the fendee scale op entabled to get its name mutated and registered in 64 place of the Vendor in all the official records as owner in possession and Vendee shall also be untitled to get its name supstituted in respect of the licence dra toa by the Director, four a Country Planning for development of the colonics under the terrenel evelopment & Regulation of Urban Arone Ant, 1975. As the transaction is between the parent Company and one of its subsidiary tompenies, no stamp duty is payable on this male deed as provided in Section-9 of the Indian Stamp Act, 1899.

IF MINELS WIENEDF the said Sari dam Kistan Jaka being the Director of the said M/s Delhi Land . Finance Limited as Vendor hereto set his hand at Gurguon for and on behall of the Vendor, the day, whith and year first herenhable written.

in the presence of :

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for Delhi Land . Finance Limited,

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535 100 क प्राक = 214 10 ⁹8ओ जगाबन्दी के 69 196 N दाने की सङ्ख 10000 (asilan 四四六 -Jest Ila-11/1 तरक या हुएं का ÷ 6.0 0 इल्लेश्वल के वर्तनाव, व्रन्तित या पिडलो जनावन्दी का दन्दराज नाम 519 E.S 1 342/04 4 2051044 203 4.1 Smorth H toth War mat are se from सासिक का नाम मौर - 638-636 9 पिनरण 269611-िवस में मंग्रीवन कर्पतित है ٠ 12 ç, WILKING Z Sec. 14 200 हदबस्त सं०-WINTER TRANSPORT भोर दिवरण 2.8 many a rise damagine de la parte alla de sta 4000 2700 1.5 5 2 खेत की संख्या **धौ**र 35 1 न'म भौर ज़बीन का \$ - Maria 10011-11 æ 7 रकच और किस्म 4. गणना आ जगात ~1 Section-नयी जम्म बन्दी के ω वाने की संख्या Authorized by Section 75 of the SHARA -120 봐 and alongs 14 सलिङ का नाम को र 1011 Act 1879 नगर दन्दरात्र थो ą 許見到を見 विदर्य N = 4 Hans 21 ** *** ω. m /mitc.3.it. 1mm यत्र काथम किन्ता, जाएक 쉼 ছাম্বরাত্ জা নাম 24492 2104-45 1. 1400 मीर विकरण ÷ Banks Such familiate and the state of 57 V 20 36.08 1400 N. F. 1919 মার্জ কা কলমার 'n, मोर नाम कोर C (MC-14T) i, जमीन के ऐकथा और फिल्म ĥ ò ł. 1 मामनाया सपान 5 2116 ने के धन और दिखी 22 भे बभ के सहित उत्तका क þ Ę को ता रीख धौर फिल्म 15 1×/4× ব্যন্দিল জায়িত্ব কা সুক্ষ 7 ł पटनारी की रिवोसे णिषदायर सानुनको 🖏 ণু জিল্ল/রস্তাই ক ä

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ł 55 12 The second second -81-82 ţ; महतारी हो। 44 214 भिएली दमामन्दी के 2 L N चाते की शंख्या bø. Salina S 200E 1 तरफ ना कुए का ÷ The mouth Gà िल्लाकाल के बसेपाल, पोलिय पा (उलकी प्रभावनकों) का इन्द्रत्य अ 1 Martin नाम 111 87 244134 읽 SULICIA धार्षिक का भाम बीर 9-4 Carlos I 'n 66.51 विवरण このこと言 1.1.1 श्विस में सम्रोधन धर्यालत है 日本の * 1000 L 2 ł, 1. 1. 621. Apres 44 i মাস্লকাই শ্বানান মাই বিৰহণ 1 Т 쳤 三人ち 小 出す in. 114 St. 5. Alter 40 13.5 1 55 育られ あえい 1 - 15 चेत को संक्ष्यः भौर · of the Þ 11 6-4 ^{বান্দ} ফাঁব তদীন কা 0 --1 0 「日本市場 ひろう」日本山 三二十二 ₹ì 1.16 **रकवा भो**ए सिस्स \$ 4 LUC BT. 2 ctar 11 न पता मालगान 44 Copt. नयी जमाबन्दी के 51 -1 - dereza खाने की संस्था ø Subday? िर्मित्र मन माथ संहर पिवरण 「「「「「「「」」」 1 あいい 1000 नगर इंग्ल्स् जाने 10000 2 i φ Ser'int 21.a -23 and Juin a primer at classes, yes deal UL 140.040 ŝ, पित्रे *कार्थम* किया, माएग्र せいではく कीफ्लकार के। ज/म भौर विवरण -Y- 72 alder-10 5 5 3 Cine. 142.284 Ę, J. 10000 700 - 715 ê T. S. Achart 593 ALC: NOT A 20 1.5 04 ŝ, ð खेत का तम्पर नाम मौर 10.00 ទាំង 日本町 2 1 Ę n. अमीन का एकवा जीर किस्म 61.8 मागचा या सगान ы वे के छन और शिरनी - Aller RE के प्रभ के सहिता इन्सकाञ्च 3 ŭ को तारोच कौर फिल्म 8.726 2 er 024-2 राखिल खारित का गुल्ह Z, भिष्ट्यावर कातृतको को षुषिद्य/तराषीक £ ų

