

Satpal

हस्ताक्षर प्रस्तुतकर्ता
DLF Real Estate Builders Limited

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।

Satpal

दिनांक 03-12-2021
DLF Real Estate Builders Limited

उप/संबंधित पंजीयन अधिकारी (वजीराबाद)

उपरोक्त ब्रेलाव श्री/श्रीमती/कुमारी DLF Home Developers Limited thru Manoj KumarOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केला ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Angrish ADv पिता --- निवासी Gurugram व श्री/श्रीमती/कुमारी Kumari Monika ADv पिता --- निवासी Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021



उप/संबंधित पंजीयन अधिकारी (वजीराबाद)

S-27/01

CONVEYANCE DEED FOR Rs. 2,81,80,152.00

STAMP DUTY Rs. 34,48,400.00

THIS DEED OF CONVEYANCE made this 03rd day of December in the year 2021 at Gurugram.

BETWEEN

M/s DLF Real Estate Builders Limited, (PAN No. AACCD9979L), a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002 acting through its Authorised Signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002, vide Board Resolution dated 30th April, 2021 and hereinafter called the "**Vendor**" (which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns)

Wesyn

And

[Signature] *AB*

Reg. No.

Reg. Year

Book No.

13087

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru SatpalOTHER DLF Real Estate Builders Limited Satpal

क्रेता :- thru Manoj KumarOTHERDLF Home Developers Limited My

गवाह 1 :- P K Angrish Adv PK

गवाह 2 :- Kumari Monika Adv MS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13087 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 162.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 49 से 53 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 03-12-2021



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

M/s. DLF Home Developers Limited (PAN No. AACCD0037H), a Company incorporated under the Companies Act, 1956 having its Registered Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana (India) (hereinafter called the "**Confirming Vendor**", which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns) acting through its Authorised Signatory, Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram – 122002 (Haryana) authorized on its behalf vide Resolution dated 22-07-2021.

(the "**Vendor**" and the "**Confirming Vendor**" are hereinafter collectively referred to as the "**Vendors**").

IN FAVOUR OF

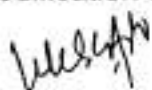
DLF HOMES PANCHKULA PRIVATE LIMITED
THRU MR. JAYANT ERICKSON & MRS. ANJANA BALI
REGD. OFFICE: DLF GATEWAY TOWER, 2ND FLOOR,
R-BLOCK, DLF CITY, PHASE III, GURUGRAM – 122002,
HARYANA, INDIA

hereinafter called "**THE VENDEE**" (which expression shall unless expressly excluded by the context or by law be deemed to include the said **DLF Homes Panchkula Private Limited** is/are/her/their heirs, executors, administrators, legal representatives, survivors and assigns).

WHEREAS the **VENDOR** is a full and absolute owner in possession of and otherwise well and sufficiently entitled to all the piece and parcel of land being **Plot No. 01 Road S-27** admeasuring **420 Sq. Mtrs.** in the residential colony known as DLF City, situated at Village Nathurpur, Tehsil Wazirabad and District Gurugram, Haryana, which colony has been set up by the **VENDOR** after obtaining licences from the Director Town and Country Planning, Haryana under the Haryana Development and Regulation of Urban Area Act, 1975 and getting the lay-out plans thereof duly sanctioned by the concerned authorities. The said plot of land is more particularly described in Schedule 'A' hereunder written;

The **Plot No. 01 on Road No. S-27** is located in DLF City Phase III and the Project has been fully developed in all respects as per the approved service plans and estimates and the development works have been laid and operational since early 1990s.

The Application for the grant of the Completion Certificate of the project is pending with the DGTCP Haryana and as per the disposal / final orders of DTCP Haryana, the Project may require compliance with the provisions of Real Estate (Regulation and Development) Act, 2016 read with Haryana Rules 2017 made therein and in that event the documentation may require some modification and addendums and compliance by both the parties.




AND WHEREAS by Agreement dated **13-02-2019** the **VENDOR** has agreed to sell and the **VENDEE** has agreed to purchase the said plot of land for a price of **Rs. 2,81,80,152.00 (Rupees Two lakh eighty one lakh eighty thousand one hundred fifty two only)** and on other terms and conditions stipulated therein, including the payment made by the **VENDEE**, pro-rata of the charges levied or to be levied by any Government or Authority for provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the said colony until the same is handed over to a local body for maintenance. The **VENDEE** has also agreed to bear all the expenses and outgoings for the completion of sale for the said plot of land, including cost of stamps, registration and execution charges and the like:

AND WHEREAS under the terms of the said Plot Buyer's Agreement, **Mr. Vineet Kanwar** was/is entitled to have the Conveyance deed in respect of the said plot of land executed in its own name or in the name of its nominee(s) and in terms thereof nominated **M/s Damalis Builders & Developers Private Limited** who have further nominated to **M/s DLF Homes Panchkula Private Limited** the Vendee herein, as his nominee for the purpose of purchasing / acquiring the said plot of land and requested the Vendor to substitute the name of its nominee in its place in the said plot Buyer's Agreement as Purchaser of the said plot of land dated **13-02-2019**.

AND WHEREAS the Vendor accepted the request of the said **M/s Damalis Builders & Developers Private Limited** and substituted the name of the said **M/s DLF Homes Panchkula Private Limited** in place of the said **M/s Damalis Builders & Developers Private Limited**, in the said plot Buyer's Agreement and transferred the amount of **Rs. 2,81,55,036.00** already paid by the said **M/s Damalis Builders & Developers Private Limited**, to the Vendor towards the sale price and other dues payable by it under the said plot Buyer's Agreement to the account of the said **M/s DLF Homes Panchkula Private Limited** and the balance **Rs. 25,116.00** paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid **Rs. 2,81,80,152.00** to the Vendor but the Stamp Duty is being on the amount of **Rs. 4,92,62,556.00**.

AND WHEREAS the Vendor has agreed to execute and register the Conveyance Deed in respect of the said plot of land in due course in favour of the aforesaid **M/s DLF Homes Panchkula Private Limited** on their complying with the formalities prescribed therefore;

AND WHEREAS nobody else besides the **VENDOR** has any sort of interest, right or claim of any kind whatsoever in the said plot of land which at the date hereof is free from all encumbrances and legal disputes of all kinds whatsoever and the **VENDOR** has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

AND WHEREAS the **VENDEE** has paid the entire aforesaid amount of **Rs. 2,81,80,152.00** which includes external development charges as on date which were also payable by the **VENDEE** under the said Purchase Agreement, more particularly described in Schedule 'B' written hereunder;

AND WHEREAS the **VENDEE** has further agreed and undertaken to pay on demand from the **VENDOR** any additional charges which may hereinafter be levied by any Government or Local

Authority for provision of external and/or peripheral services attributable to the said plot of land on pro-rata basis as heretofore;

AND WHEREAS the **VENDOR** is now desirous of conveying the said plot of land unto the **VENDEE**.

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. In pursuance of the said Agreement and in consideration of a sum of **Rs. 2,81,80,152.00** which includes the sale price and all other charges becoming payable till date, paid by the **VENDEE** to the **VENDOR** as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledge, the **VENDOR** doth hereby grant, convey, transfer, assign and assure unto the **VENDEE** all that piece and parcel of land on ground and the premises comprising the said plot of land described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the **VENDOR** unto or upon the said plot described in Schedule 'A' hereunder written and hereby conveyed, transferred assigned and assured and every part and parcel thereof together with all its right and appurtenances unto the **VENDEE** absolutely and for ever free from all encumbrances **AND** that the **VENDOR** doth hereby covenant with the **VENDEE** that the interest which it professes to transfer subsists and that it has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said plot of land hereby granted, conveyed, transferred, signed and assured by the **VENDOR** **AND** that the **VENDOR** shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the **VENDEE** make, do and acknowledge, execute and perfect with all proper dispatch all such further and other lawfull and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said plot of land together with its appurtenances unto the **VENDEE** in the manner aforesaid **AND** that hereafter if any person in any manner claims any interest or right of ownership in the said plot of land or any thereof the **VENDOR** shall indemnify the **VENDEE** shall have no right, title or interest in any other land or property in the said colony except the said plot of land described in Schedule 'A' hereunder written and any other plot of land which he may have purchased or may hereafter purchase by any other Sale Deed and that the **VENDOR** there for covenant that this conveyance deed is executed in all its entirety and it has received all and full consideration of the sale price of the said plot of land subject, however to the stipulations and covenants herein contained, for any future liability of the **VENDEE**.
2. The **VENDEE** has already paid the entire amount of **Rs. 2,81,80,152.00** and all other dues, payable as on date under the said Purchase Agreement dated **13.02.2019** the **VENDEE** has further undertaken to pay on demand to the **VENDOR** any and all additional external development charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this Sale Deed and or other charges levied by any Government or other Authority for the provision of peripheral and external services and attributable to the said plot of land on a pro-rata basis determined by the **VENDOR** as heretofore, which

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determination shall be final and binding on the VENDEE and any such sums due from the VENDEE shall be treated as unpaid price of the plot.

"The physical possession/demarcation of the boundaries of the plot could be taken on any working day within the period of three months from the date of issue of the Sale deed. In case, the VENDEE or this attorney does not present in person to take over the physical possession/demarcation of boundaries within the said period, physical possession of the plot shall be deemed to have been taken over by the VENDEE and the Vendor(s) would send the demarcation/ verification of boundaries report to the VENDEE through the Registered post on the available address of the VENDEE. Thereafter it will be the sole responsibility of the VENDEE to look after the property.

The handing over of physical possession/deemed physical possession by the VENDOR(S) shall be on the VENDEE's assurance and undertaking to abide by the Covenants, stipulations and conditions of the Agreement to Sell and this Deed."

