

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 27/09/2021

Certificate No. G02720211977



Stamp Duty Paid : ₹ 1356285
(Rs Only)

GRN No. 82507888



Penalty : ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Dlf Estate developers Limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: Dlf centre sansad marg

City/Village: New delhi

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

8811

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

SALE DEED FOR Rs. 1,93,75,200/-

STAMP DUTY Rs. 13,56,285/-

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

BY & Between

MESSERS DLF ESTATE DEVELOPERS LIMITED (PAN AACCD0038J; CIN U74999DL1989PLC036260), a company incorporated under the Companies Act, 1956 having its Registered Office at DLF Centre, Sansad Marg, New Delhi - 110001 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 2nd 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

[Signatures]

[Signature]

प्रलेख नं:8811

दिनांक:28-09-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एफ कालोनी
स्थित DLF Phase V	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : B-15/27, DLF City Phase 5, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निगसीय	225 Sq. Meters
धन संबंधी विवरण	
राशि 19375200 रुपये	कुल स्टाम्प ड्यूटी की राशि 1356264 रुपये
स्टाम्प नं : g02/2021g77	स्टाम्प की राशि 1356285 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E.Challan-82507742
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Satpal	Service Charge:200

वह प्रलेख आज दिनांक 28-09-2021 दिन मंगलवार समय 2:49:00 PM बजे श्री/श्रीमती/कुमारी DLF Estate Developers Ltdthru Sandeep Kumar GuptaOTHER thru Manoj KumarOTHER निवास . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)


हस्ताक्षर प्रस्तुतकर्ता
DLF Estate Developers 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
DLF Estate Developers Ltd.

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Ltdthru SatpalOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Angrish Adv पिता --- निवासी Gurugram व श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLF Gateway GGM ने की ।

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

दिनांक 28-09-2021

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. 27, 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. **8407** 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.

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.)**.




Reg. No.

Reg. Year

Book No.

8811

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sandeep Kumar Gupta OTHER DLF Estate Developers 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 8811 आज दिनांक 28-09-2021 को बही नं 1 जिल्द नं 86 के पृष्ठ नं 93.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2677 के पृष्ठ संख्या 71 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-09-2021



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

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.

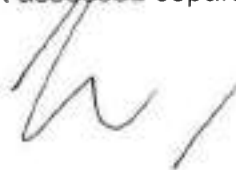
Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of the Sale Deed. The Vendor agrees that it shall from 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. RTGS/ICICR22021092400008944/UBIN0904406 dated 24.09.2021 drawn on ICICI 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

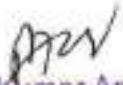

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. 27, Road No. B-15 admeasuring **269.10 Sq.Yards (225.00 Sq. Mrts.)** in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under :-


North	:	Plot No. B-14/28
South	:	Road, B-15
East	:	Plot No. B-15/28
West	:	Plot No. B-15/25

IN WITNESS WHEREOF the Vendor M/s DLF Estate Developers Limited having its Registered Office at DLF Centre, Sansad Marg, New Delhi – 110001, a 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 2nd September 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.

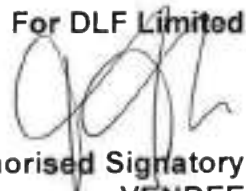
For and on behalf of
For Messers DLF Estate Developers Limited,

WITNESSES

1. 
Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh: Wazirabad, Gurugram
2. 
Vikas S/o Sh. Ashok Kumar
DLF G.C.M


Authorised Signatory
(VENDOR)

For and on behalf of
For DLF Limited


Authorised Signatory
VENDEE

Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 02/12/2021

Certificate No.: G08PD211 639

GRN No.: B4650125



Stamp Duty Paid: ₹ 7355000

Penalty: ₹ 0

Rs. One Lakh

Seller / First Party Detail

Name: Prati Traders Llp

H.No/Floor: 2B

Sector/Ward: Na

LandMark: 4th floor gopal dass bhuvan

City/Village: Barakhambha rd

District: New delhi

State: Delhi

Phone: 98*****53



Buyer / Second Party Detail

Name: Oll Limited

H.No/Floor: Na

Sector/Ward: Na

LandMark: 3rd floor shopping mall anand marg

City/Village: Dlf phase

District: Gurugram

State: Haryana

Phone: 98*****53

Purpose: Sale Deed

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

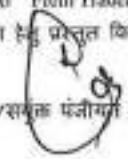
प्रलेख नं: 13089

दिनांक: 03-12-2021

डीड संबंधी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC.	
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एन एफ कालोनी स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत बालोनी
पता - B-1410, DLF City Phase 5, Gurugram	
मूल्य का विवरण	
भूमि का विवरण	
निचली	1214.19 Sq Meters
धन संबंधी विवरण	
राशि 14709/968 रुपये	कुल स्टांप ड्यूटी की राशि 7354358 रुपये
स्टाम्प नं : 00020211639	स्टाम्प की राशि 7355000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	ECharger 84553207
	वेस्टिंग शुल्क 1 रुपये
Drawn By: Sapal	Service Charge 200

यह प्रलेख आज दिनांक 03-12-2021 दिन बुधवार समय 5:16:00 PM बजे श्री/श्रीमती/कुमारी Prem Traders LLP/Pran Sonil Kumar Pandey/UTILE लिखरी 4th Floor Capital Durg Bhawan 28 Barakhamba Road द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

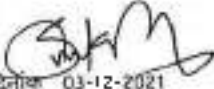

हरचाकर प्रस्तुतकर्ता
Prem Traders LLP


उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

प्रलेख में वर्णित क्षेत्र नगर एवं शहरी अयोजना विभाग के अधिनियम 1975 की धारा 7 ए के अंतर्गत अभिलेखित है इसलिए टक्कावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं शहरी अयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अभिलेखित नहीं है इसलिए टक्कावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।


दिनांक 03-12-2021
Prem Traders LLP


उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

इपरीत केताव श्री/श्रीमती/कुमारी DLF Loc dura Sapal/UTILE लिखित है। प्रस्तुत प्रलेख के तथ्यों की दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता से मेरे सम्बन्धित को अर्द्ध की तथा प्रलेख से वर्णित अरिज अर्द्ध की गई राशि के तब देत को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Agarwal पिता --- निवासी 307 Bhanu श्री/श्रीमती/कुमारी Manoj Kumar पिता --- निवासी DLF Gurgaon ने की।

स्वी नं. 1 को हम सम्बन्धित/अधिलेख के रूप में जानते हैं तथा वह राशि नं 2 की पहचान करता है।

दिनांक 03-12-2021


उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



SALE DEED FOR 14,70,97,973.80

STAMP DUTY Rs. 73,55,000/-

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

By & Between


Prem Traders LLP (PAN: AAOFP7149R; LLPIN: AAB-4590), 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)

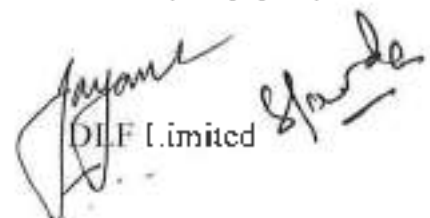
AND

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 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 4 (Four) number of plots of land situated in DLF's, 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 12939 dated 02/12/2021 ("**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 confirms that no oral or written representations or statements made by any party


Prem Traders LLP


Jayant Erickson
Subhashish Panda
DLF Limited

Reg. No.

Reg. Year

Book No.

13089

2021-2022

1



चिक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

चिक्रेता :- thru Sunil Kumar Pandey OTHER Prem Traders LLP

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13089 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 163.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 59 से 63 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूळ मेरे सामने किये हैं।

दिनांक 03-12-2021



उप/सयुक्त पंजीयन अधिकारी (वजीराबाद)

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. 14,70,97,973.80 (Rupees Fourteen Crores Seventy Lakhs Ninety Seven Thousand Nine Hundred Seventy Three and Eighty Paia 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 **1452.17 Sq. Yards. (1214.19 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs. 14,70,97,973.80 (Rupees Fourteen Crores Seventy Lakhs Ninety Seven Thousand Nine Hundred Seventy Three and Eighty Paia 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



Prem Traders LLP



DLF Limited

and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plots unto the Vendee in the manner mentioned in this Sale Deed.

2. That an amount of Rs. 14,70,97,973.80 (Rupees Fourteen Crores Seventy Lakhs Ninety-Seven Thousand Nine Hundred Seventy Three and Eighty Paisa only) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner: -

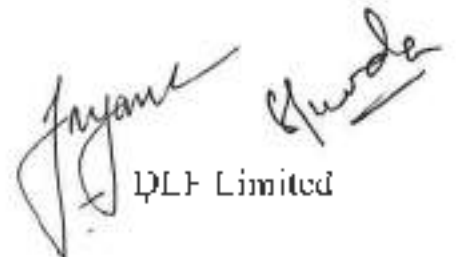
- i. Rs. 1,32,38,818/- (Rupees One Crores Thirty-Two Lakh Thirty-Eight Thousand Eight Hundred Eighteen Only) vide RTGS Transaction Reference No CMS2264272448 dated 30.11.2021.
- ii. Rs. 14,70,980/- (Rupees Fourteen Lakh Seventy Thousand Nine Hundred Eighty only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 13,23,88,175.80/- (Rupees Thirteen Crore Twenty-Three Lakh Eighty-Eight Thousand One Hundred Seventy-Five and Eighty 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 Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.



Prem Traders LLP



PLF Limited

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. 29,42,500/- (Rupees Twenty-Nine Lakhs Forty-Two Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 73,55,000/- (Rupees Seventy-Three Lakhs Fifty Five Thousand only) is being paid with the registration of this Sale Deed.
8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.


Prem Traders LLP


DLF Limited

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-1

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-14/10	269.10	225.00	12545 dated 26/11/2011
2	Z-1002	644.87	539.19	12532 dated 26/11/2011
3	B-15/21	269.10	225.00	12534 dated 26/11/2011
4	B-15/23	269.10	225.00	12405 dated 25/11/2011
Total		1452.17 Sq. Yards.	1214.19 Sq. Mtrs.).	

Plot No.	North	South	East	West
B-14/10	Road, B-14	Plot No. B-15/9	Plot No. B-14/12	Plot No. B-14/8
Z-1002	Road, B-1	Others Land	Green Area	Plot No. Z-1003
B-15/21	Plot No. B-14/22	Road, B-15	Plot No. B-15/23	Plot No. B-15/19
B-15/23	Plot No. B-14/24	Road, B-15	Plot No. B-15/25	Plot No. B-15/21


Prem Traders L.L.P.


DLF Limited

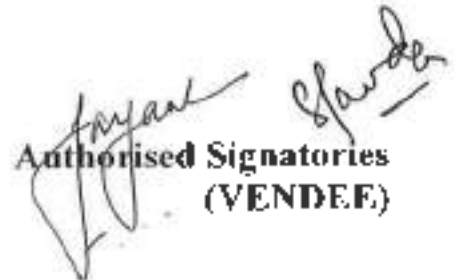
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of
Prem Traders LLP



Authorised Signatory
(VENDOR)


For and on behalf of
DLF Limited



Authorised Signatories
(VENDEE)

WITNESSES

1.