200 ٩. 10 112 20 252 5 100 is p 1 •.: - Tenier nia -11 al us . TADA Well- m q ł. ÷ ÷, ÷ E. . P. D. 372.14 E 147 547 248727 and wange 1 and 14- 22 3421227 - 55 S. Surlan 2 5 a アロイナントレー 536.2 2 245 44 ~ 100 C NICH N 24Dar 9 ۱. 100 - 1000 -हरवस्त संव-44 21 an41 7 : an 44-27 2 durgh. 946-02 夏本小八日 Ż 595 1-5 5- 5- 100 10 100 5-11 762 3.5 5. 5. allerta 8-12-1-16 H. J. mint NS S 王を and the 1-1545 The state of the 2 Þs. • _ 3 4 5-45A Through - H 1-18 .. ï -तहसील-ŝ 20 TAU Sold In the level C 0 and arrache Jurian 2 Auger of the ger y the PALLAS 2 42224-72 MULTER 20110 17 3 3 Ð ŝ te) चिता गुर्जाला के इन्तकालों का रजिस्टर, पृष्ठ संख्या N.C.C. 1 State -1. 1. Ca あみたなく atte 12 / 26 1145 45 044-012 d) di 4143143 19 Second Second Starts. ,1° 24 1 4 1 h-Tr 39e 1-5 762 2-5 The part of the second 5. 5. 600 10-10 ---of the estimate 373 1- 8 1217 124 5 the second secon 19 S P 4 W. g. affinal 1 1-75 74 1 4 13 è 2 ŝ, S ×, 12 1.5 14 5% 1 2 ŗ ş 3

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निरंदावर का नुवयो को गटना ही की पियोटे पु**रिन्द**/तप्रदीक ŝ नक्षेत्र का १ मीति काली क N Ŧ प्रस्ते समित क्विते वा स्व জাজলের চরীধ দি দিচ গ to Har n in the second s -15 किम्मी प्रक्रिक के 24 N MALE IN 7 4 20 ना नजी। सा समानि したの「「「「「「」」」 A 400 1 1 1 The state मन्त्र) र्राम 141 0 Ĩ 11 122 । इस्त्रेज का *रक्ष*वा Ξ रस्यम् । मृत्रेष्ठ सम्बद्धाः । मृत्रि S. COLUMN St. HUN IN ARUCS TE 110/11 भाषम दिया, बालुग attail) 医肥 क्षीम्बाहकी नीम्र 1. 1. 1. C. धीर विवरण \$ 믭 मगेंग्य, का नाम, को र 1 いん いいろう やり 69.00 ing. 2000015 214 2 नया इत्हराज जे। "marth الإلاتين 165.4 41 2 2 3 œ. 11-11-12 ŝ -0 0 01 No. i, -1 山田村 - 5 Dave? 11111 1000 moin (A Eve CONTRACT OF 70 मेती जसायन्द्री में 東北でく Constanting of the 1 14 100 114 10.01 しまでい 41414 ž FIFE TO SEPARATE **C**~ ALL LITE ないい 17. 62 Eacher 17. = 19 A LEAD UNERT S 19-12 THE (ALCONE) 七 代四日 ŝ part) yip (par ę. इन्तर्का कर्म वर्तमान, क्रांग्लम था पिष्ठमी जया इन्हें। दर इन्द्रता त ۱ú । ৯ মদিচ গদি দা ১ 1905 ş 6411. मेंच की संस्टा सोन 200 हिववस्त संक them down of the e142-01 BLA 546- 417 11417 5. IF. الار أعجرما 7 10 10 विष ने संसोधन प्रयोजित है माम्त्र का नाव 27 27 10 CH 4114 14. 522 Male Contra 22 3 sent 13 as. N 10 12 12 22 22 1 -11233 मासिक का नाम कौर 182011 10-202 CHERT. A SPAN I'L MENT ÷ िंदरण 15 444-B45-A State 67.5 A HOLD WARS -1 ano 114 4 1263469 ЪТF all a 10%0 Cruelly क हेयू पर *का*र्ड ল No N. गम्बर कि जिल्ल 2/2 é4 of Seether the SP 20 Laro'i 980 \$4<u>19</u>5 ы

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City/Village :	New delhi	District : New delhi	State :	Delhi	10.04.19.04.19.19.19.19.19.19.00.0
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Name :	DIf residential D	evelopers Limited		Estronation	1
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Phone :	98*****58				No se
Purpose :	Stamp duty for re-	gistration of Conveyance deed			WAZIRABAD
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The authenticity of this document can be verified by ecanning this GrCode Through smart phone or on the website https://egrastry.nic.n

12-11-2021

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CONVEYANCE DEED FOR Rs. 29,48,652.00

STAMP DUTY Rs.27,07,500.00

THIS DEED OF CONVEYANCE made this 12^{46} day of <u>NOV</u>, in the year <u>2021</u>.

Between

M/s. DLF Building & Services Private Limited (PAN No. AAACN9916F), a Company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28 Barakhambha Road, New Delhi–110001 (hereinafter called the "Vendor", which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns) agting through its Authorised Signatory, Mr. Sanjeev Arora (Aadhar No. 4354 3208 9945) S/o Rajender Kumar Arora, 4th Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram – 122002 (Haryana) authorized on its behalf vide Resolution dated 29-07-2021.





