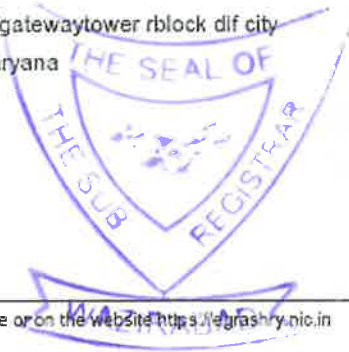


Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 24/02/2022
Certificate No.	G0X2022B2894		Stamp Duty Paid : ₹ 4987600 (Rs. Only)
GRN No.	87318817		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>			
Name:	Renkon Partners		
H.No/Floor:	4th	Sector/Ward :	Na
City/Village :	New delhi	District :	New delhi
Phone:	98*****06	LandMark :	28 barakhamba road gopaldassbhawan
		State :	Delhi
<u>Buyer / Second Party Detail</u>			
Name :	Dlf exclusive floors Private limited		
H.No/Floor:	2nd	Sector/Ward :	Na
City/Village:	Phase iii	District :	Gurugram
Phone :	98*****06	LandMark :	Dlf gateway tower r block dlf city
		State :	Haryana
Purpose :	Stamp duty		



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

SALE DEED FOR Rs. 9,97,51,470/-

STAMP DUTY Rs. 49,87,600/-

THIS SALE DEED is made on this 25th day of February, 2022,

By & Between

Renkon Partners (PAN: AAFFR2063P)), a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized representative Mr. Sanjeev Arora, authorised vide resolution dated


Renkon Partners

 
DLF Exclusive Floors Private Limited

प्रलेख नः18048

दिनांक:25-02-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
स्थित DLF Phase I	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : F-10/12, DLF City Phase 1, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निचारीय	1006.32 Sq. Yards
धन संबंधी विवरण	
राशि 99751472 रुपये	कुल स्टाम्प ड्यूटी की राशि 4987553 रुपये
स्टाम्प नं : g0x2022b2894	स्टाम्प की राशि 4987600 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87322949
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 25-02-2022 दिन शुक्रवार समय 5:01:00 PM बजे श्री/श्रीमती/कुमारी Renkon Partnersthru Sanjeev AroraOTHER निवास Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

हस्ताक्षर प्रस्तुतकर्ता
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

दिनांक 25-02-2022
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Lalit SharmaOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने गेने समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Satpal पिता Gajraj Singh निवासी DLF Gurugram व श्री/श्रीमती/कुमारी Manoj Kumar पिता Prakash Chand निवासी DLF Gurugram ने की । साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 25-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)

AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), 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 and acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 2 (Two) number of plots of land situated in DLF Phase I, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement dated 23.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plots.

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 Plots 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 Plots 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 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 Plots of land and no one besides the Vendor has any interest, right or claim of any kind in


Renkon Partners

 
DLF Exclusive Floors Private Limited

Reg. No.

Reg. Year

Book No.

18048

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sanjeev Arora OTHER Renkon Partners

क्रेता :- thru Lalit Sharma OTHERDLF Exclusive Floors Pvt Ltd

गवाह 1 :- Satpal

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18048 आज दिनांक 25-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 3 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3088 के पृष्ठ संख्या 66 से 70 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 25-02-2022

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)



the Said Plots of land which at the date hereof is free from all encumbrances and legal disputes and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 9,97,51,470/- (Rupees Nine Crores Ninety Seven Lakhs Fifty One Thousand Four Hundred Seventy only)** and on other terms and conditions stipulated herein.

AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **1006.32 Sq. Yards. (841.40 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 9,97,51,470/- (Rupees Nine Crores Ninety Seven Lakhs Fifty One Thousand Four Hundred Seventy only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots 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 Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilize, develop the same in any manner whatsoever subject to


Renkon Partners

 
DLF Exclusive Floors Private Limited



the terms and conditions of the Sale Deed. The Vendor agrees 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 Plots unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of **Rs. 9,97,51,470/- (Rupees Nine Crores Ninety Seven Lakhs Fifty One Thousand Four Hundred Seventy only)** towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 44,81,322/- (Rupees Forty Four Lakhs Eighty One Thousand Three Hundred Twenty Two only) vide Transaction ID no.ICICR52022022200813700 dated 22.02.2022 drawn on ICICI Bank.
- ii. Rs. 44,96,310/- (Rupees Forty Four Lakhs Ninety Six Thousand Three Hundred Ten only) vide Transaction ID no-ICICR52022022200813831 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 9,97,515/ (Rupees Nine Lakhs Ninety Seven Thousand Five Hundred Fifteen only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 8,97,76,323/-/ (*Rupees Eight Crores Ninety Seven Lakhs Seventy Six Thousand Three Hundred Twenty Three only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.


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DLF Exclusive Floors Private Limited



4. 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 Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase I 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.
7. 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. Stamp duty of Rs. 19,95,050/- (Rupees Nineteen Lakhs Ninety Five Thousand Fifty only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 49,87,600/- (Rupees Forty Nine Lakhs Eighty Seven Thousand Six Hundred only) is being paid with the registration of this Sale Deed.
8. 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.



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DLF Exclusive Floors Private Limited



9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. 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 the Said Plots in DLF Phase I, situated at Village Chakkarpur, Tehsil Wazirabad and District Gurugram, (Haryana) alongwith their Conveyance Deeds' registration details are detailed hereunder :-

Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)
1	F-10/12	502.32sq. yards	420 sq. mts.
2	F-13/1	504 sq. yards	421.40 sq. mts.
Total		1006.32 sq. yards	841.40 sq. mts.


Renkon Partners



DLF Exclusive Floors Private Limited



Plot No.	North	South	East	West
F-10/12	Plot no. F-11/13	Plot no. F-10/11	9 m wide road F-10	Plot no. F-13/4
F-13/1	18 m wide road F-12	Plot no. F-13/2	Plot no. F-10/15	9 m wide road F-13

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. This deed shall be presented for registration before the registering authority and got registered by Mr. Lalit Sharma, authorised vide letter of authority dated 11.01.2022, 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 Vendee.

