

6. The Vendee shall be entitled to get its name intimated and registered in place of the Vendor in all the official records as owner in possession and Vendee shall also be entitled to get its name substituted in respect of the licence granted by the Director, Town & Country Planning for development of the colonies under thearyana Development & Regulation of Urban Areas Act, 1975. As the transaction is between the parent Company and one of its subsidiary Companies, no stamp duty is payable on this sale deed as provided in Section-9 of the Indian Stamp Act, 1899.

IN WITNESS WHEREOF the said Hari Das Kishan Jain being the Director of the said M/s Delhi Land & Finance Limited as Vendor hereto set his hand at Gurgaon for and on behalf of the Vendor, the day, month and year first hereinafter written.

for Delhi Land & Finance Limited,

In the presence of :

1. Raj Kumar Jain
Anwarali
Gurgaon
2. Krishan Kumar Gada
S/o Sh. Mahendra
vill. Bahawalpur
Tehsil Gurgaon

Director.

Dr. G. P. Singh

Raj Kumar Jain
Anwarali
Gurgaon



Measure No.	Area (Fukhta) in Hectares	Total
510	0 - 12	
513	1 - 0	
519	0 - 11	
753	1 - 16	
740	0 - 14	
751	0 - 6	
752	0 - 8	
515	0 - 11	
878	2 - 15	
879	0 - 14	
630	1 - 19	
512	2 - 13	
680	0 - 10	
640	0 - 19	
601	1 - 12	
692	0 - 5	
639	1 - 1	
651	2 - 6	
649	1 - 2	
650	0 - 18	
882	3 - 0	
641	0 - 8	
642	0 - 7	
646	0 - 4	
647	0 - 9	
643	0 - 5	
383	3 - 19	
631	1 - 11	
632	0 - 5	
635	0 - 5	
636	1 - 16	
637	0 - 9	
658	2 - 12	
480	5 - 3	
790	2 - 17	
792/1	1 - 19	
891	1 - 0	
892	1 - 16	
893	1 - 18	
1/2	4 - 19	
	2 - 91	

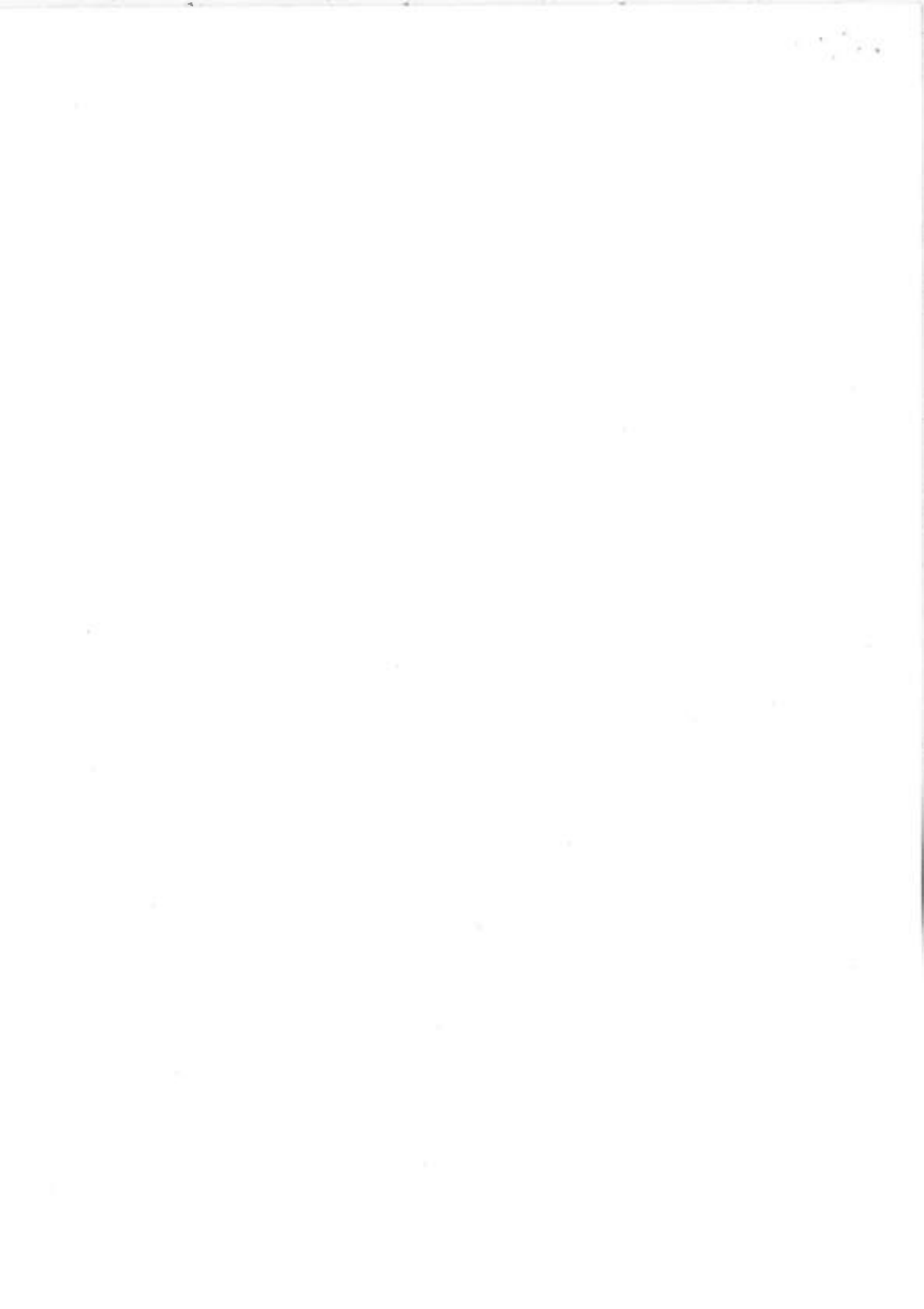
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Sub-plot 1A1