3. The VENDEE shall also be liable to pay the VENDOR the charges, pro-rata as may be determined by the VENDOR for maintaining various services and facilities in the said DLF Qutab Enclave Complex where the said plot is located until the same is handed over to a local body for maintenance. All such charges shall be payable and be paid by the VENDEE to the VENDOR, periodically as and when demanded by the VENDOR. The pro-rata share so determined by the VENDOR shall be final and binding on the VENDEE.
4. The Vendees confirm having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 4,92,62,556.00 (Rupees Four crore ninety two lakh sixty two thousand five hundred fifty six only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot of Land conveyed by this Conveyance Deed shall be borne by the Vendees exclusively and the Vendor accepts no responsibility in this regard.
5. The VENDOR and the VENDEE shall be bound by the terms and conditions of the aforesaid Purchase Agreement and all the relevant terms thereof and the same shall be deemed to be incorporated in this Conveyance Deed, and as such form an integral part of this Sale Deed.
6. Without prejudice to the generality of the provisions contained in the preceding clause-5, the VENDEE shall be bound to commence construction of the house on the said plot of land hereby sold as already agreed by him not later than **three years** from the date of this Conveyance Deed. In case the VENDEE fails to commence the construction within the stipulated period, the VENDOR shall be entitled to proceed against the VENDEE according to the terms and conditions of the said Agreement with shall be deemed as incorporated in the Conveyance Deed and seek all such remedies against the VENDEE as are available to the VENDOR in terms of Said Agreement and according to law. PROVIDED that the VENDOR in it sole discretion may extend the

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period for the aforesaid construction upon payment of additional charges of Rs.100.00 per sq. mtr. year or part of a year, and the VENDEE shall be bound to pay the same.

7. All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the VENDEE with effect from the date of execution of the Purchase Agreement referred to above.
8. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

**Schedule 'A' of the said plot of land
referred to above**

All the rights, title and interest of the VENDOR into and upon that piece and parcel of land being **Plot No. 01 Road S-27 measuring 420 sq. mtrs. in Phase-III** the residential colony known as DLF City situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

NORTH	:	Plot No. S-27/1A
SOUTH	:	DLF Green Area
EAST	:	Plot No. NR/34F
WEST	:	Road, S-27

**SCHEDULE 'B' REFERRED TO ABOVE
DETAILS OF PAYMENTS MADE BY THE VENDEE**


Receipt No.	Dated	Amount (Rs.)
PB3/CRB/00001/1216	26/12/2016	1,394,918.00
PB3CRB1218/00001	07/12/2018	3,960,000.00
PB3CCN0119/00001	17/01/2019	40,000.00
PB3CCN0119/00002	19/01/2019	14,090.00
PB3CRB1019/00002	21/10/2019	19,800,000.00
PB3CRB0621/00001	28/06/2021	2,728,410.00
PB3CCN1021/00001	12/10/2021	17,733.40
PB3CCN1021/00002	12/10/2021	199,884.60
PB3CRB1221/00001	01/12/2021	25,116.00
	TOTAL	28,180,152.00

[Signature]

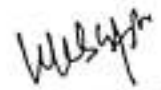
[Signature]

IN WITNESS WHEREOF the said Vendor M/s DLF Real Estate Builders Limited, acting through its authorised Signatory Mr. K.K. Sheera to execute Conveyance Deed on its behalf vide resolutions dated 30th April 2021 and Confirming Vendor M/s. DLF Home Developers Limited through its authorised Signatory Mr. K.K. Sheera authorised to execute Conveyance Deeds and to present for registration vide Resolution dated 22nd July 2021 of the Company and the Vendee(s) have set their hands at these present at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by SATPAL S/O SH. GAJRAJ SINGH, C/o 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

WITNESSES

1. 
Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh: Wazirabad, Gurgaon

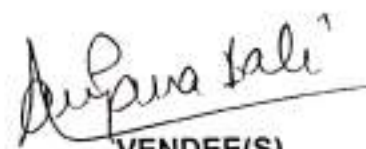
For and on behalf of
M/s. DLF Real Estate Builders Limited


AUTHORISED SIGNATORY
(VENDOR)

2. 
KUMARI MONIKA
Advocate
District Court Gurugram
P/3021/2020
9711113515 | 9911713515

For and on behalf of
M/s. DLF Home Developers Limited


AUTHORISED SIGNATORY
(CONFIRMING VENDOR)

 
VENDEE(S)

13086

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G0B2021L1442



Stamp Duty Paid : ₹ 3448400

(Rs. Only)

GRN No. 84653037



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dlf limited

H.No/Floor : 3rd

Sector/Ward : Ph1

LandMark : Shoppingmallcomplexarjunmargdlfcity

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98*****06



Buyer / Second Party Detail

Name : Dlf homes panchkula pvt ltd

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

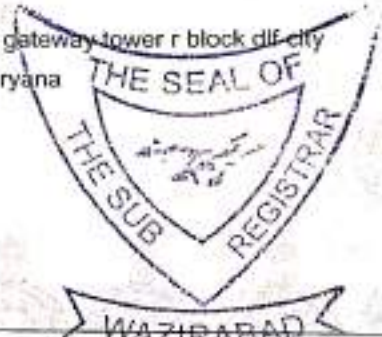
City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Conveyance Deed



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website hpn.jagadshy.nic.in

Wazirabad

Jayant

AB

प्रलेख नं:13086

दिनांक:03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गाँव/शहर डी एल एफ कॉलोनी	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : T-5A/2, DLF City Phase-III, Gurugram		
भवन का विवरण		
भूमि का विवरण		
निवासीय	420 Sq. Meters	
धन संबंधी विवरण		
राशि 49262556 रुपये	कुल स्टाम्प ड्यूटी की राशि 3448379 रुपये	
स्टाम्प नं : 00b202111442	स्टाम्प की राशि 3448400 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChellan:84654557	सेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal		Service Charge:200

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:29:00 PM बजे श्री/श्रीमती/कुमारी DLF Limitedthru SatpalOTHER निवासी Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Satpal
हस्ताक्षर प्रस्तुतकर्ता
DLF Limited

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 अलापति 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 अलापति प्रमाण पत्र की आवश्यकता नहीं है।

Satpal
दिनांक 03-12-2021
DLF Limited

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Homes Panchkula Private Limited thru Manoj KumarOTHER हजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विप्रेता करे अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P. K. Angrish ADV पिला --- निवासी Gurugram व श्री/श्रीमती/कुमारी Kumari Moesika Adv पिला --- निवासी gurugram ने की।

साक्षी नं:1 को हज नम्बरदार/अधिवक्ता के रूप में ज्ञात है तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

T-5A/02

CONVEYANCE DEED FOR Rs. 2,81,80,152.00

STAMP DUTY Rs. 34,48,400.00

THIS DEED OF CONVEYANCE made this 03rd day of December in the year 2021 at Gurugram.

BETWEEN

M/s DLF LIMITED, (PAN No. AAACD3494N) (formerly known as M/s. DLF Universal Ltd.), a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122002 and its Head Office at DLF Centre, Sansad Marg, New Delhi acting through its Authorised Signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002, vide Board Resolution dated 7th March, 2020 and hereinafter called "**THE VENDOR**" (which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns)

IN FAVOUR OF

Wishu

Signature *AB*



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru SatpalOTHER DLF Limited Satpalक्रेता :- thru Manoj KumarOTHERDLF Homes Panchkula Private Limited MSगवाह 1 :- P K Angrish Adv PKगवाह 2 :- Kumari Monika Adv MSप्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13086 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 162.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 44 से 48 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 03-12-2021



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

DLF HOMES PANCHKULA PRIVATE LIMITED
THRU MR. JAYANT ERICKSON & MRS. ANJANA BALI
REGD. OFFICE: DLF GATEWAY TOWER, 2ND FLOOR,
R-BLOCK, DLF CITY, PHASE III, GURUGRAM – 122002,
HARYANA, INDIA

hereinafter called "**THE VENDEE**" (which expression shall unless expressly excluded by the context or by law be deemed to include the said **DLF Homes Panchkula Private Limited** is/are/her/their heirs, executors, administrators, legal representatives, survivors and assigns).

WHEREAS the **VENDOR** is a full and absolute owner in possession of and otherwise well and sufficiently entitled to all the piece and parcel of land being **Plot No. 02 Road T-5A** admeasuring **420 Sq. Mtrs.** in the residential colony known as **DLF City**, situated at Village **Nathurpur**, Tehsil **Wazirabad** and District **Gurugram**, Haryana, which colony has been set up by the **VENDOR** after obtaining licences from the Director Town and Country Planning, Haryana under the Haryana Development and Regulation of Urban Area Act, 1975 and getting the lay-out plans thereof duly sanctioned by the concerned authorities. The said plot of land is more particularly described in Schedule 'A' hereunder written;

The **Plot No. 02** on **Road No. T-5A** is located in **DLF City Phase III** and the Project has been fully developed in all respects as per the approved service plans and estimates and the development works have been laid and operational since early 1990s.

The Application for the grant of the Completion Certificate of the project is pending with the **DGTCP Haryana** and as per the disposal / final orders of **DTCP Haryana**, the Project may require compliance with the provisions of Real Estate (Regulation and Development) Act, 2016 read with Haryana Rules 2017 made therein and in that event the documentation may require some modification and addendums and compliance by both the parties.

