





18158

|   |   |  |
|---|---|--|
| Non Judicial                              |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  | Date : 26/02/2022                              |
| Certificate No. G0Z2022B125               |    | Stamp Duty Paid : ₹ 1991700<br>(Rs. Only)      |
| GRN No. 87322020                          |    | Penalty : ₹ 0<br>(Rs. Zero Only)               |
| <b><u>Seller / First Party Detail</u></b> |   |  |
| Name: Plaza Partners                      | Sector/Ward : Na  | LandMark : 28 barakhamba road gopaldassbhawan  |
| H.No/Floor : 4th                          | District : New delhi  | State : Delhi                                  |
| City/Village : New delhi                  |   |  |
| Phone : 98*****06                         |   |  |
| <b><u>Buyer / Second Party Detail</u></b> |   |  |
| Name : Dlf property Developers Limited    | Sector/Ward : Na  | LandMark : Dlf emporiomall nm marg vasant kunj |
| H.No/Floor : 151                          | District : New delhi  | State : Delhi                                  |
| City/Village : New delhi                  |   |  |
| Phone : 98*****06                         |   |  |
| Purpose : Sale deed                       |   |  |

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

**SALE DEED FOR Rs. 3,98,33,976/-**

**STAMP DUTY Rs. 19,91,700/-**

**THIS SALE DEED** is made on this 28<sup>th</sup> day of February 2022;

**By & Between**

**Plaza Partners (PAN: AAFFP2318B)**, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized representative Mr. Sunil Kumar Pandey, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)



Plaza Partners



DLF Property Developers Limited

प्रलेख नं:18158

दिनांक:28-02-2022

|  |   |                        |
|--|---|------------------------|
| <b>डीड संबंधी विवरण</b>                    |   |                        |
| डीड का नाम SALE URBAN AREA WITHIN MC       |   |                        |
| तहसील/सब-तहसील वजीराबाद                    | गांव/शहर डी एल एफ कॉलोनी                  | स्थित DLF Phase I      |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर    |   | पंजीकृत कॉलोनी         |
| पता : A-27/51A, DLF City Phase 1, Gurugram |   |                        |
| <b>भवन का विवरण</b>                        |   |                        |
|  |   |                        |
| <b>भूमि का विवरण</b>                       |   |                        |
| निवासीय                                    | 401.86 Sq. Yards                          |                        |
| <b>धन संबंधी विवरण</b>                     |   |                        |
| राशि 39833976 रुपये                        | कुल, स्टाम्प ड्यूटी की राशि 1991678 रुपये |                        |
| स्टाम्प नं : g0z2022b125                   | स्टाम्प की राशि 1991700 रुपये             |                        |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये        | EChallan:87324560                         | पेस्टिंग शुल्क 3 रुपये |
| Drafted By: Satpal                         |   | Service Charge:200     |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:19:00 PM बजे श्री/श्रीमती/कुमारी Plaza Partnersthru Sunil Kumar PandeyOTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता  
Plaza Partners

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

या

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

दिनांक 28-02-2022  
Plaza Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

**AND**

**DLF Property Developers Limited** (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera, authorized vide resolution dated 19.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

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

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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plots for a price of **Rs 3,98,33,976/-** ( *Rupees Three Crores Ninety Eight Lakhs Thirty Three Thousand Nine Hundred Seventy Six only*) and on other terms and conditions stipulated herein.



Plaza Partners



DLF Property Developers Limited



Reg. No.

Reg. Year

Book No.

18158

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Plaza Partners

क्रेता :- thru Manoj Kumar OTHERDLF Property Developers Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18158 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 30.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 41 से 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

**AND WHEREAS** the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **401.86Sq. Yards. (336 Sq. Mtrs.).**

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

**NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-**

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 3,98,33,976/- (*Rupees Three Crores Ninety Eight Lakhs Thirty Three Thousand Nine Hundred Seventy Six only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.

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

2. That an amount of Rs. 3,98,33,976/- (*Rupees Three Crores Ninety Eight Lakhs Thirty Three Thousand Nine Hundred Seventy Six only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 35,85,058/- (*Rupees Thirty Five Lakhs Eighty Five Thousand Fifty Eight only*) RTGS transaction reference no. ICIC52022022200775371 dated 22.02.2022 drawn on ICICI Bank.



Plaza Partners



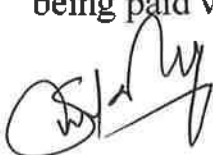
DLF Property Developers Limited




- ii. Rs. 3,98,340/ (Rupees Three Lakhs Ninety Eight Thousand Three Hundred Forty 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. 3,58,50,578/-(Rupees Three Crores Fifty Eight Lakhs Fifty Thousand Five Hundred Seventy Eight Only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase I and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 7,96,700/- (Rupees Seven Lakhs Ninety Six Thousand Seven Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 19,91,700/- (Rupees Nineteen Lakhs Ninety One Thousand Seven Hundred only) is being paid with the registration of this Sale Deed.



Plaza Partners



DLF Property Developers Limited





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

#### SCHEDULE-I

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

| Sl. No.      | Plot No. | Area (in Sq. Yd.)       | Area (in Sq. Mtrs.) |
|--------------|----------|-------------------------|---------------------|
| 1            | A-27/51A | 401.86 sq. yards        | 336 sq. mts.        |
| <b>Total</b> |          | <b>401.86 sq. yards</b> | <b>336 sq. mts.</b> |



Plaza Partners



DLF Property Developers Limited



| Plot No. | North     | South          | East            | West            |
|----------|-----------|----------------|-----------------|-----------------|
| A-27/51A | Club site | 18 m wide road | Plot no.A-27/52 | Plot no.A-27/51 |

**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of  
For Plaza Partners**

**Authorised Signatory  
(VENDOR)**

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

**Authorised Signatories  
VENDEE**

## WITNESSES

1.





Vikas Singh Ashok Kumar  
DLF Gateway Sector 14 Gurugram



2.

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



18162

|   |   |  |
|---|---|--|
| Non Judicial                              |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  | Date : 25/02/2022                              |
| Certificate No. : G0Y2022B550             |    | Stamp Duty Paid : ₹ 3518700                    |
| GRN No. : 87320978                        |    | Penalty : ₹ 0                                  |
| <b><u>Seller / First Party Detail</u></b> |   |  |
| Name : Renkon Partners                    |   |  |
| H.No/Floor : 4th                          | Sector/Ward : NA  | LandMark : 28 barakhamba road gopaldassbhawan  |
| City/Village : New delhi                  | District : New delhi  | State : Delhi                                  |
| Phone : 98*****50                         |   |  |
| <b><u>Buyer / Second Party Detail</u></b> |   |  |
| Name : Dlf property Developers Limited    |   |  |
| H.No/Floor : 151                          | Sector/Ward : Na  | LandMark : Dlf emporiomall nm marg vasant kunj |
| City/Village : New delhi                  | District : New delhi  | State : Delhi                                  |
| Phone : 98*****06                         |   |  |
| Purpose : Sale deed                       |   |  |

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

**SALE DEED FOR Rs. 7,03,73,358/-**

**STAMP DUTY Rs. 35,18,700/-**

**THIS SALE DEED** is made on this 25<sup>th</sup> day of February 2022.

**By & Between**

**Renkon Partners** (PAN: AAFFR2063P), a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized representative Mr. Sunil Kumar Pandey, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)



**Renkon Partners**



**DLF Property Developers Limited**



प्रलेख नः18162

दिनांक:28-02-2022

|   |                                      |
|---|--------------------------------------|
| डीड का नाम SALE URBAN AREA WITHIN MC      |                                      |
| तहसील/सब-तहसील वजीराबाद                   | स्थित DLF Phase I                    |
| शहरी - म्युनिसिपल क्षेत्र सीगा के अन्दर   | पंजीकृत कॉलोनी                       |
| पता : F-10/13, DLF City Phase 1, Gurugram |                                      |
| भूमि का विवरण                             |                                      |
| निवासीय                                   | 709.94 Sq. Yards                     |
| धन का विवरण                               |                                      |
| राशि 70373360 रुपये                       | स्टाम्प ड्यूटी की राशि 3518635 रुपये |
| स्टाम्प नं : g0y2022b550                  | स्टाम्प की राशि 40000 रुपये          |
| रजिस्ट्रेशन फीम की राशि 50000 रुपये       | पेस्टिंग शुल्क 3 रुपये               |
| Drafted By: Sapal                         | Service Charge:200                   |

यह प्रलेख आज दिनांक 28-02-2022 दिनांक के अनुसार समस्त पंजीकृत/कुमारी Renkon Partnersthru Sunil Kumar Pandey OTHER निवासी N DLF का पंजीकरण हेतु प्रस्तुत किया गया है।

उप/सयुक्त पंजीयन अधिकारी (वजीराबाद )

हस्ताक्षर प्रस्तुतकर्ता  
Renkon Partners

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आवास विभाग के अधिनियम 2-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से आवश्यक प्रमाण पत्र प्राप्त किया जाना चाहिए।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आवास विभाग के अधिनियम 2-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से आवश्यक प्रमाण पत्र प्राप्त किया जाना चाहिए।

दिनांक 28-02-2022  
Renkon Partners

उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Property Development and Construction Pvt. Ltd. OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझ कर स्वीकार किया। पहले अग्रस्त समस्त विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों के बीच विक्रेता Ashok Kumar निवासी DLF Gateway GGM व श्री/श्रीमती/कुमारी Ranjit Singh निवासी Ranjit Singh को हस्तान्तरण/अदा के लिए जाना जाता है।

दिनांक 28-02-2022

उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

WAZIRABAD

**AND**

**DLF Property Developers Limited** (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477 ), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

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

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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plots for a price of Rs.7,03,73,358/- (*Rupees Seven Crores Three Lakhs Seventy Three Thousand Three Hundred Fifty Eight only*) and on other terms and conditions stipulated herein.