**For and on behalf of
Renkon Partners**


**Authorised Representative
(VENDOR)**

**For and on behalf of
DLF Exclusive Floors Private Limited**




**Authorised Signatories
VENDEE**



WITNESSES

Sattpal
1. SAPPAL S/o SH. GAJRAJ SINGH
90 2ND FLOOR, GATEWAY TOWER,
DLF PH-3, GURUGRAM, HARYANA

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



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 	Date : 24/02/2022
Certificate No.	G0X2022B2985	Stamp Duty Paid : ₹ 7468900 <small>(Rs. Only)</small>
GRN No.	87319880	Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Seller / First Party Detail</u>		
Name:	Atria Partners	
H.No/Floor :	4th	Sector/Ward : Na
City/Village :	New delhi	LandMark : 28 barakhamba road gopaldassbhawan
Phone:	98*****06	District : New delhi
		State : Delhi
<u>Buyer / Second Party Detail</u>		
Name :	Dlf exclusive floors Private limited	
H.No/Floor :	2nd	Sector/Ward : Na
City/Village:	Phase iii	LandMark : Dlf gateway tower rblock dlf city
Phone :	98*****06	District : Gurugram
		State : Haryana
Purpose :	Stamp duty	

SALE DEED FOR Rs. 14,93,77,410/-

STAMP DUTY Rs. 74,68,900/-

THIS SALE DEED is made on this 25th day of February, 2022.

By & Between

Atria Partners (PAN: AAHFA1305P)), a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting


Atria Partners

 
**DLF Exclusive Floors
Private Limited**

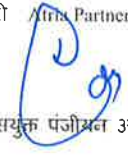
प्रलेख नः18049

दिनांक:25-02-2022

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी	स्थित DLF Phase III
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : 95, Mousari Avenue Road, DLF City Phase 3, Gurugram		
भवन का विवरण		
भूमि का विवरण		
निवासीय	1506.96 Sq. Yards	
धन संबंधी विवरण		
राशि 149377408 रुपये	कुल स्टाम्प ड्यूटी की राशि 7468818 रुपये	
स्टाम्प नं : g0x2022b2985	स्टाम्प की राशि 7468900 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87323280	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal		Service Charge:200

यह प्रलेख आज दिनांक 25-02-2022 दिन शुक्रवार समय 5:02:00 PM बजे श्री/श्रीमती/कुमारी Atria Partnersश्री Sanjeev AroraOTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।


हस्ताक्षर प्रस्तुतकर्ता
Atria Partners



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

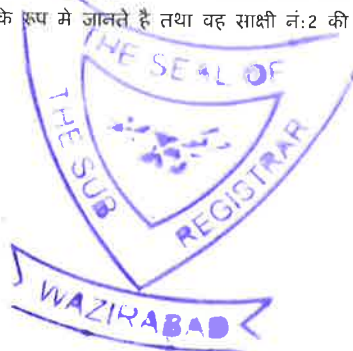
दिनांक 25-02-2022
Atria Partners


उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Lalit SharmaOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Satpal पिता Gajraj Singh निवासी DLF Gateway Tower GGM व श्री/श्रीमती/कुमारी Manoj Kumar पिता Prakash Chand निवासी DLF Gateway Tower GGM ने की । साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 25-02-2022


उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



through its authorized representative Mr. Sanjeev Arora, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)

AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), 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 and acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 3 (Three) number of plots of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement dated 23.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plots.

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 Plots 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 Plots 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 part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.


Atria Partners

 
**DLF Exclusive Floors
Private Limited**

Reg. No.

Reg. Year

Book No.

18049

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sanjeev Arora OTHER Atria Partners

क्रेता :- thru Lalit Sharma OTHERDLF Exclusive Floors Pvt Ltd

गवाह 1 :- Satpal

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18049 आज दिनांक 25-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 3.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3088 के पृष्ठ संख्या 71 से 75 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 25-02-2022

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)



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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 14,93,77,410/-** (*Rupees Fourteen Crores Ninety Three Lakhs Seventy Seven Thousand Four Hundred Ten only*) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **1506.96 Sq. Yards. (1260 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 14,93,77,410/- (*Rupees Fourteen Crores Ninety Three Lakhs Seventy Seven Thousand Four Hundred Ten only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.


Atria Partners

 
**DLF Exclusive Floors
Private Limited**



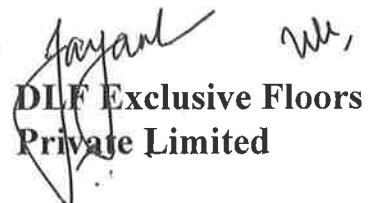
Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilise, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees 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 Plots unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of **Rs. 14,93,77,410/-** (*Rupees Fourteen Crores Ninety Three Lakhs Seventy Seven Thousand Four Hundred Ten only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 44,81,322/- (Rupees Forty Four Lakhs Eighty One Thousand Three Hundred Twenty Two Only only) vide Transaction ID no.ICICR52022022200812270 dated 22.02.2022 drawn on ICICI Bank.
- ii. Rs. 44,81,322/- (Rupees Forty Four Lakhs Eighty One Thousand Three Hundred Twenty Two Only only) vide Transaction ID no.ICICR52022022200812459 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 44,81,322/- (Rupees Forty Four Lakhs Eighty One Thousand Three Hundred Twenty Two Only only) vide Transaction ID no.ICICR52022022200812674 dated 22.02.2022 drawn on ICICI Bank.



Atria Partners



**DLF Exclusive Floors
Private Limited**



- iv. Rs. 14,93,774/ (Rupees Fourteen Lakhs Ninety Three Thousand Seven Hundred Seventy Four only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 13,44,39,670/--/ (*Rupees Thirteen Crores Forty Four Lakhs Thirty Nine Thousand Six Hundred Seventy Nine only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. 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 Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase III 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.


