

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 15/1/2021

Certificate No. G002021K402



Stamp Duty Paid : ₹ 22378400

GRN No. H/C50330



Penalty ₹ 0

Hs. See Copy

Seller / First Party Detail

Name: DLF Home Developers Limited

H.No/Floor: 1st

Section/Ward: NA

LandMark: DLF Gateway Tower A Block DLF Phase

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****05



Buyer / Second Party Detail

Name: Dlf Builders And Developers Private Limited

H.No/Floor: 2nd

Section/Ward: NA

LandMark: DLF Gateway Tower R Block DLF Phase

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****58

Purpose: Stamp duty for registration of Conveyance Deed

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

Sattpal

Sattpal

CONVEYANCE DEED FOR Rs. 21,56,220.00

STAMP DUTY Rs. 2,23,78,400.00

THIS DEED OF CONVEYANCE made this 15th day of Nov. in the year 2021.

Between

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

And



Reg. No.

Reg. Year

Book No.

11780

2021-2022

1



विजेता



प्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

दिक्कत : thru Satish OTHIRDI Home Developers Ltd Satish

क्रेता : thru Sandeep Kumar Gupta OTHIRDI Builders and Developers Pvt Ltd Sandeep

गवाह 1 : P K Anurish Adv PK

गवाह 2 : Manoj Kumar Manoj

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमंक 11780 आज दिनांक 15-11-2021 को वही नं 1 जिल्द नं 90 के पृष्ठ नं 31 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2813 के पृष्ठ संख्या 65 से 69 पर निष्काट गयी। यह भी प्रमाणित किया जाता है कि इस दरतावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठ और सम्पत्ति किये हैं।

दिनांक 15-11-2021

उप/संयुक्त पंजीयन अधिकारी (वजैराबाद)



M/s. DLF Limited (PAN No. AAACD3494N), a company incorporated under the Companies Act, 1956 having its Registered Office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-I, Gurugram - 122002, Haryana (India) (hereinafter called the **"Confirming Vendor"**, which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns) acting through its Authorised Signatory, Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram - 122002, Haryana (India) authorized on its behalf vide Resolution dated 07-03-2020.

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

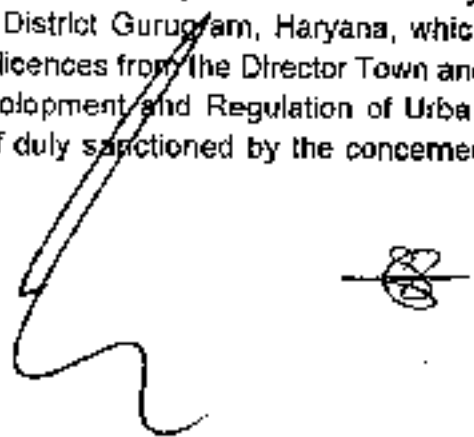
AND

**M/S DLF BUILDERS AND DEVELOPERS PRIVATE LIMITED
THROUGH AUTHORISED SIGNATORY MR. SANDEEP KUMAR GUPTA
REGD. OFFICE PREMISES NO. 221, 2ND FLOOR, SHOPPING MALL, ARJUN MARG,
DLF CITY, PHASE - I, GURUGRAM - 122002, HARYANA (INDIA)**

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

Whereas the Vendor is the owner of 18 (Eighteen) number of plots of land situated in DLF City, Phase III, Gurugram, Haryana (hereinafter collectively referred to as the **'Said Plots'** and are more particularly described in **Schedule-"A"**