AND WHEREAS by Agreement dated **13-02-2019** the **VENDOR** has agreed to sell and the **VENDEE** has agreed to purchase the said plot of land for a price of **Rs. 2,81,80,152.00 (Rupees Two lakh eighty one lakh eighty thousand one hundred fifty two only)** and on other terms and conditions stipulated therein, including the payment made by the **VENDEE**, pro-rata of the charges levied or to be levied by any Government or Authority for provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the said colony until the same is handed over to a local body for maintenance. The **VENDEE** has also agreed to bear all the expenses and outgoings for the completion of sale for the said plot of land, including cost of stamps, registration and execution charges and the like:

AND WHEREAS under the terms of the said Plot Buyer's Agreement, **Mr. Vikas Kanwar** was/is entitled to have the Conveyance deed in respect of the said plot of land executed in its own name or in the name of its nominee(s) and in terms thereof nominated **M/s Blanca Builders & Developers Private Limited** who have further nominated to **M/s DLF Homes Panchkula Private Limited** the Vendee herein, as his nominee for the purpose of purchasing / acquiring the said plot of land and requested the Vendor to substitute the name of its nominee in its place in the said plot Buyer's Agreement as Purchaser of the said plot of land dated **13-02-2019**.

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AND WHEREAS the Vendor accepted the request of the said M/s Blanca Builders & Developers Private Limited and substituted the name of the said M/s DLF Homes Panchkula Private Limited in place of the said M/s Blanca Builders & Developers Private Limited, in the said plot Buyer's Agreement and transferred the amount of Rs. 2,81,55,152.00 already paid by the said M/s Blanca Builders & Developers Private Limited, to the Vendor towards the sale price and other dues payable by it under the said plot Buyer's Agreement to the account of the said M/s DLF Homes Panchkula Private Limited and the balance Rs. 25,000.00 paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid Rs. 2,81,80,152.00 to the Vendor but the Stamp Duty is being on the amount of Rs. 4,92,62,556.00

AND WHEREAS the Vendor has agreed to execute and register the Conveyance Deed in respect of the said plot of land in due course in favour of the aforesaid M/s DLF Homes Panchkula Private Limited on their complying with the formalities prescribed therefore;

AND WHEREAS nobody else besides the VENDOR has any sort of interest, right or claim of any kind whatsoever in the said plot of land which at the date hereof is free from all encumbrances and legal disputes of all kinds whatsoever and the VENDOR has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

AND WHEREAS the VENDEE has paid the entire aforesaid amount of Rs. 2,81,80,152.00 which includes external development charges as on date which were also payable by the VENDEE under the said Purchase Agreement, more particularly described in Schedule 'B' written hereunder;

AND WHEREAS the VENDEE has further agreed and undertaken to pay on demand from the VENDOR any additional charges which may hereinafter be levied by any Government or Local Authority for provision of external and/or peripheral services attributable to the said plot of land on pro-rata basis as heretofore;

AND WHEREAS the VENDOR is now desirous of conveying the said plot of land unto the VENDEE.

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. In pursuance of the said Agreement and in consideration of a sum of Rs. 2,81,80,152.00 which includes the sale price and all other charges becoming payable till date, paid by the VENDEE to the VENDOR as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledge, the VENDOR doth hereby grant, convey, transfer, assign and assure unto the VENDEE all that piece and parcel of land on ground and the premises comprising the said plot of land described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the VENDOR unto or upon the said plot described in Schedule 'A' hereunder written and hereby conveyed, transferred assigned and assured and every part and parcel thereof together with all its

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right and appurtenances unto the VENDEE absolutely and for ever free from all encumbrances and that the VENDOR doth hereby covenant with the VENDEE that the interest which it professes to transfer subsists and that it has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said plot of land hereby granted, conveyed, transferred, signed and assured by the VENDOR AND that the VENDOR shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the VENDEE make, do and acknowledge, execute and perfect with all proper dispatch all such further and other lawfull and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said plot of land together with its appurtenances unto the VENDEE in the manner aforesaid AND that hereafter if any person in any manner claims any interest or right of ownership in the said plot of land or any thereof the VENDOR shall indemnify the VENDEE shall have no right, title or interest in any other land or property in the said colony except the said plot of land described in Schedule 'A' hereunder written and any other plot of land which he may have purchased or may hereafter purchase by any other Sale Deed and that the VENDOR there for covenant that this conveyance deed is executed in all its entirety and it has received all and full consideration of the sale price of the said plot of land subject, however to the stipulations and covenants herein contained, for any future liability of the VENDEE.

2. The VENDEE has already paid the entire amount of **Rs. 2,81,80,152.00** and all other dues, payable as on date under the said Purchase Agreement **dated 13.02.2019** the VENDEE has further undertaken to pay on demand to the VENDOR any and all additional external development charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this Sale Deed and or other charges levied by any Government or other Authority for the provision of peripheral and external services and attributable to the said plot of land on a pro-rata basis determined by the VENDOR as heretofore, which determination shall be final and binding on the VENDEE and any such sums due from the VENDEE shall be treated as unpaid price of the plot.

"The physical possession/demarcation of the boundaries of the plot could be taken on any working day within the period of three months from the date of issue of the Sale deed. In case, the VENDEE or this attorney does not present in person to take over the physical possession/demarcation of boundaries within the said period, physical possession of the plot shall be deemed to have been taken over by the VENDEE and the Vendor(s) would send the demarcation/ verification of boundaries report to the VENDEE through the Registered post on the available address of the VENDEE. Thereafter it will be the sole responsibility of the VENDEE to look after the property.

The handing over of physical possession/deemed physical possession by the VENDOR(S) shall be on the VENDEE's assurance and undertaking to abide by the Covenants, stipulations and conditions of the Agreement to Sell and this Deed."

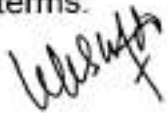
3. The VENDEE shall also be liable to pay the VENDOR the charges, pro-rata as may be determined by the VENDOR for maintaining various services and facilities in the said DLF Qutab Enclave Complex where the said plot is located until the same is handed over to a local body for maintenance. All such charges shall be payable and be paid by the VENDEE to the VENDOR, periodically as and when demanded by the VENDOR.

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Signature AB

The pro-rata share so determined by the VENDOR shall be final and binding on the VENDEE.

4. The Vendees confirm having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 4,92,62,556.00 (Rupees Four crore ninety two lakh sixty two thousand five hundred fifty six only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot of Land conveyed by this Conveyance Deed shall be borne by the Vendees exclusively and the Vendor accepts no responsibility in this regard.
5. The VENDOR and the VENDEE shall be bound by the terms and conditions of the aforesaid Purchase Agreement and all the relevant terms thereof and the same shall be deemed to be incorporated in this Conveyance Deed, and as such form an integral part of this Sale Deed.
6. Without prejudice to the generality of the provisions contained in the preceding clause-5, the VENDEE shall be bound to commence construction of the house on the said plot of land hereby sold as already agreed by him not later than **three years** from the date of this Conveyance Deed. In case the VENDEE fails to commence the construction within the stipulated period, the VENDOR shall be entitled to proceed against the VENDEE according to the terms and conditions of the said Agreement with shall be deemed as incorporated in the Conveyance Deed and seek all such remedies against the VENDEE as are available to the VENDOR in terms of Said Agreement and according to law. PROVIDED that the VENDOR in it sole discretion may extend the period for the aforesaid construction upon payment of additional charges of Rs.100.00 per sq. mtr. year or part of a year, and the VENDEE shall be bound to pay the same.
7. All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the VENDEE with effect from the date of execution of the Purchase Agreement referred to above.
8. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.



**Schedule 'A' of the said plot of land
referred to above**

All the rights, title and interest of the VENDOR into and upon that piece and parcel of land being **Plot No. 02 Road T-5A measuring 420 sq. mtrs. in Phase-III** the residential colony known as DLF City situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

NORTH	:	Plot No. T-5/2
SOUTH	:	Road T-5A
EAST	:	Plot No. T-5A/3
WEST	:	Plot No. T-5A/1

**SCHEDULE 'B' REFERRED TO ABOVE
DETAILS OF PAYMENTS MADE BY THE VENDEE**

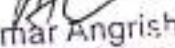
Receipt No.	Dated	Amount (Rs.)
LC3/CRB/00006/1216	28/12/2016	1,403,221.00
LC3/CRB1218/00012	07/12/2018	3,960,000.00
LC3/CCN0119/00002	21/01/2019	40,000.00
LC3CCN0119/00004	23/01/2019	14,173.95
LC3CRB1019/00021	21/10/2019	19,800,000.00
LC3CRB0621/00007	28/06/2021	2,745,223.00
LC3CCN0821/00001	11/08/2021	2,613.53
LC3CCN1021/00003	12/10/2021	189,804.52
PO3CRB1221/00001	01/12/2021	25,116.00
TOTAL		28,180,152.00

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IN WITNESS WHEREOF the said M/s DLF LIMITED, the VENDOR acting through its Authorised Signatory Mr. K.K. Sheera authorised to execute Conveyance Deeds and to present for registration vide Resolution dated 07.03.2020 of the Company and the Vendee(s) have set their hands at these present at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by SATPAL S/O SH. GABRAI SINGH, C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

WITNESSES:

1. 
Parveen Kumar Angrish
Advocate
V.A.L.L.B., HONS,
Tehsil Meerutabad, Gurgaon

2. 
KUMARI MONIKA
Advocate
District Court Gurugram
P/3021/2020
9711113515 | 9911713515

For and on behalf of
M/s. DLF LIMITED


(VENDOR)

 
VENDEE(S)

13084

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G0B2021L1541



Stamp Duty Paid : ₹ 3468950

GRN No. 84653696



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dlf luxury homes ltd

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Buyer / Second Party Detail

Name : Dlf homes panchkula pvt ltd

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Conveyance Deed



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

Wazirabad

[Signature]

AB

प्रलेख नं:13084

दिनांक:03-12-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सम-तहसील वजीराबाद	गांव/शहर डी एन एक कोलोनी स्थित DLF Phase III
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत बॉलेनी
पता : T-25/5, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
विस्तार	422.5 Sq. Meters
धन संबंधी विवरण	
राशि 49555784 रुपये	कुल स्टाम्प ड्यूटी की राशि 3468905 रुपये
स्टाम्प नं : g0b202111541	स्टाम्प की राशि 3468950 रुपये
रजिस्ट्रेशन कोश की राशि 50000 रुपये	EChallan:84654804
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	
Service Charge:200	