Particulars of land situated at village Rawapur, Pannu District
Surgeon (Muzaria) formerly subject matter of case No. 104.

<u>No. of plots</u>	<u>Area (Pukhta)</u> <u>Sikha-Sikhas</u>	<u>Total</u>
710	1 - 4	
717	1 - 3	
718	2 - 7	
719	3 - 8	
720	1 - 14	
724	1 - 3	
725	1 - 4	
715	1 - 15	
723	1 - 18	
726	0 - 2	
✓ 724	0 - 12	
725	1 - 12	
714	5 - 19	
721	0 - 7	
722	2 - 17	
715	5 - 1	
619	1 - 9	
612	7 - 7	
725	0 - 11	
600	2 - 12	
605/1	0 - 5	
605/3	4 - 19	
731	1 - 5	
742	0 - 13	
708	1 - 13	
709	2 - 8	
711	1 - 12	
702	1 - 3	
683	0 - 11	
625	1 - 18	
718	1 - 2	
671	8 - 5	
724	0 - 10	
726	0 - 13	
667 sub	0 - 7	
667 sub	0 - 8	
672	0 - 13	
673	2 - 5	



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200	1 - 12
201	1 - 7
202	7 - 11
203	5 - 6
204	6 - 12
205	1 - 3
206	0 - 9
207	1 - 6
208	5 - 10
209	1 - 5
210	1 - 18
211	1 - 1
212	1 - 2
213	1 - 6
214	1 - 7
215	2 - 6
216	2 - 5
217	2 - 7
218	1 - 15
219	2 - 11
220	2 - 13
221	4 - 1
222	2 - 11
223	3 - 6
224	2 - 7
225	1 - 9
226	2 - 12
227	0 - 1
228	1 - 12

192 - 54

001247 - 67.66 10000.

(p. 123) 10000 - 10000 10000.