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

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 : G0A202113121

GRN No : 84544332



Stamp Duty Paid : ₹ 2587500

Penalty : ₹ 0

GRN No

Seller / First Party Detail

Name : Beverly Builders LLP

H.No/Floor : 20

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 : 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://eagrahry.noin>

प्रलेख नं:13097

दिनांक:03-12-2021

बीड संबंधी विवरण	
बीड का नाम SALE URBAN AREA WITHIN MC	
नर्सरी/रम्ब/लहसीन राजीराबाद	गांव/शहर डी एन एफ कबिलोनी
स्थित DLF Phase V	
झूटी - स्पुनिफिकेशन क्षेत्र सीमा के अन्दर	
पता : B-17E1035, DLF City Phase 5, Gurgaon	
अवकाश का विवरण	
अवकाश का विवरण	
निर्माण	
451.25 Sq. Meters	
अन्य संबंधी विवरण	
राशि 51242780 रुपये	कुल स्टाम्प ड्यूटी की राशि 2586324 रुपये
स्टाम्प नं : 008202113121	स्टाम्प की राशि 2586324 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EC Challan:94553227
पेस्टिंग शुल्क 3 रुपये	
Dated By: Satpal	
Service Charge:200	

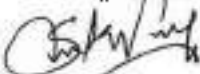
गए प्रलेख आज दिनांक 03-12-2021 दिनांक शुक्रवार सांय 5:38:00 PM बजे श्री/श्रीमती/कुमारी Beverly Builders LLP/श्री Sumil Kumar Faridkot HER विराय N DLF द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
Beverly Builders LLP

उप/सचिव पंजीयन अधिकारी (पंजीराबाद)

प्रलेख में वर्णित क्षेत्र समतल एवं सामान्य आचोचना 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 समतल एवं सामान्य आचोचना 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: 03-12-2021
Beverly Builders LLP

उप/सचिव पंजीयन अधिकारी (पंजीराबाद)

उपरोक्त दस्तावेज श्री/श्रीमती/कुमारी DLF Ltd/श्री Sumil Kumar द्वारा है। प्रस्तुत प्रलेख के तत्त्वों को दोनो पक्षों ने गुठकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि देना से मर समझा दिखेले को अद की तथा प्रलेख में वर्णित अधिम अद की गई राशि के लक्ष्य को स्वीकार किया। दोनों पक्षों की पक्षान श्री/श्रीमती/कुमारी P K Aggarwal Adv पिला --- निवासी Gurgaon व श्री/श्रीमती/कुमारी Manoj Kumar पिला Om Preet/के. विराय DLF Gateway GDM ने थे।
अभी नः। को इस समझदर/अधिपक्ष के रूप में जलते है तथा वह शांति नं:2 की पदमान करता है।

दिनांक 03-12-2021



उप/सचिव पंजीयन अधिकारी (पंजीराबाद)

1

**SALE DEED FOR Rs. 5,17,42,778.75/
STAMP DUTY Rs. 25,87,500/-**

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

BY & Between

Beverly Builders 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 (LI.PIN- AAB-1721; PAN No.- AAMFB2390L) 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. 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. Z-1006**, admeasuring about **539.69 Sq. Yards (451.25 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. 12528 dated 26 November 2021 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement No 12842 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



Beverly Builders LLP



DLF Limited

Reg. No.

Reg. Year

Book No.

13097

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Beverly Builders 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 13097 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 165.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 97 से 101 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूला मेरे सामने किये हैं।

दिनांक 03-12-2021



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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. 5,17,42,778.75 (Rupees Five Crores Seventeen Lakhs, Forty Two Thousand Seven Hundred Seventy Eight and Seventy Five 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 **539.69 Sq. Yards (451.25 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. 5,17,42,778.75 (Rupees Five Crores Seventeen Lakhs, Forty Two Thousand Seven Hundred Seventy Eight and Seventy Five 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



Beverly Builders LLP



DLF Limited

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. 5,17,42,778.75 (Rupees Five Crores Seventeen Lakhs, Forty Two Thousand Seven Hundred Seventy Eight and Seventy Five 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. 46,56,850/- (Rupees Forty Six Lakh Fifty Six Thousand Eight Hundred Fifty only) vide RTGS Transaction Reference No CMS2264343476 dated 30.11.2021.
- ii. Rs. 5,17,428/- (Rupees Five Lakh Seventeen Thousand Four Hundred Twenty Eight only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,65,68,500.75/- (Rupees Four Crore Sixty Five Lakh Sixty Eighty Five Hundred and Seventy Five 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.
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



Beverly Builders LLP



DLF Limited

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 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. 10,35,000/- (Rupees Ten Lakh Thirty Five Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 25,87,500/- (Rupees Twenty Five Lakh Eighty Seven Thousand Five Hundred only) is being paid with the registration of this sale deed.
8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
9. The Vendee confirms that all the obligations arising under the Conveyance 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.



Beverly Builders 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. Z-1006 admeasuring about 539.69 Sq. Yards, (451.25 Sq. Mtrs.) in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under :-

North : Road, B-1
 South : Other's Land
 East : Plot No. Z-1005
 West : Plot No. Z-1007



Beverly Builders 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
Beverly Builders LLP



Authorised Signatory
(VENDOR)


For and on behalf of
DLF Limited



Authorised Signatories
VENDEE

WITNESSES


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

2. 
MANOJ KUMAR S/o Sh. PRAKASH CHAUD
C/o DLF Gateway Tower, Gurugram

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 26/11/2021

Certificate No. G0Z2021K3643



Stamp Duty Paid : ₹ 6742400

GRN No. 84488708



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Pia singh

H.No/Floor : 14

Sector/Ward : Na

LandMark : Dr apj 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 : Ph1

LandMark : Dlf shopping mall arjun marg dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Sale Deed



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

Jayan
Wazirabad

12643

29.11.2021

P. Singh

प्रलेख नं: 12643

दिनांक: 29-11-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीरवाड	गांव/खंड की एन एन कोलोनी	स्थिति DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कोलोनी
प्लॉट - B-6/6, DLF City Phase 5, Gurugram		
स्थान का विवरण		
भूमि का विवरण		
क्षेत्रफल	840 Sq. Meters	
चल संबंधी विवरण		
राशि 96319856 रुपये	कुल स्टाम्प ड्यूटी की राशि 6747390 रुपये	
स्टाम्प नं - 908/7027163603	स्टाम्प की राशि 6747390 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	1 Chabutra 94488808	वैरिटांग शुल्क 3 रुपये
Plotted By: Suptal		Service Charge: 200

यह प्रलेख आज दिनांक 29-11-2021 दिन सोमवार समय 11:11:00 पर वजीरवाड सी/बीसीटी/कुमारी - Pta Singh पुत्री K. P. Singh निवासी 11, Dr. A.P. Abdul Kalam Road DLF, द्वारा पंजीकरण हेतु प्रस्तुत किया गया है।

हस्ताक्षर प्रस्तुतकर्ता
Pta Singh

54/सप्तक पंजीकृत अधिकारी (वजीरवाड)

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

प्रलेख में वर्णित क्षेत्र नाम एवं वाणिज्य आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोधित प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक: 29-11-2021
Pta Singh

54/सप्तक पंजीकृत अधिकारी (वजीरवाड)

अपरोक्त केवल सी/बीसीटी/कुमारी - 10/3 (1) Urban Jurisdictional OFFICE - काला के इ. श्रीवास्तव द्वारा जारी है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है। गीत समझा दिये जाने को अदा की तथा प्रलेख में वर्णित अधिसूचित अंश की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की परवानगी/सी/बीसीटी/कुमारी - Suptal पिता Ganga Singh निवासी Narsimha Dharma सी/बीसीटी/कुमारी - Suptal पिता P. H. Singh निवासी 10/3 (1) Gateway Tower (G3) से की। शहरी क्षेत्र को हम (अवस्था/अधिकारी) के रूप में जानते हैं तथा यह शहरी क्षेत्र की पहचान करता है।

दिनांक 29-11-2021

54/सप्तक पंजीकृत अधिकारी (वजीरवाड)

WAZIRABAD

1

SALE DEED FOR Rs. 9,63,19,860/-

STAMP DUTY Rs. 67,42,400/-

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

BY & Between

Ms. Pia Singh d/o Mr. K.P. Singh R/o 14, Dr. APJ Abdul Kalam Road (earlier Aurangzeb Road), New Delhi-110011 (Aadhar card No. 569407421535; PAN No. AAAPS6436J) (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

M/s 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 and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-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 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 dated 29.11.2021 ("**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


Pia Singh

 
DLF Limited

Reg. No.

Reg. Year

Book No.

12643

2021-2022

1



विक्रेता



क्रेता



गवाह

विक्रेता :- Pia Singh

उप/संयुक्त पंजीयन अधिकारी

क्रेता :- thru Jayant Erickson OTHERDLF Ltd thru K K Sheera OTHER

गवाह 1 :- Satpal

गवाह 2 :- Raviraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12643 आज दिनांक 29-11-2021 को वही नं 1 जिल्द नं 91 के पृष्ठ नं 51.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 2853 के पृष्ठ संख्या 16 से 20 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 29-11-2021



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

Said Plots and the facilities/amenities to be made available to the Vendee or any other data except as specifically contained in this Sale Deed. The Vendee further confirms that no oral or written representations or statements made by any party shall be valid or shall be part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 9,63,19,860.00 (Rupees Nine Crores Sixty Three Lakhs Nineteen Thousand Eight Hundred and Sixty 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 both Plots is **1004.64 Sq. Yards. (840.00 Sq. Mtrs.).**

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of **Rs.9,63,19,860.00 (Rupees Nine Crores Sixty Three Lakhs Nineteen Thousand Eight Hundred and Sixty 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


Pia Singh

 
DLF Limited




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.9,63,19,860.00 (Rupees Nine Crores Sixty Three Lakhs Nineteen Thousand Eight Hundred and Sixty Only)** towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 86,68,787/- (Rupees Eighty Six Lakh Sixty Eight Thousand Seven Hundred Eighty Seven only) vide RTGS Transaction Reference No S95604579 dated 26.11.2021 drawn on ICICI Bank.
- ii. Rs. 9,63,199/- (Rupees Nine Lakh Sixty Three Thousand One Hundred Ninety Nine only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 8,66,87,874/- (Rupees Eight Crore Sixty Six Lakh Eighty Seven Thousand Eight Hundred Seventy Four only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said 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 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


Pia Singh

 
DLF Limited

the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.

6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF5 and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 19,26,400/- (Rupees Nineteen Lakh Twenty Six Thousand Four Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 67,42,400/- (Rupees Sixty Seven 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.
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.


