Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date: 27/09/2021

Certificate No.

G0272021I977

GRN No.

82507888

Stamp Duty Paid ₹ 1356285

Penalty: ₹0

(Rs. Zero Only)

Seller / First Party Detail

Name

DIf Estate developers Limited

H.No/Floor Na

Sector/Ward Na

LandMark Dlf centre sansad marg

City/Village: New delhi

District:

New delhi

State

Phone:

87*****18

Buyer / Second Party Detail

Name

Dlf Limited

87*****18

H.No/Floor: Na

Sector/Ward: Na

LandMark !

3rd floor shopping mall ariun marg

City/Village: Dlf phase I

Moseph

District: Gurugram

State

Haryana

Purpose

Phone:

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/-

day of September, 2021. THIS SALE DEED is made on this ___28 '

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

दिनांक:28-09-2021

डीड सबंधी विवरण डीड का नाम SALE URBAN AREA WITHIN MC तहसील/सब-तहसील वजीराबाद गांव/शहर डी एल एफ कालोनी स्थित DLF Phase V शहरी - स्युनिसिपल क्षेत्र सीमा के अन्दर पंजीकृत कॉलोनी पता : B-15/27, DLF City Phase 5, Gurugram भवन का विवरण भमि का विवरण 225 Sq. Meters **नि**वासीय धन सबंधी विवरण राशि 19375200 रुपये क्ल स्टाम्प इयूटी की राशि 1356264 रुपये स्टाम्प की राशि 1356285 रूपये स्टाम्प न : g02/2021i977 पेस्टिंग शल्क 3 रूपये रजिस्ट्रेशन फीस की राशि 50000 रुपये E.Challan:82507742

यह प्रलेख आज दिनांक 28-09-2021 दिन मंगलवार समय 2:49:00 PM बजे श्री/श्रीमती/कुमारी DLF Estate Developers Edithru Sandeep Kumar GuptaOTHER thru Manoj KumanOTHER निवास . द्वारा पंजीकरण हेत् प्रस्तुत किया गया |

उप/संयुक्त पंजीवन जीवकारी (वजीराबाद)

Service Charge:200

हस्ताक्षर प्रस्तुतकर्ता DLF Estate Developers Ltd.

Drafted By: Satpal

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

या

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

Rough 28-09-2027 -

DLI Estate Dévelopers Ltd

उप/संयुक्त वंतीयन अधिकारी (वजीराबाद)

उपरोक्त केताव श्री/श्रीमती/कुमारी DEF Ed thin SaipalOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि केता ने मेरे समक्ष विकेता 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 Advपिता — निवासी Gurugram व श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLI 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।

उप/सर्यक्त पंजीयन अधिकारी(अनी॥वर्ष)

दिनांक 28-09-2021

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.).

Musaph Wisaph

Reg No.

Reg. Year

Book No.

8841

2021-2022







विक्रेता

क्रेता

गवाह

उप/सर्युक्त पंजीयन अधिकारी

विक्रेता :- thru Sandeen Kumar GuptaOTHER DLF Estate Developers Ltd thru Manoj

KumarOTHER Skulk

क्रेता :- thru SatpalOTHERDLF Ltd

गवाह 1 :- PK Angrish Adv

गवाह 2 :- Vikas 🔌

Sattool

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 है |

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:-
- Rs. 1,91,81,448/- (Rupees One crore ninety one lakh eighty one thousand four hundred forty eight only) vide ATGS UTR no. RTGS/ICICR22021092400008944/UBIN0904406 dated 24.09.202 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

Mary Willest

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 & Harvana 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 West Plot No. B-15/28

Plot No. B-15/25

אע 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. Sandeeb Kumar Gubta & Mr. Manai 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

4

Parveen Kumar Angrish Advocate M.A.L.L.B., HONS,

Tah: Wazirahad: Gurgaan

2. Vikes S/O CL. ASLOK KUMAR D(f G.C.H Authorised Signatory (VENDOR)

For DLF Limited

Authorised Signatory VENDEE May Judion!



Indian-Non Judicial Stamp Haryana Government



Date 02/12/2021

Certificate No.

G087021L639

GRN No.

B4559135

Slamp Duly Paid : 3 7355000

Penalty .

₹Q

H: Over Dake

Seller / First Party Detail

Name.

Proni Tradeis Lip

H.No/Finer:

Sector/Word . Na

Slate

LandMark 📗 4th floor gopal dess bhoven.

District . Navi delhi

Delh.

Phane:

98*****53

Çity/Village | Barakhambo rd

Buyer / Second Party Detail

Name :

Oll Timited

H No/Fluor . Na

Sector/Word . Na

LandMark: 3rd floor shopping mall anun marg

City/Village: Olf phase

98****53

District: Gurugrain

State:

Haryana

Purpose

Phono:

Sale Deed

The enthanticity of this document can be verified by scorning tire QrCrisic Through smart physical on the watering high degree by the military of the watering high degree in the control watering high respective military and the watering hig

SIS का नाम SALE URBANIARIO	डीड सम्भी विवरण LWTTHIN MC.	
तहसीस/सब सहसील वजीराबाद	शांवरशहर ही एत एक कालोनी	स्यित DLF Phase V
शहरी - स्युनिसियल दोश भौमा के अ	l c a	यंजीकृत सोलौती
पुरा - B-14/10, DLF City Phase 5, 0	uragenu	
	म्पंत्र का विव्यण	
	शृप्ति का विवयण	
		1214.19 Sq Molers
	धन सबंधी विदर्ण	
राशि अन्यप्रशासकार	कुल स्टाल्प इयुटी की हाथि। ७३५+३६६ रूपये	
स्टाम्प नं : y0b20211639	स्टास्य की सांधि 7355030 र	पर्य
रजिस्ट्रेशन कीस की गति ५०००० र	ų& _ €Chalen 8465320°	. वेस्टिंग शुल्क १ रुपये
Dreffed fly. Saipal		Service Charge 200

यह प्रतिस्त आज दियांक 03-12-2021 दिन शुरुवान समय 5:26:00 2M प्रति औरश्रीसतीरकुसारी Prom Traders LLPthra Smill Kumar PardoyOTHER विचारा An Figur Guyat Davy Bioway 28 Barak humber mail ND द्वारा पंजीकरण है। प्रश्नुत किया गया |

हरताक्षर भगतुतकर्ता Prem Trulom LEP उप/सर्क पंजीया अधिवारी (यजीरावाद)

प्रलेख में वर्णित क्षेत्र तकर एवं ख़ार्कीण अध्योजना दिशास के अधिनियन 1975 की धारा १.७ के अंतर्गत अधिकृतित है इमलिए टप्लावैज को पंजीवृत्त करते में पूर्व संवर्धित विभाग से अनार्धात प्रमाण वर प्राप्त कर लिया गया है |

था प्रतेष्ठ में वर्णित होन नगर एंच सामीण अध्योजना विमाग के अधिनियन 1975 की धार १-ए के उपलंत अधिस्थित गरी है इसकिए दश्तापंज को पंजीयन करते से पूर्व सर्विक्त विभाग से अतावति प्रमाण पत्र की आवश्यकता नहीं हैं।

| Carlier 03-12-2021

Prem Trades II.P

१०/अयंत **प्रतं**कत स्थितारी (वजोराबाद

इपरांक केलाव थी/बीलागे/कुमाने DLI Locator SuparDEHER हाजिन है | पस्तुर प्रतेष के तथके को दोनी पानों से मुनवर तथा सरहाकर स्वीक्षण किया | प्रतेष के अनुस्टर o रुपये की हाँदी केला से मेर सामक विकेता को अदा की तथा प्रतेष से पणित अधिस अदा की गई राशि के लेत देन को त्योंकार किया |दोनी पानों की पहणान थी/बीमती/कुमारी FK Augus पिता --- निवासी अठ ggm व बी/बीमती/कुमारी Manai Roma पिता --- विवासी OLF Gum ने की |

रू की हैं,। को इस तस्कृतकुर/अधिवत्त के रूप से जातते हैं तुआ वह साक्षी से 2 की पहचान करता है |

दिताक 03-12-2021

उप/सर्क वजीयन अधिकारी(वजीराबाद)

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 hability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 4th Floor. Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized signatory Mr. Smill Kumar Pandey, authorised vide resolution dated 06th October 2021, shall bereinafter be called "Vendor" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

AND

DLF LIMITED (PAN.: AAACD3494N; CIN.:I.70101HR1963PLC002484), a company incorporated under the Companies Act, 1956 having its Registered Office at 3rd Floor, Shopping Mall, Arjun Marg, DLF City Phase-I. Gurugram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson and Mr. 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 DLF5. Gorugram, 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 Vendoe for sale of the Said Plots.

AND WHEREAS the Vendee acknowledges and confirms that the Vender have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plots and has not relied upon any literature, sales plan, sale brochare, 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

Reg. No.

Reg. Year

Book No.

13089

2021-2022

1







विक्रेता

द्रेदमा

गवाह

चिक्रेता :- thru Sunli Kumar PandeyOTHER Prem Traders LLP_______ केता :- thru SalpalOTHERDLF Ltd________ गवाह 1 :- P K Angrish______ गवाह 2 :- Manoj kumar______

प्रमाण पत्र

PACABABA

प्रमाणित किया जाता है कि यह प्रतंख क्रमांक 13089 आज दिनांक 03-12-2021 को बही नं 1 जिल्द नं 91 के पृष्ठ नं 163.25 पर किया जया 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 अंगूल मेरे सामने किये हैं |

दिनांक 03-12-2021

उप/सर्वेक पंजीयन अधिकारी(वजीशयाद)

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 encombrances and logal 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 Paisa only) and on other terms and conditions stipulated herein.

AND WHEREAS the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is 1452.17 Sq. Yards. (1214.19 Sq. Mtrs.).

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 14,70,97,973.80 (Rupees Fourteen Crores Seventy Lakhs Ninety Seven Thousand Nine Hundred Seventy Three and Eighty Paisa only) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.

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

Prem Traders LLP

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 anto 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: -
 - Rs.1,32,38,818/- (Rupces 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 Highty-Eight Thousand One Hundred Seventy-Five and Eighty Paisa only) shall be paid by the Vendee to the Vender within 90 days of execution of this Sale Deed.

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

Prem Traders LLP

- 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 roise 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.

Prom Traday 1 LP

13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 14.01.2021, 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 Gurugrant)	
	B-14/10	269.10	225.00	12545 dated 26/11/2011	
ì	B-14/10		539.19	12532 dated 26/11/2011 12534 dated 26/11/2011 12405 dated 25/11/2011	
2	Z-1002	644.87			
3	B-15/21	269.10	225.00		
,			225.00		
4	B-15/23	269.10			
	Total	1452.17 Sq. Yards.	1214.19 Sq. Mtrs.).		

		South	East	West
Plot No.	North	Plot No.	Plot No.	Plot No.
B-14/10	Road, B-14	B-15/9	B-14/12	B-14/8
Z-1002	Road, B-J	Others Land	Green Arca	Plot No. Z-1003
7,-1002			Plot No.	Plot No.
B-15/21	Plot No. B-14/22	Road, B-15	B-15/23	B-15/19
			Plot No.	Plot No.
B-15/23	15/23 Plot No. Road, B-15 B-14/24		B-15/25	B-15/21

Prem Traders LJ.P

IN WITNESS WHEREOF the Vendor and the Vendee have set their hands on these presents at Gurugiam 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 For DLF Limited

athorised Signatories

WITNESSES

l.

Parveen Kumar Angrish Advocate M.A.L.L.B., HONS, Feb. Wesirahad, Gurgaen 2. My

MANOI KUMAR STOSH. PRAKASH CHAND CO DLF CRATEWAY TOWN, Chunggan. Non-June at



Indian-Non Judicial Stamp Haryana Government



Date : 01/12/2021

Certilicate No

G0A2021J3121

GRN No.

84544332

Ştemp Duty Paid : ₹ 2587600

Penalty . phy Presidency

Seller / First Party Detail

Name:

Beverly Builders Lip.

H.No/Floor

Sector/Ward 1 Na.

LandMark 🖹 4th floor gopal dass bhavan.

Cily/Village : Barakhamba rdi

District New delhi 51ate

Dethi

Phoner

98*****53

Buyer / Second Party Detail

Name:

Dlf Limited

H No/Fluor .