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 95-97 387-20-222
 15/3/86



संयुक्त सब रजिस्ट्रार
 गुडगांव

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[illegible]

[illegible]

1. *Phragmites*

[illegible]

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<p>हस्ताक्षर में सर्वमत, प्रतिनियुक्त प्रमुखी जमाबंदी कर भरदार</p> <p>विस्तार में संबंधित पर्यवेक्षण है</p> <p>नगर महाराष्ट्र को एक कोयल किया, नगर</p>														
कमान	प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और	राजकार का नाम और निवरण	खेत की संख्या और नाम और जमीन का एकता और किरम	मासना या लगान	नवी जमाबंदी के खाने की संख्या	प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और निवरण	राजकार का नाम और निवरण	खेत का नाम और नाम और जमीन का एकता और किरम	मासना या लगान	के के खेत और निवरण के खेत के सहित इलाका की तारीख और किरम	राजिन खातिर का नाम	प्रमुखी की रिपोर्ट निराकर नामों की प्रमुखी/जमीन
प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और	राजकार का नाम और निवरण	खेत की संख्या और नाम और जमीन का एकता और किरम	मासना या लगान	नवी जमाबंदी के खाने की संख्या	प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और निवरण	राजकार का नाम और निवरण	खेत का नाम और नाम और जमीन का एकता और किरम	मासना या लगान	के के खेत और निवरण के खेत के सहित इलाका की तारीख और किरम	राजिन खातिर का नाम	प्रमुखी की रिपोर्ट निराकर नामों की प्रमुखी/जमीन	प्रमुखी की रिपोर्ट निराकर नामों की प्रमुखी/जमीन
प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और	राजकार का नाम और निवरण	खेत की संख्या और नाम और जमीन का एकता और किरम	मासना या लगान	नवी जमाबंदी के खाने की संख्या	प्रमुखी जमाबंदी के खाने की संख्या	कारण का नाम और निवरण	राजकार का नाम और निवरण	खेत का नाम और नाम और जमीन का एकता और किरम	मासना या लगान	के के खेत और निवरण के खेत के सहित इलाका की तारीख और किरम	राजिन खातिर का नाम	प्रमुखी की रिपोर्ट निराकर नामों की प्रमुखी/जमीन	प्रमुखी की रिपोर्ट निराकर नामों की प्रमुखी/जमीन

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Non-Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 11/11/2021

Certificate No. GOK2021K3250



Stamp Duty Paid : ₹ 2707600

GRN No. 84012667



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dlf building and Services Private limited

H.No/Floor : 4th Sector/Ward : Na

LandMark : Gd bhawan 28 barakhambha road

City/Village : New delhi District : New delhi

State : Delhi

Phone : 98*****06

Buyer / Second Party Detail

Name : Dlf residential Developers Limited

H.No/Floor : 2nd Sector/Ward : Na

LandMark : Dlf gateway tower r block

City/Village : Dlf city phase III District : Gurugram

State : Haryana

Phone : 98*****58

Purpose : Stamp duty for registration of Conveyance deed



11682

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

12-11-2021

Satpal





CONVEYANCE DEED FOR Rs. 29,48,652.00

STAMP DUTY Rs.27,07,500.00

THIS DEED OF CONVEYANCE made this 12th day of Nov, in the year 2021.

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 Barakhamba Road, New Delhi-110001 (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. 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.

And

प्रलेख नं:11682

दिनांक:12-11-2021

डीडी संबंधी विवरण डीडी का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गांव/सहर डी एन एक कालोनी	स्थित DLF Phase I
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : C-4/5, DLF City Phase 1, Gurugram		
अलग का विवरण		
भूमि का विवरण		
विवासीय	509.32 Sq. Yards	
घन संबंधी विवरण		
राशि 38678840 रुपये	कुल स्टाम्प ड्यूटी की राशि 2707504 रुपये	
स्टाम्प नं. 100K2021K3250	स्टाम्प की राशि 2707600 रुपये	
रजिस्ट्रेशन कीस की राशि 50000 रुपये	I Chaffan/84013223	परिंटिंग शुल्क 3 रुपये
Drafted By: Sanjeev		Service Charge:200

वह प्रलेख आज दिनांक 12-11-2021 दिन बुधवार समय 4:29:00 PM बजे श्री/श्रीमती/कुमारी - DLF Building and Services Pvt Ltd/In Sanjeev Arora/OTHER निवास 28,Barakhamba Road Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



हस्ताक्षर प्रस्तुतकर्ता
DLF Building and Services Pvt Ltd

उपस्थित पंजीवन अधिकारी (वजीराबाद)

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

या

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



दिनांक 12-11-2021
DLF Building and Services Pvt Ltd

उपस्थित पंजीवन अधिकारी (वजीराबाद)

उपस्थित कर्ता श्री/श्रीमती/कुमारी - DLF Residential Developers Ltd/In Sanjeev Arora/OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि कर्ता ने मोटे समस्त विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Anupam Adv. पिता - निवासी Gurgaon व श्री/श्रीमती/कुमारी Manoj Kumar पिता Prakash Chandra निवासी DLF Gurgaon Tower DLF ने की। साक्षी नं:1 को हम नगरपालिका/जिला/नगर के रूप में जोड़ा है तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 12-11-2021



उपस्थित पंजीवन अधिकारी (वजीराबाद)

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.