Pia Singh


DLF Limited



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

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being **Plot No. 6, Road B-6** admeasuring about **502.32 Sq. Yards, (420.00 Sq. Mtrs.)** in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North : Plot No B-6/7
 South : Plot No B-6/5
 East : Road, B-6
 West : Plot No B-3/12

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being **Plot No. 12, Road B-3** admeasuring about **502.32 Sq. Yards, (420.00 Sq. Mtrs.)** in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North : Plot No B-3/10
 South : Plot No B-3/14
 East : Plot No B-6/6
 West : Road, B-3


 Pia Singh


 DLF Limited



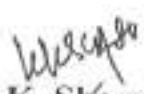
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

(VENDOR)




PIA SINGH

For and on behalf of
(VENDEE)


Jayant Erickson


K.K. Sheera
(Authorised Signatories)

Witnesses:

1. 
SATPAL s/o SH. GAJRAJ SINGH
90 2ND FLOOR, DLF GATEWAY TOWER,
DLF PH- 3, GURUGRAM, HARYANA
2. 
RAVI RAJ SINGH s/o SURR SINGH
c/o DLF GATEWAY TOWER GURUGRAM



Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 01/12/2021

Certificate No : GUA2021L2266



Stamp Duty Paid : ₹ 10264000

GRN No : 24553058



Penalty : ₹ 0

(If any)

Seller / First Party Detail

Name: U1 Building and services Pvt Ltd
 H.No/Floor: 26 Section/Ward: Na LandMark: 4th floor gopal dass bhawan
 City/Village: Barakhamba rd District: New delhi State: Delhi
 Phone: 98*****53



Buyer / Second Party Detail

Name: DI Limited
 H.No/Floor: Na Section/Ward: Na LandMark: 3rd floor shopping mall arjun marg
 City/Village: DI 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://e-governance.haryana.gov.in>

प्रलेख नं: B3090

दिनांक: 03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तकनीक/सब-तकनीक यंत्रीकरण	ग्राम/शहर डी एल एफ लाखौली	स्थित DLF Phase V
शाही - न्युतिनियम क्षेत्र सीमा का अन्दर		पंजीकृत कॉलोनी
प्लॉट : B-6/3, DLF City Phase 5, Gurugram		
भवन का विवरण		
भूमि का विवरण		
विस्तार	3300 Sq. Metres	
धन संबंधी विवरण		
राशि 385279424 रुपये	कुल स्टाम्प ड्यूटी की राशि 19263960 रुपये	
स्टाम्प नं : g0e2021-3286	स्टाम्प की राशि 19264000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	FCT-Idhar 84553297	पेन्टिंग शुल्क 3 रुपये
Drafted By: Swapal		Service Charge: 20%

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:35:00 PM बजे श्री/श्रीमती/कुमारी DLF Building and Services Pvt Ltd/Dr. Sushil Kumar Dandey/CTE/EE निवासे 4th Floor Gurgaon Desh Bhawan 38 Barkhamba road ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
DLF Building and Services Pvt Ltd

उप/समूह पंजीयन अधिकारी (बडी-शहर)

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

दिनांक 03-12-2021
DLF Building and Services Pvt Ltd

उप/समूह पंजीयन अधिकारी (बडी-शहर)

उपरोक्त स्थान श्री/श्रीमती/कुमारी DLF Ludhiana Sahas/CTE/EE राजिस्ट्र है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने तुलना तथा समझदारी स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि देना मेरे तमाम दिशेष को अदा की तथा प्रलेख में वर्णित अखिल भूदा की गई शर्तों का भेद देना को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Agrawal पिता --- निवासी DLF GCM में की। साक्षी नं: 1 को इस सम्बन्धित/अधिकृत के रूप में जानते हैं तथा यह साक्षी नं: 2 की पहचान करता है।

दिनांक 03-12-2021

उप/समूह पंजीयन अधिकारी (बडी-शहर)



SALE DEED FOR Rs. 38,52,79,440/-

STAMP DUTY Rs. 1,92,64,000/-

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

By & Between

DLF Building & Services Pvt. Ltd. (PAN.: AAACN9916F; CIN: U67120DL1998PTC097024), a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 3rd November 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 8 (Eight) 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 12832 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



DLF Building & Services Pvt. Ltd



DLF Limited

Reg. No.

Reg. Year

Book No.

13090

2021-2022

1



विशेषज्ञ



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विशेषज्ञ :- thru Sunil Kumar Pandey OTHER DLF Building and Services pvt
Ltd

क्रेता :- thru satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj Kumar

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13090 आज दिनांक 03-12-2021 को गृहीत नं 1 जिल्द नं 91 के पृष्ठ नं 163.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 64 से 68 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. 38,52,79,440/- (**Rupees Thirty Eight Crores Fifty Two Lakhs Seventy Nine Thousand Four Hundred Forty 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 **4018.56 Sq. Yards. (3360 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. 38,52,79,440/- (**Rupees Thirty Eight Crores Fifty Two Lakhs Seventy Nine Thousand Four Hundred Forty 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

DLF Building & Services Pvt. Ltd

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. 38,52,79,440/- (Rupees Thirty Eight Crores Fifty Two Lakhs Seventy Nine Thousand Four Hundred Forty Only) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 3,46,75,150/- (Rupees Three Crores Forty Six Lakh Seventy Five Thousand One Hundred Fifty Only) vide RTGS Transaction Reference No CMS2264272466 dated 30.11.2021.
- ii. Rs. 38,52,794/- (Rupees Thirty Eight Lakh Fifty Two Thousand Seven Hundred Ninety 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. 34,67,51,496/- (Rupees Thirty Four Crore Sixty Seven Lakh Fifty One Thousand Four Hundred Ninety Six only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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

DLF Building & Services Pvt. Ltd

DLF Limited

the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.

6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF's and Gurgaon 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. 77,05,600/- (Rupees Seventy Seven Lakh Five Thousand Six Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 1,92,64,000/- (Rupees One Crore Ninety Two Lakh Sixty Four Thousand 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.



DLF Building & Services Pvt. Ltd



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-1

All the rights, title, and interest of the Vendor into and upon the Said Plots in DLF's, 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-6/3	502.32 sq. yards	420 sq. mtrs.	12539 / 26 November 2021
2	B-6/1	502.32 sq. yards	420 sq. mtrs.	12639 29 November 2021
3	B-3/20	502.32 sq. yards	420 sq. mtrs.	12538 26 November 2021
4	B-3/18	502.32 sq. yards	420 sq. mtrs.	12541 26 November 2021
5	B-3/16	502.32 sq. yards	420 sq. mtrs.	12544 26 November 2021

DLF Building & Services Pvt. Ltd

DLF Limited

6	B-3/21	502.32 sq. yards	420 sq. mts.	12543 26 November 2021
7	B-3/22	502.32 sq. yards	420 sq. mts.	12546 26 November 2021
8	B-6/2	502.32 sq. yards	420 sq. mts.	12533 26 November 2021
Total		4018.56 sq. yards	3360 sq. mts.	

Plot No.	North	South	East	West
B-6/3	Plot No. B-6/4	Plot No. B-6/2	Road, B-6	Plot No. B-3/18
B-6/1	Plot No. B-6/2	Plot No. B-6/1A	Road, B-6	Plot No. B-3/22
B-3/20	Plot No. B-3/18	Plot No. B-3/22	Plot No. B-6/2	Road, B-3
B-3/18	Plot No. B-3/16	Plot No. B-3/20	Plot No. B-6/3	Road, B-3
B-3/16	Plot No. B-3/14	Plot No. B-3/18	Plot No. B-6/4	Road, B-3
B-3/24	Plot No. B-3/22	Green Area	Plot No. B-6/1A	Road, B-3
B-3/22	Plot No. B-3/20	Plot No. B-3/24	Plot No. B-6/1	Road, B-3
B-6/2	Plot No. B-6/3	Plot No. B-6/1	Road, B-6	Plot No. B-3/20

DLF Building & Services Pvt. 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
DLF Building & Services Pvt. Ltd.




Authorised Signatory
(VENDOR)


For and on behalf of
DLF Limited



Authorised Signatories
VENDEE

WITNESSES -


Palveen Kumar Angrish
Advocate
M.A.L.L.B., HONS.
Teh. Meerut, Gurgaon

2. 
MANOJ KUMAR SINGH PRAKASH CHANDRA
410 DLF Gateway Tower, Gurgaon.

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 26/11/2021

Certificate No. G0Z2021K3788



Stamp Duty Paid : ₹ 3371200

GRN No. 84488763



Penalty : ₹ 0

(Rs Zero/000)

Seller / First Party Detail

Name: Renuka talwar

H.No/Floor : 14a

Sector/Ward : Na

LandMark : Dr apj 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 : Dlf shopping mall arjun marg dlf city

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98*****06

Purpose : Sale Deed



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

Renuka Talwar

12615

29.11.2021

Signature
H.O. Wazirabad

प्रलेख नं-12615

दिनांक: 29-11-2021

डीड संबंधी विवरण			
डीड का नाम SALE URBAN AREA WITHIN MC			
तहसील/सब-तहसील वजीराबाद	गांव/पट्टा	डी एन एफ कालोनी	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी	
प्लॉट : B-5/1A, DLF City Phase 5, Gurugram			
मकान का विवरण			
भूमि का विवरण			
विशेषण		479 Sq. Meters	
घर संबंधी विवरण			
राशि 48159928 रुपये		कुल रकम ड्यूटी की राशि 3371193 रुपये	
रकम से : 00/2021K3788		रकम की राशि 3371100 रुपये	
रजिस्ट्रेशन फीस की राशि 10000 रुपये		F Chabot 84485511	
Drafted By: Saipal		Service Charge: 200	

यह प्रलेख आज दिनांक 29-11-2021 दिन सोमवार सुबह 3-05-00 PM बजे श्री/श्रीमती/कुमारी Renuka Talwar पत्नी G.S. Talwar निवासी 11A, Dr. APJ Abdul Kalam Road Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

अप/प्रमुख पंजीकृत अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Renuka Talwar

Renuka Talwar

प्रलेख में वर्णित क्षेत्र जम्हा एवं वाणिज्य आर्थिकता विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित हैं इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग में अंतर्गते प्रमाण पर जांच कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र जम्हा एवं वाणिज्य आर्थिकता विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग में अंतर्गते प्रमाण पर की आवश्यकता नहीं है।

दिनांक 29-11-2021
Renuka Talwar

Renuka Talwar

अप/प्रमुख पंजीकृत अधिकारी (वजीराबाद)

अपरोक्त के साथ श्री/श्रीमती/कुमारी DLF Ltd. (M/s. Jaypee Associates) LTD. के साथ E.K. Sharma OTHER सहित है। प्रस्तुत प्रलेख के तथ्यों को टीवी पराई ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि के साथ समझा दिये गए को अदा की तथा प्रलेख में वर्णित अधिन अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Saipal पिता Gajraj Singh निवासी Noida/पुत्र/पुत्री श्री/श्रीमती/कुमारी Renuka Singh पिता H.H. Singh निवासी (अप/प्रमुख पंजीकृत अधिकारी द्वारा दर्ज) की। माहौल को इस व्यवसाय/अधिकार के रूप में जाना है तथा वह शादी के 7 की पहचान करता है।

दिनांक 29-11-2021

अप/प्रमुख पंजीकृत अधिकारी (वजीराबाद)

WAZIRABAD

SALE DEED FOR Rs. 4,81,59,930.00 /-

STAMP DUTY Rs. 33,71,200/-

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

BY & Between

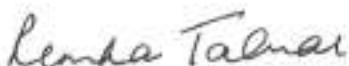
Ms. Renuka Talwar W/o Mr. G.S. Talwar R/o 14A, Dr. APJ Abdul Kalam Road (earlier Aurangzeb Road), New Delhi-110011 (**Aadhar Card No.** 884845929583; **PAN:-** AABPS4732L), shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include her successors and assigns)

AND

M/s DLF LIMITED (PAN:AAACD3494N; CIN:70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I, Gurugram, Haryana, 122002 and Head Office at 1st Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-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. 1A, Road B-5** admeasuring about **502.32 Sq. Yards (420.00 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 21st August, 2018 registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram vide Document No. 5914 dated 21st August, 2018 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement dated 29/11/2021 ("**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



Renuka Talwar



DLF Limited

Reg. No.