Atria Partners

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**DLF Exclusive Floors
Private Limited**



7. 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. Stamp duty of Rs. 29,87,600/- (Rupees Twenty Nine Lakhs Eighty Seven Thousand Six Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 74,68,900/- (Rupees Seventy Four Lakhs Sixty Eight Thousand Nine Hundred only) is being paid with the registration of this Sale Deed.
8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.



Atria Partners



**DLF Exclusive Floors
Private Limited**



12.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 the Said Plots in DLF Phase III, situated at Village Nathupur, Tehsi_Wazirabad and District Gurugram, (Haryana) alongwith their Conveyance Deeds' registration details are detailed hereunder :-

Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)
1	MA-95	502.32sq. yards	420 sq. mts.
2	MA-96	502.32sq. yards	420 sq. mts.
3	MA-97	502.32sq. yards	420 sq. mts.
Total		1506.96 sq. yards	1260sq. mts.

Plot No.	North	South	East	West
MA-95	24 m wide road	Plot no. T-8/2	Plot no.MA-94	Plot no.MA-96
MA-96	24 m wide road	Plot no. T-8/3	Plot no. MA-95	Plot no. MA-97
MA-97	24 m wide road	Plot no. T-8/4	Plot no. MA-96	Plot no. MA-98


Atria Partners

 We,
**DLF Exclusive Floors
Private Limited**



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. This deed shall be presented for registration before the registering authority and got registered by Mr. Lalit Sharma, authorised vide letter of authority dated 11.01.2022, who has been authorised to appear before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of
Atria Partners**

**Authorised Representative
(VENDOR)**

**For and on behalf of
For DLF Exclusive Floors Private Limited**

**Authorised Signatories
VENDEE**

WITNESSES





Satpal

1. SATPAL S/O SH. GAJRAJ SINGH
Q/O 2ND FLOOR, GATEWAY TOWER
DLF PH. 3, GURUGRAM, HARYANA

2. *My*
MANDJ KUMAR S/O SH. PRAKASH CHAND
Q/O DLF Gateway Tower,
Gurugram.



18163

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 26/02/2022
Certificate No.	G0Z2022B1408		Stamp Duty Paid : ₹ 2667500 (Rs. Only)
GRN No.	87493167		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>			
Name:	Solace housing and Construction Private limited		
H.No/Floor :	4th	Sector/Ward :	LandMark : 28 barakhamba road gopaldassbhawan
City/Village :	New delhi	District : New delhi	State : Delhi
Phone:	98*****06		
<u>Buyer / Second Party Detail</u>			
Name :	Dlf exclusive floors Private limited		
H.No/Floor :	2nd	Sector/Ward : Na	LandMark : Dlf gateway tower r block dlf city
City/Village:	Phase iii	District : Gurugram	State : Haryana
Phone :	98*****06		
Purpose :	Sale deed		

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

SALE DEED FOR Rs. 5,33,49,075/-

STAMP DUTY Rs. 26,67,500/-

THIS SALE DEED is made on this 28th day of February 2022,

By & Between

Solace Housing And Construction Private Limited (PAN.: AAACS9553P; CIN: U74899DL1988PTC030946), a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 22.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)



Solace Housing And Construction
Private Limited



DLF Exclusive Floors
Private Limited

प्रलेख नः18163

दिनांक:28-02-2022

डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कॉलोनी
स्थित DLF Phase III	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : U-25A/2, White Town House, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	539/2 Sq. Yards
राशि 53349076 रुपये	
कुल स्टाम्प ड्यूटी की राशि 2667435 रुपये	
स्टाम्प नं : g0z2022b1408	स्टाम्प की राशि 2667500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ड्राफ्ट नं: 8749/4/21
पेस्टिंग शुल्क 3 रुपये	
Drafted By: Satpal	
Service Charge:200	

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM को श्रीमती/कुमारी Housing and Construction Pvt Ltdthru Sunil Kumar PandeyOTHER द्वारा 4th floor Gopal Dass Bhawan 28 Barakhamba Road New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Housing and Construction Pvt Ltd

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अध्यापति प्रमाण पत्र की उपस्थिति लेनी है।

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

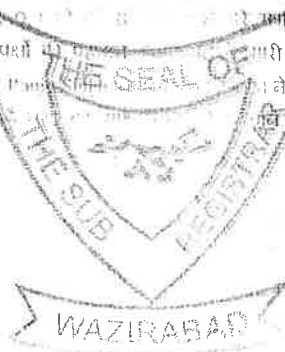
दिनांक 28-02-2022
Housing and Construction Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltdthru Mohd Farhan OTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझ कर स्वीकार किया । प्रलेख में अद्यतन 02/02/2022 को अक्षय विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों को पता Ashok Kumar निवासी DLF Gateway Tower GGM व श्री/श्रीमती/कुमारी Raghun Singh Pannu के पास लेनी है ।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी(वजीराबाद)



AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase – III Gurgaon-122002 and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 2 (Two) number of plots of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-'I'** along with their registration details). The Vendor had entered into an Agreement dated 25.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plots.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 5,33,49,075/-** (*Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only*) and on other terms and conditions stipulated herein.



Solace Housing And Construction
Private Limited



DLF Exclusive Floors
Private Limited

Reg. No.

18163

Reg. No.

2021-1-17



विक्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :-
Ltd

क्रेता :-
Ltd

गवाह 1 :-

गवाह 2 :-

Construction Pvt

Pvt

प्रमाणित किया गया है कि

पृष्ठ नं 31.7

से 70 पर

हस्ताक्षर/दिनांक

दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के
ही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 66
इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने

दिनांक 28-02-2022

संयुक्त पंजीयन अधिकारी(वजीराबाद)



AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **538.20 Sq. Yards. (450 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 5,33,49,075/- (*Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots 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 Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees 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 Plots unto the Vendee in the manner mentioned in this Sale Deed.
2. That an amount of **Rs. 5,33,49,075/-** (*Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - i. Rs. 24,00,709/- (*Rupees Twenty Four Lakhs Seven Hundred Nine only*) vide RTGS transaction reference no. M3346042 dated 23.02.2022 drawn on ICICI Bank.