यह प्रलेख आज दिनांक 03-12-2021 दिनांक शुक्रवार समय 5:28:00 PM बजे श्री/श्रीमती/कुमारी DLF Luxury Homes Limitedthru SatpalOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Satpal
हस्ताक्षर प्रस्तुतकर्ता
DLF Luxury Homes Limited

उप/समुक्त पंजीयन अधिकारी (वजीराबाद)

प्रलेख में वर्णित शीत नगर एवं राजकीय 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।

प्रलेख में वर्णित शीत नगर एवं राजकीय 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।

Satpal
दिनांक 03-12-2021
DLF Luxury Homes Limited

उप/समुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त प्रेसाव श्री/श्रीमती/कुमारी DLF Homes Panchkula Private Limited thru Manoj KumarOTHER सहजिर है। प्रस्तुत प्रलेख के तपसी को दोनो पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि प्रेसाव ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अविम अदा की गई राशि के तेल देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी P K Angriak ADR पिला --- निवासी Gurugram व श्री/श्रीमती/कुमारी Kumari Monika ADR पिला --- निवासी Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिका के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021

उप/समुक्त पंजीयन अधिकारी (वजीराबाद)



T-25/05

CONVEYANCE DEED FOR Rs. 2,83,47,891.00

STAMP DUTY Rs. 34,68,950.00

THIS DEED OF CONVEYANCE made this 03rd day of December in the year 2021 at Gurugram.

BETWEEN

M/s DLF Luxury Homes Limited (earlier known as DLF Property Developers Limited), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Hayana and Head Office at DLF Centre, Sansad Marg, New Delhi - 110001 acting through its authorized signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase III, Gurugram - 122002 authorised vide resolution dated 19th February 2021, shall hereinafter be called the "**Vendor**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns).

And

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Reg. No.

Reg. Year

Book No.

13084

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Satpal OTHER DLF Luxury Homes Limited Satpal

क्रेता :- thru Manoj Kumar OTHER DLF Homes Panchkula Private Limited Manoj

गवाह 1 :- P K Angrish ADv PK

गवाह 2 :- Kumari Monika ADv MS

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13084 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 9 के पृष्ठ नं 162 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 34 से 38 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 03-12-2021



Wazirabad
उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

M/s DLF LIMITED, (PAN No. AAACD3494N) (formerly known as M/s. DLF Universal Ltd.), a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122002 and its Head Office at DLF Centre, Sansad Marg, New Delhi acting through its Authorised Signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002, vide Board Resolution dated 7th March, 2020 and hereinafter called the **"Confirming Vendor"** (which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns).

(the **"Vendor"** and the **"Confirming Vendor"** are hereinafter collectively referred to as the **"Vendors"**).

IN FAVOUR OF

DLF HOMES PANCHKULA PRIVATE LIMITED
THRU MR. JAYANT ERICKSON & MRS. ANJANA BALI
REGD. OFFICE: DLF GATEWAY TOWER, 2ND FLOOR,
R-BLOCK, DLF CITY, PHASE III, GURUGRAM – 122002,
HARYANA, INDIA

hereinafter called **"THE VENDEE"** (which expression shall unless expressly excluded by the context or by law be deemed to include the said **DLF Homes Panchkula Private Limited** is/are/her/their heirs, executors, administrators, legal representatives, survivors and assigns).

WHEREAS the **VENDOR** is a full and absolute owner in possession of and otherwise well and sufficiently entitled to all the piece and parcel of land being **Plot No. 05 Road T-25** admeasuring **422.50 Sq. Mtrs.** in the residential colony known as DLF City, situated at Village Nathurpur, Tehsil Wazirabad and District Gurugram, Haryana, which colony has been set up by the **VENDOR** after obtaining licences from the Director Town and Country Planning, Haryana under the Haryana Development and Regulation of Urban Area Act, 1975 and getting the lay-out plans thereof duly sanctioned by the concerned authorities. The said plot of land is more particularly described in Schedule 'A' hereunder written;

The **Plot No. 05** on **Road No. T-25** is located in DLF City Phase III and the Project has been fully developed in all respects as per the approved service plans and estimates and the development works have been laid and operational since early 1990s.

The Application for the grant of the Completion Certificate of the project is pending with the DGTCP Haryana and as per the disposal / final orders of DTCP Haryana, the Project may require compliance with the provisions of Real Estate (Regulation and Development) Act, 2016 read with Haryana Rules 2017 made therein and in that event the documentation may require some modification and addendums and compliance by both the parties.

AND WHEREAS by Agreement dated **29-03-2019** the **VENDOR** has agreed to sell and the **VENDEE** has agreed to purchase the said plot of land for a price of **Rs. 2,83,47,891.00** (Rupees Two crore eighty three lakh forty seven thousand eight hundred ninety one only) and on other terms and conditions stipulated therein, including the payment made by the **VENDEE**, pro-rata of the charges levied or to be levied by any Government or Authority for

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Jayant Erickson AB

provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the said colony until the same is handed over to a local body for maintenance. The VENDEE has also agreed to bear all the expenses and outgoings for the completion of sale for the said plot of land, including cost of stamps, registration and execution charges and the like:

AND WHEREAS under the terms of the said Plot Buyer's Agreement, **Mr. Vikas Kanwar** was/is entitled to have the Conveyance deed in respect of the said plot of land executed in its own name or in the name of its nominee(s) and in terms thereof nominated **M/s Blanca Builders & Developers Private Limited** who have further nominated to **M/s DLF Homes Panchkula Private Limited** the Vendee herein, as his nominee for the purpose of purchasing / acquiring the said plot of land and requested the Vendor to substitute the name of its nominee in its place in the said plot Buyer's Agreement as Purchaser of the said plot of land dated 29-03-2019.

AND WHEREAS the Vendor accepted the request of the said **M/s Blanca Builders & Developers Private Limited** and substituted the name of the said **M/s DLF Homes Panchkula Private Limited** in place of the said **M/s Blanca Builders & Developers Private Limited**, in the said plot Buyer's Agreement and transferred the amount of **Rs. 2,83,22,266.00** already paid by the said **M/s Blanca Builders & Developers Private Limited**, to the Vendor towards the sale price and other dues payable by it under the said plot Buyer's Agreement to the account of the said **M/s DLF Homes Panchkula Private Limited** and the balance **Rs. 25,625.00** paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid **Rs. 2,83,47,891.00** to the Vendor but the Stamp Duty is being on the amount of **Rs. 4,95,55,786.00**.

AND WHEREAS the Vendor has agreed to execute and register the Conveyance Deed in respect of the said plot of land in due course in favour of the aforesaid **M/s DLF Homes Panchkula Private Limited** on their complying with the formalities prescribed therefore;

AND WHEREAS nobody else besides the VENDOR has any sort of interest, right or claim of any kind whatsoever in the said plot of land which at the date hereof is free from all encumbrances and legal disputes of all kinds whatsoever and the VENDOR has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

AND WHEREAS the VENDEE has paid the entire aforesaid amount of **Rs. 2,83,47,891.00** which includes external development charges as on date which were also payable by the VENDEE under the said Purchase Agreement, more particularly described in Schedule 'B' written hereunder;

AND WHEREAS the VENDEE has further agreed and undertaken to pay on demand from the VENDOR any additional charges which may hereinafter be levied by any Government or Local Authority for provision of external and/or peripheral services attributable to the said plot of land on pro-rata basis as heretofore;

AND WHEREAS the VENDOR is now desirous of conveying the said plot of land unto the VENDEE.

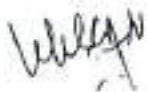
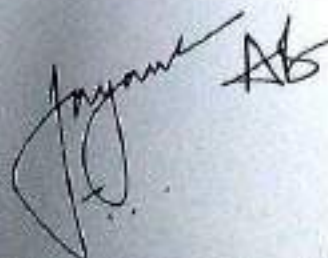
[Signature]

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"The physical possession/demarcation of the boundaries of the plot could be taken on any working day within the period of three months from the date of issue of the Sale deed. In case, the VENDEE or this attorney does not present in person to take over the physical possession/demarcation of boundaries within the said period, physical possession of the plot shall be deemed to have been taken over by the VENDEE and the Vendor(s) would send the demarcation/ verification of boundaries report to the VENDEE through the Registered post on the available address of the VENDEE. Thereafter it will be the sole responsibility of the VENDEE to look after the property.

The handing over of physical possession/deemed physical possession by the VENDOR(S) shall be on the VENDEE's assurance and undertaking to abide by the Covenants, stipulations and conditions of the Agreement to Sell and this Deed."

3. The VENDEE shall also be liable to pay the VENDOR the charges, pro-rata as may be determined by the VENDOR for maintaining various services and facilities in the said DLF Qutab Enclave Complex where the said plot is located until the same is handed over to a local body for maintenance. All such charges shall be payable and be paid by the VENDEE to the VENDOR, periodically as and when demanded by the VENDOR. The pro-rata share so determined by the VENDOR shall be final and binding on the VENDEE.
4. The Vendees confirm having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 4,95,55,786.00 (Rupees Four crore ninety five lakh fifty five thousand seven hundred eighty six only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot of Land conveyed by this Conveyance Deed shall be borne by the Vendees exclusively and the Vendor accepts no responsibility in this regard.
5. The VENDOR and the VENDEE shall be bound by the terms and conditions of the aforesaid Purchase Agreement and all the relevant terms thereof and the same shall be deemed to be incorporated in this Conveyance Deed, and as such form an integral part of this Sale Deed.
6. Without prejudice to the generality of the provisions contained in the preceding clause-5, the VENDEE shall be bound to commence construction of the house on the said plot of land hereby sold as already agreed by him not later than **three years** from the date of this Conveyance Deed. In case the VENDEE fails to commence the construction within the stipulated period, the VENDOR shall be entitled to proceed against the VENDEE according to the terms and conditions of the said Agreement with shall be deemed as incorporated in the Conveyance Deed and seek all such remedies against the VENDEE as are available to the VENDOR in terms of Said Agreement and according to law. PROVIDED that the VENDOR in it sole discretion may extend the period for the aforesaid construction upon payment of additional charges of Rs.100.00 per sq. mtr. year or part of a year, and the VENDEE shall be bound to pay the same.