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

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

Plot No.	Erstwhile Allottee(s)	Allotment Date	Consideration Amount Including EDC (Rs.)
W-2/13	Aravali Cultivations Ltd	26-04-1999	119790.00
W-2/14	Dreamland and Agro India Ltd	26-04-1999	119790.00
W-2/15	Dreamland and Agro India Ltd	26-04-1999	119790.00
W-2/17	Menka Agro Farming Co Ltd	26-04-1999	119790.00
W-2A/4	Prashant Krishi Udyog Ltd	26-04-1999	119790.00
W-2A/5	Prashant Krishi Udyog Ltd	26-04-1999	119790.00
W-2A/6	Queensdale Cultivations Ltd	28-04-1999	119790.00
W-2B/1	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-2B/2	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-2B/3	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-2B/4	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-2B/5	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-2B/6	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-4/10	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-4/2	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-4/5	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-4/8	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
W-4/1	Nilgiri Cultivations P Ltd	28-04-1999	119790.00
		TOTAL	21,56,220.00

And Whereas M/s Aravali Cultivations Ltd, M/s Dreamland and Agro India Ltd, M/s Menka Agro Farming and M/s Prashant Krishi Udyog had merged into Nilgiri Cultivations Pvt Ltd. Vide order dated 09/01/2001 passed by the Hon'ble Delhi High Court.

And Whereas M/s Queensdale Cultivations Ltd merged with M/s Nilgiri Cultivation Pvt. Ltd vide order dated 17/11/2000 passed by the Hon'ble High Court of Punjab & Haryana.

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

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

And Whereas the Vendor accepted the request of the erstwhile Allottee and substituted the name of the said **M/s DLF Builders and Developers Private Limited** in place of the erstwhile Allottee and transferred the amount of **Rs. 6,80,000/-** already paid by the erstwhile Allottee to the Vendor towards the sale price and other dues payable by it to the account of the said **M/s DLF Builders and Developers Private Limited** and the balance **Rs. 14,94,220/-** paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid **Rs. 21,56,220/-** to the Vendor but the Stamp Duty is being paid on the amount of **Rs. 31,96,90,800/-**, which has been paid by the Vendee to the erstwhile Allottee including the aforesaid amount of **Rs. 14,94,220/-** paid to the Vendor.

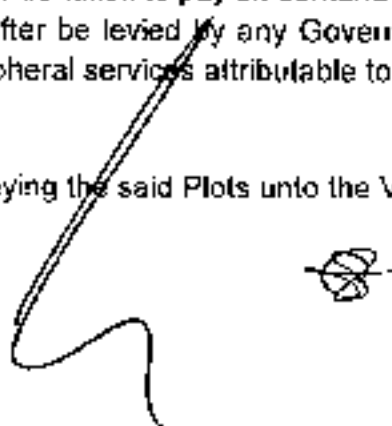
And Whereas the Vendor has agreed to execute and register the Conveyance Deed in respect of the said Plots in due course in favour of the aforesaid **M/s DLF Builders & Developers Limited** on its complying with the formalities prescribed therefore:

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

And Whereas the Vendee has paid the entire aforesaid amount of **Rs. 21,56,220/-** which includes external development charges as on date which were also payable by the Vendee under the said allotment letters, more particularly described in Schedule 'B' written hereunder;

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

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

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

1 In consideration of a sum of **Rs. 21,56,220/-** which includes the sale price and all other charges becoming payable till date, paid by the Vendee to the Vendor as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledge, the Vendor doth hereby grant, convey, transfer, assign and assure unto the Vendee all that piece and parcel of land on ground and the premises comprising the said Plots described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said Plots belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the Vendor unto or upon the said plots described in Schedule 'A' hereunder written and hereby conveyed, transferred assigned and assured and every part and parcel thereof together with all its right and appurtenances unto the Vendee absolutely and forever free from all encumbrances and that the Vendor doth hereby covenant with the Vendee that the interest which it professes to transfer subsists and that it has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said Plots hereby granted, conveyed, transferred, signed and assured by the Vendor and that the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper dispatch all such further and other lawful and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said Plots together with its appurtenances unto the Vendee in the manner aforesaid and that hereafter if any person in any manner claims any interest or right of ownership in the said Plots or any thereof the Vendor shall indemnify the Vendee shall have no right, title or interest in any other land or property in the said colony except the said Plots described Schedule 'A' hereunder written and any other plot of land which he may have purchased or may hereafter purchase by any other Conveyance Deed and that the Vendor there for covenant that this conveyance deed is executed in all its entirety and it has received all and full consideration of the sale price of the said Plots subject, however to the stipulations and covenants herein contained, for any future liability of the Vendee.

