Non Judicia





29/10/2021 Date

Certificate No.

G0292021J3404

GRN No.

83600964



Ştəmp Duty Paid : ₹ 24407325

Penalty:

₹0

M. Sworp

Seller / First Party Detail

Name

Phone

Rajdhani Investments and agencies Pvi IId.

H.No/Floor !!! Galeway.

Sector/Ward: Na-

LandMark . Ground floor off cyber city.

City/Vritage(ii) Dili phase III:

87****1B

District: Gurugram

State

Haryana

Buyer / Second Party Detail

Name:

Olf Limited

H.No/Floor : Na

Seclos/Ward: Na

LandWark : 3rd floor shopping mail arjun marg

City/Village: | Dif phase I.

87*****1B

District: Gurugram

State:

Haryana

Purpose :

Phone:

Sale Deed

The authoritisty of this document can be verified by scarrying this Q Gods Through smart phone or on the website https://egrashry.nic.in

09-11-2021

ड़ीद सर्वधी विकरण ब्रेंड का जाम SALE URBANAREA WITHIN AR Real DLF Play V तहसील/शब तहसील वजीपाबाट माध∕शहर ही एज एक कालीजें शहरी - ऋ्तिसियन क्षेत्र सीमा के अनदर पंजीकृत क्यंत्रोती 976 Britizi 993, Olif City Phase 5, Garagram भवत का विद्यान भूमि का विवरण 4072.30 Sq. Maters "Danaf a घल मनपी विवरण कुल 1000 इस्ट्री की गाँध एक्कारफा राज्य trial agency (84, 800) रहारच् की असि इस्कार राज सामे 1.190 at G0252021U0N04 विभिन्न शुक्रम । स्पर्ध विश्वरूपा क्यान्त्रेट वर्षेत्र ५०००० वस्त्री Fig. Supply Rights of

Darta Pa Says I. दह इसाइ प्राप्त दिसक 09 म २०५१ (है। अञ्चल र मनग र स्टन्छ। १६१ वर्ड क्षेत्रभैमतीर का है। Paul का Lev sociosars Agentics Politich n Sanckii कर्नाम् () प्राप्त (कार Sanckia med 12 विधास - द्वार प्रतीवस्थ कर्नाम् हिल्ला क्रिया स्था

१९७४मध्य प्रतिकारी (यसीयनाः)

Navak z Change 2005

de autre ud parte l' Supplied Times reviewed Americas Partition

इतिस्र के दक्ति, तो राजन एक क्षानीण कार्यात्रम विकास के सीविविधा १९८५ की नाम राष्ट्र के तहाँका मांचिक्ती र है इसीलेस दर्वतार्यन पर एकीकृत करते ते पूर्व एक्टीत विभाग र भवापाने का 🖰 पा जाग 🕟 दिया 🕫 है 🖡

চন্ত্ৰ সংবৃদ্ধি হয়, নাম হত আলীয় সংগ্ৰহণ নিজ্ঞাৰ ও লাখিনিয়াই পেছে নী সংগ্ৰহণ ও সংগ্ৰামীন আগিলুটিয়ে তেওঁ ই বৃহতি গ্ৰহণীনী দৌ प्रचानकुर करता है 👊 सर्वाधित धिक के से लाजागीने प्रकाण एवं की आवश्यनाना नहीं है।

हिन्दर १५ मा २०११ Builting and mails and Paris is Perful. इच्यासम्बद्धाः क्रिकेट अधिकारी । कनीर गट ।

300m अस्तर के स्थानके स्थाप कि 1911 कि अस्तर सम्बद्धित से एक एक प्रसंधित के एक स्थाप के से से से स्थाप सामग्रीकर වෙනුව (කොකු) පුනිල ම යාලුවට රටපුළු පර ලැබි නැත ය. එට වැනද "වීම වෙයට නැට නිට පුරු ය. එම සම්මාන මෙයා මේ පරි සම්බ ක मेन देत को स्थाप्तर मिला होता पद्मों की प्रस्तर न्यों श्रेशकारियुम्माने एक Sugara See दिल 📁 क्षित्र ही tanc e mi व श्रीर श्रीमतीर कुमारी साल एक्कान विकास प्रमुख्य विवासी जाना कालन संस्कृत के देव है की 🖡

शार्का । । को हुआ जाका द्वार माधिकता के कवा जो उनकर है तथा दह मध्यी र जाकी पहलान चारण है |

(23)46-29-11-2021

५८ / व्यक्त ए.सेयः अधिकारी(वजीसम्बद्ध ।

SALE DEED FOR Rs. 48,81,46,000.28

STAMP DUTY Rs. 2,44,07,325.00

THIS SALE DEED is made on this 09 1 day of Nov. 2021

BY & BETWEEN

M/s Rajdhani Investments & Agencies Private Limited (PAN No. AAACR8326F; CIN: U65993GJ1972PTC097502), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram-122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna, C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurgaon-122002, authorised vide resolution dated 1st September 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

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Reg. No.

Rog. Year

Book No.:

11402

2021-2022







कला



ज्याद

उप/सर्वक पञीयत अधिकारी

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Annit Khanng O HILER 🖟

করা 🤝 thru SalpaiOTHEROLETTe

गवाह 1 :: P.K. Angrish Adv

समाह २ — Om Prakash,

प्रमाण पत्र

प्रभाणित किया जाता है कि यह प्रलेख क्रमांक 11407 भाग दिनांक C9 :1 2071 को बही में 1 किन्द्र स 89 कै प्हानी 141.5 पर किया गया तथा इसकी एक एनि अनिरिक्त बही सब्ब्या । जिल्हिनी 2798 के पूछ संख्या 55 रो 59 पर चिमकाई रार्थ । यह भी प्रमाणित किया जाता है कि इस दस्तानेज के प्रस्तुतकर्ता और गनाहों से अपने हरताक्षर/निशान अंगुङ गेर शासने किये हैं |

दिनांक 09-11-2021

ऽग/सर्युक्त पंजीर्यत अधिकारी(यजीराबाद)

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A P. Verma C/o DLF Limited, 2st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram — 122002, Haryana, India authorized vide resolution dated 7st March, 2020, 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 15 (fifteen) number of residential plots situated in DLF5, Gurugram, Haryana (hereinafter collectively referred to as the 'Said Plots' and are more particularly described in Schedule-")" alongwith their registration details) The Vendor had entered into an Agreement Vasika No. 11154 dated 02-11-2021 ("Agreement") with the Vendee with respect to 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 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. 48,81,46,000.28 (Rupees Forty eight crore eighty one lakh forty six thousand and twenty eight paisa 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 **4870.52 Sq. Yards. (4072.38 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:-

 In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 48,81,46,000.28 (Rupees Forty eight crore eighty one lakh forty six thousand and twenty eight paisa only) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of

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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, 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.

- That an amount of Rs. 4,88,14,601/- (Rupees Four crore eighty eight lakks fourteen thousand six hundred one only) towards the sale consideration for the Said Plot is being paid by the Vendec to the Vendor in the following manner:-
 - Rs. 4,39,33,136/- (Rupees Four crore thirty nine lakks thirty three thousand one hundred thirty six only) vide Transaction Ref. no. \$48784692 dated 02-11-2021 drawn on ICICI Bank Limited.
 - ii. Rs. 48,81,465/- (Rupees Forty eight lakhs eighty one Thousand four hundred sixty five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The balance of the sale consideration of Rs. 43,93,31,399.28 (Rupees Forty three crore ninety three lakh thirty one thousand three hundred ninety nine and twenty eight palsa only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 4. 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.
- 5. 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 Deed.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.

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- 7. 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.
- 8. 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 DLFS 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.
- 9. 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. 97,62,930/- (Rupees Ninety seven lakks sixty two thousand nine hundred thirty only) was paid at the time of registration of the Agreement and stamp duty of Rs. 2,44,07,325/- (Rupees Two crore forty four lakk seven thousand three hundred twenty five only) is being paid with the registration of this sale deed.
- 10 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deeds executed in favour of the Vendor 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.
- 12. 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.
- 13. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/rescind this sale goed for any reason whatsoever.
- 14 The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

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SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon the Said Plots in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) alongwith their 'Conveyance Deeds' registration details are detailed hereunder:-

Şr. No.	Plot No.	Area (In Sq. Mtr.)	Area (In Sq. Yds.)	Conveyance Deed Regd. No.	Conveyance Deed Regd. Ot.
1	B-1/Z1003	420.62	503.06	9090	01 October 2021
2	B-1/Z1004	422.37	505.15	9088	01 October 2021
3	B-12/20	225.00	269.10	9082	01 October 2021
4	8-17/21	225.00	269.10	9097	01 October 2021
5	B-12/22	225.00	269.10	9098	01 October 2021
6	B-14/25	225.00	269.10	9091	01 October 2021
7	8-14/27	225.00	269.10	9086	01 October 2021
8	B-14/29	225.00	269.10	9092	01 October 2021
9	8-16/1	287.86	344.30	9096	D1 October 2021
10	B-16/2	274.98	328.87	9084	01 October 2021
11	8-16/3	279.13	333.83	9094	01 October 2021
12	8-16/4	283.22	338.72	9095	01 October 2021
13	B-16/5	287.30	343.61	9085	01 October 2021
14	8-2/25	241.88	289.28	9687	12 October 2021
15	B-12/23	225.00	269 10	9093	01 October 2021
-	TOTAL	4072.38	4870.52		

Plot No.	North	South	East	West
B-1/Z1003	Road, 8-1	Other's Land	Plot No. Z-1002	Plot No. Z-1004
B-1/Z1004	Road, B-1	Other's Land	Plot No. Z-1003	Plot No. Z-1005
B-12/2D	Road, B-12	Plot No. 8-14/21	Plot No. B-12/21	Plot No. B-12/19
8-12/21	Road, B-12	Plot No. B-14/23	Plot No. 8-12/22	Plot No. 8-12/20
B-12/22	Road, B-12	Plot No. B-14/25	Plot No. B-12/23	Plot No B-12/21
B-14/25	Plot No. B-12/22	Road, B-14	Plot No. B-14/27	Plot No. 8-14/23
B-14/27	Plot No. B-12/23	Road, 8-14	Plot No. B-14/29	Plot No. B-14/25
B-14/29	Plot No. B-12/24	Road, B-14	Road, 8-10	Plot No. B-14/27
B-16/1	Plot No. B-16	Other's Land	Plot No. 8-16/2	Green Area/Other's Land
B-16/2	Plot No. B-16	Other's Land	Plot No. B-16/3	Plat No. 8-16/1
B-16/3	Plot No. B-16	Other's Land	Plot No. B-16/4	Plot No. B-16/2
B-16/4	Plot No. B-16	Other's Land	9fot No. 8-16/5	Plot No. 8-16/3
B-16/5	Road, B-16	Other's Land	Plot No. B-16/6	Plot No. 8-16/4
		- 101	Plot No. 8-3/29	Cond P 1
B-2/25	Plot No. B-2/24	Road, B-1	& Green Area	Road, B-2
B-12/23	Road, B-12	Plot No 8/14/27	Plot No. B-12/24	Plot No. B-17/22

Mrs. Return.



JN WITNESS WHEREOF the Vendor M/s Rajdhani Investments & Agencies Private Limited having its Corporate Office at Ground Floor, DtF Gateway Tower, DLF Cyber City, Phase III, Gurugram - 122002, Haryana, India acting through its authorized signatories Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram = 122002, Haryana, India are hereby jointly authorised vide resolution dated 1st September 2021 and the Vendee M/s DLF Limited having its Registered Office at Shopping Mall. 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram 122002, Haryana and Head Office at 1rd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar \$/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for got registered registering authority. and before the registration Mr. SATPAL Jo SH. GAJRAJ SINGH, c/o 2nd Floor, DLF Gateway Tower, R Block, DLF City, Phase III, Gurugram, 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 Vendor and the Vendee respectively.

For M/s Rajdhani Investments & Agencies Private Limited

WITNESSES

1.

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For Raubant Investments & Aguit des Private Limited.

Authorised Signatories (VENDOR)

> For and on behalf of For DLF Limited

Authorised Signatory VENDEE

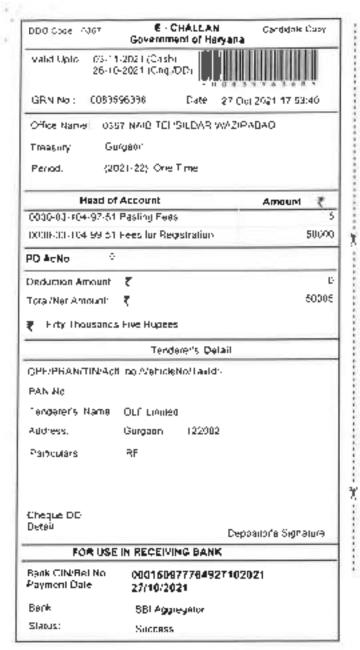
Parveen Kumar Angrish

Advocate
M.A.L.L.B., HONS,
Teh. Wazirebed, Gurgaon

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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 Addicial



Indian-Non Judicial Stamp Haryana Government



Date: 09/41/2021

Certificate No.

G0(2021K3805

GRN No.

83925532



Stamp Duty Paid 🕴 🤻 963200

Penalty:

₹₽

PAL Firm Dride

Seller / First Party Detail

Name:

Rajiv Singh

H.No/Floor 15 16

City/Village | New delhi

SectorWard : Na

Disinci : New delhi

LandMark : Dr a pij ebdul kalam road

State: Delhi

Phone:

98*****06

Buyer / Second Party Detail

Name:

Dtf Limited

H No/Floor

Sector/Ward: Na

District. Gurugram

City/Village: Phase r

98*****50

Purpase.

Phone:

Stamp duty for registration of sale deed

LandMark .: Shopping mall ariun marg

State Haryana

PAGARISE

the authority of this document can be verified by elements this GrCode Through smart phone or on the website https://egreshry.nib.in

दिवांकः १०-१। २०२१

থনাত ব:।1466 डीउ सबधी विकरण दीह का लाम SALE BRYAN AREA WITHIN MC REAR DUF Phase V गांच १५२ ही एस एक कालोगी ्ष्ट्रमील ∕ सम्बन्त∉सीलः थ-नीरामाट वंजीकृत जॉलोमी शहरी - स्युदिविधियत क्षेत्र सीमः के अल्टर पता । B-316, Dt F City Phase 5, Gurugham अवत क विवास মুক্তি হন বিবংগ 9 V 37 59 Yerds **जिया**ही ग धन सर्वेषी विकरण कुल एकाम इंग्लीकी सभी। उत्तराध्य काय प्रणेक्षी अक्षाउउम्बद्धाः स्थापे स्टाम्य स्था मधी २४०७४ ७ स्थ्य 151td 9 - d03051F3680 क्षारहम एउक १ एउटी र्वज्ञस्ट्रेश्यः कीश की विशि ५००द्वर्गः समित्रे 6 Chokan 62895274 Delo, who y Amer 9802 # - Delicane brone kipping () Defice of Stangers (MISSON) Service Plange 200 Darital By Sept.

यह प्रतेष आज दिवाक १०५५ १०८५ दिन दुववार अग्रम १५०००० एक यह में (श्रीमा,१७५मारी) १८वाव ५०वृतपुर १५ १०वर्षा एवं ५०वृतिविधन

TRIDE AT A MIGHT HAVE BUILD BUT DARROWS BY BUTTER THAT I AND I

ा अधिकारी (d.Sh tiung)

द्राताक्षर प्रकट्टरकारी Ranty North

ছয়ত এ নিশ্চিত হাৰ এক, তথা কৰোলে জাতীৰ-এ বিষয়ে ও প্ৰতিনিয়াল ১৯০৮ ক' হোৱা ১০০ কৈ সংগ্ৰহ স্থাইছেইছেই ছবাইছে এছনালীৰ হথ प्रतीन्ता करते से पूर्व अवस्थित 'विकास से प्रतायति बनाण गर प्राप्त अन तिका गया है |

वर्तस्य में वर्षित क्षेत्रस्य एवं व्यक्तिम आणोजना विस्तान के अधिविया १९२० की प्राप्त १८२ के अनवित संस्थिति वही है इंगलिए स्टापित का प्रजीवृत्त करने हे पूर्व सर्वाधित विकृति है इत्सपति प्राटन एवं की आवश्यत्वार वहीं है।

<u>ක්ෂ (a-v) 202 (</u> Rajos Singli

தாகு இரு இருந்து இருந்தி பெர்கள்க முன் பெள்ளான அரு முற்ற இத் கொண்பார் இருந்தி மற்ற மில் இருந்தி மி टीजी पहर्त में पुरस्त तथा अमझक(अक्टाम किया । पत्रीच के अपूर्ण 0 रूपमें की एपिए केला के मेरे तमक विकेता को अदा की तथा प्रतेच में भूकित अधिय एटर की बाई सोचे के लेते हैन को उनीकार किया (होती पहले की घरचार बीउबीकरी/कुतारी इतका दिस Core) Singa जिलाकी Naphyronetten, य क्रीट**र्वकारी व्यक्तमध**ारक मध्येष्ट्रात्त्वणिता ए ए Singe जिन्तवी १००६ किराव्यु जिन्दर किलोने की ए

शासी लंग को हम तमचार/फ्रीयमान के पाण केल्च है नथा वह साशी रहत की पहलत कराय है है

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su/शाबुक पंजीवल प्राचनतीर ट.मराबाद)

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 09/11/2021

Certificate No.

