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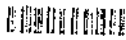
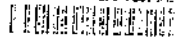
Indian-Non Judicial Stamp
Haryana Government



Date: 05/02/2021

Stamp No. G0E2021B3342

GRN No. 7277948



Stamp Duty Paid ₹ 21000000

Penalty ₹ 0

By Stamp

Seller / First Party Detail

Name: Elan Buildtech Private Limited
H No/Floor: 1st Sector/Word: Na LandMark: L1 H100 street no25 sangam vihar
City/Village: Secunderabad District: New delhi State: Delhi
Phone: 9876543210



Buyer / Second Party Detail

Name: DIT utilities limited
H No/Floor: 3rd Sector/Word: Na LandMark: Shopping mall arjun marg ph1 dlf city
City/Village: Gurugram District: Gurugram State: Haryana
Phone: 9876543210

Purpose: Stamp for purchase of land in village Mewka from Elan Buildtech Private Limited

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website

SALE DEED.

1. Nature of document - Sale Deed
2. Village/District - Village Mewka, Sub Tehsil Harsaru, District Gurugram.
3. Area - 15 Kanals 8 Marlas (i.e 1.925 acres)
4. Total consideration - Rs. 30,00,00,000/-
5. Stamp Duty - Rs. 2,10,00,000/-
6. Stamp No. /date - G0E2021B3342 dt. 05.02.2021
7. Registration & Pasting Fees - Rs. 50,003 /- (GRN No. 72779276 dt. 08.02.2021)

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प्रवेश नं: 3856

दिनांक: 11-02-2021

| | |
|---|---|
| ग्रीड संबंधी विवरण | |
| ग्रीड का Type: SAFE UNRAV AREA WITHIN 31' | |
| सहस्रवर्ग-वर्गमीटर एरिया | ग्राउंड: 246.1 ग्रीड: 43.1 |
| स्थिति: न्युनिसिपल क्षेत्र सीमा के अन्दर | स्थिति: Bheola |
| पता: BHAWKA | अन्य क्षेत्र |
| भवन का विवरण | |
| भूमि का विवरण | |
| जिन्दागी: | 15 Kanal & More |
| घन संबंधी विवरण | |
| राशि 300000000 रुपये | कुल स्टाम्प ड्यूटी की राशि 21000000 रुपये |
| स्टाम्प नं - G05202103342 | स्टाम्प की राशि 21000000 रुपये |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये | LC/Challan/771/9276 |
| | पेरिटेन शुल्क 3 रुपये |
| | Service Charge: 200 |

यह प्रवेश आज दिनांक 11-02-2021 दिन बुधवार समय 2:52:00 PM बजे श्री/श्रीमती/कुमारी मंसूरज इमान बिन्दटक प्राप्ति रजिस्ट्रारिफिस फस्ट फ्लोर स्ट्रीट नो 25 संगम विहार साउथ दिल्ली (GAURAV KHANDE W/ OTHER निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उपस्थित पंजीयन अधिकारी (हरसर)

हस्ताक्षर प्रस्तुतकर्ता

मंसूरज इमान बिन्दटक प्राप्ति रजिस्ट्रारिफिस फस्ट फ्लोर स्ट्रीट नो 25 संगम विहार साउथ दिल्ली

प्रवेश में दर्जित 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

प्रवेश में दर्जित 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।

दिनांक: 11-02-2021

मंसूरज इमान बिन्दटक प्राप्ति रजिस्ट्रारिफिस फस्ट फ्लोर स्ट्रीट नो 25 संगम विहार साउथ दिल्ली

उपस्थित पंजीयन अधिकारी (हरसर)

उपरोक्त केतव श्री/श्रीमती/कुमारी M S DLF UTILITIES LTD and HAVEEN CHOWDHARY/OTHER हाजिर है। प्रस्तुत प्रवेश के तथ्यों को दावेदारों में सुनकर तथा समझकर स्वीकार किया। प्रवेश के अनुसार 0 रुपये की राशि देना ने मेरे सहाय विवेका को अदा की तथा प्रवेश में वर्णित अधिम अदा की गई राशि के मेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी RAVIR/पिता RAGHURAJ SINGH निवासी DLF GURUGRAM व श्री/श्रीमती/कुमारी OM PAKKASH पिता S RAM निवासी DLF GURUGRAM ने की।

पक्षी नं: 1 को हम नम्रदार/अधिकृत के रूप में जायते है तथा वह पक्षी नं: 2 को सहयोग करता है।

दिनांक: 11-02-2021

उपस्थित पंजीयन अधिकारी (हरसर)



22/2/21

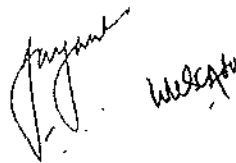
THIS SALE DEED is executed at Gurugram on this 10th day of February, 2021.

between

M/s. Ekan Buildtech Private Limited, (PAN. AADCE4488Q) having its registered office at L-1/1100, First Floor, Street No.25, Sangam Vihar, South Delhi; New Delhi - 110062 through Mr. Gaurav Khandelwal duly authorized by Board of Directors of the said company vide Resolution dated 04.02.2021 hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context of this sale deed collectively mean and include its successors-in-interest, legal representatives, administrators, executors, nominees and assigns etc.) on one hand;

AND

M/s. DLF Utilities Limited (PAN. AAACN3199A) having its office at Shopping Mall, 3rd Floor, Arjun Marg, Phase-I, DLF City, Gurugram - 122002, Haryana through Mr. Jayant Erickson and Mr. Krishan Kumar Sheera duly authorized by Board of Directors of the said company vide Resolution dated 26.10.2020 hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context of this sale deed shall collectively mean and include its legal representatives, administrators, executors, nominees, assigns etc.) on the other hand.



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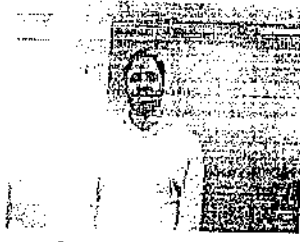
Reg. No

Reg. Year

Book No

2020

2020



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- Shru GAURAV KHANDELWALOTHER मैसर्स इलान बिल्डटेक प्राप्ति रजिऑफिस फर्स्ट
फ्लोर स्ट्रीट नो 25 संगम विहार साउथ दिल्ली

क्रेता :- Shru NAVEEN GHOSH DHARYOTHERM S DLF UTILITIES
LTD

गवाह 1 :- RAVIRAJ

गवाह 2 :- OM PARKASH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3886 आज दिनांक 11-02-2021 को बही नं 1 जिल्द नं 28 के पृष्ठ नं 145.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 680 के पृष्ठ संख्या 78 से 82 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 11-02-2021



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

WHEREAS VENDOR is full-fledged and lawful owner of land bearing Khewat/Khata no. 61/63, Rect. No. 26, Killa Nos. 7/3(4-10), 8/2(6-18), 9/2(6-18) field 1, area admeasuring 18 Kanals 6 Marlas to the extent of 1/3 share, i.e, 6 Kanals 2 Marlas and Khewat/Khata no. 92/94, Rect. No. 26, Killa Nos. 15/2 (6-18), 16/3(2) field 2, area admeasuring 9 Kanals, 6 Marlas, Salam, total area of both Khewats measuring 15 Kanals 8 Marlas or say 1.925 acres, situated in the revenue estate of Mewka, Sub Tehsil Harsaru, District Gurugram, as per Jamabandi of the year 2017-2018 and Mutation No. 1897 dt. 01.12.2020 (hereinafter referred to as "Said Land").

WHEREAS the Said land was earlier owned by M/s Manish Buildwell Pvt. Ltd., herein after referred to as the Said Company.

AND WHEREAS the said Company had purchased the Said Land vide registered sale deed bearing Vasika no. 17685 dated 28.11.2007 and sale deed bearing Vasika no. 7041 dated 28.06.2006. Mutations bearing numbers 1454 dated 29.02.2008 and 1390 dated 23.03.2007 respectively were sanctioned on the basis of aforesaid registered sale deeds. In terms of the aforesaid Sale deeds and consequent mutations, the said Company was reflected to be owner of the Said Land in jamabandi for the year 2002-2003. In this manner, the said Company had become full-fledged and lawful owner of the Said Land.

AND WHEREAS the said Company had entered into a registered Collaboration Agreement registered vide Vasika no. 31553 dated 10.02.2011 (hereinafter referred to as "Collaboration Agreement") with the VENDEE in respect of Said Land for undertaking development of Residential Plotted Colony over the same.

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
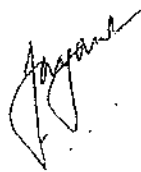
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AND WHEREAS actual physical possession of Said Land had been delivered at the spot by M/s Manish Buildwell Pvt. Ltd. to the VENDEE. Application for grant of license for development of Residential Plotted Colony had been submitted by the DEVELOPER i.e. the VENDEE on the basis of Collaboration Agreement to Directorate of Town & Country Planning, Haryana, Chandigarh. The said application was processed and eventually License bearing No. 59 of 2011 had been granted by Directorate of Town & Country Planning, Haryana, Chandigarh

AND WHEREAS the Directorate of Town & Country Planning, Haryana, Chandigarh had issued Memo bearing no. LC-2523-II-JE(VA)-2012/9206 dated 28.05.2012 whereby the said statutory authority had granted permission for transfer of the Said Land and Licence in favour of the VENDEE in terms of Rule 17 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

AND WHEREAS the Said Company had proceeded to execute and register sale deed bearing vasika number 2562 dated 12th of November 2020 and Rectification Deed dated 4th of December 2020 bearing vasika number 2963 in respect of Said Land in favour of the VENDOR on payment of valuable sale consideration amounting to Rs.9,14,37,500/- (Rupees Nine Crores Fourteen Lacs Thirty Seven Thousand Five Hundred Only). Mutation bearing No. 1897 has been entered in the revenue record and sanctioned on 01.12.2020 with respect to the aforesaid sale deed. In this manner, the VENDOR became lawful owner of the Said Land.

The VENDOR is desirous of selling the Said Land and all rights accruing to the VENDOR by virtue of Collaboration Agreement. The VENDEE is also keen to purchase the Said Land along with all rights appurtenant thereto as well as all rights accruing to the VENDOR by virtue of Collaboration Agreement.



4/10



Accordingly, the instant sale deed in respect of Said Land is being executed and registered in favour of the VENDEE on the terms and conditions set out in this sale deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That the total sale consideration in respect of Said Land has been settled at Rs. 30,00,00,000/- (Rupees Thirty Crores only) subject to deduction of applicable TDS. The entire sale consideration amount of Rs. 30,00,00,000/- (Rupees Thirty Crores only) has been paid by the VENDEE to the VENDOR in the following manner:-

- i) Rs. 9,92,50,000/- (Rupees Nine Crore Ninety Two Lakh Fifty Thousand only) vide cheque bearing no. 002156 dated 08.02.2021 drawn on Kotak Mahindra Bank, 14, Kasturba Gandhi Marg, New Delhi in favour of VENDOR.
- ii) Rs. 9,92,50,000/- (Rupees Nine Crore Ninety Two Lakh Fifty Thousand only) vide cheque bearing no. 002157 dated 08.02.2021 drawn on Kotak Mahindra Bank, 14, Kasturba Gandhi Marg, New Delhi in favour of VENDOR.
- iii) Rs. 9,92,50,000/- (Rupees Nine Crore Ninety Two Lakh Fifty Thousand only) vide cheque bearing no. 002158 dated 08.02.2021 drawn on Kotak Mahindra Bank, 14, Kasturba Gandhi Marg, New Delhi in favour of VENDOR.
- iv) TDS amounting to Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) being 0.75% of the total consideration as per the provisions of Income Tax Act 1961 deposited by the VENDEE.

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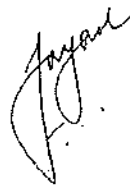
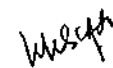
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- 2 The VENDOR has thus received the entire sale consideration from the VENDEE and no amount whatsoever is outstanding or payable to it towards any account by the VENDEE.
- 7 That the VENDOR acknowledges the receipt of entire sale consideration from the VENDEE in respect of Said Land and all rights appurtenant thereto as well as rights accruing to the VENDOR by virtue of Collaboration Agreement. That the VENDOR is not left with any right, interest or title in the Said Land including the rights accruing under the said Collaboration Agreement, which has become the absolute property of the VENDEE.
- 7 That the possession of Said land is already with the VENDEE. Now, the VENDEE has become full-fledged and lawful owner in possession of the Said Land along with all rights appurtenant thereto. The VENDEE shall be entitled to hold and enjoy the Said Land absolutely without any let, hindrance, interruption, disturbances, claim or demand from the VENDOR or any person claiming under or through the VENDOR. The VENDOR has not been left with any right, title or interest whatsoever pertaining to the Said Land. The originals of sale deed bearing vasika number 2562 dated 12th of November 2020 and Rectification Deed bearing vasika number 2963 dated 4th of December 2020 have been handed over by the VENDOR to the VENDEE.

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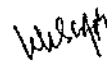
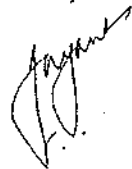
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That the VENDEE has conducted due diligence with regard to legality of title held by the VENDOR in respect of the Said Land and the competence authority of the VENDOR to transfer title in respect thereof.

- 7 That the VENDOR has assured the VENDEE that the Said Land is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders attachments etc. The VENDOR has further assured the VENDEE that no right of any nature shall be staked by it against the VENDEE on the basis of Collaboration Agreement dated 9th of February 2011 bearing Vasika no. 31553 dated 10.02.2011 executed by the Said Company in favour of the VENDEE. The VENDOR has assured the VENDEE that it has not entered into any agreement of sale or created any third party rights relating to the Said Land.

That all stamp and registration expenses etc. for execution and registration of the instant sale deed have been incurred by the VENDEE.

- 8 That the VENDEE shall be entitled to use, utilize, deal with and alienate the said land in any manner deemed fit by it and the VENDOR undertakes not to raise any objection to the same.
- 9 That VENDOR further undertakes that in case any outstanding amount or dues, taxes, charges or liens etc. are discovered subsequently, in relation to the Said Land, in that event the VENDOR shall be liable to pay/satisfy the same provided the same pertain to the period upto the date of execution of this deed.



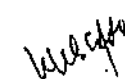
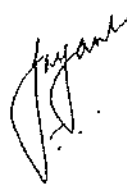
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That the VENDOR has assured the VENDEE that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the Said Land being sold to the VENDEE by virtue of this deed.

- 14 That the VENDOR admits and acknowledges that all rights held by it in respect of Said Land as well as rights accruing to it by virtue of Collaboration Agreement now stands vested in the VENDEE.
- 15 That the VENDEE shall be entitled to get the licence of residential plotted colony/any other license/permission granted in respect of Said Land transferred in favour of any person / company on behalf of the VENDOR and also to obtain permission for transfer of beneficial interest in relation to the project from the statutory authorities.
- 16 That it has been mutually agreed and understood between the parties that in the event of Said Land/part thereof being lost to the VENDEE on account of any defect in title of the VENDOR or on account of litigations referred to above, the VENDOR shall recoup/indemnify the VENDEE for any loss or litigation expenses incurred by the VENDEE and/or damages (if any) suffered by it. The VENDOR is selling the Said Land on as is where is basis as it had been purchased by the VENDOR from the said Company.