Reg. No.

Reg. Year

Book No.

11682

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता :- thru Sanjeev Arora OTHER DLF Building and Services Pvt Ltd

क्रेता :- thru Satpal OTHER DLF Residential Developers Ltd

गवाह 1 :- P K Angrish Adv

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

उप/संयुक्त पंजीयन अधिकारी



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 चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-11-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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;

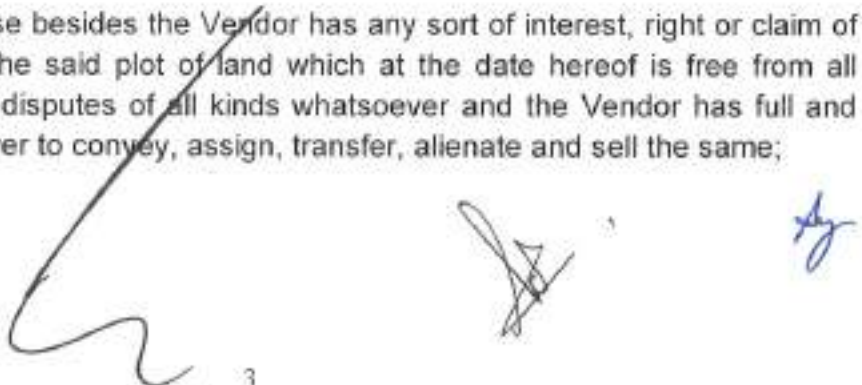
And Whereas by Allotment letter dated **05-11-2001** the Vendor had allotted the said plot of land in favour of **M/s Nilgiri Cultivation Private Limited (now known as DLF Utilities Limited)** for a price of **Rs.29,48,652.00 (Rupees Twenty nine lakhs forty eight thousand six hundred fifty two only).**

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 Vendor has any sort of interest, right or claim of any kind whatsoever in the said plot of land which at the date hereof is free from all encumbrances and legal disputes of all kinds whatsoever and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;





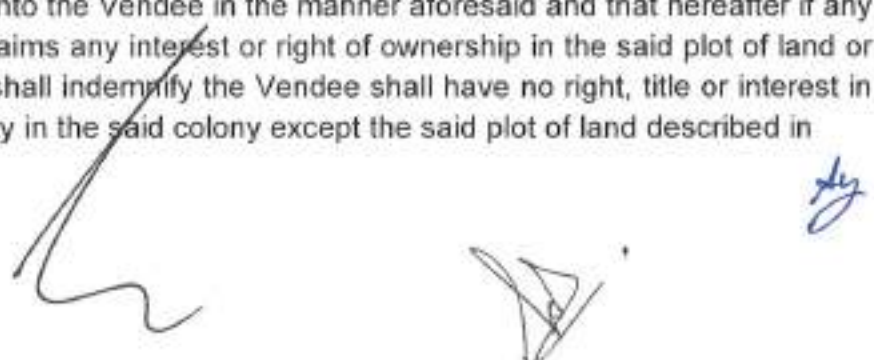
And Whereas the Vendee has paid the entire aforesaid amount of **Rs.29,48,652/-** which includes external development charges as on date which were also payable by the Vendee under the said allotment letter, more particularly described in Schedule 'B' written hereunder;

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





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.