G0I2021K3690

GRN No.

83886628



Şlamp Duty Paid : ₹ 2407975

Penalty:

₹0

Rui Jana Dray

Seller / First Party Detail

Name:

Rajiv Singh

H Na/Picor 1 16

Sector/Ward: Na.

Law/Mark : Dr a p j abdul kalam road

City/Village | New delhi

District New delhi

District . Gurugram

State:

Delliu

Phone

98*****96

Buyer / Second Party Detail

Name:

Dlf Limited

H.No/Floor :: 3rd City/Village: Phase i Sector/Ward: Na

LandMark::

Shooping mall arjun marg

State:

Háryana

Phone 98*****50

Stamp duly for registration of sale deed

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11466

Reg. No.

Reg. Year

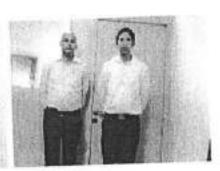
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2021 2022







विकेता

केता

गवाह

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दिकेता :- Rajiv Singh

547सर्युक्त प्रजीयन अधिकारी

केला - thru Jayant EricksonOTHERDLE Lidthru K K

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Mark 1 . Satpal Sat De

जवाह २ :- Ravi Qaj Singh

प्रमाण पत्र

MERCADA

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 11466 आज दितांक 10 11-2071 को बही तं 1 जिल्द नं 89 के पृष्ठ नं 157.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वहीं सख्या । जिल्द नं 2801 के पृष्ठ संख्या 24 से 28 पर विप्रकाई गयी | यह शी प्रमाणित किया जाता है कि इत दहनावंज के प्रस्तुतकर्ता और गवाहों ते अपते हस्ताध्यर/निशान जंगूठा मेरे सामते किये हैं | ु

दितांक 10-11-2021

5प/सर्युक्त तजीवन अधिकारी(वजीराबाद)

SALE DEED FOR Rs. 4,81,59,483/-

STAMP DUTY Rs. 33,71,175/-

THIS SALE DEED is made on this <u>10⁺⁶ day of Nov., 20</u>21.

BY & Setween

Mr. Rajiv Singh (PAN: ABIPS6665G; Aadhar: 4419-9240-7360) 5/o Dr. Kushal Pal Singh resident of 16, Dr. A.P.J. Abdul Kalam Road (earlier Aurangzob Road), New Delhi - 110011. (hereinafter referred to as the "Vendor" (which expression shall unless repugnant to the context and meaning hereof mean and include his legal heirs, representatives, administrators, executors, nominees, successors and assignees);

AND

DLF Limited (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India acting through its authorized signatory Mr. Jayant Erickson and Mr. K K Sheera authorized vide resolution dated 11.01.2021, 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 a residential plot being Plot No. B-3/5 admeasuring. about 502.32 Sq. Yards (420 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") by virtue of Conveyance Deed dated 12-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad. District Gurugram vide Document No. 9699 dated 12-10-2021 (hereinafter referred to as the "Conveyance Deed"]. The Vendor had entered into an Agreement dated 10-11-2021 ("Agreement") with the Vendee with respect to the Said Plot.

AND WHEREAS the Vendee acknowledges and confirms that the Vendor has 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. 4,81,59,483/- (Rupees Four crores eighty one lakhs lifty nine thousand four hundred eighty three only) and on other terms and conditions stipulated herein.

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 502.32 Sq. Yards. (420 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 WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 4,81,59,483/- (Rupees Four crores eighty one lakhs fifty nine thousand four hundred eighty three 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, 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 Sald Plot unto the Vendee in the manner mentioned in this Sale Deed.

 That an amount of Rs. 48,15,948/- (Rupees Forty eight lakhs fifteen thousand nine hundred forty eight only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- Rs. 43,34,353/- (Rupees Forty three lakks thirty four thousand three hundred fifty three only) vide Transaction Ref. no. \$48565049 dated 09-11-2021 drawn on ICICI Bank Limited
- ii. Rs. 4,81,595/- (Rupces Four Jakhs eighty one thousand five hundred nanety five only) being tax deducted at source against sale consideration amount as per the provisions of Income 1ax Act 1961.
- 3 The balance of the sale consideration of Rs. 4,33,43,535/- (Rupees Four crore thirty three lakhs forty three thousand five hundred thirty five only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 4. 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.
- 5. 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 Deed.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. 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.
- 8. 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 DLF5 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.

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- 9. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 4,81,59,483/- (Rupees Four crores eighty one lakhs fifty nine thousand four hundred eighty three only) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penaltics/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accepts no responsibility in this regard.
- 10. 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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.
- 12. 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.
- 13. 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.
- 14. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigach shall have the jurisdiction.

SCHEDULE-1

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-3/6 admeasuring 502.32 Sq.Yards (420 Sq. Mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North:

Road, B-5

South 🖹

Plot No. B-3/8

East

Plot No. B-6/9

West :

Road, B-3

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.

WITNESSES

1. Satpal No SH. GADRAT SINGH GO 2ND FLOOR DLF GATEWAY TOWER, GGM.

RAVIENT SINGH SE OR RAGADENS SINGH C/O DLF GHTEWAY TOWER RAJIV SINGH

(VENDOR)

For and on behalf of DLF Limited

thorised Signatories VENDEE

17-13/2

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Dale . 09/11/2021

Cartificate No.

G0I2021K3848

GRN No.

83926123



Stamp Duty Paid : ₹ 963200

Релайу:

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As her my

Seller / First Party Detail

Name

Phone

Kavita Singh

H.No/Floor: 16

Stamp duty for registration of sale dead

Sector/Ward: Na

LandMark : Dr a pij abdul kalam road.

City/Village New delhi

98****50

District: New della

State:

Dellai

Buyer / Second Party Detail

Name:

Phone.

Purpose :

DIF Limited

Phase i

98*****66

H.No/Floor: 3rd

City/Village.

Sector/Ward: Na

District: Gurugram

LandMark: Shopping mall anul marg Heryana

State

CARABARISAN

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ड़ीड सबधी विकास हीर का नाम SALE URBAN AREA WITHIN MU नहसील/राभ चाहरति । वाजीराकाट गाउट शहर ही एक एक काओडी ਵਿੰਘਰ DLF Phase V शहरी - ब्युविमियत क्षेत्र सीमा के अन्दर अलोकता करेलांकी uce B-0/8, DLF City Phase 5, Gurugiam ।জন কা বিক্রাণ भूमि का विवरण 507 37 Sq. Yards विकासिक धन सर्वधी विवरण भिन्ने १९१५७४३० अस्ति कुल रहारच एक्टी की शिक्ष - ३३४मा६३ ४०४ बटानप की शिशि १४०७१४५ स्वय 121441 FF : g/32021k3708 मिनस्ट्रेशन कीमा की साथि ५०००० अपने भेरियम शुक्तः १ स्थाने 5.Charac 83687408 Defector Commun C2024120 Deferency Sumpore gly 202 lk 9848. Perference April 1961 200

यह प्रतिष आज दिलाक को 11 रहरे। दिस बुधवार समय ५ ५२ (म. १५४ वटे बीटबीमजी खुलाई) । ४३५५ ६०० वडी १६० - ६००५ हिटास १५५६ ५१५ राजका हजाना प्रत्य हुआ। द्वारा प्रजीवन ए देश, प्रस्तुत किया जया ।

Service Charge 200-

KARIMAN (MIRKA) Kalento Sargh

Indied by Supot

पनेका में वर्षित होत नामर एवं कातील आक्रीका विवास के अधिनियह 1975 वी काम १ १ के आतील अधिस्थित है इतिहार दूरसाईआ की पत्नोकुल करने हो पूर्व समिति निभाग से अनापांदे प्रमाण पर जात कर किया गणा है ।

प्रकेश के वर्णित क्षेत्र राम क्ष्म मार्गाण आयोजनः विस्तार से अधिविषक १९८५ की धारा त्यन के (तार्गत प्रधिपृथित तही है दूरविष दूरतादेश को भजीकुर करते हैं पूर्व अवधित विभाग से अलागति प्रमाण गर नी आवस्यक्त नहीं है|

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क्षित्रत अधिकारी । यजीवत्याद ।

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विप्रसंद्री सिथन अधिकारी(वजीसवाद)

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 09/11/2021

Cartificate No.

G0I2021X3708

GRN No.

83887223



Ştamp Duty Peld∷ ₹ 2407975

Penalty: Pa Zeo Gréja

Seller / First Party Detail

Name:

Kavila Singh

H.No/Floor 15

Seclor/Ward . Na

LandMark: Dr a pij abdul kalam road.

City/V/lage;: New delhi-

District: New delhi

State:

Delhi

Phone:

98*****06

Buyer / Second Party Detail

Name:

Dlf Limiled

H.No/Floor: 3rd

Sector/Ward: Na

LandMark : Shopping mall arjun marg

City/Village: Phase in

98****50

District: Gurugram

State:

Haryana

Purpose:

Phone:

Slamp duty for registration of sale deed

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Reg. No.

Reg. Year

Book No.

11468

2021-2022

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केता

गवाह

उप/रायुक्त पंजीयन अधिकारी

चिक्रेता - Kavita Singh 🚮

क्रेला :- turu Jayant EricksonOTHERDLE Lidthr

SheeraOTHER._

गयाह 1 : Satpal

गयाहे ८ : · Ravi Raj Singh_:

प्रमाण पत्र

MZIRABAD

प्रभाणित किया जाता है कि यह प्रलेख क्रमांक ११४६८ आज दिलांक १०-१। २०२। को बही लं । जिस्द लं ८९ के पृष्ठ में 158 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या । जिल्द में 2801 के पृष्ठ संख्या 34 से 38 पर विपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तृतकर्ता और गवाहीं ने अपने हरकाक्षर/निशान अंगूठा और सामने किये हैं |

दिलांक 10-11-2071

पंजीयन अधिकारी(वजीरावाद)

SALE DEED FOR Rs. 4,81,59,483/-

STAMP DUTY Rs. 33,71,175/-

THIS SALE DEED is made on this 10^{16} day of November, 2021

BY & Between

MS. KAVITA SINGH (PAN: AMEPS4420J; Aadhar: 7193-7797-2556) W/o Mr. Rajiv Singh resident of 16, Or. A.P.J. Abdul Kalam Road (earlier Aurangzeb Road), New Delhi - 110011 (hereinafter referred to as the "Vendor" (which expression shall unless repugnant to the context and meaning hereof mean and include her legal heirs, representatives, administrators, executors, nominees, successors and assignees);

AND

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India acting through its authorized signatory Mr. Jayant Erickson and Mr. K K Sheera authorized vide resolution dated 11.01.2021, 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 a residential plot being Plot No. B-3/8 admeasuring about 502.32 Sq. Yards (420 Sq. Mtrs.) situated in OLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"!") by virtue of Conveyance Deed dated 26-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 10626 dated 26-10-2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement dated 10-11-2021 ("Agreement") with the Vendee with respect to the Said Plot.

AND WHEREAS the Vendee acknowledges and confirms that the Vendor has 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. 4,81,59,483/- (Rupees Four crores eighty one lakks fifty nine thousand four hundred eighty three only) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendee has/have been put in possession of the Sald 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 **502.32 Sq. Yards**. **(420 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 WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 4,81,59,483/- (Rupees Four crores eighty one lakks fifty nine thousand four hundred eighty three 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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of Rs. 48,15,948/- (Rupees Forty eight lakhs fifteen thousand nine hundred forty eight only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- Rs. 43,34,353/- [Rupees Forty three lakks thirty four thousand three hundred fifty three only) vide Transaction Ref. no. \$48619667 dated 09 11-2021 drawn on ICICI Bank Limited
- iii. Rs. 4,81,595/- (Rupees Four lakes eighty one thousand five hundred ninety five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The balance of the sale consideration of Rs. 4,33,43,535/- (Rupees Four crores thirty three lakhs forty three thousand five hundred thirty five only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 4. 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.
- 5. 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 Sald Plot, as assessable or applicable from the date of this Deed.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. 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.
- 8. 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 DLF5 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.

- 9. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 4,81,59,483/- (Rupees Four crore eighty one lakhs fifty nine thousand four hundred eighty three only) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accepts no responsibility in this regard.
- 10. 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 defeted 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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.
- 12. 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.
- 13. 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.

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

SCHEDULE-1

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. **B-3/8** admeasuring **502.32 Sq.Yards (420 Sq. Mtrs.)** in OLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

North :

Plot No. 8-3/6

South :

Plot No. B-3/10

East 😩

Plot No. B-6/8

West :

Road, B-3

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.

KAVITA SINGH

WITNESSES

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SATPAL STO SH. GATRAT SINGY 5% OND FLOOR, DLF GATEWAY TOWER, GGM.

(VENDOR)

For and on behalf of DLF Limited

RAVIRAS SINGA IS CLANGED BAS SINGA C/O DIF GATELONY TOWER

Authorised Signatories

HOUSE $\mathcal{S}_{i} \in \mathcal{S}_{i}(f_{i,j})$

Non Judical



Indian-Non Judicial Stamp Haryana Government



Date: 09/11/2021

₹0

Certificate No.

G0I2021K3855



Slamp Duly Paid : € 963200 Penalty:

GRN No.

83926361

Rai Deta Gregi

Seller / First Party Detail

Buyer / Second Party Detail

Name:

Savfri Dev: Singh

H.Na/Figo- № 16

Sector/Ward : Na

LandMark. Dr a pij ebdul kalam road.

City/Village :: New dellw

New delha

State:

Defhi

Phone:

98*****50

District

Others. Anushka singh and prems will trust

Name .

DIF Limited

H.Na/Floor: 3wt

Seclor/Ward : Na

District. Gurugram

Phone :

98*****66

Shopping mall aron marg

State Haryana

City/Village. Phase i

Slamp duty for registration of sale deed

WAZIRABAD

The entremidity of the document can be verified by scalpfing this CrCode Thyough smart phone or on the website hitpst/legrashry ruc.in

Lastard Wille

डीद संबंधी गियरण दीह वर्ग नाम SAULURBAN AREA WITHIN MC तहसील यस बन्दर्सील वजीराबाट गाद / शहर की एक एक दरनोंकी पियत DLF Place Y शहरी - अधुनिमिणल क्षेत्र शीमा के अब्दर पञ्जीवृद्धा वर्गालीजी илт - В-зитр DLF City Phase 5, Guzugram भयन का विनाम भूमि का विभए Ser Solida Valda चित्राशीय पल सबंधी विवरण तांत्रि अधारप्रवाहत १०४ कुल स्टाप्य देवती की मोदी अंतराम र स्पर्त रक्षाय की सभि २४०७४५ । एव ernik ali ghe0200793 तिमधुरक क्षेत्र को संक्षि ५०००० जात. differ span it each Filaliscen Introducció DeGarnerSanophic grif(NO)160855. Defendación de 2003/03/51 Data viewani, 1800 km Drafted By: Satpat Service Charge 200

याः प्रतिव आज दिलाक राज्या दिन युद्धवान भागव १ एर १५ १५ १५ १५ वर्ग **ग**ालकीरकृतमाः । ५० कामान्य ५० कामान्य व प्रतिव Small 🖟 varans agh thanns Will Line tra Siar Ckiowe Casser C. Traga 🖫 Data L. 🧸 a Lifturan. 🕍 1915 a Sacraire

विकास (ब.शहाक) ।

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प्रमेख में वर्षिय होत राज्य एवं कावील अध्योजना हिकाब के अधिनेयम १९४५ के छात होएं के अनुनेत अधिनुष्ठित है आहेए दासायुत हो फरीहर करते स पूर्व रावधित विभाव में अनापनि प्रमाण वह कर कर विधा तक है ।

प्रतेष के विभिन्न क्षेत्र , सर एवं भागाण जायोजना विभाग के अधिनेयम १९२५ की घरर ८० के जनमेन आँधार्मित वर्ष है दुधांकर टालाएज को पर्जाञ्चन करने में पूर्व मनवित विभाग में आजायति प्रमाण प्राप्त की अध्यक्षकता जड़े हैं।

10-11-2071

ste or Deer Singh Am slika Singh Print

भारतम्क गर्जीर्पत शादिकाते इ ट.मेराबाद् ।

अवर्षात केलाव और बैंगत रेल्का है । 10 मान had been मानदार को पाएड । तक हो है ५० करोगा कर की हैंग है । वस्तुत करेश के तहेशी को दोर्द पर्यों में सुनकर तथा रुक्क्या श्रीकार किया। प्रयोक रू अनुवार ठ रववे की सोण करा में १९ १९ अनुवार की उन्ने और तथा एक्स 🛊 थर्णित आग्रेम अटर की गई तीथे के हैंन है। को स्वीकार किया किया किया पर की परनात बिल्मा में लुक्ती उन्तरनिवर रहन उन्हार तिवास अनुस्तिक Central औरकीमतीर बुज्यास स्वार Kaj Singh भिया के हैं Singh निकारी पाप Congress (i.e. १८६८) की प्र

भाषात् । के हम :प्रकासक)। विक्रमा के रूप से लाहते हैं तथा कहें भारत हो है की पड़वात करता है :

Ванк при дри

विकास (नज सम्ह)

Non-Judicial





Date: 09/11/2021

Certificate No

G0I2021K3723

GRN No.