7. All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the VENDEE with effect from the date of execution of the Purchase Agreement referred to above.
8. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

**Schedule 'A' of the said plot of land
referred to above**

All the rights, title and interest of the VENDOR into and upon that piece and parcel of land being **Plot No. 05 Road T-25 measuring 422.50 sq. mtrs. in Phase-III** the residential colony known as DLF City situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

NORTH	:	Plot No. MA/9H
SOUTH	:	Road, T-25
EAST	:	Plot No. T-25/6
WEST	:	Plot No. T-25/4

**SCHEDULE 'B' REFERRED TO ABOVE
DETAILS OF PAYMENTS MADE BY THE VENDEE**


Receipt No.	Dated	Amount (Rs.)
PO3CRB/00001/1216	26/12/2016	1,403,221.00
PO3CRB1218/00001	07/12/2018	3,960,000.00
PO3CCN0119/00001	21/01/2019	14,173.95
PO3CCN0119/00002	21/01/2019	40,000.00
PO3CRB1019/00002	21/10/2019	19,800,000.00
PO3CRB0621/00001	29/06/2021	2,886,226.50
PO3CCN0821/00001	11/08/2021	29,409.02
PO3CCN1021/00001	12/10/2021	189,595.03
		25,265.50
	TOTAL	28,347,891.00

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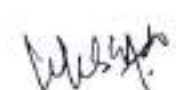
Jayant

IN WITNESS WHEREOF the said Vendor **M/s DLF Luxury Homes Limited**, acting through its authorised Signatory Mr. K.K. Sheera to execute Conveyance Deed on its behalf vide resolutions dated 19th February 2021 and Confirming Vendor **M/s. DLF Limited** through its authorised Signatory Mr. K.K. Sheera authorised to execute Conveyance Deeds and to present for registration vide Resolution dated 07th March 2020 of the Company and the Vendee(s) have set their hands at these present at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by SATPAL S/O SH. GAJRAJ SINGH, C/o 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram, who has been authorised to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

WITNESSES

1. 
Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh. Wazirabad, Gurgaon

For and on behalf of
M/s. DLF Luxury Homes Limited

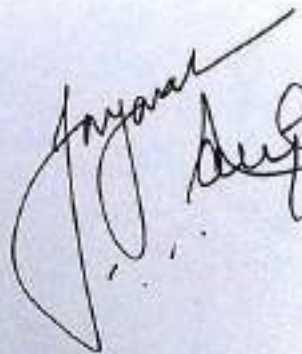
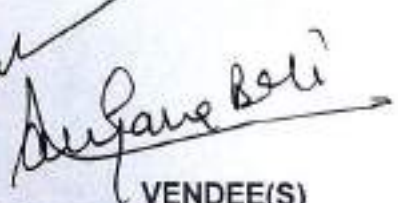

AUTHORISED SIGNATORY
(VENDOR)

2.


KUMARI MONIKA
Advocate
District Court Gurugram
P/3021/2020
9711113515 | 9911713515

For and on behalf of
M/s. DLF Limited


AUTHORISED SIGNATORY
(CONFIRMING VENDOR)

 
VENDEE(S)

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G0B2021L1595



Stamp Duty Paid : ₹ 4463300

GRN No. 84641426



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dlf utilities limited
 H.No/Floor : 3rd Sector/Ward : Ph1 LandMark : Shoppingmallcomplexarjunmargdificity
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone : 98*****06

Buyer / Second Party Detail

Name : Dlf homes panchkula pvt ltd
 H.No/Floor : 2nd Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city
 City/Village : Gurugram District : Gurugram State : Haryana
 Phone : 98*****06

Purpose : Conveyance Deed



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://e-grashvy.nic.in>

Wazirabad

Jayant
AB

प्रलेख नं:13085

दिनांक:03-12-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सम-तहसील वजीराबाद	गांव/शहर डी एल एफ कॉलोनी
स्थित DLF Phase III	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : W-2/12, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	966.07 Sq. Yards
धन संबंधी विवरण	
राशि 63760620 रुपये	कुल स्टाम्प ह्यूटी की राशि 4463243 रुपये
स्टाम्प नं : 0062021/11595	स्टाम्प की राशि 4463300 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan 84654031
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:29:00 PM बजे श्री/श्रीमती/कुमारी DLF Utilities Limited के द्वारा Satpal OTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Satpal
हस्ताक्षर प्रस्तुतकर्ता
DLF Utilities Limited

उप/समुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

Satpal
दिनांक 03-12-2021
DLF Utilities Limited

उप/समुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त केलाव श्री/श्रीमती/कुमारी DLF Homes Panchkula Private Limited के द्वारा Manoj Kumar OTHER हस्ताक्षर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केला ने मेरे समक्ष विधेय को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Angrish Adv पिता --- निवासी Gurugram व श्री/श्रीमती/कुमारी Kumari Monika Adv पिता --- निवासी Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिकारी के रूप में जांचते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021



उप/समुक्त पंजीयन अधिकारी (वजीराबाद)

W-4/12
W-2A/7
W-2/12

CONVEYANCE DEED FOR Rs. 4,30,046.00

STAMP DUTY Rs. 44,63,300.00

THIS DEED OF CONVEYANCE made this 03rd day of December in the year 2021 at Gurugram.

BETWEEN

M/s. DLF UTILITIES LIMITED (PAN No. AAACN3199A), a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122002 acting through its Authorised Signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002, vide Board Resolution dated 10th June, 2021 and hereinafter called the "Vendor" (which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns).

W-4/12

AND

[Signature]

AB



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru SatpalOTHER DLF Utilities Limited Satpalक्रेता :- thru Manoj KumarOTHERDLF Homes Panchkula Private Limited MSगवाह 1 :- P K Angrish Adv PKगवाह 2 :- Kumari Monika ADv MSप्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13085 आज दिनांक 03-12-2021 को वही नं 1 जिल्द नं 91 के पृष्ठ नं 162.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 39 से 43 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 03-12-2021



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

M/s. DLF Home Developers Limited (PAN No. AACCD0037H), a Company incorporated under the Companies Act, 1956 having its Registered Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana (India) (hereinafter called the **"Confirming Vendor"**, which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns) acting through its Authorised Signatory, Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram - 122002 (Haryana) authorized on its behalf vide Resolution dated 22-07-2021.

And

M/s DLF LIMITED, (PAN No. AAACD3494N), a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram - 122002 (hereinafter called the **"Confirming Vendor"**, which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns) acting through its Authorised Signatory Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram-122002, vide Board Resolution dated 7th March, 2020 and hereinafter called the **"Confirming Vendor"** (which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns)

(the **"Vendor"** and the **"Confirming Vendor"** are hereinafter collectively referred to as the **"Vendors"**).

IN FAVOUR OF

DLF HOMES PANCHKULA PRIVATE LIMITED
THRU MR. JAYANT ERICKSON & MRS. ANJANA BALI
REGD. OFFICE: DLF GATEWAY TOWER, 2ND FLOOR,
R-BLOCK, DLF CITY, PHASE III, GURUGRAM - 122002,
HARYANA, INDIA

hereinafter called **"Vendee"** (which expression shall unless expressly excluded by the context or by law be deemed to include the said **M/s DLF Homes Panchkula Private Limited** is/her/their heirs, executors, administrators, legal representatives, survivors and assigns).

Whereas the Vendor is the owner of 3 (Eighteen) number of plots of land situated in DLF City, Phase III, Gurugram, Haryana (hereinafter collectively referred to as the **'Said Plots'** and are more particularly described in **Schedule-"A"**

And Whereas the Vendor is a full and absolute owner in possession of and otherwise well and sufficiently entitled to the said Plots in the residential colony known as DLF City, Phase-III, situated at **Village Nathupur** Tehsil and District Gurugram, Haryana, which colony has been set up by the Vendor after obtaining licences from the Director Town and Country Planning, Haryana under the Haryana Development and Regulation of Urban Area Act, 1975 and getting the lay-out plans thereof duly sanctioned by the concerned authorities.

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And Whereas the Said Plots were allotted by the Vendors in favour of certain entities, details of which are as follows:

Plot No.	Erstwhile Allottee(s)	Allotment Date	Consideration Amount including EDC (Rs.)
W-4/12	Oscar Farming Company Ltd.	26-04-1999	119,790.00
W-2A/7	Renkon Estate Farms Ltd.	26-04-1999	119,790.00
W-2/12	Aravali Cultivations Ltd.	26-04-1999	190,466.00
		TOTAL	430,046.00

And Whereas M/s Oscar Farming Company Ltd., M/s Renkon Estate Farms Ltd., and M/s Aravali Cultivations Ltd. merged with M/s Nilgiri Cultivation Pvt. Ltd vide order dated 17/11/2000 passed by the Hon'ble High Court of Punjab & Haryana.

