

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date 29/10/2021

Certificate No. G0292021J3404



GRN No. 83600964



Stamp Duty Paid : ₹ 24407325

Penalty : ₹ 0

Net Stamp

Seller / First Party Detail

Name Rajdhani Investments and agencies Pvt Ltd

H.No/Floor : Gateway

Sector/Ward : Na

LandMark : Ground floor off cyber city

City/Village : Dill phase III

District : Gurugram

State Haryana

Phone : 87*****18



Buyer / Second Party Detail

Name : Olf Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : 3rd floor shopping mall farukh marg

City/Village : Dill phase I

District : Gurugram

State : Haryana

Phone : 87*****18

Purpose : Sale Deed



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

09-11-2021

Handwritten signatures and a large checkmark

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

STAMP DUTY Rs. 2,44,07,325.00

THIS SALE DEED is made on this 09th 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. Anun 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



Reg. No.

Reg. Year

Book No.

11402

2021-2022

1



चिह्न



पत्ता



गवाह

54/संयुक्त पंजीयन अधिकारी

चिह्न - thru Arun Kumar Gupta OTHER Rajdham Investments and Agencies Pvt Ltd thru
Amit Khanna OTHER

पत्ता - thru Satpal OTHER

गवाह 1 :- P K Angurshi Adv

गवाह 2 :- Om Prakash

प्रमाण पत्र

प्रमाणित किया जाता है कि यह पतेख क्रमांक 11402 प्राप्त दिनांक 09/11/2021 को बही में । जिल्द नं 89 के
पृष्ठ नं 141.5 पर किया गया तथा इसकी एक प्रति अनुरिक्त बही सख्त । जिल्द नं 2798 के पृष्ठ संख्या 55 से
59 पर विपरीत है । यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने
हस्ताक्षर/चिह्न अंगुठा मोर सम्मते किये हैं ।

दिनांक 09-11-2021

54/संयुक्त पंजीयन अधिकारी (वजोराबाद)



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 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-"I" 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:-

1. 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



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.

2. That an amount of **Rs. 4,88,14,601/- (Rupees Four crore eighty eight lakhs fourteen thousand six hundred one only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - i. Rs. 4,39,33,136/- (Rupees Four crore thirty nine lakhs thirty three thousand one hundred thirty six only) vide Transaction Ref. no. S48784692 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 paise 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.






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 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. 97,62,930/- (Rupees Ninety seven lakhs 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 lakh 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 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 the Said Plots in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) alongwith their 'Conveyance Deeds' registration details are detailed hereunder:-

Sr. No.	Plot No.	Area (In Sq. Mtr.)	Area (In Sq. Yds.)	Conveyance Deed Regd. No.	Conveyance Deed Regd. Dt.
1	B-1/Z1003	470.62	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	B-12/21	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	B-14/27	225.00	269.10	9086	01 October 2021
8	B-14/29	225.00	269.10	9092	01 October 2021
9	B-16/1	287.88	344.30	9096	01 October 2021
10	B-16/2	274.98	328.87	9084	01 October 2021
11	B-16/3	279.13	333.83	9094	01 October 2021
12	B-16/4	283.22	338.72	9095	01 October 2021
13	B-16/5	287.30	343.61	9085	01 October 2021
14	B-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, B-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-12/20	Road, B-12	Plot No. B-14/21	Plot No. B-12/21	Plot No. B-12/19
B-12/21	Road, B-12	Plot No. B-14/23	Plot No. B-12/22	Plot No. B-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. B-14/23
B-14/27	Plot No. B-12/23	Road, B-14	Plot No. B-14/29	Plot No. B-14/25
B-14/29	Plot No. B-12/24	Road, B-14	Road, B-10	Plot No. B-14/27
B-16/1	Plot No. B-16	Other's Land	Plot No. B-16/2	Green Area/Other's Land
B-16/2	Plot No. B-16	Other's Land	Plot No. B-16/3	Plot No. B-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	Plot No. B-16/5	Plot No. B-16/3
B-16/5	Road, B-16	Other's Land	Plot No. B-16/6	Plot No. B-16/4
B-2/25	Plot No. B-2/24	Road, B-1	Plot No. B-3/29 & Green Area	Road, B-2
B-12/23	Road, B-12	Plot No. B-14/27	Plot No. B-12/24	Plot No. B-12/22



IN WITNESS WHEREOF the Vendor M/s Rajdhani Investments & Agencies 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, 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 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.

WITNESSES

1.


OM PRAKASH
 C/o Sh. S. P. Singh
 DLF Gateway Tower
 Gurugram

For and on behalf of
For M/s Rajdhani Investments & Agencies Private Limited

For Rajdhani Investments & Agencies Private Limited

 
 Authorised Signatory

Authorised Signatories
(VENDOR)


2.


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


For and on behalf of
For DLF Limited




Authorised Signatory
VENDEE


Rajesh S. Shrivastava
 Gateway Tower
 DLF



DDO Code: 0367		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto:	03-11-2021 (Cash) 26-10-2021 (Chq/DD)				
GRN No.:	0083596398	Date:	27 Oct 2021	17:53:40	
Office Name:	0367 NAR TELI SILDAR WAZIRABAD				
Treasury:	Gurgaon				
Period:	(2021-22) One Time				
Head of Account		Amount		₹	
0030-03-104-97-51 Paying Fees		5			
0030-03-104-99-51 Fees for Registration		50000			
PD AcNo	0				
Deduction Amount	₹	0			
Total/Net Amount	₹	50005			
₹ Fifty Thousands Five Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo./Taid:-					
PAN No.					
Tenderer's Name: OLF Limited					
Address: Gurgaon 122002					
Particulars: RF					
Cheque/DD Detail					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Rel No		000160877764927102021			
Payment Date		27/10/2021			
Bank		SBI Aggregator			
Status:		Success			

DDO Code: 0367		E - CHALLAN Government of Haryana		A/R Recd. Copy	
Valid Upto:	03-11-2021 (Cash) 26-10-2021 (Chq/DD)				
GRN No.:	0083596398	Date:	27 Oct 2021	17:53:40	
Office Name:	0367 NAR TELI SILDAR WAZIRABAD				
Treasury:	Gurgaon				
Period:	(2021-22) One Time				
Head of Account		Amount		₹	
0030-03-104-97-51 Paying Fees		5			
0030-03-104-99-51 Fees for Registration		50000			
PD AcNo	0				
Deduction Amount	₹	0			
Total/Net Amount	₹	50005			
₹ Fifty Thousands Five only					
Tenderer's Detail					
GPF/PRAN/TIN/Act. no./VehicleNo./Taid:-					
PAN No.					
Tenderer's Name: OLF Limited					
Address: Gurgaon 122002					
Particulars: RF					
Cheque/DD Detail					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Rel No		000150877764927102021			
Payment Date		27/10/2021			
Bank		SBI Aggregator			
Status:		Success			

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



Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 09/11/2021

Certificate No. GDI2021K3605



Stamp Duty Paid : ₹ 963200

GRN No. 83925532



Penalty : ₹ 0

Rs. Five Only

Seller / First Party Detail

Name: Rajiv Singh

H.No/Floor : 15

Sector/Ward : Na

LandMark : Dr a p j abdul kalam road

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****08

Buyer / Second Party Detail

Name : Df Limited

H No/Floor : 3rd

Sector/Ward : Na

LandMark : Shopping mall arjun marg

City/Village : Phase 1

District : Gurugram

State : Haryana

Phone : 98*****50



Purpose : Stamp duty for registration of sale deed

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

Qd1

[Signature]
11466
10-11-2021
[Signature]

दि. 10-11-2021

Drafted By: Sanyal
 यह प्रलेख 2023-24 के लिए जारी किया गया है। 2023-24 के लिए जारी किया गया है।
 10/05/2024

കാലമേളം
Kalamela

प्रस्ताव में वर्णित दो नगर एवं ग्रामीण प्रयोजन विभाग के प्रतीतिगत 1945 को बनाए गए के प्रस्तावित अधिसूचित हैं इसलिए हमारे पास भी प्रतीतिगत अन्वये से पूर्ण संपत्ति विभाग से प्रस्तावों प्रमाण पर प्राप्त कर निम्न गंगा है ।

पक्ष में प्रेषित होकर सार एवं संक्षिप्त आणकिक विवरण के अधिनियम 1971 की धारा 2(2) के अन्तर्गत प्रचलित नहीं है। इसके अन्तर्गत प्रमाणों की प्रतीक्षा करने पर पूर्व स्थापित विधान से प्रतीति प्रमाण पर ही आधारित नहीं है।

प्र. १५. एक वृत्त का व्यास १० सेंटीमीटर है। वृत्त के एक त्रिज्या को दो समान भुजाओं वाले एक त्रिभुज के दो भुजाओं के समान माना जाता है। त्रिभुज के तीसरे भुजा की लंबाई ज्ञात करें।

[illegible][illegible]

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 09/11/2021

Certificate No G012021K3690

GRN No 83886628



Stamp Duty Paid : ₹ 2407975

Penalty : ₹ 0

Rs. Zero Only

Seller / First Party Detail

Name: Rajiv Singh

H.No/Floor: 1B

City/Village: New delhi

Phone: 98*****06

Sector/Ward: Na

District: New delhi

LandMark: Dr a p j abdul kalam road

State: Delhi

Buyer / Second Party Detail

Name: Dlf Limited

H.No/Floor: 3rd

City/Village: Phase I

Phone: 98*****50

Sector/Ward: Na

District: Gurugram

LandMark: Shopping mall arjun marg

State: Haryana



Purpose: Stamp duty for registration of sale deed

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

11466

10-11-2021

Reg. No.

Reg. Year

Book No.