City/Village1

Sector/Ward

Na District . Gurugram

LandMark : 3rd floor shopping mail arjuri marg

State :

Haryana

Phona :

Difiphase I 98*****53

Purpose

Sale Deed

The animenitary of this document can be verified by arguming this GrCode Through smart phase of our the website https://egrashry.edu/n

Service Charge:200

5प/सप्क

प्रलेख नः।३097

हीद सबंची विवरण ਉंड का जान SALE URBAN AREA WITHIN MC गांच /शहर ही एव एफ क्यानीनी स्थित ULF Phase V तद्शील/गब-तहमील राजीराणद पंजीपृत फोलोनी क्रमी - स्पृतिसिधन क्षेत्र सीमा के अन्दर gan ; Bata21006, OUT City Phase 5, Gurugram अवन का पिटरण असि का धिकरण 451.25 5q. Moters निदासीय धन संबंधी विवरण कुल स्टास्य इच्छी की राशि १५७६७५५ रूपमे स्टाम्य की राशि १५७७५५० स्थ्ये ਲਗਲਪ ਦੀ : g0a2021/3121 पेलिटेंग शुल्क ३ रूपये रजिस्ट्रेशन कीस की गणि 50000 रुपये। EChallan:94553227

गह एकंफ आज दिनांक 03-12-207: दिल शुक्रवार समाच 5:२8-05 FM वर्ज श्री/श्रीमती/कुमारी Beson's Builders LLPthru Smill Kumar PardryOT HER विसास N Dath हारा पंजीकरण हैनु प्रस्तुन किया गया |

हस्ताक्षर प्रत्यूतयानी Beverly Builders LLP

Drafted By, Salpel

एलेख में वर्षित क्षेत्र तमर एवं सामीच आयोजना विभाग के अधिशिवम 1975 की शाम उनए के अंतर्गत अधिस्थित है इमिनिए दरतार्पज कर एजीकृत रुपने से पूर्व सर्विका विभाग है अतापीट प्रमाण पत्र जान रूप लिया गया है |

या इसेश में बणित क्षेत्र कार एंच गामीया आयोजना निमाण के अधिनियन 1975 की धारा 7-ए के अतर्गत अधिमृचित नहीं है इसनिय दक्तायेज की एजीकृत करने से पूर्व स्कृष्टित विभाग से अन्वर्णत प्रभाण एउ की आधिश्यकता नहीं है।

Rene (Q-12-202) Revery Builders LLF डप/सर्वृत्र पेक्षिका अधिकारी (पजीरस्थाद ।

भीवल अर्विकारी (वजीराबाद)

उपरांक केलाव औरश्रीमतीर कुमारी 1941- Endown Sogn KOLHER हाजिस है | परन्तुत प्रतंत्र के तस्वों को होनी वशी ने गुरुकर तथा समझकर स्वीयवर किया | प्रतंत्र के अनुसार ♦ रूपये की प्रशिक्षित है सेर समश्च दिखेला को अदा की तथा प्रतंत्र में वर्णित अधिम अदा की गई सकि के तम देत को स्वीवनर दिखा |दोनों पक्षी की प्रकास श्रीरशीमतीरकुमारी | E. Angrish Adv पिता --- नियासी Gungann 4 श्रीरशीमतीरकुमारी Mannj Komar किया Om Pajasak सिवासी DIE Galessay GGM से की |

आक्षा तः। को इस सम्बरदार/अधिकार के २० में जानते हैं तथा वह गाओं नं:2 की पदापान फरता है |

दिन्दंक (३) । १-२०१

इप्रसर्वेक पंजीयन अधिकारी(यनीसयाह ।

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-"1") 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

Reg. No.

Rog. Year

Book No.

13097

2021-2022









विकेता

उप/सयंक पंजीयन अधिकारी विक्रेता 🤢 thru Sunii Kumer PandeyOTHER Beverly Builders LLP,

क्रेता :: thru SatpalOTHERDLF Ltd

यबाह I :- P K Angrish Adv

समाह 2 :- Manoj Kumar_

प्रमाण पत्र

HE SEAL OF

WAZIEIABAD

प्रमाणित किया जाता है कि यह प्रलेख कमांक 13097 आज दिनांक 03-12-2021 को बही ने 1 जिल्ह ने 91 के पृष्ठ ने 165.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द ने 2872 के पृष्ठ संख्या 97 से 101 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों मे अपने हस्ताक्षर/निशाल अंगूठा मेरे सामने किये हैं |

दिनांक 03-12-202।

उप/सयुंक पेंजीयंत अधिकारी(वजीरायाद

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

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 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 hereinbolow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

 In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 5,17,42,778.75 (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

Lif 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 Paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 46,56,850/- (Rupces 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/- (Rupces 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/- (Rupces Four Crore Sixty Five Lakh Sixty Eighty Five Hundred and Seventy Five Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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

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 Vendoe and thereafter the Vendoe 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. 10,35,000/- (Rupces 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/- (Rupces Twenty Five Lakh Highty 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 Jaws.
- 9. The Vendec 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 Vendec shall take sufficient steps to ensure the performance in this regard.

Beverly Builders LLP

- 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/resuind this sale deed for any reason whatsoever.
- 12.The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-L

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

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

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

2. My MAHOJ KUMAR SJOSH. PROKASH CHAND CO DLF GOTEWAY TOWAY COURTINGS Non Judicin



Indian-Non Judicial Stamp Haryana Government



Date: 26/11/2021

€.0

Certificate No.

G0Z2021K3643

GRN No.

84488708



Stamp Duty Paid: ₹ 6742400

Penalty:

PRINCIPAL DIANS

Seller / First Party Detail

Name:

Phone:

Pia singh

H.No/Floor:

City/Village: New delhi

98*****06

Sector/Ward: Na

Sector/Ward: Ph1

District: New delhi

District: Gurugram

LandMark: Dr apj abdul kalam road

State: Delhi

Buyer / Second Party Detail

Name:

Dlf limited

H.No/Floor: 3rd

City/Village: Gurugram Phone:

98*****06

Purpose: Sale Deed

LandMark / Difshoppingmall arjunmary difeity

State:

Haryana

WAZIRABAD

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

12643

Purple

दिलाक: 29-11-2021

श्रीड का लाम SALE URBAN AREA WI	डीड सर्वची विवरण THIN MC	
सहसील/सब-सहसील वजीशवाद गांव	विकास का अध्य कि म्हार	स्थित DLF Plase V
शहरी - म्युलिसिएस क्षेत्र सीमा के अल्दर		पंजाकृत कांजीती
tterr B-6/6, DLF City Phase 5, Gurugra	01	
	भवन स्थ विकरण	
	भूमि का विवरण	
Charles	auther E40 Sq. Minters	
	धन सबंधी विवसण	
21R 96319856 EUA	कुल स्टास्प देवूटी की राज्ञि 6747390 क्यमे	
स्थानव सं । वृद्धानामात्रकात्र राजिस्ट्रेशन कीमा स्त्र महित ५०००० सम्ब	Character (Character)	वंतिहरूम गुल्ला ३ स्वयं
Domed By Supul		Service Charge 200

यह प्रकेश आज दिलाव १७ मा १९२१ दिन शीतवार अवस्य २०३-०० एत को बीजनीमती कुम्मी । एव अवसून पूरी ६ ए अवसून जिला १४,०० अस Abdul Kalan Broot Comegret प्रजीवरण हैन् परन्तुन जिला असा ।

semmer usumed

Par Single

उपासिक प्रभाव मार्चिक (बजीसका

प्रकेष्ट में पंचित हो र तमर एवं वामीण आयोजना नियाम के अधितियम 1975 की घारा 7 ए के अतमन अधिश्रृतित है दमीनेए दश्तानेज की पंजीपुल करते ही गुठे शतकित विकास हो अनुवाति प्रमाण पर प्राप्त कर लिया गया है ।

प्रमेश में वर्षित होत तथर एवं वातीण आपीतता विभाव के अधिविष्ण १९७५ की पास ४-ए के अंतर्यत अधिस्थित कही है इसलिए इस्टबर्वन को प्रमेशी करते से पूर्व स्थापिताल से अनापति प्रसाण पत्र की अध्यस्थलता नहीं हैं।

Rutta 29-11-2021

Pia Simple

अपनामक व विकास क्रिकारी व क्रमाराज्य

अपरोक्त केतान बीरबीसाई कुमारी १०११ (जनका किया) पूर्वा के विद्युक्त कार्यों की शहा किया में सामा विकेश को अदा की तथा प्रतेश में विद्युक्त करें साम विकेश को अदा की तथा प्रतेश में विद्युक्त के तथा की विद्युक्त के तथा की तथा प्रतेश में विद्युक्त कार्यों की गई शिंह के तथा की विद्युक्त कार्यों की गई शिंह के तथा देन की राविक्त किया हिंदी प्रदेश की प्रदेशक बीरबीसाई कार्यों के तथा की राविक्त की राविक

WAZIRABADZ

Reflu 29 tt 7071

उप/संयुक्त प्रक्रीय अधिकारी (प्रक्रीसवाद)

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

Reg. No.

Reg. Year

Book No.

12643

2021-2022













गवाह

विकेली

केला

चिक्रेला - Pia Singh

उप/सयंक पंजीयन अधिकारी

केला := thru.Jayant EricksonOTHERDLE Ltdthru K K SheeraOTHER Anger lete & 4

SheeraOTHER.

Pin di A

मवाह 1 :- Satpal

गवाह 2 :- raviraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12643 आज दिलांक 29-11-2021 को वहीं ले 1 जिल्द ले 91 के पृष्ठ में 51.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द में 2853 के पृष्ठ संख्या 16 से 20 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों से अपने हस्ताक्षर/निशान अंगुठा भेरे सामने किये हैं |

दिनांक 29-11-2021



उप/सयुक्तियन 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:-

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

DLF Limited

Pia Singh



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

- That an amount of Rs.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:-
 - 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.
 - 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.

- 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.
- 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

THE SEAL CO.

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



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



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 SINGN

For and on behalf of (VENDEE)

Javant Erickson

on K.K. Sheera (Authorised Signatories)

Witnesses:

1. SATPAL DO SH. GAJRAJ SINGH TO 2ND FLOOR, DLF GATEWAY TOWER, DLF PH. 3, GURUGAAM, HARYANA

PAVI RAJ SINOM GO FURK SINGA C/O DLF GATEWAY TOWER GURUGEUN



Nati -talicai



Indian-Non Judicial Stamp Haryana Government



Date: 01/12/2021

Certificate No.

GUA202112266



Şturnp Diny Paid ₹ 19264000

GRN No

84553058

Penally: 7 O

(2) 70-44 mg

Seller / First Party Detail

Матіе:

Uit Building and services PVI IId

H.Nu/Floor

Sector/Ward: Na

LandMark : 4th Noot gopal daes bhawan

Cily/Village : Barakhamba rd.

District New de'hi State

Delfa

Phone:

98*****53

Buyer / Second Party Detail

Name:

Dif Limited

FJ No/Floor Na Sector/Ward Na

Land Mark : 3rd floor shopping malt ariun marg

Crity/Village: Dif phase I

District: Gurugram

State:

Haryana

Phono:

98*****53

Purpose: Sale Deed

The author) only of this document can be verified by scanning this OrGoda Through smart phone or on the website https://

डीह सर्वधी विवरण	
डीड का जान SAUE URBAN ANKA WITHIN MC	
तहरील/सद-तहरील वलीरानाट गांव/शांत डी एल एक कालोनी	स्थित DLF Phase V
शहरी - अन्युतिसिधल क्षेत्र सीमा के अनदर पंजी	कृत कोलोनी
क्त : 8-6/3-DUF Giry Phase 6, Gurugram	
क्षयम् का विवरण	
भूमि या विकरण	
विकासिय	KU Sa. Welens
धन सर्वधी विवरण	
गरि। 3852/9424 २५ ८ कूरू स	टाम्प इब्ही की राशि ।१२६३९६० रुपये
स्टाम्प स _{ः 9} 0×2021-3286 स्टाम्प की गणि 19४64000 स्पर्य रजिम्द्रेशन कीस की राष्ट्र 50000 राज्ये FCF×Nan 54553297	पेस्टिंग शुल्क ३ हमार्थ
Drafted By. Sulped	Scores Charge:20ff

हस्ताक्षर प्रस्तुतकर्ता DEP Building and Services pv: 155

पतंख से वर्णित क्षेत्र नगर एवं वासील आयोजना विषया के अभिनियंग 1975 की धार २-ए के अंतर्गत अधिसूधित 🖡 इसलिए दस्तिष्टल वर्ष पंजीवृतः वनके हो पूर्व सर्वेदिन विभाग से अनापति प्रमाण वत्र पास कर लिक गर्य है ।