8/10

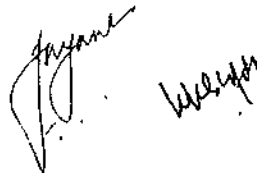


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That the VENDEE shall be entitled to get sanctioned mutation upon registration of sale deed and to get its name reflected as owner in possession of the Said Land in the revenue records. VENDOR undertakes not to raise any objection to the same. VENDOR shall execute all such documents and do all requisite acts, deeds and things as may be required for getting incorporated name of the VENDEE in revenue records in terms of this sale deed.

- 9 That the VENDOR undertakes not to enter into any agreement of sale etc. or any other transaction leading to creation of any third party interest of any nature in respect of Said Land.
- 10 That the VENDOR and VENDEE shall be separately liable for their individual taxes payable for transactions done by them including the present contract.
- 17 That all disputes directly or impliedly arising out of or concerning this Sale Deed shall be subject to jurisdiction of Courts at Gurugram alone.
- 18 This sale deed shall be presented for registration before the Registering Authority and got registered by Mr. Naveen Chowdhary who has been authorized vide Resolution dated 26.10.2020 passed by the Board of Directors to appear before the registering authority and present for registration of any deed or documents executed by or on behalf of the Vendee.




9/10

IN WITNESS WHEREOF both VENDOR and VENDEE aforementioned
have executed this sale deed on the date and place first mentioned above
Witnesses.

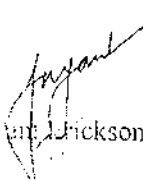
VENDOR

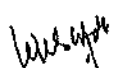
For M/s Elan Buildtech Private Limited.


(Authorised Signatory)

VENDEE

For M/s DLF Utilities Ltd.


Jayant Jackson


Krishan Kumar Sheera

(Authorised Signatories)

WITNESSES:

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18-2-21
19-2-21
22-2-21

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रजिस्टर इंतकाल

— 434 —

गांव : Meoka

हृदयसूत नंबर : 121

तहसील : हरसरु

जिला : गुरुग्राम

वर्क संख्या : १

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|------------------------|----------------------------------|--|---------------------|---|---------------|--|-----------------------------------|----------------------|------------------------------------|---|-----------------------------------|-------------------------|--|
| इन्द्राज जमाबन्दी गुजस्ता का अखरी बाकी इंतकाल जिसकी तारीख भतजूब है | | | | | | | इन्द्राज जमीन को अब कायम किया जाएगा | | | | | | | |
| नंबर गुमार | नंबर खाता जमाबंदी सावक | नाम तरफा या चाह | नाम मासिक व विवरण | नाम कर्जदार व विवरण | नंबर व नाम खेत व रकबा व किस्म जमीन | मासला या लगान | नंबर खाता जमाबंदी जदीद | नाम मासिक व विवरण | नाम कारातकार व विवरण | नंबर व नाम खेत व रकबा व किस्म जमीन | मासला या लगान | किस्म या तारीख इंतकाल मय नै जरूरत | कीस दाखिला या तसदीक खमल | रिपोर्ट पटवार या तसदीक गिरदावर कानूनगो |
| 1912 | खेत न. 61 | जबरसिंह नम्बरदार रामसरूप सरबराह | 1897 मैसूर इतान बिल्डटेक प्रा.नि. रजि.आफिस फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | बदस्तूर सालम खेत | मैसूर इतान बिल्डटेक प्रा.नि. रजि.आफिस फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | सालम खेत | M/s डी.एल.एफ.डी.ए. बदस्तूर यूरिडिटीज लि. | रजि.ऑ.डी.ए.डी.ए. GURUGRAM 1/3 भाग | बाकी बदस्तूर 2/3 भाग | मैसूर खेत | फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | मैसूर खेत | मैसूर खेत | मैसूर खेत |
| 1912 | 92/4 | जबरसिंह नम्बरदार लिन खेत न. 92/4 | 1897 मैसूर इतान बिल्डटेक प्रा.नि. रजि.आफिस फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | बदस्तूर सालम खेत | मैसूर इतान बिल्डटेक प्रा.नि. रजि.आफिस फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | सालम खेत | M/s डी.एल.एफ.डी.ए. बदस्तूर यूरिडिटीज लि. | रजि.ऑ.डी.ए.डी.ए. GURUGRAM 1/3 भाग | बाकी बदस्तूर 2/3 भाग | मैसूर खेत | फर्स्ट फ्लोर स्ट्रीट नो.25, संगम विहार साउथ दिल्ली 1/3 भाग बाकी बदस्तूर 2/3 भाग | मैसूर खेत | मैसूर खेत | मैसूर खेत |

Q. T. O



रजिस्टर इंतकाल

Web 16

कॉड : 121

इन्टरनेट नंबर : 121

तहसील : हरसक

जिला : गुरुग्राम

वर्क संख्या : 2

| नंबर व विवरण | नंबर व विवरण | नंबर व नाम व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण |
|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| नंबर व विवरण | नंबर व विवरण | नंबर व नाम व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण |
| नंबर व विवरण | नंबर व विवरण | नंबर व नाम व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण |
| नंबर व विवरण | नंबर व विवरण | नंबर व नाम व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण |
| नंबर व विवरण | नंबर व विवरण | नंबर व नाम व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण | नंबर व विवरण |

श्री नम जी,
तहसील की जाँच है कि नकल
मुताबिक जो उक्त हस्त नकल
है

17/11/2021

16970

(38)

No. 1791-

Dated 19.11.07

Certified under Section 42 of the Indian Stamp Act, 1889, that stamps duty of the amount of Rs. 7807800/- (in words)

Rs. Savan & Egho Lee Saranthurder Egho hunder has

been levied on this document and paid by Mrs Hubert Baulder

Dee Capel Rst N. D. D. vide

treasury challan No. 8 Dated 19.11.07 for sale

deed 30/8000

SALE DEED

TREASURY OFFICE
CHALAN COLLECTOR
GURGAON
19/11/07

GURGAON

- | | | | |
|----|-------------------|---|-----------------------------------|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village Name | : | Mewka, Tehsil & Distt Gurgaon |
| 3. | Unit Land | : | 59 Kanai 3 Marla (7.39375 Acres) |
| 4. | Type of Land | : | Agricultural |
| 5. | Transaction Value | : | Rs. 13,01,30,000/- |
| 6. | Stamp Duty | : | Rs. 78,07,800/- |
| 7. | Stamp No. & Date | : | |
| 8. | Name of Treasury | : | Gurgaon |

Puran Singh

प्रलेख नः 16970

दिनांक 19/11/2007

| | | |
|---|---|-------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगावा | गांव/शहर मेवका | स्थित मेवका |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| चाही | 7 Acre 3 Kanal 3 Marla | |
| धन संबंधी विवरण | | |
| राशि 130,130,000.00 रुपये | स्टाम्प ड्यूटी की राशि 7,807,800.00 रुपये | |
| रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये | |

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 19/11/2007 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Purn @Puran पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Meer Singh निवासी Meoka, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Puran Singh

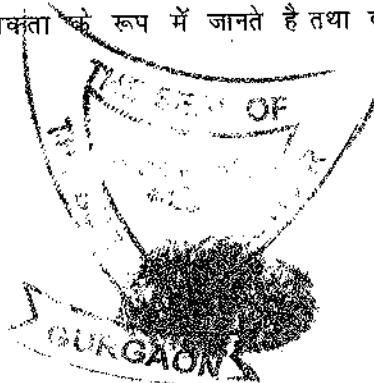


उप/सयुक्त पंजीयन अधिकारी
गुडगावा

श्री Mahadei @ Maha Devi, Purn @ Puran

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- D.K.Bhardwaj क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Birender पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Bishamber Dayal निवासी Kakrola, Gurgaon ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 19/11/2007



उप/सयुक्त पंजीयन अधिकारी
गुडगावा

THIS Deed of absolute sale are made at Gurgaon on the day of

BETWEEN

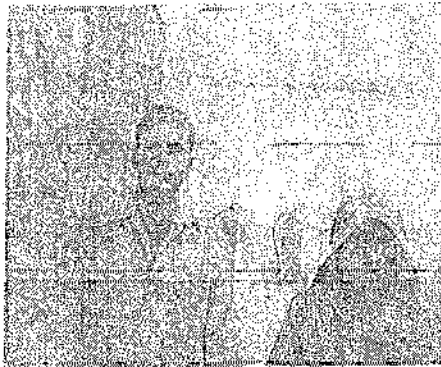
Sh Purn alias Puran s/o Meer Singh S/o Dewkaran , 203/216 share & Smt Mahadei alias Maha Devi widow of Meer Singh S/o Dewkaran , 13/216 share both R/o Dhorka , Tehsil & Distt Gurgaon , who are owner(s) in physical, vacant & peaceful possession of the subject land (described herein below) admeasuring 59 Kanal 3 Marla situated within the revenue estate of village Mewka , Tehsil Gurgaon , District Gurgaon, Haryana along with all constructed houses , tube wells , structures , standing crops , Trees or any other attachments with the subject land vide Jamabandi for the year 2004-05 & Sanctioned mutation no(s) 1339 dated 8-2-07 , 1341 dated , 1118 dated 7-10-04, 1362 dated 1-3-07 1359 dated 1-3-07, 1360 dated 1-3-07 , 1340 dated 8-2-07 hereinafter called the "VENDOR(S)" (which expression shall unless repugnant to the context and meaning hereof mean and include his heirs, legal representatives, administrators, executors and assignees etc.) of the ONE PART.

AND

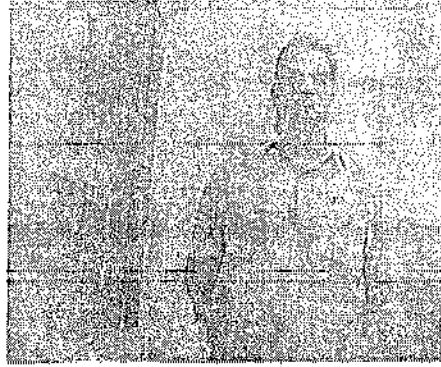
Puran Singh



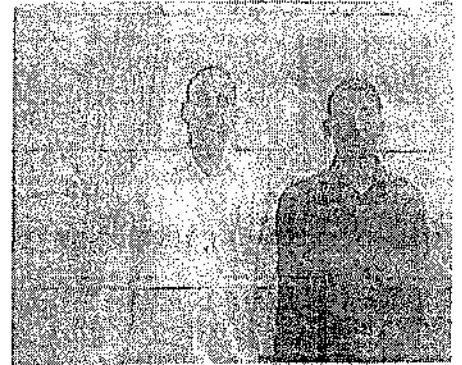
Reg. No. 16970 Reg. Year 2007-2008 Book No. 1



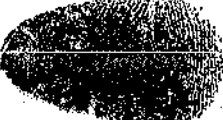
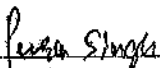



विक्रेता



क्रेता



गवाह

विक्रेता
Mahadei @ Maha Devi  Purn @ Purn 
क्रेता
thru:- D.K. Bhardwaj 
गवाह 1:- H.R. Khatana  गवाह 2:- Birender 

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,970 आज दिनांक 19/11/2007 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 55 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 19/11/2007

उप/संयुक्त पंजीयन अधिकारी
गुडगावा



M/s Hubert Builders & Developers Pvt Ltd, 1 E , Jhandewalan Extn, Naaz Cinema Complex, New Delhi-55 (PAN No AABCH8627C) hereinafter called the "VENDEE" (which expression shall unless repugnant to the context and meaning hereof mean and include its respective heirs, legal representatives, administrators, executors and assignees etc.) of the OTHER PART.

WHEREAS the VENDOR(S) is / are the absolute owner(s) and in actual physical, vacant & peaceful possession of Agriculture Land Comprised in Khewat/Khata No. 32/34 , Rect No 22 , kila No 12 (8-0) , 13 (8-0) , 14 /2 (4-13) , 16(8-0) ,17(8-0) ,18(8-0) ,24(8-0) ,25/1(6-10) , fields 8 ,Total area admeasuring 59 Kanal 3 Marla situated in the revenue estate of Village Mewka , Tehsil Gurgaon , District Gurgaon (Haryana) vide Jamabandi for the year 2004-05 & Sanctioned mutation no(s) 1339 dated 8-2-07 , 1341 dated , 1118 dated 7-10-04, 1362 dated 1-3-07, 1359 dated 1-3-07, 1360 dated 1-3-07 , 1340 dated 8-2-07 along with all constructed houses , tube wells , structures , standing crops , Trees or any other attachments with the subject land (hereinafter called the said LAND).

AND WHEREAS the VENDOR(S) herein being desirous of selling the subject land for personal betterment / fulfillment of personal needs has / have decided to hereby grant, convey, transfer, by way sale the subject land and assign unto and in favour of the VENDEE of the subject land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all

Puran Singh



constructed houses , tube wells , structures , standing crops , Trees or any other attachments with the subject land or any other things and Whereas the VENDEE has agreed to purchase the subject land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR(S)' includes the owner(s) in physical , vacant & peaceful possession of the said Land along with all constructed houses , tube wells , structures , standing crops , Trees or any other attachments with the subject land .
- b. the 'Land' means Agriculture Land Comprised in Khewat/Khata No. 32/34 , Rect No 22 , kila No 12 (8-0) , 13 (8-0) ,14/2 (4-13) , 16(8-0) ,17(8-0) ,18(8-0) ,24(8-0) ,25/1(6-10) , fields 8 ,Total area admeasuring 59 Kanals 3 Marla situated in the revenue estate of Village Mewka , Tehsil Gurgaon , District Gurgaon (Haryana) vide Jamabandi for the year 2004-05 & Sanctioned mutation no(s) 1339 dated 8-2-07 , 1341 dated , 1118 dated 7-10-04, 1362 dated 1-3-07, 1359 dated 1-3-07, 1360 dated 1-3-07 , 1340 dated 8-2-07 along with all constructed houses , tube wells , structures , standing crops , Trees or any other attachments with the subject land .
- c. Words importing the masculine gender include the feminine and the neuter and vice versa.
- d. Words importing the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.

Puram Singh





- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful and physical possession of the Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR(S)

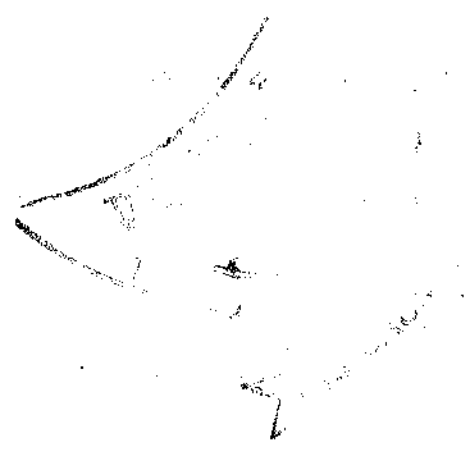
WHEREAS the VENDOR(S) affirmed, represented, assured the Vendee that the said land:

- i) Is good, clear and legally marketable Land owned and possessed by the VENDOR(S) having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance such as sell, will, exchange, mortgage, gift line, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- v) Does not have any warehouse, cattle live stock, rising of grass on the said land and is purely an agriculture land and before the enactment of Urban

Raman Singh



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(1)



Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.

- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR(S) in favour of any other person(s) prior to the date of this deed.
- viii) Has / have provided Form 61 duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. **AND WHEREAS** the VENDOR(S) herein being desirous of selling the subject land and for betterment / fulfillment of personal needs has / have decided to hereby grant, convey, transfer, by way sale the subject land and assign unto and in favour of the VENDEE of the Agriculture Land Comprised in Khewat/Khata No. 32/34 , Rect No 22 , kila No 12 (8-0) , 13 (8-0) ,14/2 (4-13) , 16(8-0) ,17(8-0) ,18(8-0) ,24(8-0) ,25/1(6-10) , fields 8 ,Total area admeasuring 59 Kanal 3 Marla situated in the revenue estate of Village Mewka , Tehsil Gurgaon , District Gurgaon (Haryana) vide Jamabandi for the year 2004-05 & Sanctioned mutation no(s) 1339 dated 8-2-07 , 1341 dated , 1118 dated 7-10-04, 1362 dated 1-3-07, 1359 dated 1-3-07, 1360 dated 1-3-07 , 1340 dated 8-2-07 along with all constructed houses , tube wells , structures , standing crops , Trees or any

Puram Singh

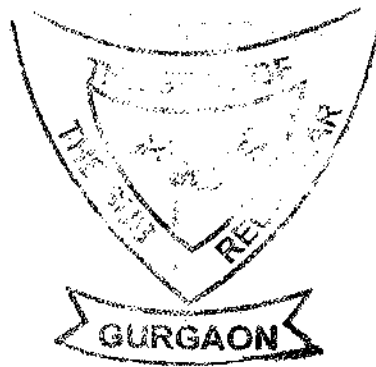


other attachments with the subject land , and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances or any other things and Whereas the VENDEE has agreed to purchase the subject land for a total sale consideration of Rs. 13,01,30,000/- (Rupees Thirteen corer one lac thirty thousand only). The Vendee has paid the said sale consideration i.e. Rs. 13,01,30,000/- (Rupees Thirteen corer one lac thirty thousand only) to the VENDOR(S) as per details given below:

| Sl no | Name of Seller / Received By | Amount | Cheque no | Date | Name of Bank | Paid By |
|-------|-------------------------------------|----------------|-----------|----------|-------------------------------|--|
| 1 | Purn alias Puran Singh | 12,22,98,102/- | 000003 | 17-11-07 | Kotak Mahindra Bank Ltd | M/s Hubert Builders & Developers Pvt Ltd |
| 2 | Smt Mahadei alias MahaDevi | 78,31,898/- | 000004 | 17-11-07 | Kotak Mahindra Bank Ltd | M/s Hubert Builders & Developers Pvt Ltd |
| | | | | | | |
| | Total | 13,01,30,000/- | | | | |

Puran Singh





The VENDOR(S) hereby acknowledges the receipt of the same. Now nothing is due towards the Vendee.

2. The VENDOR(S) is / are the absolute owner(s) in physical, vacant & peaceful possession of the subject land and has a clear and unencumbered title of it, and is / are in actual physical possession of the entire above mentioned land and the possession of the same is being handed over under this sale deed to the Vendee.
3. That the Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR(S) shall discharge the same from and out of his own funds and keep the VENDEE indemnified. That the VENDOR(S) hereby declares with the VENDEE that the VENDOR(S) has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the subject land hereunder up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the VENDOR(S) shall discharge the same
4. That on the basis of this sale deed, the VENDEE is entitled to get the said land mutated in its own name in the revenue record and also with other concerned authorities to which the VENDOR(S) shall have no objection and shall not raise any objection. The VENDOR(S) hereby confirms to assist and participate in the mutation process.

Puram Singh





5. That the VENDOR(S) has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
6. The Land hereby is conveyed & transferred by the VENDOR(S) to the VENDEE free from all encumbrances and any third party rights and/or interests in the said Land and the VENDOR(S) has / have handed over the physical, peaceful and vacant possession of the above said Land to the VENDEE.
7. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR(S) in regard to the title of the said land, in case it is proved otherwise the VENDOR(S) shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR(S) further agrees to indemnify the VENDEE in case of any legal proceedings or by any governmental authority for any violations relating to the subject land till the execution of this sale deed.
8. **Disclaimer**
The VENDEE admits;
 - a. That all charges and expenses of the transfer i.e. stamp duty, registration charges for this deed and sale deed have been borne by the VENDEE.

Puram S.H. 90



IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by
The "VENDOR(S)"



Puran Singh

Signed and Accepted by
The "VENDEE" through Shri

Hem Raj Khanna
Advocate
Guigaon.

[Signature]

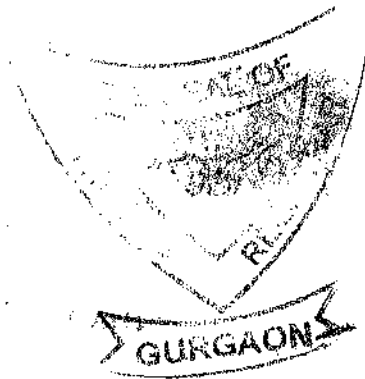
WITNESSES:

1.

[Signature]
Hem Raj Khanna
Advocate
Guigaon.

2.

[Signature] Bindu
50% *[Signature]*
4/10/14



बसीका नं० 16570 अति. बही नं० /
जिल्द नं० 10175 पृष्ठ नं० 25-40 पर
चरखा किया गया बही नं० /
जिल्द नं० 854 पृष्ठ नं० 48
दिनांक 15-11-77 को दर्ज किया
किया गया।

सब रजिस्ट्रार
गुडगाँव

STATE BANK OF INDIA

SI. No. 003145

GSR / 002

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Code No.

Received a sum of ₹ 1000000/-

(Rupees)

from Smt. / Shri

DLT Utilities Ltd

s/o, d/o, w/o

N/A

residing at

Gurgaon

for credit to Government of Haryana

account towards Stamp Duty.

Date 12 OCT 2013

Place GURGAON

(Signatures of Authorised Officer)



SALE DEED

- | | | | |
|----|-------------------------|---|---------------------------------|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village Name | : | Bhangrola |
| 3. | Unit Land | : | 8 Kanal, 0 Marla (1.00 acre) |
| 4. | Type of Land | : | Agricultural |
| 5. | Transaction Value | : | Rs 2,00,00,000/- |
| 6. | Stamp Duty | : | Rs 10,00,000/- |
| 7. | Stamp Serial No. & Date | : | GSR/002/003145 Dt 12.10.13. |
| 8. | Issued By | : | SBI, M G Road, Gurgaon Branch |

DS

Devinder Singh

Tarush

प्रलेख न: 17370

दिनांक 25/10/2013

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील गुडगांवा

गांव/शहर भाँगरौला

स्थित भाँगरौला

भवन का विवरण

भूमि का विवरण

चाही

1 Acre

धन संबंधी विवरण

राशि 20,000,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 1,000,000.00 रुपये

स्टाम्प की राशि 1,000,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Sanjeev Shekhar Sharma, Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 25/10/2013 दिन शुक्रवार समय 11:56:00AM बजे श्री/श्रीमती/कुमारी Devinder Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Udai Bhan निवासी 902, Tower-1, Vipul Belmonte, Golf Course Road, Sec-53, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Devinder Singh Tarushi

श्री Devinder Singh, Tarushi

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Sanjeev Shekhar Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D.Singh निवासी IIIrd Floor, dlf Shopping Mall, Gurgaon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dayaram निवासी Kherla, Gurgaon ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 25/10/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

This Deed of absolute sale is made at Gurgaon on this ^{25th} day of October 2013.

BY

Sh. Devinder Singh s/o Sh Udai Bhan and **Smt. Tarushi** w/o Sh. Devinder Singh, both r/o Flat No 902, Tower 1, Vipul Belmonte, Golf Course Road, Sector 53, Gurgaon, Haryana, (Equal Share) (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. Sanjeev Shekhar Sharma & Sh. Vipul Grover, duly authorized vide Board Resolution dated 16.08.2012 (hereinafter referred to as the "**VENDEE**" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **OTHER PART**.

"hereinafter '**VENDOR**' and '**VENDEE**' are collectively referred to as the "Parties" and individually as a "Party".

WHEREAS the **VENDOR** are the absolute owners of Land comprised in **Khewat/Khata No 203/293**, Rect No 23, Kila No 5/1/1(3-6), Rect No 20, Kila No 25/2/2/2 (4-14), fields 2, area measuring 8 Kanal, 0 Marla salam, total area admeasuring 8 Kanal 0 Marla, equivalent to 1.00 acres vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2826 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana), (hereinafter referred to as the '**Said Land**').

AND WHEREAS the **VENDOR** and the **VENDEE** had entered into a Collaboration Agreement dated 29.09.2011 (hereinafter referred to as '**Said**

Devinder Singh

Tarushi

Reg. No.

17,370

Reg. Year

2013-2014

Book No.

1



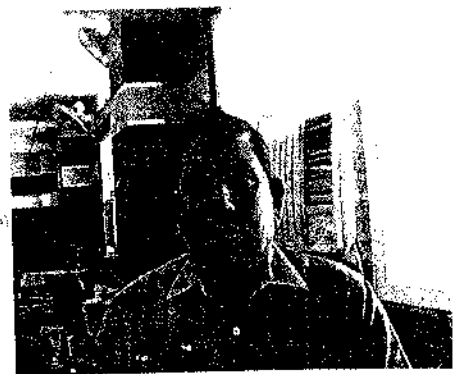
विक्रेता



क्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी

Collaboration Agreement') for development and construction of a Plotted Colony on the Said Land.

AND WHEREAS in terms of clause 10 of the Said Collaboration Agreement, the VENDOR shall sell, transfer and convey the Said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the Said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the Said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the Said Land save and except the Said Collaboration Agreement.

AND WHEREAS the VENDOR had offered to sell/convey the Said Land and the VENDEE has agreed to purchase the same for a total sale consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)**, hereinafter referred to as the '**Said Sale Consideration**'.

AND WHEREAS the Parties have decided that the Said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.







AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the Said Land and assign unto and in favour of the VENDEE the Said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the Said Land and whereas the VENDEE agrees to purchase the Said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' are the owners of the Said Land.
- b. the 'Said Land' means Agriculture Land comprised in **Khewat/Khata No 203/293**, Rect No 23, Kila No 5/1/1(3-6), Rect No 20, Kila No 25/2/2/2 (4-

Devinder Singh Jaiswal

| | | | |
|----------|----------------------------|---|----------------|
| विक्रेता | Devinder Singh |  | Devinder Singh |
| विक्रेता | Tarushi |  | Tarushi |
| क्रेता | thru:- Sanjeev Shekhar Sha |  | Sanjeev |
| क्रेता | thru:- Vipul Grover |  | Vipul |
| गवाह | Dhiraj Singh |  | Dhiraj |
| गवाह | Anil Kumar |  | Anil K |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 17,370 आज दिनांक 25/10/2013 को बही न: 1 जिल्द न: 13,055 के पृष्ठ न: 139 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,204 के पृष्ठ सख्या 6 से 7 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 25/10/2013

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उप/संयुक्त पंजीयन अधिकारी
गुडगावा

14), fields 2, area measuring 8 Kanal, 0 Marla salam, **total area admeasuring 8 Kanal 0 Marla, equivalent to 1.00 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2826 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana).

- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the Said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the Said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the Collaboration Agreement dated 29.09.2011, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or

Devinder Singh Yash

towards any other statutory dues and/or any authority under the law of the land.

- v) Does not have any warehouse, cattle live stock, rising of grass on the Said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney for mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR have provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of payment of the Said Sale Consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all their rights, title and interest in the Said Land comprised in **Khewat/Khata No 203/293**, Rect No 23, Kila No 5/1/1(3-6), Rect No 20, Kila No 25/2/2/2 (4-14), fields 2, area measuring 8 Kanal, 0 Marla salam, **total area admeasuring 8 Kanal 0 Marla, equivalent to 1.00 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2826 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana), along with attachments attached and annexed with the Said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the Said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land every part thereof, AND TO HOLD the same

Devinder Singh Jaurath

unto the use of the VENDEE, their successors, assignees, executors, administrators absolutely and forever.

2. That the VENDEE has paid the Said Sale Consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** to the VENDOR in the following manner;

| S No. | Name of Vendor / Received By | Amount (Rs.) | Cheque No. | Date | Name of Bank | Paid By |
|-------|------------------------------|----------------------|-----------------------------|----------|--------------|-----------------------|
| 1 | Sh. Devinder Singh | 99,00,000/- | 492655 | 18.10.13 | ICICI, Bank | DLF Utilities Limited |
| | | 100000/- | Deduction on account of TDS | | | |
| 2 | Smt. Tarushi | 99,00,000/- | 492654 | 18.10.13 | ICIC, Bank | DLF Utilities Limited |
| | | 100000/- | Deduction on account of TDS | | | |
| | Total | 2,00,00,000/- | | | | |

The VENDOR hereby acknowledges the receipt of the total Said Sale Consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the Said Sale Consideration in respect of the Said Land.

3. The VENDOR have represented and affirmed that they are the absolute owner of the Said Land and have clear and unencumbered title of it. The VENDOR further represents and affirms that they have handed over the actual, physical, vacant possession of the Said Land to the VENDEE at the time of execution of Collaboration Agreement and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the Said Land.
4. That the VENDOR represents, assures and confirms to the VENDEE that save and except the Said Collaboration Agreement, the Said Land is not subjected to any encumbrances, mortgages, charges, lien, attachments,

Devinder Singh Tarushi

and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of their own funds and keep the VENDEE indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR have paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the Said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.

5. That in the event the Said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have the absolute and sole right to claim compensation in respect of the Said Land and to do all the deeds to secure the same and the VENDOR or their heirs & nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all their rights in favor of the VENDEE in respect of the same.
6. That the VENDOR are hereafter left with no right, interest, title over the Said Land and the VENDEE shall be entitled to deal with the Said Land in any manner whatsoever as it may deem fit and proper.
7. That on the basis of this sale deed, the VENDEE is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process of the Said Land in favour of the VENDEE.
8. That the VENDOR have agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper,

Devinder Singh Jambhale

documents, applications, etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer, mutation and/or perfecting more the title of the Said Land in favour of the VENDEE.