प्रलेख नः11682		दिनांक: 12-11-2021
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यह प्रलेख आज दिनांक 12-11-2021 दिन मुक्रवार समत्र 4:29:00 PM कवे और्श्रोमती/कुमारी DEF Holding and Services Pvi Liddim Sarpey AnnaFTHER जिवास 26.0arakhanba Road Defhi देवांग प्रजीकरण हेत् प्रस्तुत किया थया |

अधिकारी (चर्जीराबाद) अपास करत सजीवन

हस्ताधार पश्तुतर्भाषि DLF Building and Services Per Ltd

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

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दिनांक 12-11-2021 DI-1 Duilding and Services For Lid

उपरायुमन जियन भाषिकारी (नजीशनाद)

उप/सर्युत (जीवन अधिकारी(चर्जासकाट)

उपरोकत केताव श्री/श्रीमती/खुमारी DEF Resolantial Developers Ltd Iber Supple STHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोतों पक्ष्डे ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राणि केता ने मंत्रे समस विकेता को अदा की तथा प्रलेख मे अदा की गई राष्ट्रि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/खुमारी P.K. Auprick Ade पिता — जिवासी Gauegram क श्री/श्रीमती/खुमारी Stary Kuma मिता Pastant Chand विवासी DET Gazego Towar Octob ने की |

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साथी नं:1 को हम नम्बरदायज्ञाधितवता के रूप में जीमही है तथा वह साथी नं:2 की पहवान करता है |

दिनांक 12-11-2021

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 RESIDENTIAL DEVELOPERS LIMITED THRU. AUTHORISED SIGNATORY MR. SHAMBIR YADAV REGD. OFFICE AT 2ND FLOOR, DLF GATEWAY TOWER, R-BLOCK, DLF CITY, PHASE III, GURUGRAM – 122002, HARYANA (INDIA)

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

Whereas the ownership of the said plot was previously with M/s DLF Hotels Limited in terms of Section 23(1) of the Companies Act, 1956, the name of DLF Hotels Limited changed to M/s. Mayur Recreational and Development Limited vide Certificate of Incorporation dated 19-08-1997.

And Whereas the Hon'ble High Court of Delhi vide order dated 9th July, 2004 was pleased to Sanction Scheme of Merger/Amalgamation under Section 394 of the Companies Act, 1956 of M/s. Mayur Recreational and Development Limited with M/s. DLF Building & Services Pvt Ltd., vide Company petitions No. 88/2002, consequent whereof M/s. Mayur Recreational and Development Limited stood dissolved without process of winding up with effect from 1st April, 2003 and all the properties, rights, powers, obligations liabilities and duties of M/s. Mayur Recreational and Development Limited stood transferred to and vested in M/s. DLF Building & Services Pvt. Ltd.

And Whereas consequent to the aforesaid mergers/amalgamations the ownership of the Said Plot which was previously with M/s. DLF Hotels Limited henceforth stood transferred M/s. DLF Building & Services Pvt. Ltd., as a result thereof the ownership of the Said Plot in Phase-I, DLF City, stood vested in the Vendor herein, i.e., M/s. DLF Building & Services Pvt. Ltd.



उप/सयुंक्त पंजीयन अधिकारी विक्रेता :- thru Serijeev AroraOTHER DLF Building and Services Pvt Ltd SEAL O केता :- thru SatpalOTHERDLF Residential Developers LID Datipal गवाह 1 :- PK Angrish Adv गवाह 2 :- Manoj Kumar _____ प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11682 आज दिनांक 12-11-2021 को बही नं 1 जिल्द नं 90 के पृष्ठ नं 11.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2810 के पृष्ठ संख्या 41 से 45 पर धिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है |

पुजीयन अधिकारी(वजीराबाद) उप/सयकत

दिनांक 12-11-2021

And Whereas the Vendor is a full and absolute owner in possession of and otherwise well and sufficiently entitled to all the piece and parcel of land being Plot No. 5 on Road No. C-4, admeasuring 420 Sq.Mtrs. in the residential colony known as DLF City, Phase-I, situated at Village Chakkarpur 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. The said plot of land is more particularly described in Schedule 'A' hereunder written;

And Whereas by Allotment letter dated 05-11-2001 the Vendor had allotted the said plot of land in favour of M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited) for a price of Rs.29,48,652.00 (Rupees Twenty nine lakhs forty eight thousand six hundred fifty two only).

And Whereas, M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited) is entitled to have the Conveyance deed in respect of the said plot of land executed in its own name or in the name of its nominee(s) and in terms thereof nominated M/s DLF Residential Developers Limited the Vendee herein, as his nominee for the purpose of purchasing / acquiring the said plot of land and requested the Vendor to substitute the name of its nominee in its place as Purchaser of the said plot of land;

And Whereas the Vendor accepted the request of the said M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited) and substituted the name of the said M/s DLF Residential Developers Limited in place of the said M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited), in the said plot Buyer's Agreement and transferred the amount of Rs.29,00,000/- already paid by the said M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited), to the Vendor towards the sale price and other dues payable by it to the account of the said M/s DLF Residential Developers Limited and the balance Rs.48,652/- paid directly to the Vendor by the Vendee(s) herein though the Vendee(s) has paid Rs.29,48,652/- to the Vendor but the Stamp Duty is being paid on the amount of Rs.3,86,78,640/-, which has been paid by the Vendee to M/s DLF Utilities Limited.