83887719



Penalty:

₹0

Stamp Duty Paid 1 ₹ 2407975

ALCOHOLD

Seller / First Party Detail

Name:

Savitr. Devi \$Ingh

H.No/Floor® 16

Sector/Ward Na

LandMark: Dr a pijaboul kalam road.

City/Village: New delhi

District : New delhi-

State: Delhi

Phone

Othors; Anushka singh and prems will trust

Buyer / Second Party Detail

Name :

Olf Limited

H No/Floor: 3rd

Sector/Werd . Na

LandMark : Shopping mail agun marg

City/Viltage: Phone:

Phase i 9**8*******50 District: Gurugram

State :

Haryene

Purpose :

Stamp duty for registration of sale dead

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Reg. No.

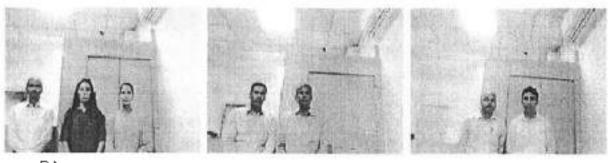
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2021-2022

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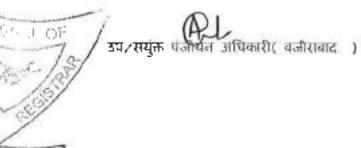
उग/सयुक्त एजीयन अधिकारी

Savitri Devi Singh, Anushka Singh thru Sonil Kumar PandeyOTHER Prem,s. Wilt Trust_ केता :- 1hru Jayant 🗹 OTHERDLE Ltdthrii K K SheeraOTHER. गवाह । :- Salpal गवाह 2 :- Ravi Raj Singh प्रमाण पत्र

MAZIRABAD

प्रमाणित किया जाता है कि यह <mark>प्रसंक्ष क्रमांक 11470 आज</mark> दिलांक 10-11-2021 को बही से 1 जिल्द से 89 के पृष्ठ में 158.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या : जिल्द में 2801 के पृष्ठ प्रख्या 44 से 48 पर चिपकाई रूपी । यह भी प्रमाणित किया जाता है कि इस टस्लावेज के प्रस्तुतकर्ता और गवाहों ने अपने हम्लाक्षर/निशान अंग्ठा और सामते किये हैं ।

दिनाक 10-11-2021



SALE DEED FOR Rs. 4,81,59,483/-

STAMP DUTY Rs. 33,71,175/-

THIS SALE DEED is made on this 10th day of Nov. , 2021.

BY & Between

MS. SAVITRI DEVI SINGH (PAN: AVPPS73328; Aadhar: 3685-7067-7454) D/o MR. RAJIV SINGH, MS. ANUSHKA SINGH (PAN: 8DFPSS05DK; Aadhar: 7784-0698-0451) D/o MR. RAJIV SINGH both resident of 16, Dr. A.P.J. Abdul Kalam Road (earlier Aurangzeb Road), New Delhi – 110011, India and M/s PREM's WILL TRUST (PAN AAATP0313R), having office at 16, Dr. A.P.J. Abdul Kalam Road (earlier Aurangzeb Road), New Delhi – 110011, India, through its authorised signatory Mr. Sunil Kumar Pandey (Aadhar: 5898-9968-7298) S/o Sh. Sudarshan Pandey duly authorized vide Trustees Resolution dated 3° November, 2021 (hereinafter collectively referred to as the "Vendors" (which expression shall unless repugnant to the context and meaning hereof mean and include their legal heirs, representatives, administrators, executors, nominees, successors and assignees);

AND

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India acting through its authorized signatory Mr. Jayant Erickson and Mr. K K Sheera authorized vide resolution dated 11.01.2021, shall hereinafter called the "Vendee" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS the Vendors are the owners of a residential plot being Plot No. 8-3/10 admeasuring about 502.32 Sq. Yards (420 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (hereinafter referred to as the 'Sald Plot' and is more particularly described in Schedule-"(") by virtue of Conveyance Deed dated 26-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 10625 dated 26-10-2021 (hereinafter referred to as the "Conveyance Deed"). The Vendors had entered into an Agraement dated 10-21-2021 ("Agreement"), with the Vendee with respect to the Said Plot.

Santi D. A

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AND WHEREAS the Vendee acknowledges and confirms that the Vendors 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 Vendors 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 Vendors are well and sufficiently entitled to the Said Plot of land and no one besides the Vendors have 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 Vendors have 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. 4,81,59,483/- (Rupees Four crore eighty one lakhs fifty nine thousand four hundred eighty three only) and on other terms and conditions stipulated herein.

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 502.32 Sq. Yards. (420 Sq. Mtrs.).

AND WHEREAS the Vendors are now conveying the Said Plot unto the Vendez on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

Santi D.

1. In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 4,81,59,483/- (Ropees Four crore eighty one lakks fifty nine thousand four hundred eighty three only) settled between the Parties, the Vendors do 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.

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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 Vendors and deal with, use, utilise, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendors agree that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 48,15,948/- (Rupees Forty eight lakhs fifteen thousand nine hundred forty eight only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendors in the following manner:-
 - Rs. 10,83,588/- (Rupees Ten lakhs eighty three thousand five hundred eighty eight only) vide. Transaction Ref. no. S49323251 dated 09-11-2021 drawn on ICICI Bank Limited in favour of Ms. Savitri Devi Singh;
 - ii. Rs. 10,83,588/- (Rupees Ten lakhs eighty three thousand five hundred eighty eight only) vide. Transaction Ref. no. 549673718 dated 09-11-2021 drawn on ICICI Bank Limited in favour of Ms. Anushka Singh;
 - iii. Rs. 21,67,177/- (Rupees Twenty one lakhs sixty seven thousand one hundred seventy seven only) vide Transaction Ref. no. M3412424 dated 09-11-2021 drawn on ICICI Bank Limited in favour of M/s. Prem's Will Trust.
 - iv. Rs. 4,81,595/- (Rupces Four lakes eighty one thousand five hundred ninety five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.
- 3. The balance of the sale consideration of Rs. 4,33,43,535/- (Rupees Four crore thirty three lakks forty three thousand five hundred thirty five only) shall be paid by the Vendee to the Vendors within 60 days of execution of this sale deed in the following manner:
 - Rs. 1,08,35,884/- (Rupees One crore eight lakh thirty five thousand eight hundred eighty four only) to Ms. Savitri Devi Singh;
 - ii. Rs. 1,08,35,884/- (Rupees One crore eight lakh thirty five thousand eight hundred eighty four only) to Ms. Anushka Singh;

 Rs. 2,16,71,767/- (Rupees Two crores sixteen lakes seventy one thousand seven hundred sixty seven only) to M/s. Prem's Will Trust.

Santal Santal

Compress of

- 4. The Vendors have 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.
- 5. 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 Oeed.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. 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 Vendors up to the date of handing over the possession of the Said Plot to the Vendoc and thereafter the Vendee shall be responsible for the payment of the same.
- 8. 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 DLF5 and Gurugram Municipal Corporation to which the Vendors shall have no objection and shall not raise any objection. The Vendors hereby confirm to assist and participate in the said mutation process.
- 9. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 4,81,59,483/- (Rupees Four crores eighty one lakks fifty nine thousand four hundred eighty three only) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendors accept no responsibility in this regard.
- 10. 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.

Santi D.

- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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 Vendors that the Vendee shall take sufficient steps to ensure the performance in this regard.
- 12. 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 Vendors for any liability and/or penalty in that behalf.
- 13. 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.
- 14. 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 Vendors into and upon that piece and parcel of land being Plot No. 8-3/10 admeasuring 502.32 Sq.Yards (420 Sq. Mrts.) in DLFS, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North :

Plot No. B-3/8

South :

Plot No. B-3/12

East

Plot No. B-6/7

West :

Road, 8-3

Santi A.

(2) Mary

Jayour Weeks

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

VENDOR

WITNESSES

. Satpul KDMIZ TAREAD, HZ OLZ JAGTAZ

GGM. PLOOR, DLF GATEWAYTOWER,

2.

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For M/s DLF LIMITED





Indian-Non Judicial Stamp Haryana Government



Date: 20/07/2020

Certificate No.

G0T2020G1473

GRN No. 65882374

Stamp Duty Paid: ₹ 2826000

Penalty:

₹0

Seller / First Party Detail

Name

Vikram Kapur

H No/Floor 3

Sector/Ward: Na

LandMark: Aurangzeb lane

City/Village New delhi

District: New delhi

State:

Delhi

Phone:

\$8*****08

Others: Neely kapur wife of vikram kapur three appropriate new delhi

Buyer / Second Party Detail

Name :

Dif home developers limited

H No/Floor : 1st

Sector/Ward: Na

LandMark: Guteway tower dlf city phase #

City/Village: Gurugram

District: Gurugram

Phone :

98*****58

State: Haryano

Purpose: Stamp duty for purchase of Plot No 1 Road No B11 in DLF5 Sector 54 Gurugram

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

SALE DEED

Type of Deed

City Name

Plot Area

Type of Property

Transaction Value Stamp Duty

Certificate No. Registration fee SALE DEED

Phase - V, DLF City, Gurugram

225 sq. mtrs. (269.1 sq. yds)

Residential

Rs. 4,03,65,000/-

Rs. 28,26,000/-

G0T2020G1473 dated 20.07.2020, Rs. 50,003/- (GRN No. 65883070)

THIS SALE DEED is made at Gurugram on this <u>08</u> day of September, 2020;

By and Between

Sh. Vikram Kapur (Pan No. AAFPK7885C), son of Sh. B.D. Kapur, resident 1. of 3, Aurangzeb Lane, New Delhi-110011 (ownership to the extent of 50% Share),

Mague

Page 1 of 8

 Smt. Neely Kapur (Pan No. AGDPK3341F), wife of Sh. Vikram Kapur, resident of 3, Aurangzeb Lane, New Delhi-110011 (ownership to the extent of 50% Share).

(the persons mentioned hereinabove at Sr. Nos. 1 to 2 are hereinafter collectively referred to as the "Vendors" which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective successors, nominees, and permitted assigns), of the One Part;

And

M/s DLF Home Developers Limited (PAN No. AACCD0037H), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase-III, Gurugram-122002 (Haryana) (hereinafter called the "Vendee" which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorised signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized vide Resolution dated 20.03.2017 passed by its Board of Directors of the Vendee, of the Other Part.

(The 'Vendors' and the 'Vendee' are hereinafter collectively referred to as the "Parties" and individually as the "Party")

Whereas the Vendors are the sole, absolute owner, free from all encumbrances whatsoever to the entirety of all that the piece and parcel of land being Plot No. B-11/1, admeasuring 225 sq. mtrs. (269.1 sq.yds.), situated at Phase -V, DLF City, Gurugram, Haryana (hereinafter referred to as the "Said Plot"), which is more particularly described in Schedule-I written hereunder.

And Whereas the Said Plot was purchased by Sh. Vikram Kapur son of Sh. B. D. Kapur and Smt. Neely Kapur w/o Sh. Vikram Kapur from DLF Utilities Limited vide Sale Deed dated 16.05.2016 registered before the Sub-Registrar, Gurugram with Doc. No 4506, dated 16.05.2016.

And Whereas for their bona fide needs and requirements, the Vendors have agreed to sell and the Vendee has agreed to purchase the Said Plot for a total consideration of Rs. 4,03,65,000/- (Rupees Four Crores Three Lakhs Sixty Five Thousand only).

And Whereas the Vendors represent that they are the sole, absolute, exclusive and registered owners of the Said Plot and have a good, clear and legally marketable title in respect of the Said Plot and the Vendors have full right to transfer, sell, convey and deal with the Said Plot in any manner as it may deem fit and proper.

Page 2 of 8

And Whereas the Vendors represent that nobody else besides the Vendors has any interest, right or claim in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, collaboration, joint venture, etc. and the Vendors have full and unrestricted right and power to convey.

And Whereas the Vendors have agreed to sell the Said Plot and Vendee has agreed to purchase the Said Plot on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1 In lieu of stipulations, covenants agreed herein and in consideration of the total consideration of Rs. 4,03,65,000/- (Rupees Four Crores Three Lakhs Sixty Five Thousand only) paid by the Vendee and received by the Vendors (as per details mentioned in Schedule - II hereunder), the Vendors do 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 attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof. And it shall be lawful for the Vondee 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 Vendors. The Vendors agree that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and thirigs whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed. The Vendors covenant that this Sale Deed is executed in its entirety and that the Vendors have received full sale consideration of the Said Plot.
- That the Vendors hereby confirm admit and acknowledge that they have been 2 left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby sold, and the same has become the absolute and exclusive property of the Vendee and Vendee shall be at liberty to deal with the same in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Vendors or any person(s) claiming under or through them or in trust for them.

That the Vendors hereby assure the Vendee that they have neither done nor 3. been party to any act whereby their rights and title to the Said Plot have been Malm

Page 3 of 8

impaired in any way or whereby they may be prevented from transferring the Said Plot.

- That the Vendors hereby declare and represent that the Said Plot is or was never a subject matter of any HUF and that no part of the Said Plot is owned by any minor and nobody has any right, title or interest of any kind whatsoever in the Said Plot and further none else other that the Vendors has any right, title or interest of any kind whatsoever in the whole or any part of the Said Plot and further there is no impediment in the Vendors' right to execute this Sale Used.
- The Vendors have handed over the actual, physical and peaceful possession of the Said Plot to the Vendee simultaneously with the execution of this sale deed.
- 6 That the Vendors hereby further assure, represent and covenant with the Vendee as follows:-
 - (a) That the Said Plot is free hold and free from all encumbrances, claims, demands, liens, Mortgages, charges, decrees, litigations, prior sales or agreements to sell, gifts, court attachments, acquisition proceedings and lis-pendens etc.
 - (b) That the Vendors are the lawful, registered owners of the Said Plot having clear, good and marketable title of the Said Plot and all the estate, interest, ownership, right and title whatsoever on the same vest with the Vendors and no loan or advance has been availed of by keeping the Said Plot as security, mortgage, surety and the same is also not the subject matter of any guarantee or collateral;
 - pending or payable by the Vendors in respect of the Said Plot. The Vendors have assured the Vendee that all taxes, charges, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any authority or municipality and/or any other person or entity in respect of the Said Plot have been paid in full as of the date of execution of this Sale Deed. If at any time, any amounts are found to be due for the period pertaining prior to the date of execution of the Sale Deed, the same shall be the sole responsibility of the Vendors irrespective of when the bill or notice for such payment has been issued or received and the Vendors undertake to keep and hold the Vendee indemnified and harmless from all losses, damages, costs and expenses suffered and, or, incurred by the Vendee.

Page 4 of 8

- (a) That the Vendors have not entered into any Agreement with any other person (s) for the sale of the Said Plot.
- (e) That there is no legal impediment or bar whereby the Vendors can be prevented from sciling, transferring and vesting the absolute title in the Said Plot, in favour of the Vendoe.
- (f) That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation, garnishee or other disputes, proceedings, claims, actions, litigation, demands or governmental investigations or actions of any nature pending or threatened against or with respect to the Said Plot or any part thereof or against the Vendors relating to the Said Plot or the transactions contemplated herein. In the event it is later found that the Said Plot or any part thereof is under any dispute of any nature whatsoever, the Vendors undertake to keep and hold the Vendee indemnified and harmless from all losses, damages, costs and expenses suffered and, or, incurred by the Vendee.
- That the Vendors assure the Vendee that the Said Plot is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, prior Agreement to Sell, Loan, Surety, Security, lien, court injection, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the Said Plot is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendors then the Vendors shall be liable and responsible to indemnify and to make good the loss suffered by the Vendee and keep the Vendee saved, harmless and indemnified against all such losses and damages suffered by the Vendee.
- 8. That the Vendors hereby further covenant with the Vendee that in case the Said Plot or any part hereof, is lost from the Vendee on account of any defects in the title of Vendors or the right and title or the possession or quiet enjoyment of the Said Plot by the Vendee in any way is disturbed on account of some act or omission of the Vendors or if anyone else claims any right, title, or interest in respect of the Said Plot then the Vendors shall be liable and responsible for all the losses, damages, costs and expenses which may be suffered by the Vendee.