11466

2021 2022

1



दिक्कैता



कैता



गवाह

(Signature)

54/संयुक्त पजीयन अधिकारी

दिक्कैता :- Rajiv Singh

कैता - thru Jayant Erickson OTHERDLE Lidthru K K SheuraOTIER

गवाह 1 - Satpal

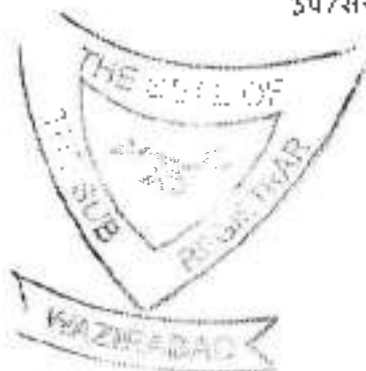
गवाह 2 :- Ravi Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11466 आज दिनांक 10-11-2021 को बही नं 1 जिल्द नं 83 के पृष्ठ नं 15/1.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 2801 के पृष्ठ संख्या 24 से 28 पर बिपकाई गयी। यह भी प्रमाणित किया जाता है कि इन दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/लिपि अंगूठा मेरे सामने किये हैं।

दिनांक 10-11-2021

54/संयुक्त पजीयन अधिकारी (वजीराबाद)



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

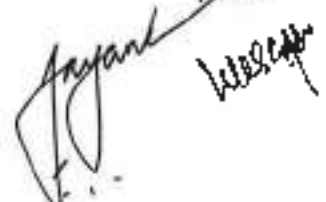
Mr. Rajiv Singh (PAN: ABIP56665G; Aadhar: 4419-9240-7360) S/o Dr. Kushal Pal Singh resident of 16, Dr. A.P.J. Abdul Kalam Road (earlier Aurangzeb Road), New Delhi - 110011 (hereinafter referred to as the "**Vendor**") (which expression shall unless repugnant to the context and meaning hereof mean and include 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-3/6** 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 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 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 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:-




- i. Rs. 43,34,353/- (Rupees Forty three lakhs thirty four thousand three hundred fifty three only) vide Transaction Ref. no. S48565049 dated 09-11-2021 drawn on ICICI Bank Limited
 - ii. Rs. 4,81,595/- (Rupees Four lakhs 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 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.




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 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 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 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-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*
 SATPAL S/O SH. GAJRAJ SINGH
 C/O 2ND FLOOR DLF GATEWAY TOWER,
 G.G.M.
2. *Ravi Rat Singh*
 RAVI RAT SINGH S/O RAGHURAJ SINGH
 C/O DLF GATEWAY TOWER

RAJIV SINGH
 (VENDOR)

For and on behalf of
 DLF Limited

Authorized Signatories
 VENDEE

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 09/11/2021

Certificate No. G012021K3848



GRN No. 83926123



Stamp Duty Paid : ₹ 983200

Penalty : ₹ 0

Rs. Zero (00/00)

Seller / First Party Detail

Name Kavita Singh

H.No/Floor : 18

Sector/Ward : Na

LandMark : Dr a p j abdul kalam road

City/Village : New delhi

District : New delhi

State : Delhi

Phone : 98*****50



Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : 3rd

Sector/Ward : Na

LandMark : Shopping mall arjun marg

City/Village : Phase i

District : Gurugram

State : Haryana

Phone : 98*****66

Purpose : Stamp duty for registration of sale deed



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

[Signature]

[Signature]

11468

10-11-2021

[Signature]

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 09/11/2021

Certificate No. G012021K3708



Stamp Duty Paid : ₹ 2407975

GRN No. 83887223



Penalty : ₹ 0

(If Zero Only)

Seller / First Party Detail

Name: Kavita Singh

H.No/Floor : 16

Sector/Ward : Na

LandMark : Dr a p j abdul kalam road

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 98*****06



Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : 3rd

Sector/Ward : Na

LandMark : Shopping mall arjun marg

City/Village : Phase 1

District : Gurugram

State : Haryana

Phone : 98*****50

Purpose : Stamp duty for registration of sale deed

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

Reg. No.

Reg. Year

Book No.

11468

2021-2022

1



विद्वेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विद्वेता - Kavita Singh

क्रेता :- Inru Jayant Erickson OTHERDLE Lldthru K K
Sheera OTHER.

गवाह 1 : Satpal

गवाह 2 : Ravi Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11468 आज दिनांक 10-11-2021 को बही नं. 1 जिल्द नं 89 के पृष्ठ नं 158 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2801 के पृष्ठ संख्या 34 से 38 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मरे सम्मते किये है।

दिनांक 10-11-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



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

STAMP DUTY Rs. 33,71,175/-

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

BY & Between

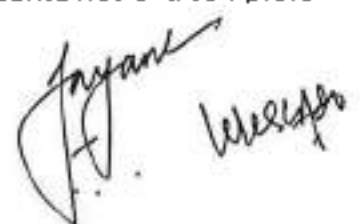
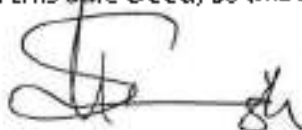
MS. KAVITA SINGH (PAN: AMEP54420); Aadhar: 7193-7797-2556} W/o Mr. Rajiv Singh resident of 16, Dr. A.P.J. Abdul Kalam Road (earlier Aurangzeb Road), New Delhi - 110011 (hereinafter referred to as the "**Vendor**" (which expression shall unless repugnant to the context and meaning hereof mean and include 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 DLF5, Gurugram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"I") 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 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 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 Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

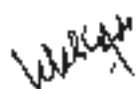
2. That an amount of Rs. 48,15,948/- (Rupees Forty eight lakhs fifteen thousand nine hundred forty eight only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-



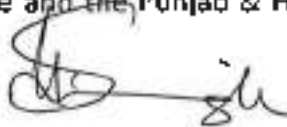


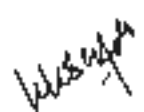
- i. Rs. 43,34,353/- (Rupees Forty three lakhs thirty four thousand three hundred fifty three only) vide Transaction Ref. no. 548619667 dated 09-11-2021 drawn on ICICI Bank Limited
 - ii. Rs. 4,81,595/- (Rupees Four lakhs eighty one thousand five hundred ninety five only) being tax deducted at source 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 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.





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 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 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-3/8 admeasuring 502.32 Sq.Yards (420 Sq. Mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North : Plot No. B-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

1. Satpal

SATPAL S/o SH. GAGRAJ SINGH
 S/o 2ND FLOOR, DLF GATEWAY
 TOWER, GGM.

(VENDOR)

2. 

RAVI RAJ SINGH S/o RAJESH SINGH
 C/o DLF GATEWAY TOWER

For and on behalf of
 DLF Limited

 
 Authorised Signatories
 VENDEE

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date . 09/11/2021

Certificate No. G012021K3855



GRN No. 83926361



Stamp Duty Paid : ₹ 963200

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Savitri Devi Singh

H.No./Floor: 16

Sector/Ward: Na

LandMark: Dr a p j abdul kalam road

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****50

Others: Anushka singh and prems will trust



Buyer / Second Party Detail

Name: DLF Limited

H.No./Floor: 3rd

Sector/Ward: Na

LandMark: Shopping mall arjun marg

City/Village: Phase i

District: Gurugram

State: Haryana

Phone: 98*****66

Purpose: Stamp duty for registration of sale deed



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

Santa D.

A.

S. Singh

11470
10.11.2021
Jagdeep Kishore

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 09/11/2021

Certificate No G0I2021K3723



GRN No. 03507719



Stamp Duty Paid : ₹ 2407975

Penalty : ₹ 0

(Nil Stamp Duty)

Seller / First Party Detail

Name: Savita Devi Singh

H.No/Floor: 16

Sector/Ward: Na

LandMark: Or a p j aboul kalam road

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****06

Others: Anushka singh and prems will trust



Buyer / Second Party Detail

Name: Dlf Limited

H.No/Floor: 3rd

Sector/Ward: Na

LandMark: Shopping mall arjun marg

City/Village: Phase i

District: Gurugram

State: Haryana

Phone: 98*****50

Purpose: Stamp duty for registration of sale deed

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

Savita D.

R

Savita

Savita

11470

10-11-2021

Reg. No.

Reg. Year

Book No.

11470

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता

Will Trust:

क्रेता :- thru Jayant Erickson OTHERDLR Ltd thru K K Sheera OTHERDLR.

गवाह 1 :- Salpal

गवाह 2 :- Ravi Raj Singh

प्रमाण पत्र

उप/संयुक्त पंजीयन अधिकारी

Savitri Devi Singh Anushka Singh thru Sanil Kumar Pandey OTHER Prom, s

Wazirabad

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11470 आज दिनांक 10-11-2021 को बही नं 1 जिल्द नं 89 के पृष्ठ नं 158.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या जिल्द नं 7801 के पृष्ठ संख्या 44 से 48 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामने किये हैं।

दिनांक 10-11-2021



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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: AVPPS7332B; Aadhar: 3685-7067-7454) **D/o MR. RAJIV SINGH, MS. ANUSHKA SINGH** (PAN: BDFPSS05DK; 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 3rd 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. B-3/10 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 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 Agreement dated 10-11-2021 ("**Agreement**") with the Vendee with respect to the Said Plot.

Savitri D.

Sunil Kumar Pandey

Jayant Erickson
K K Sheera

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 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 crore eighty one lakhs 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.

Santosh D.

H

Chand

Jayant

Vishal

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.

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 Vendors in the following manner:-

- i. 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. S49673718 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/- (Rupees Four lakhs 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 lakhs 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:

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

Savitri

A.

Savitri

Jayant

W. S. S. S.

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 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 Vendors 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 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 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 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.

Santosh 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.

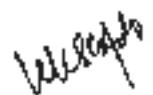
SCHEDULE-I

All the rights, title, and interest of the Vendors into and upon that piece and parcel of land being Plot No. B-3/10 admeasuring 502.32 Sq.Yards (420 Sq. Mtrs.) 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, B-3







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

Savitri D.
(SAVITRI DEVI SINGH)

VENDOR

Anushka Singh
(ANUSHKA SINGH)

VENDOR

[Signature]
(M/s PREM'S WILL TRUST)

WITNESSES

1. *Satpal*

SATPAL S/O SH. GAJRAJ SINGH
C/O 2ND FLOOR, DLF GATEWAY TOWER,
GGM.

2.

Ravi Raj Singh & Ch. Ravi Raj Singh
C/O DLF GATEWAY TOWER

For M/s DLF LIMITED

[Signature] *[Signature]*
(Authorised Signatories)
VENDEE

30/PR-Plot/02

N-126

Form 20(07/2020)



Indian-Non Judicial Stamp Haryana Government



Date : 20/07/2020

Certificate No. G0T2020G1473

GRN No. 65883074



Stamp Duty Paid : ₹ 2826000

Penalty : ₹ 0

(Rs. Only)

Seller / First Party Detail

Name: Vikram Kapur

H No/Floor: 3

City/Village: New delhi

Phone: 98*****06

Sector/Ward: Na

District: New delhi

Others: Neely kapur wife of vikram kapur three a phase one new delhi

LandMark: Aurangzeb lane

State: Delhi

Buyer / Second Party Detail

Name: Dlf home developers limited

H No/Floor: 1st

City/Village: Gurugram

Phone: 98*****58

Sector/Ward: Na

District: Gurugram

LandMark: Gateway tower dlf city phase III

State: Haryana

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

1788

08/09/2020

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

SALE DEED

Type of Deed	:	SALE DEED
City Name	:	Phase - V, DLF City, Gurugram
Plot Area	:	225 sq. mtrs. (269.1 sq. yds)
Type of Property	:	Residential
Transaction Value	:	Rs. 4,03,65,000/-
Stamp Duty	:	Rs. 28,26,000/-
Certificate No.	:	G0T2020G1473 dated 20.07.2020,
Registration fee	:	Rs. 50,003/- (GRN No. 65883070)

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

By and Between

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

2. **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.