2. The Vendee has already paid the entire amount of **Rs. 21,56,220/-** and all other dues, payable as on date the Vendee has further undertaken to pay on demand to the Vendor any and all additional external development charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this Conveyance Deed and or other charges levied by any Government or other Authority for the provision of peripheral and external services and attributable to the said Plots on a pro-rata basis determined by the Vendor as heretofore, which determination shall be final and binding on the Vendee and any such sums due from the Vendee shall be treated as unpaid price of the plot.

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

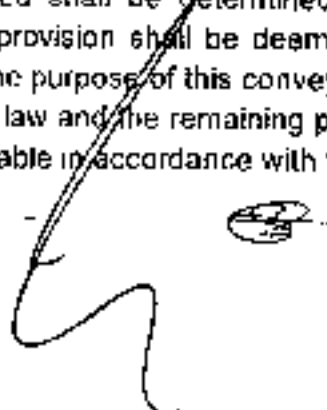
3. The Vendee shall also be liable to pay the Vendor the charges, pro-rata as may be determined by the Vendor for maintaining various services and facilities in the said DLF City where the said Plots are located until the same is handed over to a local body for maintenance. All such charges shall be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

4. The Vendee confirms having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 31,96,90,800/- (Rupees Thirty one crore ninety six lakh ninety thousand eight hundred only) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Conveyance Deed shall be borne by the Vendee exclusively and the Vendors accept no responsibility in this regard.

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

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

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

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SCHEDULE- "A"

All the rights, title and interest of the Vendor into and upon the Said Plots all measuring 225 sq. mtrs. (269.10 Sq. Yds.) in the residential colony known as DLF City Phase-III situated at Village Nathupur Tehsil and District Gurugram, (Haryana) bounded as under:


S.No.	Plot No.	Area (In Sq. Yds.)	North	South	East	West
1	W-2/13	269.10	Plot No. W-2/14	Plot No. W-2/12	12m Wide Road W-2	Plot No. W-4/5
2	W-2/14	269.10	Plot No. W-2/15	Plot No. W-2/13	12m Wide Road W-2	Plot No. W-4/4
3	W-2/15	269.10	Plot No. W-2/16	Plot No. W-2/14	12m Wide Road W-2	Plot No. W-4/3
4	W-2/17	269.10	12m Wide Road W-2B	Plot No. W-2/16	12m Wide Road W-2	Plot No. W-4/1
5	W-2A/4	269.10	12m Wide Road W-2A	Plot No. W-2B/4	Plot No. W-2A/3	Plot No. W-2A/5
6	W-2A/5	269.10	12m Wide Road W-2A	Plot No. W-2B/5	Plot No. W-2A/4	Plot No. W-2A/6
7	W-2A/6	269.10	12m Wide Road W-2A	Plot No. W-2B/6	Plot No. W-2A/5	Plot No. W-2A/7
8	W-2B/1	269.10	Plot No. W-2A/2	12m Wide Road W-2B	12m Wide Road W-2	Plot No. W-2B/2
9	W-2B/2	269.10	Plot No. W-2A/2	12m Wide Road W-2B	Plot No. W-2B/1	Plot No. W-2B/3
10	W-2B/3	269.10	Plot No. W-2A/3	12m Wide Road W-2B	Plot No. W-2B/2	Plot No. W-2B/4
11	W-2B/4	269.10	Plot No. W-2A/4	12m Wide Road W-2B	Plot No. W-2B/3	Plot No. W-2B/5
12	W-2B/5	269.10	Plot No. W-2A/5	12m Wide Road W-2B	Plot No. W-2B/4	Plot No. W-2B/6
13	W-2B/6	269.10	Plot No. W-2A/6	12m Wide Road W-2B	Plot No. W-2B/5	Plot No. W-2B/7
14	W-4/1	269.10	12m Wide Road W-2B	Plot No. W-4/2	Plot No. W-2/17	12m Wide Road W-4
15	W-4/2	269.10	Plot No. W-4/1	Plot No. W-4/3	Plot No. W-2/16	12m Wide Road W-4
16	W-4/3	269.10	Plot No. W-4/4	Plot No. W-4/6	Plot No. W-2/13	12m Wide Road W-4
17	W-4/8	269.10	Plot No. W-4/9	Plot No. W-4/7	12m Wide Road W-4	Other's Land & N. School Site
18	W-4/10	269.10	Plot No. W-4/11	Plot No. W-4/9	12m Wide Road W-4	N. School Site