Page 5 of 8

- 9. That the Vendee shall be at liberty to get the Said Plot mutated in its own name in the records of all concerned local Government authorities and in the record of the Developer/Colonizer, on the basis of this Sale Deed or its certified true copy and the Vendors ensure that the Vendors shall assist the Vendee for such mutation. The Vendors agree and undertake to sign all or any documents that may be required by Vendee to have the Said Plot mutated in its name in the records of Gurugram Municipal Corporation, Revenue records and/or the records of any other concerned authority to enjoy the Said Plot without any hindrance whatsoever.
- 10. The Vendors have been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Vendee has become the absolute owner of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/hindrance by the Vendors or any other person claiming through or under the Vendors.
- 11. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Vendors up to the date of execution of this sale deed and thereafter the Vendee shall be responsible for the payment of the same.
- 12. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Vendors to the Vendee at the time of execution of this Sale Deed.
- 13. That all the expenses of this Sale Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Vendee. The Vendee shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.

14. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Deed.

SCHEDULE- I

THE SAID PLOT REFERRED TO ABOVE

All the rights, title and interest of the Vendors into and upon that piece and parcel of land being Plot bearing no. Plot No. B-11/1, admeasuring 225 sq. mtrs. (269.1 sq.yds.), situated at Phase -V, DLF City, Gurugram, (Haryana) bounded as under :-

North.

Road C-7

South

Road B-11

East

Plot No. B-11/3

West

Road B-8

SCHEDULE- II

In favour o	Drawn on	Cheque No./Date	Cheque Amount (Rs.)	TDS @ 0.75% (Rs.)	Total Consideration (in Rs.)	SI.	
Vikram Kapu	ICICI Bank	280264 / 27.08.2020	2,00,31,131/-	151,369/-	2,01,82,500/-	1	
Neely Kapur	branch, 9A, Phelps building,	280263 / 27.08.2020	2,00,31,131/-	151,369/-	2,01,82,500/-	2	
	110001		4,00,62,262/-	3,02,738/-	4,03,65,000/-		

My Morgue

Page 7 of 8

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

Vendors

(Neely Kapur)

For & on behalf of Vendee

(Jayant Erickson) (K K Sheers (DLF Home Developer Limited)

(K K Sheera)

norised Signatories

WITNESSES

1. Amulya Prasad

s/o Late Sh. D.N. Prasad

c/o DLF Ltd

Ground Floor, DLF Gateway Tower

Gurugram, Haryana

My 2. Manoj Kumar s/o Sh. Prakash Chand r/o S-23-26, Param Puri, Uttam Nagar, New Delhi-110059



प्रमाणित किया जाता है कि फैरीकेन व साक्षीगण के निशान अंगूज़/ हस्ताक्षर हमारे सामने कराए गर।

वजीराबांद

Page 8 of 8

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Indian-Non Judicial Stamp Haryana Government



Date 29/10/2021

Certificate No.

GRN Nu

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Penalty . er des brei

Seller / First Party Detail

Name

Uttam Builders and development PM ltd.

H No/Flags

Sector/Ward: Na

LandMark® 4th floor gopal dass bhavan

City/Village 🖟 Barakhamba rd

District : New dolhi

Phone.

87*****18

State:

Dalhi

Buyer / Second Party Detail

Name

Olf Limited

H No/Floor: Na

Sector/Ward: Na

LandMark:

3rd floor shopping mail arjun marg

City/Village: Dif phase I

Phone

87****18

District . Gurugram

Haryana State:

Purpose:

Sale Deed

WAZIPARAD

The extraonicity of this document can be vented by scanning this OrCode Through surein phone or on the website https://ograshry.rvc.in

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दिलांक (19-11-202)

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दीह का ताम २०११ । एडउर अस-१ ४ एमाए ४०	
राहरोजिनसम्बन्धसमिल वानेश्चातः । प्रांधनशहरः है। एत एक कालोनी	문학교 OF Phase \
भक्ती - स्थातिस्थान क्षेत्र भीमा के अन्तर	पजीवृत काजेरी
фат — B-14/17, DLF City Phase 5, Goringian	
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करेल में वर्षित अने तमर एवं मार्गाण मार्गाच म निमाण वं अधितियत एकर की भएए राज के आतमीत एंग्लाईकेत हैं दस्तिके दस्तायेज के प्रतिकृत करते से बूठे भवदित विश्व में अनापित प्रताण पत्र चीठ कर दिया गया है |

रक्षेत्र के व्यक्ति हो। तका एवं कामीण अवश्वका किलाम के अधिर क्या लगत की दास तम के मार्क अदिक्षात वहीं है उम्बंध करतीयज्ञ की एक्ष्ट्र करते में पूर्व स्वीधित विभाग में अभाषांन के लगणक कि आवश्यक्ता वहीं है

Marin Co-11-2021 Official Employmental Processing Processing ३४७मपुन ६ प्राप्तत अधिकारी (वजीपनाद :

प्रारोस केलान बीरबोक्का रहुमारी (1911) एक कार एक स्थाना है जिस्की परकृत प्रतिक के तर मो को हो है। हमा ने शुक्त एक स्मिन्नकर क्षणकर किया | प्रतिक के अनुसार ० रूपये की साथ नेता जिसेन समय जिल्ला कर अग्राकी कर, प्रतिक अवस्थित है में के कि के देत का क्षणकर किया |देवन प्रशा कि रहनात बीरबीमहोठकुमारी शतक है, ए एक स्थानिकाई का कार कार्यकाल व बीरबीमहोठकुमारी राज कार का केला राज्य जिल्ला का किया का किया की

आही जा एको हम रचनारहमार मध्यानन के कर को आहरते हैं तथा यह साली हमर के परवान करता है |

12-766-09-01/20-1

अपन्यान्त्व प्रज्ञेक अधिकामा न शिक्षाद ।

STAMP DUTY Rs. 14,21,175/-

THIS SALE DEED is made on this <u>may th</u>day of <u>Nov. 30 3'</u>.

BY & Between

M/S Uttam Builders And Developers Private Limited (PAN AAACU0023C; CIN: U74899DL1988PTC030945), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase-III, Gurugram-122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram — 122002, Haryana, India authorised vide resolution dated 1st September 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-4, Gurugram 122002, Harvana, India and Head Office at 1rd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2rd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram - 122002, Haryana, India authorized vide resolution dated 7th March, 2020, shall heremafter 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 a plot of land being Plot No. B-14/17 admeasuring about 269.10 Sq. Yards (225 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (heremafter referred to as the 'Said Plot' and is more particularly described in Schedule-"!") by virtue of Conveyance Deed dated 01-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 9087 dated 01-10-2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement Vasika No. 11155 dated 02-11-2021 ("Agreement") with the Vendee with respect to 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 brothure, 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.

Reg. No

Reg Year

Book No.:

11400

2021-2022



विकेश



क्रेस



गाधार

उप/रायुक्त पंजीयन अधिकारी

विकेता - thru Aron Kumar GeptaOTHER Ultam Builders and Developers Pvt Eld thru Amit Kriannes (CHER)

Koanna O CHER_D

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प्रमाण प्र

प्राथिति किया जाता है कि यह प्रतेख कमाक 1000 आज दिनक 00-11-2021 को वहीं व 1 जिल्द व 89 के गुष्ठ हु 14) पर किया गुर्वा समा इसकी एक प्रति अभिरिक्त दही संख्या । जिल्हा हु 7798 के पूर्व प्रख्या 45 स 49 पर निपकाई गयी | यह भी प्रभाणित किया जाता है कि इस दस्तायज के इस्तुलकती और मवाहीं स अपने इस्ताक्षर/विशाव अंगूठा मेरे सामने किये हैं |

ន្លែកាំតា 09 H-2021

५५/ संयुक्त पंजीयन अधिकारी। एजीसबाट |)



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. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendoe 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 the Agreement, this Sale Deed and in consideration of Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa 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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 28,42,343/- (Rupees Twenty eight lakhs forty two thousand three hundred forty three only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,108/- (Rupees Twenty five lakes fifty eight thousand one hundred eight only) vide Transaction Ref. no. M3464494 dated 02-11-2021 drawn on ICICI Bank Limited.
 - Rs. 2,84,235/- (Rupees Two lakes eighty four thousand two hundred thirty five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.



- 3. The balance of the sale consideration of Rs. 2,55,81,080.44 (Rupees Two crore fifty fifty five lakhs eighty one thousand 医原元素 and forty four paisa only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 4. 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.
- 5. 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 Sald Plot, as assessable or applicable from the date of this Deed.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7 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.
- 8. 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 DLFS 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.
- 9. 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. 5,68,470/- (Rupees Five lakh sixty eight thousand four hundred seventy only) was paid at the time of registration of the Agreement and Stamp duty of Rs. 14,21,175/- (Rupees Fourteen lakhs twenty one thousand one hundred seventy five only) is being paid with the registration of this sale deed.
- 10. 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed and this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against the Vendee and all subsequent ourchasers 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.



and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

- 17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
- 13. 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.
- 14. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/17 admeasuring 269.10 Sq.Yards (225 Sq. Mrts.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad, and District Gurugram, (Haryana) bounded as under :

North :

Plot No. 8-12/18

South :

Road, B-14

East 📑

Plot No. B-14/19

West 🗄

Plot No. B-14/15/

Min Butarant



ЈАЈ WITNESS WHEREOF the Vendor M/s Uttam Builders and Developers Private Limited having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram 122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram 122002, Haryana, India are hereby jointly authorised vide resolution dated 1st September 2021 and the Vendee M/s DLF Limited having its Registered Office at Shopping Mall, 3rd Floor. Arjun Marg, DUF City Phase-I, Gurugram - 122002, Haryana and Head Office at 1st Floor, DUF Gateway Jower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Hoor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 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. SATPAL Sto Str. GRAJRAJ STVOM C/O 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram, 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 Vendor and the Vendee respective**W**.

> For and on behalf of For M/s Uttam Builders and Developers Private Limited

WITNESSES

1.

For Uttam Builders and Developers.

Authorised Signatories (VENDOR)

Authorised Skilly India

For and on behalf of For DLF Limited

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R. Carrier

Authorised Signatory VENDEE



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. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) and on other terms and conditions stipulated herein.

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:-

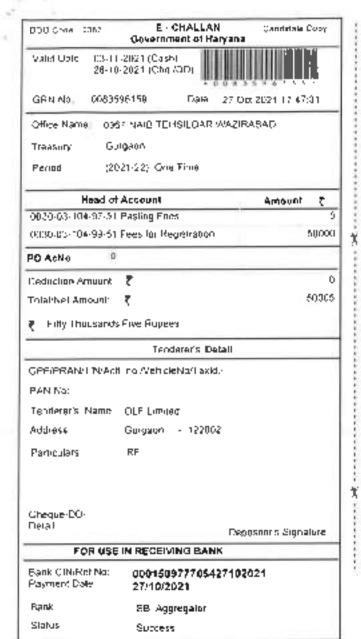
 In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) settled between the Parties, the Vendor doth hereby sell, convey, 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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- 2. That an amount of Rs. 28,42,343/- (Rupees Twenty eight lakhs forty two thousand three hundred forty three only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:
 - Rs. 25,58,108/- (Rupees Twenty five lakks fifty eight thousand one hundred eight only) vide Transaction Ref. no. M3461494 dated 02-11-2021 drawn on ICICI Bank Limited.
 - Rs. 2,84,235/- (Rupees Two Jakhs eighty four thousand two hundred thirty five only) being tax deducted at source against sale consideration amount as per the provisions of income Tax Act 1961.

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Note to 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 chaque (IDD).



Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 29/10/2021

Certificate No.

G0292021J3481

GRN No.

83601033



Stamp Duty Paid: ₹ 1421175

Penalty:

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ETs. Zone Chişi

Seller / First Party Detail

Name:

Hilech Property developers Pvt ltd

H.No/Floor:

Sector/Ward: Na

LandMark:

4th floor gopal dass bhavan

City/Village: Barakhamba rd

District: New delhi

State:

Phone:

87*****18

Buyer / Second Party Detail

Name:

Dlf Limited

87*****18

H.No/Floor: Na

Sector/Ward: Na City/Village: Dif phase I

District : Gurugram

LandMark: 3rd floor shopping mall ariun marg

Haryana

Purpose:

Phone:

Sale Deed

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

09-11-2021

STAMP DUTY Rs. 14,21,175/-

Mrs Detaron

THIS SALE DEED is made on this outh day of Nov, 2021

BY & Between

M/S Hitech Property Developers Private Limited (PAN AAACH0313E; CIN: U74899DL1988PTC030943), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India authorised vide resolution dated 1st September 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram – 122002, Haryana, India authorized vide resolution dated 7th March, 2020, 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 a plot of land being Plot No. B-14/19 admeasuring about 269.10 Sq. Yards (225 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") by virtue of Conveyance Deed dated 01-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 9099 dated 01-10-2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement Vasika No. 11153 dated 02-11-2021 ("Agreement") with the Vendee with respect to 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 of 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. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) and on other terms and conditions stipulated herein.

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:-

 In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa 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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 28,42,343/- (Rupees Twenty eight lakhs forty two thousand three hundred forty three only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,108/- (Rupees Twenty five lakhs fifty eight thousand one hundred eight only) vide Transaction Ref. no. M3458915 dated 02-11-2021 drawn on ICICI Bank Limited.
 - Rs. 2,84,235/- (Rupees Two lakes eighty four thousand two hundred thirty five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

Mrs. Rothan.

- The balance of the sale consideration of Rs. 2,55,81,080.44 (Rupees Two crore fifty fifty five lakhs eighty one thousand Eighty and forty four paisa only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 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.
- 5. 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 Deed.
- That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. 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.
- 8. 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 DLF5 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.
- 9. 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. 5,68,470/- (Rupees Five lakh sixty eight thousand four hundred seventy only) was paid at the time of registration of the Agreement and stamp duty of Rs. 14,21,175/- (Rupees Fourteen lakhs twenty one thousand one hundred seventy five only) is being paid with the registration of this sale deed.
- 10. 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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.

and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

- 12. 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.
- 13. 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.
- The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/19 admeasuring 269.16 Sq.Yards (225 Sq. Mrts.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under :-

North:

Plot No. B-12/19

South:

Road, B-14

East

Plot No. B-14/21

West :

Plot No. B-14/10

Mrs Dingergam

IN WITNESS WHEREOF the Vendor M/s Hitech Property Developers Private Limited having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram -122002, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram - 122002, Haryana, India are hereby jointly authorised vide resolution dated 1st September 2021 and the Vendee M/s DLF Limited having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 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. SATPAL S/o S/n. GrATRAT SINGH c/o 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram, 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 Vendor and the Vendee respectively.

> For and on behalf of For M/s Hitech Property Developers Private Limited

WITNESSES

1.

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DLF Gateway Toron Gurgaon (Hr.)

Authorised Signatories (VENDOR)

> For and on behalf of For DLF Limited

2.

Royens, Shri Karanti, 2 Creteray speece

Authorised Signatory VENDEE

E - CHALLAN DDO Gode 0367 Candidate Copy Government of Haryana Valid Upto: 03-11-2021 (Cash) 28-10-2021 (Chg./DD) GRN No. 0083596226 Date: 27 Oct 2021 17:49:29 Office Name: 0367-NAIB TEHSILDAR WAZIRABAD Gurgaon Treasury: Period (2021-22) One Time Head of Account Amount 0030-03-104-97-51 Pasting Fees 0030-03-104-99-51 Fees for Registration 50000 PD AcNo Deduction Amount: ₹ ä 50005 Total/Net Amount: ₹ ₹ Fifty Thousands Five Rupees Tenderer's Detail GPF/PRAN/TIN/Actt. no./VehideNo/Taxid:-PAN No: Tenderer's Name: DLF Limited Gurgaon - 122002 Address: Particulars: Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150977728227102021 Payment Date: 27/10/2021 Bank: SBI Aggregator Status: Success

E - CHALLAN AG/ Dept Copy DDO Code: 0367 Government of Haryana 03-11-2021 (Cash) Valid Upto: 28-10-2021 (Chq./DD) 0083596226 Date: 27 Oct 2021 17:49:29 GRN No.: Office Name 0367-NAIB TEHSILDAR WAZIRABAD Gurgaon Treasury: Period: (2021-22) One Time Head of Account Amount ₹ 0030-03-104-97-51 Pasting Fees 0030-03-104-99-51 Fees for Registration 50000 PD AcNo 0 Deduction Amount ₹ 50005 Total/Net Amount: Fifty Thousands Five only Tenderer's Detail GPF/PRAN/TIN/Actt. no./VehicleNo/Taxld:-PAN No: Tenderer's Name: DLF Limited Address: Gurgaon - 122002 Particulars: Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150977728227102021 Payment Date: 27/10/2021 SBI Aggregator Bank: Status: Success

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^{*} 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 Judiost



Indian-Non Judicial Stamp Haryana Government



Date: 29/10/2021

Certificate No.