एक्षेत्र 🖈 वर्णित क्षेत्र नगर एवं गानील आयोजना विभाग के अधिनियम 1975 की धारा ४-ए के अंतुर्वत भूषिस्थित तही है इसिंगर दस्लावेज को

Kumar Cardey (7 (1986) हिन्दिस अपे Floor Gops: Dec Blowan 18 Barkhamba raed 1917 द्वारा यंजीकरण 🚉

वंजीवृत करने से पूर्व सर्वधित विभाग है अताराति क्रमाण पत्र की आयश्यकरण नहीं हैं।

दिनांगः 03-12-ZDZ1

DLF Building and Services pythto

इच/श•पुकः पंजीयन अधियम्से (वजीराम्प्टः ।

उप / रापुक (वजीयन् अधियनरी (वर्ध राजाद)

उपरोक्त केलाव औरश्रीमतीरकुमारी DLS Lid ture satyalOTIIBX हाजिर है । प्रस्तुत प्रतेष के हथ्यों को दोनों पड़ों ने नुनकर तथा समझकर स्चीकार किया | प्रतेक के अनुसार ८ अपन्ने की राशि केला ने सर्व तसल विवेशा को अदा की तथा प्रतेषा से वर्णित अखिस आहा की गई राजि के भेत देर को रुक्केकर किया |दोनों वर्षा की पहचान औ/औगतां/कुमारी PK Arg/ah पिता --- विवासी कि प्रकार मी/पीमती/कुमारी Mano Kuswe पिता --- विधासी DLF GCM है की ।

सार्थ मंत्र को हम सम्बद्धार/अविकास के रूप से जानने हैं तथा वह साक्षी मंत्र की पहचान सरता है

धनांक 03-12-2025



5**प**/समुहे पंजीयत अधिकारी। यजीस्थाद र्र

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

1

DLE Building & Services Pvt. Ltd. (PAN:: AAACN9916F: CIN: U671200L1998PTC097024), 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 Vender have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plots and has not relied upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agents regarding the Said Plots and the facilities/amenities to be made available to the Vendee or any other data except as specifically contained in this Sale Deed. The Vendee further

DLF Building & Services Pvt. Ltd.

Jayant Scrole

Reg. No.

Reg. Year

Book No.

13090

2021-2022







विकेता

केता

गवाह

३प/सयुंक पंजीयन अधिकारी

विकेता		thru Sunii	Kumar	Pande	eyOTHER DLF	Building a	nd :	Services.	py	L
1 421 - 61-	•	1-11-4-11	130.	/1					957	200

केता :- thru satpalOTHE

गवाह 1 :- P K Angrish _______

गवाह २ :- Manoj Kumar ___

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रआंक 13090 आज दिनांक 03-12-2021 को गही में 1 जिल्द ने 91 के पृष्ठ में 163.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वहीं संख्या 1 जिल्द में 2872 के पृष्ठ संख्या 64 से 68 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तायेज के प्रस्तुतकर्ता और गयाहों ते अपने इस्लाक्षर/विशात अंगूठा मेरे सामने किये हैं |

दिनांक 03-12-2021

उप/सर्युक्त पंजीयन अधिकारी(वजीराबाद)

WAZ RABAD

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:-

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 Limited

DLF Building & Services Pvt. Ltd

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

- That an amount of Rs. 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:
 - ii Rs. 3,46,75,150/- (Rupees Three Crores Forty Six Lakh Seventy Pive 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/- (Rupces Thirty Four Crore Sixty Seven Lakh Fifty One Thousand Four Hundred Ninety Six only) shall be paid by the Vendee to the Vender within 90 days of execution of this Sale Deed.

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

Short Colo

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 DLPS 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. 77,05,600/- (Rupces 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 Vender for any liability and/or penalty in that behalf.

Sing

DLF Building & Services Pvt. Ltd.

- 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-L

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

SI. No.	Plot No.	Area (în Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub-Registrar Wazirabad Tehsil, District Gurugram
l	B-6/3	502.32 sq. yards	420 sq. mts.	12539 / 26 November 2021
2	B-6/1	502.32 sq. yards	420 sq. mts.	12639 29 November 2021
3	B-3/20	502.32 sq. yards	420 sq. ints.	12538 26 November 2021
4	B-3/18	502.32 sq. yards	420 sq. mts.	12541 26 November 2021
5	B-3/16	502.32 sq. yards	420 sq. mts.	12544 26 November 2021

(F)67)

DLF Building & Services Pvt. Ltd.

Т	otal	4018.56 sq. yards	3360 sq. mts.	
8	B-6/2	502.32 sq. yards	420 sq. mts.	12533 26 November 2021
7	В 3/22	502.32 sq. yards	420 sq. mts.	12546 26 November 2021
6	B-3/24	502.32 sq. yards	420 sq. mts $_{\rm E}$	12543 26 November 2021

Plot No.	North	South	East	West
B-6/3	Plot No. 13-6/4	Plot No. 13-6/2	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 ₃ 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

J.M.

DLF Building & Services Pvt. Ltd

June June

IN WITNESS WITEREOF 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

WITNESSES -

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

2. My

MANOT KUMAR STO SH PRAKASH CHAND STO DLF Conateway Town, Caungson Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 26/11/2021

Certificate No.

G0Z2021K3788

GRN No.

84488763



Stamp Duty Paid: ₹ 3371200

Penalty: (for Zwo-thnin

7.0

Seller / First Party Detail

Name:

Phone:

Renuka tahwar

H.No/Floor:

14a

Sector/Ward: Na

LandMark: Dr apj abdul kalam road

City/Village: New delhi

98*****06

District: New delhi

State:

Delhi

Buyer / Second Party Detail

Name:

Dlf limited

98*****06

H.No/Floor: 3rd

City/Village: Gurugram

Sector/Ward: Na

District: Gurugram

LandMark: Difshoppingmall orjunmary difcity

Haryana State:

Mont Militar

Purpose:

Phone:

Sale Deed

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

lenka Taluar

12615

29.11.2021

दिलांक: 29-11-2021

डीड सबंधी विवरण दीद का जाम SALE URBAN AREA WITHIN MC	
लहसील/सब-लहसील वजीराबाद गांव/शहर ही एल एफ कालोनी	ਜਿੰਬਰ DLF Phase V
शहरी - स्युतिसियल क्षेत्र सीमा के अल्दर	प्रजीकृत कॉलोजी
Get B-5/1A, DLF City Phase 5, Gurugram	
स्वतं वर विवरण	
भूमि का विवरण	
Daile	UN Sq. Melinte
धत सबंधी विवरण	
शक्ति बढा५७७१८ स्पर्वे	कुल १८७५ इसूटी नीर राशि ३३७११७६ स्पर्य
स्टाम्प सं पुरारणप्राह्मसङ्ख्यः स्टाम्प की शक्ति ३३७९१०० स्ट रजिस्ट्रेशन कीम की एकि ५०००० अपने । टाव्यक्तसङ्ख्य	Office made 1 2000
Drafted By Sorpel	Socvice Charge 200

यह प्रकेश भाग दिनक २९-११ १६२१ दिन संस्थाप समय ३-०५-०० एक यह श्री/श्रीमही/कुमारी अटक्केट राज्य पत्नी G.S.Tubur निकल १४०.छर त्राप्त त्राचन दिनक २९-११ १६३१ प्रतिकाण देने प्रस्तुत किया गया |

अपन्यक्त विकास समिताह

KASSER WALLIAGE Rendo Taluar

प्रकेष्ठ में विकार होने तमार कर बातीक आयोजना दिशाण के अधितियाम 1975 की साम 7-ए के महामेन अधिसृदिन हैं इसलिए दरकार्वज की पंजीपन करते से पूर्व सर्वित विभाव में अनापति प्रमाण पर प्राप्त कर किया गया है |

4

प्रतेष्ठ में पर्णित होत तमह एवं सामीण अन्योत्तम विभाग के अधितियम 1975 की धाम 7-ए के अंतर्गत अधिमूचित तमें है इमिनए दहतावेज की एजीकृत करते से पूर्व सर्वित विभाग से अनापनि प्रमाण पर की अवस्थकता तमें हैं।

Status 29 (1.2021 Renuka Talwar Centa Talmar

अपनाम् प्रतिकृतिकाः । वास्तिकाः

उपरोक्त केताव और श्रीमतीर कुमारी (2011) कि ताक कि कार्या के अनुसार व स्था के ति प्रदेश के तथा प्रकेश के तथा प्रकेश के तथा प्रकेश के तथा प्रकेश के अनुसार व स्था के तथा प्रकेश के तथा प्रकेश के अनुसार व स्था की उस्ता ते भी समाह दिवेदा की अदा की तथा प्रकेश में विभिन्न अधिक अदा की नई राशि के तथा प्रकेश में विभिन्न अधिक अदा की नई राशि के तथा प्रकेश में विभाग कि प्रकार कि तथा प्रकेश में विभाग कि अदा की तथा प्रकेश में विभाग कि विभाग कि प्रकार कि विभाग कि

Bailet 29 (1 702)

(प्रश्रम्म प्रजीवन आपकारी(च क्रीसवाद)

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

Lenda Taluar

Book No. Reg. Year Reg. No. 2021-2022 12615 1

विकेता

केला

गवाह

उप/सर्युक्त पंजीयत अधिकारी

Pashall - Renuka Talwar Lemla Talaa

Showa OTHER Joyant Erickson OTHER DLF Lidthru K

SheeraOTHER.

बादाह । : Satpal

गवाह 2 :- Raviraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 12615 आज दिलांक 29-11-2021 को बही लें 1 जिल्द ने 91 के पृष्ठ नं ४४.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या । जिल्द नं 2851 के पृष्ठ संख्या 99 से 103 पर चिपकाई गयी | यह भी प्रभाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं |

दिलांक 29-11-2021

पुरस्युक्त पंजीपन अधिकारी(वजीराबाद) THE SEAL

WAZIRABAD

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

lema Talmar

F 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.

- 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:-
 - 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.
 - 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.

- 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

Remika Talwar

Remea Talmar



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.

Repuka Talwar

Remea Talmar



- 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

Remba Talas



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) Lenda Taluar

Renuka Talwar

For and on behalf of (VENDEE)

K.K. Sheera

Authorised Signatories

Witnesses:

Satpal 1. SATPAL SIO SH. GAJRAJ SINGH

GO 2ND FLOOR, DLF GATEWAY TOWER, PH-3 GORUGRAM, HARYANA 2. O.

RAVI RAJ SINGU SE SARK SINGU C/O DEF GATEURY TOWER GUNUGANA



Non-Judicial



Indian-Non Judicial Stamp Haryana Government



Date 01/12/2021

Gertificate No.

G0A2921L3129

GRN No.

84553179

Slamp Duty Paid ₹ 2642400

Penally.

2 O

Redesign

Seller / First Party Detail

Name:

Universal Management and sales Lip

H No/Elsaina

Sector/Ward Na.

LandMark 🖫 4th floor gopal dass bhavan

City/Village : Barakhamba rd

District: New delhi

State: **Delhi**

Phage:

98*****53

Buyer / Second Party Detail

Dif Limited

H.No/Floor | Na

Sector/Ward . Na

LandMark: 3rd floor shopping mad arjun man

City/Viflago: Gurugram.

District . Guruymm

Stale:

Haryana)

Phone :

Name

96*****53

Purpose 1

Sale Dood

The authorocity of this document can be verified by scanning this CrCode Through short phane or on the website https://egittl

डीड सर्वणी विकास हीह का लाह SALE URBAN ARKA WITHIN MC	
तहसील/सय-त्वरसील वजीराबाद - गांव/शहर ही एल एफ काशीनी	विवद DLF Phose V
शहरी - अयुनिसियल केन सीमा के अन्दर	पंजीकृत कोलोजी
पटा : 0-2/4, OLF City Phase 5, Gurugram	
अवत का विवरण	
ह्या का विवरण	
िच.मी⊓	490 Sq Minters
घन समंधी विषरण	~~~~~~~~
रास्टि ५६८५१),76 रुपये	कुळ स्टाम्य इसूटी की राशि १६०४३%६ रूपम
स्टाम्प स g09/07/18/129 स्टाम्प मेरे स्टि 28/42/400 रुपये रिजेम्ट्रेशन क्षेत्र भी सीचे 50/000 रुपये <u>EUro</u> d an.84687723	ो विस्टिंग शुल्क ३ रूपये
TimeRed Bly, Saipal	Service Charge 200

यह एकंड आज दिनांक 03-12-2021 दित शुक्रिजार समय 5:33.00 PM बजे की/बीमती/पुजाति Universal Management and sales I I.Pthre Suni Kusua PandeyOTHAR ज़िलास 21 Barakhomba Rend Debi द्वारा पंजीकरण हतु प्रसन्तन किया गया |

*7*1 / 1

5u/सक्ता पंजीवनि नेपिकारी (पत्नीरागर)

हरूताभए घरम्तमध्ये Çaisessal Managemen ard udes I.S.P

प्रतंक से यांगित शेर नदर एवं सामीच आजोजना विभाग के अधिनियम 1975 की भाग 7-ए क अलगेत अधित्वित है इसलिए उक्लायेग के धळीजून करने से दुर्व संघित विश्वांग हो अनापति प्रमाण पर प्राप्त कर निष्य गया है |

या

प्रतिष्ठ से गणित क्षेत्र कथा एवं यासीण आयोजना विभाग के अधिनियस 1975 से धरा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तायेज को पंजीवृत्र करते हैं पूर्व अविधित विभाग से अगावित वसाण पत्र की आवश्यकता नहीं है।

डिमांक 21-12-702

Universal Management and sales 1 C.P.