And Whereas the Vendor has agreed to execute and register the Conveyance Deed in respect of the said plot of land in due course in favour of the aforesaid M/s DLF Residential Developers Limited on their complying with the formalities prescribed therefore;

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



And Whereas the Vendee has paid the entire aforesaid amount of Rs.29,48,652/-which includes external development charges as on date which were also payable by the Vendee under the said allotment letter, more particularly described in Schedule 'B' written hereunder;

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

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

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

1. In consideration of a sum of Rs.29,48,652/- which includes the sale price and all other charges becoming payable till date, paid by the Vendee to the Vendor as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledge, the Vendor doth hereby grant, convey, transfer, assign and assure unto the Vendee all that piece and parcel of land on ground and the premises comprising the said plot of land described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the Vendor unto or upon the said plot described in Schedule 'A' hereunder written and hereby conveyed, transferred assigned and assured and every part and parcel thereof together with all its right and appurtenances unto the Vendee absolutely and 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 plot of land hereby granted, conveyed, transferred, signed and assured by the Vendor and that the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee make, do and acknowledge, execute and perfect with all proper despatch all such further and other lawfull and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said plot of land together with its appurtenances unto the Vendee in the manner aforesaid and that hereafter if any person in any manner claims any interest or right of ownership in the said plot of land or any thereof the Vendor shall indemnify the Vendee shall have no right, title or interest in any other land or property in the said colony except the said plot of land described in

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

2. The Vendee has already paid the entire amount of Rs.29,48,652/- 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 plot of land on a pro-rata basis determined by the Vendor as heretofore, which determination shall be final and binding on the Vendee and any such sums due from the Vendee shall be treated as unpaid price of the plot.

"The physical possession/demarcation of the boundaries of the plot has 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 plot is located until the same is handed over to a local body for maintenance. All such charges shall be payable and be paid by the Vendee to the Vendor, periodically as and when demanded by the Vendor. The pro-rata share so determined by the Vendor shall be final and binding on the Vendee.

4. The 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. 3,86,78,640/- (Rupees Three crores eighty six lakhs seventy eight thousand six hundred forty 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 of the house on the said plot of land hereby sold as already agreed by him not later than three years from the date of this Conveyance Deed. In case, the Vendee fails to commence the construction within



the stipulated period, the Vendor shall be entitled to proceed against the Vendee according to the terms and conditions of the said Agreement with shall be deemed as incorporated in the Conveyance Deed and seek all such remedies against the Vendee as are available to the Vendor according to law. Provided that the Vendor in it sole discretion may extend the period for the aforesaid construction upon payment of additional charges of **Rs.100.00 per sq. mtr.** year or part of a year, and the Vendee shall be bound to pay the same.

 All rates, taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the Vendee with effect from the date of execution of 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 consistant with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

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

All the rights, title and interest of the Vendor into and upon that piece and parcel of land being Plot No. 5 on Road No. C-5 measuring 420 sq. mtrs. in Phase-I the residential colony known as DLF City situated at Village Chakkarpur Tehsil and District Gurugram, (Haryana) bounded as under:

NORTH:	Plot No.C-3/19
SOUTH:	Road, C-4
EAST:	Plot No.C-4/4
WEST:	Plot No. C-4/6

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

Transaction Ref. Id.	Dated	Amount (Rs.)
61426\210429	05/11/2001	500,000.00
127515\290676	/ 14/06/2006	2,400,000.00
PH1CRB1121/00001	11/11/2021	48652.00
//	TOTAL:	2,948,652.00
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JN WITNESS WHEREOF the said Vendor M/s. DLF Building & Services Pvt. Ltd. acting through its Authorised Signatory, Mr. Sanjeev Arora S/o Mr. Rajender Kumar Arora, 4th Floor, Gopal Dass Bhawan, 28 Barakhambha Road, New Delhi-110001 authorized to execute conveyance deeds on its behalf vide resolution dated 29th 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. Sanjeev Arora S/o Sh. Rajender Kumar Arora, and 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 the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Company.

> For and on behalf of M/s. DLF Building & Services Private Limited

WITNESSES: 1 Parveen K Angrish Advocate M.A.L.L.B., HONS Teh. Wazirabad, Gurgson

Authorised Signatory Vendor

2. MANOJ KUMAR SJOSH. PRAKASH CHAND CO DLF Gateway Towar, Gurugsam.

For and on behalf of Limited M/s. DLF

Authorised Signatory Confirming Vendor

Stamb's Jade

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SALE DEED FOR Rs. 3,17,32,140/-

STAMP DUTY Rs. 22,21,300/-

THIS SALE DEED is made on this 12th day of November, 2021

BETWEEN

DLF REAL ESTATE BUILDERS LIMITED (PAN: AACCD9979L), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurtigram-122002, Haryana acting through its authorized signatories Mr. Jayant Erickson & Mr. Subhasish Panda, authorised vide resolution dated 18.01.2021, shall hereinafter be called "Vendor" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);

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चत प्रमुख भाषा दिवाक 12-11-2021 दिव मुकताव रामव 4:28.00 १२० वर्ज भीव्यीमातीम्ब्

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গ্ৰন্থ স মন্দিৰ এখন হয় কলীত প্ৰাৰ্থনেন বিধান & প্ৰথমনিক্ষ 1975 ৰই গায় ৫-৫ ই প্ৰবাধ সন্ধিয়্তিন ই প্ৰয়নিক এইলানার কা प्रजीकृत करने से पूर्व सबचिरा विभाग से आनगपतिर प्रमाण पत्र प्राप्त कर लियां गया है |

प्रतेख में वर्णित डाइ जगर एवं यांगीण अभीजना विभाग के अधिनिक्य 1975 की एक दिवाल के प्रतिका अधिमुखिन नहीं है इसलिए दरसादेज के वंती कुर करने से पूर्व सर्वाधन किसान से अन्यपतिर प्रभाषा भन की आवश्यवन्त्र तभी है।