9. That the VENDEE has agreed to purchase the Said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the Said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the Said Land till the execution of this sale deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of Said Land comprised in **Khewat/Khata No 203/293**, Rect No 23, Kila No 5/1/1(3-6), Rect No 20, Kila No 25/2/2/2 (4-14), fields 2, area measuring 8 Kanal, 0 Marla salam, **total area admeasuring 8 Kanal 0 Marla, equivalent to 1.00 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2826 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana).

Deviden Singh Tarush

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by
The "VENDOR" through

Devinder Singh

Sh. Devinder Singh

Tarushi.

Smt. Tarushi

*Self drafted
Smt. Tarushi.*

Signed and Accepted by
The "VENDEE" through

Sanjeev

1. Sh. Sanjeev Shekhar Sharma

[Signature]

2. Sh. Vipul Grover

WITNESSES:

1. *Dhiraj Singh*
S/o Sh. D. Singh
3rd floor, DLP Shopping Mall
Gurgaon

2. *Anil Kumar*
S/o Dayaram
VPO Kherla
Gurgaon.

Anil K

11

राजस्तर इत्तकालत याव 21/12/01 न. हदबस्त 122- तहसील का जिला गुजरात

| 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| इन्द्राज जमाबन्दी गुजस्ता या आखरी बाकी इत्तकाल जिसकी तरनीम मतनुब है | | | | | | | | | | | | | |
| नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल |
| नाम मालक व अहवाल उदयमान 2826 मंगल 2826 | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम मालक व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल | नाम कायतकार व अहवाल |
| उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 |
| उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 | उदयमान 2826 मंगल 2826 |

इस जगह से काटिये कि आसानी से जमाबन्दी के साथ नक्की हो सके।

21-2-2016

STATE BANK OF INDIA

Sl. No. 003141
GSR / 002

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of ₹ 82,50,000/-

(Rupees Eight Lacs / twenty five thousand only)

From Smt. / Shri DLF Utilities Ltd

To, d/o, w/o

residing at

Gurgaon

for credit to Government of Haryana

account towards Stamp Duty.

STATE BANK OF INDIA
Date 12.10.13
Place GURGAON
(Signatures of Authorised Officer)

SALE DEED

1. Type of Deed : Sale Deed
2. Village Name : Bhangrola
3. Unit Land : 6 Kanal, 12 Marla (0.825 acre).
4. Type of Land : Agricultural
5. Transaction Value : Rs 1,65,00,000/-
6. Stamp Duty : Rs 8,25,000/-
7. Stamp Serial No. & Date : GSR/002/003141 Dt 12.10.13.
8. Issued By : SBI, M G Road, Gurgaon Branch

Saritar yekw

प्रलेख न: 17372

दिनांक 25/10/2013

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील गुडगांवा

गांव/शहर भांगरौला

स्थित भांगरौला

भवन का विवरण

भूमि का विवरण

चाही

6 Kanal 12 Marla

धन संबंधी विवरण

राशि 16,500,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 825,000.00 रुपये

स्टाम्प की राशि 825,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Drafted By: Self

* Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 25/10/2013 दिन शुक्रवार समय 12:05:00PM बजे श्री/श्रीमती/कुमारी Savitri Devi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dinesh Bohra निवासी Vill Wazirabad GGn द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Savitri Devi

हस्ताक्षर प्रस्तुतकर्ता

On
उप/संबुक्त पंजीयन अधिकारी
गुडगांवा

श्री Savitri Devi

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru- Sanjeev Shekhar Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुधक समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D Singh निवासी 3rd Floor DIF Shop, श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dayaram निवासी Vpo Kherla GGn ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 25/10/2013

On
उप/संबुक्त पंजीयन अधिकारी
गुडगांवा

This Deed of absolute sale is made at Gurgaon on this ^{25th} day of October 2013.

BY

Smt Savitri Devi w/o Dinesh Bohra, r/o Village Wazirabad, Tehsil & District Gurgaon, Haryana, (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

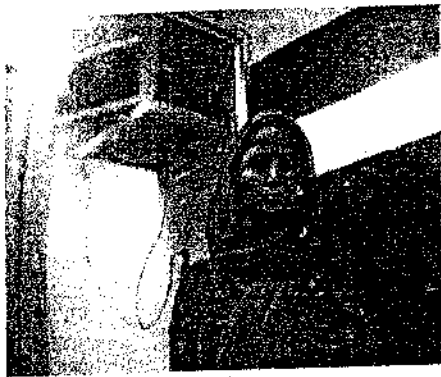
IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. Sanjeev Shekhar Sharma & Sh. Vipul Grover, duly authorized vide Board Resolution dated 16.08.2012 (hereinafter referred to as the "**VENDEE**" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **OTHER PART**.

"hereinafter '**VENDOR**' and '**VENDEE**' are collectively referred to as the "Parties" and individually as a "Party".

WHEREAS the VENDOR is the absolute owner of Land comprised in Khewat/Khata No 203/293 Rect No 20, Kila No 16/1 (5-7), 25/2/2/1(1-5), fields 2, area measuring 6 Kanal, 12 Marla salam, total area admeasuring 6 Kanal 12 Marla, equivalent to 0.825 acres vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2827/26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) (hereinafter referred to as the '**said Land**').

Savitri Bohra



विक्रेता



क्रेता



गवाह



उप /सयुक्त पेंजीयन अधिकारी

AND WHEREAS the VENDOR and the VENDEE had entered into a Collaboration Agreement dated 29.09.2011 (hereinafter referred to as '**said Collaboration Agreement**') for development and construction of a Plotted Colony on the said Land.

AND WHEREAS in terms of clause 10 of the said Collaboration Agreement, the VENDOR shall sell, transfer and convey the said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the said Land save and except the Said Collaboration Agreement.

AND WHEREAS the VENDOR had offered to sell/convey the said Land and the VENDEE has agreed to purchase the same for a total sale consideration of **Rs 1,65,00,000/- (Rupees One crore Sixty Five Lacs Only)**, hereinafter referred to as the '**said Sale Consideration**'.

AND WHEREAS the Parties have decided that the said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.






AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the said Land and assign unto and in favour of the VENDEE the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement r ights, equities, claims, demands, privileges, appurtenances along with all other attachments with the said Land and whereas the VENDEE agrees to purchase the said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner of the said Land.

Savitri Yelav

| | | | |
|----------|----------------------------|---|--------------|
| विक्रेता | Savitri Devi |  | Savitri Devi |
| क्रेता | thru- Sanjeev Shekhar Shar |  | Sanj |
| क्रेता | thru- Vipul Grover |  | Vipul |
| गवाह | Dhiraj Singh |  | Dhiraj |
| गवाह | Anil Kumar |  | Anil |

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 17,372 आज दिनांक 25/10/2013 को बही नः 1 जिल्द नः 13,055 के पृष्ठ नः 151 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 3,205 के पृष्ठ सख्या 11 से 13 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 25/10/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

- b. the 'said Land' means Agriculture Land comprised in Khewat/Khata No 203/293 Rect No 20, Kila No 16/1 (5-7), 25/2/2/1(1-5), fields 2, area measuring 6 Kanal, 12 Marla salam, total area admeasuring 6 Kanal 12 Marla, equivalent to 0.825 acres vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2827/26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana).
- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the Collaboration Agreement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or

Savitri Yadav

towards any other statutory dues and/or any authority under the law of the land.

- v) Does not have any warehouse, cattle live stock, rising of grass on the said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of payment of the said Sale Consideration of Rs 1,65,00,000/- (Rupees One crore Sixty Five Lacs Only), by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the said Land comprised in Khewat/Khata No 203/293 Rect No 20, Kila No 16/1 (5-7), 25/2/2/1(1-5), fields 2, area measuring 6 Kanal, 12 Marla salam, total area admeasuring 6 Kanal 12 Marla, equivalent to 0.825 acres vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2827/26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) , along with attachments attached and annexed with the said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the said Land every part

Savitri Kataria

thereof, AND TO HOLD the same unto the use of the VENDEE, their successors, assignees, executors, administrators absolutely and forever.

2. That the VENDEE has paid the said Sale Consideration of **Rs 1,65,00,000/- (Rupees One crore Sixty Five Lacs Only)**, to the VENDOR in the following manner;

| S No. | Name of Vendor / Received By | Amount (Rs.) | Cheque No. | Date | Name of Bank | Paid By |
|-------|------------------------------|----------------------|-----------------------------|----------|--------------|-----------------------|
| 1 | Smt Savitri Devi | 1,63,35,000/- | 492653 | 18.10.13 | ICICI, Bank | DLF Utilities Limited |
| | | 165,000/- | Deduction on account of TDS | | | |
| | Total | 1,65,00,000/- | | | | |

The VENDOR hereby acknowledges the receipt of the total said Sale Consideration of **Rs 1,65,00,000/- (Rupees One crore Sixty Five Lacs Only)**, from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the said Sale Consideration in respect of the said Land.

3. The VENDOR has represented and affirmed that she is the absolute owner of the said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that she had handed over the actual, physical, vacant possession of the said Land to the VENDEE at the time of execution of Collaboration Agreement and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the said Land.
4. That the VENDOR represents, assures and confirms to the VENDEE that the said Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared

Savitri Devi

and discharged the same from and out of his own funds and keep the VENDEE indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.

5. That in the event the said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have the absolute and sole right to claim compensation in respect of the said Land and to do all the deeds to secure the same and the VENDOR or his heirs & nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all her rights in favor of the VENDEE in respect of the same.
6. That the VENDOR is hereafter left with no right, interest, title over the said Land and the VENDEE shall be entitled to deal with the said Land in any manner whatsoever as it may deem fit and proper.
7. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process of the Said Land in favour of the VENDEE.
8. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned

Gawithi Yekla

for necessary transfer, and mutation and/or perfecting more the title of the said Land in favour of the VENDEE.

9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the said Land till the execution of this sale deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of said Land comprised in Khewat/Khata No 203/293 Rect No 20, Kila No 16/1 (5-7), 25/2/2/1(1-5), fields 2, area measuring 6 Kanai, 12 Marla salam, total area admeasuring 6 Kanai 12 Marla, equivalent to 0.825 acres vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2827/26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana), along with all other attachments with the said Land, and every part thereto.

Savitri yadav

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Self drafted
Smt. Savitri Devi

Signed and Delivered by
The "VENDOR" through

Savitri Yadav

Smt. Savitri Devi

Signed and Accepted by
The "VENDEE" through

Sanjeev

1. Sh. Sanjeev Shekhar Sharma

Vipul

2. Sh. Sh. Vipul Grover

WITNESSES:

1. Dhirey Singh

S/o D. Singh
3rd floor, DLF Shopping Mall
Gurgaon.

2.

Anil Kumar

S/o Dayaram
VPO Kharla
Gurgaon

| पंक्ति | | रजिस्टर इन्तकालात गांव | | नं. हदबस्त | | तहसील | | जिला | | ब्लॉक | | गांव | | वर्ग | |
|---|--------------------------|------------------------|---|----------------------|--|---------------|--------------------------|--|----------------------|---|---------------|----------------------------------|---|---|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| इन्दाज जनाबन्दी गुजस्ता या आखरी बाकी इन्तकाल जिसकी तरनीम मतलुब है | | | | | | | | इन्दाज जदीद जो अब कायम किया जाएगा | | | | | | | |
| गांव शीमार | नं. ख्याता जमाबन्दी याबक | नाम राफ या चाह | नाम मालक व अहवाल | नाम काश्तकार व अहवाल | नाम व नाम खेत व रकबा व किरम जमीन | मापला या लगान | गांव रखाता जमाबन्दी जमीन | नाम मालक व अहवाल | नाम काश्तकार व अहवाल | नाम व नाम खेत व रकबा व किरम जमीन | मापला या लगान | किरम या तारीख इन्तकाल मय व जरूरत | मीरा ताबन्दी खारज | रिपोर्ट पटमाली या तसदीक गिरदावर कामूरगी | |
| 23 | 203 प्रौ | | मौमली सुावेरी पुलौ दिनेश बाबा नि. गांव अलीराजद | अफसर | 20 16 1 5-7 25 2 1-5 कि 612 2 | | | मैसज डी. रंज. रफ - काराव यूटिलिटीज (utilities) लि. रंज. जमीन उत्तर (लॉर) जमीन अलीमोरी जी. रंज. रंज. सिटी फेस I गुस्ताबा | | 20 16 1 5-7 25 2 1-5 कि 612 2 रंज. रफ | | कि 612 2 रंज. रफ | 17372 25 13 अदल 80 16500000/- रक कात पस लार र | 24/1/2013 30/1/2014 | |

इस जगह से काटिये कि आसानी से जमाबन्दी के साथ नथी हो सके।

बकल मुताबिक अखल
बखरव बखर अखल
01-2-2016

| | | | |
|----|-------------------------|---|--------------------------------------|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Village Name | : | Bhangrola |
| 3. | Unit Land | : | 4 Kanal, 8.2 Marla (0.55125 acre) |
| 4. | Type of Land | : | Agricultural |
| 5. | Transaction Value | : | Rs 65,15,000/- |
| 6. | Stamp Duty | : | Rs 3,30,800/- |
| 7. | Stamp Serial No. & Date | : | GSR/002/003142 Dt 12.10.13. |
| | Issued By | : | SBI, M G Road, Gurgaon Branch |

प्रलेख न: 17374

दिनांक 25/10/2013


| | | |
|------------------------------------|---|---------------------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगावा | गांव/शहर भाँगरौला | स्थित भाँगरौला |
| <u>भवन का विवरण</u> | | |
| <u>भूमि का विवरण</u> | | |
| चाही | 4 Kanal 8 Marla | |
| <u>धन संबंधी विवरण</u> | | |
| राशि 6,615,000.00 रुपये | कुल स्ट्याम्प ड्यूटी की राशि 330,800.00 रुपये | |
| स्ट्याम्प की राशि 330,800.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये |

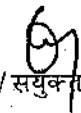
Drafted By: Sanjeev Shekhar Sharma, Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 25/10/2013 दिन शुक्रवार-समय 12:00:00PM बजे श्री/श्रीमती/कुमारी Anu Maker पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Gitam Maker निवासी 801, Tower-7, Vipul Belmonte, Golf Course Road, Sec-53, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Anu Maker


उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Sanjeev Shekhar Sharma क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुव्यवस्थित रूप से स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D.Singh निवासी IIIrd Floor, dlf Shopping Mall, Anand Market, Gurgaon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dayaram निवासी Kheria, Sohna, Gurgaon ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 25/10/2013


उप/संयुक्त पंजीयन अधिकारी
गुडगावा

This Deed of absolute sale is made at Gurgaon on this ^{25th} day of October 2013.

BY

Smt Anu Maker w/o Sh Gitam Maker R/o Flat No 801, Tower 7, Vipul Belmonte, Golf Course Road, Sector 53, Gurgaon, Haryana, (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories **Sh. Sanjeev Shekhar & Sh. Vipul Grover**, duly authorized vide Board Resolution dated 16.08.2012 (hereinafter referred to as the "**VENDEE**" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **OTHER PART**.