Solace Housing And Construction
Private Limited




DLF Exclusive Floors
Private Limited

प्रलेख नः18163

दिनांक:28-02-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
स्थित DLF Phase III	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	
पंजीकृत कालोनी	
पता : U-25A/2, White Town House, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	538.2 Sq. Yards
धन संबंधी विवरण	
राशि 53349076 रुपये	कुल स्टाम्प ड्यूटी की राशि 2667435 रुपये
स्टाम्प नं : g0z2022b1408	स्टाम्प की राशि 2667500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87497415
पेस्टिंग शुल्क 3 रुपये	
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी Solace Housing and Construction Pvt Ltd thru Sunil Kumar Pandey OTHER निवास 4th floor Gopal Dass Bhawan 28 Barakhamba Road New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Solace Housing and Construction Pvt Ltd

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

या

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

दिनांक 28-02-2022
Solace Housing and Construction Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLF Gateway Tower GGM व श्री/श्रीमती/कुमारी Raghuraj Singh पिता Ranjit Singh निवासी Tuli GGM ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप से जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

- ii. Rs. 24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide RTGS transaction reference no. M3344325 dated 23.02.2022 drawn on ICICI Bank.
- iii. Rs. 5,33,491/ (Rupees Five Lakhs Thirty Three Thousand Four Hundred Ninety One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,80,14,166/ (*Rupees Four Crores Eighty Lakhs Fourteen Thousand One Hundred Sixty Six only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. 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 Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase III 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.



Solace Housing And Construction
Private Limited



DLF Exclusive Floors
Private Limited

Reg. No.

Reg. Year

Book No.

18163

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey ^{Solace} OTHER Housing and Construction Pvt
Ltd

क्रेता :- thru Manoj Kumar OTHERDLF Exclusive Floors Pvt
Ltd

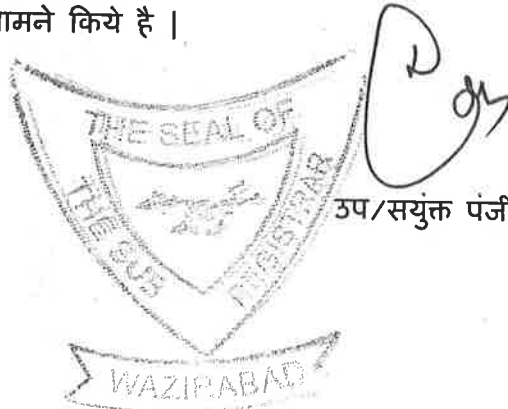
गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18163 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 31.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 66 से 70 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 28-02-2022



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

7. 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. Stamp duty of Rs. 10,67,000/- (Rupees Ten Lakhs Sixty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 26,67,500/- (Rupees Twenty Six Lakhs Sixty Seven Thousand Five Hundred only) is being paid with the registration of this Sale Deed.
8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. 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 the Said Plots in DLF Phase III, situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) along with their Conveyance Deeds' registration details are detailed hereunder :-



Solace Housing And Construction
Private Limited




DLF Exclusive Floors
Private Limited




Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Gurugram
1	U-25A/2	269.10 sq. yards	225 sq. mtrs.	6728 dated 22 July 2009
2	U-25A/5	269.10 sq. yards	225 sq. mtrs.	6764 dated 22 July 2009
Total		538.20 sq. yards	450 sq. mtrs.	



Plot No.	North	South	East	West
U-25A/2	9 M Wide Road	H S school Site	U-25A/3	U-25A/1
U-25A/5	9 M Wide Road	H S school Site	U-25A/6	U-25A/4

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. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 11.01.2022, 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 Vendee.

**For and on behalf of
For Solace Housing And Construction Private Limited**


**Authorised Signatory
(VENDOR)**

**For and on behalf of
For DLF Exclusive Floors Private Limited**


 
**Authorised Signatories
(VENDEE)**

WITNESSES

1.



Vikas S/o Sh. Ashok Kumar
DLF Exclusive Floors Private Limited


2.


Raghu Ram S/o Sh. Ramesh Ji Singh
V.P.O Teekuli
Gurgaon.







Solani Honey - U-2017/2 & U-2017/2

DDO Code: 0367	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 28-02-2022 (Cash) 22-02-2022 (Chq./DD)		
GRN No.: 0087497415	Date: 21 Feb 2022 13:24:49	
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	50000	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50003	
₹ Fifty Thousands Three Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Exclusive Floors Pvt Ltd		
Address: Gurugram -		
Particulars: Registration fee		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	CPABKVMRS4	
Payment Date:	21/02/2022	
Bank:	SBI Aggregator	
Status:	Success	

DDO Code: 0367	E - CHALLAN Government of Haryana	AG/ Depl Copy
Valid Upto: 28-02-2022 (Cash) 22-02-2022 (Chq./DD)		
GRN No.: 0087497415	Date: 21 Feb 2022 13:24:49	
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	50000	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50003	
₹ Fifty Thousands Three only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Exclusive Floors Pvt Ltd		
Address: Gurugram -		
Particulars: Registration fee		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	CPABKVMRS4	
Payment Date:	21/02/2022	
Bank:	SBI Aggregator	
Status:	Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



Non Judicial	 Indian-Non Judicial Stamp Haryana Government 	Date : 26/02/2022
Certificate No. G0Z2022B381		Stamp Duty Paid : ₹ 2667500 (Rs. Only)
GRN No. 87495160		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>		
Name: Sukh sansar housing Private limited		
H.No/Floor : 4th	Sector/Ward : Na	LandMark : 28 barakhamba road gopaldassbhawan
City/Village : New delhi	District : New delhi	State : Delhi
Phone: 98*****06		
<u>Buyer / Second Party Detail</u>		
Name : Dlf exclusive floors Private limited		
H.No/Floor : 2nd	Sector/Ward : Na	LandMark : Dlfgatewaytower rblock dlf city
City/Village: Phase iii	District : Gurugram	State : Haryana
Phone : 98*****06		
Purpose : Sale deed		

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

SALE DEED FOR Rs. 5,33,49, 075/-


STAMP DUTY Rs. 26,67,500/-

THIS SALE DEED is made on this 28th day of February, 2022.