उप/सर्वृत्त पंजीवत विचिवतरी (दजीरामाद)

्ष्यांक केलाव थी/श्रीमती/कृतारी 101.F1.ia data Sagai UnitER क्षाजित है | प्रस्तुत वर्भय के तत्यों को दोनी पक्षी से सुनवन तथा समझकन स्थापक किया | प्रशंख के अनुसार ८ रूपये की कि केता से हैरे समक्ष विकेता को अब की तथा प्रसंख है वर्णित अधिक अदा की नहीं के इंट देत को स्थालार किया |दोलो पक्षी की पहचान बी/बीमती/कुमारी PK Angash Adv प्रित --- निवासी Guagam ये श्री/बीमती/कुमारी Manay Kansa पिता On Prakash निवासी Guagam ने की |

माओं तः। परे हम सम्बरहार/अधिवता के रूप से जानने हैं तथा वह साती, सं:2 की पहचात करता है |

14/1/27: 1.11

Ranks 03-12-2021

उप/रायुक्त पंजीयन अधिकारी(वजीपाचाद ;

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: AADFU4632K), 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 (heremafter collectively referred to as the 'Said Plots' and are more particularly described in Schedule-"I" alongwith their registration details). The Vendor had entered into an Agreement No 12837 dated 01/12/2021 ("Agreement") with the Vendoc 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

Reg. No.

Reg. Year

Book No.

1

13098

2021-2022







यिकेता

वेष्ता

गयाह

उप/सर्युक्त पंजीयन अधिकारी

विक्रेतर :- thru Sunii Kumar PandayOTHER Universal Management and sales	
क्रेता :- thru SatpalOTHERDLF Ltd Satpal	
गयाह 1 :- P K Angrish Adv	
गवाह 2 :- Manoj Kumar	

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतिख क्रमांक 13098 आज दिलांक 03-12-2021 को गही ते 1 जिल्द ने 91 के पृष्ठ ते 165.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द ने 2873 के पृष्ठ संख्या 1 से 5 पर चिपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावंज के प्रस्तुतकर्ता और गयाहों है अपने हस्ताक्षर/निशान अंगुट्य मेरे सामने किये है |

दिनांक 03-12-2021



उप/सर्युक्त 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:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 5,68,47,375/- (Rupees Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcet 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

Universal Management and Sales LLP

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/- (Rupces Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 51,16,264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No 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 Vender 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.

Con of

Universal Management and Sales LLP

- 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.
- 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 Gurngram 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.
- The Vendec 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.
- The Vendec acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are 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.
- 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 Vender 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

(1)

Universal Management and Sales LLP

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 dood 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:-

SI. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance Deeds: Document No./Date registered before the Sub- Registrar, Wazirabad Tehsil, District Gurugram
1,0	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	450	
		Sq. Yards,	Sq. Mtrs.	

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

A M

Universal Management and Sales LLP

fayant 18 Je

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

Parveen Kumar Angrish
Advocate
M.A.L.L.B., HONS,
Teh: Wasirehad, Qurgaon

2. MANOT KUMAR JO IN PRAKAIN CHAND Clo DLF Gruteway Tomer Grungsem. Normandreial



Indian-Non Judicial Stamp Haryana Government



Date 1 0:7/12/2021

ggat figate No.

G0A2021L2040

GIRN No.

84490006



இன்ற Duty Paid : ₹ 2842460 i

Ŧ 0

Penalty.

چان رسان دن.

Seller / First Party Octail

Na me:

Sudharshan Estates Lip

H. No/Floor 128

Sector/Ward: Na.

LandMark 🕾 4th Foor gepat dass bhavan

Cwy/Village # Barakhamba rd

District New delhi-

State:

Delhi

Phone:

96*****53

Buyer / Second Party Detail

Sector/Ward Na

LandMark : 3rd floor shapping mail agun marg

H No/Floor # Na Crty/Village∰ Dlf phase ti

Olf Linyled

District: Gurugram

State:

Haryana

Phone:

Na mo :

98*****50

Puriosi:

Sale Deed

The authenticity of this discurrent can be verified by scanning this OrCode Through smart priore or on the wobste https://egrostroy.nic.or.

दितांक: 02-12-2021

डीड सर्वधी विवरण ያነኝ ላቸ ብተብ SALE URBAN AREA WITHIN MC तहसील/सब-तहसील वजीराबाद गांव/शहर ही एन एक कालोनी मिश्त DLF Phase V **१९**हरी : स्थुनिसियल क्षेत्र सीमा के अल्दर रंजीकृत कोलोती क्ता : 0-14/20, DLF City Phase 5, Gurugiani अवन का विचयण मुमि का विवरण 450 Sq. Metera <u>तियामीय</u> धन कवंची विवरण कुल स्टाम्प इंदुटी की गीरि (शीक्र)16 स्वर्ध स्टब्स्य की संक्षि 7842400 संबंध स्टाम्य त : g0s202112840 रिने+देशन फीस की सारी 5030C हमापै पेरिटम २(ल्क) रूपथे ECIvilian 54490205

Drofted By, self Service Charge, 200 थह पनेया)II.al दिलंक D2-12-2021 दिल गुरुरार राजग ५ ०४ ०() Ped बर्ज और बीजरों/श्रृजारी Sudantan Estates LLPhru Sarjeev AnnuOTHER

नियस Nov Ballingte गर्जन्यण हेतु धातुत किया एका |

्रीप्रसन्त पंजीयन अधिकारी (थजीरायाद)

हाताक्षर धरतुतकर्ता Sodaohar Estates (LLP

क्षरेज से पर्णित क्षेत्र नरत एवं सामीज आपीजना निभाग के आधितिका 1975 की धात 7-ए के अंतरीत अधिसूचित है इसलिए दरनावेज छो पंजीपुत करने से पूर्व समिति विभाव से अक्तपति वमाण वर प्राप्त कर तिया गया है

दा

एमेंच में थणित सेव नगर एंच क्रामीण आयोजना विभाग के आधिनियम 1975 की धाए 7-ए के अलगेन अधिमृचित सही है इसलिए दस्ताटेज को पचिवृत्त करने से पूर्व सर्वेष्टित विभाग से अलावित प्रमाण पत्र की आदश्यकता नहीं है।

डिनाक - 02-12-2021 Sudardon I gares I.I.P /सद्रांष्ट्र पंजीयत अधिकारी (पंजीसबाद)

विकास ०२-१२-२०२१

उप/सेवंक पंजीयत अधिकारीर वश्रीराबाद ।

STAMP DUTY Rs. 28,42,400/-

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

By & Between

1

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 4° 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 signatorics 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 Vendoe for sale of the Said Plots, vide. Registered Colleboration Agreement vesike No.12838, Registered in Tehril Schooland.

Sudharshan Estates LLP

F Limited

R#g, No.

Reg. Year

Book No.

12934

2021-2022







उप/सर्युक पंजीयत अधिकारी

विकेतः

क्रेता

गवाह

चिक्रेता 🦠 thru Sanjeev AroraOTHER Sudarshan Estates LLP

ਮੇਰਾ :- (hru ŞatbalOTrtERDLF,Limited_

ल्याह 1 :- Om Prakash

गवाह 2 ·· Raghu Rai Single

No a s

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख कमांक 12934 आज दिलाक 02-12-2021 को बही लं। जिल्द लं 91 के पृष्ठ लं 124.5 पर किया गयर/लंथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द लं 2865 के पृष्ठ सख्या 85 से 87 पर चिपकाई गयीं | यह भी प्रमाणित किया जाता है कि इस दस्तायेज के प्रस्तुतकर्ता और गयाई ने अपने हस्ताक्षर/लिशाल अंग्र्ज मेरे सामते किये हैं |

टिमाक 02-12-2021

उप/सर्क वंजीयन अधिकारी(धजीराबाद)

AND WHEREAS the Vendee acknowledges and confirms that the Vender have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plots and has not relied upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agents regarding the Said Plots and the facilities/amenities to be made available to the Vendee or any other data except as specifically contained in this Sale Deed. The Vendee further 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/- (Rupces Five Crores Sixty Eight Lakhs Forty Seven Thousand Three Hundred and Seventy Five only) and on other terms and conditions stipulated herein.

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Decd 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

and transfer anto 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 casements, 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 Plets is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 51,16,264/- (Rupees Fifty One Lakh Sixteen Thousand Two Hundred Sixty Four only) vide RTGS Transaction Reference No 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.

Sudharshan Estates LLP

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 Vendec to the Vendor within 90 days of execution of this Sale Deed.

- The Vendor has handed over the actual, physical and peaceful possession
 of the Said Plots on site to the Vendoc and the Vendec 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 DLFS and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
- 7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 11,37,000/- (Rupees Eleven Lakh Thirty Seven Thousand only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 28,42,400/- (Rupees Twenty Eight Lakh Forty Two Thousand Four Hundred only) is being paid with the registration of this Sale Deed.

Sudharshan Estates LLP

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/resemd 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 Vendec 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 Vendec.

Sudharshan Estates LLP

DIF Limited

SCHEDULE-L

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

SI. No.	Plot No.	Area (in Sq. Yd.)	Area (in Sq. Mtrs.)	Conveyance I Document No (registered bet Registrar, Was District Gurug	o./ Date fore the Sub- girabad Tehsil,
ı	B-14/20	269.10	225	12419 dated 2 2021	5 November
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 F		Road, B-11	Plot No. B-12/5	Plot No. B-11/8	Plot No. B-11/4

Sudharshan Estates LLP

DIF 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

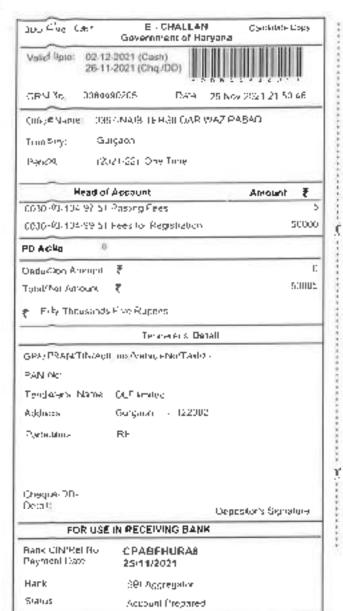
WITNESSES:

1.

Carl Productions On The Carlot of Stangard (Hr.)

2

facythe Reg Sign. Storm fam Jit Singh. V. L. D. Teckli Gurynon.



UDO 6749 - 63		CHALLAI 1004 OI HI		43/ Dept (-11[1]
Valid Upto	02-12-2001 (Cast 26-11-2091 (Chiq				
GRN No.	3084490205	D _e (e	25 Nos	2024 21 50	46
Office Name	0067-NAIB TEI	HSILDAR	WAZIF)	CAB	
Treasury	Surgado				
Periodr	(2821-22) One	y Turre			
He	ed at Account			Amount	*
10030-IIT 104-	97-51 Pasting For	os.			
0030 00 104-	99-51 Fact for Ro	sgishalinn			50001
PD AcNo	U				
Decuction Am	sound: ₹				- 1
Total-Net A-no	on: ₹				50000
ę Fifty (no	usanda Frae (1917)				
	ten	deleris Di	Hail		
СБРЪКУИЦ	Wash on Nebel	leNicClass	1.		
PAN No					
Tenderatis N	lame. El Filmire	st.			
Aderess:	Surgion	12200	2		
Paulio cars	βſ				
Chaque DD					
Chague DD Delail			Deln	eikr's Sign	Aliur A
Detail	R USE IN RECEN	/ING BAN		uikr's Sign	Altura
Detail	INS CPARI	FHURAS	(K	uito's Sign	Alura
Perail FOI Bank CINARA	8 NO GPA 8 6 25/11/2	FHURAS	(K	eilor's Sign	alura

Note: > Depositor should approach treasury for judicial slamps etc. after verifying successful/ Account Prepared status of this chartan at Merify Challan' (in e-Gras website. This status, become available after 24 hrs of deposit of cash or clearance of cheque / DD.