G0292021J3544

GRN No.

83600982



Stamp Duty Paid: ₹ 1421175

Penalty:

EAL OF

WAZIRABAD

Fit. Zim Ont

Seller / First Party Detail

Name:

Uttam Real estate Company

H.No/Floor:

Sector/Ward: Na

LandMark: 4th floor gopal dass bhavan

City/Village: Barakhamba rd

District: New delhi

State: Delhi

Phone:

87*****18

Buyer / Second Party Detail

Name :

Dif Limited

H.No/Floor: Na

City/Village: Dif phase I

87****18

Sector/Ward: Na

District: Gurugram

LandMark: 3rd floor shooping mall arjub marg

State

Haryana

Purpose:

Phone:

Sale Deed

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

09-11-2021

STAMP DUTY Rs. 14,21,175/-

THIS SALE DEED is made on this 09 \$ day of Mov, 2021

BY & Between

M/s Uttam Real Estates Company (PAN AAACU0374N; CIN: U70101DL1988ULT031093), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India authorised vide resolution dated 1st September 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram — 122002, Haryana, India authorized vide resolution dated 7th March, 2020, 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 a plot of land being Plot No. B-14/21 admeasuring about 269.10 Sq. Yards (225 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") by virtue of Conveyance Deed dated 01-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 9089 dated 01-10-2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement Vasika No. 11152 dated 02-11-2021 ("Agreement") with the Vendee with respect to 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 his 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. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) and on other terms and conditions stipulated herein.

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:-

 In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa 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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 28,42,343/- (Rupees Twenty eight lakhs forty two thousand three hundred forty three only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,108/- (Rupees Twenty five lakks fifty eight thousand one hundred eight only) vide Transaction Ref. no. <u>M34-91/-9</u> dated 02-11-2021 drawn on ICICI Bank Limited.
 - Rs. 2,84,235/- (Rupees Two lakhs eighty four thousand two hundred thirty five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

Min & Brazan

- 3. The balance of the sale consideration of Rs. 2,55,81,080.44 (Rupees Two crore fifty fifty five lakhs eighty one thousand Eighty and forty four paisa only) shall be paid by the Vendee to the Vendor within 60 days of execution of this sale deed.
- 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.
- 5. 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 Deed.
- That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% p.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. 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.
- 8. 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 DLF5 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.
- 9. 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. 5,68,470/- (Rupees Five lakh sixty eight thousand four hundred seventy only) was paid at the time of registration of the Agreement and stamp duty of Rs. 14,21,175/- (Rupees Fourteen lakhs twenty one thousand one hundred seventy five only) is being paid with the registration of this sale deed.
- 10. 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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 short take sufficient steps to ensure the performance in this regard.

and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

- 12. 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.
- 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.
- The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/21 admeasuring 269.10 Sq.Yards (225 Sq. Mrts.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

North:

Plot No. B-12/20

South:

Road, B-14

Fact

Plot No. B-14/23

West:

Plot No. B-14/19

MAN

> (Amendram

MN WITNESS WHEREOF the Vendor M/s Uttam Real Estates Company having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram - 122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram - 122002, Haryana, India are hereby jointly authorised vide resolution dated 1st September 2021 and the Vendee M/s DLF Limited having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Harvana and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 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. SATPAL CIO SH GO ATRAT SINGH, c/o 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram, 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 Vendor and the Vendee respectively.

WITNESSES

Obligation (Hr.)

For and on behalf of For M/s Uttam Real Estates Company

mor citham inc.

Authorised Signatories (VENDOR)

> For and on behalf of For DLF Limited

Rychesy Shritarambir Condevay Jover DLF

Authorised Signatory VENDEE

E-CHALLAN DDD Cods: 0367 Candidate Copy Government of Haryana Valid Upto: 03-11-2021 (Cash) 28-10-2021 (Chq./DD) GRN No.: 0083596083 Date: 27 Oct 2021 17:45:38 0367-NAIB TEHSILDAR WAZIRABAD Office Name: Treasury: Gurgaon Period. (2821-22) One Time Head of Account Amount ₹ 0030-03-104-97-51 Pasting Fees 0030-03-104-99-51 Fees for Registration 50000 PD AcNo Deduction Amount: ₹ 0 TotaliNet Amount: ₹ 50005 ₹ Fifty Thousands Five Rupees Tenderer's Detail GPF/PRAN/TIN/Acti. no./VehicleNo/Taxld:-Tenderer's Name: DLF Limited Address: Gurgaon - 122002 Particulars: RE Cheque-DO-Dotal: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No. 000150977659227102021 Payment Date: 27/10/2021 Bank SBI Aggregator Status: Success

DDO Code: 0367 E - CHALLAN AG/ Dept Copy Government of Haryana Valid Upto: 03-11-2021 (Cash) 28-10-2021 (Chq./DD) GRN No.: 0083596083 Date: 27 Oct 2021 17:45:38 Office Name: 0367-NAIB TEHSILDAR WAZIRABAD Treasury: Gurgaon Period: (2021-22) One Time Head of Account Amount ₹ 0030-03-104-97-51 Pasting Fees 0030-03-104-99-51 Fees for Registration 50000 PD AcNo Deduction Amount: ₹ a Total/Net Amount: ₹ 50005 ₹ Fifty Thousands Five only Tenderer's Detail GPF/PRAN/TIN/Actt. no./VehicleNo/Taxid:-PAN No. Tenderer's Name: DLF Limited Address: Gurgaon - 122002 Particulars: RF Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: 000150977659227102021 Payment Date: 27/10/2021 Bank SBI Aggregator Status: Success

X

^{*} 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 Judio at



Indian-Non Judicial Stamp Haryana Government



Date: 29/10/2021

Certificate No.

G0292021J3530

GRN No.

83801151

Stamp Duty Paid 🖫 ₹ 1421175 :

Penalty:

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des Ama Diffe

Seller / First Party Octail

Name:

Trinity Housing and construction Company

H No/Floors 28

Sector/Ward: Na

LandMark :: 4th floor gopal dess bhavan

ÇilyMillage : Barakhamba rdi

District. New delhi-

State:

Delhi

Phone:

87*****18

Buyer / Second Party Detail

Name:

Dif Limited

H.No/Floor | Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall ariun marg

City/Village: Olf phase I.

District : Gurugram

\$1ate

Haryana

Phone

67*******18**

Purpose: Sale Deed

The authoritary of this document can be ventice by scanning this Dründe Through smart phone or on the website https://wgrashry.nic.in.

09-11-2021

दीत संबंधी विकरण 95 WARF SALE LIBRAN SPEA WITHIN MC तहरील / राज तहरील । वजीशबादा गाव/शहर ही एक एक क्वांती विश्व DLF Place स्युनिसियार क्षेत्र शीमा के अन्दर प्रजीकृत कोहाती परक - B-14/23, DLF City Palese 5, Gurripram अधन का विवरण भूगि का विवरण 200 by Motors Madille धन सबंधी विदाय स्तिते १५५२३१८४ २०० केल रहान्य इयुरी की साल अनुसाहत हा है। CHM 4 G009202103400 रतस्य के 1 कि 112,123 साथै रविस्ट्रेशक कीश 47 ((१५) १०००० । स्थाय परिदर्भ मुला ३ सम्ब ECHARAN A JSSC 911 Landat By Suppl School Charge 200

ष्ट्र एकेक्ष एक्ष्र हिमान १९८१ हिन अगल्याम समय न ४८ ७० । याचन श्रीतश्रीमी कृताही परावक्ष (horory and Careana) मा वह agains १ क ४ का र विकास (1116 also tum tea east) मा १ विवास । द्वारा महीकरण हैन प्रासूत किया गया

ELIBIT VILLONIA

उपनायुक्त के क्षान आविकारी (वजीशवर)

ARTHUR Milyrober The refilmen grand Carsons noted a grany is

धनेक के वांगेंद की उसन एवं माजीन अवस्थार विकास र अधिविषय (575 की धार राष के जानीत अधिपूर्वित है दूसविष विकासण क धनेकृत करन से पूर्व समीविद विकास से अनुमारे प्रमाण नव धार कर विकासण है |

या

प्रमेश में वर्षित होने तमेर एवं मानील आयोजन विभाग के भिद्रितियम १९८५ के छा। तम के नातीत ल्हेंक्ट्रीति तही है दार्विट हक्तावात हो एकीकत रुद्धों में पूर्व सर्वित दिआग के प्रतानि प्रमण पन की आध्यकता तही है|

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fight? Hensey and Carvenienan Compare

Succession and the Street of the Assert

34िन करोन भीरभीमतीरपुरमधी (1911) तावक प्रकृष्णामा ए अधिक दे। या पूर प्रतेष के तस्मी को दोनी प्रधा है कृतका तथा आहरूब स्वीकर किया | प्रदेश के अध्यार ए कार्य की एभी कहा ने भीर समस विद्या का अब्द की तथा प्रवेश के वर्णित आंग्रेन एवा की कई वर्षि क होने दोने की स्वीकार किया |दोनों पदों की पहलान भीरभीमतीरकृतकी अवस्था पिता एकतात विवासी (3) (कार्यक प्रवास में स्थानतीरकृत्याही एक उनके दिया प्रसुद विवासी (3) (कार्यक्रकार से ही |

राश्ची व । भी इस अस्याक्षम मुश्चियमा के स्था से अनतों है तथा वह आही जार की पहलक सनता है ।

Dates 20 H 2211

307सम्बर्ध केलीयन जिल्लाहर व प्रेम बाट :

THIS SALE DEED is made on this <u>のまた</u>day of <u>(Vaン) 2021</u>

BY & Between

M/s Trinity Housing and Construction Company (PAN AAACT6118K; CIN: U45201DL1988ULT031096), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City. Phase III, Gurugram – 122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India authorised vide resolution dated 1st September 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN.L70101HR1963PLC002484I, a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana, India and Head Office at I[×] Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram – 122002, Haryana, India authorized vide resolution dated 7th March, 2070, 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 a plot of land being Plot No. B-14/23 admeasuring about 269.10 Sq. Yards (225 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana [hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"!") by virtue of Conveyance Deed dated 01-10-2021 registered before the Sub-Registrar, Tehsil Wazirabad, District Gurugram vide Document No. 9083 dated 01-10-2021 [hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement Vasika No. 11151 dated 02-11-2021 ["Agreement") with the Vendee with respect to 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.

Reg. No.:

Reg. Year

Book No.

11399

2021-2022







गवाह

कता

54/सथुक पजीयन अधिकारी

विकेता - thru Arim Kumar GuntaOTHER, Frinity Housing and Construction Company thru

Amit KhannaOTHER®

केता : thru SatpalOTHERDLF Lid

गवाह । - Rajeste,

शताह र 🕛 Om Prakash

प्रमाण पर

प्रभाणित किया जाता है कि यह एसेख कमांक 11399 आज दिनांक 09-11 2021 को बही तो 1 जिल्हात 89 के पृष्ठ में 140.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या । जिल्द में 2798 के पृष्ठ संख्या 40 से 44 पर चिनकाई गयी । यह भी प्रमाणित किया जाता है कि इस दस्लावेज के प्रस्तुतकरों और गवाहों ने अपने हस्ताभर/निभात अंगूठा भेरे सामरो किये हैं |

टिवाक 09-11-2021

अधिकारी(यजीराबाद ।

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. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) and on other terms and conditions stipulated herein.

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

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 - Rs. 25,58,108/- (Rupees Twenty five lakhs fifty eight thousand one hundred eight only) vide Transaction Ref. no. M3452187S dated 02-11-2021 drawn on ICICI Bank Limited.
 - Rs. 2,84,235/- (Rupees Two lakes eighty four thousand two hundred thirty five only) being tax deducted at source against sale consideration amount as per the provisions of Income Jax Act 1961.



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- 4. 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.
- 5. 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 Oced.
- 6. That the Parties have agreed that the Vendee shall be liable to pay interest at the rate of 8% μ.a. for the period of delay in making the payment of the balance of the sale consideration as per the time period stipulated in clause-2 above.
- 7. That the maintenance charges, water and electricity charges and other dues and demands of whatspever 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.
- 8. 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 DLF5 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.
- 9. 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. 5,68,470/- (Rupees Five lakh sixty eight thousand four hundred seventy only) was paid at the time of registration of the Agreement and stamp duty of Rs. 14,21,175/- (Rupees Fourteen lakhs twenty one thousand one hundred seventy five only) is being paid with the registration of this sale deed.
- 10. 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.
- 11. The Vendee confirms that all the obligations arising under the Conveyance Deed 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.

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and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

- 12. 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.
- 13. 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.
- 14. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEOULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/23 admeasuring **269.10 Sq.Yards (225 Sq. Mrts.)** in DLF5, situated at Village Wazirabad, Tehsil Wazirabad, and District Gurugram, (Haryana) bounded as under >-

North :

Plot No. B-12/21

South 🕸

Road, B-14

East

Plot No. 8-14/25/

West 3

Plot No. B-14/21

Mrs Proposition



IN WITNESS WHEREOF the Vendor M/s Trinity Housing and Construction Company having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram — 122002, Haryana, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugrain - 122002, Haryana, India are hereby jointly authorised vide resolution dated 1st September 2021 and the Vendee M/s DLF Limited having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 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. SATIAL Sto SH GAJAAJ SINGH, c/o 2rd Floor, DLF Gateway Tower, R-Block, OLF City, Phase III, Gurugram, 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 Vendor and the Vendee respectively.

> For and on behalf of For M/s Trinity Housing and Construction Company

WITNESSES

1.

OM PRAKASE DLF Granuay Porto Singuon (Hill)

Authorised Signatories (VENDOR)

> For and on behalf of For DLF Limited

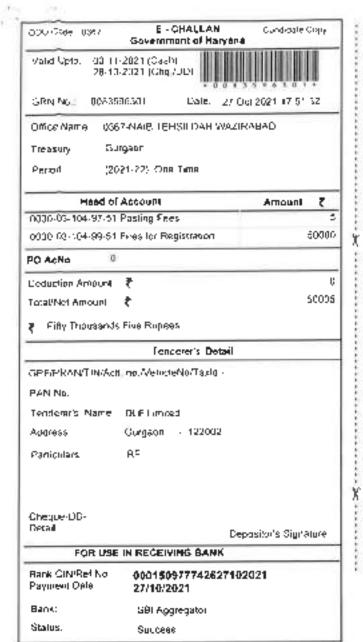
Regen 57. Shot travambis

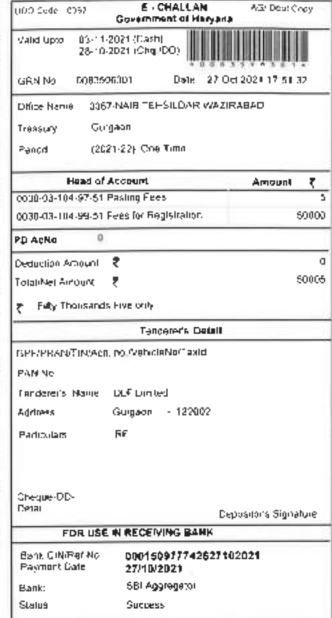
NIA

Authorised Signatory

VENDEE







Note: Depositor should approach (reasury 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





Date: 27/09/2021

Certificate No.

G0272021I1009

Stamp Duty Paid ₹ 1356285

Penalty (Rs Zero Only) ₹0

GRN No.