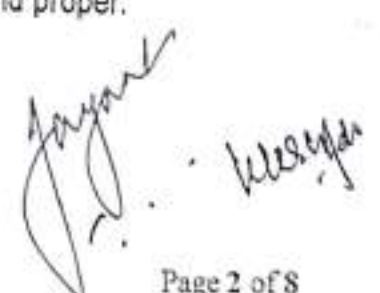
(The 'Vendors' and the 'Vendee' are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**")

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.



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, assign, transfer, alienate and sell the same.

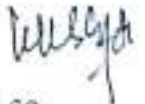
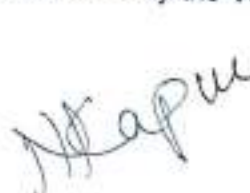
And Whereas the Vendors have agreed to sell the Said Plot and Vendee has agreed to purchase the Said Plot on the following terms and conditions.

NOW THIS SALE DEED WITNESSETH AS UNDER:

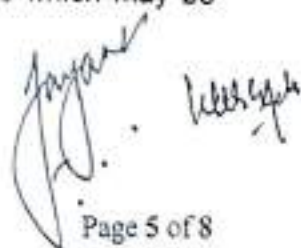
1. In lieu of stipulations, covenants agreed herein and in consideration of the total consideration of Rs. 4,03,65,000/- (Rupees Four Crores Three Lakhs Sixty Five Thousand only) paid by the Vendee and received by the Vendors (as per details mentioned in **Schedule - II** hereunder), the Vendors do hereby 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 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. 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. 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.
2. That the Vendors hereby confirm admit and acknowledge that they have been 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.
3. That the Vendors hereby assure the Vendee that they have neither done nor been party to any act whereby their rights and title to the Said Plot have been

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

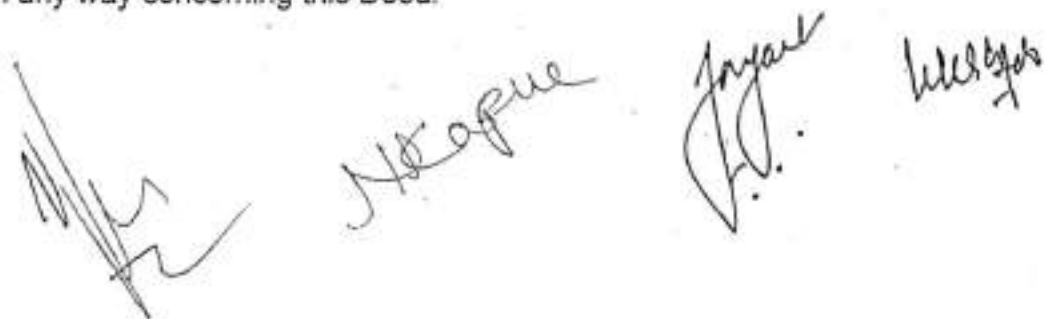
4. That the Vendors hereby declare and represent that the Said Plot is or was never a subject matter of any HUF and that no part of the Said Plot is owned by any minor and nobody has any right, title or interest of any kind whatsoever in the Said Plot and further none else other than the Vendors has 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 Deed.
5. 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;
 - (c) There are no tax recovery dues (income tax, wealth tax or otherwise) 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.



- (d) 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 selling, transferring and vesting the absolute title in the Said Plot, in favour of the Vendee.
- (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.
7. 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.



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

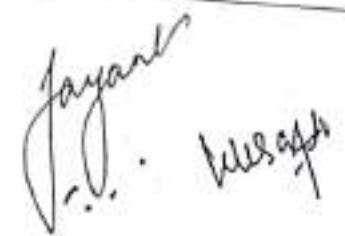
THE SAID PLOT REFERRED TO ABOVE

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

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



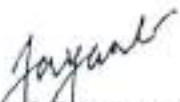
IN WITNESS WHEREOF the parties have set their hands on these presents at Gurugram on the day, month and year first above written.

Vendors



(Vikram Kapur)



(Neely Kapur)

For & on behalf of Vendee


(Jayant Erickson) (K K Sheera)
(DLF Home Developer Limited)
Authorised Signatories


WITNESSES


1. Amulya Prasad
s/o Late Sh. D.N. Prasad
c/o DLF Ltd
Ground Floor, DLF Gateway Tower
Gurugram, Haryana


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 फ़ैरीकेन
व साक्षीगण के निशान अंगूठा/
हस्ताक्षर हमारे सामने कराए गए।


सब रजिस्ट्रार
वजीराबाद (गुरुग्राम)
08/07/2020

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date 29/10/2021

Certificate No G0292021J3431

GRN Nu 8380*014



Stamp Duty Paid : ₹ 1421175

Penalty : ₹ 0

(In Words Only)

Seller / First Party Detail

Name Uttam Builders and development Pvt Ltd

H No/Floor : 28

Sector/Ward : Na

LandMark : 4th floor gopal dass bhawan

City/Village : Barakhamba rd

District : New delhi

State : Delhi

Phone : 87*****18

Buyer / Second Party Detail

Name Dlf Limited

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

Purpose : Sale Deed



11400

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

09-11-2021

Signature

Large handwritten mark or signature

SALE DEED FOR Rs. 2,84,23,423.44

STAMP DUTY Rs. 14,21,175/-

THIS SALE DEED is made on this 29th day of Nov., 2021.

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-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-14/17** 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. 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 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.

11400

2021-2022

1



विशेषज्ञ



केला



गवाह

उप/संयुक्त पंजीयन अधिकारी

विशेषज्ञ - श्री Arun Kumar Gupta OTHER Uttam Builders and Developers Pvt Ltd (श्री Amit Khanna) OTHER

केला - श्री Satpal OTHER DLF Ltd

Satpal

गवाह 1 - Rajesh

गवाह 2 - Om Prakash

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11400 आज दिनांक 09-11-2021 को वही वा 1 जिल्द वा 87 के पृष्ठ नं 141 पर किया गया तथा इसकी एक प्रति ऑफिसर वही संख्या 1 जिल्द वा 2798 के पृष्ठ नं 45 से 49 पर निपटाई गयी। यह भी प्रमाणित किया जाता है कि इस दरताबज के परतुल्यता और गवाहों व शपथ लेने हस्ताक्षर/विशेषज्ञ अंगूठा मेरे सामने किये हैं।

दिनांक 09-11-2021

उप/संयुक्त पंजीयन अधिकारी (व.जी.राबाट 1)



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.).

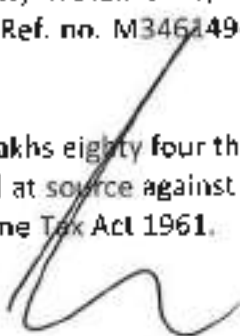
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-


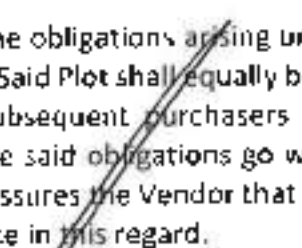
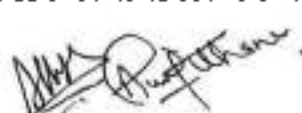
1. In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only) settled between the Parties, the Vendor doth hereby sell,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

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:-
 - i. Rs. 25,58,108/- (Rupees Twenty five lakhs fifty eight thousand one hundred eight only) vide Transaction Ref. no. M3461494 dated 02-11-2021 drawn on ICICI Bank Limited.
 - ii. 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.






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 paise 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.
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.
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. Mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under :

North : Plot No. B-12/18
South : Road, B-14
East : Plot No. B-14/19
West : Plot No. B-14/15





IN 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, 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 get registered by Mr. SATPAL S/o 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 and on behalf of
For M/s Uttam Builders and Developers Private Limited

WITNESSES


1.


Mr. Arun Kumar Gupta
C/o Ground Floor
DLF Gateway Tower
Gurugram-122002

For Uttam Builders and Developers Private Limited


Authorised Signatory
Authorised Signatories
(VENDOR)

2.


Mr. Manish Kumar
Gateway tower
DLF

For and on behalf of
For DLF Limited

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.)**.

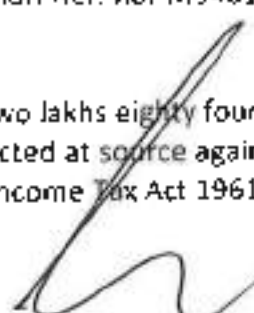
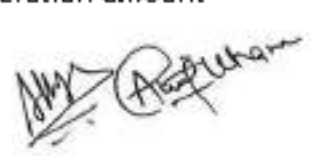
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-


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.

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:-
 - i. **Rs. 25,58,108/- (Rupees Twenty five lakhs fifty eight thousand one hundred eight only)** vide Transaction Ref. no. M3461494 dated 02-11-2021 drawn on ICICI Bank Limited.
 - ii. **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.



DDO Code: 0367		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Up to:	03-11-2021 (Cash) 28-10-2021 (Cheq/DD)				
GRN No.	0083596159	Date	27 Oct 2021 17:47:31		
Office Name	0367-NAIR TEHSILDAR WAZIRABAD				
Treasury	Gurgaon				
Period	(2021-22): One Time				
Head of Account		Amount		₹	
0030-03-104-97-51 Paying Fees		5			
0030-03-104-99-51 Fees for Registration		50000			
PO AcNo		0			
Deduction Amount		₹		0	
TotalNet Amount		₹		50005	
₹ Fifty Thousands Five Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Act. 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:		000150977705427102021			
Payment Date		27/10/2021			
Bank		SBF Aggregator			
Status		Success			

DDO Code: 0367		E - CHALLAN Government of Haryana		AGR Dept Copy	
Valid Up to:	03-11-2021 (Cash) 28-10-2021 (Cheq/DD)				
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₹ Fifty Thousands Five only					
Tenderer's Detail					
GPF/PRAN/TIN/Act. 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:		000150977705427102021			
Payment Date		27/10/2021			
Bank		SBF Aggregator			
Status		Success			

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



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/10/2021

Certificate No. G0292021J3481



GRN No. 83601033



Stamp Duty Paid : ₹ 1421175

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Hitech Property developers Pvt Ltd

H.No/Floor : 28

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

Sector/Ward : Na

LandMark : 3rd floor shopping mall arjun marg

City/Village : Dif phase I

District : Gurugram

State : Haryana

Phone : 87*****18

Purpose : Sale Deed



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

09-11-2021

Handwritten signatures and a large checkmark.