Non-Jackint



Indian-Non Judicial Stamp Haryana Government



02/12/2021 Date

Certificate No.:

G0B2021L589

GRN No.

84557670

Stamp Duty Paid: 3 1421200

Penalty !

7.0

policiamo Cresi

Seller / First Party Detail

Name

Excel Housing construction Up

H No/Floring 25

Sector/Word : Na

LandMark: 4th floor gopal dass bhavan

Cxty/Village∦ Barakhamba rd

District : New delhi

State

Dolhi

Plione:

98*****53

Buyer / Second Party Detail

Name:

Dif Limited

H. No/Eksor : Na

City/Village: Gurugram

Sector/Ward No.

Dislact . Gurugram

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

State

Haryana

Phone .

98*****53

Purpose: Sale Beed

The Bullbertinity of this document can be redified by scanning this Q-Code Through smart phone or unithe website https://wgrastiny.nin.in

दिनांक:03-12-2021

डीड सम्धी किंग्रण डीह का बाम SALE URBAS AREA WITHIN MC स्थित ULF Phase V गरंग/शहर की एस एक कालीनी तहतील/सम-तहभील वजीराबाद वंजीकृत कौलोती शहरी - म्युनिसियल क्षेत्र सीमा के अन्दर दला । B-1109, DLF City Phase 5, Gurugram भवन का विवरण अपूजि का विवरण 225 Sq. Metala तिवासी**।**। धन सर्वधी विपरण कार भट्टामण हमूटी की राजि। 142115& रुपये तासि २७४२३६३६ स्पर्य स्टाम्य की सहि (#21200) स्पर्य स्टाम्भ तः gC62021I589 वेहिटेंग शतक ३ रूपमें रजिल्हेशर कीरा की प्रशि 50000 रूपमें CChaltan.849 (3270) Service Charge 200

सह प्रतिष अग्राम दिलाक 03-12-2021 दिल शुक्रवार सत्तय 5-38-00 PM बजे की/कीमती/कुमारी | Excel Homing and Construction : EPting Smill Kunjar Paraley UTTIER, भिवास, पंक प्रकार Great Dass (Denican 28 Butablianiba read NI) हाए। पंजीवनकी

5u/सर्वेक पंजीब्धन अधिकारी (पतीरापाद)

हालक्षर प्रस्तुतकारी

Diefted By, se f.

Basel Housing and Constitution LLP

एतेल हे वर्णित क्षेत्र तरह एवं गामीज आयोजना विभाग के अधिनियर 1975 की भारा 7-ए के भतर्गत अधिभृषित है इसतिए दल्लावेल को पंजीकृत करते से पूर्व सर्वेपिल विभाग से अलापति प्रमुख्य पर पास कर लिया गया है ।

प्रदेश में अभित क्षेत्र नगर एक सामीण आयोजना विभाग के अधिनियम १९८५ की धारा ४-ए के अंतर्पृत् अधिसूचित नहीं है हमहिए दस्तापैज को पजीवृत करते से पूर्व सब्बंदित दिवाण से जनावति प्रमण पर की आवश्यक्त नहीं है।

रिजांक 01-17-2021

Recall Halving and Construction LLP

उप/संयुक्त पुंजीयन अधिकारी (यजीर बाद)

डमर्रातः कैताय औरश्रीवातीरकुरमधि DLI Locker SuperOTHER हाजिए हैं | प्रस्तुत प्रतेषा के तथ्यों को दोनो पासे ने मुलकर तथा समझ्यार स्थीकार किया । प्रतंत्र के अनुभार ८ स्पर्य की राशि केता से मंस्थानक विकेश को अदा की शक्ष प्रसंख से वर्णित अधिक अदा की गई राशि के तंन देन रचे स्थिकर किया |दोनों ध्यो की पहचान भी/भीमती/कुमारी P.K. Abensh चिता ··· निवासी advjetje व भी/भीमती/कुमारी Mannj

Kumar पित --- नियासी IDLF OOM ते की |

गक्षी हु:। को ६५ सम्बद्धार/अधियाण के २५ में जानते हैं तथा यह साक्षी मं.२ की परिवास करता है |

SEAL OF

MZIRABAD

ट्रिलक (३)-12-2021

3प/सर्वक पेजीयन अधिकारी(यजीवायाद |

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. AAEFE0112F) acting through its authorized signatory Mr. Smill 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 Convoyance 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 Vendoe 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 broching.

Excel Housing & Construction LLP

Reg. No.

Reg. Year

Book No.

13096

2021-2022

1







विकेता

केता

गवाह

उप/सर्वेक्त पंजीयन अधिकारी

विकेता :- thru Sunil Kumar Panday THER Excel Housing and	d Construction
क्रेता :- thru SalpalOTHERDLF Ltd Salpal	
गवाह 1 :- P K Angrish	100
गवाह 2 :- Manoj Kumar	
प्रमाण पत्र	EWAZIRABATI C

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 13096 आज दिनांक 03-12-2021 को बही ने 1 जिल्द में 91 के पृष्ठ में 165 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द में 2872 के पृष्ठ संख्या 94 से 96 पर चिपकाई गयी | यह श्री प्रमाणित किया जाता है कि इस दस्तायेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशास अंगुठा मेरे सामने किये हैं |

दिलांक 03-12-2021

उप/सर्युक्त 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 continus that no oral or written representations or statements made by any party shall be valid or shall be part of this Sale Deed, as this Sale Deed is self-contained and complete in itself in all respects.

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four 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.

C Proprie

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

- The Vendor has handed over the actual, physical and peaceful possession
 of the Said Plot on site to the Vendee and the Vendoe 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.

Excel Housing & Construction LLP

DLF Limited

- 5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
- 6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF5 and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
- 7. The Vendee confirms having home 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.

Edy grif

Excel Housing & Construction LLP

- 10.The Vendee continus 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

Excel Housing & Construction LLP

DI.F 1. imited

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

Parveen Kumar Angrish Advocate M.A.A.L.B., HONS, Tell Westrobed, Gurgaon

MAROJ KUMAR STO SH. PRAKBEHCHAR Clo DLF Gateway Tower, Guragen Non Judicial



Indian-Non Judicial Stamp Haryana Government



Dato : 02/12/2021

₹0

Cettricale No...

G082021L892

GRN No.

84550142

Samp Duty Paid : ₹ 1421200.

Penalty .

en Kover

Seller / First Party Detail

Name:

Sambhay Housing and development Company.

H,Ne/Floor 28

Sector/Ward . No.

LandMark 🕾 4th floor gopal dass bhavan.

City/Village: Barakhamband

District. New delhi

State

Delhi

Phone:

98*****53

Buyer / Second Party Detail

Name

Dr Limiled

H.No/Floor

Sector/Ward: Na.

Land Mark: 3rd floor shopping malt ariun marg

City/Village: Ditiphase I Phone:

58****53

District: Gurugrain

State :

Haryama

Purpose

Sale Deed

The systemack, of mis operation he varied by scanning the OrCode Through smart phone or on the yearsteen hips/legroghty main

<u></u>	डीड सबंधी विवरण	
डीड का न्यम SALE CRBAN AREA WI	THIN MC	
तहसील/सय-तहसील वजीराबाद गांव	/१इर द्वीरन एक कालोती	स्थित DLF Phase Y
uहरी • क्युटिसियट क्षेत्र मीमा के अन्दर		पंजीयूज कोलोली
क्ता । B-11/19, OLF City Phase 5, Gurug	eam	
	भक्षत व्या विवरूष	
	भूमि का विवरण	S007664WW9991N0077000MW96864740W794-NUN-79077WW9698W
भे गसीय		225 Sq Melers
	धन सर्वेषी विवरण	
समि २१+२५७४४ २०चे		कुल स्टारण हमूरी की सीचे ६०३।।५३ १००
स्टाम्प में yCb20211892	स्टाम्प की राष्ट्रि (42)200 रंग	t
रिनिस्ट्रेशन कीस की राणि space स्वयं	C Challant04 500001	पैस्टिम भुत्क ३ स्पर्य
Drafted By: Salpal		Service Charge 200

यह उनेश्व आज दिलाक 05-12-2021 दिस शुक्रमा। समय 5:)6:00 PM बाते की/बीजली/युजारी Sandhay Housing and Development Companythra Sun I Karta-Pandes OTHER स्थित N Dan हारा चंजीकरण हेन् प्रस्तुल किया गया

उप/सर्वुक्त पंजीव्यत अधियारी (वजीराबाद)

स्पताक्ष्य प्रस्तुतकर्ता

Sunhary Housing and Development Company

प्रलेख में यर्जित धेर नगर एवं यातीण आयोजना दिभाग के अधितियल 1975 की धार 7-७ के अंतर्जन अधिराधित है इसितिए दस्नायेज क धनीकृत करते से पूर्व सम्पर्धित विभाग से अन्तर्यात समाण धर पाम कर लिया गया है |

या

प्रमेश में वर्णित क्षेत्र नगर एवं गातील अत्योजनः विभाग के अधिनियम 1975 की धारा 7-ए निश्चांतर्गत आविक्षित नहीं है इसलिए दक्तावेज को पंजीशृत करते से पूर्व श्रूष्टीत विभाग से अनम्पति प्रमाण पत्र की आदश्यकता कही है।

College /

दियांक 03-12-2021

Suchhay Housing and Developmen Company

अप्रतासीक पंजीवन अधिकारी । ए*ने* राहाद्व ।

उपरोक्त केलब भी/भीमती/पुंजारी DLF Listows SuppleTHEN हाजिए हैं | पस्तुत प्रलेख के तथ्यों को दोनों पक्षी से युनकर तथा सक्कापन स्त्रीकार किया | प्रतेस के अनुसार ७ स्पर्य की शिरी देशा ने मेरे समक्ष विकेता को अदा की तथा श्लेख से पर्णित अपिस अदा की नई हाशि के मेन देन को स्वीकार किया |दोनों पन्नों की पहण्या की/भीमती/कुसारी है K Angush Ad- पिता --- निवासी Guragiam न भी/भीमती/कुमारी Mana Korsa पिता Om Plakash निवासी DLF Guragiam में की |

WAZW

साधी मंत्रा को हम नम्बरदाव/अधिनक के रूप से जावते हैं तथा यह साओ संत्र की पहचात करता है

दिताक (03-12-202)

जंप्रसहित पंजीवत अधिकारी(वजीववाद)

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

1

SAMBHAV HOUSING & DEVELOPMENT COMPANY, a company incorporated under the Companies Act. 1956 having its registered office at 4th Ploor, Gopal Dass Bhawan. 28. Barakhamba Road. New Delhi-110001 (CIN No. 174899D1.198804.T031095; PAN No. AAACS9551R) 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: 1.70101HR1963PLC002484), a company incorporated under the Companies Act. 1956 having its Registered Office at 3rd Floor. Shopping Mall. Arion 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

R@g. No.

Reg. Year

Book No.

13991

2021-2022

1







विकेता

क्रेना

गवाह

उप/सर्युक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar PandeyOTHER Sambhay Housing and Development

Company_

केता :- thru SatpelOTHERDLF Ltd

Solbal

गवाह 1 :- P K Angrish Adv

गवाह र :- Manoj Kumar ___

My

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 13091 आज दिनांक 03-12-2021 को वहीं ने 1 जिल्द ने 91 के पृष्ठ ने 163.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द ने 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 इस्ताक्षर/विशान अंगुठा मेरे सामने किये है |

दिनांक 03-12-2021

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four 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.

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

- 2. That an amount of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupces 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 Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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

(5/1/2)

or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Deed.

- 5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
- 6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF5 and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
- 7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 5,68,500/- (Rupees Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (Rupees Fourteen Lakh Twenty One Thousand Two Hundred only) is being paid with the registration of this sale deed.
- 8. The Vendec acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are 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.
- 9th 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.

BIM

- 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 Vendec to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee

SCHEDULE-L

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

Sambhay Housing & Development Company

DIF 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

Paryeen Kumar Angrish Advocate M.A.L.L.B., HONS, 72H Wastrabes, Gurgan,

2.

MANOJ KUMAR SO SH PRAKASH CHAND CO DEF Godeway Town, Gangan Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 01/12/2021

Cortificate No.:

G0A2021L2576

GRN No.