Reg. Year

Book No.

12615

2021-2022

1



विकेता

केता

गवाह

उप/संयुक्त पंजीयन अधिकारी

विकेता :- Renuka Talwar *Renuka Talwar*

केता :- Ithru Jayant Erickson OTHERDLF Ltd Ithru K Sheera OTHER *Jayant* *Sheera*

गवाह 1 :- Satpal *Satpal*

गवाह 2 :- Raviraj Singh *Raviraj Singh*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12615 आज दिनांक 29-11-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 44.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2851 के पृष्ठ संख्या 99 से 103 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 29-11-2021



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद) *Al*

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. 4,81,59,930.00 (Rupees Four Crores Eighty One Lakhs Fifty Nine thousand Nine Hundred and Thirty 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. (420.00 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. 4,81,59,930.00 (Rupees Four Crores Eighty One Lakhs Fifty Nine thousand Nine Hundred and Thirty 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.

Renuka Talwar

Renuka Talwar

[Signature]
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. 4,81,59,930.00 (Rupees Four Crores Eighty One Lakhs Fifty Nine thousand Nine Hundred and Thirty Only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 43,34,394/- (Rupees Forty Three Lakh Thirty Four Thousand Three Hundred Ninety Four only) vide RTGS Transaction Reference No S95606790 dated 26.11.2021 drawn on ICICI Bank.
- ii. Rs. 4,81,599/- (Rupees Four Lakh Eighty One Thousand Five Hundred Ninety Nine only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,33,43,937/- (Rupees Four Crore Thirty Three Lakh Forty Three Thousand Nine 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 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

Renuka Talwar

Renuka Talwar

[Signature]
DLF Limited



other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed.

5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of 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. 9,63,200/- (Rupees Nine Lakh Sixty Three Thousand Two Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 33,71,200/- (Rupees Thirty Three Lakh Seventy 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.

Renuka Talwar

Renuka Talwar

[Signature]
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.

SCHEDULE-I

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being **Plot No. 1A, Road B-5** admeasuring about **502.32 Sq. Yards, (420.00 Sq. Mtrs.)** in DLF5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under:-

North : DLF Group Housing Site

South : Road, B-5

East : Plot No B-5/1B

West : Plot No B-5/1


Renuka Talwar


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.

(VENDOR)

Renuka Talwar

Renuka Talwar

**For and on behalf of
(VENDEE)**

Jayant Erickson
Jayant Erickson

K.K. Sheera
K.K. Sheera
Authorised Signatories

Witnesses:

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

2. *RAI*
RAVI RAJ SINGH & SHARAT SINGH
C/O DLF GATEWAY TOWER GURUGRAM



Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date 01/12/2021

Certificate No. GOA202113129



Stamp Duty Paid : ₹ 2642400

GRN No B4553179



Penalty : ₹ 0

Rs 2642400

Seller / First Party Detail

Name: Universal Management and sales Lip

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

LandMark : 4th floor gopal dass bhawan

City/Village : Barakhambha 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 : Gurugram 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://njsr.haryana.gov.in>

प्रलेख नं-13098

दिनांक:03-12-2021

डीडी संबंधी विवरण		
डीडी का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील वजीराबाद	गांव/शहर डी एल एक कब्रतोली	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत क्षेत्रफल:
प्लान : D-2/4, DLF City Phase 5, Gurugram		
अवतल का विवरण		
भूमि का विवरण		
विस्तार	450 Sq. Meters	
घर संबंधी विवरण		
राशि 56847376 रुपये	कुल स्टाम्प इस्टी की राशि 1642386 रुपये	
स्टाम्प नं 908702113129	स्टाम्प पे राशि 2842400 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChksum:846E7723	वेस्टिंग शुल्क 3 रुपये
Local Body Stamp	Service Charge 200	

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:39:50 PM बजे श्री/श्रीमती/कुमारी Universal Management and sales LLP by Sanil K Jaisr Pandey OTHER विवरण 28 Barakamba Road Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीकरण अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता
Universal Management and sales LLP

प्रलेख ने वर्णित क्षेत्र नगर एवं शहरी आगोजना 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 ने वर्णित क्षेत्र नगर एवं शहरी आगोजना 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 03-12-2021
Universal Management and sales LLP

उप/संयुक्त पंजीकरण अधिकारी (वजीराबाद)

उपरोक्त प्रस्ताव श्री/श्रीमती/कुमारी DLF Urban Sales OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तय सम्झौते स्वीकार किया। प्रलेख के अनुसार 6 रुपये की राशि केला में सैरे समस्त विक्रेता को अदा की तथा प्रलेख ने वर्णित अधिम अदा की गई राशि के बेल देत दो स्वीकार किया। दोनो पक्षों की पट्टावन श्री/श्रीमती/कुमारी P K Angash Adv दित --- निवासी Gurugram व श्री/श्रीमती/कुमारी Manoj Kumar पिला On Eraksh निवासी Gurugram ने दिये।

साक्षी नं:1 बने हन नम्बरदार/अधिकारी के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 03-12-2021



उप/संयुक्त पंजीकरण 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

Universal Management and Sales LLP (LLPIN.: AAB-2335; PAN.: AADFC4632K), 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.:L70101HR1963-PLC002484), 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 12837 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



Universal Management and Sales LLP



DLF Limited

Reg. No.

Reg. Year

Book No.

13098

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Universal Management and sales
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 13098 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 165.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2873 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 अंगूठे मेरे सामने किये हैं।

दिनांक 03-12-2021



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

other data except as specifically contained in this Sale Deed. The Vendee further confirms that no oral or written representations or statements made by any party shall be valid or shall be part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plots for a price of Rs. 5,68,47,375/- (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) sealed 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



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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. 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:-

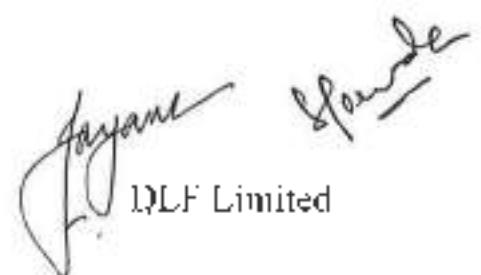
- i. Rs. 51,16,264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No CMS2265860980 dated 01.12.2021.
- ii. Rs. 5,68,474/- (Rupees Five Lakh Sixty Eight Thousand Four Hundred Seventy Four only) being tax deducted at source against sale consideration 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.



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5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of 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



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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 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 Document No./Date registered before the Sub-Registrar, Wazirabad Tehsil, District Gurugram
1.	B-2/8	269.10	225	12529 dated 26/11/ 2021
2.	B-2/2	269.10	225	12407 dated 25/11/2021
Total		538.20 Sq. Yards.	450 Sq. Mtrs.	

Plot No.	North	South	East	West
B-2/8	Plot No. B-2/6	Plot No. B-2/10	Plot No. B-3/7	Road, B-2
B-2/2	Road	Plot No. B-2/4	Plot No. B-3/1	Road, B-2

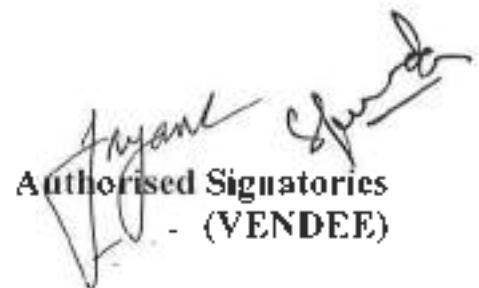
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

**For and on behalf of
Universal Management and Sales LLP**




**Authorised Signatory
(VENDOR)**


**For and on behalf of
DLF Limited**



**Authorised Signatories
(VENDEE)**

WITNESSES

1. 
Parveen Kumar Angri
Advocate
M.A.L.B., HONS.
Teh: Wazirpur, Gurgaon

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

Non-Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 03/12/2021

Certificate No : GGA2021L2040



GRN No : 84490006



Stamp Duty Paid : ₹ 2842400

Penalty : ₹ 0

Net Stamp Duty

Seller / First Party Detail

Name : Sudharshan Estates Llp

H.No/Floor : 20

Sector/Ward : Na

LandMark : 4th floor gopal dass bhawan

City/Village : Barakhamba Rd

District : New delhi

State : Delhi

Phone : 96*****53

Buyer / Second Party Detail

Name : Dlf Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : 3rd floor shopping mall arjun marg

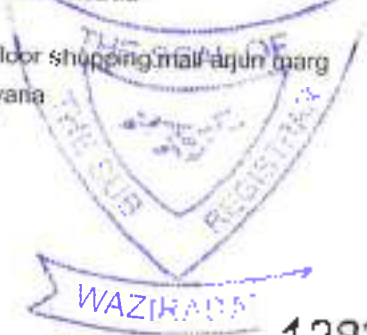
City/Village : Dlf phase I

District : Gurugram

State : Haryana

Phone : 96*****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://regrocmh.com>

प्लेन नं: 32934

दिनांक: 02-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN NIC		
तहसील/सब-तहसील वजीराबाद	गांव/एरर डी एन एफ कालोनी	स्थित DLF Phase V
शहरी : म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत खसती
पता : 0-14/20, DLF City Phase 5, Gurugram		
अवतन का विवरण		
भूमि का विवरण		
सिखरी	450 Sq Meters	
धन संबंधी विवरण		
राशि 56847276 रुपये	कुल स्टाम्प ड्यूटी की राशि 2842316 रुपये	
संख्या नं : 803202/12840	स्टाम्प की राशि 2842400 रुपये	
रजिस्ट्रार कीस की राशि 50300 रुपये	EC Number 14490X05	पारिंटिंग शुल्क) रुपये
Drafted By: self	Service Charge: 200	