Renkon Partners



DLF Property Developers Limited

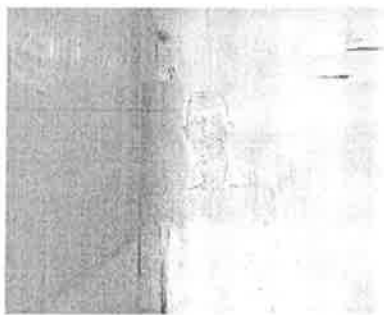
Reg. No.

Reg. Year

E

18162

2021-2022



विक्रेता



गवाह



उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey

\_\_\_\_\_

क्रेता :- thru Manoj Kumar  
Ltd \_\_\_\_\_

\_\_\_\_\_

गवाह 1 :- Vikas \_\_\_\_\_

गवाह 2 :- Raghu Singh \_\_\_\_\_

प्रमाणित किया जाता है कि यह पंजीयन  
पृष्ठ नं 31.5 पर निम्नलिखित का  
65 पर चिपकाई गया है। यह  
हस्ताक्षर/निशान है।

दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के  
पृष्ठ संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 61 से  
यह दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने

दिनांक 28-02-2022

प्रम



संयुक्त पंजीयन अधिकारी (वजीराबाद)



**AND WHEREAS** the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **709.94 Sq. Yards. (593.60 Sq. Mtrs.).**

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

**NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-**

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 7,03,73,358/- (*Rupees Seven Crores Three Lakhs Seventy Three Thousand Three Hundred Fifty Eight only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.

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

2. That an amount of **Rs. 7,03,73,358/-** (*Rupees Seven Crores Three Lakhs Seventy Three Thousand Three Hundred Fifty Eight only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. **Rs. 31,66,801/-** (*Rupees Thirty One Lakhs Sixty Six Thousand Eight Hundred One only*) vide Transaction ID no. **ICICR52022022200774752** dated **22.02.2022** drawn on **ICICI Bank.**



**Renkon Partners**




**DLF Property Developers Limited**

Reg. No.

Reg. Year

Book No.

18162

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Renkon Partners

क्रेता :- thru Manoj Kumar OTHERDLF Property Developers

Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18162 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 31.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 61 से 65 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

- ii. Rs. 31,66,801/- (Rupees Thirty One Lakhs Sixty Six Thousand Eight Hundred One only) vide Transaction ID no. ICICR52022022200774433 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 7,03,734/ (Rupees Seven Lakhs Three Thousand Seven Hundred Thirty 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. 6,33,36,022/- *Rupees Six Crores Thirty Three Lakhs Thirty Six Thousand Twenty Two Only* shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase I and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.



Renkon Partners



DLF Property Developers Limited


प्रलेख न:18162

दिनांक:28-02-2022

|   |  |
|---|--|
| <b>डीड का नाम SALE URBAN AREA WITHIN MC</b> |  |
| तहसील/सब-तहसील वजीराबाद                     | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase I                           |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर     | पंजीकृत कालोनी                           |
| पता : F-10/13, DLF City Phase 1, Gurugram   |  |
| <b>भवन का विवरण</b>                         |  |
| <b>भूमि का विवरण</b>                        |  |
| नियासीय                                     | 709.94 Sq. Yards                         |
| <b>धन संबंधी विवरण</b>                      |  |
| राशि 70373360 रुपये                         | कुल स्टाम्प ड्यूटी की राशि 3518635 रुपये |
| स्टाम्प नं : g0y2022b550                    | स्टाम्प की राशि 3518700 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये         | EChallan:87324073                        |
|   | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: Satpal                          | Service Charge:200                       |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी Renkon Partners thru Sunil Kumar Pandey OTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Renkon Partners

  
उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या


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

  
दिनांक 28-02-2022  
Renkon Partners

  
उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

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

दिनांक 28-02-2022

  
उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )



7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 14,07,500/- (Rupees Fourteen Lakhs Seven Thousand Five Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 35,18,700/- (Rupees Thirty Five Lakhs Eighteen Thousand Seven Hundred only) is being paid with the registration of this Sale Deed.
8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

### SCHEDULE-I

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



Renkon Partners




DLF Property Developers Limited



| Sl. No.      | Plot No. | Area (in Sq. Yd.)       | Area (in Sq. Mtrs.)    |
|--------------|----------|-------------------------|------------------------|
| 1            | F-10/13  | 354.97 sq. yards        | 296.80 sq. mts.        |
| 2            | F-10/14  | 354.97 sq. yards        | 296.80 sq. mts.        |
| <b>Total</b> |          | <b>709.94 sq. yards</b> | <b>593.60 sq. mts.</b> |

| Plot No. | North           | South           | East          | West           |
|----------|-----------------|-----------------|---------------|----------------|
| F-10/13  | Plot no.F-10/14 | Plot no.F-10/12 | 9 m wide road | Plot no.F-13/3 |
| F-10/14  | Plot no.F-10/15 | Plot no.F-10/13 | 9 m wide road | Plot no.F-13/2 |

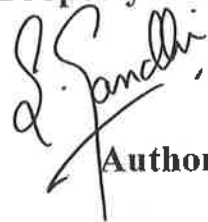
**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of  
For Renkon Partners**



**Authorised Representative  
(VENDOR)**

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



**Authorised Signatories  
(VENDEE)**

**WITNESSES**

1.

*Witness S/o Sh. Ashok Kumar  
DLF Property Developers Limited*

2.


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





Return Pattern F-10/13, F-10/14




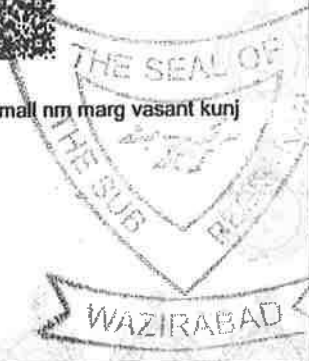
|   |   |                |
|---|---|----------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana                                       | Candidate Copy |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq/DD)        |  |                |
| GRN No.: 0087324073   | Date: 14 Feb 2022 18:12:00  |                |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |                |
| Treasury: Gurgaon   |   |                |
| Period: (2021-22) One Time                                  |   |                |
| <b>Head of Account</b>                                      | <b>Amount</b>   | <b>₹</b>       |
| 0030-03-104-99-51 Fees for Registration                     | 50000   |                |
| 0030-03-104-97-51 Pasting Fees                              | 3   |                |
| <b>PD AcNo</b>  | 0   |                |
| Deduction Amount: ₹   | 0   |                |
| Total/Net Amount: ₹   | 50003   |                |
| ₹ Fifty Thousands Three Rupees                              |   |                |
| <b>Tenderer's Detail</b>                                    |   |                |
| GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-                    |   |                |
| PAN No:   |   |                |
| Tenderer's Name: DLF Property Developers Ltd                |   |                |
| Address: Gurugram -   |   |                |
| Particulars: Registration fee for registration of sale deed |   |                |
| Cheque-DD-<br>Detail:                                       |   |                |
| Depositor's Signature                                       |   |                |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |                |
| Bank CIN/Ref No:  | CPABKKRSG2  |                |
| Payment Date:   | 14/02/2022  |                |
| Bank:   | SBI Aggregator  |                |
| Status:   | Success   |                |

|   |   |               |
|---|---|---------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana   | AC/ Dept Copy |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq/DD)        |  |               |
| GRN No.: 0087324073   | Date: 14 Feb 2022 18:12:00  |               |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |               |
| Treasury: Gurgaon   |   |               |
| Period: (2021-22) One Time                                  |   |               |
| <b>Head of Account</b>                                      | <b>Amount</b>   | <b>₹</b>      |
| 0030-03-104-99-51 Fees for Registration                     | 50000   |               |
| 0030-03-104-97-51 Pasting Fees                              | 3   |               |
| <b>PD AcNo</b>  | 0   |               |
| Deduction Amount: ₹   | 0   |               |
| Total/Net Amount: ₹   | 50003   |               |
| ₹ Fifty Thousands Three only                                |   |               |
| <b>Tenderer's Detail</b>                                    |   |               |
| GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-                    |   |               |
| PAN No:   |   |               |
| Tenderer's Name: DLF Property Developers Ltd                |   |               |
| Address: Gurugram -   |   |               |
| Particulars: Registration fee for registration of sale deed |   |               |
| Cheque-DD-<br>Detail:                                       |   |               |
| Depositor's Signature                                       |   |               |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |               |
| Bank CIN/Ref No:  | CPABKKRSG2  |               |
| Payment Date:   | 14/02/2022  |               |
| Bank:   | SBI Aggregator  |               |
| Status:   | Success   |               |

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



18164

|   |  |   |
|---|--|---|
| Non Judicial                              |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  | Date : 26/02/2022   |
| Certificate No.                           | G0Z2022B303  | Stamp Duty Paid : ₹ 991300<br>(Rs. Only)  |
| GRN No.                                   | 87496506   | Penalty : ₹ 0<br>(Rs. Zero Only)  |
| <b><u>Seller / First Party Detail</u></b> |  |   |
| Name:                                     | Pushpak builders and Developers Private limited  |   |
| H.No/Floor :                              | 4th  | Sector/Ward : Na  |
| City/Village :                            | New delhi  | District : New delhi  |
| Phone:                                    | 98*****06  | State : Delhi   |
| <b><u>Buyer / Second Party Detail</u></b> |  |   |
| Name :                                    | Dlf property Developers Limited  |   |
| H.No/Floor :                              | 151  |   |
| City/Village:                             | New delhi  |   |
| Phone :                                   | 98*****06  |   |
| Purpose :                                 | Sale deed  |   |