81189947

EHUDI OF THE

Ştamp Dury Paid : ₹ 1421260.

ŧΩ

Penalty

Min Zeer Belog

Seller / First Party Detail

Name

Madhukar Housing and development Company

Ne/Fleer: 28

Sector/Ward: Na

LamiMark∰ 4th floor gopel dass bhavan.

City/Village | Barakhamba rd

District: New dethi

State 1

Delh

Phone

98****53

Buyer / Second Party Detail

Name:

DIC_mited

H No/Floor : Na

Section/Ward . Na

careMark: 3rd fluor shopping mall arign marg

SEAL

WAZIRAT

City/Village: Gurugram

98*****53

District : Gurugram

State:

Haryana

Ригрозе

Phone

Sale Deed

The authenticity of this discurrent can be verified by scanning this Circlade Through smert phone of on the website https://agrashty.nic.in

डीड डीड का त्यम SALE URBAN AREA WO HIN	ह स्टब्सी दिवरण MC		
तहतीत/सय-तहमील वर्जशासद गांव/शहर	ही एन एक कालोनी	단원경 DLF Phase V	
धहरी - क्युनिसियम क्षेत्र सोमा के जन्दर		पंजीकृत <i>व</i> र्गलेनी	
om ; B-11/14, DLF City Phase 5, Gurugalin			
Pri	ान का वियस्ण	×	
	(मे स्थावियरण 	225 Sq. Meters	
रिवा सी ड		had dry. Howeld	
ų	न सर्वधः विवरण		
राशि २६४२३६६४ रूपये	कुल स्टाम्प ९व् डी की साथि ।42।158 रूपमे		
म्हास्य नं : g0a202112578 स्टब्स	की शशि (+21200 रूप		
एजिस्ट्रेशन कीए की गणि 50000 रुपणे	EChallan:84490759	वेस्टिंग शुल्क) रूपरो	
Dialital By sell		Service Cho gs. 200	

यह प्रतेष आज दिलाक (2-12-207) दित गुरुवार समय 5:05.00 । भावले मी मीलिसी/भुगारी Market Housing कर Developmen Company.lea Surgest Attend 118.8 जिल्लाने तक Finer Gopal Case Blawar 25 Harashamba read Nity and क्रिकेटमा हेन्द्र प्रस्तुत किया गया

ज्य/संयुक्त पञ्चामल आधिवरसे (यजीसचाद)

हस्ताधार प्रस्तुतकर्षी Madhusa Hanang and Developmen, Corepany

प्रतेख से वर्णित क्षेत्र तमर एक काओण आयोजना विभाग से अधिनियम 1975 की थाओ 7-ए के अतर्गत अधिसूर्णित है इसलिए दस्तावेश को पंजीपृत्व करने से पूर्व सर्वेष्टित विसास से अवायित प्रवास पर आप कर तिया गया है |

या प्रसंख से वर्णित क्षेत्र जगर एंट राजीण आयोजना पिशाम के अधिनियम 1975 की धारा रूप के अंतर्गत अधिन्यित नहीं है इसनिए दरसम्यंज को पंजीकृत करते में पूर्व अवधित विभाग से अनावति प्रमाण एउ की आधश्यवदान नहीं हैं।

दिनांक 02-12-2021 प्रिक्तांक 02-12-2021 प्रिक्तांक Ozonpany

उप/राष्ट्रक प्रजीयन अधिकारी (प्रजीताबाद)

30रोक केताच और भोजनी कुमांगे DLF LoGuru SaperOTHER हाजिय है । प्रस्तुत एतंत्र के तथ्यों को दोती पक्षी ने युनव्य, तथा समझव्य स्वीकत किया । एमेंथा के अनुसार () राज्ये की साँध केटा ने जेर समक्ष विदेश्या को अद्य की तथा प्रतेष में वर्णित अधिम अदा की गई साँध के भेदा देत को स्वीकर किया (दोनों पक्षों की प्रकास और औमतीर भुगारी 155 Prokest पिता --- विवासी OLF GOM प्र भीर शीमतीर कुमारी Ragio Ray Spage पित्र --- निजासी DLF GOM ने की |

साक्षी हो। को इस सम्बद्धार ऑपवरून के रूप से जानते हैं-वार्षी वह साक्षी मं:2 की पहचात करता है।

दिनांक (02-12-202)

उप/सर्वत प्रजित्रमधिकारी(८.मेशबाँ ।

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

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

BY & Between

Madhukar Honsing 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. U45201D1.1988ULT031999; 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 inless 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 Vender 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-"1") 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 Vender had entered into an Agreement dated 01/12/2021 ("Agreement") with the Vendee for sale of the Said Plot.

Madhukar **N**ousing and Development Company DLF Limited

Reg. No.

Reg. Year

Book No.

12937

2021-2022

1







विकेता

क्रेला

गयाह

उप/सर्युक्त पंजीयत अधिकारी

विक्रेता :- thru Sanjeey ArgraOTHER Madhukar Housing and Development

Company

क्रेला :- thru SatpalOTHEROLF Ltd_

Sathal

ज्ञांबाह 1 - Om Prakash

गुवाह 2 :- Raghu Raj Singh _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रतेख क्रमांक 12937 आज दिनांक 02-12-2021 को वहीं नं । जिल्द नं 91 के पृष्ठ नं 125.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त वहीं संख्या । 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 अंग्रूटा मेरे सामने किये हैं ।

दिलांक 02-12-2021

उप/सर्युक्त 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 Vendoe on the terms and conditions mentioned hereinbelow.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

 In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four 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 free from all encroachments, charges and encombrances 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:-
 - Rs. 25,58,132/- (Rupces 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/- (Rupces Two Lakh flighty Four Thousand Two Flundred 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/- (Rupecs Two Crore Fifty Five Lakh Eighty One Thousand Three Hundred Eighteen and Fifty Paisa only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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

Madhukar Housing and Development Company DIF 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 Vendoe and thereafter the Vendoe 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/- (Rupces Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (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

F Limited

Madhukar Housing and Development Company 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 Vender for any liability and/or penalty in that behalf.
- 11. That this is an absolute and irreversible sale deed and the Parties shall not be empowered to revoke/reseind this sale deed for any reason whatsoever.
- 12.The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
- 13. This deed shall be presented for registration before the registering authority and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-J.

All the rights, title, and interest of the Vendor into and upon that piece and parcel of land being Plot No. B-H/14, admeasuring about 269.10 Sq. Yards (225.00 sq. mtrs.) in DLF5, situated at Village Wazirahad, Tehsil Wazirahad 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 DCF 1.imited

IN WITNESS WHEREOF the Vendor and the Vendoc 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

WITNESSES

1:

OM PRAKASH I On Sh. 5, RAM DIF Cateway Tower Gurgaon (Hr.) •

Ragher Singh S/o Sh Rought Sige. V.P.O Teekli Gurguon Nem Jodicall



Indian-Non Judicial Stamp Haryana Government



Oate 1 02/12/2021

Certificate No.:

G0B2G211907

GRN No.

24553170



Stamp Duty Paid : ₹ 1421200

Panally: March (MA)

ē 0

Seller / First Party Detail

Name

Udyan Housing and development Company

H.No/Floor # 28

Scolor/Ward Na.

LandMark : 4th floor gopal dass bhaven.

City/Village | Barakhamba nt.

District: Naw delhi

State:

Dalhi

Phone

98*****53

Buyer / Second Party Detail

Name:

Dif Limited

H.No/Floor:

Sector/Ward: Na

LandMark: 3rd floor shopping mail agun marg

City/Village:

Difiphase t 98*****53

District . Gurugiain

State:

Haryana

Phone .

Purpose: Sale Rend

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

是**市**班:03-12-2021

डीड सर्वधी विवरण	
डीड का तक Sale Urban area within MC	
तहसील/सम-तहसील राजीभाबार गांव/शहर के एस एक कालोती	ਵਿੰਘਰ ULF Phase V
शहरी - स्युक्तिप्रिपल क्षेत्र सीमा के अल्बर	हुत व ॉसोती
oyn : B.(11/13, DLF City Phase 5, Gurugram	
अपन का विवरण	
পুনি কা বি ব ংল	
	5 Sc, Metern
धन सबंधी विवरण	
रचि १६४३३६६४ स्पर्वे फुल र	राम्य इस्ट्री की गणि। (+2)1158 रूपणे
स्टाम्य सः g0b70211907 - प्रदास्य की संशि 1421250 रुवर्य	
रजिस्ट्रेशन कीस की प्रशि SDUCO करने ECratan:34553/86	७ पिटंग युक्त ३ रुपये
Profiled Hist Self Social	Service Change(201)

यह प्रदेख आज दिलांक 03-12-2021 दिल शुक्रवार सम्बद्ध 5:37.50 PM बजे औ/श्रीमती/कुआरी - Udayan Houserg and Development Companythia Small Kumar PandeyOTHER. शिक्षणा 40. Hoor Capel dass Plipwan 28 Barakhamba road ND होए पंजीकरण हेतु प्रश्तुत किया गया |

उप/सयुंक विभूपन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्वः (Idayan Housing and Development Company

प्रशेष में पर्णित क्षेत्र तमर एवं सामीण आयोजना विभाग के अधिनियम 1975 की धार १ए के अंतर्गर मिस्ट्रित है इसकिए दस्तादेज की पंजीकृत फरने से पूर्व सचावित विकास से अन्ताति प्रमाण पर प्राप्त कर खिया रहा है |

प्रतंत्रा में वर्णित क्षेत्र रूप रूप बामीण आयोजना विभाग के अधिशियम 1975 की धारा 7-ए के अनुष्यंत् अधिसृचित नहीं है इसलिए इस्टार्गन को भृतंथित विभाग से अनापति प्रमाण पत्र की आयश्यकता नहीं है। वंजीकृत करते से पूर्व

दिनांक (३)-12-2021

Skidyan Hossing and Development Company

उप/संस्ता पंजीवत अपिकारी । वर्तातार)

इपरोक्त केताच की/भीशती/पुज्याके DEP188460 SapplOTECE हाजिए हैं | प्रस्तृत प्रश्रेख के तथ्यों को दोनी पक्षी में सुनकर तथा समझकर स्थीकार विच्या | पलेख के अनुसार व रुपये की साथि केता ते मेरे समक्ष विदेशा को अद्भावी गया प्रसंख में निर्णत अधिम अदा की गई राशि के तन देन को स्दीलार किया |दोनों पक्षां की पहचार मी/मीमरी/कुकारी ध K Angrish पिता --- लिवासी <u>उत्तर CCm व मी/शीमरी/कुमारी Manaj</u> Kumur पिता --- विकासी DLY COM ने की ।

सक्षी ने:। को इस अम्बरदार/अधिवक्ता के रूप में जातने हैं तथा वह साझी तं:2 की प्रहाबन करता 🧍

दिसांक २३/१२-१०२१

उप/सर्वेत-प्रजीवन अधिकारी(वजीराबाट 1

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

STAMP DUTY Rs. 14,21,200/-

THIS SALE DEED is made on this 03¹⁶ 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. U45201DL1988ULT031094; 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







विक्रेता

क्रेला

गयाह

उप/सर्युक्त पंजीयन अधिकारी

WAZIRABAD

विकेला 😁 thru Sunii Kumar PandeyOTHER Udayan Housing and Development

क्रेता :- (hru SatpalOTHERD

गवाह् । :- PK Angrish _____

जवाह 2 :- Manoj Kumar ,

प्रमा<u>ण पत्र</u>

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

दिवांक 03-12-2021

उप/सयुक्त पंजीयन अधिकारी(वजीराबाद)

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

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 2,84,23.687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

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

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 Vendoe to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2265860976 dated 01.12,2021.
 - ii. Rs. 2,84,237/- (Rupces Two Lakh Eighty I our 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.
- 6. 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.

Udyan Housing & Development Company

- 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 Vendoe 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

DEF 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, Tchsil 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

DI.F Limited

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

For and on behalf of UDYAN 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, Ten Washelan, Ourgaon 2. MANOJ KUMAN JO SH. PRAKAMCHAND Clo DLF Gictoway Town, Courgean. Non-Aldieus



Indian-Non Judicial Stamp Haryana Government



01/12/2021

Codficate No.

GBA2021L3292

SPRN No.

94553026



Stamp Duty Paid ₹₹ 1421200

Penally:

₹0

MARIRABAD

promotion)

Seller / First Party Detail

Centre point Property management services LIP

H,Na/Floor⊜ 28.

Sector/Ward. Na.

LandMark 4th floor gopal dass bhavain

City/Village : Barakhambaird

State .