यह प्लेन 02-12-2021 दिन गुरुवार रात 9:04:00 PM बजे श्री/श्रीमती/कुमारी Sudeshan Estates LLP/श्री/श्रीमती/कुमारी Sudeshan Estates LLP/श्री/श्रीमती/कुमारी Sudeshan Estates LLP द्वारा पंजीकृत किया गया है।

हस्ताक्षर प्रस्तुतकर्ता
Sudeshan Estates LLP

उप/सहायक पंजीयन अधिकारी (वजीराबाद)

प्लेन में वर्णित क्षेत्र नगर एवं शहरी आयोजना विभाग में अधिपत्र 1375 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दर्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अलापति प्रमाण पर प्राप्त कर लिया गया है।

या

प्लेन में वर्णित क्षेत्र नगर एवं शहरी आयोजना विभाग में अधिपत्र 1375 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दर्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अलापति प्रमाण पर की आवश्यकता नहीं है।

दिनांक 02-12-2021
Sudeshan Estates LLP

उप/सहायक पंजीयन अधिकारी (वजीराबाद)

उपरोक्त प्रस्ताव श्री/श्रीमती/कुमारी DLF Limited/श्री/श्रीमती/कुमारी DLF Limited/श्री/श्रीमती/कुमारी DLF Limited द्वारा है। परंतु प्लेन के तथ्यों को दोषी पक्षों ने सुनकर तथा स्टाइलिंग गैरकानूनी किया। प्लेन के अनुसार प्लेन की राशि के तहत 14490X05 की जमा की तथा प्लेन में वर्णित अग्रिम जमा की गई राशि के लेन देन को स्वीकार किया। प्लेन की पंजीयन श्री/श्रीमती/कुमारी Om Prakash पिता S Rain निवासी DLF Gateway Tower, Gurugram में श्री/श्रीमती/कुमारी Raghu पिता Ravi निवासी DLF Gateway Tower, Gurugram में की।

साक्षी नं: 1 को हटाकर/अधिकांश के रूप में जानते हैं तथा यह साक्षी नं: 2 की पहचान करते हैं।

दिनांक 02-12-2021



उप/सहायक पंजीयन अधिकारी (वजीराबाद)

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

STAMP DUTY Rs. 28,42,400/-

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


By & Between

Sudharshan Estates LLP (LLPIN.: AAC-3102; PAN.: ACOFS3880J), 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. Sanjeev Arora, authorised vide resolution dated 06.10.2021, 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 and 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 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 dated 01/12/2021 ("**Agreement**") with the Vendee for sale of the Said Plots, vide *Registered Collaboration Agreement* *vasika No. 12838, Registered in Tehsil Wazirabad.*


Sudharshan Estates LLP

 
DLF Limited

Reg. No.

Reg. Year

Book No.

12934

2021-2022

1



दिक्कत



केला



गवाह

उप/संयुक्त पंजीयन अधिकारी

दिक्कत :- thru Sanjeev Arora OTHER Sudarshan Estates LLP

केला :- thru Satpal OTHER DLE Limited

गवाह 1 :- Om Prakash

गवाह 2 :- Raghu Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12934 आज दिनांक 02-12-2021 को बही नं. 1 जिल्द नं 91 के पृष्ठ नं 124.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2865 के पृष्ठ संख्या 85 से 8/ पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/लिशान अंगूठा मेरे सामने किये हैं।

दिनांक 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (धजीराबाद)

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

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

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

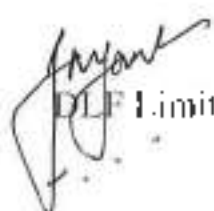

AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is 538.20 Sq. Yards. (450 Sq. Mtrs.).

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


Sudharshan Estates LLP

 
DLF Limited

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.

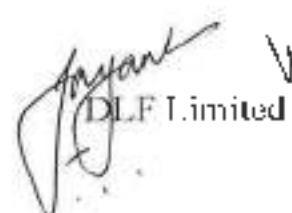
Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plots and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilise, develop the same in any manner whatsoever subject to the terms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

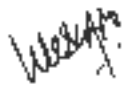
- i. Rs. 51,16,264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No CMS2265838483 dated 01/12/2021.
- ii. Rs. 5,68,474/- (Rupees Five Lakh Sixty Eight Thousand Four Hundred Seventy Four only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.



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DLF Limited



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 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.


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DLF Limited

8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
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.



Sudharshan Estates LLP



DLF Limited

SCHEDULE-I

All the rights, title, and interest of the Vender 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-14/20	269.10	225	12419 dated 25 November 2021	
2	B-11/6	269.10	225	12418 dated 25 November 2021	
Total		538.20 Sq. Yards.	450 Sq. Mtrs.		
Plot No.	North	South	East	West	
B-14/20	Road, B-14	Plot No. B-15/19	Plot No. B-14/22	Plot No. B-14/18	
B-11/6	Road, B-11	Plot No. B-12/5	Plot No. B-11/8	Plot No. B-11/4	


Sudharshan Estates LLP

 
DLF Limited

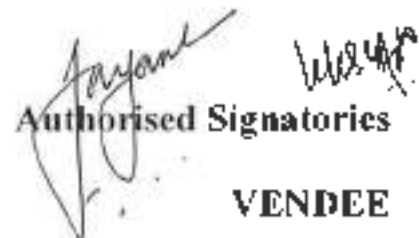
IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

**For and on behalf of
Sudharshan Estates LLP**



**Authorised Signatory
(VENDOR)**

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



**Authorised Signatories
VENDEE**

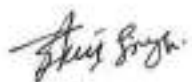
WITNESSES:

1.



DR. PRAKASH
S/O. S. SINGH
C/O. S. SINGH, 1/1
Gurgaon (Hr.)

2.



Dr. Tej Singh
Rajesh Singh, S/o. Dr. Tej Singh
V.P.O. Teekli Gurgaon

Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date 02/12/2021

Certificate No. GGB2021L589

GRN No. 84557670



Stamp Duty Paid: ₹ 1421200

Penalty: ₹ 0

per 2000 Sqr

Seller / First Party Detail

Name: Excel Housing construction Up
 H.No/Floor: 25 Sector/Ward: Na LandMark: 4th floor gopal dass bhawan
 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: Gurugram District: Gurugram State: Haryana
 Phone: 98*****53

Purpose: Sale Deed



The Authenticity of this document can be verified by scanning the Q-Code Through smart phone or on the website <http://e-gazetary.nic.in>

प्रवेश नं: 13036

दिनांक: 03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
लहलील/सम-तहसील यजीराबाद	गंज/बादर की एन एक कार्रवाई	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कोलोनी
पता : B-14/8, DLF City Phase 5, Gurgaon		
क्षय का विवरण		
भूमि का विवरण		
निवासी	275 Sq. Metre	
धन संबंधी विवरण		
राशि 28423685 रुपये	कुल स्टाम्प ह्यूटी की राशि 1421156 रुपये	
स्टाम्प नं : gCb20211589	स्टाम्प की राशि 1421200 रुपये	रॉस्टिंग शुल्क 3 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	CC/Challan: 849/3270	
Dated By: 36		Service Charge 200

यह प्रवेश अर्ज दिनांक 03-12-2021 तैल शुक्रवार सत्य 5 38-00 PM बजे श्री/श्रीमती/गुमारी Excel Housing and Construction : L.Pilav Samil Number 7454/UTHER शिवाजी 4th Floor 4th/2nd Floor (Phase 2) Buda/Bamha road NIT द्वारा पंजीकृत किया गया है।



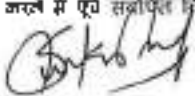
हालात प्रस्तुतकर्ता
Excel Housing and Construction LLP

36/संयुक्त पंजीकृत अधिकारी (पंजीकृत)

प्रवेश में वर्णित क्षेत्र नगर एवं शारीक आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने में पूर्ण संचालित विभाग से अनापत्ति प्रमाण पर वास कर लिया गया है।

या

प्रवेश में वर्णित क्षेत्र नगर एवं शारीक आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने में पूर्ण संचालित विभाग से अनापत्ति प्रमाण पर की आवश्यकता नहीं है।



दिनांक 03-12-2021
Excel Housing and Construction LLP

36/संयुक्त पंजीकृत अधिकारी (यजीराबाद)

उपरोक्त प्रेषण श्री/श्रीमती/गुमारी DLF Loc Urban Sale/OTHER शिवाजी है। प्रस्तुत प्रवेश के तथ्यों को दर्ज पक्षों ने सुझाव तथा सज्जकार स्वीकार किया। प्रवेश के अनुसार 0 रुपये की राशि प्रेषण से मेरे समक्ष विवेका को अडा की राशि प्रेषण से वर्णित अधिभू अड की गई राशि के तन देन एवं स्वीकार किया। दर्जा पक्षों की पहचान श्री/श्रीमती/गुमारी P K Agarwal पिता --- निवासी Adv. Agn व श्री/श्रीमती/गुमारी Manoj Kumar पिता --- निवासी DLF COM में की।

गक्षी नं: 1 को हम सज्जकार/अधिका के रूप में जानते हैं तथा यह गक्षी नं: 2 की पहचान करता है।



36/संयुक्त पंजीकृत अधिकारी (यजीराबाद)

दिनांक 03-12-2021



1

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

Excel Housing & Construction 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-1872; PAN No. AAEEF0112F) 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)

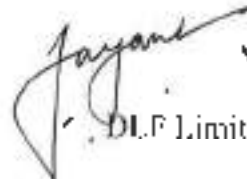
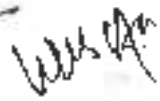
AND

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. 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-11/8**, 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 29/11/2021 registered before the Sub-Registrar Wazirabad vide Document No 12640 dated 29/11/2021 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement No 12830 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,


Excel Housing & Construction LLP

 
DLF Limited

Reg. No.

Reg. Year

Book No.

13096

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

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

क्रेता :- thru Salpal OTHER DLF Ltd

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj Kumar

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13096 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 165 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 94 से 96 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)

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.

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 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 CMS2264272437 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.