Seller / First Party Detail

Name

Ujagar Estates Pvt Itd

82507535

H.No/Floor: Na

Sector/Ward: Na

LandMark 3rd floor shopping mall arjun marg

City/Village Dlf phase I

District: Gurugram

State:

Haryana

Phone:

87*****18

Buyer / Second Party Detail

Name:

Dlf Limited

H.No/Floor Na

Sector/Ward: Na

LandMark 3rd floor shopping mall ariun mare

City/Village Dlf phase I

District: Gurugram

State:

Haryana

Phone:

87*****18

Purpose:

Sale Deed

livegh

STAMP DUTY Rs. 13,56,285/-

28th day of September, 2021 THIS SALE DEED is made on this

BY & Between

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

MESSERS UJAGAR **ESTATES** LIMITED (PAN AAACU0404D: U45201HR1991PLC034886), a company incorporated under the Companies Act. 1956 having its Registered Office at 3rd Floor, Arjun Marg, DLF City, Phase I. Gurugram - 122002, Haryana, India acting through its authorized signatory Mr. Jayant Ruben Erickson S/o Late Sh. Ronald Vinod Erickson C/o DLF Limited, Mezzanine Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram and Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram are hereby jointly authorised vide resolution dated 30th July 2021, shall hereinafter be called "Vendor" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

प्रलेख न:8817

दिनांक:28-09-2021

डीड सबंधी विवरण

डीड का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील वजीराबाद गाव/शहर डी एल एफ कालोनी स्थित DLF Phase V

शहरी - स्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : B-15/25, DLF City Phase 5, Gurugram

भवन का विवरण

भूमि का विवरण

जितासीय

225 Sq. Meters

धन सबंधी विवरण

गशि 19375200 रुपये

कुल स्टाम्प ड्यूटी की राशि 1356264 रुपये

स्टाम्प नं : g02/2021i1009

स्टाम्प की राशि 1356285 रुपये

रजिस्टेशन फीस की राशि 50000 रुपये

E.Challan: 76210159

पेस्टिंग शुल्क 3 रुपये

Drafted By Satpal

Service Charge:200

यह प्रतेख आज दिनांक 28-09-2021 दिन मंगलवार समय 3:14:00 PM बजे श्री/श्रीमती/कुमारी Ujagami states Liddhiu Sandcep Kumar

GuptaOTHER Jhin Manoj KumarOTHER निवास . द्वारा पजीकरण हेत् प्रस्त्त किया गया |

उप/संयुक्त पंजीवन अधिकारी (वजीराकार)

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 सबंधित विभाग से अनापित्त प्रमाण पत्र प्राप्त कर लिया गया है |

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

Rame 28-09-2021

Ujagai I states I td

उप/सयक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी - DEF Lid thin SapalOTHER - हाजिर है | प्रस्तुत प्रतेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि क्रेंता 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 P.K.Angrish Adv.पिता — निवासी Gurugram व श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumai निवासी DLI Galeway Towerने की |

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है |

दिनाक 28-09-2021

उपसाकृत पंजीयन अधिकारी(वजीराबाद)

DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002 and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020, 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 a plot of land being Plot No. 25, Road No. B-15 admeasuring about 269.10 Sq. Yards (225.00 Sq. Mtrs.) situated in DLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot') by virtue of Conveyance Deed dated 17th September 2021 registered before the Sub-Registrar, Wazirabad Tehsil, District Gurugram vide Document No. 8395 dated 17th September, 2021, (hereinafter referred to as the "Conveyance Deed").

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 which is more particularly described in Schedule-"I" hereinafter written for a price of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakh Seventy Five Thousand Two Hundred only) and on other terms and conditions stipulated therein.

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Book No. Reg. Year Reg No. 2021-2022 88 17



उप/सय्कत पंजीयन अधिकारी

निकेता :- thru Sandeep Kumar GuptaOTHER Ujagar Estates Ltd thru Manoj KumarOTHER

क्रेता

क्रेता :- thru SatpalOTHERDLF Ltd

गवाह 1 :- PK Angrish Adv

गवाह 2 :- Vikas 🔌

विक्रेता

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8817 आज दिनांक 28-09-2021 को बही ने 1 जिल्द ने 86 के पृष्ठ नं 95.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2678 के पृष्ठ संख्या 1 से 5 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 28-09-2021

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.** (**225.00 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 SALE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakh Seventy Five Thousand Two Hundred 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 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 sale consideration amount of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakh Seventy Five Thousand Two Hundred only) is being paid by the Vendee to the Vendor in the following manner:
 - i. Rs. 1,91,81,448/- (Rupees One crore ninety one lakh eighty one thousand four hundred forty eight only) vide RTGS UTR no. CMS/000856603201/295090744 dated 24.09.2021 drawn on ______ Bank,
 - Rs. 1,93,752/ (Rupees One lakh ninety three thousand seven hundred fifty two only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Apr 1961.

- 3. 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 Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendor which shall be final and binding on the Vendee. If the Said Plot is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.
- 4. 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.
- 5. 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 DLF5 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.
- 6. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakh Seventy Five Thousand Two Hundred only) in terms of the Indian Stamp Act, 1899.
- 7. 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.
- 8. The Vendee confirms that all the obligations arising under the **Conveyance Deed** 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.

- 9. 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.
- 10. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. 25, Road No. B-15 admeasuring 269.10 Sq. Yards (225.00 Sq. Mrts.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North Plot No. B-14/26

South Road, B-15

East Plot No. B-15/27

West Plot No. B-15/23

worth

WITNESS WHEREOF the Vendor M/s Ujagar Estates Limited having its Registered Office at 3rd Floor, Arjun Marg, DLF City, Phase I, Gurugram – 122002, Haryana, India acting through its authorized signatory Mr. Jayant Ruben Erickson S/o Late Sh. Ronald Vinod Erickson C/o DLF Limited, Mezzanine Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram and Mr. K.K. Sheera S/o Late Sh. Gaje Singh Sheera C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram are hereby jointly authorised vide resolution dated 30th July 2021 and the Vendee Messers DLF Limited having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram - 122002, Haryana and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002 acting through its authorized signatory Mr. Manish Kumar S/o Late Sh. A.P. Verma C/o DLF Limited, 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram authorized vide resolution dated 07th March, 2020 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. Sanderlo Kumar Gupta & Mr. Manaj Kumar, clo 2nd Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram, 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 Vendor and the Vendee respectively.

WITNESSES

1.

Parveen Kumar Angrish Advucate M.A.L.L.B., HONS, Teh, Wazirahad, Gurgaon

Vikas Sto SL. Aslok Kumak DJ G. G. h. h For and on behalf of For Messers Ujagar Estates Limited,

uthorised Signatory (VENDOR)

For and on behalf of For DLF Limited

Authorised Signatory VENDEE

Non Joyle ial



Indian-Non Judicial Stamp Haryana Government



Date: 01/12/2021

Certificate No.

G0A2021L2622

GRN No.

B44B997N



Stamp Duty Paid > ₹ 1421200

Ponalty:

₹0

pri historias

Seller / First Party Detail

Name:

Solace Housing and construction PVI IId.

H.Na/Floor(: 28

Sector/Ward. Na

LandMark 4th floor gopel dass bhavan.

Çiry/Village : Barakhamba rd

District: New delhi

State:

Oelhi

fihone:

98*****53

Buyer / Second Party Detail

Namo

D**F** Limitad

H No/Floor: Na

Sector/Ward. Na.

HE SEAL OF LandMark: 3rd floor shopping mall arjun marg

City/Village. Dlf phase I

Ріпопе :

98*****53

District: Gurugram

State :

Haryana

Բադրաձթ : Sale Deed

WARITATIAS

The authenitary of this document can be verified by scanning this OrCode Through small photon or on the website https://egrashry.nlc.in

डीड सर्वधी दिवरण डीड का नाम SALE UKBAN AREA WITHIN MC	
तहसीच र राज-तहसीच वजीराबाद सांव / शहर 🕄 २० एक कालोती	स्थित DLY Phase Y
शहरी - स्थुनिसियल क्षेत्र सीमा के अन्दर	पंजीकृतः कोजोनी
ceh : D-14/16, DLF City Phase 5, Gurugram	
Mयल का विवरण	
भूजि क ा वियरण	
— ———————————————————————————————————	225 Sq. Melers
धन सबधी विवरण	
41 ⁶ 8 22423536 844	्राज स्टाप्ट इक्ट्री की शति। 1+21158 रुपये
स्टाम्य में : gua2521 2522 स्टाम्प की र्वार (क.११८६) हम रक्रिम्ट्रेशन कीस की राजि 52050 रुपये हाम्बाक-54493182	different score a vereb
Doubstfly self	Service ChargeteO -

यह च रोष्ठ आज हिलांक २२-१२-१०२। दिल गुरुवार समय ५ ७६:०७ एकायण कोज्योमनोज्युकारी - Mi SolaceHousing and Construction F Littline Surpey Amply (Thirk जिन्दार प्रकार प्रजीवस्थ हेन् प्रस्ति किया गया ।

उप/संदुक्त पंत्रीयन अपनिति (वजीसवाद)

Kernera Wegenfall Ma Solovy Da Longues, Construction P Lot

धर्मक है विभिन्न अने तरह एवं कारीण आयोजना विभाग के अधिनिया 1775 की धार 2 ए के अनर्गत अधिस्तित है इसिनेट दस्तारित का पत्नीपुरा करते भे पूर्व राजधित विभाग से अनापति प्रमाण पर प्राप्त कर निया नका है

4

प्रतिष में युक्ति एक मरर एवं मामीण आयोजना दिशाम के अधितियम 1975 की धारा 7-ए के अंतर्गत अभिन्नाचित नहीं है इसलिए दस्तायेज की पत्रीकृत करते हैं, पूर्व सर्वाचित विभाग से अनापाँन प्रमाण पर की अवस्थानना नहीं है।

हिनक | 02-12-202 | Ma Solwe Homory and Construction P Ltd उप/सर्गा पंजीयन् अधिकारी (यजीराबाद)

उपरांक केलाय और शिक्षती त्वामी DEF Limited three Sampers At meet HERR है। प्रस्तुत क्रिकेट के एथ्यों को दोनी पक्षी है सुनवार राज्य समझकर, स्वीकर, किया | प्रतेष के अनुसार ८ २०० की गणि केला है और गमान विकेता को आहा की तथा प्रतिष्ठ में विकेत आदिक अहा की गई राष्ट्रि के देन देन को स्वीकर किया |टीनी पक्षी की पहच्चक और शीमतीर कुमारी **लिक्सुकि कि**यु ^{किस्}रुकिया — विकासी program प

चै/जीमती.त्कृमारी **(क्लीकेको**रेटा 🥯 **किल** जिल्ला) विलय (त्राप्त) त्राप्त (क्लाकुमा ने 🕸)

साधी नः। को हम नम्परदार/अधिकाम दे सप से जनते हैं तथा यह साधी तद्ध को पहचान करता है ।

塩石(本) (2.12-202)

उप/सर्क यंजीयन अधिकारी (यजीरायाद ।

STAMP DUTY Rs. 14,21,200/-

THIS SALE DEED is made on this 02nd day of December 2021,

BY & Between

M/s SOLACE HOUSING & CONSTRUCTION (P) LTD., a company incorporated under the Companies Act, 1956 having its registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001 (CIN No.-U74899DI.1988PTC030946; PAN No. AAACS9553P) acting through its authorized signatory Mr. Sanjeev Arora, authorised vide resolution dated 10th August 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CJN: L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson and Mr. K.K. Sheeraauthorized vide resolution dated 11.01.2021, 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 a plot of land being Plot No. B-14/16, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) situated in DLF-5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") by virtue of Conveyance Deed dated 25th November 2021 registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram vide Document No 12414 dated 25 November 2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement dated 01/12/2021 ("Agreement") with the Vendee for sale of the Said Plot.

SOLACE HOUSING & CONSTRUCTION (P) LTD

Limited

Reg. No.

Reg. Year

Book No.

1

12938

2021-2022







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उप/सर्युक्त बंजीयत अधिकारी

विकेता :- thre Sanjeev Argra OTHER Ms Solace Housing and Construction P

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Limited

WAZIRABAD

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प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रसंख कमांक 12938 आज दिनांक 02-12-2021 को वहीं ने 1 जिल्द में 91 के पृष्ठ न 125 S गर किया गया तथा इसकी एक प्रति अतिपिक बही सख्या । जिल्द न 2865 के पृष्ठ सख्या 97 से ९९ पर विभकाई गयी । यह भी प्रमाणित किया जाता है 庵 इस दस्तावेज के प्रस्तुनकर्ता और गवाहाँ से अपते इस्ताक्षर/विशान अंगुठा ग्रेर् सामने किये हैं ।

दिनांक 02-12-2021

उप/संयुक्त पजीयन अधिकारी(यजीरायाट)

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 reflect on the Vendee's own judgment and investigation in porchosing 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. 2,84,23,687.50 (Rupces Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendec has/have been put in possession of the Said Plot. The Vendec is fully satisfied and has no claim of any nature whatsoever—and the Vendec confirms that the area of the Said Plot is 269.10 Sq. Yards. (225.00 Sq. Mtrs.).

AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendoe 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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa 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

Limited West

SOLACE HOUSING & CONSTRUCTION (P) 1.1D

ways, paths, passages, rights, fiberties, 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 dentand 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 Vendoe, 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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2265838473 dated 01/12/2021.
 - ii. Rs. 2,84.237/- (Rupees Two Lakh Eighty Four Thousand Two Hundred Thirty Seven 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. 2.55,81,318.50/- (Rupces Two Crore Fifty Five Lakh Eighty One Thousand Three Hundred Eighteen and Fifty Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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.

SOLACE HOUSING & CONSTRUCTION (P) LTD

DUF Limited

- 4. The Vendee continues 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 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 DLF5 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. 5,68.500/- (Rupees Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (Rupees Fourteen Lakh Twenty One Thousand Two 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 Deed 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

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SOLACE HOUSING & CONSTRUCTION (P) LID

Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

- (0.1 he 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/resoind 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.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-L

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/16, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) in DLP5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North: Road, B-14

South : Plot No. B-15/15

East : Plot No. B-14/18

West : Plot No. B-14/14

SOLACE HOUSING & CONSTRUCTION (P) UTD

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

For and on behalf of SOLACE HOUSING & CONSTRUCTION (P) LTD.

Authorised Signatory (VENDOR)

For and on behalf of DLF Limited

Authorised Signatories

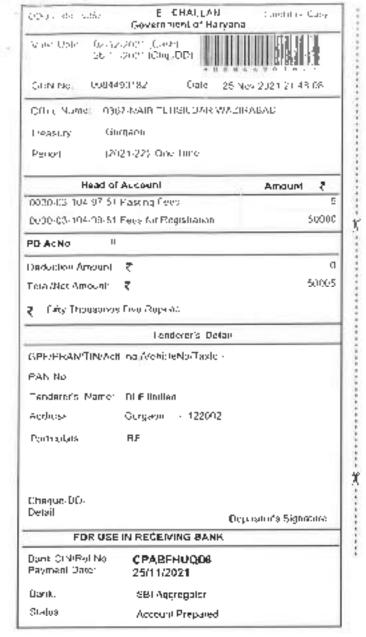
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Seller / First Party Detail

Name:

Arihant housing company

H.No/Floor 28

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LandMark: 4th floor gopel dass bhavan.

City/Village:: Barakhamba rdi

District. New dolhi

Phone.

Name.

Phone:

Purpose:

98*****53

Olf Limited

State:

Delhi

Buyer / Second Party Detail

Cily/Village: Gurugram

H.No/Floor Na

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Sale Deed

District . Gorugiaini

LandMark : 3rd floor shopping mall arjun marg.

State:

Haryana

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3प/सर्वक प्रजासन अधिकारी (वजीराबाद)

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एक्टभग परेल्लकती Arthret Howeig Company

District by Self-

प्रनेष में यकित क्षेत्र तमर एवं यासील आयोजना दिकाम के अभितित्तम १९८५ की धार १-ए के अंतर्गत अधिकृषित है इसकिए तस्तावेत को पजीवृत्त करते में पूर्व क्यंपिल विमास से अतापति प्रमाण ४३ धात कर लिया सया है |

एतंच में जर्मित क्षत्र तमर एवं मामीय आयोजना विभाग के अधितिसम १९२५ की धार ७-ए के अतर्गत अधिकृतित नहीं है इसविष दारायंज जो गर्जिक्त करते में पूर्व मण्डित विभाग में अतापीते प्रमाण कर की आवश्यवस्त नहीं है।

दिनाक (३३ (४,७०८) Arihant Housing Company उप/सर्क पंडीयन अधिकारी । यजीशहाट ।

उपरोक्त केलाव श्रीत्ववी/पुरवारी ...DEF Langert than SalpasOTHER. सांजित है । प्रस्तुत प्रसंख के तथ्यों को दोनी पक्षी से सुनकर तथा समझकर स्थीकर किया । प्रतंत्र के अनुसार व स्पेके की विक्ति केता में समक विकेता को अदा की तथा प्रतंत्र में वर्णित अविम अदा की गई राणि के लेल देल को स्वीकार किया |दोल्ड घट्टी को पहुंचान श्री/श्रीमती/कुमारी Om Prakash पिला S Ram निवासी LVA Gazeway Tower, Gurugaam प की/कीमती/कुमारी Right पिता किन्ने श्रिकारियामी DLF Gateway Tower, Gurugram से की | साक्षी नं:। को हम नम्बरदार/अधिवका के रूप में, जनते है तथा वह साक्षी मं:2 की पहचान करता है |

दिलक 02-12-2021

उप/सर्क पंजीयन अधिकारी(वजीसवाद)

SALE DEED FOR Rs. 2,84,23,687.50 STAMP DUTY Rs. 14,21,200/-

THUS SALE DEED is made on this 02nd day of December 2021.

BY & Between

Arihant Housing Company, a company incorporated under the Companies Act, 1956 having its registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi- 110001 (CIN No. U45201DL1988ULT031091; PAN No. AAACA0330L) acting through its authorized signatory Mr. Sanjeev Arora, authorised vide resolution dated 25th August 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN: I.70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002, acting through its authorized signatories. Mr. Jayant Erickson and Mr. K.K. Sheera authorized vide resolution dated 11.01.2021, 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 a plot of land being Plot No. B-14/18 admeasuring about 269.10 Sq. Yards (225.00 Sq. Mtrs.) situated in DLF-5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") by virtue of Conveyance Deed dated 25 November 2021 registered before the Suh-Registrar, Wazirabad Tehsil, District Gurugram vide Document No 12415 dated 25 November, 2021(hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement dated 01/12/2021 ("Agreement") with the Vendec for sale of the Said Plot.