"hereinafter '**VENDOR**' and '**VENDEE**' are collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS the **VENDOR** is the absolute owner of Land comprised in **Khewat/Khata No 203/293**, Rect No 20, Kila No 16/2 (0-15), 17/1min(1-1), 24/2/1(1-15), 25/1/2(1-7) fields 4, area measuring 4 Kanal, 18 Marla to the extent of 9/10 share, i.e. 4 Kanal, 8.2 Marla, **total area admeasuring 4 Kanal 8.2 Marla, equivalent to 0.55125 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2828 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana) (hereinafter referred to as the '**said Land**').



Reg. No.

Reg. Year

Book No.

17,374

2013-2014

1



विक्रेता



क्रेता



गवाह



उप / सयुक्त पंजीयन अधिकारी

AND WHEREAS the VENDOR and the VENDEE had entered into a Collaboration Agreement dated 29.09.2011 (hereinafter referred to as '**said Collaboration Agreement**') for development and construction of a Plotted Colony on the said Land.

AND WHEREAS in terms of clause 10 of the said Collaboration Agreement, the VENDOR shall sell, transfer and convey the said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the said Land save and except the Said Collaboration Agreement.

AND WHEREAS the VENDOR had offered to sell/convey the said Land and the VENDEE has agreed to purchase the same for a total sale consideration of **Rs 66,15,000/- (Rupees Sixty Six Lacs Fifteen Thousand Only)**, hereinafter referred to as the '**said Sale Consideration**'.

AND WHEREAS the Parties have decided that the said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.

AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the said Land and assign unto and in favour of the VENDEE the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the said Land and whereas the VENDEE agrees to purchase the said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner of the said Land.



Reg. No.




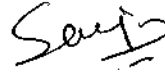






Reg. Year

Book No.

17,374

2013-2014


1

| | | | |
|----------|----------------------------|---|--|
| विक्रेता | Anu Maker |  |  |
| क्रेता | thru:- Sanjeev Shekhar Sha |  |  |
| क्रेता | thru:- Vipul Grover |  |  |
| गवाह | Dhiraj Singh |  |  |
| गवाह | Anil Kumar |  |  |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 17,374 आज दिनांक 25/10/2013 को बही नः 1 जिल्द नः 13,055 के पृष्ठ नः 147 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 3,204 के पृष्ठ सख्या 78 से 79 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 25/10/2013



उप/संयुक्त पंजीयन अधिकारी
गुडगावा

- b. the 'said Land' means Agriculture Land comprised in **Khewat/Khata No 203/293**, Rect No 20, Kila No 16/2 (0-15), 17/1min(1-1), 24/2/1(1-15), 25/1/2(1-7) fields 4, area measuring 4 Kanal, 18 Marla to the extent of 9/10 share, i.e. 4 Kanal, 8.2 Marla, **total area admeasuring 4 Kanal 8.2 Marla, equivalent to 0.55125 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2828 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana).
- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the Collaboration Agreement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.



- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- v) Does not have any warehouse, cattle live stock, rising of grass on the said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

- 1 That in lieu of payment of the said Sale Consideration of **Rs 66,15,000/- (Rupees Sixty Six Lacs Fifteen Thousand Only)**, by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the said Land comprised in **Khewat/Khata No 203/293**, Rect No 20, Kila No 16/2 (0-15), 17/1min(1-1), 24/2/1(1-15), 25/1/2(1-7) fields 4, area measuring 4 Kanal, 18 Marla to the extent of 9/10 share, i.e.4 Kanal, 8.2 Marla, **total area admeasuring 4 Kanal 8.2 Marla, equivalent to 0.55125 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2828 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana), along with attachments attached and annexed with the said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or



attached to the said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the said Land every part thereof, AND TO HOLD the same unto the use of the VENDEE, their successors, assignees, executors, administrators absolutely and forever.

2. That the VENDEE has paid the said Sale Consideration of **Rs 66,15,000/- (Rupees Sixty Six Lacs Fifteen Thousand Only)**, to the VENDOR in the following manner;

| S No. | Name of Vendor / Received By | Amount (Rs.) | Cheque No. | Date | Name of Bank | Paid By |
|-------|------------------------------|--------------------|-----------------------------|----------|--------------|-----------------------|
| 1 | Smt Anu Maker | 65,48,850/- | 492656 | 18.10.13 | ICICI Bank | DLF Utilities Limited |
| | | 66,150/- | Deduction on account of TDS | | | |
| | Total | 66,15,000/- | | | | |

The VENDOR hereby acknowledges the receipt of the total said Sale Consideration of **Rs 66,15,000/- (Rupees Sixty Six Lacs Fifteen Thousand Only)**, from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the said Sale Consideration in respect of the said Land.

3. The VENDOR has represented and affirmed that she is the absolute owner of the said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that she had handed over the actual, physical, vacant possession of the said Land to the VENDEE at the time of execution of Collaboration Agreement and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the said Land.
4. That the VENDOR represents, assures and confirms to the VENDEE that the said Land is not subjected to any encumbrances, mortgages, charges,



documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer, and mutation and/or perfecting more the title of the said Land in favour of the VENDEE.

9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the said Land till the execution of this sale deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of said Land comprised in **Khewat/Khata No 203/293**, Rect No 20, Kila No 16/2 (0-15), 17/1min(1-1), 24/2/1(1-15), 25/1/2(1-7) fields 4, area measuring 4 Kanal, 18 Marla to the extent of 9/10 share, i.e. 4 Kanal, 8.2 Marla, **total area admeasuring 4 Kanal 8.2 Marla, equivalent to 0.55125 acres** vide Jamabandi year 2006 - 2007, sanctioned Mutation No 2828 dated 26.09.2011, situated in the revenue estate of Village Bhangrola, Tehsil and District Gurgaon (Haryana), along with all other attachments with the said Land, and every part thereto.



IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

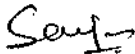
Signed and Delivered by
The "VENDOR" through



Smt. Anu Maker

*Self Drafted
(Sanjeev Shekhar Sharma)
Sent True*

Signed and Accepted by
The "VENDEE" through



1. Sh. Sanjeev Shekhar



2. Sh. Sh Vipul Grover

WITNESSES:

1. Dhirsaj Singh
S/o D. Singh
H/o 3rd floor, AFS shopping Mall
Arjun Marg, Gurgaon.

2.

Anil K
Anil Kumar
S/o - Dayaram
Mo. 9800 Kheila
Gurgaon.

[illegible]

3348

12/2/2014

১৭/১২-২০১৬

17/3/2014

95

STATE BANK OF INDIA

Sl. No. 004217

GSR / 002

RECEIPT



Maharaja Road, Gurgaon (01565)

Code No.

Received a sum of ₹ 5,62,500/-

Rupees Five lac Sixty Two Thousand Five Hundred

only

only

From Smt. / Shri DLF Utilities Ltd. /

s/o, d/o, w/o

STATE BANK OF INDIA

residing at

Gurgaon

for credit to Government of Haryana

account towards Stamp Duty

Date

Place

GURGAON

(Signature of Authorised Officer)

SALE DEED

1. Type of Deed
2. Village Name
3. Unit Land

Sale Deed
Mewka
7 Kanal, 10 Marla
(0.9375 acre)

4. Type of Land
5. Transaction Value
6. Stamp Duty
7. Stamp Serial No. & Date
8. Issued By

Agricultural
Rs 1,12,50,000/-
Rs 5,62,500/-
GSR/002/004217 Dt 14.11.2013
SBI, M G Road, Gurgaon Branch

211-4-3

प्रलेख नः 18916

दिनांक 18/11/2013

| | | |
|----------------------------------|---|---------------------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगावा | गांव/शहर मेवका | स्थित मेवका |
| <u>भवन का विवरण</u> | | |
| <u>भूमि का विवरण</u> | | |
| चाही | 7 Kanal 10 Marla | |
| <u>धन संबंधी विवरण</u> | | |
| राशि 11,250,000.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 562,500.00 रुपये | |
| स्टाम्प की राशि 562,500.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये |

Drafted By: Dhiraj Singh, Adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 18/11/2013 दिन सोमवार समय 1:05:00PM बजे श्री/श्रीमती/कुमारी Ram Chander पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Jivan निवासी Vill. Kankrola, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

21/11/13
गीता

श्री Ram Chander

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विक्रेताव श्री/श्रीमती/कुमारी Thru- RS Gehlot क्रेता हाज़िर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dhiraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D. Singh निवासी 3rd floor, Dlf Ghaziabad, UP पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dayaram निवासी VPO. Kherla, Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/11/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

This Deed of absolute sale is made at Gurgaon on this ~~18~~ day of November 2013.

BY

Sh. Ram Chander S/o Sh Ram Jivan, R/o Village Kankrola, Tehsil and District Gurgaon, Haryana (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having it's registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. RS Gehlot & Sh. B.L. Sharma, duly authorized vide Board Resolution dated 14.09.2012 (hereinafter referred to as the "**VENDEE**" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **OTHER PART**.

"hereinafter '**VENDOR**' and '**VENDEE**' are collectively referred to as the "Parties" and individually as a "Party".

WHEREAS the **VENDOR** is the absolute owner of Land comprised in **Khewat/Khata No. 84/89**, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area measuring 11 Kanal, 4 Marla to the extent of 1/2 share i.e 5 Kanal 12 Marla, **Khewat/Khata No. 90/96**, Rect No 27, Kila No 20/3 (3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/2 share i.e 1 Kanal 18 Marla, **total area of both khewats admeasuring 7 Kanal 10 Marla, equivalent to 0.9375 acres approx.** vide Jamabandi year 2002 – 03, sanctioned mutation number 1479 situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), (hereinafter referred to as the '**said Land**').

21/11/13



विक्रेता



क्रेता



गवाह



रूप / संयुक्त पंजीयन अधिकारी



AND WHEREAS the VENDOR and the VENDEE had entered into a definite contractual arrangement wherein the Vendor has agreed to sell, transfer and convey the said Land in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the said Land save and except the agreed contractual arrangement.

AND WHEREAS the VENDOR has offered to sell/convey the said Land and the VENDEE has agreed to purchase the same for a total sale consideration of **Rs 1,12,50,000/- (Rupees One Crore Twelve Lacs Fifty Thousand Only)**, hereinafter referred to as the '**said Sale Consideration**'.

AND WHEREAS the Parties have decided that the said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.

AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the said Land and assign unto and in favour of the VENDEE the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the said Land or any other things and whereas the VENDEE agrees to purchase the said Land on the following terms and conditions:-






Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner of the said.
- b. the 'said Land' means Agriculture Land comprised in **Khewat/Khata No. 84/89**, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area

21/11-2

| | | |
|----------|-----------|----------|
| Reg. No. | Reg. Year | Book No. |
| 18,916 | 2013-2014 | 1 |

| | | | |
|----------|------------------|---|--------------|
| विक्रेता | Ram Chander |  | राम चण्ड |
| क्रेता | Thru- RS Gehlot |  | RS Gehlot |
| क्रेता | Thru- B.L.Sharma |  | B.L.Sharma |
| गवाह | Dhiraj Singh |  | Dhiraj Singh |
| गवाह | Anil Kumar |  | Anil Kumar |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18,916 आज दिनांक 18/11/2013 को बही न: 1 जिल्द न: 13,057 के पृष्ठ न: 127 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,239 के पृष्ठ सख्या 45 से 47 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

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उप/सर्वेक्षक पंजीयन अधिकारी
गुडगावा

measuring 11 Kanal, 4 Marla to the extent of 1/2 share i.e 5 Kanal 12 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3 (3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/2 share i.e 1 Kanal 18 Marla, **total area of both khewats admeasuring 7 Kanal 10 Marla, equivalent to 0.9375 acres approx.** vide Jamabandi year 2002 - 03, sanctioned mutation number 1479, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana).

- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the agreed contractual arrangement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.

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- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- v) Does not have any warehouse, cattle live stock, rising of grass on the said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of payment of the said Sale Consideration of **Rs 1,12,50,000/- (Rupees One Crore Twelve Lacs Fifty Thousand Only)**, by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the said Land comprised in **Khewat/Khata No. 84/89**, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area measuring 11 Kanal, 4 Marla to the extent of 1/2 share i.e 5 Kanal 12 Marla, **Khewat/Khata No. 90/96**, Rect No 27, Kila No 20/3 (3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/2 share i.e 1 Kanal 18 Marla, **total area of both khewats admeasuring 7 Kanal 10 Marla, equivalent to 0.9375 acres approx.** vide Jamabandi year 2002 - 03, sanctioned mutation number 1479, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments attached and annexed with the said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties,

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privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the said Land every part thereof, AND TO HOLD the same unto the use of the VENDEE, their successors, assignees, executors, administrators absolutely and forever.

2. That the VENDEE has paid the said Sale Consideration of **Rs 1,12,50,000/- (Rupees One Crore Twelve Lacs Fifty Thousand Only)**, to the VENDOR in the following manner;

| S No. | Name of Vendor / Received By | Amount (Rs.) | Cheque No. | Date | Name of Bank | Paid By |
|-------|------------------------------|----------------------|-----------------------------|----------|--------------|-----------------------|
| 1 | Ram Chander | 1,11,37,500/- | 492676 | 14.11.13 | ICICI Bank | DLF Utilities Limited |
| | | 1,12,500/- | Deduction on account of TDS | | | |
| | Total | 1,12,50,000/- | | | | |

The VENDOR hereby acknowledges the receipt of the total said Sale Consideration of **Rs 1,12,50,000/- (Rupees One Crore Twelve Lacs Fifty Thousand Only)**, from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the said Sale Consideration in respect of the said Land.

3. The VENDOR has represented and affirmed that it is the absolute owner of the said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that it had already handed over the actual, physical, vacant possession of the said Land to the VENDEE and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the said Land.

21/11/13

4. That the VENDOR represents, assures and confirms to the VENDEE that the said Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of his own funds and keep the VENDEE indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.
5. That in the event the said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect of the said Land and to do all the deeds to secure the same and the VENDOR or his heirs & nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all its rights in favor of the VENDEE in respect of the same.
6. That the VENDOR is hereafter left with no right, interest, title over the said Land and the VENDEE shall be entitled to deal with the said Land in any manner whatsoever it may deem fit and proper.
7. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.