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

**SALE DEED FOR Rs. 1,98,25,702/-**

**STAMP DUTY Rs. 9,91,300/-**

**THIS SALE DEED** is made on this 28<sup>th</sup> day of February 2022,

**By & Between**

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



Pushpak Builders and Developers  
Private Limited



DLF Property Developers  
Limited

प्रलेख नः18164

दिनांक:28-02-2022

|   |   |
|---|---|
| <b>डीड संबंधी विवरण</b>                   |   |
| डीड का नाम SALE URBAN AREA WITHIN MC      |   |
| तहसील/सब-तहसील वजीराबाद                   | गांव/शहर डी एल एफ कॉलोनी                |
| स्थित DLF Phase I                         |   |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर   |   |
| पंजीकृत कॉलोनी                            |   |
| पता : G-17/23, DLF City Phase 1, Gurugram |   |
| <b>भवन का विवरण</b>                       |   |
|   |   |
| <b>भूमि का विवरण</b>                      |   |
| नियामतीय                                  | 200.01 Sq. Yards                        |
| <b>धन संबंधी विवरण</b>                    |   |
| राशि 19825702 रुपये                       | कुल स्टाम्प ड्यूटी की राशि 991249 रुपये |
| स्टाम्प नं : g0z2022b303                  | स्टाम्प की राशि 991300 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये       | EChallan:87499026                       |
|   | पेस्टिंग शुल्क 3 रुपये                  |
| Drafted By: Satpal                        | Service Charge:200                      |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी Pushpak Builders and Developers Pvt Ltdthru Sunil Kumar PandeyOTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

हस्ताक्षर प्रस्तुतकर्ता

Pushpak Builders and Developers Pvt Ltd

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

या

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

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

दिनांक 28-02-2022

Pushpak Builders and Developers Pvt Ltd

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी( वजीराबाद )



**AND**

**DLF Property Developers Limited**, (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India –and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022, shall hereinafter called the “**Vendee**” (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

**WHEREAS** the Vendor is the owner of 1 (One) number of plot of land situated in DLF Phase I, Gurugram, Haryana (hereinafter collectively referred to as the ‘**Said Plot**’ and are more particularly described in **Schedule-“I”** alongwith their registration details). The Vendor had entered into an Agreement dated 25.02.2022 (“**Agreement**”) with the Vendee for sale of the Said Plot.

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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 1,98,25,702/-** (*Rupees One Crores Ninety Eight Lakhs Twenty Five Thousand Seven Hundred Two Only*) and on other terms and conditions stipulated herein.



**Pushpak Builders and Developers  
Private Limited**



**DLF Property Developers  
Limited**

Reg. No.

Reg. Year

Book No.

18164

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

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

क्रेता :- thru Manoj Kumar OTHERDLF Property Developers  
Ltd

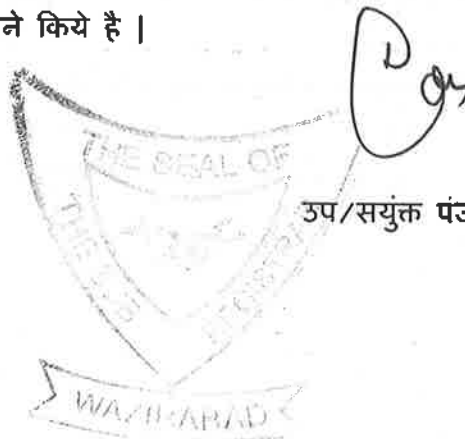
गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18164 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 32 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 71 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/सयुक्त पंजीयन अधिकारी ( वजीराबाद )

**AND WHEREAS** the Vendee has/have been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is **200.01 Sq. Yards. (167.23 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. 1,98,25,702/- (*Rupees One Crores Ninety Eight Lakhs Twenty Five Thousand Seven Hundred Two Only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.  
Now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor and deal with, use, utilize, develop the same in any manner whatsoever subject to the terms and conditions of the Sale Deed. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.
2. That an amount of Rs. 1,98,25,702/- (*Rupees One Crores Ninety Eight Lakhs Twenty Five Thousand Seven Hundred Two Only*) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-
  - i. Rs. 17,84,313/- (*Rupees Seventeen Lakhs Eighty Four Thousand Three Hundred Thirteen only*) vide RTGS transaction reference no. M3375513 dated 23.02.2022 drawn on ICICI Bank.



Pushpak Builders and Developers  
Private Limited




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- ii. Rs. 1,98,257/ (Rupees One Lakh Ninety Eight Thousand Two Hundred Fifty 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. 1,78,43,132/- (*Rupees One Crore Seventy Eight Lakhs Forty Three Thousand One Hundred Thirty Two* only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase I and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.
7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 3,96,550/- (*Rupees Three Lakhs Ninety Six Thousand Five Hundred Fifty* only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 9,91,300/- (*Rupees Nine Lakhs Ninety One Thousand Three Hundred* only) is being paid with the registration of this Sale Deed.



Pushpak Builders and Developers  
Private Limited




DLF Property Developers  
Limited



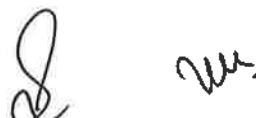
8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary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

#### SCHEDULE-I

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



Pushpak Builders and Developers  
Private Limited



DLF Property Developers  
Limited



| Sl. No.      | Plot No. | Area (in Sq. Yd.)       | Area (in Sq. Mtrs.)    | Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Tehsil & District Gurugram |
|--------------|----------|-------------------------|------------------------|---|
| 1            | G-17/23  | 200.01 sq. yards        | 167.23 sq. mts.        | 12405 dated 04/08/2010  |
| <b>Total</b> |          | <b>200.01 sq. yards</b> | <b>167.23 sq. mts.</b> |   |

| Plot No. | North      | South          | East            | West            |
|----------|------------|----------------|-----------------|-----------------|
| G-17/23  | Green area | 12 m wide road | Plot no.G-17/22 | Plot no.G-17/24 |
|          |            |                |                 |                 |

**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

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



**Authorised Signatory**  
**(VENDOR)**


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



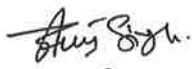
**Authorised Signatories**  
**VENDEE**

**WITNESSES**

1.


  
Vikas S/o Sh. Ashok Kumar  
DLF Property Developers Limited


2.

  
Raghav S/o S/o Sauranjit Singh  
V.P. O Teekali  
Gurgaon.



Pushpan 6-17/23

| DDO Code: 0367  |  | E - CHALLAN<br>Government of Haryana  |  | Candidate Copy |
|---|--|---|--|----------------|
| Valid Upto: 28-02-2022 (Cash)<br>22-02-2022 (Chq./DD) |  |  |  |                |
| GRN No.: 0087499026                                   |  | Date: 21 Feb 2022 13:50:47  |  |                |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD            |  |   |  |                |
| Treasury: Gurgaon                                     |  |   |  |                |
| Period: (2021-22) One Time                            |  |   |  |                |
| Head of Account                                       |  | Amount ₹  |  |                |
| 0030-03-104-99-51 Fees for Registration               |  | 50000   |  |                |
| 0030-03-104-97-51 Pasting Fees                        |  | 3   |  |                |
| PD AcNo 0   |  |   |  |                |
| Deduction Amount: ₹                                   |  | 0   |  |                |
| Total/Net Amount: ₹                                   |  | 50003   |  |                |
| ₹ Fifty Thousands Three Rupees                        |  |   |  |                |
| Tenderer's Detail                                     |  |   |  |                |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-              |  |   |  |                |
| PAN No:   |  |   |  |                |
| Tenderer's Name: DLF Property Developers Ltd          |  |   |  |                |
| Address: Gurugram -                                   |  |   |  |                |
| Particulars: Registration fee                         |  |   |  |                |
| Cheque-DD-<br>Detail:                                 |  |   |  |                |
| Depositor's Signature                                 |  |   |  |                |
| FOR USE IN RECEIVING BANK                             |  |   |  |                |
| Bank CIN/Ref No:                                      |  | CPABKVOWE0  |  |                |
| Payment Date:   |  | 21/02/2022  |  |                |
| Bank:   |  | SBI Aggregator  |  |                |
| Status:   |  | Success   |  |                |

| DDO Code: 0367  |  | E - CHALLAN<br>Government of Haryana  |  | AG/ Depl Copy |
|---|--|---|--|---------------|
| Valid Upto: 28-02-2022 (Cash)<br>22-02-2022 (Chq./DD) |  |  |  |               |
| GRN No.: 0087499026                                   |  | Date: 21 Feb 2022 13:50:47  |  |               |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD            |  |   |  |               |
| Treasury: Gurgaon                                     |  |   |  |               |
| Period: (2021-22) One Time                            |  |   |  |               |
| Head of Account                                       |  | Amount ₹  |  |               |
| 0030-03-104-99-51 Fees for Registration               |  | 50000   |  |               |
| 0030-03-104-97-51 Pasting Fees                        |  | 3   |  |               |
| PD AcNo 0   |  |   |  |               |
| Deduction Amount: ₹                                   |  | 0   |  |               |
| Total/Net Amount: ₹                                   |  | 50003   |  |               |
| ₹ Fifty Thousands Three only                          |  |   |  |               |
| Tenderer's Detail                                     |  |   |  |               |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-              |  |   |  |               |
| PAN No:   |  |   |  |               |
| Tenderer's Name: DLF Property Developers Ltd          |  |   |  |               |
| Address: Gurugram -                                   |  |   |  |               |
| Particulars: Registration fee                         |  |   |  |               |
| Cheque-DD-<br>Detail:                                 |  |   |  |               |
| Depositor's Signature                                 |  |   |  |               |
| FOR USE IN RECEIVING BANK                             |  |   |  |               |
| Bank CIN/Ref No:                                      |  | CPABKVOWE0  |  |               |
| Payment Date:   |  | 21/02/2022  |  |               |
| Bank:   |  | SBI Aggregator  |  |               |
| Status:   |  | Success   |  |               |