Dethi

Phote

98*****53

Buyer / Second Party Detail

Name

Dff Eimited

H No/Ploor∰ Na.

Sector/Ward ≢ Na

LandMark: 3rd floor shopping mail aroun marg

City/Village: Dif phase I.

District: Gurugram

District: New (felb).

State:

Heryana

Phoreir.

96*****53

Primpose: Sale Daed

The authors city of this ducting it can be verified by scalaring this QrCooks Through smart phone or on the wabs-to https://ogreshry.nc.in

Reg. No.

Reg. Year

Book No.

13092

2021-2022

1







विक्रेता

केता

गयाह

उप/सर्वुक पंजीयन अधिकारी

चिक्रेता :- thru Sunil kumar PanderOTHER Centre Point Property Menagement Services

क्रेला :- thru SalpalOTHERDLF

गवाह । :- P K Angrish ु

गयाह 2 :- Manoj Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13092 आज दिनांक 03-12-2021 को वहीं ने 1 जिल्द ने 91 के पृष्ठ में 164 पर किया गया तथा इसकी एक प्रति अतिरिक्त गरी संख्या 1 जिल्द में 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 है |

दिनांक 03-12-2021

उप/सयुंक पंजीयन अधिकारी(यजीराबाद)

STAMP DUTY Rs. 14.21,200/-

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

BV & Retween

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-Read, New Delhi- 110001 (LLPIN- AAB-6948; PAN No. - AAIFC94401.) acting through its authorized signatory Mr. Sunil Kumar Pandey, authorised videresolution 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:

DEF 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, Gurogram, Haryana, 122002, acting through its authorized signatories Mr. Jayant Erickson. and Mr. Subhashish Panda, authorized vide resolution dated 11.01.2021, shallhereinafter 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-"1") 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

डीड का नाम SALE URBAN ARKA W	डीह सर्वेधी विवरण FFHIN MC	
तहसील/सभ-तहसील बजीएमाद गाँ	र⁄ एक्टर 😩 एन यक कालोनी	स्थित DLF Phase V
धहरी - ज्युनिक्षिपत क्षेत्र सीमा के अन्दर		पंजीयून कॉसोनी
ਰਮਾ : 8-12/9, CLF City Phase 5, Gurug	ram	
	म्यन यः विदरण	
	भूमि का विवरण	
तियावगै य		225 Sq. Malers
	धन सर्वधी विवरण	
सांश २८४२३६४६ ७५०		कुत स्टाम्य इयुरी की राति 1421158 रूपर्य
स्यास्य हो : 908202113292 रजिसदेशन भीक्ष की शक्ति 50000 सम्बे	स्टाम्य की सही 142:200 रूप FChaller 8455)244	After a series
Druffed By Satpal		Service Charge: 209

वर प्रतिष्ठ अज् दिलाक US-12-2021 दिल शुक्रवार समय 5:37:00 (Mad MizMadizigant) - Contre Point Property Management Services LL-2019 Sund South Panday OTHER नियम वर्ग Copal Dass Blowan 38 Bazakhamba na<mark>d विश्व</mark>तास पंजीवरण हेन् प्रस्तुन किया कार्य |

OSHA)

उप/त्युंक पंजीपन अधिकारी (यजीशबाट)

हर,जन्म प्रानुतकार्थ Crain: Point Property Management Services LLP

प्रलेक में यणित क्षेत्र नगर एवं सामीण आगोजता विकास के अधिनिक्या 1975 की धार 7-ए के अलगेन अधिसूचिन हैं इसिक्ट दक्तायेज के पंजीकृत करने में पूर्व संबंधित विकास से अलग्रित प्रमाण पर शास कर किया गण है |

या

प्रतेष में वॉर्णन क्षेत्र तयर एवं शक्षीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिस्थित नहीं है इसलिए दस्तावेज की धनेकुर करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आपस्यकता नहीं है।

दिवांक 03-12-2021

Contro Point Property Management Services LLP

उप अयंक नजीपत अधिकारी (प्रजीसवाद)

उन्मोक कैलाय थी/थीमती/पुनमारी DLF Dathra SalpaiOTHEX हाजित है। प्रस्तुत प्रतेष्ट के तथ्यों को देशी है सुनका तथा सकझकर स्वीकर किया | प्रतेष के अनुसार o रुपये की राशि केला ते भेरे स्थास थिकेला को अध्य की तथा प्रलेख में वर्णित अखिम अद्य की गई राशि के देन देन को स्वीकार दिखा |दोनी पक्षों की पहचान बी/शीमती/पुनमारी P.K. Angash दिला --- निवाक कि हाला व शी/शीमती/पुनमारी Manas Konner पिता ·-- निवाकी DLT GCM में की |

साक्षों नः। को हम तम्बादवा /अधिकतः के स्थार्म जान्ते हैं तथा यह साम्रों तंत्र की प्रदेशन करता 🥉

'देताक 03 12 2021

5ए/सर्थंक 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 emitims 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 hereing

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (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

DLF Limited

Centre Point Property Management Services LLP 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 fawful 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:
 - iii) 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 Fighty 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.

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.

MF Limited

Centre Point Property Management

Services LLP

- 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 whotever 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 Vendoe 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

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 preversible sale deed and the Parties shall not be empowered to revoke/rescind this sale deed for any reason whatsoever.
- 12.The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.
- 13. This deed shall be presented for registration before the registering authority. and got registered by Mr. Satpal, authorised vide resolution dated 11.01.2021, passed by the Vendee to appear before the registering authority. and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

SCHEDULE-L

All the rights, title, and interest of the Vendor into and upon that piece and parcel. of land being Plot No. B-12/9 admeasuring about 269.10 Sq. Yards, (225.00 Sq. M(rs.) 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

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

WITNESSES

Parveen What Advocate

M.A.L.L.B. HONS.

Teh. Wazirabad, Gurgaon

2. MANUT KUMAR STO Sh. PRAKASH CHAND CLO DLE Cocteway Tower, Coungsam. North Article



Indian-Non Judicial Stamp Haryana Government



01/12/2021

CÆNficate No.:

G0A2021L1257

GEN No.

84489904

IROND PARENT

Stamp Duty Paid 🕴 🤻 1421200

8.0

Penalty:

144 7140 Only -

Seller / First Party Detail

Natio

Anghhay Apariments PvLltd

H PWrFloor : Na

Sector/Ward: Na-

LandMark® 4th floor gopal dass briavan.

GityWillage : Barakhamba rd

District New delhi

State:

Dollar

Photo

98*****53

Buyer / Second Party Detail

Малет

Photo:

DH Limited

HJNK/Floor J. Na.

Purpose . Sale Deed

Sector/Ward Na

LandMark: 3rd floor shopping mail arjun marg

GityVillage: Difiphase I.

98*****53

District : Gringram

Stale

Haryana

The authenticity of this document can be vertice by scanning this OrCode Through smart phone or on the wobsile https://egrash/yunic.in

द्वीद्व का नाम SAUE URBANAKE	डीड सबंधी विवरण CV/THIN MC	
तहसील/सब-तहसील वजीराबाद	मांच∕शहर 5ी एल एक का	নালী মিখন DLF Phase V
शहरी - स्पुनिसियल क्षेत्र सीमा के 3	स्त्दर	पंजीकृत कों। दे नी
वला : B-14/1, DLF City Phase 5, G	nindiam	
	अवत्र ह्य दिवा प	
	मूमि का विवरण	
निवासीय		275 So Moters
	थल सबंधी विवरण	
सिंश २४४२३५६८ रूपये		कुत स्टाम्य इयुरी की रारि । १४११५६ तपदे
ਲਗਲਪ ਸੱ : gCa202014257	रहास्य की संशि (42)25	
रजिस्ट्रेशन कीस की राजि 50000 व	च्यवै	01AŞ पेस्टिंग शुन्क ३ क्ण्ये
Distlict By self		Service Charge 700

यह प्रमोध आज दिनांक 02-12-2021 दिन युम्बार रामच 5.02-30 PM बर्ज भी/औमनी/कुलाई Amidiae Agartmens Pvt Lidthm Sinjery Amin(2000) तिवास New Celscद्वारा फल्टिंग्सण हेतु पालुत रिया गया (

इस्लाक्षा प्रस्तुतकर्ता

पंजीयन अधिकारी (वजीराबाद)

Anuphas Aparlments Pvi Lld

एकंप में परित क्षेत्र मनर एवं मानीन आयोजना दिशाय के अधिविधम 1925 की धारा 7 ए के अतरीत आधिगृधित है इगारिए दरतायेज को गजीकृत करते से पूर्व संबंधित विभाग से अनापति प्रमाण पर पास वर लिया गया है 🖡

वलेक में चर्चित होत नगर एवं वामीण आजीजना विभाग के अधिनियम 1975 की धार 7-0 के आवर्षक अधिमृत्यित नहीं है दुर्गातेक हमलायेज की एजीकृत करते में पूर्व मचितित दिशाय से अनापति प्रमाण पत्र की आवश्यकता नहीं है।

Rank 128 12-2021

र्फजीवन अधिकारी (पजीनचाट 🕒

इच्छोक वेद्राव और औरसी रचुनाये - DLE Lagrangian Supe OT HER - हाजिए हैं । प्रस्तुन पर्तब के लयमें को दोनों पर्श ने सुनकर तथा सबदायर ह्यीयरर किया । वर्तक के अनुसार ० अर्थ की सूचि केला में ओर समया विकेत। को अद्या की अन्य धलेख में वर्णित अदिम अदा की नई शिधि के रेत देत को त्योकार किया |दोतो पक्ष के पहचान के श्रीताती/जुजारी On Piakul, दिला 5 Ram निपासी DLI Gaevay Tower, Gungram य और श्रीजाती /युजारी अञ्चलक विद्यार्थ किया DLI Gaevay Tower, Gungram ने की | साली रहा की हम तम्बरदार/अधियंता के सब में अनते हैं तथा वह सभी नहर की यहचान करता है ह

Rajum 02-12-2021

उप/सर्वेत पंजीवन अधिवारी। वजीवबाद)

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

1

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 bereinafter 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-"1") by virtue of Conveyance Deed dated 25 November 2021 registered before the Sub-Registrar Wazırabad 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 Vendec for sale of the Said Plot.vide Registered. Gitaboution Agreement Venika. No. 12.840, Registered in Tehril Washabad.

AND WHEREAS the Vendee acknowledges and confirms that the Vender have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing

Anubhay Avartments (P) Ltd.

DLF Limited

Reg. No.

Reg. Year

Book No.

12933

2021-2022







विकेता

केतर

गयाह

उप∡स्यंक पंजीयन अधिकारी

चिकेता 🦭 thru Sanjeev AroraOTHER Anubhay Apertments Pvt Ltd

केता :- thru SatpalOTHERDLE Limited Saffe

प्रमाण पत्र

प्रमाणित किया जातो है कि यह प्रलेख कमांक 12933 आज दिनांक 02-12-2021 को वही त 1 जिल्ह नं 91 के पृष्ठ ने 124.2 पुर किया संसा तथा इसकी एक पति अतिरिक्त बही संख्या 1 जिल्द ने 2865 के पृष्ठ संख्या 82 से 84 पर चिंपकाई गयी | यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गदाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है |

दितांक 02-12-2021

पंजीअन अधिकारी(वजीराबाद 🕒

the Said Plot and has not relied upon any literature, sales plan, sale brochore, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor of 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:-

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 casements,

Anobhay Apartments (P) Ltd.

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

- That an amount of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Laklis Twenty Three Thousand Six hundred Eighty Seven and Fifty Paisa Only) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
 - Rs. 25,58,132/- (Rupees Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No 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.

- 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

Anubhay Apartments (P) Ltd

DIF Limited

or leviable now or in funce 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 op to the date of handing over the possession of the Said Plot to the Vendoe and thereafter the Vendee shall be responsible for the payment of the same.
- 6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF5 and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
- 7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 5,68.500/- (Rupees Five Lakh Sixty Eight Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 14, 21, 200/- (Rupees Fourteen Lakh Twenty One Thousand Two Hundred only) is being paid with the registration of this sale deed.
- 8. The Vendec acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are 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 continus 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

Anulliav Apartments (P) Ltd

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

SCHEDULE-L

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

Anubhay Apartments (P) Ltd.

DIF Lamited

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 Anubbay Apartments (P) Ltd.