SALE DEED FOR Rs. 2,84,23,423.44

STAMP DUTY Rs. 14,21,175/-

THIS SALE DEED is made on this 04th 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)

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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.



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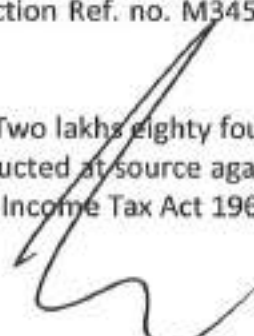
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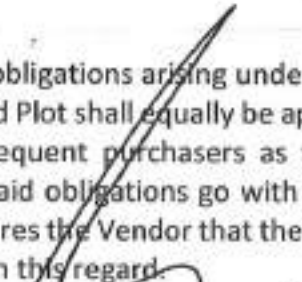
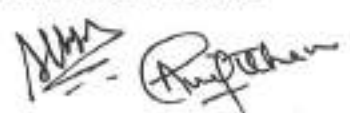
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5. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future 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 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 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.
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-14/19 admeasuring ~~269.10~~ **225 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-14/17




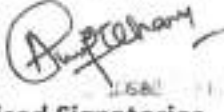

IN WITNESS WHEREOF the Vendor M/s Hitech Property Developers Private Limited having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, India acting through its authorized signatories Mr. Arun Kumar Gupta and Mr. Amit Khanna C/o Ground Floor, DLF Gateway 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 SH. GATRAJ 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.


Arun Kumar Gupta
DLF Gateway Tower
Gurgaon (Hr.)

 
Arun Kumar Gupta
Amit Khanna
Authorised Signatories
(VENDOR)

2.


Manish Kumar Shri Karambix
Gateway Tower
DLF

For and on behalf of
For DLF Limited


Manish Kumar
Authorised Signatory
VENDEE

DDO Code: 0367		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto: 03-11-2021 (Cash) 28-10-2021 (Chq/DD)				
GRN No.: 0083596226		Date: 27 Oct 2021 17:49:29		
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD				
Treasury: Gurgaon				
Period: (2021-22) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		5		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50005		
₹ Fifty Thousands Five Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Act. 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: 000150977728227102021				
Payment Date: 27/10/2021				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 0367		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto: 03-11-2021 (Cash) 28-10-2021 (Chq/DD)				
GRN No.: 0083596226		Date: 27 Oct 2021 17:49:29		
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD				
Treasury: Gurgaon				
Period: (2021-22) One Time				
Head of Account		Amount ₹		
0030-03-104-97-51 Pasting Fees		5		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50005		
₹ Fifty Thousands Five only				
Tenderer's Detail				
GPF/PRAN/TIN/Act. 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: 000150977728227102021				
Payment Date: 27/10/2021				
Bank: SBI Aggregator				
Status: Success				

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

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/10/2021

Certificate No. G0292021J3544



GRN No. 83600982



Stamp Duty Paid : ₹ 1421175

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Uttam Real estate Company

H.No/Floor: 28

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: Dlf Limited

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

Purpose: Sale Deed



11398

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

09-11-2021

Handwritten signature and large mark

SALE DEED FOR Rs. 2,84,23,423.44

STAMP DUTY Rs. 14,21,175/-

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

BY & Between

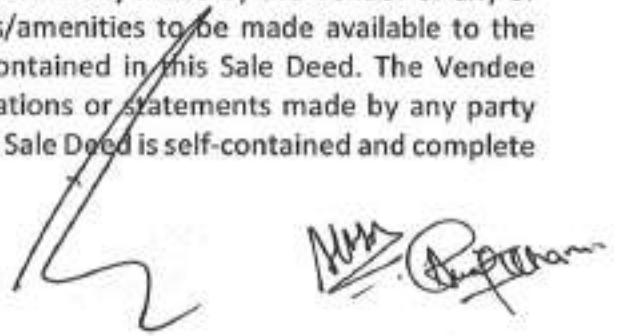
M/s Uttam Real Estates Company (PAN AAACU0374N; CIN: U70101DL1988ULT031093), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India acting through its authorized signatories Mr. 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 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.

The block contains two handwritten signatures. The signature on the left is a stylized, cursive mark. The signature on the right is more legible, appearing to read 'Amit Khanna'.

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.).

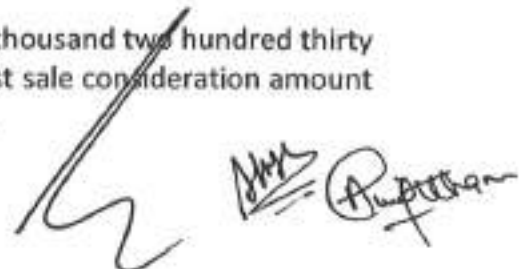
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

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.

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:-
 - i. Rs. 25,58,108/- (Rupees Twenty five lakhs fifty eight thousand one hundred eight only) vide Transaction Ref. no. M34-91104 dated 02-11-2021 drawn on ICICI Bank Limited.
 - ii. 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.



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. *MM*
Anupam
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.
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.

MM
Anupam

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-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
East : Plot No. B-14/23
West : Plot No. B-14/19

A handwritten signature in black ink is written over a circular official stamp. The signature appears to be 'Anil Kumar' or similar. The stamp is partially obscured by the signature.

IN 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, 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 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.

WITNESSES

1.



Mr. S. S. Singh
Gurugram (Hr.)

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

For Uttam Real Estates Company
Authorized Signatory




Authorized Signatories
(VENDOR)

2.



Prakash S. Shri Karambhar

Gateway tower

DLF

For and on behalf of
For DLF Limited



Authorized Signatory
VENDEE

DDO Code: 0367		E - CHALLAN Government of Haryana		Candidate Copy
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		5		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50005		
₹ Fifty Thousands Five Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Act. 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: 000150977669227102021				
Payment Date: 27/10/2021				
Bank: SBI Aggregator				
Status: Success				

DDO Code: 0367		E - CHALLAN Government of Haryana		AG/ Dept Copy
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		5		
0030-03-104-99-51 Fees for Registration		50000		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		50005		
₹ Fifty Thousands Five only				
Tenderer's Detail				
GPF/PRAN/TIN/Act. 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: 000150977669227102021				
Payment Date: 27/10/2021				
Bank: SBI Aggregator				
Status: Success				

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

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 29/10/2021

Certificate No. G0292021J3530



Stamp Duty Paid : ₹ 1421175

GRN No 83601151



Penalty : ₹ 0

the 2nd Party

Seller / First Party Detail

Name: Trinity Housing and construction Company

H.No/Floor: 28

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: Dlf Limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall arjun marg

City/Village: Dlf phase I

District: Gurugram

State: Haryana

Phone: 67*****18

Purpose: Sale Deed



11399

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

09-11-2021

Handwritten signature

Handwritten signature

प्रवेश नं: 1399

दिनांक-09-11-2021

डीडी संबंधी विवरण डीडी का नाम SAUL URBAN, AREA WITHIN MC	
नकलीत/राज्य नकलीत व.बी.रावट	गांव/शहर डी.एन.एस. कौशली प्लॉट DLF Phase A
धारत्री म्युनिसिपल शहर शीमा के अन्तर प्लॉट B-14/23, DLF City Phase A, Gurgaon	पंजीकृत कौशली
भवन का विवरण	
भूमि का विवरण	
विस्तार	डीडी नं. / प्लॉट नं.
धन संबंधी विवरण	
राशि 25,42,11,74 रुपये	कुल राशि इसी की राशि 11,71,69 रुपये
राशि का 00000000000000000000	राशि की 11,71,69 रुपये
विवरण व.बी.रावट	प्लॉट नं. 3 राशि
राशि 25,42,11,74 रुपये	राशि 11,71,69 रुपये
राशि 25,42,11,74 रुपये	राशि 11,71,69 रुपये

यह प्रवेश पत्र दिनांक 09-11-2021 को जारी किया गया है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है।

(Signature)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट) के अधिकार क्षेत्र के अंतर्गत है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है।

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(Signature)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट)

प्रवेश पत्र के जारीकर्ता (व.बी.रावट) के अधिकार क्षेत्र के अंतर्गत है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है। यह प्रवेश पत्र केवल डी.एन.एस. कौशली (D.N.S. Koushali) के लिए है।

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दिनांक 09-11-2021

प्रवेश पत्र के जारीकर्ता (व.बी.रावट)



SALE DEED FOR Rs. 2,84,23,423.44

STAMP DUTY Rs. 14,21,175/-

THIS SALE DEED is made on this 09th day of Nov, 2021

BY & Between

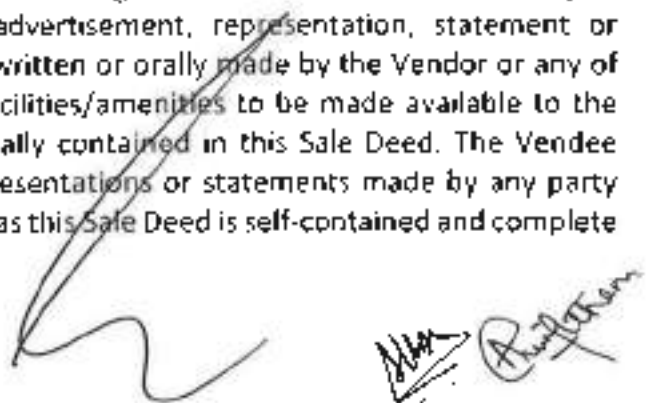
M/s Trlnty Housing and Construction Company (PAN: AAAC6118K; CIN: U45201DL1988ULT031096), a company incorporated under the Companies Act, 1956 having its Corporate Office at Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase III, Gurugram – 122002, Haryana, India acting through its authorized signatories 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: U70101HR1963PLC002484), 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-14/23** 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-"I"**) 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



विक्रेता



केता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता - thru Anil Kumar Gupta OTHER Trinity Housing and Construction Company thru
Amit Khanna OTHER

केता : thru Satpal OTHER DLF Ltd

गवाह 1 - Rajesh

गवाह 2 - Om Prakash

प्रमाण पत्र

प्रमाणित किया जाता है कि यह एन्ट्री क्रमांक 11399 गाज दिनांक 09-11-2021 को बही नं. 1 जिल्द नं 89 के
पृष्ठ नं 140.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2798 के पृष्ठ संख्या 40
से 44 पर चिनाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने
हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 09-11-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



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.)**.