Arihant Housing Company

DLF Limited

Reg. No.

Reg. Year

Book No.

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12935

2021-2022







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उप∕सयुंक पंजीयन अधिकारी

विकेता :- thru Sanjeev ArcraOTHER Arihant Housing Company

केता :- thru SatpalOTHEROLE/Limited

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प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 12935 आज दिनांक 02-12-2021 को बही तं । जिल्द नं 91 के पृष्ठ तं 124.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या ' जिल्द न 2865 के पृष्ठ सख्या 88 से 90 'पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावंज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा सेरे सामने किये है |

दिनांक 02-12-2021

उप/सर्युक्त पंजीयन अधिकारी(वजीराबाद)

AND WHEREAS the Vendee acknowledges and confirms that the Vender 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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) and on other terms and conditions stipulated herein.

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. (225.00 Sq. Mirs.).

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:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687,50 (Rupecs Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) settled between the Parties, the Vender 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

Arihant Housing Company

DLF 1.imited

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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendec to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2264343473 dated 30,11,2021.
 - ii. Rs. 2,84,237/- (Rupees Two Lakh Eighty Four Thousand Two Hundred Thirty Seven 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. 2,55,81,318.50/- (Rupces Two Crore Pifty Five Lakh Eighty One Thousand Three Hundred Fighteen and Fifty Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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.

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- 4. The Vendee confirms and undertakes to pay all government rates, tax on land, immicipal 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 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 DLF5 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 5.68,500/-(Rupees Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14,21,200/-(Rupees Fourteen Lakh Twenty One Thousand Two Hundred only) is being paid with the registration of this sale deed.
- 8. The Vendec 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 teasonably 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 Deed 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

Arihant Housing Company

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Vendee assures the Vendor that the Vendoe 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/reseind 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.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-U

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. Plot No. B-14/18, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North: Road, B-14

South : Plot No. B-15/17

East : Plot No. B-14/20

West : Plot No. B-14/16

Arihant Housing Company

DLF Limited Wolade

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

> For and on behalf of Arihant Housing Company

> > Authorised Signatory (VENDOR)

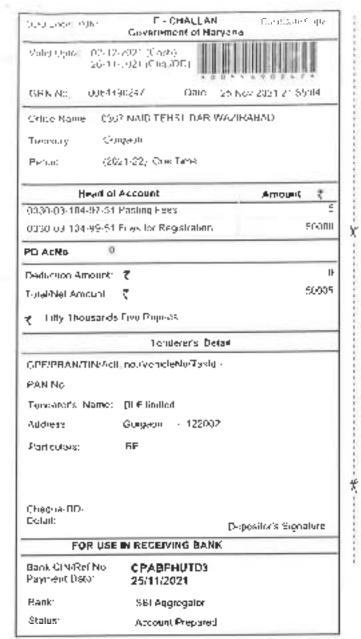
For and on behalf of **DLF** Limited

WITNESSES

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Seller / First Party Detail

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Super mart two Property management Services lip

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LandMark : 4th Noor gopal dass bhavan

City/Village: Barakfumba til.

District

State

Delhi

Phone:

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Buyer / Second Party Detail

Name:

Dif Limited

H.Mb/Fluor .: Na

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ME SE LamilMark: 3rd flow shopping mall arjun marg

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Sale Deed

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दिन्तंक:03-12-2021

होड सर्वधी जिवस्य डीड का कम SALE URBAN AREA WITHIN MC मांच/शहर ही एल एफ पालोती Read DLF Phase V त्हमील/सय-तहसील यजीराबाद पंजीकर कॉलॉनी शहरी । स्युतिशिपल क्षेत्र सीमा के अन्दर ητι , : 8-14/23, DLF City Physic 5, Glorogram भवन पर विवरण भूमि का विवरण 450 Sq. Melers विवासीत धन सबंधी विवरण शन्ति ५,6847,578 स्वके बुल स्टाम्य इपूरी की राजि 2842116 २४४ स्टास्य की गाणि 2842400 स्पर्क ecieu di: g0s2021l3127. पेटिटंग शुल्य ३ व्यये रजिस्ट्रेशन कीस की संग्री 50000 ३७३। EChallamB1650212 Service Charge 200 Dialled By: Supai

यह प्रतेष आप दिवांक 03-12-2021 दिव शुरुवाम समय 5 58 00 PM व.वे श्री/श्रीमती/कुमारी DLPshon Small Kumar PandryOTHES नियास N Dalla दास प्रजीवस्थण हेनु प्रस्तुत किया गया |

Sapre Mart Two Property Management Services

उप/सर्वक पंजीवन अधिकारी (वजीराबाद)

हरताक्षर प्रसन्तकर्ताः

Supre Mart Two Property Management Services LCP

प्रतिया है विभिन्न और तत्रह एवं सहरोत आयोजन विभाग के अधितियह 1975 की धार १-ए के अलगेल अधिसूचित है इसलिए दस्तावेज के एंडोक्त करने से पूर्व सर्वापित विभाग से अनापित प्रमाण पर प्राप्त कर लिया गया है |

या एक्ट में वर्णित क्षेत्र कमर एंच कावीज आयोजना विभाग के अधिनियम 1975 की थारा 7-ए के अंतर्गत कृषिसूचित नहीं है इसलिए इस्तायेज को

uओकृत करते से पूर्व सर्वाप्रत विभाग से अनार्यात प्रमाण पर की आवश्यकता नहीं है।

Baja 03-12-2071

Supre Mart Two Property Muniquement Services ELP

उप/सर्थेक पंजीवन अधिकारी (वजीराबाद)

500भिन क्षेत्राच औरश्रीमती/कुमारी | DLF Lid that SagaKTTIEK | हाजिर है | चम्तुत चलंड के तस्त्री को डोली पश्ची से सुनका तथा समझकार स्वीकार किया | प्रलंड के अनुकार D रुपयं की राशि किया से सेर समझ विकेता यह अदा की तथा प्रतेष से वर्णित अधिस झदा की गई राशि के सेट देन को रचेकार किया |दोली पश्ची की पहचान औरश्रीमती/कुमारी PK Angrich Adv पिता ··· विवाह Gaugeme में औरश्रीमती/कुमारी Manaj Konur पिता 1868 Prakesh नियासी DLFTawer (XIMC ने की |

सभी में:। को हम सम्बरहार/अधिकका के रूप में ज़ानने है तथा यह सकी में? की पहचान करता है

रिज्ञाक (0] : 2-2021

उप/सर्युक्त पंजीयन अधिकारी(वजीराबाद)

SALE DEED FOR Rs. 5.68.47,375/-STAMP DUTY Rs. 28,42,400/-

THIS SALE DEED is made on this 03rd day of December 2021.

By & Between

Super Mart Two Property Management Services LLP (LLPIN.: AAB-6988: PAN.:ACKFS1443B), 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. Smill Kumar Pandey, authorised vide resolution. dated 06th October 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns):

AND.

DLF LIMITED (PAN: AAACD3494N; CIN;L70101HR1963PLC002484), a. company incorporated under the Companies Act, 1956 having its Registered Office at 5rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Harvana, 122002, acting through its authorized signatories Mr. Jayant Erickson. and Mr. Subhashish Panda authorized vide resolution, shall hereinafter called the "Vender" (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 landsituated in DI F5, Gurugram, Harvana (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 No 12839 dated. 01/12/2021 ("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 whatsoeverwhether 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,

Super Mart Two Property Management

Services LLP

Reg. No.

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Book No.

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2021-2022

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विकेता

क्रेना

गवाह

उप/सयुंक पंजीयन अधिकारी

विकेता :- thru Sunil Kumar PandeyOTHER Supre Mart Two Property Management

Services LLP_

केता :- thru SalpelOTHERDLF Ltd

गवाह 1 :- P K Angrish Adv

गवाह 2 :- Manoj Kumar

Sathal

प्रमाण पत्र

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प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 13095 आज दिलांक 03-12-2021 को ग्रही ने 1 जिल्हा ने 91 के पृष्ठ ने 164.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्हा ने 2872 के पृष्ठ संख्या 89 से 93 पर विपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावंज के प्रस्तुतकर्ता और गयाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है |

दिनांक 03-12-2021

उप/सर्युक्त पंजीयन अधिकारी(वजीराबाद)

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. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five 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 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:-

 In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and 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, utilise, develop the same in any manner whatsoever subject to

Super Mart Two Property Management Services LLP 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 whotsoever necessary for assuring the Said Plots unto the Vendee in the manner mentioned in this Sale Deed.

- That an amount of Rs. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 51,16.264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No CMS2265860971 dated 01.12.2021.
 - iii. Rs. 5,68,474/- (Rupces Five Lakh Sixty Eight Thousand Four 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. 5,11,62,637/- (Rupees Five Crore Eleven Lakh Sixty Two Thousand Six Hundred Thirty Seven only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

- 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

Super Mart Two Property Management Services LLP DLF Limited

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 DLF5 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. 11,37,000/- (Rupees Eleven Lakh Thirty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 28,42,400/- (Rupees Twenty Eight Lakh Forty Two Thousand Four 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 competem authorities; and that the Vendee shall indemnify the Vender for any liability and/or penalty in that behalf.

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Super Mart Two Property Management Services LLP

- 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.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on hehalf of the Vendee.

SCHEDULE-L

All the rights, title, and interest of the Vendor into and upon the Said Plots in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) along with their Conveyance Deeds' registration details are detailed hereunder:-

SI. 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
L.	B-14/22	269.10	225	12409 dated 25 November 2021
2,	B-14/24	269.10	225	12536 dated 26 November 2021
	Total	538.20 Sq. Yards.	450 Sq. Mtrs.	

Plot No.	North	South	East	West
B-14/22 F	D 1 D 14	Plot No.	Plot No.	Plot No.
	Road, B-14	B-15/21	B-14/24	B-14/20
B-14/24	Ya J. 12. 2.4	Plot No.	Plot No.	Plot No.
	Road, B-14	B-15/23	B-14/26	B-14/22

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Super Mart Two Property Management Services LLP IN WITNESS WHEREOF the Vendor and the Vendoe have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of Super Mart Two Property Management Services LLP

> Authorised Signatory (VENDOR)

For and on behalf of DLF Limited.

Authorised Signatories

WITNESSES

Phrveen Kumar Aparish Advocate M.A.L.L.B., HONS. Teh. Wazirabad, Gurgano

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MANGE KUMAN SID SH. PRAKASH CHAND CO DLF Grateway Tomor, Coungram. Non Judicial



Indian-Non Judicial Stamp Haryana Government



02/12/2021 Date

Certificate No.:

G0B2021L079

GFRY NO.

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Penally:

pro Americano

Seller / First Party Detail

Nartie

Raisina Agencies Elp.

H, Ne/Floor 1 28

Sector/Ward: Na.

LandMark 📅 4th lloot gopal dass bhavan.

CityMillage : Barakhamba rd

District: New delhi-

State

Delhi

Ph@ge:

08*****53

Buyer / Second Party Detail

Name:

Dif Potind

H No/Firer . Na

Sector/Ward . Na

LandMark :

3rd floor shopping mail ariun marg

City/Village

Olf phase 98****53 District: Gurugram

Stale .

Haryana

Phone:

Purpose: Sale Deed

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रीद सर्वची किंगरण होड का नाम SALE URBAN ARKA WITHIN MC Fuer DL6 Phase V गांव/शहर ही एस एक कानोती तहसील/सय-तहसील यजीराबाद वंजीकृत करेतांनी शहरी - अनुनिसियल क्षेत्र सीम्म के अन्दर ਪੰਜੀ : 8-15/3, DLF City Phase 5, Gurugram सपन को विपरण मुक्ति का विवरण 450 Sn. Mylers भिवासीय धन सबंधी विवरण कुल एकाम्या इयुरी की सांके 2842316 रुपये पाछि ५६४६७३७६ सार्वे स्टास्य की शशि 2842400 रुपये ecias A : g062021879 (पिरेटन शुक्त ३ स्पर्य हिन्द्रश्चन कीस की गाँध secon रपये। €Challer 84553200 Service Clurks,200 Disabled By Sulpat

मह एतेख आज दिवाक 03-12-2021 दिल शुक्रवार समय 5:25.00 १५४ वर्ध औ /श्रीमती /कुमाहिः Raisma Agentics LEPihro Stavi Kinna PrindeyOffick विवास १८ Bankhanda ९००० Dalla हारः शतीकरण हेत् परस्तुत किया गया |

राम्बाक्षः, सम्बद्धाः Raising Agenties LCP

उप(सर्क प्रतियन अधिकारी (वजीराबाद ।

पतंच में गणित क्षेत्र लगर एक राष्ट्रीण आयोजना विभाग के अधिनियत १९७५ की चारा 2 ए के अंतर्गत अधिसृचित है इसलिए ट्स्लावेज को क्जीकृत करते से पूर्व सर्वधित विभाग से अतार्पार प्रमाण पर पाल कर लिया गरक है |

धने ह में वर्णित क्षेत्र रूपर एंग मामीण आयोजना विभाग के आधिनियम १९७६ की धार्य ७.७ के अंतरेहर अधिकृषित नहीं है इसलिए दस्ताविज की

पंजीकृत करने से पूर्व सर्वाधित विस्तान से अनापति क्याण पत्र की आवश्यकता त**ी है**।

TEMPE DJ-12 2021

3प/सर्वेक पंजीयूर्ग अधिकारी (यंत्रीरावाद)

उपलब्ध किलान और भी मतीर कुमारी : In Elication Superior Strain : श्रीलेट हैं । प्रस्तुत करिया के तथमें नई दोनों एक्ट से मुनकर तथा तसदाणर स्टीवर किया | प्रलेख के अनुसार र रूपये की राशि किया ने मेरे समक्ष्य विरुद्ध रूप की तथा प्रसंख में वर्णित श्रीम अटर की नई राधि के लेन देन को स्थीकार थिया (दोनो प्रश्नो की पहचान भी श्रीमती /कुमारी P.K. Angrish Advillari 🛶 तिवासी हुकाकुवर व की/बीमती /कुमारी अलग् Kuma किला Probash Chanc जिवासी DUS COM से की |

साक्षी जा । को हम तस्बरदार /अधियान किया में जानते हैं तथा यह साक्षी नः? की पहचाना कराना है |

हिताक **03-12 202**1

3प /सयुक्त प्रजीवन अधिकारी (बजीराय : 1

SALE DEED FOR Rs. 5,68,47,375/-

STAMP DUTY Rs. 28,42,400/-

THIS SALE DEED is made on this 03rd day of December 2021.

By & Between

Raisina Ageneies LLP (LLPIN.: AAB-3103; PAN.:AAPFR2111N) 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 06th October 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN.: AAACD3494N; CIN.:1.70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall. Arjun Marg, DLF City Phase-I. Gurugram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson and Mr. Subhashish Panda authorized vide resolution dated 11.01.2021, 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 DLF5, Gurugram, Haryana (heremafter 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 No 12833 dated 01/12/2021 ("Agreement") with the Vendee for sale of the Said Plots.

AND WHEREAS the Vendee acknowledges and confirms that the Vender 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

Raisina Agencies LLP

DLF Limited

Reg. No.

Reg. Year

Book No.

1308B

2021-2022







विक्रता

केतर

गवार

उप/सयुंक पंजीयन अधिकारी

विकेता :- thru Sunil Kumar PandeyOTHER Relsina Agencies LLP_

केता :- thru SatpalOTHERDLF Ltd Salbal

गवाह 1 :- P K Angrish Adv _

गयाह 2 :- Manoj Kumar__

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13088 आज दिलांक 03-12-2021 को बही से 1 जिल्ह से 91 के वृष्ठ में 163 पर किया गया तथा इसकी एक प्रति अतिरिक्त गही संख्या 1 जिल्द ने 2672 के पृष्ठ संख्या 54 से · 58 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावैज के पस्तुतकर्त और गयाहाँ ने अपने इस्लाक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिनांक 03-12-2021

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)

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 Vendec is desirous of purchasing the Said Plots for a price of Rs. 5,68,47,375/- (Rupces Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendec 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 Vendec 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. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and 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 bereafter 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

Raisina Agencies LLP

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. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 51,16,264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No CMS2264272458 dated 30,11,2021.
 - Rs. 5.68,474/- (Rupees Five Lakh Sixty Eight Thousand Four 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. 5,11,62,637/- (Rupees Five Crore Eleven Lakh Sixty Two Thousand Six Hundred Thirty Seven only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

- 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.
 - 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

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Raisina Agencies LLP

DLY Limited

- 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 DLF5 and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not ruise 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. 11,37,000/- (Rupces Eleven Lakh Thirty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 28,42,400/- (Rupees Twenty Eight Lakh Forty Two Thousand Four 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.