And Whereas M/s Nilgiri Cultivation Pvt. Ltd changed its name to M/s DLF Utilities Pvt. Ltd. Vide certificate of Incorporation dated 24/09/2007 and thereafter M/s DLF Utilities Pvt. Ltd. changed its name to M/s. DLF Utilities Ltd. Vide Certificate of Incorporation dated 23/10/2008. Accordingly the allotment of the said Plots was in favour of M/s. DLF Utilities Ltd. (hereinafter referred to as the **erstwhile Allottee**)

And Whereas the erstwhile Allottee was / is entitled to have the Conveyance deed(s) in respect of the said Plots executed in its own names or in the names of its nominee(s) and accordingly, the erstwhile Allottee nominated **M/s DLF Homes Panchkula Private Limited** the Vendee herein, as its nominee for the purpose of purchasing / acquiring the said Plots and requested the Vendor to substitute the name of its nominee in its place as Purchaser of the said Plots;

And Whereas the Vendor accepted the request of the erstwhile Allottee and substituted the name of the said **M/s DLF Homes Panchkula Private Limited** in place of the erstwhile Allottee and transferred the amount of **Rs. 1,00,000.00** already paid by the erstwhile Allottee to the Vendor towards the sale price and other dues payable by it to the account of the said **M/s DLF Homes Panchkula Private Limited** and the balance **Rs. 3,30,046.00** paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid **Rs. 4,30,046.00** to the Vendor but the Stamp Duty is being paid on the amount of **Rs. 6,37,60,620.00** which has been paid by the Vendee to the erstwhile Allottee including the aforesaid amount of **Rs. 3,30,046.00** paid to the Vendor.

And Whereas the Vendor has agreed to execute and register the Conveyance Deed in respect of the said Plots in due course in favour of the aforesaid **M/s DLF Homes Panchkula Private Limited** on its complying with the formalities prescribed therefore;

And Whereas nobody else besides the Vendor has any sort of interest, right or claim of any kind whatsoever in the said Plots which at the date hereof is free from all

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encumbrances and legal disputes of all kinds whatsoever and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

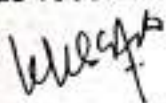
And Whereas the Vendee has paid the entire aforesaid amount of **Rs. 4,30,046.00** which includes external development charges as on date which were also payable by the Vendee under the said allotment letters, more particularly described in Schedule 'B' written hereunder;

And Whereas the Vendee has further agreed and undertaken to pay on demand from the Vendor any additional charges which may hereinafter be levied by any Government or Local Authority for provision of external and/or peripheral services attributable to the said Plots on pro-rata basis as heretofore;

And Whereas the Vendor is now desirous of conveying the said Plots unto the Vendee.

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In consideration of a sum of **Rs. 4,30,046.00** which includes the sale price and all other charges becoming payable till date, paid by the Vendee to the Vendor as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledge, the Vendor doth hereby grant, convey, transfer, assign and assure unto the Vendee all that piece and parcel of land on ground and the premises comprising the said Plots described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said Plots belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the Vendor unto or upon the said plots described in Schedule 'A' hereunder written and hereby conveyed, transferred assigned and assured and every part and parcel thereof together with all its right and appurtenances unto the Vendee absolutely and forever free from all encumbrances and that the Vendor doth hereby covenant with the Vendee that the interest which it professes to transfer subsists and that it has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said Plots hereby granted, conveyed, transferred, signed and assured by the Vendor and that the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper dispatch all such further and other lawful and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said Plots together with its appurtenances unto the Vendee in the manner aforesaid and that hereafter if any person in any manner claims any interest or right of ownership in the said Plots or any thereof the Vendor shall indemnify the Vendee shall have no right, title or interest in any other land or property in the said colony except the said Plots described Schedule 'A' hereunder written and any other plot of land which he may have purchased or may hereafter purchase by any other Conveyance Deed and that the Vendor there for covenant that this conveyance deed is executed in all its entirety and it has received all and full consideration of the sale price of the said Plots subject,



however to the stipulations and covenants herein contained, for any future liability of the Vendee.

2. The Vendee has already paid the entire amount of **Rs. 4,30,046.00** and all other dues, payable as on date the Vendee has further undertaken to pay on demand to the Vendor any and all additional external development charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this Conveyance Deed and or other charges levied by any Government or other Authority for the provision of peripheral and external services and attributable to the said Plots on a pro-rata basis determined by the Vendor as heretofore, which determination shall be final and binding on the Vendee and any such sums due from the Vendee shall be treated as unpaid price of the plot.

"The physical possession/demarcation of the boundaries of the said Plots have been delivered by the Vendor to the Vendee simultaneous with the execution of this conveyance deed.

3. The Vendee shall also be liable to pay the Vendor the charges, pro-rata as may be determined by the Vendor for maintaining various services and facilities in the said DLF City where the said Plots are located until the same is handed over to a local body for maintenance. All such charges shall be payable and be paid by the Vendee to the Vendor, periodically as and when demanded by the Vendor. The pro-rata share so determined by the Vendor shall be final and binding on the Vendee.

4. The Vendee confirms having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 6,37,60,620.00 (Rupees Six crore thirty seven lakh sixty thousand six hundred twenty only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Conveyance Deed shall be borne by the Vendee exclusively and the Vendors accept no responsibility in this regard.

5. Without prejudice to the generality of the provisions contained in the preceding clause-5, the Vendee shall be bound to commence construction on the said Plots hereby sold as already agreed by him not later than **three years** from the date of this Conveyance Deed. In case the Vendee fails to commence the construction within the stipulated period, the Vendor shall be entitled to proceed against the Vendee according to the terms and conditions of the said Agreement with shall be deemed as incorporated in the Conveyance Deed and seek all such remedies against the Vendee as are available to the Vendor according to law. Provided that the Vendor in it sole discretion may extend the period for the aforesaid construction upon payment of additional charges of **Rs.100.00 per sq. mtr.** year or part of a year, and the Vendee shall be bound to pay the same.

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6. All rates, taxes or other charges levied or leviable in respect of the said Plots shall be payable and be paid by the Vendee with effect from the date of execution of this Conveyance Deed.

7. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

SCHEDULE- "A"

All the rights, title and interest of the Vendor into and upon the Said Plots situated in the residential colony known as DLF City Phase-III situated at Village Nathupur Tehsil and District Gurugram, (Haryana) bounded as under:

S.No.	Plot No.	Area (In Sq. Yds.)	North	South	East	West
1	W-2/12	427.87	Plot No. W-2/13	Other's Land	Road, W-2	Plot No. W-4/6
2	W-2A/7	269.10	Road, W-2A	Plot No. W-2B/7	Plot No. W-2A/6	Plot No. W-2A/8
3	W-4/12	269.10	Road, W-2B	Plot No. W-4/11	Road, W-4	N. School Site

SCHEDULE 'B' REFERRED TO ABOVE DETAILS OF PAYMENTS MADE BY THE VENDEE


Plot No.	Receipt No.	Dated	Amount (Rs.)
W-4/12	12573	26-4-1999	40000.00
	30921	02-12-2021	79790.00
W-2/12	12560	26-4-1999	30000.00
	30922	02-12-2021	160466.00
W-2A/7	12563	28-4-1999	30000.00
	30923	02-12-2021	89790.00
		TOTAL:	4,30,046.00

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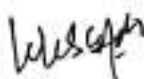
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IN WITNESS WHEREOF the said Vendor **M/s DLF Utilities Limited**, acting through its authorised Signatory Mr. K.K. Sheera to execute Conveyance Deed on its behalf vide resolutions dated 10th June 2021 and Confirming Vendor **M/s. DLF Home Developers Limited** through its authorised Signatory Mr. K.K. Sheera authorised to execute Conveyance Deeds and to present for registration vide Resolution dated 22nd July 2021 and **M/s DLF Limited** through its authorized Signatory Mr. K.K. Sheera to execute Conveyance Deed on its behalf vide resolution dated 07th March 2021 of the Company and the Vendee(s) have set their hands at these present at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by SATPAL S/O SH. GAIRAJ SINGH, C/o 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

WITNESSES


Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh, Wazirabad, Gurgaon

For and on behalf
of
M/s. DLF Utilities Limited


AUTHORISED SIGNATORY
(VENDOR)

2.


KUMARI MONIKA
Advocate
District Court Gurugram
P/3021/2020
9711143515 | 9911713515

For and on behalf of
M/s. DLF Home Developers Limited
&
M/s DLF Limited


AUTHORISED SIGNATORY
(CONFIRMING VENDOR)

 
VENDEE(S)

12829

Non Judicial		 Indian-Non Judicial Stamp Haryana Government 		Date: 30/11/2021
Certificate No.	G0302021K3805		Stamp Duty Paid: ₹ 2414000	
GRN No.	84512340		Penalty: ₹ 0	
Seller / First Party Detail				
Name:	Dlf residential partners ltd			
H.No/Floor:	2nd	Sector/Ward:	Na	LandMark:
City/Village:	Phase iii	District:	Gurugram	State:
Phone:	98*****06	Haryana		
Buyer / Second Party Detail				
Name:	Dlf homes Panchkula Private limited			
H.No/Floor:	2nd	Sector/Ward:	Na	LandMark:
City/Village:	Phase ii	District:	Gurugram	State:
Phone:	98*****06	Haryana		
Purpose: Stamp Duty for sale deed				



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://mgramhry.nit.in>

SALE DEED FOR Rs.3,44,85,220/-

STAMP DUTY Rs.24,14,000/-

THIS SALE DEED is made on this 1st day of December, 2021

BETWEEN

DLF RESIDENTIAL PARTNERS LIMITED (PAN:AACCD9850E), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Jayant Erickson & Mr. K.K.Sheera authorised vide resolution dated 18.1.2021, shall hereinafter be called "**Vendor**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);

AND

DLF HOMES PANCHKULA PRIVATE LIMITED (PAN:AABCH8735M), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr.Deshbandhu Gupta & Mr. Subhasish Panda authorised vide