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

Plot No.	Receipt No.	Dated	Amount (Rs.)
W-2/13	12561	26-4-1999	40000.00
	30902	12-11-2021	79790.00
W-2/14	12563	26-4-1999	30000.00
	30903	12-11-2021	89790.00
W-2/15	12564	26-4-1999	40000.00
	30904	12-11-2021	79790.00
W-2/17	12569	26-4-1999	30000.00
	30905	12-11-2021	89790.00
W-2A/4	12579	26-4-1999	30000.00
	30908	12-11-2021	89790.00
W-2A/5	12580	26-4-1999	40000.00
	30907	12-11-2021	79790.00
W-2B/1	12678	26-4-1999	40000.00
	30909	12-11-2021	79790.00
W-2B/2	12680	26-4-1999	30000.00
	30910	12-11-2021	89790.00
W-2B/3	12681	26-4-1999	40000.00
	30911	12-11-2021	79790.00
W-2B/4	12684	26-4-1999	40000.00
	30912	12-11-2021	79790.00
W-2B/5	12687	26-4-1999	40000.00
	30913	12-11-2021	79790.00
W-2B/6	12690	26-4-1999	40000.00
	30914	12-11-2021	79790.00
W-4/10	12693	26-4-1999	50000.00
	30915	12-11-2021	69790.00
W-4/2	12694	26-4-1999	50000.00
	30916	12-11-2021	69790.00
W-4/5	12699	26-4-1999	25000.00
	30917	12-11-2021	94790.00
W-4/8	12700	26-4-1999	25000.00
	30918	12-11-2021	94790.00
W-4/1	12692	26-4-1999	50000.00
	30919	12-11-2021	69790.00
W-2A/6	12675	26-4-1999	40000.00
	30920	12-11-2021	79790.00
TOTAL:			21,55,220.00


IN WITNESS WHEREOF the said Vendor M/s. DLF Home Developers Limited acting through its Authorised Signatory, Mr. Manish Kumar S/o Late Sh. A.P. Verma, C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana (India) authorized to execute conveyance deeds on its behalf vide resolution dated 22nd July 2021 and **Confirming Vendor** M/s. DLF Limited acting through its Authorised Signatory, Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram - 122002, Haryana (India) authorized to execute conveyance deeds and to delegate powers to any employee of the Confirming Party to present for registration the Conveyance Deed etc; executed by them vide resolution dated 07-03-2020 and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Mr. _____ C/o M/s. DLF Limited, 2nd Floor, DLF Gateway Tower, Cyber City, Phase-III, Gurugram - 122002, Haryana (India), who has been authorised to appear before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

WITNESSES:

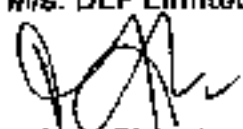

Harvesh Kumar Angrish
Advocate
M.A.L.L.B., HONS.
Tah: Wazirabad, Gurgaon


2. MANOJ KUMAR
S/o SH. PRAKASH CHAND
C/o DLF GATEWAY TOWER,
PH. 3, GURUGRAM

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


Authorised Signatory
Vendor

For and on behalf of
M/s. DLF Limited


Authorised Signatory
Confirming Vendor


VENDEE