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





|  |   |   |                   |
|--|---|---|-------------------|
| Non Judicial   | <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>                           |   | Date : 10/02/2022 |
| Certificate No. G0J2022B3344   |  | Stamp Duty Paid : ₹ 3485500<br>(Rs. Only)     |                   |
| GRN No. 87145658   |  | Penalty : ₹ 0<br>(Rs. Zero Only)              |                   |
| <b><u>Seller / First Party Detail</u></b>  |   |   |                   |
| Name: Savitri Devi Singh   |   |   |                   |
| H.No/Floor : 16  | Sector/Ward : Na  | LandMark : Dr apj abdul kalam road            |                   |
| City/Village : New delhi   | District : New delhi  | State : Delhi                                 |                   |
| Phone: 98*****06   | Others : Anushka singh daughter of rajiv singh                                    |   |                   |
| <b><u>Buyer / Second Party Detail</u></b>  |   |   |                   |
| Name : Dlf Property developers Limited   |   |   |                   |
| H.No/Floor : Shopno151   | Sector/Ward : Na  | LandMark : Dlf emporio mall nelson mandela rd |                   |
| City/Village: Vasant kunj  | District : New delhi  | State : Delhi                                 |                   |
| Phone : 98*****58  |   |   |                   |
| Purpose : Stamp duty for registration of sale deed   |   |   |                   |
|                       |   |   |                   |
| The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <a href="https://egazary.haryana.gov.in">https://egazary.haryana.gov.in</a> |   |   |                   |

**SALE DEED FOR Rs. 4,97,92,470/-**

**STAMP DUTY Rs. 34,85,500/-**

**THIS SALE DEED** is made on this 14<sup>th</sup> day of February in the year 2022,

**BY & Between**

**Ms. Savitri Devi Singh D/o Mr. Rajiv Singh** R/o 16, Dr. APJ Abdul Kalam Road (earlier Aurangzeb Road), New Delhi-110011 (Aadhar No. 368570677454; PAN No. AVPPS7332B) and **Ms. Anushka Singh D/o Mr. Rajiv Singh** R/o 16, Dr. APJ Abdul Kalam Road (earlier Aurangzeb Road), New Delhi-110011 (Aadhar card No. 778406980451; PAN No. BDFPS5050K (hereinafter collectively referred to as the “**Vendors**” (which expression shall, unless repugnant to the context and meaning hereof, mean and include their respective legal heirs, representatives, administrators, executors, nominees, successors and assignees);

*Savitri D.*

Savitri Devi Singh

*Anushka Singh*

Anushka Singh

*DLF Property Developers Limited*

DLF Property Developers Limited,

प्रलेख न:17139

दिनांक:14-02-2022

|  |  |
|--|--|
| डीड संबंधी विवरण                         |  |
| डीड का नाम SALE URBAN AREA WITHIN MC     |  |
| तहसील/सब-तहसील वजीराबाद                  | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase II                       |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर  | पंजीकृत कॉलोनी                           |
| पता : M-11/5, DLF City Phase 2, Gurugram |  |
| भवन का विवरण                             |  |
| भूमि का विवरण                            |  |
| निवासीय                                  | 502.32 Sq. Yards                         |
| धन संबंधी विवरण                          |  |
| राशि 49792472 रुपये                      | कुल स्टाम्प ड्यूटी की राशि 3485473 रुपये |
| स्टाम्प नं : g0j2022b3344                | स्टाम्प की राशि 3485500 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये      | EChallan:87146617                        |
|  | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: Satpal                       | Service Charge:200                       |

यह प्रलेख आज दिनांक 14-02-2022 दिन सोमवार समय 12:32:00 PM बजे श्री/श्रीमती/कुमारी Savitri Devi Singh पुत्री Rajiv Singh Anushka Singh पुत्री Rajiv Singh निवास Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Savitri D.

हस्ताक्षर प्रस्तुतकर्ता  
Savitri Devi Singh Anushka Singh

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

Savitri D.

दिनांक 14-02-2022  
Savitri Devi Singh Anushka Singh

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

दिनांक 14-02-2022



उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



**AND**

**DLF Property Developers Limited** (PAN: AACCD7102R; CIN: U70100DL2006PLC152477), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022, shall hereinafter called the "**Vendee**" (which expression shall, unless repugnant to the meaning or context thereof, include its administrators, and assigns).

**WHEREAS** the Vendors are the owners of a plot of land bearing Plot No. M-11/5, situated in DLF Phase II, Gurugram, Haryana (hereinafter referred to as the '**Said Plot**') and is more particularly described in **Schedule-"I"** along-with its registration details). The Vendors had entered into an Agreement dated 14.02.2022 ("**Agreement**") with the Vendee for sale of the Said Plot.

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

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

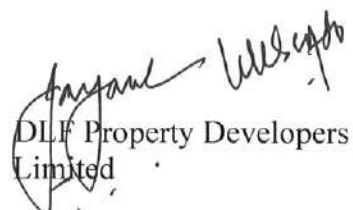
**AND WHEREAS** the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 4,97,92,470.00 (Rupees Four Crores Ninety Seven Lakhs Ninety Two Thousand Four Hundred and Seventy Only)** and on other terms and conditions stipulated herein.



Savitri Devi Singh



Anushka Singh

  
DLF Property Developers  
Limited

Reg. No.

Reg. Year

Book No.

17139

2021-2022

1



विक्रेता



क्रेता



गवाह

*Savitri D.*

*[Signature]*

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- Savitri Devi Singh Anushka Singh

क्रेता :- thru Lalit Sharma OTHERDLF Property Developers Ltd

गवाह 1 :- Ravi Raj Singh

गवाह 2 :- Satpal



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 17139 आज दिनांक 14-02-2022 को बही नं 1 जिल्द नं 96 के पृष्ठ नं 175.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3050 के पृष्ठ संख्या 71 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

*[Signature]*

दिनांक 14-02-2022

उप/सयुंक्त पंजीयन अधिकारी( वजीराबाद )



**AND WHEREAS** the Vendee has 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 Vendors are 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. 4,97,92,470.00 (Rupees Four Crores Ninety Seven Lakhs Ninety Two Thousand Four Hundred and Seventy Only)**, the Vendors do hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof.

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

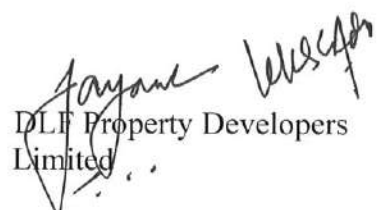
2. That an amount of **Rs. 4,97,92,470.00 (Rupees Four Crores Ninety Seven Lakhs Ninety Two Thousand Four Hundred and Seventy Only)** towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendors in the following manner:-
  - i. Rs. 22,40,662/- (Rupees Twenty Two Lakhs Forty Thousand Six Hundred Sixty Two only) vide Transaction Ref.no.S1515877 dated 10.02.2022 drawn on ICICI Bank Limited in favour of Savitri Devi Singh.



Savitri Devi Singh



Anushka Singh

  
DLF Property Developers  
Limited



- ii. Rs. 22,40,662/- (Rupees Twenty Two Lakhs Forty Thousand Six Hundred Sixty Two only) vide Transaction Ref.no.S1657997 dated 10.02.2022 drawn on ICICI Bank Limited in favour of Anushka Singh.
- iii. Rs. 4,97,925/ (Rupees Four Lakhs Ninety Seven Thousand Nine Hundred Twenty Five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 4,48,13,221/ (Rupees Four Crores Forty Eight Lakhs Thirteen Thousand Two Hundred Twenty One\_ only) shall be paid by the Vendee to the Vendors (Rs.2,24,06,611/- to Savitri Devi Singh and Rs. 2,24,06,610/- to Anushka Singh) within 90 days of execution of this Sale Deed.

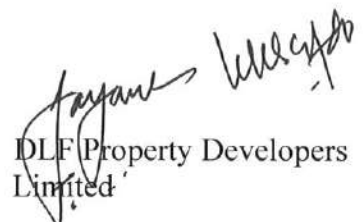
3. The Vendors have handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, 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 Vendors up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase II and Gurugram Municipal Corporation to which the Vendors shall have no objection and shall not raise any objection. The Vendors hereby confirm to assist and participate in the said mutation process.