By & Between

Sukh Sansar Housing Private Limited (PAN.: AACCS2895L; CIN: U74899DL1988PTC030947), a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 22.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)


Sukh Sansar Housing
Private Limited

 Mr.
DLF Exclusive
Floors Private Limited

प्रलेख न:18160

दिनांक:28-02-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
स्थित DLF Phase III	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : U-25A/3, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
नियामीय	538.2 Sq. Yards
धन संबंधी विवरण	
राशि 53349076 रुपये	कुल स्टाम्प ड्यूटी की राशि 2667435 रुपये
स्टाम्प नं : g0z2022b381	स्टाम्प की राशि 2667500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87498244
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:19:00 PM बजे श्री/श्रीमती/कुमारी Sukh Sansar Housing Pvt Ltd thru Sunil Kumar Pandey OTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Sukh Sansar Housing Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

दिनांक 28-02-2022
Sukh Sansar Housing Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि को दो पक्षों के बीच समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas Ashok Kumar निवासी DLF Gurugram व श्री/श्रीमती/कुमारी Raghuuraj Singh पिता Ranjit Singh निवासी Feckli GGM निवासी है। यह प्रलेख साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जांचा है तथा यह साक्षी के द्वारा पंजीकृत किया गया है।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase - III Gurgaon-122002 and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 2 (Two) number of plots of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-"I"** along with their registration details). The Vendor had entered into an Agreement dated 25.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plots.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 5,33,49,075/- (Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy five Only)** and on other terms and conditions stipulated herein.



Sukh Sansar Housing
Private Limited



DLF Exclusive
Floors Private Limited

Reg. No.

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विक्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey
Ltd

क्रेता :- thru Manoj Kumar
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाणित किया जाता है कि यह प्रलेख कर्मांक 18160 दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 31 पर किया गया तथा इसकी प्रमाणित संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 51 से 55 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने दि

दिनांक 28-02-2022



सयुक्त पंजीयन अधिकारी (वजीराबाद)

AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **538.20 Sq. Yards. (450 Sq. Mtrs.)**.

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 5,33,49,075/- (Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots 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 Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees 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 Plots unto the Vendee in the manner mentioned in this Sale Deed.
2. That an amount of **Rs. 5,33,49,075/- (Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only)** towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - i. **Rs.24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only)** vide RTGS transaction reference no. M3345174 dated 23.02.2022 drawn on ICICI Bank.



Sukh Sansar Housing
Private Limited



DLF Exclusive
Floors Private Limited

Reg. No.

Reg. Year

Book No.

18160

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Sukh Sansar Housing Pvt
Ltd

क्रेता :- thru Manoj Kumar OTHER DLF Exclusive Floors Pvt
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18160 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 31 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 51 से 55 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 28-02-2022



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

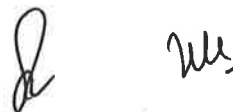
- ii. Rs.24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide RTGS transaction reference no. M3343162 dated 23.02.2022 drawn on ICICI Bank.
- iii. Rs. 5,33,491/ (Rupees Five Lakhs Thirty Three Thousand Four Hundred Ninety One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,80,14,166/ (*Rupees Four Crores Eighty Lakhs Fourteen Thousand One Hundred Sixty Six only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. 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 Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase III 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.



Sukh Sansar Housing
Private Limited




DLF Exclusive
Floors Private Limited




7. 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. Stamp duty of Rs. 10,67,000/- (Rupees Ten Lakhs Sixty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 26,67,500/ (Rupees Twenty Six Lakhs Sixty Seven Thousand Five Hundred only) is being paid with the registration of this Sale Deed.
8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. 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 the Said Plots in DLF Phase III, situated at Village Nathupur, Tehsi, Wazirabad and District Gurugram, (Haryana) along with their Conveyance Deeds' registration details are detailed hereunder:-



Sukh Sansar Housing
Private Limited



DLF Exclusive
Floors Private Limited



Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Tehsil & District Gurugram
1	U-25A/3	269.10 sq. yards	225 sq. mts.	6728 dated 22/07/2009
2	U-25A/6	269.10 sq. yards	225 sq. mts.	6762 dated 22/07/2009
Total		538.20 sq. yards	450 sq. mts.	

Plot No.	North	South	East	West
U-25A/3 U-25A/2B-6/3	9 M wide road	H S school site	U-25A/4	U-25A/2
U-25A/6 U-25A/5B-6/1	9 M wide road	H S school site	U-25A/7	U-25A/5

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. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 11.01.2022, 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 Vendee.

**For and on behalf of
For Sukh Sansar Housing Private Limited**


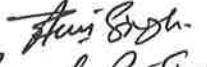

**Authorised Signatory
(VENDOR)**


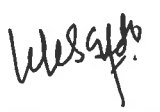
WITNESSES

**For and on behalf of
For DLF Exclusive Floors Private Limited**

1.





2.





Rajesh Kumar Singh S/o. H. Ramesh Singh.
V. P. O. Teekli
Gurgaon.