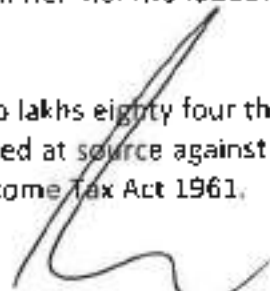
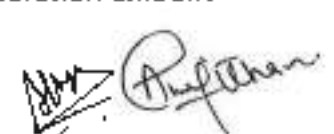
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-


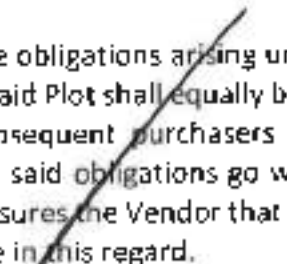

1. In accordance with the terms and conditions contained in the Agreement, this Sale Deed and in consideration of **Rs. 2,84,23,423.44 (Rupees Two crore eighty four lakh twenty three thousand four hundred twenty three and forty four paisa only)** settled between the Parties, the Vendor doth hereby sell,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

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:-
 - i. **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.
 - ii. **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.



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 
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 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 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.  



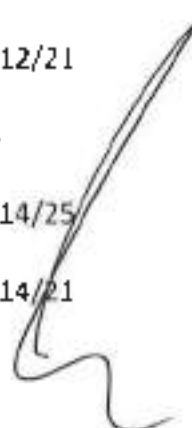
and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

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.
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-14/23 admeasuring **269.10 Sq.Yards (225 Sq. Mtrs.)** 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. B-14/25
 West : Plot No. B-14/21





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, 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. SATIAL S/o 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 and on behalf of
For M/s Trinity Housing and Construction Company


WITNESSES

1.


OM PRAKASH
Floor 3 Room
DLF Gateway Tower
Gurgaon (Hr.)

 
Authorized Signatories
(VENDOR)


2.



Rajesh S/o Shri Karambhar
Gateway tower
DLF

For and on behalf of
For DLF Limited


Authorized Signatory
VENDEE



DD/Code: 0357		E - CHALLAN Government of Haryana		Candidate Copy	
Valid upto: 03-11-2021 (Cash) 28-10-2021 (Chq/DD)		 * 0 0 8 3 5 5 6 3 0 1 *			
GRN No: 0083596301		Date: 27 Oct 2021 17:51:32			
Office Name: 0067-NAIB TEHSILDAR WAZIRABAD					
Treasury: Gurgaon					
Period: (2021-22) One Time					
Head of Account			Amount ₹		
0030-03-104-97-51 Pasting Fees			5		
0030-03-104-99-51 Fees for Registration			50000		
PD AcNo: 0					
Deduction Amount ₹			0		
Total/Net Amount ₹			50005		
₹ Fifty Thousands Five Rupees					
Tenderer's Detail					
GPF/PRANTIN/Accl. 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		000150977742627102021			
Payment Date		27/10/2021			
Bank:		SBI Aggregator			
Status:		Success			

DD/Code: 0357		E - CHALLAN Government of Haryana		AG/ Debit Copy	
Valid upto: 03-11-2021 (Cash) 28-10-2021 (Chq/DD)		 * 0 0 8 3 5 5 6 3 0 1 *			
GRN No: 0083596301		Date: 27 Oct 2021 17:51:32			
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GPF/PRANTIN/Accl. no./VehicleNo/Taxid					
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Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No		000150977742627102021			
Payment Date		27/10/2021			
Bank:		SBI Aggregator			
Status		Success			

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



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/09/2021

Certificate No. G0272021I1009



GRN No. 82507535



Stamp Duty Paid : ₹ 1356285
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ujagar Estates Pvt Ltd

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 arjun marg

City/Village: Dlf phase I

District: Gurugram

State: Haryana

Phone: 87*****18

Purpose: 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>

STAMP DUTY Rs. 13,56,285/-

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

BY & Between

MESSERS UJAGAR ESTATES LIMITED (PAN AAACU0404D; CIN: 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

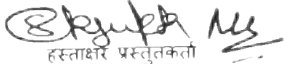
प्रलेख नं:8817

दिनांक:28-09-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गाव/शहर डी एल एफ कालोनी
स्थित DLF Phase V	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : B-15/25, DLF City Phase 5, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	225 Sq. Meters
धन संबंधी विवरण	
राशि 19375200 रुपये	कुल स्टाम्प ड्यूटी की राशि 1356264 रुपये
स्टाम्प नं : g027202111009	स्टाम्प की राशि 1356285 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F Challan /6210159
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

यह प्रलेख आज दिनांक 28-09-2021 दिन मंगलवार समय 3:14:00 PM बजे श्री/श्रीमती/कुमारी Ujagar Estates Ltd। धीन Sandeep Kumar Gupta OTHER Jithu Manoj Kumar OTHER निवास : द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)


हस्ताक्षर प्रस्तुतकर्ता
Ujagar Estates Ltd

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

या

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


दिनांक 28-09-2021
Ujagar Estates Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Ltd धीन Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंशिम 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 Kumar निवासी DLF Gateway Tower ने की।

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

दिनांक 28-09-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

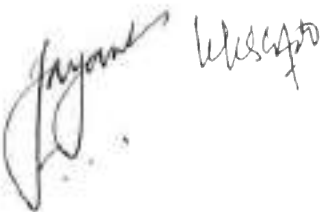
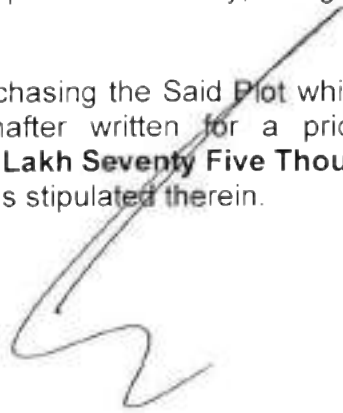
DLF LIMITED (PAN: AAACD3494N; CIN:L70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002 and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, 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.

Reg. No.

Reg. Year

Book No.

88 17

2021-2022

1



विक्रेता

क्रेता

गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sandeep Kumar Gupta OTHER Ujagar Estates Ltd thru Manoj Kumar OTHER

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish Adv

गवाह 2 :- Vikas

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8817 आज दिनांक 28-09-2021 को बही नं 1 जिल्द नं 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 अंगूठा मेरे सामने किये हैं।

दिनांक 28-09-2021


उप/संयुक्त 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.).**


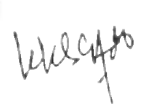
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

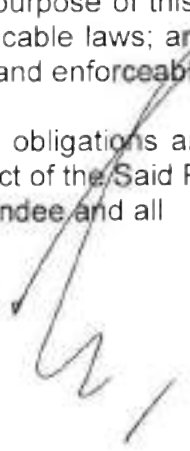
1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakh Seventy Five Thousand Two Hundred only)** settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by 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 24.09.2023 drawn on _____ Bank.
 - ii. 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 Act 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

[Handwritten signature]
[Handwritten signature]

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IN 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. Sandeep Kumar Gupta & Mr. Manoj Kumar, 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

1.

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

2.

Vikas s/o S.L. ASHOK KUMAR
DLF G. G. U.

**For and on behalf of
For Messers Ujagar Estates Limited,**

**Authorised Signatory
(VENDOR)**

**For and on behalf of
For DLF Limited**

**Authorised Signatory
VENDEE**

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 01/12/2021

Certificate No. GOA2021L2622



GRN No. B44B9970



Stamp Duty Paid : ₹ 1421200

Penalty : ₹ 0

PL 2000-0000

Seller / First Party Detail

Name: So ace Housing and construction Pvt lld

H.No/Floor: 28

Sector/Ward: Na

LandMark: 4th floor gopal dass bhavan

City/Village: Barakhamba rd

District: New delhi

State: Delhi

Phone: 98*****53

Buyer / Second Party Detail

Name: Dlf Limited

H No/Floor: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall arjun marg

City/Village: Dlf phase 4

District: Gurugram

State: Haryana

Phone: 98*****53

Purpose: Sale Deed



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

पत्र सं: 12938

दिनांक-02-12-2021

डीडी संबंधी विवरण			
डीडी का नाम SAILF URBAN AREA WITHIN MC:			
तहसील/राज-तहसील राजौराबाद	गांव/शहर	डी एल एफ कालोनी	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर			पंजीकृत फ्लोनेरी
प्लॉट : D-14/16, DLF City Phase 5, Gurugram			
अवकाश का विवरण			
भूमि का विवरण			
प्लॉट नं.		225 Sq. Meters	
धन संबंधी विवरण			
मिति 28/12/2021 रुपये		कुल 22.114 इंच की राशि 1421158 रुपये	
स्टाम्प नं. : 28/12/2021 2522	स्टाम्प की राशि 1421158 रुपये		
रजिस्ट्रेशन कीमत की राशि 52050 रुपये	Registration 54493182		पंजीकृत शुल्क 3 रुपये
Dated: 11/12/21		Service Charge: 20/-	

यह पत्र आज दिनांक 02-12-2021 दिन गुरुवार समय 3:05:00 PM को श्री/श्रीमती/कुमारी Ms. Sangeeta Housing and Construction P. Limited Sampat Angad DLF के निदेश पर जारी किया जा रहा है।

हस्ताक्षर प्रस्तुतकर्ता
Ms. Sangeeta Housing and Construction P. Limited

उप/संबंधित पंजीकृत अधिकारी (वजीराबाद)

प्रत्येक डीडी का निदेश और संबंधित प्रमाणित विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिनियमित है। इसलिए दस्तावेज को पंजीकृत करने में कोई बाधा नहीं होगी।

या

प्रत्येक डीडी का निदेश और संबंधित प्रमाणित विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिनियमित नहीं है। इसलिए दस्तावेज को पंजीकृत करने में कोई बाधा नहीं होगी।

दिनांक 02-12-2021
Ms. Sangeeta Housing and Construction P. Limited

उप/संबंधित पंजीकृत अधिकारी (वजीराबाद)

उपरोक्त प्रत्येक श्री/श्रीमती/कुमारी DLF Limited the Sampat Angad DLF है। इसलिए प्रत्येक डीडी का निदेश और संबंधित प्रमाणित विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिनियमित नहीं है। इसलिए दस्तावेज को पंजीकृत करने में कोई बाधा नहीं होगी।

दिनांक 02-12-2021



उप/संबंधित पंजीकृत अधिकारी (वजीराबाद)

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 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.-U74899DL1988PTC030946; 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; 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. Sheerauthorized 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



DLF Limited

Reg. No.