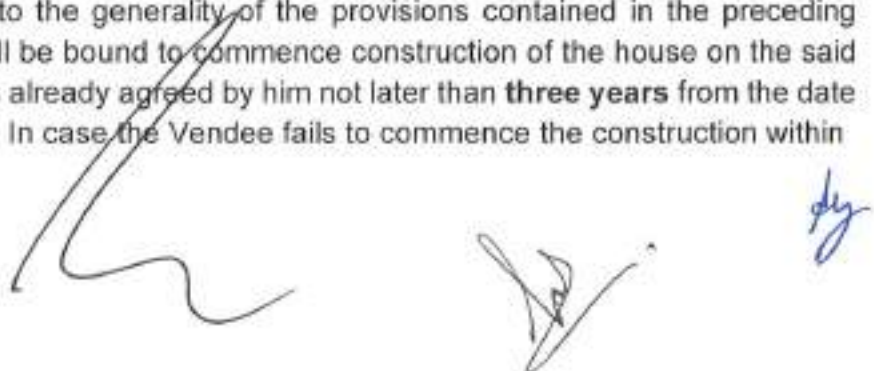
2. The Vendee has already paid the entire amount of **Rs.29,48,652/-** and all other dues, payable as on date the Vendee has further undertaken to pay on demand to the Vendor any and all additional external development charges which may become due on account of enhancement of such charges at any time 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.

6. 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 consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

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

All the rights, title and interest of the Vendor into and upon that piece and parcel of land being Plot No. 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





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

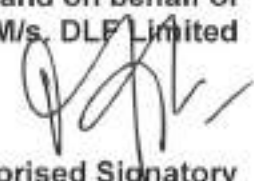
WITNESSES:

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


Authorised Signatory
Vendor

2.  MANOJ KUMAR S/O SH. PRAKASH CHAND
C/o DLF Gateway Tower, Gurugram.

For and on behalf of
M/s. DLF Limited


Authorised Signatory
Confirming Vendor



VENDEE



Indian-Non Judicial Stamp Haryana Government		Date: 11/11/2021
Certificate No. : GOR/2021K/168		Stamp Duty Paid : ₹ 22,21,300
GRN No. : 83570349		Penalty : 0
<u>Seller / First Party Detail</u>		
Name : Dlf real estate builders ltd		
H.No./Floor : 2nd	Section/Ward : Na	LandMark : Dlf gateway tower block dlf phm
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 95*****06		
<u>Buyer / Second Party Detail</u>		
Name : Dlf residential developers ltd		
H.No./Floor : 2nd	Section/Ward : Na	LandMark : Dlf gateway tower block dlf phm
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 95*****06		
Purpose : Stamp duty for registration of Sale deed		

The authenticity of the document can be verified by scanning the QR Code through smart phone or on the website <https://stampduty.nctc.in>

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, 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);

DLF REAL ESTATE BUILDERS LTD

DLF RESIDENTIAL DEVELOPERS LTD

दिनांक: 12-11-2021

<p>श्रीर तबंगी विवरण</p> <p>श्रीर का नाम: NALF PURJAN KIRIA WATHUN MC</p> <p>नहसीलतब-नहसीन वजीराबाद गावडीहरी श्री रत एक कावोती स्थित DLF Phase III</p> <p>भरती नगुनिसिषत श्रीर सीमा के अन्दर पजीकृत कॉलोनी</p> <p>पता: 69, Sans Road, DLF City Phase 3, Gurgaon</p>	
<p>भवन का विवरण</p>	
<p>भूमि का विवरण</p> <p>जिलासीमा 150/1500 Sq.ft</p>	
<p>धन संबंधी विवरण</p> <p>संति 31/12/2140 रुपये कुल सदस्य संपूर्ति की संति 2221243 रुपये</p> <p>सदस्य नं. 10000012165 सदस्य की संति 2221300 रुपये</p> <p>संतिपुनः वीर की संति 50000 रुपये 17/11/2021 - 15/12/21</p> <p>Phone: 9876543210 9876543210</p>	

[illegible]

अप्राप्ति: पंजीयन अधिकारी (नजीरानेद)

हस्तप्राप्त ५७८११००

एतत्तु से प्रकृत होना तथा कमीशन आयोग के अधिनियम 1975 की प्रा. 7-ए के अन्तर्गत अधिशृष्टि से इलाखे वसताने के पञ्जीकृत करने से पूर्व अधिष्ठित विभाग से प्रत्यक्षपि प्रमाण पत्र प्राप्त कर लिया गया है ।

27

प्रत्यक्ष से संबंधित कार्य करने एवं सामाजिक अभावोन्नायिका विभाग से, अतिरिक्त 1975 की 17वां सं. से, मिलेगी। अध्यापन नहीं है इसलिए दरवाजा बंद
बाकी 4 करने से पूर्व संबंधित विभाग से जानकारी प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक: 12-11-2021

34. सफल निम्न अधिकारी । नमोशब्द :

[illegible]

दिनांक: 12-11-2021

उपासकं वत पं.टी.व.न. अधिकारी। गरीबराष्ट्र ।



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. Shambir Yadav authorized vide resolution dated 30.01.2021, 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 encumbrances and legal disputes and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.