**Authorised Signatories
(VENDEE)**



18153

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 26/02/2022
Certificate No.	G0Z2022B150		Stamp Duty Paid : ₹ 2667500 (Rs. Only)
GRN No.	87375572		Penalty : ₹ 0 (Rs. Zero Only)
<u>Seller / First Party Detail</u>			
Name:	Uttam builders and Developers Private limited		
H.No/Floor :	4th	Sector/Ward : Na	LandMark : 28 barakhambha road gopaldassbhawan
City/Village :	New delhi	District : New delhi	State : Delhi
Phone:	98*****06		
<u>Buyer / Second Party Detail</u>			
Name :	Dlf exclusive floors Private limited		
H.No/Floor :	2nd	Sector/Ward : Na	LandMark : Dlf gateway tower r block dlf city
City/Village:	Phase iii	District : Gurugram	State : Haryana
Phone :	98*****06		
Purpose :	Sale deed		

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

SALE DEED FOR Rs. 5,33,49,075/-

STAMP DUTY Rs. 26,67,500/-



THIS SALE DEED is made on this 28th day of February, 2022.

By & Between

Uttam Builders And Developers Private Limited (PAN.: AAACU0023C; CIN:U74899DL1988PTC030945), a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 and Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase-III, Gurugram-122022 acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna, authorised vide resolution dated 24.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)



**Uttam Builders And Developers
Private Limited**



**DLF Exclusive Floors
Private Limited**

प्रलेख न:18153

दिनांक:28-02-2022

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी	स्थित DLF Phase III
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : U-25A/4, White Town House, DLF City Phase 3, Gurugram 122002		
भवन का विवरण		
भूमि का विवरण		
निवासीय	538.2 Sq. Yards	
धन संबंधी विवरण		
राशि 53349076 रुपये	कुल स्टाम्प ड्यूटी की राशि 2667435 रुपये	
स्टाम्प नं : g0z2022b150	स्टाम्प की राशि 2667500 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87376978	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal		Service Charge:200

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:14:00 PM बजे श्री/श्रीमती/कुमारी Uttam Builders And Developers Pvt Ltd thru Arun Kumar Gupta OTHER .thru Amit Khanna OTHER निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Uttam Builders And Developers Pvt Ltd.

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

या

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

दिनांक 28-02-2022
Uttam Builders And Developers Pvt Ltd.

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLF Gateway GGM व श्री/श्रीमती/कुमारी Raghuraj Singh पिता Ranjit Singh निवासी Teckli GC-1 ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase - III Gurgaon-122002 and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 12.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 2 (Two) number of plots of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement dated 23.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plots.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of Rs. 5,33,49,075/- (*Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only*) and on other terms and conditions stipulated herein.



**Uttam Builders And Developers
Private Limited**



**DLF Exclusive Floors
Private Limited**

Reg. No.

Reg. Year

Book No.

18153

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Arun Kumar Gupta OTHER Uttam Builders And Developers Pvt Ltd thru
Amit Khanna OTHER .

क्रेता :- thru Manoj Kumar OTHER DLF Exclusive Floors Pvt
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18153 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 29.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 16 से 20 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 28-02-2022



उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)



AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **538.20 Sq. Yards. (450 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 5,33,49,075/- (Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots 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 Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees 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 Plots unto the Vendee in the manner mentioned in this Sale Deed.
2. That an amount of **Rs. 5,33,49,075/- (Rupees Five Crores Thirty Three Lakhs Forty Nine Thousand Seventy Five Only)** towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - i. Rs. 24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide RTGS transaction reference no. M3415132 dated 22.02.2022 drawn on ICICI Bank.


**Uttam Builders And Developers
Private Limited**

 
**DLF Exclusive Floors
Private Limited**





- ii. Rs. 24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide RTGS transaction reference no. M3414207 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 5,33,491/ (Rupees Five Lakhs Thirty Three Thousand Four Hundred Ninety One only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,80,14,166/ (Rupees *Four Crores Eighty Lakhs Fourteen Thousand One Hundred Sixty Six* only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. 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 Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase III 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.



Uttam Builders And Developers
Private Limited



DLF Exclusive Floors
Private Limited



7. 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. Stamp duty of Rs.10,67,000/- (Rupees Ten Lakhs Sixty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 26,67,500/- (Rupees Twenty Six Lakhs Sixty Seven Thousand Five Hundred only) is being paid with the registration of this Sale Deed.
8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.


**Uttam Builders And Developers
Private Limited**


**DLF Exclusive Floors
Private Limited**



SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon the Said Plots in DLF Phase III, situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) along with their Conveyance Deeds' registration details are detailed hereunder :-

Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram
1	U-25A/4	269.10 sq. yards	225 sq. mts.	6725 dated 22/07/2009
2	U-25A/7	269.10 sq. yards	225 sq. mts.	6759 dated 22/07/2009
Total		538.20 sq. yards	450 sq. mts.	

Plot No.	North	South	East	West
U-25A/4	9 m wide road	H S school site	Plot no.U-25A/5	Plot no.U-25A/3
U-25A/7	9 m wide road	H S school site	Plot no.U-25A/7A	Plot no.U-25A/6

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.



**Uttam Builders And Developers
Private Limited**







**DLF Exclusive Floors
Private Limited**



This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, 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 Vendee.

**For and on behalf of
For Uttam Builders And Developers Private Limited**



 
**Authorised Signatories
(VENDOR)**

**For and on behalf of
For DLF Exclusive Floors Private Limited**

WITNESSES

1.







 
**Authorised Signatories
(VENDEE)**


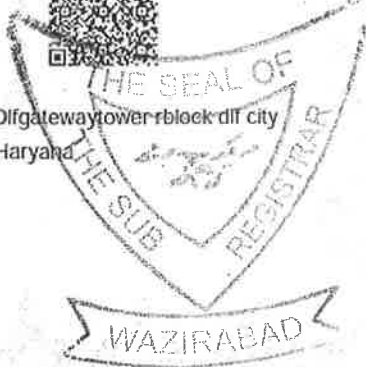
2. 

Raghuveer Singh S/o Sh. Ramji Singh.
V.P.O Teekli
Gurgaon.