Reg. Year

Book No.

12938

2021-2022

1



विकास



अंतर



गवाह

उप/संयुक्त पंजीयन अधिकारी

विकास :- M/s Sanjeev Arora OTHER Ms Solace Housing and Construction P
Ltd

अंतर :- M/s Sanjeev Arora OTHERCLF
Limited

गवाह 1 :- Raghu Raj Singh

गवाह 2 :- Om Prakash

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रत्यक्ष क्रमांक 12938 आज दिनांक 02-12-2021 को बही नं 1 जिल्द नं 91 के
पृष्ठ न 125 5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न 2865 के पृष्ठ सख्या 97
से 99 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने
हस्ताक्षर/निशान अंगूठा गैर शामिल किये हैं।

दिनांक 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



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

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 2,84,23,687.50 (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:-

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



SOLACE HOUSING & CONSTRUCTION
(P) LTD



DLF Limited

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. 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:-


- i. 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/- (Rupees 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.

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



SOLACE HOUSING & CONSTRUCTION
(P) LTD



DLF Limited

4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said 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

SOLACE HOUSING & CONSTRUCTION
(P) LTD

DLF Limited


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

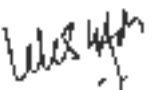
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/rescind this sale deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
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-14/16**, 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-15/15
 East : Plot No. B-14/18
 West : Plot No. B-14/14


SOLACE HOUSING & CONSTRUCTION
 (P) LTD


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
SOLACE HOUSING & CONSTRUCTION (P) LTD.

Authorised Signatory
(VENDOR)

For and on behalf of
DLF Limited

Authorised Signatories
VENDEE


WITNESSES

1.

 DR. PRAKASH
 F.A. M. S. D.M.
 DLF Gateway Tower
 Gurgaon (Haryana)

2.

Dr. Singh
 Rajesh Singh & Associates
 V.P.O. Teekli Gurgaon.

DDO Code: 00000000000000000000		E - CHALLAN Government of Haryana		Vehicle No. / Taxid	
Valid Upto: 02-12-2021 (Cash) 26-11-2021 (Cheque/DD)					
Challan No.: 0004490182		Date: 25 Nov 2021 21:43:08			
Office Name: 0367 NAIR TRIBUNAL WAZIRABAD					
Treasury: Gurgaon					
Period: (2021-22) One Time					
Head of Account				Amount ₹	
0030-03-104-97-51 Fasting Fees				5	
0030-03-104-99-51 Fees for Registration				50000	
PD AcNo: 00					
Deduction Amount ₹				0	
TotalNet Amount ₹				50005	
₹ Fifty Thousands Five Rupees					
Tenderer's Detail					
GPE/PRAN/TIN/Arct. no /VehicleNo/Taxid :					
PAN No :					
Tenderer's Name: OLF Limited					
Address: Gurgaon - 122002					
Particulars: RF					
Cheque/DD- Detail					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No		CPABFHUQ08			
Payment Date		25/11/2021			
Bank:		SBI Aggregator			
Status:		Account Prepared			

DDO Code: 00000000000000000000		E - CHALLAN Government of Haryana		Vehicle No. / Taxid	
Valid Upto: 02-12-2021 (Cash) 26-11-2021 (Cheque/DD)					
Challan No.: 0004450182		Date: 25 Nov 2021 21:43:08			
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Tenderer's Detail					
GPE/PRAN/TIN/Arct. no /VehicleNo/Taxid :					
PAN No :					
Tenderer's Name: OLF limited					
Address: Gurgaon - 122002					
Particulars: RF					
Cheque/DD- Detail					
Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No		CPABFHUQ08			
Payment Date		25/11/2021			
Bank:		SBI Aggregator			
Status:		Account Prepared			

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

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date: 01/12/2021

Certificate No. G0A2021L2560



Stamp Duty Paid : ₹ 1421200

GRN No. 84489924



Penalty : ₹ 0

(Nil Amt Due)

Seller / First Party Detail

Name: Anhani housing company

H.No/Floor: 28

Sector/Ward: Na

LandMark: 4th floor gopal dass bhavan

City/Village: Barakhamba rd

District: New delhi

State: Delhi

Phone: 98*****53



Buyer / Second Party Detail

Name: DIT Limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall arjun marg

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 96*****53

Purpose: Sale Deed

12935

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

12/12/2021

प्रलेख नं.12935

दिनांक:02-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
नहमील/सौ-नहमील बजीराबाद	गांव/शहर डी एन एफ काज़ोली	स्थित DLF Phase V
अहरी - स्मृतिशिपल क्षेत्र सीमा के अन्दर		पंजीकृत कोनोली
पता : B-14/18, DLF City Phase 5, Gurugram		
भवन का विवरण		
भूमि का विवरण		
विशाल	225 Sq Meters	
धन संबंधी विवरण		
मांसे 28423585 रूपये	कुल 1421200 रुपये की दरि 1421158 रुपये	
स्टाम्प से 93820215563	स्टाम्प की राशि 1421200 रुपये	
रजिस्ट्रेशन फी 11 की राशि 10000 रुपये	FCI Registration 1421200	डेरिशन शुल्क 3 रुपये
Deeded by Self	Security Charge 100	

यह प्रलेख आज 'दिनांक 02-12-2021' दिन बुधवार सत्र 5 (4-00) 1414 2 श्री/श्रीमती/कुमारी Arham Housing Companythru Sanjeev AroraATTORNEY विपक्ष New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया



 हस्ताक्षर प्रस्तुतकर्ता
 Arham Housing Company


 उप/सम्युक्त पंजीकृत अधिकारी (बजीराबाद)

प्रलेख में वर्णित क्षेत्र सत्र 5 का सीमा क्षेत्र अर्थात्/नर दिनांक के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने में पूर्ण स्वयंसेवित विभाग से अनापत्ति प्रमाण प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र सत्र 5 का सीमा क्षेत्र अर्थात्/नर दिनांक के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने में पूर्ण स्वयंसेवित विभाग से अनापत्ति प्रमाण प्राप्त कर लिया गया है।


 दिनांक 02-12-2021
 Arham Housing Company


 उप/सम्युक्त पंजीकृत अधिकारी (बजीराबाद)

उपरोक्त केताव श्री/श्रीमती/कुमारी DLF Landed thru Sanjeev Arora OTHER काजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुझकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 1 रुपये की अतिरिक्त केता में मेरी समस्त विवेकता को अदा की तथा प्रलेख में वर्णित अविन अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Om Prakash पित S Ram निवासे DLF Gateway Tower, Gurugram प श्री/श्रीमती/कुमारी Ravi पित Ravi निवासे DLF Gateway Tower, Gurugram से की। साक्षी नं:1 को हम समझदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 02-12-2021


 उप/सम्युक्त पंजीकृत अधिकारी (बजीराबाद)



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

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: 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-14/18** 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 Sub-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 Vendee for sale of the Said Plot.


Arihant Housing Company


DLF Limited

Reg. No. Reg. Year Book No.

12935 2021-2022

1



विक्रेता



केता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sanjeev Arora OTHER Arihant Housing Company

केता :- thru Satpal OTHER DLF Limited

गवाह 1 :- Om Prakash

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12935 आज दिनांक 02-12-2021 को यही नं. जिल्द नं 91 के पृष्ठ नं 124, 75 पर किया गया तथा इसकी एक प्रति अतिरिक्त यही संख्या जिल्द नं 2865 के पृष्ठ संख्या 88 से 90 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा सेरे सामने किये हैं।

दिनांक 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



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

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paia 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.).**

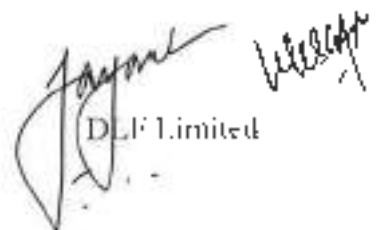
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

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 Paia 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



Aribant Housing Company



DLF Limited

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. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six hundred Eighty Seven and Fifty Paise Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. 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/- (Rupees Two Crore Fifty Five Lakh Eighty One Thousand Three Hundred Eighteen and Fifty Paise only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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



Ardhant Housing Company



DLF Limited

4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said 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



Arihant Housing Company



DLF Limited

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

10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/rescind this sale deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
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. **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

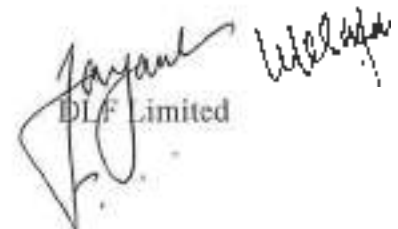
South : Plot No. B-15/17

East : Plot No. B-14/20

West : Plot No. B-14/16



Arian Housing Company



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
Arihant Housing Company

Authorised Signatory
(VENDOR)

For and on behalf of
DLF Limited

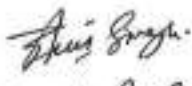
Authorised Signatories
VENDEE


WITNESSES


1.


OM PRAKASH
Sr. Asst. & Asst.
DLF Gateway Tower
Gurgaon (Hc)

2.