DLF REAL ESTATE BUILDERS LTD


DLF RESIDENTIAL DEVELOPERS LTD

Reg. No. Reg. Year Book No.

11681

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- the Land Sharma OTHERDIT Real Estate Builders Ltd

क्रेता :- thru Satpal OTHERDIT Residential Developers

His Satpal

गवाह 1 :- P K Agrawal Ade

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11681 आज दिनांक 12-11-2021 को बही नं 1 जिल्द नं 90 के पृष्ठ न 11.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2810 के पृष्ठ संख्या 36 से 40 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अगूठा भरे सामने किये हैं।

दिनांक 12-11-2021

उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)



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 sq.mts. (480.79 Sq. Yards).

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 3,17,32,140/- (**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 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


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

2. 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:-
 - i. Rs.3,14,14,819/- (Rupees Three Crore Fourteen Lakh Fourteen Thousand Eight Hundred Nineteen only) vide Transaction ID no. M3140324 dated 10.11.2021 drawn on ICICI Bank.
 - ii. Rs.3,17,321/- (Rupees 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.
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.24,039.50(Rupees 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 sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to



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

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



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

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

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



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

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



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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. 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.

SCHEDULE-I

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 Nathupur**, Tehsil and District, Gurugram, (Haryana) bounded as under :-

North	:	DLF Green Area
South	:	18 m 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.


DLF REAL ESTATE BUILDERS LTD


DLF RESIDENTIAL DEVELOPERS LTD

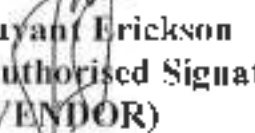



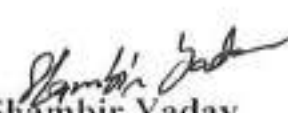
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of

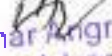
**DLF REAL ESTATE
BUILDERS LIMITED**


**DLF RESIDENTIAL
DEVELOPERS LIMITED**

 
Jayant Erickson Subhasish Panda
Authorised Signatories
(VENDOR)


Shambir Yadav
Authorised Signatory
(VENDEE)

WITNESSES

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

2.  MANOJ KUMAR s/o SH PRAKASH CHAND
C/o DLF Gateway Tower, Gurugram.



Indian-Non Judicial Stamp Haryana Government		Date: 11-11-2021
Certificate No.	CGK20216311	Stamp Duty Paid: ₹ 14,58,750
GRN No.	83671107	Penalty: ₹ 0
Seller / First Party Detail		
Name	DLF real estate builders ltd	
H No/Floor	2nd	LandMark: Dlf gateway tower r block dlf phase
City/Village	Gurgaon	State: Haryana
Phone	981111106	
Buyer / Second Party Detail		
Name	DLF residential developers ltd	
H No/Floor	2nd	LandMark: Dlf gateway tower r block dlf phase
City/Village	Gurgaon	State: Haryana
Phone	981111106	
Purpose	Stamp duty for registration of sale deed	

The validity of this document can be verified by scanning the QR code linked with the document at <http://e-stamp.haryana.gov.in>



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

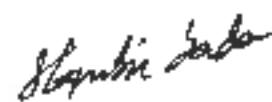
STAMP DUTY Rs. 14,58,750/-

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 2nd 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;


DLF REAL ESTATE BUILDERS LTD


DLF RESIDENTIAL DEVELOPERS LTD

AND

DLF RESIDENTIAL DEVELOPERS LIMITED (PAN:AACCD9577G), a company incorporated under the Companies Act, 1956 having its Registered Office at at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Shambur 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.