DLF RESIDENTIAL PARTNERS LIMITED

 
DLF HOMES PANCHKULA PRIVATE LIMITED

प्रलेख नं:12829

दिनांक:01-12-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एस एक कालोनी
स्थित DLF Phase I	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : A-27/60, DLF City Phase 1, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	447.86 Sq. Yards
धन संबंधी विवरण	
राशि 34485220 रुपये	कुल स्टाम्प ड्यूटी की राशि 2413965 रुपये
स्टाम्प नं : 90302021k3805	स्टाम्प की राशि 2414000 रुपये
रजिस्ट्रेशन कीस की राशि 50000 रुपये	EChallan:84516141
	रेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 01-12-2021 दिन बुधवार समय 4:57:00 PM बजे श्री/श्रीमती/कुमारी DLF Residential Partners Ltdthru Satpal/OTHER निवास DLF Gateway Tower GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

Satpal
हस्ताक्षर प्रस्तुतकर्ता
DLF Residential Partners Ltd

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

Satpal
दिनांक 01-12-2021
DLF Residential Partners Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त केताव श्री/श्रीमती/कुमारी DLF Homes Panchkula Pvt Ltd thru Satpal/OTHER हाज़िर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता ने मेरे समक्ष विवेका को जवाब की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के तीन दिन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Om Prakash पिता S Ram निवासी DLF Gateway GGM व श्री/श्रीमती/कुमारी Raghu Raj Singh पिता Rajjit Singh निवासी Teekli GGM ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 01-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



resolution dated 22.10.2021, shall hereinafter called the "Vendee" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

(The Vendee and the Vendor shall be referred to as "Parties" and individually as "Party")

WHEREAS the Vendor, was earlier a Partnership Firm during which a plot being **Plot No. A-27/60**, admeasuring about 374.468 sq. mts. (447.86 Sq. Yards) situated in DLF City Phase-I, Village Chakkarpur, Tehsil Wazirabad and District Gurugram (hereinafter referred to as "Said Plot") more particularly described in 'Schedule I' was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

AND WHEREAS the Vendee acknowledges and confirms that the Vendor have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plot and has not relied upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agents regarding the Said Plot and the facilities/amenities to be made available to the Vendee or any other data except as specifically contained in this Sale Deed. The Vendee further confirms that no oral or written representations or statements made by any party shall be valid or shall be considered to be part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

AND WHEREAS Vendor is well and sufficiently entitled to the Said Plot of land and no one besides the Vendor has any interest, right or claim of any kind in the Said Plot of land which at the date hereof is free from all encumbrances and legal disputes and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the Vendee agrees and acknowledges that this Sale Deed is confined and limited in its scope only to the Said Plot of land.

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of **Rs.3,44,85,220/- (Rupees Three Crore Forty Four Lakh Eighty Five Thousand Two Hundred Twenty Only)** and on other terms and conditions stipulated therein.

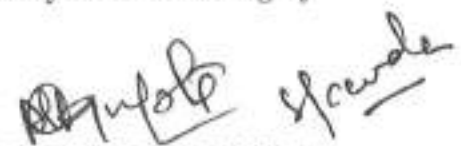
AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately 374.468 sq. mts. (447.86 Sq. Yards).

AND WHEREAS the Vendor is now transferring the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs.3,44,85,220/- (Rupees Three Crore Forty Four Lakh Eighty**


DLF RESIDENTIAL PARTNERS
LIMITED


DLF HOMES PANCHKULA
PRIVATE LIMITED

Reg. No.

Reg. Year

Book No.

12829

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Satpal OTHER DLF Residential Partners Ltd Satpal

क्रेता :- thru MANOJ OTHER DLF Homes Panchkula Pvt Ltd Manoj

गवाह 1 :- Om Prakash Om Prakash

गवाह 2 :- Raghu Raj Singh Raghu Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12829 आज दिनांक 01-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 98.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2861 के पृष्ठ संख्या 50 से 54 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।

Om

दिनांक 01-12-2021



उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)

Five Thousand Two Hundred Twenty Only) agreed between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of the Sale Deed. The Vendor agree that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

2. That sale consideration amount of **Rs.3,44,85,220/- (Rupees Three Crore Forty Four Lakh Eighty Five Thousand Two Hundred Twenty Only)** shall be paid by the Vendee to the Vendor in the following manner:-
 - i. Rs. 3,41,40,368/- (Rupees Three Crore Forty One Lakh Forty Thousand Three Hundred Sixty Eight only) vide RTGS bearing Transaction reference ID No. M3689305 dated 29.11.2021 drawn on ICICI Bank.
 - ii. Rs.3,44,852/- (Rupees Three Lakh Forty Four Thousand Eight Hundred Fifty Two only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
3. The Vendee confirms and undertakes to make payment of maintenance charges to the association of plot owners/ the maintenance agency (hereinafter referred to as the "Maintenance Agency") for maintenance of the entire Phase-I in DLF City including the Said Plot.
4. The Vendee acknowledges and undertakes to pay the maintenance bills and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "IFMS"), of Rs. 22,393/- (Rupees Twenty Two Thousand Three Hundred Ninety Three Only @ Rs. 50/- per sq. yards) to ensure payment of maintenance bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust such defaults from the IFMS and the Vendee shall make good such default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the




 DLF RESIDENTIAL PARTNERS
 LIMITED





 DLF HOMES PANCHKULA
 PRIVATE LIMITED

right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of demand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price and the Maintenance Agency shall have the first charge or lien over the Said Plot. The Maintenance Agency shall treat this Sale Deed as cancelled without any notice to the Vendee and to recover the shortfall from the sale proceeds of the Said Plot and to refund to the Vendee the balance of the money realised from such sale.

5. The Vendee confirms having paid the pro rata share of external development charges (EDC) as a part of the price of the Said Plot as levied by the Government of Haryana from the date of issue of licence, as applicable to the Said Plot. The Vendee agrees to pay any further increase in / levy of EDC, (by whatever name called or in whatever form) including with retrospective effect on pro rata basis directly to the Government. If, however, the Vendor/colonizer is required to pay, such increase of EDC to the government agencies, then the Vendee agrees to pay the same to the Vendor/colonizer. The determination of the pro rata share of the Vendee shall be final and binding on the Vendee. The Vendee affirms that if the increased EDC is not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have the first charge and lien over the Said Plot and the right to resume the same.
6. The Vendee acknowledges and confirms that in addition to EDC, as mentioned hereinabove, the Government of Haryana or any other authority, with a view to recover the cost of development with regard to State/National Highways, transport, irrigation facilities, power facilities etc. may impose/levy additional levy(ies), fees, cesses, charges etc. in the nature of Infrastructure Development Charges or by whatever name called (hereinafter referred to as the "IDC"), on prescribed basis either existing or leviable in future and in that event, the Vendee shall pay the same on pro-rata basis in accordance with the demand being raised on the Vendee in this regard. In case such IDC is levied/ demanded by the government with retrospective effect, the Vendee shall be liable to pay the same on demand. The demand raised on the Vendee shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have first charge and lien on the Said Plot to the extent of such unpaid amount till such amount is paid.
7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded which shall be final and binding on the


DLF RESIDENTIAL PARTNERS
LIMITED

 
DLF HOMES PANCHIKULA
PRIVATE LIMITED

Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.

8. The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Haryana) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Gurugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.

The Vendee confirms to pay the tariff to the Maintenance Agency for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed. The Vendee confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the Vendee and the Vendee shall not have a right to object to the same. The obligation to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further acknowledges and confirms that the Vendee shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Vendees' ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale / re-sale and/or conveyancing thereof.


9. The Vendee shall deposit with the Maintenance Agency/colonizer /reimburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on demand, amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indemnify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.




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 DLF HOMES PANCHKULA
 PRIVATE LIMITED



11. The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phase-I, DLF City, Gurugram.
12. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF City and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs.3,44,85,220/- (Rupees Three Crore Forty Four Lakh Eighty Five Thousand Two Hundred Twenty Only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.


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LIMITED

 
DLF HOMES PANCHKULA
PRIVATE LIMITED

18. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being plot no.A-27/60 admeasuring 447.86 Sq.Yards in Phase-I in the residential colony known as DLF City, situated at Village Chakkarpur, Tehsil Wazirabad and District, Gurugram, (Haryana) bounded as under :-

North : Club
South : 18 M wide road
East : 7 wide Rasta
West : Plot No.A-27/59

This deed shall be presented for registration before the registering authority and got registered by Satpal, who has been authorized to present for registration vide resolution dated 18.01.2021 and appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendor.

This deed shall be presented for registration before the registering authority and got registered by Manoj Kumar, who has been authorized to present for registration vide resolution dated 22.10.2021 and appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of

For
DLF RESIDENTIAL PARTNERS
LIMITED


 
Jayant Erickson K.K. Sheera
Authorised Signatories
(VENDOR)

WITNESSES

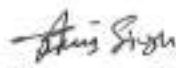
1.


OMPRAKASH
S/o Sh. P. Singh
DLF Gateway Tower
Gurgaon (HR)

For
DLF HOMES PACHKULA
PRIVATE LIMITED

 
Deshbandhu Gupta Subhasish Panda
Authorised Signatories
(VENDEE)

2.


Raghunath Singh S/o Sh. Ram Singh
V.P.O Teekuli Gurgaon.