2121-402

8. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the said Land till the execution of this sale deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

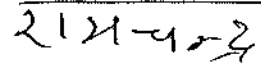
All that piece and parcel of said Land comprised in Khewat/Khata No. 84/89, Rect No 27, Kila No 15/2 (1-5), 16 (7-8), 25 (2-11) field 3, area measuring 11 Kanal, 4 Marla to the extent of 1/2 share i.e 5 Kanal 12 Marla, Khewat/Khata No. 90/96, Rect No 27, Kila No 20/3 (3-16), field 1, area measuring 3 Kanal 16 Marla, to the extent of 1/2 share i.e 1 Kanal 18 Marla, **total area of both khewats admeasuring 7 Kanal 10 Marla, equivalent to 0.9375 acres approx.**

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vide Jamabandi year 2002 - 03, sanctioned mutation number 1479, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with the Said Land.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by
The "VENDOR" through

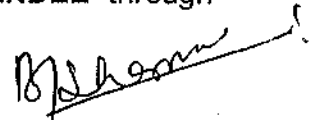


Ram Chander

Signed and Accepted by
The "VENDEE" through




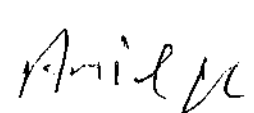
1. Sh. R.S. Gehlot



2. Sh. B.L. Sharma

WITNESSES:


1. Dhiraj Singh
S/o Shri D. Singh
3rd Floor DLF Shopping Mall
Arjun Marg, Gurgaon


2. Anil Kumar
S/o Shri Dayaram
V.P.O Kherla
Gurgaon

85

इन्द्राज जमाबन्दी गुजस्ता या आखिरी बाकी इन्तकाल जिसकी तरहीम मतलुब है।

10 11 12 13 14 15

इन्द्राज जदीद को अब कायम किया जाएगा

| नम्बर गुजार | नं० खाता जमाबन्दी साफ | नाम तरफ या धार | नाम मलाक व अहवाल नम्बर 1429 मन्तर 2851 | नाम काश्तकार व अहवाल | नम्बर व नाम खेत व रकबा व किसम जमीन | मापला या लगान | नम्बर खाता जमाबन्दी जदीद | नाम मलाक व अहवाल | नाम काश्तकार व अहवाल | नम्बर व नाम खेत व रकबा व किसम जमीन | मापला या लगान | किसम या तरीब इन्तकाल मय व जहरदल | किस दाखल खराज | रिपोर्ट पटवारी या तत्सदीक गिरदावर कानूनगो |
|-------------|-----------------------|----------------|---|----------------------|--|---------------|--------------------------|--|----------------------|---|---------------|---|---------------|---|
| 1724 | 84 | | रामचन्द्र उम रामजीवन 1/2 भाग बाकी बन्दसूर 1/2 भाग | बन्दसूर | 27 15 1-5 16 7-8 25 2-11 कित 11-4 3 | | | म/3 डी० रक० रक० ग्रहीमिरी कि० शर्जो औलिस 3rd फ्लोर झोफि माल अर्जुन मार्ग D.L.F सिटी जेस- I हुडावा 1/2 भाग बाकी बन्दसूर 1/2 भाग | बन्दसूर | 27 15 1-5 16 7-8 25 2-11 कित 11-4 800 3 1/2 भाग K.M 5+2 | | किस या तरीब वय रक उम बसीम 70 18916 18 11 203 बदम 61 112,500000 | | |
| 90 | | | रामचन्द्र उपरोक्त 1/2 भाग बाकी बन्दसूर 1/2 भाग | बन्दसूर | 27 20 3 316 | | | म/3 डी० रक० रक० ग्रहीमिरी कि० उपरोक्त 1/2 भाग बाकी बन्दसूर 1/2 भाग | बन्दसूर | 27 20 3 316 806 1/2 भाग K.M 1+8 K.M 7-10 | | रक करोड बारह मार पचास हजार मय कैवम | | |

श्रीमान जी
मकल मुताबिक असल है।
उज्जरत हस्त जाबा बमूल पार्स
इ. पटवारी

वामा वै मन्तर है
ACIIndepden
6/2/14

4/12/14

6/1/14

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ नथी हो सके।

20256

1

Sr. No. 2105Dated 22/12/06

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp Duty of the

amount of Rs. 3445313 (Rupees Thirty four lac forty five thousand three hundred thirteen andhas been levied on this document and paid by Mr Sagardutta Builders & Developers Pvt Ltd New Delhivide Treasury Challan No. 6Dated 22/12/06 for Superfund. 57421875

In favour of _____

AUDITED

Stamp Auditor
Gurgaon-1Deficiency Rs. 10/- Received
V. R. No. 1739 Date 28/12/06

S. R. Gurgaon

TREASURY OFFICER
CUM-COLLECTOR
GURGAON

22/12/06

किसम वसीका

मालियती

स्टाम्प

शब्द

बैयनामा आराजी

5,74,21,875 / -34,45,313 / -450

स्टाम्प नं० 2105 दिनांक 22.12.2006

स्टाम्प जारी कर्ता ट्रैजरी गुड़गांवा

हमकि सतपाल, अरपाल, धर्मपाल पुत्रान रामपाल पुत्र बोहडू निवासी
कार्टरपुरी तहसील जिला गुड़गांवा के हैं। जो कि हम आराजी जरई खेवट
नं० 69 खाता नं० 76 मुस्ततील नं० 36 किला नं० 6(0-13), 15(4-0),
मुस्ततील नं० 37 किमा नं० 9(8-0), 11/1(7-2), 10(7-19), 12/1(6-17),

अरपाल 2147

पेज नं० 2

सतपाल

धर्मपाल

प्रलेख नः 20256

दिनांक 28/12/2006

| डीड संबंधी विवरण | | |
|---|---|-------------|
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगावा | गांव/शहर डोरका | स्थित डोरका |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| चाही | 4 Acre 4 Kanal 15 Marla | |
| धन संबंधी विवरण | | |
| राशि 57,421,875.00 रुपये | स्टाम्प ड्यूटी की राशि 3,445,320.00 रुपये | |
| रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये | |

Drafted By: Mahesh Kr. Chauhan, Adv.

यह प्रलेख आज दिनांक 28/12/2006 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Satpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Rampal निवासी Caterpuri, Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
सतपाल

श्री Satpal, Amarpal, Dharampal

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी thru:- Dharam Chand क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Deepak Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Kishan Lal निवासी 1199/5, Patel Nagar, Gurgaon ने स्वीकृति नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 28/12/2006

उप/सयुक्त पंजीयन अधिकारी
गुडगावा

13/1(2-4) कुल किता 7 कुल रकबा तादादी 36 कनाल 15 मरले वाका रकबा मौजा दोरका तहसील व जिला गुडगांवा के बरुये फर्द जमाबन्दी साल 2003-2004 मालिक व काबिज हैं। यह आराजी एक्वायरशुदा नहीं है, ना ही इस आराजी की बाबत एक्वायर का कोई नोटिस मिला है। यह आराजी सरपलस रकबे का भाग नहीं है। इस आराजी का बेचने का सौदा किसी दीगर व्यक्ति से नहीं किया हुआ है। ना ही यह आराजी आज तक कहीं रहन, बैय, हिबे, पट्टे पर है। ना ही इस आराजी पर कोई सरकारी व गैर सरकारी व किसी बैंक आदि से कोई लोन लिया हुआ है। ना ही इस आराजी की बाबत कोई मुकदमा किसी अदालत में विचाराधीन है। ना ही इस आराजी की बाबत कोई कोर्ट डिग्री आदि की हुई है। यानि यह आराजी आज तक हर प्रकार के बार से पाक व साफ है। हमें तरक्की व खरीद दीगर जायदाद आदि के लिए रुपये की जरूरत है। इसलिए आज अपने ठीक होश हवाश में अपनी मर्जी और खुशी से व बगैर किसी दबाव के उपरोक्त आराजी मजकूरा बाला, मये सर्व अधिकार दाखली व खारजी सहित को बिलएवज मुबलिग 5,74,21,875/- रुपये (पांच करोड़ चौहतर लाख इक्कीस हजार आठ सौ पिचहतर रुपये केवल) जिसके आधे मुबलिग 2,87,10,937.50/- रुपये होते हैं बदसत M/s Sagardutt Builders & Developers Pvt. Ltd., P- 39, (Basement), NDSE-II, New Delhi-110049 को बैय व फिरोख्त कर दी। कुल जरे समन मुबलिग 5,74,21,875/- रुपये (पांच करोड़ चौहतर लाख इक्कीस हजार आठ सौ पिचहतर रुपये केवल) हस्ब तफसील जैल अजां खरीदार से वसूल पा लिए हैं अब उपरोक्त आराजी बयशुदा की बाबत कोई रुपया खरीदार से लेना बाकी नहीं रहा है। कब्जा मौके पर खरीदार को दे दिया है और खरीदार को अपनी तरह मालिक व काबिज बना दिया है। जिस तरह चाहे काम में लावे उजर न होगा। दाखिल खारिज कागजात माल में दर्ज व मंजूर करा देंगे अगर हम ना करावें तो खरीदार को अधिकार होगा कि वह बरुये बैयनामा दस्तावेज हजा के खुद करा लेवे उजर न होगा। अगर टाईटल के किसी किसम के कानूनी नुक्स की वजह से उपरोक्त आराजी बयशुदा खरीदार के कब्जे से निकल गयी तो हम और हमारे वारसान कुल

महपाल

अमरपालभादण

धनपाल

Reg. No. 20256 Reg. Year 2006-2007 Book No. 1



विक्रेता



क्रेता



गवाह

Satpal 31/12/2006 Satpal 31/12/2006 Dharampal 31/12/2006

Dharam Chand 31/12/2006

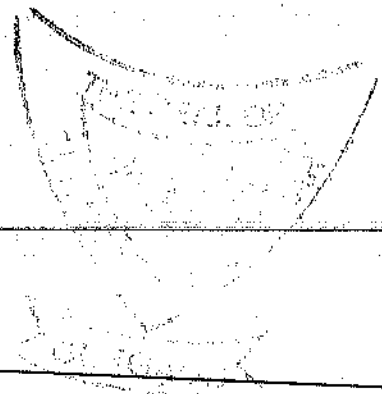
Mahesh Kr. Chauhan 31/12/2006 गवाह 2:- Deepak Kumar 31/12/2006

प्रमाण-पत्र

गत किया जाता है कि यह प्रलेख क्रमांक 20,256 आज दिनांक 28/12/2006 को बही न: 1 जिल्द न: 8,490 के न: 1 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न: 1,325 के संख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 28/12/2006

उप/संयुक्त पंजीयन अधिकारी
गडगांवा



3.

जरे बैय व खर्चा हर्जा अदा करने के जिम्मेवार होंगे। अगर उपरोक्त आराजी पर आज तक का किसी प्रकार का कोई भार साबित हुआ तो उसकी अदायगी की जिम्मेवारी बायान की होगी। खर्चा स्टाम्प वगैरा सब खरीदार ने लगाया है। तफसील वसूलयाबी कुल जरे समन मुबलिग: 5,74,21,875/- रुपये (पांच करोड़ चौहतर लाख इक्कीस हजार आठ सौ पिचहतर रुपये केवल)

मुबलिग 1,91,40,625/- रुपये बजरिये चैक नं0 576335 दिनांक 20.12.2006 जारीकर्ता आई.सी.आई.सी.आई. बैंक लिमिटेड सुशान्त लोक, गुड़गांवा बहक सतपाल

मुबलिग 1,91,40,625/- रुपये बजरिये चैक नं0 576337 दिनांक 20.12.2006 जारीकर्ता आई.सी.आई.सी.आई. बैंक लिमिटेड सुशान्त लोक, गुड़गांवा बहक अमरपाल

मुबलिग 1,91,40,625/- रुपये बजरिये चैक नं0 576338 दिनांक 20.12.2006 जारीकर्ता आई.सी.आई.सी.आई. बैंक लिमिटेड सुशान्त लोक, गुड़गांवा बहक धर्मपाल

हम और हमारे वारसान इस तहरीर के पाबन्द रहेंगे। अतः यह बैयनामा तहरीर कर दिया ताकि सनद रहे और वख्त जरूरत पर काम आवे। तारीख

तहरीर:

28/12/06

Drafted By
Mahesh K. Chauhan
Advocate
Distt. Courts, Gurgaon

सतपाल बाया

सतपाल

मिनजामिन खरीदार For Dharam

मिन २५ ५५

अमरपाल बाया

अमरपाल

धर्मपाल बाया

धर्मपाल

गवाह :

Mahesh K. Chauhan
Advocate
Distt. Courts, Gurgaon

गवाह : श्री दीपक कुमार पुत्र

श्री किशनलाल निवासी

1199/5 पटेल नगर, गुड़गांवा

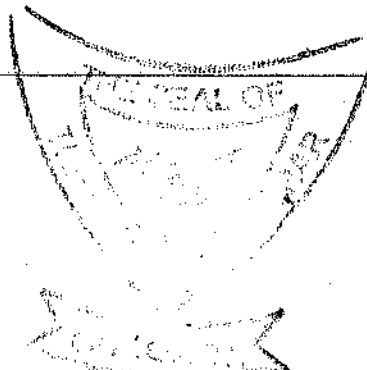
जिला गुड़गांवा

Signature

सही को सं० २०५६ को सं० /
खिल नं० ९५४६ एर नं० ५९-१० स
चरण दिया प्रकृति नं०
खिल नं० ४१३ एर नं० १६
दिनांक २४/१०/६ को दवा सजिदा
दिखा गया।

संयुक्त सचिव

गुरुगढ़



STATE BANK OF INDIA

SL No. 004221
GSR/002

RECEIPT

Mehrauli Road, Gurgaon (01565)

Code No.

Received a sum of ₹34,21,900/-

(Rupees Thirty Four Lacs Twenty one Thousand Nine

Hundred only)

For M/s. DLF Ltd. (Udideh Ltd.)

To the account of

STATE BANK OF INDIA

resulting in

for credit to Government of Haryana

account towards Stamp Duty



Signature of Authorised Officer

SALE DEED

- | | | |
|----------------------------|---|---|
| 1. Type of Deed | : | Sale Deed |
| 2. Village Name | : | Mewka |
| 3. Unit Land | : | 45 Kanal, 12.5 Marla (5.703125 acre) |
| 4. Type of Land | : | Agricultural |
| 5. Transaction Value | : | Rs 6,84,37,500/- |
| 6. Stamp Duty | : | Rs 34,21,900/- |
| 7. Stamp Serial No. & Date | : | GSR/002/004221 Dt 14.11.13 |
| 8. Issued By | : | SBI, M G Road, Gurgaon Branch |



प्रलेख न: 20942

दिनांक 11/12/2013

| | | |
|------------------------------------|---|---------------------------|
| डीड संबंधी विवरण | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगांवा | गांव/शहर मेवका | स्थित गोयना |
| भवन का विवरण | | |
| भूमि का विवरण | | |
| चाही | 5 Acre 5 Kanal 12.5 Marla | |
| धन संबंधी विवरण | | |
| राशि 68,437,500.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 3,421,900.00 रुपये | |
| स्टाम्प की राशि 3,421,900.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये |

Drafted By: Dheeraj Singh Adv

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 11/12/2013 दिन बुधवार समय 3:16:00PM बजे श्री/श्रीमती/कुमारी Lakhmi @ Lakhmi Chand पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Surja निवासी Vill Bhagnola द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Lakhmi @ Lakhmi Chand

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru- Sanjeev Shekhar क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dheeraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी D Singh निवासी Shopping Mall
श्री/श्रीमती/कुमारी Dharambir पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Kumar निवासी VPO Badshapur, ने की।
साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 11/12/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

This Deed of absolute sale is made at Gurgaon on this 11th day of December 2013.