DLF REAL ESTATE BUILDERS LTD


DLF RESIDENTIAL DEVELOPERS LTD

Reg No.

Reg. Year

Book No.

110000

2021-2022

1



दिक्ता



केता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- Mr. Lalit Sharma OTHER D/E Real Estate Builders Ltd

केता :- Mr. Satpal OTHER D/E Residential Developers Ltd

गवाह 1 :- P K Anurish Adv

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11680 आज दिनांक 12-11-2021 को बही नं 1 जिल्द नं 90 के पृष्ठ नं 11 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2810 के पृष्ठ संख्या 31 से 35 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 12-11-2021

उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)



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).

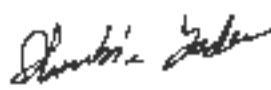
AND WHEREAS the Vendor is now transferring the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. 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 sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

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


DLF REAL ESTATE BUILDERS LTD


DLF RESIDENTIAL DEVELOPERS LTD



2. 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:-
 - i. Rs.2,06,30,452/- (Rupees Two Crore Six Lakh Thirty Thousand Four Hundred Fifty Two only) vide Transaction ID No.M3137851 dated 10.11.2021 drawn on ICICI Bank.
 - ii. 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 @ 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



 DLF REAL ESTATE BUILDERS LTD


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


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DLF RESIDENTIAL DEVELOPERS LTD



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

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



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


DLF REAL ESTATE BUILDERS LTD

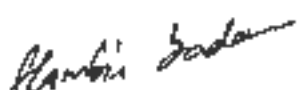

DLF RESIDENTIAL DEVELOPERS LTD



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/- (Rupees 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 penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
18. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.



 DLF REAL ESTATE BUILDERS LTD


 DLF RESIDENTIAL DEVELOPERS LTD



SCHEDULE-I

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 264 sq.mts. (315.74 Sq.Yards) in Phase-III in the residential colony known as DLF City, situated at **Village Nathupur, Tehsil and District, Gurgaon, (Haryana)** bounded as under :-

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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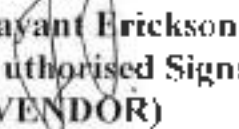


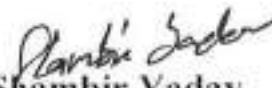
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of


**DLF REAL ESTATE
BUILDERS LIMITED**

**DLF RESIDENTIAL
DEVELOPERS LIMITED**



Jayant Erickson Subhasish Panda
Authorised Signatories
(VENDOR)


Shambir Yadav
Authorised Signatory
(VENDEE)

WITNESSES







Parveen Kumar Angrish
Advocate

1. M.A.L.L.B., HONS.
Teh. Wazirabad, Gurugram

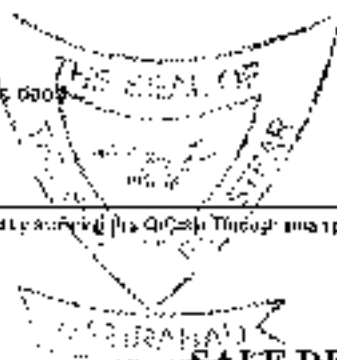

2. MANOJ KUMAR S/O SH. PRAKASH CHAND
40 DLF Gateway Tower, Gurugram.



11773

Non-Judicial		 Indian-Non Judicial Stamp Haryana Government		Date : 11/11/2021
Certificate No.	G342C21K150			Stamp Duty Paid ₹ 1475000
GRN No.	03671909			Penalty ₹ 0
<u>Seller / First Party Detail</u>				
Name	Dlf real estate builders Ltd			
H.No/Floor	2nd	Section/Ward	Na	LandMark
City/Village	Gurugram	District	Gurugram	State
Phone	98****06			
				
<u>Buyer / Second Party Detail</u>				
Name	Dlf residential developers ltd			
H.No/Floor	2nd	Section/Ward	Na	LandMark
City/Village	Gurugram	District	Gurugram	State
Phone	98****06			
Purpose	Stamp duty for registration of sale deed			

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <http://stamps.haryana.gov.in>



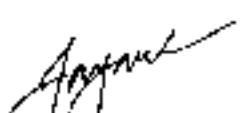
SALE DEED FOR Rs. 2,11,14,060/-


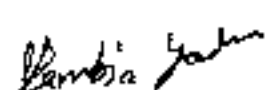
STAMP DUTY Rs. 14,78,000/-

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 2nd 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);