यत अधिकारी । तजीशबाद 🔅 39/78 9474

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उगरोक्ट केवार मोल्मीमनीकंक्रवरी जयताय, को ताची एक स्ट्रांक केवाल ५, कर तरावर आजिस है। अस्तुत प्रसंध के तथयों को दोनों पक्षी में सुधकर तथ' समझका गतीकार किया | प्रतेश के अलुगार 3 रुपत की रॉग केला ते होरे लमक्ष विक्रंता को भदा की तथा प्रतेख में वर्णित अगिम अध के गई साथि के तेन देन को ग्वोका। किया (डानों पक्षों की पहचान औरश्रीमती/कुमारी एक उल्लेख घार पिशा ---- नियासी एक लोका व

भीश्रमेसनीश्वरूपारी आजन्त्र komo पिता (अन्द्रतान tona दिवासी ता ताद्ववर्त्वन्तु) कद्वता वदा भे से (भागी तथा को दश सम्बद्धात अधिवतना के एथ में जानते है तथा वह साली तथ की पहलान करना है

(2mile 12-11-2421)

इम्र(सर्वृत्रम् अंग्रीयनः अधिकारी) अञ्चीसमण्डः)

AND

DLF RESIDENTIAL DEVELOPERS LIMITED (PAN:AACCD9577G), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Shombir Yadav authorized vide resolution dated 30.04.2021, shall hereinafter called the **"Vendee"** (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

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

WHEREAS the Vendor, was earlier a Partnership Firm during which a plot being Plot No.SR-69, admeasuring about 402 sq.mts. (480.79 Sq. Yards) situated in DLF City Phase-III, Village Nathupur, Tehsil and District Gurugram (hereinafter referred to as "Said Plot") more particularly described in 'Schedule I' was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

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

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

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प्रमाणित किया जाता है कि यह प्रसंख क्रमाक 11681 आज दिनांक 12-11-2021 को बही ने 1 जिल्द ने 90 के पृष्ठ न 11.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द ने 2810 के पृष्ठ संख्या 36 से 40 पर चिपकाई गयी | यह भी प्रभाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगूठा भेरे सामले किये है |

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद) दिनांक 12-11-2021 前村五十 $\pi \circ 0$

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 3,17,32,140/- (Rupees Three Crore Seventeen Lakh Thirty Two Thousand One Hundred Forty Only) and on other terms and conditions stipulated therein.

AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately 402 squats. (480.79 Sq. Yards).

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 3,17,32,140/- (Rupees Three Crore Seventeen Lakh Thirty Two Thousand One Hundred Forty Only) agreed between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and casements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

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



assuring the Said Plot anto the Vendee in the manner mentioned in this Sale Deed.

- 2a That sale consideration amount of Rs. 3.17.32,140/- (Rupees Three Crore Seventeen Lakh Thirty Two Thousand One Hundred Forty Only) shall be paid by the Vendee to the Vendor in the following manner:-
 - 1 Rs.3,14,14,819/- (Rupces Three Crore Fourteen Lakh Fourteen Thousand Eight Hundred Nineteen only) vide Transaction ID no. M3140324 dated 10.11.2021 drawn on ICICI Bank.
 - Rs.3.17.321/- (Rupces Three Lakh Seventeen Thousand Three Hundred Twenty One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The Vendee confirms and undertakes to make payment of maintenance charges to the association of plot owners/ the maintenance agency (hereinafter referred to as the "Maintenance Agency") for maintenance of the entire Phase-III in DLF City including the Said Plot.
- The Vendee acknowledges and undertakes to pay the maintenance bills. 4 and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "IFMS"), of Rs.24,039.50(Rupces Twenty Four Thousand Thirty Nine and fifty paise Only (@ Rs. 50/- per sq. yards) to ensure payment of maintenance bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust such defaults from the IFMS and the Vendee shall make good such default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid safe price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to

DLF REAL ESTATE BUILDERS LTD



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

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



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government with retrospective effect, the Vendee shall be liable to pay the same on domand. The demand raised on the Vendee shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/ Maintenance Agency shall have first charge and lien on the Said Plot to the extent of such unpaid amount till such amount is paid.

- 7. The Vendee confirms and undertakes to pay all government rates, tax on land, menicipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded which shall be final and binding on the Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.
- 8. The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Haryana) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Gurugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.

The Vendee confirms to pay the tariff to the Maintenance Agency for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed. The Vendee confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the Vendee and the Vendee shall not have a right to object to the same. The obligation to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further acknowledges and confirms that the Vendee shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of

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tariff at any time whatsoever during the period of Vendees' ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale / re-sale and/or conveyancing thereof.

- 9. The Vendee shall deposit with the Maintenance Agency/colonizer /reimburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on demand, amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
- 10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indemnify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.
- 1111 The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phase-III, DLF City, Gurugram.
- 12. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
- 13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities.



including in the record of the developer of DLF City and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.

- 14 The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs**, **22,21,300/-** (**Rupees Twenty Two Lakh Twenty One Thousand Three Hundred Only**) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
- 15^{sh} The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable low, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
- $16_{\rm fit}$ The Vendee confirms that all the obligations arising under this Sate Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
- 17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indomnify the Vendor for any liability and/or penalty in that behalf.



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

SCHEDULE-U

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being plot no.**SR-69** admeasuring 402 sq.mts. (480.79 **Sq.Yards**) in **Phase-III** in the residential colony known as DLF City, situated at **Village Nathopur**, Tehsil and District, Gurogram, (Haryana) bounded as under :-

North	;	DLF Green Area		
South	:	18 in wide Siris Road		
East	:	Primary School Site		
West	;	Plot No.SR-69A		

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

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

STATE BUILDERS LTD.