18166

Non Judicial		 Indian-Non Judicial Stamp Haryana Government 	Date : 26/02/2022
Certificate No.	G0Z2022B1104		Stamp Duty Paid : ₹ 1333750 <small>(Rs. Only)</small>
GRN No.	87320461		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Seller / First Party Detail</u>			
Name:	Excel Housing Construction LLP		
H.No/Floor :	4th	Sector/Ward :	NA
City/Village :	New delhi	District :	New delhi
LandMark :	28 Barakhamba Road Gopaldassbhawan		
State :	Delhi		
Phone:	98*****06		
<u>Buyer / Second Party Detail</u>			
Name :	DLF Exclusive Floors Private Limited		
H.No/Floor :	2nd	Sector/Ward :	Na
City/Village :	Phase iii	District :	Gurugram
LandMark :	Dlf gateway tower r block dlf city		
State :	Haryana		
Phone :	98*****06		
Purpose :	Sale deed		

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

SALE DEED FOR Rs. 2,66,74,538/-

STAMP DUTY Rs. 13,33,750/-

THIS SALE DEED is made on this 28th day of February 2022,

By & Between

Excel Housing Construction LLP (PAN.: AAEFE0112F; LLPIN: AAB-1872 , a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)



Excel Housing Construction
LLP



DLF Exclusive Floors
Private Limited

प्रलेख न:18166

दिनांक:28-02-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
स्थित DLF Phase III	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	
पंजीकृत कॉलोनी	
पता : W-4/7, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	269.1 Sq. Yards
धन संबंधी विवरण	
राशि 26674538 रुपये	कुल स्टाम्प ड्यूटी की राशि 1333717 रुपये
स्टाम्प नं : g0z2022b1104	स्टाम्प की राशि 1333750 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:87324956
पेस्टिंग शुल्क 3 रुपये	
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:21:00 PM बजे श्री/श्रीमती/कुमारी Excel Housing Construction LLP thru Sunil Kumar Pandey OTHER निवास 4th Floor Gopal Dass Bhawan 28 Barakhambha Road New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
Excel Housing Construction LLP

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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


दिनांक 28-02-2022
Excel Housing Construction LLP

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLF Gateway Tower GGM व श्री/श्रीमती/कुमारी Raghuraj Singh पिता Ranjit Singh निवासी Tikli GGM ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase - III Gurgaon-122002 and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 1 (One) number of plot of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plot**' and is more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement dated 23.02.2022 ("**Agreement**") with the Vendee for sale 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 part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** and on other terms and conditions stipulated herein.



Excel Housing Construction
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DLF Exclusive Floors
Private Limited

Reg. No.

Reg. Year

Book No.

18166

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Excel Housing Construction
LLP

क्रेता :- thru Manoj Kumar OTHER DLF Exclusive Floors Pvt
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18166 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 32.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 81 से 85 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 28-02-2022



उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)

AND WHEREAS the Vendee has/have 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 **269.10 Sq. Yards. (225 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. **2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot 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 and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of **Rs. 2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide RTGS transaction reference no. M3413608 dated 22.02.2022 drawn on ICICI Bank.



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Private Limited



- ii. Rs. 2,66,745/- (Rupees Two Lakhs Sixty Six Thousand Seven Hundred Forty Fiveonly) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of **Rs.2,40,07,084/- (Rupees Two Crores Forty Lakhs Seven Thousand Eighty Four only)** shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. 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.
5. 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.
6. 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 Phase III 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.
7. 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. Stamp duty of Rs.5,33,500/- (Rupees Five Lakhs Thirty Three Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 13,33,750/- (Rupees Thirteen Lakhs Thirty Three Thousand Seven Hundred Fifty only) is being paid with the registration of this Sale Deed.



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Private Limited



8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. 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 the Said Plot in DLF Phase III, situated at Village Nathupur, Tehsil Wazirabad and District Gurugram, (Haryana) along with their Conveyance Deeds' registration details are detailed hereunder :-



Excel Housing Construction
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DLF Exclusive Floors
Private Limited



Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Tehsil & District Gurugram
1	W-4/7	269.10 sq. yards	225 sq. mtrs.	6743 dated 22/07/2009
Total		269.10 sq. yards	225sq. mtrs.	

Plot No.	North	South	East	West
W-4/7	Plot no.W-4/8	DLF Green Area	12 m wide road no.W-4	Other Land

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. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 11.01.2022, 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 Vendee.

**For and on behalf of
For Excel Housing Construction LLP**



**Authorised Signatory
(VENDOR)**

**For and on behalf of
For DLF Exclusive Floors Private Limited**




**Authorised Signatories
VENDEE**

WITNESSES

1.





2.

Atul Singh
Rajesh Kumar Singh S/o. H. R. Singh
V. P. O. Teekeli
Gurgaon



Excel Honey W-4/7

DDO Code: 0367	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 21-02-2022 (Cash) 15-02-2022 (Chq./DD)		
GRN No.: 0087324956	Date: 14 Feb 2022 18:42:57	
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	50000	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50003	
₹ Fifty Thousands Three Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Exclusive Floors Pvt Ltd		
Address: Gurugram -		
Particulars: Registration fee for registration of sale deed		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	CPABKKTH00	
Payment Date:	14/02/2022	
Bank:	SBI Aggregator	
Status:	Success	

DDO Code: 0367	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 21-02-2022 (Cash) 15-02-2022 (Chq./DD)		
GRN No.: 0087324956	Date: 14 Feb 2022 18:42:57	
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD		
Treasury: Gurgaon		
Period: (2021-22) One Time		
Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration	50000	
0030-03-104-97-51 Pasting Fees	3	
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	50003	
₹ Fifty Thousands Three only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: DLF Exclusive Floors Pvt Ltd		
Address: Gurugram -		
Particulars: Registration fee for registration of sale deed		
Cheque-DD- Detail:		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	CPABKKTH00	
Payment Date:	14/02/2022	
Bank:	SBI Aggregator	
Status:	Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.