Excel Housing & Construction 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-1

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being **Plot No. B-11/8**, 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-11
 South : Plot No. B-12/7
 East : Plot No. 11/10
 West : Plot No. B-11/6


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

For and on behalf of
Excel Housing & Construction LLP




Authorised Signatory
(VENDOR)


For and on behalf of
DLF Limited



Authorised Signatories
(VENDEE)

WITNESSES

1. 
Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS.
T-11, Vasant Vihar, Gurugram

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

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G082021L892



GRN No. 04550142



Stamp Duty Paid : ₹ 1421200

Penalty : ₹ 0

4th Dec 2021

Seller / First Party Detail

Name: Sambhav Housing and development Company

H.No/Floor : 28

Sector/Ward : Na

LandMark : 4th floor gopal dass bhavan

City/Village : Barakhambard

District : New delhi

State : Delhi

Phone : 98*****53

Buyer / Second Party Detail

Name : Dlt Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : 3rd floor shopping mall arjun marg

City/Village : Dlt phase I

District : Gurugram

State : Haryana

Phone : 98*****53

Purpose : Sale Deed

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

प्लेन नं: 13091

दिनांक 03-12-2021

डीड संबंधी विवरण	
डीड का नम्र SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील बजौराबाद	गांव/शहर डी एन एन काबोली
स्थित DLF Phase V	
हरी - क्वालिफिकेशन क्षेत्र सीमा के अन्दर	
पंजीकृत बगेवोली	
प्लान : B-11/12 DLF City Phase 5, Gurugram	
क्षेत्र का विवरण	
भूमि का विवरण	
प्लॉट सीमा	225 Sq Meters
प्लान संबंधी विवरण	
शॉट 28+21068 रुपये	कुल गटारिंग ह्यूरी की गति 1421158 रुपये
स्लॉट में 20020211592	स्लॉट की गति 1421200 रुपये
रजिस्ट्रेशन फीस की गति 50000 रुपये	C Uchahar 04503321
पेस्टिंग शुल्क 3 रुपये	
Divided By: Salpal	
Service Charge 200	

यह डेकलेशन दिनांक 03-12-2021 दिन शुक्रवार समय 5:16:00 PM बजे श्री/श्रीमती/कुमारी Sanjay Housing and Development Company/मनु कुमार पंडे/OTHER दिनांक N DLF द्वारा पंजीकरण हेतु प्रस्तुत किया गया।



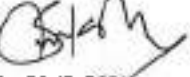
प्रताप प्रस्तुतकर्ता
Sanjay Housing and Development Company

उप/संयुक्त पंजीकरण अधिकारी (बजौराबाद)

प्लेन 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 अनुरोध प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्लेन 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 अनुरोध प्रमाण पत्र की आवश्यकता नहीं है।



दिनांक 03-12-2021
Sanjay Housing and Development Company

उप/संयुक्त पंजीकरण अधिकारी (बजौराबाद)

उपरोक्त डेकलेशन श्री/श्रीमती/कुमारी DLF Limited Salpal/OTHER सहित है। प्रस्तुत प्लेन के तथ्यों पर दोनों पक्षों ने गुनकर तथा समझौता स्वीकार किया। प्लेन के अनुसार 3 रुपये की शॉट डेकलेशन ने नंद समक्ष विवेचना को उद्घा की तथा डेकलेशन में वर्णित प्रथम अद की गड्डे शॉट के तहत देन को रखाकर किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P K Angush Ad- प्लेन --- नियासी Gurugram ग श्री/श्रीमती/कुमारी Manoj Kumar प्लेन Om Prakash नियासी DLF Gurugram ने की।

साक्षी नं:1 को इस नम्रदार/अधिकार के रूप में जानते हैं तथा यह सभी तंत्र की पहचान करता है।

दिनांक 03-12-2021



उप/संयुक्त पंजीकरण अधिकारी (बजौराबाद)

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

SAMBHAV HOUSING & DEVELOPMENT 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. U74899DL1988ULU031095; PAN No. AAAC89551R) acting through its authorized signatory Mr. Sunil Kumar Pandey, 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. 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-11/10**, 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. 12531 dated 26 November 2021 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement No 12846 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



Sambhav Housing & Development Company



DLF Limited

Reg. No.

Reg. Year

Book No.

13091

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Sambhav Housing and Development Company _____

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 13091 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 163.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 69 से 73 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 (यजीराबाद)

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 ways, paths, passages, rights, liberties, privileges and easements.

Sambhav Housing & Development Company

DLF Limited

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 CMS2264272461 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.
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

Sambhav Housing & Development Company

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

Sambhav Housing & Development Company

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-11/10**, 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-11
 South : Plot No. B-12/9
 East : Plot No. B-11/12
 West : Plot No. 11/8



Sambhav Housing & Development Company



DLF Limited

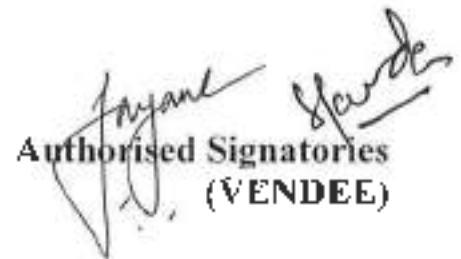
WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written.

For and on behalf of
SAMBHAV HOUSING & DEVELOPMENT COMPANY



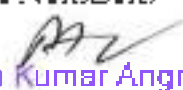
Authorised Signatory
(VENDOR)


For and on behalf of
DLF Limited



Authorised Signatories
(VENDEE)

WITNESSES


Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS.
Tah. Westarabadi, 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. G0A2021L2576



Stamp Duty Paid : ₹ 1421200

CRN No. 84189947



Penalty ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Madhukar Housing and development Company

H No/Floor: 20

Section/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

Section/Ward: Na

LandMark: 3rd floor shopping mall anjn marg

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****53

Purpose: Sale Deed



12937

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

[Handwritten signatures]

प्लेन नं. 12937

दिनांक: 02-12-2021

डीड संपत्ती विवरण	
डीड का नाम SAILK URBAN AREA WITHIN MIC	
तहसील/सब-तहसील राजौराबाद	गांव/शहर श्री एन एफ कोलोनी स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत वर्ग/लोदी
प्लॉट : B-1114, DLF City Phase 5, Gurgaon	
मकान का विवरण	
भूमि का विवरण	
निवासीय	225 Sq. Meters
धन संबंधी विवरण	
राशि 26423688 रुपये	कुल स्टाम्प शुल्की की राशि 1421158 रुपये
स्टाम्प नं : 008202112578	स्टाम्प की राशि 1421200 रुपये
एजिस्ट्रेशन नंबर की राशि 50000 रुपये	EGChallan: B4490219
पेस्टिंग शुल्क 1 रुपये	
Drafted By: sell	Service Chd 42.200

यह प्रलेख आज दिनांक 02-12-2021 दिनांक गुरुवार समय 5:05:00 PM बजे श्री/श्रीमती/कुमारी Madhukar Housing and Development Company (Company/संपत्ती/सब-तहसील राजौराबाद) प्लॉट नं. B-1114, DLF City Phase 5, Gurgaon के लिए प्रस्तुत किया गया।



हस्ताक्षर प्रत्यक्षकर्ता
Madhukar Housing and Development Company

उप/संपत्ती/सब-तहसील राजौराबाद ;

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



दिनांक 02-12-2021
Madhukar Housing and Development Company

उप/संपत्ती/सब-तहसील राजौराबाद ;

उपरोक्त केंद्र श्री/श्रीमती/कुमारी DLF Ltd. के साथ संपत्ती/सब-तहसील राजौराबाद है। प्रस्तुत प्रलेख के तथ्यों की दोनो पक्षों से सुनिश्चित तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि देना है नरेश समस्त विवेक को अंदर की तथा प्रलेख में वर्णित अंतिम अंश की गई राशि के भेज देना को स्वीकार किया। दोनों पक्षों की सहमति श्री/श्रीमती/कुमारी Uma Prakash पिता --- निवासी DLF Gurgaon श्री/श्रीमती/कुमारी Raghu Raj Singh पिता --- निवासी DLF Gurgaon ने की।

साक्षी नं. 1 को इस सम्पत्ती/सब-तहसील राजौराबाद के रूप में जाना है तथा वह साक्षी नं. 2 की पहचान करता है।

दिनांक 02-12-2021

उप/संपत्ती/सब-तहसील राजौराबाद ;



1

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

THIS SALE DEED is made on this 2nd day of December 2021,

BY & Between

Madhukar Housing and Development 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. U45201DL1988UJ1031999; PAN No. AAACM4830D) 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-1, 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-11/14**, 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. 12410 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.



Madhukar Housing and
Development Company


Jayant Erickson
DLF Limited

Reg. No.

Reg. Year

Book No.

12937

2021-2022

1



विशेषज्ञ



शेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विशेषज्ञ :- Shru Sanjeev Arora OTHER Madhukar Housing and Development
Company

शेता :- Shru Satpal OTHER DLF Ltd

Satpal

गवाह 1 :- Om Prakash

गवाह 2 :- Raghu Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12937 आज दिनांक 02-12-2021 को बही नं. 1 जिल्द नं. 91 के पृष्ठ नं. 125.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं. 2865 के पृष्ठ संख्या 94 से 96 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 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

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



Madhukar Housing and
Development Company



DLF Limited

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. 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 CMS2264272445 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.



Madhukar Housing and
Development Company



Jayant
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


 Madhukar Housing and
 Development Company


 DLF Limited


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

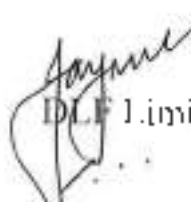
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability 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. B-11/14**, 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-11
 South : Plot No. B-12/13
 East : Plot No. B-11/16
 West : Plot No. B-11/12


 Madhukar Housing and
 Development Company


 Jayme
 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
Madhukar Housing and Development Company**

**Authorised Signatory
(VENDOR)**

**For and on behalf of
DLF Limited**

**Authorised Signatories
VENDEE**

WITNESSES

1.

OM PRAKASH
Floor 5, DLF
DLF Gateway Tower
Gurgaon (Hr.)

2.