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

For and on behalf of

DLF REAL ESTATE BUILDERS LIMITED

Jayant Erickson Subhasish Panda Authorised Signatories (VENDOR)

DLF RESIDENTIAL DEVELOPERS LIMITED

Shambir Yadav Authorised Signatory (VENDEE)

WITNESSES 1. Parveen Kumar Angrish Advocate M.A.L.L.B., HONS. Ten. Wazirabad, Gurgaon M.A.L.L.B., HONS. Ten. Wazirabad, Gurgaon 2. MANOJ KUMAA SJO SH PRAKASH CHAND CO DLF Gateway Towar, Gurugsam.



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SALE DEED FOR Rs. 2,08,38,840/-

STAMP DUTY Rs. 14,58,750/-

THIS SALE DEED is made on this 12th day of November,2021

BETWEEN

DLF REAL ESTATE BUILDERS LIMITED (PAN: AACCD9979L). a company incorporated under the Companies Act, 1956 having its Registered Office at 2^{ne} Floor. DLF Gateway Tower, R-Block. DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatories Mr. Jayant Erickson & Mr. Subhasish Panda, authorised vide resolution dated 18.01.2021, shall hereinafter be called "Vendor" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);

DLE REAL ESTATE BUILDERS LTD

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(प्रतिहरण) किल्कीस, विद्युप्ति (प्रजीशनाह) (

हरत्वपर प्रस्तुतकती मिनि १९०१ र २० र रजनिवर मिव

प्रमेश में बॉफेंट कर नगर एन बामोण आबोजना निभाग के आंधीनेका 1975 की भाष 7-ए के आनमत अधिश्वहित हे इमलिए दश्तावेज को प्रजीपत करने से पुरे सबकित विमान से ज़जापतिर काण पत्र प्रमुत कर लिया एक है।

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प्रतेख में अभित क्षेत्र त्यत एव सातीण आसोजना क्रिमाय के अभितिष्ठम 1975 की धार। 7 न के अनुमेश अधिस्पित नहीं है इसलिए उस्तावंज को प्रतीकृत करने में बुधे संबधित जिसाज हे अजगदी। प्रताप पत्र की आंधवन्तान वहने हैं।

दिलाक 12-11-2021 10 76 Fisher Soudos (10 . รายรูลิต หมือคาสาวิตอร์ (สาวิราศาร)

গেশেৰে উদ্যাহ গাঁলোঁমন্ত্ৰীয়ে বিভাৱ কৰে কৰে বিভাৱনে বিভাৱ কৰে বৰ্ণবিধাৰে বিভাৱ হৈ প্ৰস্তুন পৰিজ উদ্ধেশৰ জী এইবা প্ৰশা উ ফুলকং উদ্ধা সময়কৰা ফলিনাৰ জিলা। প্ৰথম উদ্ধান্থৰে ৫ চৰও কী হাণি উদ্ধান সই মলপ বিউদ্ধা ক' সহা কী নথা প্ৰশ্বস্ত ম' পৰ্যিৰ এইজ সভা কী শই হাণি উদ্ধান ইল কী ইৰ্ণাকা। কিয়া (এইবা কী পহালৰ আঁলোমনটিক্ষানী সম চেন্দ্ৰাৰ চেন্দ্ৰ থিৱা) — বিভায়ী ব উপ্লেষ্ট্ৰপ্ৰীপক্ষাণী সমান্ধ মেনক দিনা (আন বিভাৱী কৰা বহু আৰু বিভাৱ কৈ বিভাৱ বা হ'ব কৰা জাৱা হৈছে বিভাৱ বা কৰি আ উপ্লেষ্ট্ৰপ্ৰাণী সমান্ধ মেনক দিনা (আন বিভাৱ নিজাৰী কৰা বহু মান বিভাৱ বা হ'ব কৰা কৰা

RRT नहां की हरा जस्वरदार/अधिवर्तना के रूप से जातनों हैं तथा वह साथी जार की पत्रवाज करता है।

ATTENT

3प/राष्ट्रभुत प्रतियन अधिकारी(उजीवश्विद)

दिनांक 12-11-2021

AND

DLF RESIDENTIAL DEVELOPERS LIMITED (PAN:AACCD9577G), a company incorporated under the Companies Act, 1956 having its Registered Office at at 2rd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Shambir Yadav, authorized vide resolution dated 30.04.2021, shall hereinafter called the "Vendee" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

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

WHEREAS the Vendor, was earlier a Partnership Firm during which a plot being Plot No. V-10/35, admeasuring about 264 sq.mts. (315.74 Sq. Yards) situated in DLF City Phase-III, Village Nathupur, Tehsil and District Gurugram (hereinafter referred to as "Said Plot") more particularly described in 'Schedule I' was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

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

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

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प्रमाण पत्र

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प्रमाणित किया जाता है कि यह प्रसेख कमांक 11680 आज दिनाक 12-11-2021 को बही न 1 जिल्द ने 90 के पुष्ठ में 11 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही शख्या 1 जिल्द ने 2810 के पृष्ठ संख्या 31 से 35 पर विपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताधरानिशान अंगूठा मेरे सामने किये हें |

उप/सर्युकत पंजीयन अधिकारी(वजीराबाद)।

दिलाक 12-11-2021

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 2,08,38.840/- (Rupees Two Crore Eight Lakh Thirty Eight Thousand Eight Hundred Forty Only) and on other terms and conditions stipulated therein.

AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately 264 sq.mts. (315.74 Sq. Yards).