DLF REAL ESTATE BUILDERS LTD



DLF RESIDENTIAL DEVELOPERS LTD

AND

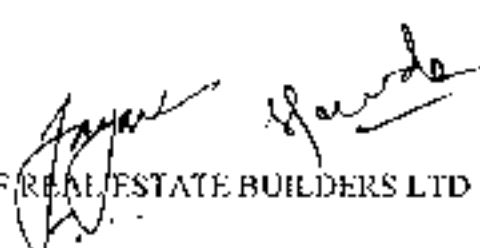
DLF RESIDENTIAL DEVELOPERS LIMITED (PAN:AACCD9577G), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Mr. Shambir Yadav, authorized vide resolution 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-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 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.


 DLF REAL ESTATE BUILDERS LTD


 DLF RESIDENTIAL DEVELOPERS LTD

Reg. No.

Reg. Year

Book No.

117/3

2021-2022

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रिजिस्ट्रार



क्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

क्रेता :- Shru Manoj Kumar OTHF RDI F Real Estate Builders Ltd

क्रेता :- Shru Satpal OTHF RDI Residential Developers Limited

गवाह :- P K Agrish Adv

गवाह :- Ram Singh Adv

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 117/3 आज दिनांक 15-11-2021 को बही नं 1 जिल्द नं 90 के पृष्ठ नं 34-25 पर किया गया तथा इसकी एक प्रति अधिमिल बही संख्या 1 जिल्द नं 28:4 के पृष्ठ संख्या 20 से 24 पर रिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के परतुनकता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मारे सम्मते किये हैं।

दिनांक 15-11-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



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. 2,11,14,060/- (Rupees Two Crore Eleven Lakh Fourteen Thousand Sixty Only)** and on other terms and conditions stipulated therein.

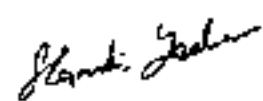
AND WHEREAS the Vendee has been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is approximately 267.48 sq.mts. (319.91 Sq. Yards).

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:-

1. In accordance with the terms and conditions contained in this Sale Deed 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, 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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2. 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:-
 - i. Rs.2,09,02,919/- (Rupees Two Crore Nine Lakh Two Thousand Nine Hundred Nineteen only) vide Transaction ID No.M3142551 dated 10.11.2021 drawn on ICICI Bank.
 - ii. Rs.2,11,141/- (Rupees 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 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.15,995.50(Rupees Fifteen Thousand Nine Hundred 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 default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of demand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency

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

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

7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by 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 Vender shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Vendees' ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale / re-sale and/or conveyancing thereof.

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

14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 14,78,000/- (Rupees Fourteen Lakh Seventy Eight Thousand Only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.
15. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
18. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.


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SCHEDULE-I

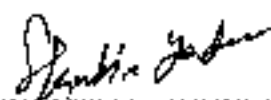
All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being plot no. **V-33/18** admeasuring 267.48 sq.mts.(319.91 **Sq.Yards**) in **Phase-III** in the residential colony known as DLF City, situated at **Village Nathupur**, Tehsil and District, Gurugram, (Haryana) 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 Vendor.


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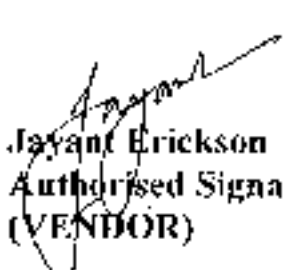

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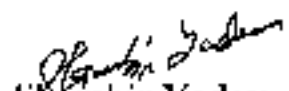
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of


**DLF REAL ESTATE
BUILDERS LIMITED**


**DLF RESIDENTIAL
DEVELOPERS LIMITED**


Jayant Erickson Subhasish Pauda
Authorised Signatories
(VENDOR)


Shambir Yadav
Authorised Signatory
(VENDEE)

WITNESSES

1. 
Mr. Anil Kumar
Director
DLF Real Estate Builders Limited
Gurugram, Haryana

2. 
Mr. Anil Singh
Director
DLF Residential Developers Limited
Gurugram, Haryana