18/59

Non Judicial	 Indian-Non Judicial Stamp Haryana Government 		Date : 26/02/2022
Certificate No. G0Z2022B216		Stamp Duty Paid : ₹ 1333750 (Rs. Only)	
GRN No. 87495894		Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>			
Name: Pushpak builders and Developers Private limited			
H.No/Floor : 4th	Sector/Ward :	LandMark : 28 barakhamba road gopaldassbhawan	
City/Village : New delhi	District : New delhi	State : Delhi	
Phone: 98*****06			
<u>Buyer / Second Party Detail</u>			
Name : Dlf exclusive floors Private limited			
H.No/Floor : 2nd	Sector/Ward : Na	LandMark : Dlf gateway tower block dlf city	
City/Village: Phase iii	District : Gurugram	State : Haryana	
Phone : 98*****06			
Purpose : Sale deed			

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

SALE DEED FOR Rs. 2,66,74,538/-

STAMP DUTY Rs. 13,33,750/-

THIS SALE DEED is made on this 28th day of February 2022;

By & Between

Pushpak Builders and Developers Private Limited (PAN.: AAACP3942P; CIN: U00000DL1988PTC030949), a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 22.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)



Pushpak Builders and Developers
Private Limited



DLF Exclusive Floors
Private Limited

प्रलेख न:18159

दिनांक:28-02-2022

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	स्थित DLF Phase III
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : W-4/11, DLF City Phase 3, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	269.1 Sq. Yards
धन संबंधी विवरण	
राशि 26674538 रुपये	कुल स्टाम्प ड्यूटी की राशि 1333717 रुपये
स्टाम्प नं : g0z2022b216	स्टाम्प की राशि 1333750 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
EChallan:87498647	
Service Charge:200	
Drafted By: Satpal	

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:19:00 PM वजे श्री/श्रीमती/कुमारी Pushpak Builders and Developers Pvt Ltd thru Sunil Kumar Pandey OTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Pushpak Builders and Developers Pvt Ltd

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

या

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

दिनांक 28-02-2022
Pushpak Builders and Developers Pvt Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Exclusive Floors Pvt Ltd thru Manoj Kumar OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि को मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas पिता Ashok निवासी DLF Gateway GGM व श्री/श्रीमती/कुमारी Raghuraj Singh पिता Ranjit Singh निवासी Teekli GGM ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

WAZIRABAD

AND

DLF Exclusive Floors Private Limited (PAN.: AACCD3489K; CIN.: U70101HR2006PTC077951), a company incorporated under the Companies Act, 1956 having its Registered Office at 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase - III Gurgaon-122002 and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 11.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendor is the owner of 1 (One) number of plot of land situated in DLF Phase III, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plot**' and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement dated 25.02.2022 ("**Agreement**") with the Vendee for sale 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 part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** and on other terms and conditions stipulated herein.



Pushpak Builders and Developers
Private Limited



DLF Exclusive Floors
Private Limited

Reg. No.

Reg. Year

Book No.

18159

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Builders and Developers Pvt
Ltd

क्रेता :- thru Manoj Kumar OTHER DLF Exclusive Pvt
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाणित

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18159 दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 30.75 पर किया गया तथा इसकी एक प्रति बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 46 से 50 पर चिपकाई गयी। यह भी प्रमाणित किया गया कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये ह।

दिनांक 28-02-2022

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)

WAZIRABAD

AND WHEREAS the Vendee has/have 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 **269.10 Sq. Yards. (225 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot 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 and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of **Rs. 2,66,74,538/- (Rupees Two Crores Sixty Six Lakhs Seventy Four Thousand Five Hundred Thirty Eight Only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 24,00,709/- (Rupees Twenty Four Lakhs Seven Hundred Nine only) vide Transaction ID no. M3341954 dated 23.02.2022 drawn on ICICI Bank.



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विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Pushpak Builders and Developers Pvt
Ltd

क्रेता :- thru Manoj Kumar OTHERDLF Exclusive Floors Pvt
Ltd

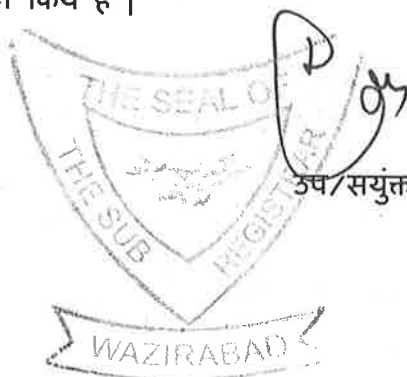
गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18159 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 30.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 46 से 50 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।

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- ii. Rs. 2,66,745/ (Rupees Two Lakhs Sixty Six Thousand Seven Hundred Forty Five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 2,40,07,084/- (Rupees *Two Crores Forty Lakhs Seven Thousand Eighty Four only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. 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.
5. 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.
6. 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 Phase III 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.
7. 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. Stamp duty of Rs. 5,33,500/- (Rupees Five Lakhs Thirty Three Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 13,33,750/- (Rupees Thirteen Lakhs Thirty Three Thousand Seven Hundred Fifty only) is being paid with the registration of this Sale Deed.



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8. 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.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees 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.
10. 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.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. 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 the Said Plot in DLF Phase III, situated at Village Nathupur, Tehsil_Wazirabad and District Gurugram, (Haryana) alongwith their Conveyance Deeds' registration details are detailed hereunder :-



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Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Document No./Date registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram
1	W-4/11	269.10 sq. yards	225 sq. mts.	6740 dated 22/07/2009
Total		269.10 sq. yards	225 sq. mts.	

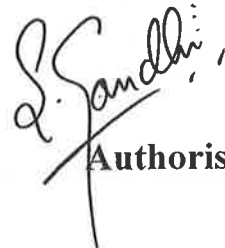
Plot No.	North	South	East	West
W-4/11	Plot no.W-4/12	Plot no.W-4/10	12 m wide road	N- school site

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. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 11.01.2022, 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 Vendee.

**For and on behalf of
For Pushpak Builders and Developers
Private Limited**


**Authorised Signatory
(VENDOR)**

**For and on behalf of
For DLF Exclusive Floors Private Limited**


**Authorised Signatories
(VENDEE)**

WITNESSES

1.

2.