Savitri Devi Singh



Anushka Singh

  
DLF Property Developers  
Limited





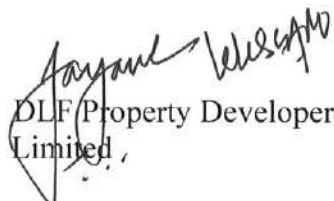
7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 9,95,900/- (Rupees Nine Lakhs Ninety Five Thousand Nine Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 34,85,500/- (Rupees Thirty Four Lakhs Eighty Five Thousand Five Hundred only) is being paid with the registration of this sale deed.
8. The Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
9. The Vendee confirms that all the obligations arising under the Conveyance Deeds and this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee assures the Vendors that the Vendee shall take sufficient steps to ensure the performance in this regard.
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 Vendors 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 Vendors into and upon the Said Plot in DLF Phase II, situated at Village Shahpur, Tehsil and District Gurugram, (Haryana) along-with their Conveyance Deed registration details are detailed hereunder :-

  
Savitri Devi Singh

  
Anushka Singh

  
DLF Property Developers  
Limited,



| Sl. No. | Plot No. | Area(Sq. Yd./Sq. Mtrs.) | Conveyance Deeds: Document No./Date |
|---------|----------|-------------------------|-------------------------------------|
| 1       | M-11/5   | 502.32/420.00           | 16889 dated 09.02.2022              |

| Plot No. | North           | South            | East       | West             |
|----------|-----------------|------------------|------------|------------------|
| M-11/5   | Plot no. M-11/4 | Plot no. M-11/5A | Road, M-11 | Plot no. M-11A/5 |

This deed shall be presented for registration before the registering authority by Mr. Lalit Sharma who has been authorised by the Vendee vide resolution dated 19.01.2022 to present and appear before registering authority for registration of any deed or documents executed on behalf of the Vendee.

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

*Savitri A.*

Savitri Devi Singh

*Anushka Singh*

Anushka Singh  
(VENDORS)

For and on behalf of  
For DLF Property Developers Limited

*Jayant Erickson*

Jayant Erickson

*Krishan Kumar Sheera*

Krishan Kumar Sheera  
(Authorised Signatories)  
VENDEE




**WITNESSES:-**



1 *Ravi Raj Singh*  
RAVI RAJ SINGH s/o  
SH. R.R. SINGH  
90 2ND FLOOR, DLF  
GATEWAY TOWER, DLF  
PH-3, GURUGRAM,  
HARYANA

2 *Satpal*  
SATPAL s/o SH. GAJRAJ SINGH  
90 2ND FLOOR, GATEWAY TOWER,  
DLF PH- 3, GURUGRAM, HARYANA



18165

|   |                                 |   |           |   |
|---|---------------------------------|---|-----------|---|
| Non Judicial                              |                                 |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  |           | Date : 26/02/2022                         |
| Certificate No.                           | G0Z2022B1006                    |    |           | Stamp Duty Paid : ₹ 3378800<br>(Rs. Only) |
| GRN No.                                   | 87322379                        |    |           | Penalty : ₹ 0<br>(Rs. Zero Only)          |
| <b><u>Seller / First Party Detail</u></b> |                                 |   |           |   |
| Name:                                     | Plaza Partners                  |   |           |   |
| H.No/Floor :                              | 4th                             | Sector/Ward :   | Na        | LandMark :                                |
| City/Village :                            | New delhi                       | District :  | New delhi | State :                                   |
| Phone:                                    | 98*****06                       |   |           | Delhi                                     |
| <b><u>Buyer / Second Party Detail</u></b> |                                 |   |           |   |
| Name :                                    | Dlf property Developers Limited |   |           |   |
| H.No/Floor :                              | 2nd                             | Sector/Ward :   | Na        | LandMark :                                |
| City/Village :                            | Phase iii                       | District :  | Gurugram  | State :                                   |
| Phone :                                   | 98*****06                       |   |           | Haryana                                   |
| Purpose :                                 | Sale deed                       |   |           |   |

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

**SALE DEED FOR Rs. 6,75,75,495/-**

**STAMP DUTY Rs. 33,78,800/-**

**THIS SALE DEED** is made on this 28<sup>th</sup> day of February 2022,

**By & Between**

**Plaza Partners (PAN: AAFFP2318B)**, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized representative Mr. Sunil Kumar Pandey, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)



Plaza Partners



DLF Property Developers Limited

प्रलेख नं:18165

दिनांक:28-02-2022

|  |  |
|--|--|
| <b>डीड संबंधी विवरण</b>                  |  |
| डीड का नाम SALE URBAN AREA WITHIN MC     |  |
| तहसील/सब-तहसील वजीराबाद                  | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase II                       |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर  |  |
| पंजीकृत कॉलोनी                           |  |
| पता : N-1/47, DLF City Phase 2, Gurugram |  |
| <b>भवन का विवरण</b>                      |  |
|  |  |
| <b>भूमि का विवरण</b>                     |  |
| निवासीय                                  | 681.72 Sq. Yards                         |
| <b>धन संबंधी विवरण</b>                   |  |
| राशि 67575496 रुपये                      | कुल स्टाम्प ड्यूटी की राशि 3378734 रुपये |
| स्टाम्प नं : g0z2022b1006                | स्टाम्प की राशि 3378800 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये      | EChallan:87324745                        |
|  | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: Satpal                       | Service Charge:200                       |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी Plaza Partnersthru Sunil Kumar PandeyOTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Plaza Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

दिनांक 28-02-2022  
Plaza Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)





**AND**

**DLF Property Developers Limited (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477)**, a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

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

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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plot for a price of **Rs.6,75,75,495/- (Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Four Hundred Ninety Five only)** and on other terms and conditions stipulated herein.



Plaza Partners



DLF Property Developers Limited



Reg. No.

Reg. Year

Book No.

18165

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Plaza Partners

क्रेता :- thru Manoj Kumar OTHERDLF Property Developers  
Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18165 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 32.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 76 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )



**AND WHEREAS** the Vendee has/have been put in possession of the Said Plot. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plot is **681.72Sq. Yards. (570 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. 6,75,75,495/- (*Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Four Hundred Ninety Five 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. 6,75,75,495/- (*Rupees Six Crores Seventy Five Lakhs Seventy Five Thousand Four Hundred Ninety Five only*) towards the sale consideration for the Said Plot is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 60,81,795/- (*Rupees Sixty Lakhs Eighty One Thousand Seven Hundred Ninety Five only*) vide RTGS transaction reference no. ICICR52022022200775044 dated 22.02.2022 drawn on ICICI Bank.



Plaza Partners




DLF Property Developers Limited



- ii. Rs. 6,75,755/ (Rupees Six Lakhs Seventy Five Thousand Seven Hundred Fifty Five only) being tax deducted at source against sale consideration amount as per the provisions of Income Tax Act 1961.

The balance of the sale consideration of Rs. 6,08,17,945/- (*Rupees Six Crores Eight Lakhs Seventeen Thousand Nine Hundred Forty Five only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plot on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plot.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plot have been paid by the Vendor up to the date of handing over the possession of the Said Plot to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase II 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.13,51,550/- (*Rupees Thirteen Lakhs Fifty One Thousand Five Hundred Fifty only*) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 33,78,800/- (*Rupees Thirty Three Lakhs Seventy Eight Thousand Eight Hundred only*) is being paid with the registration of this Sale Deed.



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

### SCHEDULE-I

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

| Sl. No.      | Plot No. | Area (in Sq. Yd.)       | Area (in Sq. Mtrs.) |
|--------------|----------|-------------------------|---------------------|
| 1            | N-1/47   | 681.72 sq. yards        | 570 sq. mts.        |
| <b>Total</b> |          | <b>681.72 sq. yards</b> | <b>570 sq. mts.</b> |



Plaza Partners




DLF Property Developers Limited



| Plot No. | North          | South          | East           | West           |
|----------|----------------|----------------|----------------|----------------|
| N-1/47   | Plot no.N-1/46 | 18 m wide road | 12 m wide road | 12 m wide road |

**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of  
For Plaza Partners**




**Authorised Representative  
(VENDOR)**


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

**WITNESSES**


1.

  
Vikas S/o Sh. Ashok Kumar  
27-8-2022



  
**Authorised Signatories  
(VENDEE)**


2.


  
Rajesh Singh S/o Sh. Raji Singh  
V.P.O Teekuli  
Gurgaon.





Plaggs Partner N-1/42



|   |   |                 |
|---|---|-----------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana                                       | Candidate Copy  |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq./DD)       |  |                 |
| GRN No.: 0087324745   | Date: 14 Feb 2022 18:35:00  |                 |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |                 |
| Treasury: Gurgaon   |   |                 |
| Period: (2021-22) One Time                                  |   |                 |
| <b>Head of Account</b>                                      |   | <b>Amount ₹</b> |
| 0030-03-104-99-51 Fees for Registration                     |   | 50000           |
| 0030-03-104-97-51 Pasting Fees                              |   | 3               |
| PD AcNo 0   |   |                 |
| Deduction Amount: ₹   |   | 0               |
| Total/Net Amount: ₹   |   | 50003           |
| ₹ Fifty Thousands Three Ruppes                              |   |                 |
| <b>Tenderer's Detail</b>                                    |   |                 |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-                    |   |                 |
| PAN No:   |   |                 |
| Tenderer's Name: DLF Property Developers Ltd                |   |                 |
| Address: Gurugram -   |   |                 |
| Particulars: Registration fee for registration of sale deed |   |                 |
| Cheque-DD-<br>Detail:                                       |   |                 |
| Depositor's Signature                                       |   |                 |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |                 |
| Bank CIN/Ref No:  | CPABKKSX04  |                 |
| Payment Date:   | 14/02/2022  |                 |
| Bank:   | SBI Aggregator  |                 |
| Status:   | Success   |                 |

|   |   |                 |
|---|---|-----------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana   | AG/ Dept Copy   |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq./DD)       |  |                 |
| GRN No.: 0087324745   | Date: 14 Feb 2022 18:35:00  |                 |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |                 |
| Treasury: Gurgaon   |   |                 |
| Period: (2021-22) One Time                                  |   |                 |
| <b>Head of Account</b>                                      |   | <b>Amount ₹</b> |
| 0030-03-104-99-51 Fees for Registration                     |   | 50000           |
| 0030-03-104-97-51 Pasting Fees                              |   | 3               |
| PD AcNo 0   |   |                 |
| Deduction Amount: ₹   |   | 0               |
| Total/Net Amount: ₹   |   | 50003           |
| ₹ Fifty Thousands Three only                                |   |                 |
| <b>Tenderer's Detail</b>                                    |   |                 |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-                    |   |                 |
| PAN No:   |   |                 |
| Tenderer's Name: DLF Property Developers Ltd                |   |                 |
| Address: Gurugram -   |   |                 |
| Particulars: Registration fee for registration of sale deed |   |                 |
| Cheque-DD-<br>Detail:                                       |   |                 |
| Depositor's Signature                                       |   |                 |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |                 |
| Bank CIN/Ref No:  | CPABKKSX04  |                 |
| Payment Date:   | 14/02/2022  |                 |
| Bank:   | SBI Aggregator  |                 |
| Status:   | Success   |                 |