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,08,38,840/- (Rupees Two Crore Eight Lakh Thirty Eight Thousand Eight Hundred Forty Only) agreed between the Parties, the Vendor doth hereby self, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

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

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- 21 That sale consideration amount of Rs. 2,08,38,840/- (Rupees Two Crore Eight Lakh Thirty Eight Thousand Eight Hundred Forty Only) shall be paid by the Vendee to the Vendor in the following manner:-
 - Rs.2,06,30.452/- (Rupces Two Crore Six Lakh Thirty Thousand Four Hundred Fifty Two only) vide Transaction ID No.M3137851 dated 10.11.2021 drawn on ICICI Bank.
 - ii₁₅ Rs.2,08,388/- (Rupees Two Lakh Eight Thousand Three Hundred Eighty Eight only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The Vendee confirms and undertakes to make payment of maintenance charges to the association of plot owners/ the maintenance agency (hereinafter referred to as the "Maintenance Agency") for maintenance of the entire Phase-III in DLF City including the Said Plot.
- 4. The Vendee acknowledges and undertakes to pay the maintenance bills. and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "IFMS"), of Rs.15.787(Rupees Fifteen Thousand Seven Hundred Eighty-Seven Only (a) Rs. 50/- per sq. yards) to ensure payment of maintenance. bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust such defaults from the IFMS and the Vendee shall make good such default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of demand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency.

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to the Said Plot and the same shall be treated as unpaid sale price and the Maintenance Agency shall have the first charge or lien over the Said Plot. The Maintenance Agency shall treat this Sale Deed as cancelled without any notice to the Vendee and to recover the shortfall from the sale proceeds of the Said Plot and to refund to the Vendee the balance of the money realised from such sale.

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

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- 7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees of levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded which shall be final and binding on the Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.
- 8t The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Haryana) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Gurugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.

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

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- 9.61 The Vendee shall deposit with the Maintenance Agency/colonizer /reimburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on demand, amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
- 10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause noisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indemnify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.
- H_# The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phase-III, DLF City, Gurugram.
- 12a That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
- 13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot motated in its own name in the records of the concerned authorities including in the record of the developer of DLF City and Gumgram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.



- 14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 14,58,750/- (Rupces Fourteen Lakh Fifty Eight Thousand Seven Hundred Fifty 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 penaltics/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be home by the Vendee exclusively and the Vendor accept no responsibility in this regard.
- 15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws: and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
- 16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
- 17.) The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
- 18. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

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SCHEDULE-1

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being plot no, V-10/35 admeasuring 261 sq.mts. (315.74 Sq.Yards) in Phase-III in the residential colony known as DLF City, situated at Village Nathupur, Tehsil and District, Gurogram, (Haryana) bounded as onder :-

North	*	Plot No. V-11/36
South	*	12 m wide Road V-10
East	:	Plot No. V-10/35A
West		Plot No. V-10/34

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

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

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DLF RESIDENCIAL DEVELOPERS LTD



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

For and on behalf of

DLF REAL ESTATE BUILDERS LIMITED

Jayant Brickson Subhasish Panda Authorised Signatories (VENDOR)

DLF RESIDENTIAL DEVELOPERS LIMITED

Authorised Signatory (VENDEE)

WITNESSES ngrish Parveen Kumar A Advocate

1. M.A.L.L.B., HONS. Teh. Wazirabod, Gurgeen

2. MANOJ KUMARSIO SH. PRAKASH CHAND 40 DLF Gateway Town, Gurugam



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				RANNA DE	ED FOR I	Rs. 2.11.14.060/-

STAMP DUTY Rs. 14,78,000/-

THIS SALE DEED is made on this 12th day of November, 2021

BETWEEN

DLF REAL ESTATE BUILDERS LIMITED (PAN: AACCD9979L), a company incorporated under the Companies Act, 1956 having its Registered Office at 2rd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatories Mr. Jayant Erickson & Mt. Subhasish Panda, authorised vide resolution dated 18.01.2021, shall hereinafter be called "Vendor" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);

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DEF RESIDENTIAL DEVILOPERS LTD

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परीह हो नौंगे। होर तमार २० करीना आयोजना घेदराम के अधिविसम अन्द्र को घांग तर के एतमील अधियदित है इसलिए दन्द्र देव लो पंजेंकून करते से पुर भवदिल विस्तान के प्रतादनि समाज पर इन्ह्र दन विभा गया है।

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प्रतेख में प्रतित डोन जगर एव मामीण आग्राजरू 'शिवाज के प्रथितियस लगर को रेक्स ताह के प्रतिरूह अधिसुवित नहीं हे हमकिंग इस्तार्थल की प्रडीमुंहर करने से पूर्व स्वतित प्रेस्तान से इस्ट्रापति प्रस्ता पर की प्राटक्यकता नहीं है।

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रमोन के पर बीरबीर हे रहूल है। DET Reserve हो & reserved जनवयांग (Sapan SET) र होतिर है। करतून प्रनेध के उपये को दोनों परी से भुषित 2011 सनसका स्वर्थितर फिला। प्रसन्न के अनुसार ए स्वर्थ के सांसे केता ने और समय विकेश का इस्ता की तथा प्रनाद में नॉर्डर आदिस अदा की गई सोर्ट के बेन देन को स्वर्थितर फिला। दोनां पक्षी की महस्वय बीरबीलडीर कुमानी एक ठालाफी इन्ह पिला र मॉरिड सी स्वार हालतथ बीर बीसडी रहूमारी स्वरण्ड की स्वर्थित किया। दोनां पक्षी की महस्वय बीरबीलडीर कुमानी एक ठालाफी इन्ह पिला र मॉरिडसी स्वार हालतथ बीर बीसडी रहूमारी स्वरण्ड की स्वर्थ का स्विथ की स्वार देन महस्वय बीरबीलडीर कुमानी एक ठालाफी इन्ह पिला र मॉरिडसी स्वार हालतथ

साली जा भारत त्य त्य बरहर अधिकाल के रूप में आतने हैं अबर यह साली ले में की प्रत्याल करता 🎧 😱

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AND.