Authorised Signatory (VENDOR)

For and on behalf of DLF Limited

Authorised Signatories VENDEE

WITNESSES

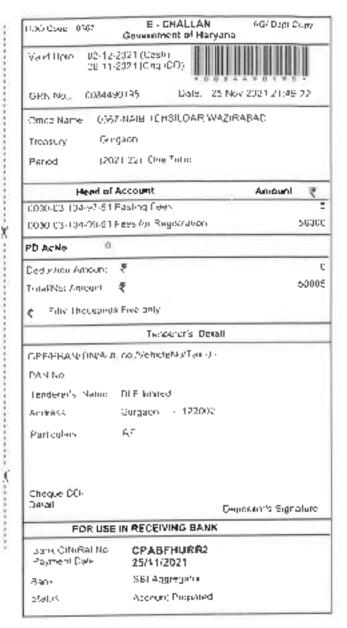
1.

OW POAKAGE Of Congress of Congress Congress (for.)

7

Roseyhuloy 5/0 Ranjis Singh. V. LO Teekli Gronguon

E - CMALLAN Lancient, Copy 0000 Cheb: 10917 Government of Haryana Valid Upto 02-12-2021 (Crish) 28-11-2021 (Chq2DD) 25 Nov. 2071 21:49:22 GBN NICE: 0084490193 Date Office Name | 0.367 NAIB TEHSILDAR WAZ FABAD Gorgaan Treasury: Period: (2021-22) One Tenn Head of Account Amount 0030-03 104 97 51 Payling Feek 50000 0030-03-104-99-51 Tees for Registration 0 Deduction Armount 50005 TarabNal Amount Fifty Engusands Fixed Gubera Tendaror's Detail CENTERAN/TIN/Acit_inc/VehickiNo/Taxld: PAN NO Tandorer's Name - DLF limited Gurganic 722002 Address Particulors: HH Chaque CD: Dotoil Depositor's Signature FOR USE IN RECEIVING BANK Bank CINARel No. CPABFHURR2 Payment Date 25/11/2021 Bank: SBI Адагедиил Status: Auctiont Prepared



^{*} Note .->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Appoint Prepared status of this challan at "Vorily Challan" on e-Gras website. This status, become available after 24 hrs of deposit of cash or dearance of cheque / DID.

Inchis/him



Indian-Non Judicial Stamp Haryana Government



Dale 01/12/2021

₹ 0

Ci⊈tilicale Nu.

G0A2021U2592

GPN No.

84489981

Stamp Duly Paid 🛊 🐧 1421200.

Penalty

The Court sag.

Seller / First Party Detail

Næther.

Pushpak Builders and developers PVI Ikf.

H.Pb/Floor: 26

Sector/Ward Na

LamiMarkii Alh Noor gopal dass Shavani

CityWillage : BarakhAmba (d.

State 1

Delbi

Physe:

98*****53

Buyer / Second Party Detail

Name:

Phone .

Purpose :

Dif Limited

H NVFloor Na

Sector/Ward Na

LandMark: Bird floor shopping mall arjun marg

City/Village: Gurugram

98*****53

Sale Deed

District: Gurugrany

District . New dothi

State:

Haryana

WAZIRABAS

HE SCAL OF

The authenticity of this discusses was be sentied by standing this Crucke Through short places of colone website bons Segraphy bit in

होड़ का नाम SALE URBAN AREA	बीड सबंधे अधासकारा	वियरण	
तहसील/सब-नहसील वजीराबाद	गांब/शहर हैं ऐन	र एफ कालोती	मिसत ULF Phase V
बहरी - स्युनिसियल क्षेत्र सीमा के अन	ន		पंजीकृत योजीती
ਧਰਮ : ਲੇਵਯੋਗਕ, DLF CMy Phase 5, Gu	rugram		
	Kan on K)बरण	
	मूमि का	विवरण	
निव्यक्षीन			275 Sq Møers
	ঘন সক্রী	विवरण	
राशि 28429688 तमयै		97	न स्टाम्प इन्द्री भी गरि। 1421154 रुपये
स्टास्य हो । _ध 98202112592 रतिस्ट्रेशन कीस की गति 50000 रूप		Г 1421200 हुए ट утин 644 9 0720	पेन्टिंग शुल्क ३ रुजये
Outlint By self			Service Charge: NO

यह करेट आज दिशाक (१२-१६-१६६) हिन गुण्यार गमान ५ १४ ६६६ एक स्ट्रा औरऔसर्ट कुमारी - Pushpak Builders कि Pushbra Sar,eev Argent (१९)६ तिक्षा १९५१ ५५६ (२०१० (१०५) शिक्सामा १५ शिक्स (१००) पान १९०० सामित प्राचित्र पान १५ वस्तु

१०/समुक गर्जाभाग अधिकारी (अजीराबाद)

हरूनाभर प्रस्तुतकर्ते Postpak barden and Orvelopers F Ltd

प्रतेक में भूमित क्षेत्र अभर एवं आसील आयोजना विभाग के भौधिनियम 1975 की धारा 7-ए के अनर्गन अधिमृद्धित है इनानिए दश्तरवेज की प्रजिन्न करने से पूर्व सम्प्रित विभाग ने अनुष्यि एमाण एक जाम कर निया गया है |

मा

एतेख में वर्णित क्षेत्र तमर एवं सामीण आयोकता विभाग के अधिविधन १९२५ की धाम २-ए के अतर्गत अधिस्थिति नहीं है इसलिए दस्तावेड को एडीएन करने ने पूर्व सर्वित विभाग में अनापित प्रमण पर की आवश्यकता नहीं है।

Pushpak Builders and Developers 4' Lid

उप/संयुक्त पंजीयने अधिकारी (यजीसवाद)

उपनंत केताय भी/भीमती/दुरमारी CREFLOIDITE SupalOCHER कृतित है। प्रस्तुत प्रतंत्र के तथ्यों जो दोनी वर्ण ने सुनावर तथा समझावर स्वीकार किया | धवेच के जनुकार ० स्वर्ध की सांशि केदन से मेरे समाभ विकेता को अदा की तथा प्रतंत्र में पर्णित अधिम अदा की गई सांशि के तंत्र देन को स्वीवकर किया |दोनों पक्षों की पहचान भी/भीमती/कुमारी Om Pakash किए · · · निवासी हुद्वार भी/भीमती/कुमारी Raghu Kaj Singt किए · · · शिवासी GOM से की र

सक्षी तं:। को हम नन्यरदार/अधियका के रूप में जानते हैं तथा यह सफी नं.2 की पहचन करता है |

दित्तकि (02-#2-2**9**21

/उप/समृक पंजीपन अधिकारी(वजीराबाद)

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

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

BY & Between

1

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: L7010111R1963PLC002484), a company incorporated under the Companies Act, 1956 liaving 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, Gurngram, Haryana (hereinafter referred to as the 'Said Plot' and is more particularly described in Schedule-"1") by virtue of Conveyance Deed dated 25 November 2021 registered before the Sub-Registrar, Wazirabad Tehsil, District Gurngram 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.

Pushnak Builders and Developors (P) Ltd.

OL Limited

R#g, No.

Reg. Year

Book No.

12936

2021-2022

1







विक्रेता

मता

गयाह

उप/सर्क पंजीयत अधिकारी

विकेता	:-	ttku Şanjeev	AroraQTHER.	Pushpak	Builders and	d Developers P
--------	----	--------------	-------------	---------	---------------------	----------------

:- thru SalpalOTHERDLF Ltd Cathol

गवीह 1 :- Om Prakask

गवाह 2 :- Raghu Raj Singh _- क्रिक क्रिक

प्रमाण पत्र

प्रमाणित किया जाला है कि यह प्रलेख क्रमांक 12936 आज दिमांक 02-12-2021 को बही ने 1 जिल्द में 91 के पृष्ठ में 125 पर किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या । जिल्द नं 2865 के पृष्ठ संख्या 91 से 93 पर विपकाई गयी | यह भी प्रमाणित किया जाता है कि इसू दस्तावेज के प्रस्तुतकर्ता और गवाहीं ने अपने हस्ताक्षर/विशान अंगूठा सेरे सामने किये हैं |

दिमांक 02-12-2021

उप/सर्वृक्त पंजीयन अधिकारी(वजीराबाद)

MAZIRABAD

SEAL OF

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

AND WHEREAS the Vendee is desirous of purchasing the Said Plot for a price of Rs. 2,84,23,687.50 (Rupees Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) and on other terms and conditions stipulated herein.

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

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

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-

 In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 2,84,23,687.50 (Rupecs Two Crores Eighty Four Lakhs Twenty Three Thousand Six Hundred Eighty Seven and Fifty paisa Only) settled between the Parties, the Vender doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot free from all encroachments, charges and encumbrances together with all

Pushpak Builders and Developers (P) Ltd.

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 into 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 Vender in the following manner:-
 - Rs. 25,58,132/- (Rupces Twenty Five Lakh Fifty Eight Thousand One Hundred Thirty Two only) vide RTGS Transaction Reference No CMS2264272453 dated 30.11.2021
- iii. 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.

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

Pushpak Builders and Developers (P) Ltd.

DLF Limited

- 4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Deed.
- 5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the saine.
- 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

Pushpak Builders and Developers (P) Ltd

DLF 1.imited

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 Vender 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-L

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 DLF5, 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

Pushpak Builders and Developery (P) Ltd.

Thurst 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

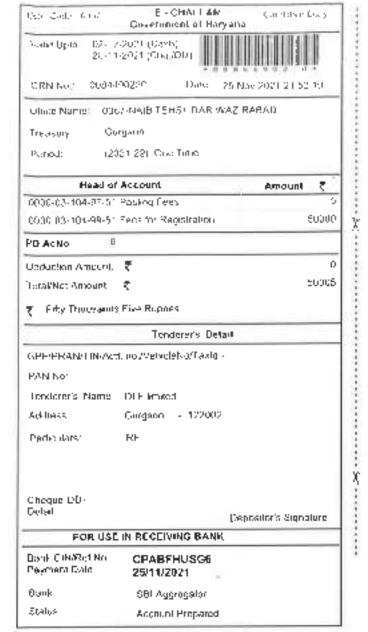
WITNESSES

1.

FRAVASTI Maga (Plus)

2.

Agan Byh.
Rogher Spo St. Randit Singh.
V. P. D. Te ekli Gwegnon.



	Government of Ha	гуэла
	(2472 2621 (Sueli) 26 (142021 (ChquDD))	
SRN km = 3	19844 90020 Dane	25 Nov 2021 21 52 19
Qiffere Native	0387 NA 6 TEHSICDAR V	WAZIRABAD
Teasury	Сушунов	
Percul	(2021-22) One Time	
	ad of Account	Amunid ₹
0330 03 104-1	97-51 Pareno Foes	:
00,30-03-104-5	93 51 Fees for Registration	50000
PD AcNo	Û	
Oeduction Am	.mov - ₹	
Lotal/Net Ainu	out 7	50003
₹ Finy Tho.	isands Five pray	
₹ Finy Tho.	usanos Five priy Tengeraris i De	1all
	Tengerar's De	
GEF-PRANTI PAN No:	Tengerar's De	
GEF-PRANTI PAN No:	lenderats De IN/Agil no///ehideNo/Taxid	r.
CERPRANTI PAN No: Tonicio's N	Tengerafs De IN/Agil ng/VehickNo/Taxld anis DEF Emred	r.
CERPRANTI HAN No: Tomicsor's N Adoress:	lenderafs De IN/Agil mg//ahiclaNg/Taxid anis DLF Ambed Giirgaon - 12200	r.
CERPRANTI HAN No: Tomicsor's N Adoress:	lenderafs De IN/Agil mg//ahiclaNg/Taxid anis DLF Ambed Giirgaon - 12200	r.
CREPRANTI HAN Not Tomlosofs IN Adoress Parpodars Cheque DO Cetail	lenderafs De IN/Agil mg//ahiclaNg/Taxid anis DLF Ambed Giirgaon - 12200	r. 2 Depasitor's Signature
CREPRANTI HAN Not Tomlosofs IN Adoress Parpodars Cheque DO Cetail	lenderar's De IN/Agil inc/VehiclaNo/Taxid anis DLF Amned Chirquon - 12200; RC RUSG IN RECEIVING BAN 4 No: CPABFHUSG6	r. 2 Depasitor's Signature
CERPRANATI PAN Nor Tomleser's IN Adoress' Parpodars' Cheque DO Celsil. FOR	lenderar's De NAZI no /VehiclaNo/Taxid sone DLF Ambed Chirquon - 12200 RC RC RUSE IN RECEIVING BAN 4 No: CPABFHUSGE	r. 2 Depasitor's Signature

E - CHALLAN

A. S. Lie it Cong

^{*} Note to Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challen at "Verify Challen" on e-Gras website. This status, become available after 24 hrs of deposit of cash or clearance of cheque / DD.