13197

Non Judicial		 Indian-Non Judicial Stamp Haryana Government 	Date : 03/12/2021
Certificate No. : G0C2021L340		Stamp Duty Paid : ₹ 2420200	
GRN No. : 64512859		Penalty : ₹ 0	
<u>Seller / First Party Detail</u>			
Name : Dlf real Estate builders Limited			
H.No/Floor : 2nd	Sector/Ward : Na	LandMark : Dlf gateway tower r block	
City/Village : Dlf city ph iii	District : Gurugram	State : Haryana	
Phone : 98*****05			
<u>Buyer / Second Party Detail</u>			
Name : Dlf homes Panchkula Private limited			
H.No/Floor : 2nd	Sector/Ward : Na	LandMark : Dlf gateway tower r block	
City/Village : Dlf city ph iii	District : Gurugram	State : Haryana	
Phone : 83*****71			
Purpose : Stamp duty for sale deed			
 			

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahry.nic.in>

SALE DEED FOR Rs.3,45,74,100/-

STAMP DUTY Rs.24,20,200/-

THIS SALE DEED is made on this 3rd day of December 2021;

BETWEEN

DLF REAL ESTATE BUILDERS LIMITED (PAN:AACCD9979L), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Jayant Erickson & Mr. K. K. Sheera, authorised vide resolution dated 18.1.2021, shall hereinafter be called "**Vendor**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);



**DLF REAL ESTATE BUILDERS
LIMITED**



**DLF HOMES PANCHKULA
PRIVATE LIMITED**

प्रलेख नं:13197

दिनांक:06-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील गजीराबाद	गांव/ग्राम डी एल एक कालोनी	स्थित DLF Phase III
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
प्लॉट : V-12/30, DLF City Phase 3, Gurugram		
भवन का विवरण		
भूमि का विवरण		
विवासीय	438 Sq. Meters	
धन संबंधी विवरण		
राशि 34574100 रुपये	कुल स्टाम्प ड्यूटी की राशि 2420187 रुपये	
स्टाम्प नं : g0ic20210340	स्टाम्प की राशि 2420200 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECholan:94514410	रजिस्ट्रेशन शुल्क 3 रुपये
Drafted By: self	Service Charge:200	

यह प्रलेख आज दिनांक 06-12-2021 दिन सोमवार समय 4:38:00 PM बजे श्री/श्रीमती/कुमारी DLF Real Estate Builders Builders Satpal/DHER निवास ggm द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Satpal

हस्ताक्षर प्रस्तुतकर्ता
DLF Real Estate Builders Ltd

उप/सयुक्त पंजीयन अधिकारी (गजीराबाद)

A

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

या

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

Satpal

दिनांक 06-12-2021
DLF Real Estate Builders Ltd

उप/सयुक्त पंजीयन अधिकारी (गजीराबाद)

A

उपरोक्त प्रमाण श्री/श्रीमती/कुमारी DLF Homes Panchkula Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के लक्ष्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि देता है और समस्त विवेक को अट्ट की तथा प्रलेख में वर्णित अंतिम अट्ट की सड़ राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Harbir Singh दिल --- निवासी adv G Gias व श्री/श्रीमती/कुमारी Kumari Monika दिल --- निवासी adv G Gias ने की।

साक्षी नं:1 को हम तबबरदार/अपिवला के रूप में जाहते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 06-12-2021



उप/सयुक्त पंजीयन अधिकारी (गजीराबाद)

A

AND

DLF HOMES PANCHKULA PRIVATE LIMITED (PAN:AABCH8735M), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Siddharth Gandhi & Mr. Subhasish Panda authorized vide resolution dated 22.10.2021, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

(The Vendee and the Vendor shall be referred to as "**Parties**" and individually as "**Party**")

WHEREAS the Vendor, was earlier a Partnership Firm during which a plot being **Plot No. V-12/30**, admeasuring about 438 sq. mts. (**523.85 sq. yds.**) situated in DLF City Phase-III, Village Nathupur, Tehsil Wazirabad and District Gurugram (hereinafter referred to as "**Said Plot**") more particularly described in '**Schedule I**' was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

AND WHEREAS the Vendee acknowledges and confirms that the Vendor have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plot and has not relied upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agents regarding the Said Plot and the facilities/amenities to be made available to the Vendee or any other data except as specifically contained in this Sale Deed. The Vendee further confirms that no oral or written representations or statements made by any party shall be valid or shall be considered to be part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

AND WHEREAS Vendor is well and sufficiently entitled to the Said Plot of land and no one besides the Vendor has any interest, right or claim of any kind in the Said Plot of land which at the date hereof is free from all encumbrances and legal disputes and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the Vendee agrees and acknowledges that this Sale Deed is confined and limited in its scope only to the Said Plot of land.

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 3,45,74,100/- (Rupees Three Crore Forty Five Lakh Seventy Four Thousand One Hundred Only)** and on other terms and conditions stipulated therein.

AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately **438 sq. mts. (523.85 Sq. Yards)**.



**DLF REAL ESTATE BUILDERS
 LIMITED**



**DLF HOMES PANCHKULA
 PRIVATE LIMITED**

Reg. No.

Reg. Year

Book No.

13197

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru SatpalOTHER DLF Real Estate Builders Ltd

Satpal

क्रेता :- thru Monoj KumarOTHERDLF Homes Panchkula Pvt
Ltd

Mu

गवाह 1 :- Harbir Singh

[Signature]

गवाह 2 :- Kumari Monika

[Signature]

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13197 आज दिनांक 06-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 190.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2876 के पृष्ठ संख्या 99 से 101 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 06-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

[Signature]



AND WHEREAS the Vendor is now transferring the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow,


NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 3,45,74,100/- (Rupees Three Crore Forty Five Lakh Seventy Four Thousand One Hundred Only)** agreed between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of the Sale Deed. The Vendor agree that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

2. That sale consideration amount of **Rs. 3,45,74,100/- (Rupees Three Crore Forty Five Lakh Seventy Four Thousand One Hundred Only)** shall be paid by the Vendee to the Vendor in the following manner:-
 - i. Rs. 3,42,28,359/- (Rupees Three Crore Forty Two Lakh Twenty Eight Thousand Three Hundred Fifty Nine only) vide RTGS bearing Transaction reference ID No. M3690580 dated 29.11.2021 drawn on ICICI Bank.
 - ii. Rs. 3,45,741/- (Rupees Three Lakh Forty Five Thousand Seven Hundred Forty One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
3. The Vendee confirms and undertakes to make payment of maintenance charges to the association of plot owners / the maintenance agency (hereinafter referred to as the "Maintenance Agency") for maintenance of the entire Phase-I in DLF City including the Said Plot.
4. The Vendee acknowledges and undertakes to pay the maintenance bills and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "IFMS"), of Rs. 26,193/- (Rupees Twenty Six Thousand One Hundred Ninety Three Only @ Rs. 50/- per sq. yards) to ensure payment of maintenance bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Maintenance Agency shall


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have the right to adjust such defaults from the IFMS and the Vendee shall make good such default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of demand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price and the Maintenance Agency shall have the first charge or lien over the Said Plot. The Maintenance Agency shall treat this Sale Deed as cancelled without any notice to the Vendee and to recover the shortfall from the sale proceeds of the Said Plot and to refund to the Vendee the balance of the money realised from such sale.

5. The Vendee confirms having paid the pro rata share of external development charges (EDC) as a part of the price of the Said Plot as levied by the Government of Haryana from the date of issue of licence, as applicable to the Said Plot. The Vendee agrees to pay any further increase in / levy of EDC, (by whatever name called or in whatever form) including with retrospective effect on pro rata basis directly to the Government. If, however, the Vendor/colonizer is required to pay, such increase of EDC to the government agencies, then the Vendee agrees to pay the same to the Vendor/colonizer. The determination of the pro rata share of the Vendee shall be final and binding on the Vendee. The Vendee affirms that if the increased EDC is not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have the first charge and lien over the Said Plot and the right to resume the same.
6. The Vendee acknowledges and confirms that in addition to EDC, as mentioned hereinabove, the Government of Haryana or any other authority, with a view to recover the cost of development with regard to State/National Highways, transport, irrigation facilities, power facilities etc. may impose/levy additional levy(ies), fees, cesses, charges etc. in the nature of Infrastructure Development Charges or by whatever name called (hereinafter referred to as the "IDC"), on prescribed basis either existing or leviable in future and in that event, the Vendee shall pay the same on pro-rata basis in accordance with the demand being raised on the Vendee in this regard. In case such IDC is levied/ demanded by the government with retrospective effect, the Vendee shall be liable to pay the same on demand. The demand raised on the Vendee shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have first charge and lien on the Said Plot to the extent of such unpaid amount till such amount is paid.
7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by


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the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded which shall be final and binding on the Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.

8. The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Haryana) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Gurugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.

The Vendee confirms to pay the tariff to the Maintenance Agency for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed. The Vendee confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the Vendee and the Vendee shall not have a right to object to the same. The obligation to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further acknowledges and confirms that the Vendee shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Vendees' ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale / re-sale and/or conveyancing thereof.

9. The Vendee shall deposit with the Maintenance Agency/colonizer /reimburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on demand, amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indemnify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.


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11. The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phase-III, DLF City, Gurugram.
12. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF City and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs.3,45,74,100/- (Rupees Three Crore Forty Five Lakh Seventy Four Thousand One Hundred Only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.



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18. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being plot no. V-12/30 admeasuring 523.85 Sq.Yards in Phase-III in the residential colony known as DLF City, situated at Village Nathupur, Tehsil Wazirabad and District, Gurugram, (Haryana) bounded as under :-

North : 12m wide Road
 South : Plot No. V-11/40
 East : Park
 West : Plot No. V-12/29

This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, who has been authorized to present for registration vide resolution dated 18.01.2021 and appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendor.

This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, who has been authorized to present for registration vide resolution dated 22.10.2021 and appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

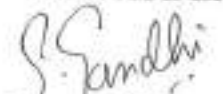
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of

For
DLF REAL ESTATE BUILDERS
LIMITED


 Jayant Erickson K.K.Sheera
 Authorised Signatories
 (VENDOR)

For
DLF HOMES PACHKULA
PRIVATE LIMITED


 Siddharth Gandhi Subhasish Panda
 Authorised Signatories
 (VENDEE)

WITNESSES

1.


 Harbir Singh
 Advocate
 Gurugram

2.


 KUMARI MONIKA
 Advocate
 District Court Gurugram
 P/3021/2020
 9711113515 | 9911713515