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

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 02/12/2021

Certificate No. G0B2C211907



Stamp Duty Paid : ₹ 1421200

GRN No. 24553170



Paralty : ₹ 0

No. (2021/2021)

Seller / First Party Detail

Name : Udyan Housing and development Company

H.No/Floor : 28

Sector/Ward : Na

LandMark : 4th floor gopal dass bhavan

City/Village : Barakhamba ul

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 acun 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://regashry.nc.in>

प्रलेख नं: L3093

दिनांक: 03-12-2021

डीड संपर्पी विवरण	
डीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सम-तहसील गजौबाबाद	गांव/शहर की एक एक कालोती
स्थित DLF Phase V	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	
पंजीकृत कालोती	
पता : B-11/12, DLF City Phase 5, Gurugram	
अपन का विवरण	
भूमि का विवरण	
निवासी	275 Sq. Metre
धन संपर्पी विवरण	
राशि 75423888 रुपये	कुल स्टाम्प ड्यूटी की राशि 1421158 रुपये
स्टाम्प नं : 00670210907	स्टाम्प की राशि 1421200 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	LC Number: 34553286
	चैरिंग शुल्क 3 रुपये
Drafted By: Self Signed	Service Charge: 2%

यह प्रलेख आज दिनांक 03-12-2021 दिन शुक्रवार समय 5:37.20 PM बजे श्री/श्रीमती/कुमारी Udayan Housing and Development Company/Dr. Sand Kumar Pandey OTHER निवासी 4th Floor Capital Gate Plaza 28 Barakhamba road ND द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (गजौबाबाद)

हस्ताक्षर प्रस्तुतकर्ता
Udayan Housing and Development Company

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

या

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

उप/संयुक्त पंजीयन अधिकारी (गजौबाबाद)

दिनांक 03-12-2021
Udayan Housing and Development Company

इससे पूर्व केताव श्री/श्रीमती/कुमारी DLF Ltd. Dr. Sand Kumar Pandey OTHER हाजिर है। प्रस्तुत प्रलेख के तहसील की दोनों पक्षां ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता से मेरे समक्ष बिरेला को अद की तथा प्रलेख में वर्णित अधिम अटा की गई राशि के तन देन को स्वीकार किया। दोनों पक्षां की पदवात श्री/श्रीमती/कुमारी P K Anurag पिता --- निवासी 34553286 श्री/श्रीमती/कुमारी Manoj Kumar पिता --- निवासी DLF 003M ने की।

राक्षी नं: 1 को इस नमूनेदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं: 2 की पदवात करता है।

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (गजौबाबाद)



1
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

UDYAN HOUSING & DEVELOPMENT 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. U45201DL1988UL1031094; PAN No. AAACU0933H) acting through its authorized signatory Mr. Sunil Kumar Pandey, 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. 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-11/12**, 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 26 November 2021 registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram vide Document No. 12537 dated 26 November 2021 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement No 12844 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



Udyan Housing & Development Company



DLF Limited

Reg. No.

Reg. Year

Book No.

13093

2021-2022

1



विक्रेता



धेला



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Udayan Housing and Development
Company

धेला :- thru Satpal OTHER DLF Ltd

Satpal

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj Kumar

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13093 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 164.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 79 से 83 पर छिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

205

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 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.

Udyan Housing & Development Company

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 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 CMS2265860976 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.
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.



Udayan Housing & Development Company



Jayant Shinde
D.L.F. 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.



Udyan Housing & Development Company



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-11/12**, 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-11
 South : Plot No. B-12/11
 East : Plot No. B-11/14
 West : Plot No. B-11/10



Udyan Housing & Development 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
UDYAN HOUSING & DEVELOPMENT COMPANY

Authorised Signatory
(VENDOR)

For and on behalf of
DLF Limited

Authorised Signatories
(VENDEE)

WITNESSES

1.

Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh. Meerpalsana, District

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.: GUN2021L3292



Stamp Duty Paid: ₹ 1421200

GRN No.: 91553026



Penalty: ₹ 0

Rs. (in Words)

Seller / First Party Detail

Name: Centre point Property management services Llp
 H.No/Floor: 28 Sector/Ward: Na LandMark: 4th floor gopal dass bhawan
 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 arun marg
 City/Village: Dlf phase I District: Gurugram State: Haryana
 Phone: 96*****53

Purpose: Sale Deed



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

Reg. No.

Reg. Year

Book No.

13092

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil kumar Pandey OTHER Centre Point Property Management Services LLP

क्रेता :- thru Satpal OTHER DLF Ltd

गवाह 1 :- P K Angrish

गवाह 2 :- Manoj Kumar

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13092 आज दिनांक 03-12-2021 को बही नं-1 जिल्द नं 91 के पृष्ठ नं 164 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2872 के पृष्ठ संख्या 74 से 78 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)

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

Centre Point Property Management Services 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-6948; PAN No. - AAIFC94401.) acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised vide resolution dated 5th 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-12/9**, 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. 12542 dated 26 November 2021 (hereinafter referred to as the "**Conveyance Deed**"). The Vendor had entered into an Agreement No 12843 dated 01/12/2021 ("**Agreement**") with the Vendee for sale of the Said Plot.



Centre Point Property Management
Services LLP



DLF Limited

पतेच नः13092

दिनांक:03-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
तहसील/सब-तहसील बजीराबाद	मंडल/एडर श्री एन गज काकोनी	स्थित DLF Phase V
वाही - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
प्लॉट : B-129, DLF City Phase 3, Gurugram		
न्यूनतम विवरण		
क्षेत्रीय विवरण		
निवासीय	225 Sq. Meters	
धन संबंधी विवरण		
राशि 28423618 रुपये	कुल स्टाम्प ड्यूटी की राशि 1421158 रुपये	
स्टाम्प नं 308202113292	स्टाम्प की राशि 1421200 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	FC No. 84550242	पेस्टिंग शुल्क 3 रुपये
Checked By: Sahpal	Service Charge: 200	

यह पतेच अज दिनांक 03-12-2021 दिन शुक्रवार सुबह 5:37:00 PM बजे श्री/श्रीमती/कुमारी Chander Preet Property Management Services LLP, Plot 3, Sector 14, Gurgaon, Haryana द्वारा पंजीकरण हेतु प्रस्तुत किया गया है।

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता

Chander Preet Property Management Services LLP

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

या

प्रलेख में वर्णित क्षेत्र नगर एवं शहरी आगोजता विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिवर्धित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुमति प्रमाण पत्र की आवश्यकता नहीं है।

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)

दिनांक 03-12-2021

Chander Preet Property Management Services LLP

उपरोक्त प्रलेख श्री/श्रीमती/कुमारी DLF Ltd thru Sahpal CHAKR हस्तित है। प्रस्तुत प्रलेख के तथ्यों पर धन एवं पैसे के शुल्क का समझौता किया गया है। प्रलेख के अनुसार 0 रुपये की राशि देना से भेरे समस्त विवेकता को अंदर की तथा प्रलेख में वर्णित अंतिम अद्य की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P.K. Angish पति --- निवासी बंगला गुरुग्राम श्री/श्रीमती/कुमारी Manoj Kumar पति --- निवासी DLF Gurgaon में की।

साक्षी नं:1 को हम सम्बन्धित/अधिकृत के रूप में जानते हैं तथा यह साक्षी तं-2 की पहचान करता है।

दिनांक 03-12-2021

उप/संयुक्त पंजीयन अधिकारी (बजीराबाद)



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.)**.

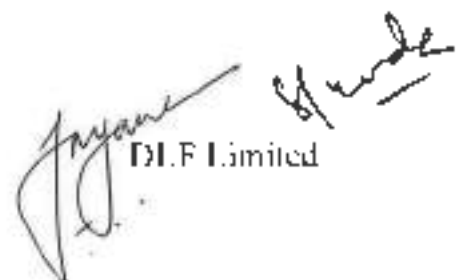
AND WHEREAS the Vendor is now conveying the Said Plot unto the Vendee on the terms and conditions mentioned hereinbelow.

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



Centre Point Property Management
Services LLP



DLF Limited

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. 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:-

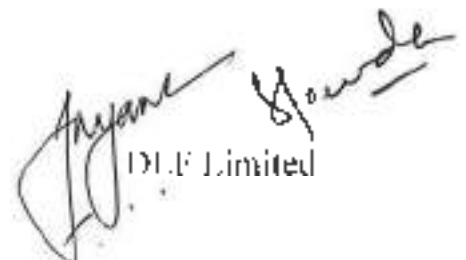
- i. Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2264343483 dated 30.11.2021.
- ii. Rs. 2,84,237/- (Rupees Two Lakh Fifty Four Thousand Two Hundred Thirty Seven only) being tax deducted at source against sale consideration 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.



Centre Point Property Management
Services LLP

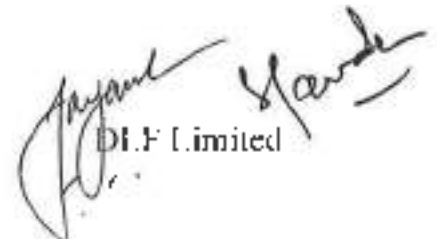


DLF Limited

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



Centre Point Property Management
Services LLP



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 get 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-12/9** 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 : Plot No. B-11/10

South : Road, B-12

East : Plot No. B-12/11

West : Plot No. B-12/7




Centre Point 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
Centre Point Property Management Services LLP



Authorised Signatory
(VENDOR)

For and on behalf of
DLF Limited


Authorised Signatories
(VENDEE)

WITNESSES

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

2. 
MANOJ KUMAR s/o Sh. PRAKASH CHAND
C/o DLF Gateway Tower, Gurgaon.

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date: 01/02/2021

Certificate No. G0A2021L1257



Stamp Duty Paid : ₹ 1421200

GP No. 84489904



Penalty : ₹ 0

(In Words)

Seller / First Party Detail

Name: Anubhav Apartments Pvt Ltd

H No/Floor: Na Sector/Ward: Na LandMark: 4th floor gopal dass bhawan

City/Village: Barakhamba rd District: New delhi State: Delhi

Phone: 98*****53

Buyer / Second Party Detail

Name: DH Limited

H No/Floor: Na Sector/Ward: Na LandMark: 3rd floor shopping mall arjun marg

City/Village: DH 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://egroshy.in>

प्रलेख नं: 12933

दिनांक: 02-12-2021

डीड संबंधी विवरण		
डीड का नाम SALE URBAN AREA WITHIN MC		
नहशील/सब-नहशील पंजीराबाद	गांव/शहर की एक एक पालोली	स्थित DLF Phase V
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कोलोनो
पता : B-14/1, DLF City Phase 5, Gurugram		
भवन का विवरण		
भूमि का विवरण		
निवासीय	225 Sq. Meters	
थल संबंधी विवरण		
रॉशि 23423668 रुपये	कुल स्टाम्प ड्यूटी की रशि 1421158 रुपये	
स्टाम्प नं : 0020202111257	स्टाम्प की रशि 1421250 रुपये	
रजिस्ट्रेशन फीस की रशि 50000 रुपये	CGST/IGST 044501185	वेस्टिंग शुल्क 3 रुपये
Drawn By : self	Drawn By : Chaudhary	

यह प्रलेख आज दिनांक 02-12-2021 दिन बुधवार समय 1:02:30 PM को श्री/श्रीमती/कुमारी Anubhav Apartments Pvt Ltd (Sanjeev Anand) 21150 निवास New Delhi द्वारा पंजीकरण हेतु प्राप्त किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Anubhav Apartments Pvt Ltd

उप/संयुक्त पंजीवन अधिकारी (पंजीराबाद)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7 ए के अंतर्गत अधिग्रहीत है इसलिए टाइटल में पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पर ध्यान दे लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-0 के अंतर्गत अधिग्रहीत नहीं है इसलिए टाइटल में पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पर ध्यान दे आवश्यकता नहीं है।

दिनांक 02-12-2021
Anubhav Apartments Pvt Ltd

उप/संयुक्त पंजीवन अधिकारी (पंजीराबाद)

उपरोक्त प्रलेख श्री/श्रीमती/कुमारी DLF Limited/DLF Group OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की रशि के साथ में गैर समर्थ विभाग को जमा की तथा प्रलेख में वर्णित अधिकांश जमा की गई रशि के बैंक डेट को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी On Prakash विता S Ra. निवासी DLF Gateway Tower, Gurugram श्री/श्रीमती/कुमारी Sanjeev विता Sanjeev निवासी DLF Gateway Tower, Gurugram से की। सभी नं. को हम तत्परदाय/अधिकार के रूप में जानते हैं तथा वह सभी नं. की पहचान करता है।

दिनांक 02-12-2021

उप/संयुक्त पंजीवन अधिकारी (पंजीराबाद)



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

STAMP DUTY Rs. 14,21,200/-

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

BY & Between

Anubhav Apartments (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. U74899DL1988PTC030951; PAN NO-AAACA0057C) acting through its authorized signatory Mr. Sanjeev Arora, authorised vide resolution dated 04.10.2021 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-14/1** 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. 12406 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, vide Registered Collaboration Agreement serial No. 12840, Registered in Tehsil Wazirabad.