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



18161

|   |                                 |  |           |   |
|---|---------------------------------|--|-----------|---|
| Non Judicial                              |                                 |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  |           | Date : 24/02/2022                         |
| Certificate No.                           | G0X2022B3068                    |   |           | Stamp Duty Paid : ₹ 3983400<br>(Rs. Only) |
| GRN No.                                   | 87321490                        |   |           | Penalty : ₹ 0<br>(Rs. Zero Only)          |
| <b><u>Seller / First Party Detail</u></b> |                                 |  |           |   |
| Name:                                     | Renkon Partners                 |  |           |   |
| H.No/Floor :                              | 4th                             | Sector/Ward :  | Na        | LandMark :                                |
| City/Village :                            | New delhi                       | District :   | New delhi | State :                                   |
| Phone:                                    | 98*****06                       |  |           |   |
| <b><u>Buyer / Second Party Detail</u></b> |                                 |  |           |   |
| Name :                                    | Dlf property Developers Limited |  |           |   |
| H.No/Floor :                              | 151                             | Sector/Ward :  | Na        | LandMark :                                |
| City/Village:                             | New delhi                       | District :   | New delhi | State :                                   |
| Phone :                                   | 98*****06                       |  |           |   |
| Purpose :                                 | Stamp duty                      |  |           |   |

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

**SALE DEED FOR Rs. 7,96,67,952/-**

**STAMP DUTY Rs. 39,83,400/-**

**THIS SALE DEED** is made on this 28<sup>th</sup> day of February 2022;

**By & Between**

**Renkon Partners (PAN: AAFRR2063P)**, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 acting through its authorized representative Mr. Sunil Kumar Pandey, authorised vide resolution dated 31.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its partners, successors and assigns)



Renkon Partners



DLF Property Developers Limited

प्रलेख न:18161

दिनांक:28-02-2022

|   |  |
|---|--|
| डीड संबंधी विवरण                        |  |
| डीड का नाम SALE URBAN AREA WITHIN NIC   |  |
| तहसील/सब-तहसील वजीराबाद                 | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase II                      |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर | पंजीकृत कॉलोनी                           |
| पता : P-7/9, DLF City Phase 2, Gurugram |  |
| भवन का विवरण                            |  |
| भूमि का विवरण                           |  |
| निवासीय                                 | 803.72 Sq. Yards                         |
| धन संबंधी विवरण                         |  |
| राशि 79667952 रुपये                     | कुल स्टाम्प ड्यूटी की राशि 3983356 रुपये |
| स्टाम्प नं : g0x2022b3068               | स्टाम्प की राशि 3983400 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये     | EC Challan:87324445                      |
|   | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: Satpal                      | Service Charge:200                       |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार रागत 5:20:00 PM को श्री/श्रीमती/कुमारी Renkon Partnersthru Sunil Kumar Pandey OTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद )

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

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

दिनांक 28-02-2022  
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी DLF Property Developers Ltd thru Manoj Kumar OTHER: हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार जमा राशि को मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Vikas पिता Ashok Kumar निवासी DLF Gateway Tower GGM व श्री/श्रीमती/कुमारी Raghuraj Singh पिता Raghuraj Singh पिता Tekli GGM ने की।

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी( वजीराबाद )

**AND**

**DLF Property Developers Limited** (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477 ), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022, shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).

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

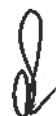
**AND WHEREAS** the Vendee acknowledges and confirms that the Vendor have provided all the relevant information desired by the Vendee and that the Vendee has solely relied on the Vendee's own judgment and investigation in purchasing the Said Plots and has not relied upon any literature, sales plan, sale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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plots for a price of Rs. 7,96,67,952/- (*Rupees Seven Crores Ninety Six Lakhs Sixty Seven Thousand Nine Hundred Fifty Two only*) and on other terms and conditions stipulated herein.



Renkon Partners



DLF Property Developers Limited



Reg. No.

Reg. Year

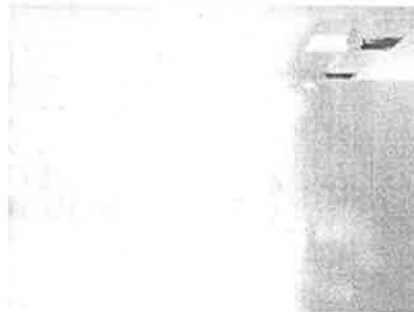
No.

18161

2021-2022



विक्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey

Partners

क्रेता :- thru Manoj Kumar GUNDE  
Ltd

Developers

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाणित किया जाता है कि यह पट्टा  
पृष्ठ नं 31.25 पर किया गया है  
से 60 पर चिपकाई गया है। यह पट्टा  
हस्ताक्षर/निशान अंगूठा मेरे र

दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के  
क बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 56  
कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने



दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

**AND WHEREAS** the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **803.72 Sq. Yards. (672 Sq. Mtrs.).**

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

**NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-**

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 7,96,67,952/- (*Rupees Seven Crores Ninety Six Lakhs Sixty Seven Thousand Nine Hundred Fifty Two only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.

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

2. That an amount of Rs. 7,96,67,952/- (*Rupees Seven Crores Ninety Six Lakhs Sixty Seven Thousand Nine Hundred Fifty Two only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-

- i. Rs. 35,85,058/- (*Rupees Thirty Five Lakhs Eighty Five Thousand Fifty Eight only*) vide RTGS transaction reference no. ICICR52022022200774162 dated 22.02.2022 drawn on ICICI Bank.



Renkon Partners




DLF Property Developers Limited

प्रलेख नः 18161

दिनांक: 28-02-2022

|   |  |
|---|--|
| <b>डीड संबंधी विवरण</b>                 |  |
| डीड का नाम SALE URBAN AREA WITHIN MC    |  |
| तहसील/सब-तहसील वजीराबाद                 | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase II                      |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर | पंजीकृत कॉलोनी                           |
| पता : P-7/9, DLF City Phase 2, Gurugram |  |
| <b>भवन का विवरण</b>                     |  |
|   |  |
| <b>भूमि का विवरण</b>                    |  |
| निवासीय                                 | 803.72 Sq. Yards                         |
| <b>धन संबंधी विवरण</b>                  |  |
| राशि 79667952 रुपये                     | कुल स्टाम्प ड्यूटी की राशि 3983356 रुपये |
| स्टाम्प नं : g0x2022b3068               | स्टाम्प की राशि 3983400 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये     | EChallan: 87324345                       |
|   | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: Satpal                      | Service Charge: 200                      |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:20:00 PM बजे श्री/श्रीमती/कुमारी Renkon Partnersthu Sunil Kumar Pandey OTHER निवास N Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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

  
दिनांक 28-02-2022  
Renkon Partners

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)





- ii. Rs. 35,85,058/- (Rupees Thirty Five Lakhs Eighty Five Thousand Fifty Eight only) vide RTGS transaction reference no. ICICR52022022200773887 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 7,96,680/ (Rupees Seven Lakhs Ninety Six Thousand Six 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. 7,17,01,156/- (*Rupees Seven Crores Seventeen Lakhs One Thousand One Hundred Fifty Six Only*) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

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



Renkon Partners




DLF Property Developers Limited

Reg. No.

Reg. Year

Book No.

18161

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Sunil Kumar Pandey OTHER Renkon Partners

क्रेता :- thru Manoj Kumar OTHER DLF Property Developers Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18161 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 31.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 56 से 60 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022




उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

7. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. Stamp duty of Rs. 15,93,400/- (Rupees Fifteen Lakhs Ninety Three Thousand Four Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 39,83,400/- (Rupees Thirty Nine Lakhs Eighty Three 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.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

### SCHEDULE-I

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

  
Renkon Partners

   
DLF Property Developers Limited



| Sl. No.      | Plot No. | Area (in Sq. Yd.)       | Area (in Sq. Mtrs.) |
|--------------|----------|-------------------------|---------------------|
| 1            | P-7/9    | 401.86 sq. yards        | 336 sq. mts.        |
| 2            | P-7/10   | 401.86 sq. yards        | 336 sq. mts.        |
| <b>Total</b> |          | <b>803.72 sq. yards</b> | <b>672 sq. mts.</b> |

| Plot No. | North         | South          | East          | West           |
|----------|---------------|----------------|---------------|----------------|
| P-7/9    | Plot no.P-7/8 | Plot no.P-7/10 | Plot no.P-9/7 | 12 m wide road |
| P7/10    | Plot no.P-7/9 | Plot no.P-7/11 | Plot no.P-9/8 | 12 m wide road |

**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of  
For Renkon Partners**

**Authorised Representative  
(VENDOR)**

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

**Authorised Signatories  
(VENDEE)**

**WITNESSES**


1.


2.