Rajesh Singh S/o Sh. Kamjit Singh
V.P.O Teekli Gurgaon

F - CHALLAN		Candidate Copy	
Government of Haryana			
Voting Office:	02-12-2021 (Cash) 20-11-2021 (Cheque/DD)		
GRN No.	0084490247	Date:	25 Nov 2021 21:55:04
Office Name:	0267-NAB TEHSIL DAR WAZIRABAD		
Treasury:	Gurgaon		
Period:	(2021-22) One Time		
Head of Account		Amount ₹	
0030-03-104-99-51 Posting Fees		5	
0030-03-104-99-51 Fees for Registration		50000	
PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	50005	
₹ Fifty Thousands Five Rupees			
Tenderer's Detail			
GPH/PRAN/1 No/Age no/Ashiclehar/axid:-			
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	CPABFHUTD3		
Payment Date:	25/11/2021		
Bank:	SBI Aggregator		
Status:	Account Prepared		

E - CHALLAN		Pay to the Party	
Government of Haryana			
Voting Office:	02-12-2021 (Cash) 20-11-2021 (Cheque/DD)		
GRN No.	0084490247	Date:	25 Nov 2021 21:55:04
Office Name:	0267-NAB TEHSIL DAR WAZIRABAD		
Treasury:	Gurgaon		
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0030-03-104-99-51 Posting Fees		5	
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PD AcNo	0		
Deduction Amount:	₹	0	
Total/Net Amount:	₹	50005	
₹ Fifty Thousands Five only			
Tenderer's Detail			
GPH/PRAN/1 No/Age no/Ashiclehar/axid:-			
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	CPABFHUTD3		
Payment Date:	25/11/2021		
Bank:	SBI Aggregator		
Status:	Account Prepared		

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

Non Judicial



Indian Non Judicial Stamp Haryana Government



Date 01/12/2021

Certificate No. G0A2G2:L3127



Stamp Duty Paid : ₹ 2842400

CRN No. 64553162



Penalty ₹ 0

In words

Seller / First Party Detail

Name: Super mart two Property management Services llp

H.No/Flur: 2B

Sector/Ward: Na

LandMark: 4th floor gopal dass bhawan

City/Village: Barakumbha rd

District: New delhi

State: Delhi

Phone: 98*****53

Buyer / Second Party Detail

Name: Dlf Limited

H.No/Flur: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall arjun marg

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 95*****53

Purpose: Sale Deed



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

प्लेन नं: 13093

दिनांक: 03-12-2021

डीड संबंधी विवरण	
डीड का नाम SALE URIKAN AREA WITHIN MC	
तहसील/सब-तहसील बजीराबाद	गांव/शहर ही एल एफ बालोती
स्थिति DLF Phase V	
शहरी : म्युनिसिपल क्षेत्र सीमा के अन्दर	
पंजीकृत कॉलोनी	
प्लान : B-14/22, DLF City Phase 5, Gurgaon	
अवन पर विवरण	
भूमि का विवरण	
प्लॉट/सीट	450 Sq. Meters
प्लान संबंधी विवरण	
रशि 5184/176 रुपये	कुल स्टाम्प ड्यूटी की रशि 2842116 रुपये
स्टाम्प नं : 008202-13127	स्टाम्प की तारी 2842800 रुपये
रजिस्ट्रेशन फीस की तारी 50605 रुपये	रजिस्ट्रेशन नं: 81550212
पेस्टिंग शुल्क 3 रुपये	
Drawn By: Supre	Service Charge: 200

यह प्लेन आज दिनांक 03-12-2021 दिना शुक्रवार समय 5:30 PM बजे श्री/श्रीमती/कुमारी Supre Mart Two Property Management Services (J.P. Poon, Smal Kumar Pandey) OTHER निवास N Datta द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

(Signature)

उप/समयक पंजीयन अधिकारी (बजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Supre Mart Two Property Management Services LLP

प्लेन में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोध प्रमाण पर प्राप्त कर लिया गया है।

या

प्लेन में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित नहीं है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोध प्रमाण पर की आवश्यकता नहीं है।

(Signature)

उप/समयक पंजीयन अधिकारी (बजीराबाद)

दिनांक 03-12-2021
Supre Mart Two Property Management Services LLP

उपरोक्त प्लेन श्री/श्रीमती/कुमारी DLF Ltd. thru Supre OTHER सादर है। प्रस्तुत प्लेन के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्लेन के अनुसार D रुपये की रशि कला ने सेर सख्त विवेकता से अदा की तथा प्लेन में वर्णित अरिज अदा की गई रशि के अंतर्गत को हटाकर किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P.K. Angishi Adv. पिता --- निवास Gurugram व श्री/श्रीमती/कुमारी Mansi Kumar पिता Jha Prakash निवासी DLF Tower Gurgaon ने की। तथी नं: 1 जो एक नम्बरदार/अधिकार के रूप में जानते हैं तब यह सभी कोर्ट की पहचान करता है।

दिनांक 01-12-2021

उप/समयक पंजीयन अधिकारी (बजीराबाद)



**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. 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)


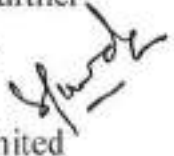
AND

DLF LIMITED (PAN.: AAACD3494N; CIN.: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, 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 (hereinafter collectively referred to as the '**Said Plots**' and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement 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 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


Super Mart Two Property Management
Services LLP



DLF Limited

Reg. No.

Reg. Year

Book No.

13095

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता :- thru Sunil Kumar Pandey OTHER Supre Mart Two Property Management Services LLP

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish Adv

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

उप/संयुक्त पंजीयन अधिकारी

WAZIR

3

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13095 आज दिनांक 03-12-2021 को गरी नं 1 जिल्द नं 91 के पृष्ठ नं 164.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 89 से 93 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-12-2021

उप/संयुक्त 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:-

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 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



DLF Limited

the terms and conditions of the Sale Deed. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plots unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of **Rs. 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:-
 - i. 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.
 - ii. 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.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of



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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 competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.



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Services LLP



DLF Limited

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 behalf of the Vendee.

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 :-

Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Wazirabad Tehsil, District Gurugram
1.	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	Road, B-14	Plot No. B-15/21	Plot No. B-14/24	Plot No. B-14/20
B-14/24	Road, B-14	Plot No. B-15/23	Plot No. B-14/26	Plot No. B-14/22

Super Mart Two Property Management
Services 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
Super Mart Two Property Management Services LLP**


**Authorised Signatory
(VENDOR)**

**For and on behalf of
DLF Limited**


**Authorised Signatories
(VENDEE)**

WITNESSES


Purveen Kumar 
Advocate
M.A.L.L.B., HONS.
Teh. Wazirabad, Gurugram

2. 

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

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date 02/12/2021

Certificate No. G0B2021L079

GRN No. 84553126



Stamp Duty Paid : ₹ 2842400

Penalty : ₹ 0

Stamp Duty

Seller / First Party Detail

Name Raisina Agencies I/p

H.No/Floor : 2/1

Sector/Ward : Na

LandMark : 4th floor gopal dass bhawan

City/Village : Barakhamba rd

District : New delhi

State

Delhi

Phone : 08****53

Buyer / Second Party Detail

Name : Dlf Pvt Ltd

H.No/Floor : Na

Sector/Ward : Na

LandMark : 3rd floor shopping mall arjun marg

City/Village : Dlf phase

District : Gurugram

State

Haryana

Phone : 08****53

Purpose : Sale Deed



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

प्रलेख नं: 13088

दिनांक: 03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALF URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गांव/रास्ता डी एस एक कॉलोनी	खिला DLF Phase V
वाहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत करतारी
पता : B-15/3, DLF City Phase 5, Gurugram		
भूदान का विवरण		
भूमि का विवरण		
विस्तार	450 Sq. Meters	
धन संबंधी विवरण		
राशि 56867376 रुपये	कुल लागत इयूरी की राशि 2842316 रुपये	
स्टाम्प नं : 906202118/9	स्टाम्प की राशि 2842400 रुपये	ऑरिजन शुल्क 3 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECR नं. 84553700	Service Charge 200
Created By: Sujal		

यह प्रलेख आज दिनांक 03-12-2021 दिनांक शुक्रवार समय 5:25.00 PM को श्री/श्रीमती/कुमारी **Rajina Aggarwal LLP Hru Suresh Kumar** द्वारा **Prakash HILK** निवास **28 Barakhamba Road Delhi** द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



 हस्ताक्षर प्रस्तुतकर्ता
Rajina Aggarwal LLP

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

प्रलेख में वर्णित क्षेत्र नगर एवं स्थानीय आयोजना विभाग के अधिनियम 1975 की धारा 2 ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त करा लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं स्थानीय आयोजना विभाग के अधिनियम 1975 की धारा 2-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र एवं आवश्यकता नहीं है।


 दिनांक 03-12-2021
Rajina Aggarwal LLP

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त केलन श्री/श्रीमती/कुमारी **HILK Prakash HILK** सहित है। प्रस्तुत प्रलेख के तहत की दोनो पक्षों ने मुद्रांक तथा तस्दीकर स्वीकार किया। प्रलेख के अनुसार उक्त राशि के तहत से सक्षम निरंतर एवं अलग की तथा प्रलेख में वर्णित भूमि अलग की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी **P.K. Anurag Agarwal** पिता --- निवासी **Ujjainagar** व श्री/श्रीमती/कुमारी **Prakash HILK** निवासी **DLF Colony** से की।

साक्षी व। की हम तस्दीकर/अधिकारी के द्वारा से जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 03-12-2021

उप/सयुक्त 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

Raisina Agencies LLP (L.PIN.: 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.:170101HR1963PLC002484), 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 DLF-5, Gurugram, Haryana (hereinafter collectively referred to as the '**Said Plots**') and are more particularly described in **Schedule-"I"** alongwith their registration details). The Vendor had entered into an Agreement 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 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



Raisina Agencies LLP



DLF Limited

Reg. No.

Reg. Year

Book No.

13088

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Ralsina Agencies LLP

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish Adv

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13088 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 163 पर किया गया तथा इसकी एक प्रति अतिरिक्त यही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 54 से 58 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

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:-

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 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


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FDLF Limited

the terms and conditions of the Sale Deed. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plots unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of Rs. 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:-

- i. 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.
- ii. 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.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of



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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 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.
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 competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.



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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 behalf of the Vendee.

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 :-

Sl. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram
1	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.).	