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

Anubhav Apartments (P) Ltd

Jayant Erickson
K.K. Sheera
DLF Limited

Reg. No.

Reg. Year

Book No.

12933

2021-2022

1



विद्वेता



केता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विद्वेता :- thru Sanjeev Arora OTHER Anubhav Apartments Pvt Ltd

केता :- thru Satpal OTHER DLE Limited Satpal

गवाह :- Om Prakash

गवाह 2 :- Raghav Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12933 आज दिनांक 02-12-2021 को वही नं 1 जिल्द नं 91 के पृष्ठ नं 124.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं 2865 के पृष्ठ संख्या 82 से 84 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 02-12-2021

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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 ways, paths, passages, rights, liberties, privileges and easements,

Anubhav Apartments (P) Ltd

Jayant
DLF Limited

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 CMS2264343447 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


Anubhav Apartments (P) Ltd


DLF Limited

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

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-14/1**, 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 : Plot No. B-12/2

South : Road, B-14

East : Plot No. B-14/3


West : Green Area

Anubhav Apartments (P) Ltd


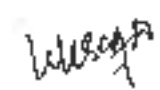
[Signature]
DLF Limited

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
Anubhav Apartments (P) Ltd.**


**Authorised Signatory
(VENDOR)**

**For and on behalf of
DLF Limited**

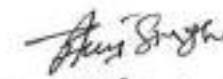
 
**Authorised Signatories
VENDEE**


WITNESSES


1.


DR PRAKASH
CHANDRA
Dhillon (Mr.)
Gurgaon (Hr.)

2.


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

E - CHALLAN Government of Haryana		Document Code
Valid Upto:	02-12-2021 (Cash) 28-11-2021 (Cheq./DD)	
GRN No.:	0084450105	Date: 25 Nov 2021 21:49:22
Office Name:	0367 NAIB TEHSILDAR WAZIRABAD	
Treasury:	Gurgaon	
Period:	(2021-22) One Time	
Head of Account	Amount	₹
0030-03-104-99-51 Fasting Fees	5	
0030-03-104-99-51 Fees for Registration	50000	
PD AcNo	-	
Deduction Amount	₹	0
TotalNet Amount	₹	50005
₹ Fifty Thousands Five (00005)		
Tenderer's Detail		
CPFRFRAN/TIN/Regd. no./VehicleNo/TaxId:		
PAN No.		
Tenderer's Name	DLF limited	
Address	Gurgaon - 122002	
Particulars	RT	
Cheque/DD- Detail		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank/City/Rat No	CPABFHURR2	
Payment Date	25/11/2021	
Bank	SBI Aggregeator	
Status	Account Prepared	

E - CHALLAN Government of Haryana		607 Dept Copy
Valid Upto:	02-12-2021 (Cash) 28-11-2021 (Cheq./DD)	
GRN No.:	0084490135	Date: 25 Nov 2021 21:49:22
Office Name:	0367 NAIB TEHSILDAR WAZIRABAD	
Treasury:	Gurgaon	
Period:	(2021-22) One Time	
Head of Account	Amount	₹
0030-03-104-99-51 Fasting Fees	5	
0030-03-104-99-51 Fees for Registration	50000	
PD AcNo	0	
Deduction Amount	₹	0
TotalNet Amount	₹	50005
₹ Fifty Thousands Five only		
Tenderer's Detail		
CPFRFRAN/TIN/Regd. no./VehicleNo/TaxId:		
PAN No.		
Tenderer's Name	DLF limited	
Address	Gurgaon - 122002	
Particulars	RT	
Cheque/DD- Detail		
Depositor's Signature		
FOR USE IN RECEIVING BANK		
Bank/City/Rat No	CPABFHURR2	
Payment Date	25/11/2021	
Bank	SBI Aggregeator	
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-Graas website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD

nonJudicial



Indian-Non Judicial Stamp
Haryana Government



Date : 01/12/2021

Certificate No. GUA2021L2592



Stamp Duty Paid : ₹ 1421200

G.R. No. 34489981



Penalty : ₹ 0

By : [Signature]

Seller / First Party Detail

Name : Mushpak Builders and developers Pvt Ltd

H.No/Floor : 26 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 : Df Limited

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

LandMark : 3rd floor shopping mall arjun marg

City/Village : Gurugram District : Gurugram

State : Haryana

Phone : 98*****53

Purpose : Sale Deed



12936

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

[Signatures]

प्रलेख नं: 12936

दिनांक: 02-12-2021

बीड संबंधी विवरण	
बीड का नाम SALE URBAN AREA WITHIN MC	
तहसील/सब-तहसील गजीराबाद	गांव/शहर डी एन एफ कालोनी
स्थित DLF Phase V	
वाहनी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत यन्त्रोपजी
पता : B-14/14, DLF City Phase 5, Gurugram	
भूतल का विवरण	
भूमि का विवरण	
निष्पत्ति	275 Sq Meters
चल संबंधी विवरण	
राशि 28423685 रुपये	कुल स्टाप्स इस्टीमी की राशि 1421158 रुपये
स्टाप्स नं - 0038202112532	स्टाप्स की राशि 1421200 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EC/Chq/Inv/Inv/Inv/Inv
	पेन्टिंग शुल्क 3 रुपये
Drawn By : Jell	Sealing Charge: 200

यह प्रलेख आज दिनांक 02-12-2021 दिना मुद्राकर समय 5:14 PM राज श्री/श्रीमती/कुमारी Pushpak Builders and Developers P. Lohra Sur, City, Gurugram में निष्पत्ति रूप में जारी किया गया है।

हस्ताक्षर प्रस्तुतकर्ता
Pushpak Builders and Developers P. Lohra

उप/समूह पंजीयन अधिकारी (गजीराबाद)

प्रलेख में धर्मांतरण संबंधी एच आरडी प्रमाणित विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिवर्धित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोध प्रमाण पर जांच कर लिया गया है।

या

प्रलेख में धर्मांतरण संबंधी एच आरडी प्रमाणित विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिवर्धित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोध प्रमाण पर की आवश्यकता नहीं है।

दिनांक 02-12-2021
Pushpak Builders and Developers P. Lohra

उप/समूह पंजीयन अधिकारी (गजीराबाद)

उपरोक्त प्रमाण श्री/श्रीमती/कुमारी DLF Ltd. with Surplus OTHER इजिज है। प्रस्तुत प्रलेख के तहत जो दोनो पत्रों ने सुझाव तथा समझौता स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केवल से मेरे समस्त विवेका से अदा की तथा प्रलेख में धर्मांतरण अर्थात की गई राशि के लेन देन को स्वीकार किया। दोनो पक्षों की पहचान श्री/श्रीमती/कुमारी Om Prakash Singh निवासी 22/11/1975 श्री/श्रीमती/कुमारी Raghav Raj Singh निवासी 02/11/1975 है।

मशीन से: ये हम नम्यरदार/अधिकारी के रूप में जानते हैं तथा यह सक्षम नं.2 की पहचान करता है।

दिनांक 02-12-2021



उप/समूह पंजीयन अधिकारी (गजीराबाद)

1

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

Pushpak Builders and Developers (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. U00000DL1988PTC030949; PAN No. AAACP3942P) 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-14/14**, 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. 12417 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.



Pushpak Builders and Developers (P) Ltd



DLF Limited

Reg. No.

Reg. Year

Book No.

12936

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- Shru Sanjeev Arora OTHER Pushpak Builders and Developers P
Ltd

क्रेता :- Shru Satpal OTHER DLF Ltd Satpal

गवाह 1 :- Om Prakash

गवाह 2 :- Raghu Raj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12936 आज दिनांक 02-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 125 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2865 के पृष्ठ संख्या 91 से 93 पर लिपिकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/विशान अंगूठा मेरे सामने किये हैं।

(Signature)

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

Pushpak Builders and Developers (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 CMS2264272453 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.



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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

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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-14/14**, admeasuring about **269.10 Sq. Yards (225.00 sq. mtrs.)** in DLF-5, situated at Village Wazirabad, Tehsil Wazirabad and District Gurugram, (Haryana) bounded as under :-

North : Road, B-14
 South : Plot No. B-15/13
 East : Plot No. B-14/16
 West : Plot No. B-14/12

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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
Pushpak Builders and Developers (P) Ltd**

**Authorised Signatory
(VENDOR)**

**For and on behalf of
DLF Limited**

**Authorised Signatories
VENDEE**


WITNESSES


1.

OM PRAYAGI
S/o. Ch. S. P. Singh
DLF Gateway Tower
Gurgaon (Haryana)

2.

Shri Singh
Raghuveer S/o. S. P. Singh
V.P.O Teekli Gurgaon.

Doc. Code: CHN		E - CHALLAN Government of Haryana		Challan No.
Valid Upto:	02/12/2021 (Cash) 26/11/2021 (Cheq/DD)			
CRN No.	004470280	Date:	25 Nov 2021 21:52:18	
Office Name:	0367-NAB TEHSIL WAZIRABAD			
Treasury:	Gurgaon			
Period:	(2021-22) One Time			
Head of Account		Amount ₹		
0030-03-104-97-51 Parking 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-FRAN/TIN/Act. no./VehicleNo/TaxId:				
PAN No:				
Tenderer's Name: DLF limited				
Address: Gurgaon - 122002				
Particulars: RT				
Cheque/DD: Detail: _____ Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Rct No:	CPABFHUSG6			
Payment Date:	25/11/2021			
Bank:	SBI Aggregator			
Status:	Account Prepared			

Doc. Code: CHN		E - CHALLAN Government of Haryana		Challan No.
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PD AcNo		0		
Deduction Amount:		₹ 0		
Total/Net Amount:		₹ 50005		
₹ Fifty Thousands Five only				
Tenderer's Detail				
GPF-FRAN/TIN/Act. no./VehicleNo/TaxId:				
PAN No:				
Tenderer's Name: DLF limited				
Address: Gurgaon - 122002				
Particulars: RT				
Cheque/DD: Detail: _____ Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Rct No:	CPABFHUSG6			
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.