*Atul Singh.*  
*Rajesh Kumar Singh Sp. Sh. Puri & Singh.*  
*V. P. o Teekli*  
*Gurgaon*



Banker Partners P-219, P-2110

|   |   |                 |
|---|---|-----------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana                                       | Candidate Copy  |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq./DD)       |  |                 |
| GRN No.: 0087324345   | Date: 14 Feb 2022 18:20:14  |                 |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |                 |
| Treasury: Gurgaon   |   |                 |
| Period: (2021-22) One Time                                  |   |                 |
| <b>Head of Account</b>                                      |   | <b>Amount ₹</b> |
| 0030-03-104-99-51 Fees for Registration                     |   | 50000           |
| 0030-03-104-97-51 Pasting Fees                              |   | 3               |
| <b>PD AcNo</b> 0  |   |                 |
| Deduction Amount: ₹   |   | 0               |
| Total/Net Amount: ₹   |   | 50003           |
| ₹ Fifty Thousands Three Rupees                              |   |                 |
| <b>Tenderer's Detail</b>                                    |   |                 |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-                    |   |                 |
| PAN No:   |   |                 |
| Tenderer's Name: DLF Property Developers Ltd                |   |                 |
| Address: Gurugram -   |   |                 |
| Particulars: Registration fee for registration of sale deed |   |                 |
| Cheque-DD-<br>Detail:                                       |   |                 |
| Depositor's Signature                                       |   |                 |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |                 |
| Bank CIN/Ref No:  | CPABKKSDP1  |                 |
| Payment Date:   | 14/02/2022  |                 |
| Bank:   | SBI Aggregator  |                 |
| Status:   | Success   |                 |





|   |   |                 |
|---|---|-----------------|
| DDO Code: 0367  | <b>E - CHALLAN</b><br>Government of Haryana   | AG/ Dept Copy   |
| Valid Upto: 21-02-2022 (Cash)<br>15-02-2022 (Chq./DD)       |  |                 |
| GRN No.: 0087324345   | Date: 14 Feb 2022 18:20:14  |                 |
| Office Name: 0367-NAIB TEHSILDAR WAZIRABAD                  |   |                 |
| Treasury: Gurgaon   |   |                 |
| Period: (2021-22) One Time                                  |   |                 |
| <b>Head of Account</b>                                      |   | <b>Amount ₹</b> |
| 0030-03-104-99-51 Fees for Registration                     |   | 50000           |
| 0030-03-104-97-51 Pasting Fees                              |   | 3               |
| <b>PD AcNo</b> 0  |   |                 |
| Deduction Amount: ₹   |   | 0               |
| Total/Net Amount: ₹   |   | 50003           |
| ₹ Fifty Thousands Three only                                |   |                 |
| <b>Tenderer's Detail</b>                                    |   |                 |
| GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-                    |   |                 |
| PAN No:   |   |                 |
| Tenderer's Name: DLF Property Developers Ltd                |   |                 |
| Address: Gurugram -   |   |                 |
| Particulars: Registration fee for registration of sale deed |   |                 |
| Cheque-DD-<br>Detail:                                       |   |                 |
| Depositor's Signature                                       |   |                 |
| <b>FOR USE IN RECEIVING BANK</b>                            |   |                 |
| Bank CIN/Ref No:  | CPABKKSDP1  |                 |
| Payment Date:   | 14/02/2022  |                 |
| Bank:   | SBI Aggregator  |                 |
| Status:   | Success   |                 |

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





18155

|   |   |   |
|---|---|---|
| Non Judicial                              |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  | Date : 26/02/2022                             |
| Certificate No. G022022B1844              |    | Stamp Duty Paid : ₹ 2938600                   |
| GRN No. 87599926                          |    | Penalty : ₹ 0                                 |
| <b><u>Seller / First Party Detail</u></b> |   |   |
| Name: Dlf real estate builders ltd        |   |   |
| H.No/Floor: 2nd                           | Sector/Ward: Na   | LandMark: Dlf gateway tower r block dlf city  |
| City/Village: Phaseiii                    | District: Gurugram  | State: Haryana                                |
| Phone: 98*****06                          |   |   |
| <b><u>Buyer / Second Party Detail</u></b> |   |   |
| Name: Dlf property Developers Limited     |   |   |
| H.No/Floor: 151                           | Sector/Ward: Na   | LandMark: Dlf emporiomall nm marg vasant kunj |
| City/Village: New delhi                   | District: New delhi   | State: Delhi                                  |
| Phone: 98*****06                          |   |   |
| Purpose: Sale deed                        |   |   |

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

**SALE DEED FOR Rs.4,19,79,600/-**

**STAMP DUTY Rs.29,38,600/-**

**THIS SALE DEED is made on this 28<sup>th</sup> day of February 2022;**

**BETWEEN**

**DLF REAL ESTATE BUILDERS LIMITED (PAN:AACCD9979L), a company incorporated under the Companies Act, 1956 having its Registered Office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R-Block, DLF City, Phase III, Gurugram-122002, Haryana acting through its authorized signatory Ms. Anjana Bali & Mr. K. K. Sheera authorised vide resolution dated 18.01.2021, shall hereinafter be called "**Vendor**" which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns);**

  
**DLF REAL ESTATE BUILDERS  
LIMITED**

  
**DLF PROPERTY DEVELOPERS  
LIMITED**

प्रलेख न:18155

दिनांक:28-02-2022

|  |  |                        |
|--|--|------------------------|
| <b>डीड संबंधी विवरण</b>                  |  |                        |
| डीड का नाम SALE URBAN AREA WITHIN MC     |  |                        |
| तहसील/सब-तहसील वजीराबाद                  | गांव/शहर डी एल एफ कालोनी                 | स्थित DLF Phase III    |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर  |  | पंजीकृत कॉलोनी         |
| पता : T-28/6, DLF City Phase 3, Gurugram |  |                        |
| <b>भवन का विवरण</b>                      |  |                        |
| <b>भूमि का विवरण</b>                     |  |                        |
| निवासीय                                  | 583.05 Sq. Yards                         |                        |
| <b>धन संबंधी विवरण</b>                   |  |                        |
| राशि 41979600 रुपये                      | कुल स्टाम्प ड्यूटी की राशि 2938572 रुपये |                        |
| स्टाम्प नं : g0z2022b1844                | स्टाम्प की राशि 2938600 रुपये            |                        |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये      | EChallan:87600209                        | पेस्टिंग शुल्क 3 रुपये |
| Drafted By: Satpal                       |  | Service Charge:200     |

यह प्रलेख आज दिनांक 28-02-2022 दिन सोमवार समय 5:14:00 PM बजे श्री/श्रीमती/कुमारी DLF Real Estate Builders Ltd thru Satpal OTHER निवास DLF Gateway GGN द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

  
हस्ताक्षर प्रस्तुतकर्ता  
DLF Real Estate Builders Ltd

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

या

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

  
दिनांक 28-02-2022  
DLF Real Estate Builders Ltd

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

दिनांक 28-02-2022

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)



**AND**

**DLF PROPERTY DEVELOPERS LIMITED (PAN:AACCD7102R)**, a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no.151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi – 110070, India, acting through its authorized signatory Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera, authorized vide resolution dated 19.01.2022, shall hereinafter called the “**Vendee**” (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns);

(The Vendee and the Vendor shall be referred to as “**Parties**” and individually as “**Party**”)

**WHEREAS** the Vendor, was earlier a Partnership Firm during which a plot being **Plot No. T-28/06**, admeasuring about 487.50 sq. mts. (583.05 Sq. Yards) situated in DLF City Phase-III, Village Nathupur, Tehsil Wazirabad and District Gurugram (hereinafter referred to as “**Said Plot**”) more particularly described in ‘**Schedule I**’ was brought into the common stock of the Partnership Firm and thereafter the Partnership Firm was converted into a company i.e. the Vendor herein, thus the Vendor is the lawful owner in possession of the Said Plot.

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

  
**DLF REAL ESTATE BUILDERS  
LIMITED**

  
**DLF PROPERTY DEVELOPERS  
LIMITED**

Reg. No.

Reg. Year

Book No.

18155

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru SatpalOTHER DLF Real Estate Builders Ltd Satpal

क्रेता :- thru Manoj KumarOTHERDLF Property Developers Ltd Manoj

गवाह 1 :- Vikas Vikas

गवाह 2 :- Raghuraj Singh Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18155 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 29.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 26 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/संयुक्त पंजीयन अधिकारी( वजीराबाद )

**AND WHEREAS** the Vendee agrees and acknowledges that this Sale Deed is confined and limited in its scope only to the Said Plot of land.

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plot for a price of **Rs. 4,19,79,600/- (Rupees Four Crore Nineteen Lakhs Seventy Nine Thousand Six Hundred Only)** and on other terms and conditions stipulated therein.

**AND WHEREAS** the Vendee has 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 approximately 487.50 sq. mts. **(583.05 Sq. Yards).**

**AND WHEREAS** the Vendor is now transferring 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.4,19,79,600/- (Rupees Four Crore Nineteen Lakhs Seventy Nine Thousand Six Hundred Only)** agreed between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plot of land 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 agree that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute, and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee in the manner mentioned in this Sale Deed.