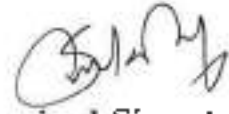
Plot No.	North	South	East	West
B-15/3	Plot No. B-14/4	Road, B-15	Plot No. B-15/5	Plot No. B-15/1
B-15/19	Plot No. B-14/20	Road, B-15	Plot No. B-15/21	Plot No. B-15/17


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**



**Authorised Signatories
VENDEE**

WITNESSES


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

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

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date 02/12/2021

Certificate No. G0B2021L014



Stamp Duty Paid ₹ 1421200

GRN No. 84553077



Penalty ₹ 0

GRN Fee Paid

Seller / First Party Detail

Name: Jhandewalan Ancillaries and investments Lip

H.No./Floor: 28

Sector/Ward: Na

LandMark: 4th floor gopal dass bhavan

City/Village: Barakhamba rd

District: New delhi

State: Delhi

Phone: 98*****53



Buyer / Second Party Detail

Name: Dlf Limited

H.No./Floor: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall anand marg

City/Village: Dlf phase I

District: Gurugram

State: Haryana

Phone: 98*****53

Purpose: Sale Deed

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

प्रलेख नं: 13094

दिनांक: 03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC:		
हासिल/सब-तहसील पत्तीराबाद	गांव/वाड़ा डी एल एफ कालोनी	स्थिति DLF Phase V
शहरी - म्यूनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कारोबारी
प्लॉट - B-14/B, DLF City Phase 5, Gurugram		
मकान का विवरण		
भूमि का विवरण		
निचलाय	225 Sq. Meters	
धन संबंधी विवरण		
राशि 28423688 रुपये	कुल स्टाम्प ड्यूटी की राशि 1421158 रुपये	
स्टाम्प नं : 93b20211614	स्टाम्प की राशि 1421158 रुपये	डिपॉजिट शुल्क 3 रुपये
विनिर्देशित फोन की राशि 50000 रुपये	ECIdBn:8455327H	
Defined By: Salpal	Service Charge 200	

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार रात 5:17:50 PM यजे श्री/श्रीमती/कुमारी Jhondewalan Anshulakes and Investments LLP तथा Smit Kumar Pandey OTHER निवास 4th Floor Gopri Doss Ishwaran 28 Parakhumba road NRI टावर पंजीकरण हेतु प्रस्तुत किया गया

उप/संबुक्त पंजीकरण अधिकारी (पत्तीराबाद)

हस्ताक्षर परचुनकर्ता
Jhondewalan Anshulakes and Investments LLP

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

या

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

दिनांक 03-12-2021
Jhondewalan Anshulakes and Investments LLP

उप/संबुक्त पंजीकरण अधिकारी (पत्तीराबाद)

उपरोक्त केराफ श्री/श्रीमती/कुमारी DLF Ltd the Salpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार प्लॉट की राशि देना से भेरे समझा चिह्नित को अंदा की तथा प्रलेख में वर्णित अंतिम अंदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की सहमति श्री/श्रीमती/कुमारी P K August निवास 03/ बंगला य श्री/श्रीमती/कुमारी Manoj कुमार निवास --- निवासी DLF DDM के की सहमति को हम सम्बन्धित/अधिकृत के रूप से जमाने है तथा यह सभी तंत्र की सहमति करता है।

दिनांक 03-12-2021

उप/संबुक्त पंजीकरण अधिकारी (पत्तीराबाद)



SALE DEED FOR Rs. 2,84,23,687.50

STAMP DUTY Rs. 14,21,200/-

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

BY & Between

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 Vendor 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-"I"**) 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 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,



Jhandewalan Ancillaries & Investments LLP



DLF Limited

Reg. No.

Reg. Year

Book No.

13094

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- Shru Sunil Kumar Pandey OTHER Jhandewalan Ancillaries and Investments LLP

क्रेता :- Shru Satpal OTHERDLF Ltd

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13094 आज दिनांक 03-12-2021 को यही नं 1 जिल्द नं 91 के पृष्ठ नं 164.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त यही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 84 से 88 पर छिपवाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

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. Mtrs.)**.

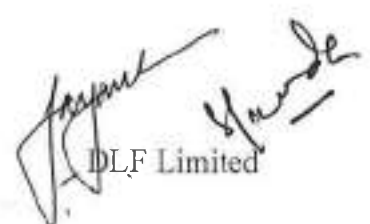
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 2,84,23,687.50 (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 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 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:-
 - i. 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 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 Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Deed.



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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.



Jhandewalan Ancillaries & Investments LLP



DLF Limited

10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/rescind this sale deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
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



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
Jhandewalan Ancillaries & Investments LLP**




**Authorised Signatory
(VENDOR)**


**For and on behalf of
DLF Limited**



**Authorised Signatories
(VENDEE)**

WITNESSES

1. 
Parveen Kumar Angriah
Advocate
M.A.L.L.B., HONS.
Teh. Wazirabad, Gurugram

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

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date 01/12/2021

Certificate No. G0A2021L2653



GRN No. B4490022



Stamp Duty Paid : ₹ 1421200

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name Sukh Sansar housing Pvt Ltd

H.No/Floor : 28

Sector/Ward : Na

LandMark : 4th floor gopal dass bhavan

City/Village : Barakhamba rd

District : New delhi

State : Delhi

Phone : 98*****53

Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : 3rd floor shopping mall arjun marg

City/Village : Dlf phase I

District : Gurgaon

State : Haryana

Phone : 98*****53

Purpose : Sale Deed



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

प्लेख नं 12932

दिनांक: 02-12-2021

<p>डीड संबंधी विवरण</p> <p>डीड का नाम SALE URBAN AREA WITHIN MC</p>	
<p>तहसील/सब-तहसील बजीराबाद</p>	<p>गांव/ग्राम डी एन एक कालोनी</p>
<p>प्लॉट - म्युनिसिपल क्षेत्र सीमा के अन्दर</p>	
<p>पंजीकृत कोलोनी</p>	
<p>पता : B-1412, DLF City Phase 5, Gurgaon</p>	
<p>अवकाश का विवरण</p>	
<p>भूमि का विवरण</p>	
<p>प्लॉट नं:</p>	<p>225/53 Phase 5</p>
<p>प्लान संबंधी विवरण</p>	
<p>तारीख 28/11/2021 एवं</p>	<p>कुल गलतब 6400 की राशि 142153 एवं</p>
<p>स्टाम्प का नं 002007-17652</p>	<p>स्टाम्प की राशि 142153 एवं</p>
<p>रजिस्ट्रार ऑफ़ डीएमडी का नं 5/14/21 नम्बर</p>	<p>ECI नं 002007-17652</p>
<p>प्लॉटिंग शीट 3 एवं</p>	
<p>Drafted By: self</p>	
<p>Sale of Urban Plot</p>	

यह प्लेख 02-12-2021 दिनांक गुरुवार रात 5:30 PM बजे श्री/श्रीमती/कुमारी Ms Sukh Samsar Housing P Ltd/Dr Sanjeev Singh/OTHER निवास Gm द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Ms Sukh Samsar Housing P Ltd

उप/समूह पंजीकृत अधिकारी (बजीराबाद)

प्लेख की वर्णित अवकाश एवं शर्तों का पालन करके प्लेख के अंतर्गत अंतर्गत है इसलिए प्लेख को पंजीकृत करने से पूर्व संबंधित विभाग से आवश्यकता अनुसार परामर्श कर लिया गया है।

या

प्लेख में वर्णित अवकाश एवं शर्तों का पालन करके प्लेख के अंतर्गत अंतर्गत है इसलिए प्लेख को पंजीकृत करने से पूर्व संबंधित विभाग से आवश्यकता अनुसार परामर्श कर लिया गया है।

दिनांक 02-12-2021
Ms Sukh Samsar Housing P Ltd

उप/समूह पंजीकृत अधिकारी (बजीराबाद)

उपरोक्त प्लेख श्री/श्रीमती/कुमारी DLF Ltd/Dr Sanjeev Singh/OTHER द्वारा है। प्रस्तुत प्लेख के तथ्यों को दोबारा पढ़ने से सुनिश्चित तथा समझकर स्वीकार किया। प्लेख के अनुसार 0 रुपये की राशि केन्द्र में भेजे समस्त दिशेष को अदा की तथा प्लेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोबारा पढ़ने की प्रमाण श्री/श्रीमती/कुमारी Om Prakash पिला --- निवासी DLF GGM व श्री/श्रीमती/कुमारी Raghu Singh पिला --- निवासी DLF GGM ने की। साक्षी नं.1 को इस नमूनेदार/अधिकारी के रूप में जानते हैं तथा यह साक्षी नं.2 की पहचान करता है।

दिनांक 02-12-2021

उप/समूह पंजीकृत अधिकारी (बजीराबाद)

Wm

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-110001 (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. 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 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

DLF Limited

Reg. No.

Reg. Year

Book No.

12932

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sanjeev Arora OTHER Ms Sukh Sansar Housing P Ltd

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- Om Prakash

गवाह 2 :- Raghu Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12932 आज दिनांक 02-12-2021 को बही नं 1 जिल्द न 91 के पृष्ठ नं 124 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न 2865 के पृष्ठ संख्या 79 से भी चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इन दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुली मेरे सामने किये हैं।

दिनांक 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीरवादा)

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:-

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 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) LTD



DLF Limited



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 Paiza Only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. 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 Paiza only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Deed.



SUKH SANSAR HOUSING (P) LTD



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.

SUKH SANSAR HOUSING (P) LTD

DLF Limited

10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/rescind this sale deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
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-14/12**, 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



SUKH SANSAR HOUSING (P) LTD

Signature
 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
SUKH SANSAR HOUSING (P) LTD.**

**Authorised Signatory
(VENDOR)**

**For and on behalf of
DLF Limited**

**Authorised Signatories
VENDEE**


WITNESSES


1.

OM PRAKASH
2nd St. R. Road
DLF Colony Phase
Gurgaon (Hr.)

2.

Raghuveer Singh s/o. Anand Singh
V.P.O Teekhi Gurgaon.

E - CHALLAN		Generate Challan
Government of Haryana		
Valid Up to:	02-12-2021 (Cash) 26-11-2021 (Cheque/DD)	
GRN No:	0064480231	Date: 25 Nov 2021 21:13:36
Office Name:	0007 NAIB TEHSIL DAR WAZIRABAD	
Treasury:	Gurgaon	
Period:	(2021-22): One Time	
Head of Account		Amount ₹
0030-03-104-97-51 Parking Fees		5
0030-03-104-97-51 Fees for Registration		50000
PD AcNo: 0		
Deduction Amount ₹		0
TotalNet Amount ₹		50005
₹ Fifty Thousands Five Rupees		
Tenderer's Detail		
GPR/PRANT IN/Act. no./VehicleNo/axid:		
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:		CPABFHUSM3
Payment Date:		25/11/2021
Bank:		SBI Aggregator
Status:		Account Prepared

E - CHALLAN		AG. No. : 000000
Government of Haryana		
Valid Up to:	02-12-2021 (Cash) 26-11-2021 (Cheq. DD)	
GRN No:	0064480231	Date: 25 Nov 2021 21:13:36
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PD AcNo: 0		
Deduction Amount ₹		0
TotalNet Amount ₹		50005
₹ Fifty Thousands Five only		
Tenderer's Detail		
GPR/PRANT IN/Act. no./VehicleNo/axid:		
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:		CPABFHUSM3
Payment Date:		25/11/2021
Bank:		SBI Aggregator
Status:		Account Prepared

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