BY

Sh. Lakhmi @ Lakhmi Chand (PAN No. AGCPL7390Q) S/o Sh Surja, R/o Village Bhangrola, Tehsil and District Gurgaon, Haryana (hereinafter referred to as the "**VENDOR**" which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, administrators, executors, nominees, successors in interest and assignees etc.), being Party of the **ONE PART.**

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Sh. Sanjeev Shekhar Sharma & Sh. Vipul Kumar Grover, duly authorized vide Board Resolution dated 14.09.2012 (hereinafter referred to as the "**VENDEE**" which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **OTHER PART.**

"hereinafter '**VENDOR**' and '**VENDEE**' are collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS the **VENDOR** is the absolute owner of Land comprised in **Khewat/Khata No. 52/55**, Rect No 26, Kila No 13/1(5-0), 13/2(3-0), 14(7-12), 15/1(1-16), 16/2(0-9), 17/1(0-9), fields 6, area measuring 18 Kanal, 6 Marla, salam, **Khata No. 53/56**, Rect No 21, Kila No 4(8-0), 5/1(1-2), 6/1/2(1-0), 7(8-0), 14/1(1-2), 15/1/1/1(0-3) fields 6, area measuring 19 Kanal 7 Marla, salam, **Khewat/Khata No. 68/72**, Rect No 11, Kila No 18(6-1), 22/2(1-14), 23(8-0), Rect 21, Killa No. 3/1(0-4), fields 4 area measuring 15 Kanal 19 Marla, to the extent of 1/2 share i.e 7 Kanal 19.5 Marla, total area of all khewats admeasuring **45 Kanal 12.5 Marla, equivalent to 5.703125 acres approx.** vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana) (hereinafter referred to as the '**said Land**').





विक्रेता



क्रेता



गवाह



उप /संयुक्त पंजीयन अधिकारी



AND WHEREAS the VENDOR and the VENDEE had entered into a definite contractual arrangement wherein the Vendor has agreed to sell, transfer and convey the said Land and in favour of the VENDEE.

AND WHEREAS the VENDOR represents that the said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, joint venture or encumbrance of any other kind and the title of the said Land is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the said Land save and except the agreed contractual arrangement.

AND WHEREAS the VENDOR has offered to sell/convey the said Land and the VENDEE has agreed to purchase the same for a total sale consideration of **Rs 6,84,37,500/- (Rupees Six Crore Eighty Four Lacs Thirty Seven Thousand Five Hundred Only)**, hereinafter referred to as the '**said Sale Consideration**'.

AND WHEREAS the Parties have decided that the said Land shall be transferred / conveyed by way of Sale Deed to be executed by the VENDOR in favour of the VENDEE.




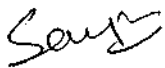





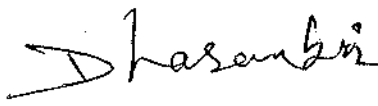
AND WHEREAS in view of the above, the VENDOR do hereby agree to grant, convey and transfer by way of sale the said Land and assign unto and in favour of the VENDEE the said Land and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, easement rights, equities, claims, demands, privileges, appurtenances along with all other attachments with the said Land or any other things and whereas the VENDEE agrees to purchase the said Land on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner of the said Land.
- b. the 'said Land' means Agriculture Land comprised in **Khewat/Khata No. 52/55**, Rect No 26, Kila No 13/1(5-0), 13/2(3-0), 14(7-12), 15/1(1-16),



| | | | |
|----------|--------------------------|--|--|
| विक्रेता | Lakhmi @ Lakhmi Chand |  |  |
| प्रेता | Thru- Sanjeev Shekhar |  |  |
| क्रेता | Thru- Vipul Kumar Grover |  |  |
| गवाह | Dheeraj Singh |  |  |
| गवाह | Dharambir |  |  |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 20,942 आज दिनांक 11/12/2013 को बही न: 1 जिल्द न: 13,060 के पृष्ठ न: 54 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,289 के पृष्ठ सख्या 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है।

दिनांक 11/12/2013

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

16/2(0-9), 17/1(0-9), fields 6, area measuring 18 Kanal, 6 Marla, salam, **Khata No. 53/56**, Rect No 21, Kila No 4(8-0), 5/1(1-2), 6/1/2(1-0), 7(8-0), 14/1(1-2), 15/1/1/1(0-3) fields 6, area measuring 19 Kanal 7 Marla, salam, **Khewat/Khata No. 68/72**, Rect No 11, Kila No 18(6-1), 22/2(1-14), 23(8-0), Rect 21, Killa No. 3/1(0-4), fields 4 area measuring 15 Kanal 19 Marla, to the extent of 1/2 share i.e 7 Kanal 19.5 Marla, total area of all khewats admeasuring **45 Kanal 12.5 Marla, equivalent to 5.703125 acres approx.** vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments with the said Land.

- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

WHEREAS the VENDOR affirms, represents, assures the VENDEE that the said Land:

- i) Is having good, clear and legally marketable title owned by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance save and except the agreed contractual arrangement, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.



- iii) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- iv) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- v) Does not have any warehouse, cattle live stock, rising of grass on the said Land and is purely an agriculture land and before the enactment of Urban Land Ceiling Regulation Act, 1976 and has been entered in the records of the appropriate authority accordingly.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.
- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided Form 61/PAN duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of payment of the said Sale Consideration of Rs 6,84,37,500/- (**Rupees Six Crore Eighty Four Lacs Thirty Seven Thousand Five Hundred Only**), by the VENDEE to the VENDOR, the VENDOR do hereby convey, sell, transfer, assure and assign all his rights, title and interest in the said Land comprised in **Khewat/Khata No. 52/55**, Rect No 26, Kila No 13/1(5-0), 13/2(3-0), 14(7-12), 15/1(1-16), 16/2(0-9), 17/1(0-9), fields 6, area measuring 18 Kanal, 6 Marla, salam, **Khata No. 53/56**, Rect No 21, Kila No 4(8-0), 5/1(1-2), 6/1/2(1-0), 7(8-0), 14/1(1-2), 15/1/1/1(0-3) fields 6, area measuring 19 Kanal 7 Marla, salam, **Khewat/Khata No. 68/72**, Rect No 11, Kila No 18(6-1), 22/2(1-14), 23(8-0), Rect 21, Killa No. 3/1(0-4), fields 4 area measuring 15 Kanal 19 Marla, to the extent of 1/2 share i.e 7 Kanal 19.5 Marla, total area of all khewats admeasuring **45 Kanal 12.5 Marla, equivalent to 5.703125 acres**



approx. vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all or any other attachments attached and annexed with the said Land and every part thereof, more particularly described in Schedule-A UNTO THE VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the said Land every part thereof, AND TO HOLD the same unto the use of the VENDEE, his successors, assignees, executors, administrators absolutely and forever.

2. That the VENDEE has paid the said Sale Consideration of **Rs 6,84,37,500/- (Rupees Six Crore Eighty Four Lacs Thirty Seven Thousand Five Hundred Only)**, to the VENDOR in the following manner;

| S No. | Name of Vendor / Received By | Amount (Rs.) | Cheque No. | Date | Name of Bank | Paid By |
|-------|------------------------------|---------------|-----------------------------|----------|--------------|------------------------|
| 1 | Lakhmi Chand | 6,77,53,125/- | 492689 | 10.12.13 | ICICI Bank | DI F Utilities Limited |
| | | 6,84,375/- | Deduction on account of TDS | | | |
| | Total | 6,84,37,500/- | | | | |

The VENDOR hereby acknowledges the receipt of the total said Sale Consideration of **Rs 6,84,37,500/- (Rupees Six Crore Eighty Four Lacs Thirty Seven Thousand Five Hundred Only)**, from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE on account of the said Sale Consideration in respect of the said Land.

3. The VENDOR has represented and affirmed that it is the absolute owner of the said Land and has clear and unencumbered title of it. The VENDOR further represents and affirms that he had already handed over the actual, physical, vacant possession of the said Land to the VENDEE and the



VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the said Land.

4. That the VENDOR represents, assures and confirms to the VENDEE that the said Land is not subjected to any encumbrances, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government or any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of his own funds and keep the VENDEE indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or levied retrospectively, the VENDOR shall be solely liable to discharge the same.
5. That in the event the said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect of the said Land and to do all the deeds to secure the same and the VENDOR or his heirs & nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all its rights in favor of the VENDEE in respect of the same.
6. That the VENDOR is hereafter left with no right, interest, title over the said Land and the VENDEE shall be entitled to deal with the said Land in any manner whatsoever it may deem fit and proper.
7. That on the basis of this sale deed, the VENDEE is entitled to get the said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.



8. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the said Land in favour of the VENDEE.
9. That the VENDEE has agreed to purchase the said Land on the basis of assurances and representation made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE, and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings or by any Governmental Authority for any violations relating to the said Land till the execution of this sale deed.
10. That all charges and expenses towards stamp duty, registration charges for execution and registration of this Sale Deed have been borne and paid by the VENDEE.
11. That this Sale Deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of said Land comprised in **Khewat/Khata No. 52/55**, Rect No 26, Kila No 13/1(5-0), 13/2(3-0), 14(7-12), 15/1(1-16), 16/2(0-9), 17/1(0-9), fields 6, area measuring 18 Kanal, 6 Marla, salam, **Khata No. 53/56**, Rect No 21, Kila No 4(8-0), 5/1(1-2), 6/1/2(1-0), 7(8-0), 14/1(1-2), 15/1/1/1(0-3) fields 6, area measuring 19 Kanal 7 Marla, salam, **Khewat/Khata No. 68/72**, Rect No 11, Kila No 18(6-1), 22/2(1-14), 23(8-0), Rect 21, Killa No. 3/1(0-4), fields 4 area measuring 15 Kanal 19 Marla, to the extent of 1/2 share i.e 7 Kanal 19.5 Marla,



total area of all khewats admeasuring **45 Kanal 12.5 Marla, equivalent to 5.703125 acres approx.** vide Jamabandi year 2002 - 03, situated in the revenue estate of Village Mewka, Tehsil and District Gurgaon (Haryana), along with all other attachments with the said Land, and every part thereto.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

*Self drafted
Supt. RW*

Signed and Delivered by
The "VENDOR" through



Lakhmi @ Lakhmi Chand

Signed and Accepted by
The "VENDEE" through

Sanj

1. Sh. Sanjeev Shekhar Sharma

Vipul

2. Sh. Vipul Kumar Grover

WITNESSES:

1. *Dharm Singh*
S/o Sh. D. Singh
3rd floor DCP Shopping
mall, GGN

2.

Dharambhi
Dharambhi
S/o Sh. Ram Kumar
Mo Badshahpur
GGN



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| नम्बरशुमार | नं० खाता जमाबन्दी सालके | नाम तरफ या चार | नाम मलाक व अहवाल | नाम कारतकार व अहवाल | नम्बर व नाम खेत व रकबा व किसम जमीन | मामला या लगान | नम्बर खाता जमाबन्दी जदीद | नाम मलाक व अहवाल | नाम कारतकार व अहवाल | नम्बर व नाम खेत व रकबा व किसम जमीन | मामला या लगान | किस या तारीख हुकूमत मय व जारहान | फीस दाखल खराब | निर्वाह जमाबन्दी या तमदीक मीरदाबर कोतवाली |
|------------|-------------------------|----------------|--|---------------------|--|---------------|--------------------------|---|---------------------|--|---------------|--|---------------|---|
| 1730 | 52 53. | | वसन्त 1611-1612 1615 तकसीक कन्पू सुरजा | वसन्त | 26 13 5-0 14 7-12 13 3-0 15 1-16 16 0-9 17 0-9 21 4 9-0 5 1-2 6 1-0 7 8-0 14 1-2 15 0-3 किता 12 37-13 | | | मैसज जी० राम० राम० बूटियाखी जी० राजी० औलस 3 फतौर शीमि माल अर्जुन शर्मा D.C.F सीरी केस-1 शुद्धाव | वसन्त | 26 13 5-0 13 3-0 14 7-12 15 1-16 16 0-9 17 0-9 21 4 8-0 5 1-2 6 1-0 7 8-0 14 1-2 15 0-3 किता 12 37-13 | | 20942 11-12 2013 वसन्त 6 68437500/- जह करोड चौरस लाख सैतस हजार पांच सौ रुपया केवल | 2-1K | 9/11/14 |

नामा श्री मन्जु
ACI Indraghosh
6/2/14

श्रीमान जी
मकल मुताबिक अरुण है।
सुपरत हरज जाबता वसूल पत्र।
हो. पत्रवासी

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|-----------------|----|---|--|---------|---|---|---|---|---------|---|----|------------------|----|----|
| 1730 —पाण्डू | 68 | | मध्याह्न पुत्र सुखा १/२ भाग बाकी बदस्तुर १/२ भाग | बदस्तुर | ११ १८ ६१ २२ १५ २३ ८० २५ ३ ०५ किता १५१९ ५ | | | मैसर्ज श्री लाल लाल उपरि १/२ भाग बाकी बदस्तुर १/२ भाग | बदस्तुर | ११ १८ ६१ २२ १५ २३ ८० २५ ३ ०५ किता १५१९ ५ | | बैद्य —पाण्डू | | |

STATE BANK OF INDIA

Sl. No. 132624
GSR / 002

RECEIPT

Mehrauli Road Gurgaon (01555)

Code No.

Received a sum of ₹ 7,50,000/-

(Rupees Seven Lakh Five Thousand only)

From Smt. / Shri DLF Capital Ltd.