Raisina Agencies LLP

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- That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/resemd this Sale Deed for any reason whotsoever.
- 12.The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
- 13.1 his deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-L

All the rights, title, and interest of the Vendor into and upon the Said Plots in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) alongwith their Conveyance Deeds' registration details are detailed hereunder:

SI. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mirs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar Wazirabad Tehsil. District Gurugram
ı	B-15/3	269.10	225	12530 dated 26 November 2021
2	B-15/19	269.10	225	12416 dated 25 November 2021
	Total	538.20 Sq. Yards.	450 Sq. Mtrs.).	

Plot No.	North	South	East	West
	Plot No.	0 10 16	Plot No.	Plot No.
B-15/3 B-14/4	Road, B-15	B-15/5	B-15/1	
	Plot No.	5 154	Plot No.	Plot No.
B-15/19	B-14/20	Road, B-15	B-15/21	B-15/17

Raisina Agencies LLP

DLF 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.

> For and on behalf of Raisina Agencies LLP

Authorised Signatory (VENDOR)

For and on behalf of **DLF** Limited

WITNESSES

M.A.L.L.B. HONS, Yeh Westrabud, Gurgaon

MANUT KUMAN JOSA. PRAKASH CHAND GoDLF Geteway Towar, Gurugsen.

Non Audioral



Indian-Non Judicial Stamp Haryana Government



Date 02/12/2021

Certificate No.::

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Penalty: der Tolk Order

WAZIRABAD

Seller / First Party Detail

Name:

Jhandewalan Ancillaries and investments Lip.

H.No/Froor

Sector/Ward: Na

LandMark 🗐 4th Root gopal dass bhavan

CilyMillage : Barakhambe rd

District New delhi-

State

Delhi

Phone:

98*****53

Buyer / Second Party Detail

Name:

Dif Limited

H.No/Floor Na.

Secior/Ward Na

LandMark: 3rd floor shopping, mail aroun mark

City/Village: Dif phase I

District: Gurugram

Stale:

Haryana

Phone:

98****53

Purposo: Sale Deed

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श्रीह का ताम SALE URBAN AREA WITHIN MC	
तहसील∠सब-तहसील प्रजीसमाद गांच∠शहर डी एल एफ कालोनी	Field DLF Phase V
शहरी - स्युनिसिपल क्षेत्र मीला के अन्दर	उंजीकृत कांसी नी
ਹਰਾ - B-1408, DLF Cny Phase 5, Gurugram	
अवना की विवयण	
भूमि वर्ष विवरण	
जिय रोग्य	225 S ₇ Muters
धन सर्घधी विवरण	
राशि २६४२३६७४ रूटचे पुर	ट रहारम् इस्टी की संदि १५३।।६८ रण्ये
हरास्य में : g3620211614 स्टब्स्य की शिक्ष 1478205 रुपये (विप्रदेशन पोन्न की सभि 50000 रुपये EChalan:84559278	विहिंदंग शुस्क ३ २५३
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us दलेख आज दिनांक G3-12-2021 दिन शुक्रवार शक्य 5:37:20 PM मजे औरऔमतीरकुमारी - Thandewalm Ancillares and Investments EL196-0 Small Roman Pandey(TTFER: निवास 4th Floor Gopel Dass Islandor) 28 Randklamba read (VI) द्वारा प्रजीवेदण हेनु प्रस्तुत किया गया

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उप/सर्गुक पंजीयन राधिकारी (वजीराबाद)

हरू।।धार ध्यादुक्यनी Josephanian Analianes and Investorems LEP

प्रतिष्य के विष्यंत क्षेत्र तमक एवं साक्षीण आकोजना विकास के अधितिक्षण 1975 की धारण र ७ के अतर्गत अधितक्षित है इश्रिक्ष दरतार्वज को ध्योक्त करने से पूर्व क्योंपिट विभाग में असाधित सकाण पर साम कर लिया गया है |

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वभेज से वर्षित क्षेत्र नगर एंड वासीण आयोजना विभाग के अधिनियन 1975 की धारा 7-ए के अंतरीत सिंधिस्थित नहीं है इसिनिय दस्तायेज को वर्ताकृत करने से पूर्व सुवंधित विभाग से अनापित प्रमाण पत्र की आवश्यकता नहीं है।

दिलांक ()) (१.२०२)

Jipodewalen Austilanes und Investments LLP

उप/सर्वृत्त वंजीयम् अधिकारी (क्लीराबाद)

इस्सेक वेसाय बी/बीमती/दुसारी DLF Lid thre SapphOTNER हाजि है | प्रस्तुत प्रशेष के तस्या परे होनी पक्षी में मुनकर तथा रामहकर मंगरमा किया | प्रतेष के अनुसार त लाई की गाँश केसा में मेरे समक्षा विकेश को अटा की तथा प्रयेख में गाँगत अधिम अटा की गई राशि के होन है। को स्वीकार किया (होनों पहाँ की पहण्य की/कीमती/कुमारी PK August किया निवासी 65/ हमा ये की/बीमती/कुमारी Muraj Suppr किया --- निवासी DLF GGM ने की

राक्षी मंत्र को हम वस्थरदार/अधिवस्त के रूप से जनसे हैं संध्य यह सकी संध्य की पहण्या करता है |

दिमाल (03-12-202)



प्रय/सर्वत एजीएन अधिकारी(बजीराबाद)

STAMP DUTY Rs. 14,21,200/-

THIS SALE DEED is made on this 03rd day of December 2021.

BY & Between

1

Jhandewalan Ancillaries & Investments LLP, 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 (LLPIN- AAB-5427; PAN No. AAJFJ4425D) acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 05th October 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND:

DLF LIMITED (PAN: AAACD3494N; CIN: L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson and Mr. Subhashish Panda, authorized vide resolution dated 11.01.2021, shall hereinafter called the "Vendee" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

WHEREAS, the Vendot is the owner of a plot of land being Plot No. B-14/8, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) situated in DLF-5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"1") by virtue of Conveyance Deed dated 26 November 2021 registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram vide Document No. 12540 dated 26 November 2021 (hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement No 12841 dated 01/12/2021 ("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 Vendoe 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,

(SM)

Jhandewalan Ancillaries & Investments LLP

DLF Limited

Reg. No.

Reg. Year

Book No.

13094

2021-2022

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विकेता

केता

गयाह

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245 41 Han	A All Mal	ज्याचनगरा

WAZIRABAS

विक्रेता	: thru Sunil Kumar PandeyOTHSR Jhandewalan Ancillaries and Investments	SEAL
LLP	X KH	

क्रेता :- (bru ŞatpalOTHERDLF Ltd.

Satbal

गवाह 1 :- P K Angrish __

11/2

गवाह z :- Manoj Kumer ੂ

प्रमाण पर

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13094 आज दिनांस 03-12-2021 को बही ने । जिल्द में 91 के पृष्ठ में 164.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त गही संख्या । जिल्द में 2872 के पृष्ठ संख्या 84 से 88 पर चिपकाई गयी । यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकरों और गयाहाँ ने अपने इस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 03-12-2021

उप/सर्युक्त पंजीयन अधिकारी(धजीराबाद)

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 Vendoe 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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

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. (225.00 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:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Laklis Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa 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.

Jhandewalan Ancillaries & Investments LLP

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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- 2. That an amount of Rs. 2,84,23,687.50 (Rupces Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2264343488 dated 30.11.2021.
 - ii. Rs. 2,84,237/- (Rupees Two Lakh Highty Four Thousand Two Hundred Thirty Seven 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. 2,55,81,318.50/- (Rupees Two Crore Fifty Five Lakh Fighty One Thousand Three Hundred Eighteen and Fifty Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

- 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 Vendec 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 Deed.

Jhandewalan Ancillaries & Investments LLP

DLF Limited

- 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 DLF5 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. 5.68,500/- (Rupees Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (Rupees Fourteen Lakh Twenty One Thousand Two 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 Deed 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.

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Jhandewalan Ancillaries & Investments LLP

D1:F Limites

- 10. The Vendee confirms and acknowledges that the Vendec 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 irroversible sale deed and the Parties shall not be empowered to revoke/resoind 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.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/8, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North Road, B-14

South Plot No. B-15/7

East Plot No. B-14/10

West Plot No. B-14/6

Jhandewalan Ancillaries & Investments LLP

DI,F 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.

For and on behalf of Jhandewalan Ancillaries & Investments LLP

Authorised Signatory (VENDOR)

For and on behalf of DLF Limited

Authorised Signatories (VENDEE)

WITNESSES

Parveen Kunar Angrish Advocate M A.L.L.B., HONS, Ten, Washabed, Gurgeon 2. Manot kuman soo sn. PRAKASH CHAND Cle DLF Goateway Towar, Gurugaans Non Apletal



Indian-Non Judicial Stamp Haryana Government



Date 01/12/2021

Certificate No.

G0A2021L2653

GRN No.

B4490022



District: New delhi

Districa . Gurugram

Stamp Duty Paid 11.7 1421200

Penalty . [34] (en (045))

₹0

Seller / First Party Detail

Name

Sukh Sansar housing Pvt ltd.

H.Na/Floor 28

Sector/Ward Na.

LandMark : 4lb floor gopal dass bhavan.

City/Village : Barakhamba rd

State 1

Delhi

Phone

98****53

Buyer / Second Party Detail

Namo:

Dif Limited

H.No/Fluor ... Na

Sector/Ward Na

LandMark: 3rd floor shopping mail aroun marg

City/Vallage: Dif phase I

Phone:

Рипрово :

98*****53

Sale Deed

State:

Haryana

The authenticity of this document can be verified by scanning this CirCode Through smart phone or on the website Mps. Recreatiny rvo in

WAZIRABAD

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SIS OF MIN SALE URBANAREA WITHIN NO	
तहसील/सब-लहसील वजीवायाद - गांव/शहर डी एस १५५ कालीनी	िrd DO Phase V
भ्रहरी - अयुतिसिएत क्षेत्र सीमा के अन्दर पं	तीर्युल कोसोनी
पता : B-14/12, QLF City Phase 5, Gurugrain	
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धन रुवधी विद्यरण	
	रव्यरूप इयुटी को साक्षि ।421658 रुपये
	रायक्य द्रथ्दी को साथि ।421658 ०४वे प्रसिद्ध शुन्क ३ रुवचे

यह प्रतेष्ट आज दिलक १८०१८-२५८ दित गुरुवार समय ५ ०: ०० PM यह शांत्रामती/पुरवारी 🚾 Sukh Samar Housing P Lidden Sa AreasOTHOR जिंतास Gam होता प्रतियाण हेतु उन्हार किया गया

अंग्रिस अधिकारी (वजीरहबाद)

Neglith Gregories | Neglith |

प्रवेध हो व्यक्ति अब नगर एवं राजीण आयोजना विनास के अधिनेयन 1975 की धारा ८ २ के आतमत अधिसूचित है इस्तिए बस्तिचेज को वंजीवृत करने में पूर्व संविधित विभाग में)ाताधीने अक्षण पर बास कर तिया गया है |

प्रतेख में वर्णित होने तथा; एवं अभीण आयोजना विभाग के अधिनियन 1975 की धारा रेग के अंतर्जी अधिवृद्धित नहीं हैं इसनिए इस्तार्गत की वजीवृत्त करने सं पूर्व सर्वित विभाग से अतापति एमाण एवं की आवश्यकहर नहीं हैं।

डिलाक 02-12-2021 McSikh Span Franking 100 उपन्यस्त्रा प्रतीवन प्रधिकारी (वजीरावाद)

उपरोक्त केलाव बी/बीमली/कुमारी DLF Lul thru SaquiOTHEX हाजिर है | प्रस्तुत प्रतेष के तथ्यी को दोनों पर्थों में सुनकर तथा समझकर स्वीकार किया | प्रतेष के अनुसार D स्पर्य की राशि ग्रेन्स-में होरे समझ विकेश को अदा की तथा प्रतेष में वर्णत अधिम अदा की गई राशि के सेन देन को स्वीकार किया दिन्स मुद्दा की प्रद्रांचन बी/बीमली/कुमारी Om Prakash पिता --- निवासी DLF GGm व बी/बीमली/कुमारी Raghu IS. Singh पिता --- निवासी DLF GGM ने की दिन

साक्षी मं:। को इस नस्वरदार/अधिकांत के रूप में जातते हैं तथा वह साक्षी लं:2 की पहचान करता है ।

হৈনত 02-13-2**0**21

उप रसम्बंद पंजीयन अञ्चलती(वजीतवाद)

SALE DEED FOR Rs. 2,84,23,687,50 STAMP DUTY Rs. 14,21,200/-

THIS SALE DEED is made on this 02nd day of December 2021,

BY & Between

M/s SUKH SANSAR HOUSING (P) LTD., a company incorporated under the Companies Act, 1956 having its registered office at 4th Floor. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-H0001 (CIN No. U74899DL1988PTC030947; PAN No. AACCS2895L) acting through its authorized signatory Mr. Sanjeev Arora, authorised vide resolution dated 10th August 2021, shall hereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN: AAACD3494N; CIN: L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson and Mr. K.K. Sheera authorized vide resolution dated 11.01.2021, 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 a plot of land being Plot No. B-14/12, admeasuring about 269.10 Sq. Yards (225.00 sq. mirs.) situated in DLF-5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"1") by virtue of Conveyance Deed dated 25 November 2021 registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram vide Document No. 12408 dated 25 November 2021 hereinafter referred to as the "Conveyance Deed"). The Vendor had entered into an Agreement dated 01/12/2021 ("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

SUKH SANSAR HOUSING (P) LTD

IDLF Limited

Reg. No.

Reg. Year

Book No:

12932

2021-2022







विकेता

केता

गवाह

इप/सर्युक्त पंजीयन अधिकारी

विकेता 🦠 thru Sanjeev ArbraOTHER Ms Sukh Sansar Housing P Ltd_

क्रेला :- thru SatpalQTHERDLF Ltd Satbal

गवाह 1 :- Om Prakash

गयाद 2 Raghu Raj Sirch the Says.

प्रमाण पत्र

प्रमाणित किया जोता है कि यह प्रतेख कमांक 12932 आज दिलाक 02-12-2021 को बही ने 1 जिल्द न 91 के पृष्ठ तुं 124 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या । जिल्ह न 2865 के पृष्ठ संख्या 79 से श परे चिंयुकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुनकर्ता और गवाहों ने अपनं हस्ताक्षर/विशान अंग्ठा मेरे सामने किये हैं ।

दिसाक 02-12-2021

3प/सर्थुक पंजीयन अधिकारी(वजीरावाद)

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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

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. (225.00 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:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687,50 (Rupees Two Crores Eighty Four Lakks Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa 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

SUKH SANSAR HOUSING (P) L ID

July 1 imited

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, 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 Plot unto the Vendee in the manner mentioned in this Sale Deed.

- 2. That an amount of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2265860959 dated 01/12/2021.
 - ii. Rs. 2.84,237/- (Rupees Two Lakh Eighty Four Thousand Two Hundred Thirty Seven 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. 2,55,81,318.50/- (Rupees Two Crore Fifty Five Lakh Eighty One Thousand Three Hundred Eighteen and Fifty Paisa only) shall be paid by the Vendec to the Vendor within 90 days of execution of this Sale Deed

- 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 Deed.

SUKH SANSAR HOUSING (P) LTD

DIEF Limited

- 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 Vendec 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 DLF5 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 bome 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. 5,68,500/- (Rupces Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (Rupces Fourteen Lakh Twenty One Thousand Two 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 Deed 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.

SUKII SANSAR HOUSING (P) LTD

- 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 preversible 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.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-L

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-14/12, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:

North: Road, B-14

South : Plot No. B-15/11

East : Plot No. B-14/14

West : Plot No. B-14/10

SUKITSANSAR HOUSING (P) LTD

DEFI innited W.S. M.

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

> For and on behalf of SUKH SANSAR HOUSING (P) LTD.

> > Authorised Signatory (VENDOR)

For and on behalf of **DLF** Limited

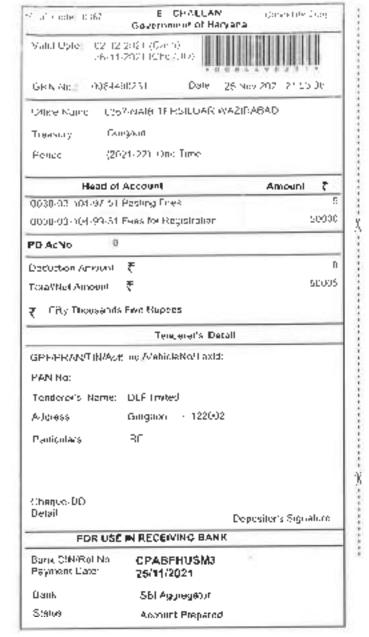
Authorised Signatories VENDEE

WITNESSES

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Chapters (Fir.)

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^{*} Note ->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Propared status in this challan at "Verify Challan" on e-Gras website. This status, become available after 24 hrs of deposit of gash or clearance of cheque / DD.