DLF RESIDENTIAL DEVELOPERS LIMITED (PAN:AACCD9577G), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Shanibir Yadav, authorized vide resolution dated 30.04.2021, shall hereinafter called the **"Vendee"** (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

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

WHEREAS the Vendor, was earlier a Partnership Firm during which a plot being Plot No. V-33/18, admeasuring about 267.48 sq.mts. (319.91 Sq. Yards) situated in DLF City Phase-III. Village Nathupur, Tehsil and District Gurugram (hereinafter referred to as "Said Plot") more particularly described in 'Schedule I' was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

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

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

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उप/सर्युक पंजीयन अधिकारी

विकेला — - Ibru Mano, KumarQTHI-R DI F Real Estate Builders Ltd

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<u>प्रमा</u>ण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11773 ख़ाज दिनांक 15-11-2021 को बही ल 1 जिल्द में 90 के पूछ जे 34 25 पर किया गया तथा इसकी एक घति अतिपित बड़ी संख्या 1 जिल्द न 2814 के पृष्ठ हख्या 20 से 24 पर विप्रकाई गयी , यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और जवाहों ने अपने इस्त्राधार/निश्चन अंगूठा मंदे शामने किये हैं |



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

AND WHEREAS the Vendec is desirous of purchasing the Said Plot for a price of Rs. 2,11,14,060/- (Rupces Two Crore Eleven Lakh Fourteen Thousand Sixty Only) and on other terms and conditions stipolated therein.

AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately 267.48 squarts. (319.91 Sq. Yards).

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed 1. and in consideration of Rs. 2,11.14,060/- (Rupees Two Crore Eleven Lakh Fourteen Thousand Sixty Only) agreed between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, libertics, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

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

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- That sale consideration amount of Rs. 2,11,14,060/- (Rupees Two Crore Eleven Lakh Fourteen Thousand Sixty Only) shall be paid by the Vendee to the Vendor in the following manner:-
 - Rs.2,09,02,919/- (Rupces Two Crore Nine Lakh Two Thousand Nine Hundred Nineteen only) vide Transaction ID No.M3142551 dated 10.11.2021 drawn on ICICI Bank.
 - Rs.2,11,141/- (Repeas Two Lakh Eleven Thousand One Hundred Forty One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The Vendee confirms and undertakes to make payment of maintenance charges to the association of plot owners/ the maintenance agency (hereinafter referred to as the "Maintenance Agency") for maintenance of the entire Phase-III in DLF City including the Said Pfot.
- 4. The Vendee acknowledges and undertakes to pay the maintenance bills and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "IFMS"), of Rs.15,995.50(Rupees Fifteen Thousand Nine Handred Ninety Five and fifty paise Only @ Rs. 50/- per sq. yards) to ensure payment of maintenance bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services. and the Maintenance Agency shall have the right to adjust such defaults. from the IFMS and the Vendee shall make good such defaalt within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of domand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency.

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to the Said Plot and the same shall be treated as unpaid sale price and the Maintenance Agency shall have the first charge or lien over the Said Plot The Maintenance Agency shall treat this Sale Deed as cancelled without any notice to the Vendee and to recover the shortfall from the sale. proceeds of the Said Plot and to refund to the Vendee the balance of the money realised from such sale.

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

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- 7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rate basis as determined and demanded which shall be final and binding on the Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.
- 8 The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Hatyada) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Garugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.

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

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- 9. The Vendee shall deposit with the Maintenance Agency/colonizer /reiaburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on domand, amounts to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
- 10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indennify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this. Conveyance Deed as cancelled and to resume the possession of the Said Plot.
- 11 The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phose-III, DLF City, Guragram.
- 12. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
- 13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF City and Garugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.

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- 14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 14,78,000/- (Rupces Fourteen Lakh Seventy Eight Thousaud 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 penaltics/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
- 15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
- 16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
- 17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
- The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigach shall have the jurisdiction.

DLF REM INTIAL DEVELOPERS LTD

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of kind being plot no. V-33/18 admeasuring 267.48 sq.mts.(319.9) Sq.Yards) in Phase-III in the residential colony known as DLF City, situated at Village Nathupur, Tehsil and District, Gurugram, (Haryana) bounded as under :-

North	:	Rasta
South	:	Plot No. V-33/19
East	:	12 m wide Road V-33
West	:	Plot No. V-34/6

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

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

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DLF RESIDENTIAL DEVELOPERS LTD

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

For and on bchalf of

DLF REAL ESTATE BUILDERS LIMITED

Jayant Erickson Subhasish Panda Authorised Signatories (VENDOR)

DEF RESIDENTIAL DEVELOPERS LIMITED

Spambir Yadav Authorised Signatory (VENDEE)

WITNESSES 1. 27 22 9 7 المنظور (۲۰۰۰ میلید) (۲۰۰۰ میلید) ارتقاد و در میلید (۲۰۰۰ میلید)

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