6/6, 8/6, 10/6

residing at

Gurgaon

for credit to Government of Haryana

account towards Stamp Duty

Date 09 May 2014

Place GURGAON

Signatures of Authorised Officer

Deficiency Rs. 166500/- received

SALE DEED V.R. No. 4163 Date 14-5-14

- | | | |
|----------------------------|---|---------------------------------|
| 1. Type of Deed | : | Sale Deed |
| 2. Village Name | : | Bhangrola.. |
| 3. Unit Land | : | 0 Kanal 10 Marla (0.0625 acres) |
| 4. Type of Land | : | Agricultural |
| 5. Transaction Value | : | Rs 15,00,000/- |
| 6. Stamp Duty | : | Rs 75,000/- |
| 7. Stamp Serial No. & Date | : | GSR/002/132624 dt 09.05.2014 |
| 8. Issued by | : | SBI Mehrauli Road, Gurgaon |

Bath

प्रलेख न: 3490

दिनांक 14/05/2014

| | | |
|---------------------------------|---|---------------------------|
| <u>डीड संबंधी विवरण</u> | | |
| डीड का नाम SALE OUTSIDE MC AREA | | |
| तहसील/सब-तहसील गुडगाँवा | गाँव/शहर भाँगरौला | स्थित भाँगरौला |
| <u>भवन का विवरण</u> | | |
| <u>भूमि का निरूपण</u> | | |
| निवासीय | 10 Marla | |
| <u>धन संबंधी विवरण</u> | | |
| राशि 3,630,000.00 रुपये | कुल स्टाम्प ड्यूटी की राशि 181,500.00 रुपये | |
| स्टाम्प की राशि 75,000.00 रुपये | रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये | पेस्टिंग शुल्क 2.00 रुपये |
| बी बुक न. 4163 | राशि 106500 रुपये | दिनांक 14/05/2014 |

Drafted By: Self

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 14/05/2014 दिन बुधवार समय 4:05:00PM बजे श्री/श्रीमती/कुमारी M/s. Brightstar Buildcon Pvt.Ltd. thru Brahman Dutt श्री/श्रीमती/कुमारी निवासी Aptt. No. 2 Imrat Bohra Aptt. Near Ardee City Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Bodhi
हस्ताक्षर प्रस्तुतकर्ता

[Signature]
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

श्री M/s. Brightstar Buildcon Pvt.Ltd. thru Brahman Dutt (OFFICER)

उपरोक्त विवृताव श्री/श्रीमती/कुमारी thru: Dhiraj Singh क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 10,00,000 रुपये की राशि क्रेता ने मेरे समक्ष विवृता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Kuldeep Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dharam Pal निवासी 3rd Floor Shree Krishna Nagar, Gurgaon, Haryana द्वारा श्री/श्रीमती/कुमारी Daya Ram निवासी VPO Kherla Gurgaon ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 14/05/2014

[Signature]
उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

This Deed of absolute sale is made at Gurgaon on this 14th day of May, 2014

BY

M/s Brightstar Buildcon Private Limited, a company registered under the provisions of The Companies Act, 1956, having its registered office at Apartment No.-2, Imrat Bohra Apartment, Near Aardee City, Gurgaon - 122002, Haryana, India, (PAN- AAECB3448C) acting through its Director, Shri Brahm Dutt, duly authorised vide Board Resolution dated 12.05.2014, (hereinafter referred to as the **"VENDOR"** which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees, successors and assignees etc.), being Party of the **FIRST PART**.

IN FAVOUR OF

M/s DLF Utilities Limited., a company registered under the provisions of The Companies Act, 1956, having its registered office at, 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase 1, Gurgaon, Haryana (PAN-AAACN3199A) acting through its authorized signatories Mr Gitam Maker and Brig (Retd) AD Kaushal duly authorised vide Board Resolution dated 25.04.2011 (hereinafter referred to as the **"VENDEE"** which expression shall unless repugnant to the context and meaning hereof mean and include its respective administrators, executors, nominees and assignees etc.), being Party of the **SECOND PART**.

"Hereinafter the 'VENDOR' and the 'VENDEE' are collectively referred to as the **"Parties"** and individually as the **"Party"**.

WHEREAS the VENDOR is the absolute owner in actual physical, vacant and peaceful possession of land comprised in Khewat/Khata No 203/293, Rect No 20, Kila No 16/2 (0-15), 17/1/1 (1-1), 17/1/2 (0-2), 24/2/1(1-15), 25/1/2(1-7) fields 5, area measuring 5 Kanal, 0 Marla to the extent of 1/10 share, i.e. 0 Kanal, 10 Marla total area admeasuring 0 Kanal 10 Marla, equivalent to 0.0625 acre and situated in the revenue estate of village Bhangrola, Tehsil and District Gurgaon, vide Jamabandi for the year 2006-07 and vide Sale Deed Number 14353 dt 10.09.2012 registered before the Sub-Registrar, Gurgaon and sanctioned mutation No. 3345 dt 12.02.14, along with all constructed houses, tube wells, structures, standing crops,

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उप / सयुक्त पंजीयन अधिकारी



trees or any other attachments with the land, if any, (hereinafter referred to as the "Said Land").

AND WHEREAS the VENDEE being desirous of purchasing the Said Land approached the VENDOR to purchase the Said Land for a sale consideration of Rs 15,00,000/- (Rupees Fifteen Lacs Only) and the VENDOR has agreed to get the sale deed with respect to the Said Land executed in favour of the VENDEE.

AND WHEREAS, the VENDOR represents that the Said Land is free from any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, collaboration, joint venture or encumbrance of any other kind and the Said Land is having valid and marketable title and there is no encumbrance or charge of any kind whatsoever qua the Said Land.


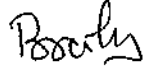







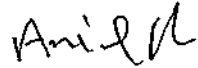
AND WHEREAS the VENDOR has agreed to sell/convey the Said Land directly to the VENDEE and the VENDEE has agreed to purchase the same for a total consideration of Rs 15,00,000/- (Rupees Fifteen Lacs Only), "hereinafter referred to as the "Said Sale Consideration" on the following terms and conditions:-

Definition and interpretation

In this deed:

- a. the 'VENDOR' is the owner in physical, vacant and peaceful possession of the Said Land along with all constructed houses, tube wells, structures, standing crops, trees or any other attachments with the Said Land.
- b. the 'Said Land' means Agricultural Land comprised in Khewat/Khata No 203/293, Rect No 20, Kila No 16/2 (0-15), 17/1/1 (1-1), 17/1/2 (0-2), 24/2/1(1-15), 25/1/2(1-7) fields 5, area measuring 5 Kanal, 0 Marla to the extent of 1/10 share, i.e. 0 Kanal, 10 Marla total area admeasuring 0 Kanal 10 Marla, equivalent to 0.0625 acre and situated in the revenue estate of village Bhangrola, Tehsil and District Gurgaon, vide Jamabandi for the year 2006-07 and vide Sale Deed Number 14353 dt 10.09.2012 registered before the Sub-Registrar, Gurgaon and sanctioned mutation No. 3345 dt 12.02.14.


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| | | | |
|----------|---------------------|---|---|
| विक्रेता | Brahm Dutt |  |  |
| क्रेता | thru:- Dhiraj Singh |  |  |
| क्रेता | thru:- Vipul Grover |  |  |
| गवाह | Kuldeep Singh |  |  |
| गवाह | Anil |  |  |

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,490 आज दिनांक 14/05/2014 को बही न: 1 जिल्द न: 13,076 के पृष्ठ न: 73 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,575 के पृष्ठ सख्या 85 से 86 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 14/05/2014


उप/संयुक्त पंजीयन अधिकारी
गुडगावा

- c. Words imparting the masculine gender include the feminine and the neuter and vice versa.
- d. Words imparting the singular include the plural and vice versa.
- e. References to persons include bodies corporate and vice versa.
- f. Save where the context otherwise requires all obligations given or undertaken by more than one person in the same capacity are given or undertaken by them jointly and severally.
- g. Save where otherwise stated any reference to a numbered clause or schedule means the clause or schedule in this deed, which is so numbered.
- h. Possession means actual vacant, peaceful physical possession of the Said Land.

AFFIRMATION AND REPRESENTATIONS BY THE VENDOR

Whereas the VENDOR affirms, represents, assures the VENDEE that the Said Land:

- i) Is having good, clear and legally marketable title owned and possessed by the VENDOR having full right to transfer, sell, convey and/or deal with the same in any whatsoever unrestricted manner.
- ii) Is free from any charges or encumbrance, sale, will, exchange, mortgage, gift, lien, lease, court decrees, court injunctions, any security, surety, attachment, litigation/dispute, in court, acquisition etc.
- iii) Is in the physical, vacant and peaceful possession along with all appurtenances as stated herein above.
- iv) Is not subject to any notice or scheme for acquisition and/or requisition of any authority under any law.
- v) Is not subject to any dues, outstanding claims, demands penalties, etc. for any service, provided by any Government and/or local authority and/or towards any other statutory dues and/or any authority under the law of the land.
- vi) Has not been notified under the provisions of the Land Acquisition Act, 1894 either for the planned development by the Government and/or any other authority.

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- vii) Is not subject of any execution of General or Special Power of Attorney mortgage, transfer, assignment, encumbrance by the VENDOR in favour of any other person(s) prior to the date of this deed.
- viii) The VENDOR has provided PAN Card duly signed.

NOW THE PARTIES HERETO HAVE MUTUALLY AGREED AND THIS DEED WITNESSTH AS UNDER:-

1. That in lieu of receipt of payment of the Said Sale Consideration of Rs 15,00,000/- (Rupees Fifteen Lacs Only) by the VENDOR, the VENDOR doth hereby convey, sell, transfer, assure and assign all its rights, title and interest in the Said Land admeasuring 0.0625 acres comprised in Khewat/Khata No 203/293, Rect No 20, Kila No 16/2 (0-15), 17/1/1 (1-1), 17/1/2 (0-2), 24/2/1(1-15), 25/1/2(1-7) fields 5, area measuring 5 Kanal, 0 Marla to the extent of 1/10 share, i.e. 0 Kanal, 10 Marla total area admeasuring 0 Kanal 10 Marla, equivalent to 0.0625 acre and situated in the revenue estate of village Bhangrola, Tehsil and District Gurgaon, vide Jamabandi for the year 2006-07 and vide Sale Deed Number 14353 dt 10.09.2012 registered before the Sub-Registrar, Gurgaon and sanctioned mutation No. 3345 dt 12.02.14 and, annexed with the Said Land, if any, and every part thereof, more particularly described in Schedule-A unto the VENDEE with all its rights, liberties, privileges, interests, benefits, advantages, concessions, licenses, easement rights, equities, claims, demands, passages, pathway whatsoever appurtenant or attached to the Said Land together also with full and free right and liberty of the estate, rights, title and interests into or out of or upon the Said Land every part thereof, and to hold the same unto the use of the VENDEE, its successors, assignees, executors, administrators absolutely and forever.
2. That accordingly, the VENDEE hereby pays the Said Sale Consideration of Rs 15,00,000/- (Rupees Fifteen Lacs Only) to the VENDOR in the following manner;

| S.N o | Name of Seller & Received by | Cheque Amount (Rs) | Cheque No. | Date | Name of Bank | Paid by |
|----------|---------------------------------|--------------------------|---------------|------------|-----------------|---------------------|
| 1. | Brightstar Buildcon Pvt Ltd | 15,00,000/- | 509728 | 29.04.2014 | ICICI, Bank | DLF Utilites Ltd |

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|--|--------------|-------------|--|--|--|--|
| | Total | 15,00,000/- | | | | |
|--|--------------|-------------|--|--|--|--|

The VENDOR hereby acknowledges receipt of the total Said Sale Consideration of Rs 15,00,000/- (Rupees Fifteen Lacs Only) from the VENDEE. The VENDOR hereby confirms that nothing is due from the VENDEE in respect of the Said Land.

3. The VENDOR has represented and affirmed that it is the absolute owner in physical, vacant and peaceful possession of the Said Land and has clear and unencumbered title of it and is in actual, physical possession of the Said Land and the same is being handed over to the VENDEE at the time of execution of this sale deed and the VENDEE hereby acknowledges the receipt of vacant, peaceful physical possession of the Said Land.
4. That the VENDOR represents, assures and confirms to the VENDEE that the Said Land is not subjected to any encumbrances, agreements, mortgages, charges, lien, attachments, and claim, demand, and acquisition proceedings by Government of any kind whatsoever and the VENDOR shall get it cleared and discharged the same from and out of its own funds and shall keep the VENDEE duly indemnified in respect thereof. That the VENDOR hereby declares to the VENDEE that the VENDOR has paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the Said Land up to the date of execution of this sale deed and the VENDEE shall bear and pay the same hereafter. If any arrears are found due for the earlier period or even if communicated / levied after the date of execution of this sale deed, the VENDOR shall be solely liable to pay the same.
5. That in the event the Said Land is revealed or found to be notified under any notification for acquisition issued by Central or State Govt. or any Statutory Authority empowered to do the same, in such eventuality the VENDEE shall have absolute and sole right to claim compensation in respect of the Said Land and to do all the deeds to secure the same and the VENDOR or its heirs and nominees shall have no right or interest whatsoever, in respect of the same. The VENDOR hereby unequivocally and unconditionally surrenders all its rights in favor of the VENDEE in respect of the same.

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6. That the VENDOR is hereafter left with no right, interest, title over the Said Land and the VENDEE shall be entitled to deal with the Said Land in any manner whatsoever it may deem fit and proper.
7. That on the basis of this sale deed, the VENDEE is entitled to get the Said Land mutated in its own name in the revenue record of the concerned authorities to which the VENDOR shall have no objection and shall not raise any objection. The VENDOR hereby confirms to assist and participate in the mutation process.
8. That the VENDOR has agreed and undertaken to sign and execute without any reservation, objection or demur any, all and every paper, documents, applications, etc. in respect of the Said Land which at any time may be required by the VENDEE and/or any office or authority concerned for necessary transfer and mutation of the Said Land in favour of the VENDEE.
9. That the Said Land hereby conveyed and transferred by the VENDOR to the VENDEE is free from all encumbrances and any third party rights and/or interests in the Said Land and the VENDOR has handed over the physical, peaceful and vacant possession of the Said Land to the VENDEE.
10. That the Parties agree that this sale deed supersedes all prior understandings/ MOU/ agreements/ ATS/ writings/ documents between the Parties with respect to the subject matter of this sale deed.
11. That the VENDEE has agreed to purchase the Said Land on the basis of assurances and representations made herein by the VENDOR in regard to the title of the said Land, in case it is proved otherwise the VENDOR shall indemnify the VENDEE for all and/or any loss that may be caused, sustained by the VENDEE and would be liable to return the amount paid to him / them on execution of the present Sale Deed. The VENDOR further agrees to indemnify the VENDEE in case of any legal proceedings initiated by any Governmental Authority or any other body for any violations relating to the Said Land till the date of execution of this sale deed.

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12. That all charges and expenses towards, registration of this sale deed have been borne and paid by the VENDEE.
13. That this sale deed shall always be binding on the nominees, successors and legal representatives/heirs of the VENDOR.

SCHEDULE 'A'

Description of the Property conveyed to the VENDEE

All that piece and parcel of Said Land comprised in Khewat/Khata No 203/293, Rect No 20, Kila No 16/2 (0-15), 17/1/2 (0-2), 17/1/2 (1-1), 24/2/1 (1-15), 25/1/2 (1-7) fields⁵, area measuring 5 Kanal, 0 Marla to the extent of 1/10 share, i.e. 0 Kanal, 10 Marla total area admeasuring 0 Kanal 10 Marla, equivalent to 0.0625 acre and situated in the revenue estate of village Bhangrola, Tehsil and District Gurgaon, vide Jamabandi for the year 2006-07 and vide Sale Deed Number 14353 dated 10.09.2012 registered before the Sub-Registrar, Gurgaon and every part thereto.

IN WITNESS WHEREOF the parties have set their respective hands and seal on these present at the place and on the day, month and year first above written in the presence of the following witness:

Signed and Delivered by the "VENDOR"




Authorised Signatory

Signed and Accepted by the "VENDEE"



1. Sh. Gitam Maker



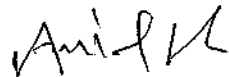
2. Brig (Retd) AD Kaushal

(Authorised Signatories)

WITNESSES:

1. 

2.



Sublet Singh S/O Sh. Dharmendra
3rd Shopping Mall
G/N

Amil Kumar S/O Sh. Durga Ram
V.P.O Khurd
G/N

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कामान्द

सकल मुताबिक ज्ञान
संजयत हस्त वसुध

30/6/14