  
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LIMITED**

  
**DLF PROPERTY DEVELOPERS  
LIMITED**



2. That sale consideration amount of **Rs. 4,19,79,600/- (Rupees Four Crore Nineteen Lakhs Seventy Nine Thousand Six Hundred Only)** shall be paid by the Vendee to the Vendor in the following manner:-
  - i. Rs.4,15,59,804/- (Rupees Four Crore Fifteen Lakhs Fifty Nine Thousand Eight Hundred Four only) vide RTGS bearing Transaction reference ID No. M3461912 dated 25.02.2022 drawn on ICICI Bank.
  - ii. Rs.4,19,796/ (Rupees Four Lakh Nineteen Thousand Seven Ninety Six 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 make payment of maintenance charges to the association of plot owners/ the maintenance agency (hereinafter referred to as the "**Maintenance Agency**") for maintenance of the entire Phase-III in DLF City including the Said Plot.
4. The Vendee acknowledges and undertakes to pay the maintenance bills and other charges as raised by the Maintenance Agency. The Vendee undertakes to deposit and to always keep deposited with the Maintenance Agency, an interest free maintenance security (hereinafter referred to as "**IFMS**"), of Rs. 29,152,50 (Rupees Twenty Nine Thousand One Hundred Fifty Two and Fifty Paise Only @ Rs. 50/- per sq. yards) to ensure payment of maintenance bills by the Vendee. In case of failure of the Vendee to pay the maintenance bills, other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust such defaults from the IFMS and the Vendee shall make good such default within 30 days of intimation being sent by the Maintenance Agency. On such shortfall the Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Maintenance Agency reserves the right to increase the IFMS from time to time in keeping with the increase in the cost of maintenance services and the Vendee undertakes to pay such increases within fifteen (15) days of demand by the Maintenance Agency. If the Vendee fails to pay such increase in the IFMS or to make good the shortfall as aforesaid on or before its due date, then the Maintenance Agency shall have the

  
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 LIMITED**

  
**DLF PROPERTY DEVELOPERS  
 LIMITED**





right to withhold such facilities as may be provided by the Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price and the Maintenance Agency shall have the first charge or lien over the Said Plot. The Maintenance Agency shall treat this Sale Deed as cancelled without any notice to the Vendee and to recover the shortfall from the sale proceeds of the Said Plot and to refund to the Vendee the balance of the money realised from such sale.

5. The Vendee confirms having paid the pro rata share of external development charges (EDC) as a part of the price of the Said Plot as levied by the Government of Haryana from the date of issue of licence, as applicable to the Said Plot. The Vendee agrees to pay any further increase in / levy of EDC, (by whatever name called or in whatever form) including with retrospective effect on pro rata basis directly to the Government. If, however, the Vendor/colonizer is required to pay, such increase of EDC to the government agencies, then the Vendee agrees to pay the same to the Vendor/colonizer. The determination of the pro rata share of the Vendee shall be final and binding on the Vendee. The Vendee affirms that if the increased EDC is not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have the first charge and lien over the Said Plot and the right to resume the same.
6. The Vendee acknowledges and confirms that in addition to EDC, as mentioned hereinabove, the Government of Haryana or any other authority, with a view to recover the cost of development with regard to State/National Highways, transport, irrigation facilities, power facilities etc. may impose/levy additional levy(ies), fees, cesses, charges etc. in the nature of Infrastructure Development Charges or by whatever name called (hereinafter referred to as the "IDC"), on prescribed basis either existing or leviable in future and in that event, the Vendee shall pay the same on pro-rata basis in accordance with the demand being raised on the Vendee in this regard. In case such IDC is levied/ demanded by the government with retrospective effect, the Vendee shall be liable to pay the same on demand. The demand raised on the Vendee shall be treated as unpaid sale price of the Said Plot and the Vendor/colonizer/Maintenance Agency shall have first charge and lien on the Said Plot to the extent of such unpaid amount till such amount is paid.



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LIMITED




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7. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plot, as assessable or applicable from the date of this Sale Deed. The Vendee further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded 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.
8. The Vendee understands, acknowledges and confirms that he/she shall not have the right to object to the arrangement of generating and/or supplying power to the various complexes within or outside the DLF City, Gurugram (Haryana) including the Said Plot. The Vendee further acknowledges that this arrangement could be provided within the various complexes of DLF City, Gurugram. It is further acknowledged by the Vendee that it shall not object to the selection of the site, capacity and type of the power generating and supply equipment/ plant. It is also understood that such equipment / plant may be located anywhere in or around DLF City, Gurugram including within or nearby the Said Plot.
- The Vendee confirms to pay the tariff to the Maintenance Agency for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed. The Vendee confirms to have understood that such power generating and/or supplying equipment may during its operation cause inconvenience to the Vendee and the Vendee shall not have a right to object to the same. The obligation to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further acknowledges and confirms that the Vendee shall not have a right to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Vendees' ownership of the Said Plot. This clause shall survive the conveyance of the Said Plot or any subsequent sale / re-sale and/or conveyancing thereof.
9. The Vendee shall deposit with the Maintenance Agency/colonizer /reimburse to the Vendor if paid by the Vendor to the competent authority, as the case maybe, on demand, amounts to be determined at the time of providing necessary connections to make arrangements for



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providing sewer and water connections from the mains laid along the road serving the Said Plot.

10. The Vendee confirms and undertakes not to use the Said Plot for any purpose other than for residential use or use in a manner that may cause nuisance or annoyance to occupants of other plots or for any commercial or illegal or immoral purpose or in any manner interfere with the use thereof or of spaces, passages, corridors, or amenities available for common use. The Vendee shall indemnify the Vendor/colonizer against any loss, damage, penal action, due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Plot shall entitle the Vendor/colonizer to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.
11. The Vendee undertakes to join the association of plot owners and shall pay the fees, subscription charges thereof and to complete such documentation and formalities as maybe deemed necessary for the purpose. The Vendee also undertakes to join the master association if and when formed for a part of or the whole of Phase-III, DLF City, Gurugram.
12. 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.
13. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plot mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF City 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.
14. The Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration, and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs.4,19,79,600/- (Rupees Four Crore Nineteen Lakhs Seventy Nine Thousand Six Hundred Only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-



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Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard.

15. 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.
16. The Vendee confirms that all the obligations arising under this Sale Deed in respect of the Said Plot shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers 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.
17. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
18. 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. **T-28/06** admeasuring **583.05 Sq.Yards in Phase-III** in the residential colony known as **DLF City**, situated at **Village Nathupur**, Tehsil Wazirabad and District, Gurugram, (Haryana) bounded as under :-

| Sl.no. | Plot No. | Area in sq.yds/sq.mts |
|--------|----------|-----------------------|
| 1      | T-28/06  | 583.05/487.50         |



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North : Health Centre  
 South : 12 m wide road  
 East : Plot no. T-28/5  
 West : R.B. Site

This deed shall be presented for registration before the registering authority and got registered by Satpal, who has been authorized to present for registration vide resolution dated 18.01.2021 and appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendor.

This deed shall be presented for registration before the registering authority and got registered by Manoj Kumar, who has been authorized to present for registration vide resolution dated 19.01.2022 and 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.

**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**

**For  
 DLF REAL ESTATE BUILDERS  
 LIMITED**

  
 Anjana Bali K. K Sheera

Authorised Signatory  
 (VENDOR)


**For  
 DLF PROPERTY DEVELOPERS  
 LIMITED**

  
 Siddharth Gandhi Krishan Kumar  
 Sheera


Authorised Signatory  
 (VENDEE)

**WITNESSES**

1.



  
 Vikas Singh Ashok Kumar  
 DLF Group, Gurugram

2.

  
 Rajinder Singh S/o S. P. Singh  
 V.P.O Teekli  
 Gurugram.



18154

|   |   |   |   |
|---|---|---|---|
| Non Judicial                              | <b>Indian-Non Judicial Stamp<br/>Haryana Government</b> |   | Date : 26/02/2022                         |
| Certificate No.                           | G0Z2022B1471  |  | Stamp Duty Paid : ₹ 4138200<br>(Rs. Only) |
| GRN No.                                   | 87183607  |  | Penalty : ₹ 0<br>(Rs. Zero Only)          |
| <b><u>Seller / First Party Detail</u></b> |   |   |   |
| Name:                                     | Hitech property Developers Private limited              |   |   |
| H.No/Floor :                              | 4th   | Sector/Ward :   | Na  |
| City/Village :                            | New delhi   | District :  | New delhi                                 |
| Phone:                                    | 98*****06   | LandMark :  | 28 barakhamba road gopaldassbhawan        |
|   |   | State :   | Delhi                                     |
| <b><u>Buyer / Second Party Detail</u></b> |   |   |   |
| Name :                                    | Dlf property Developers Limited                         |   |   |
| H.No/Floor :                              | 2nd   | Sector/Ward :   | Na  |
| City/Village:                             | Phase III   | District :  | Gurugram                                  |
| Phone :                                   | 98*****06   | LandMark :  | Dlf gateway tower r block dlf city        |
|   |   | State :   | Haryana                                   |
| Purpose :                                 | Sale deed   |   |   |

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

**SALE DEED FOR Rs. 8,27,63,384/-**

**STAMP DUTY Rs. 41,38,200/-**

**THIS SALE DEED** is made on this 28<sup>th</sup> day of February 2022,

**By & Between**

**Hitech Property Developers Private Limited (PAN.: AAACH0313E; CIN: U74899DL1988PTC030943)**, a company incorporated under the Companies Act, 1956 having its Registered Office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi 110001 and Corporate Office: Ground Floor, DLF Gateway Tower, DLF Cyber City, Phase-III, Gurugram-122002 acting through its authorized signatories Mr. Arun Kumar Gupta and Amit Khanna, authorised vide resolution dated 24.01.2022, shall hereinafter be called "**Vendor**" (which expression shall unless repugnant to the context and meaning thereof mean and include its successors and assigns)

  
Hitech Property Developers  
Private Limited


  
DLF Property Developers Limited

प्रलेख नं:18154

दिनांक:28-02-2022

|  |  |
|--|--|
| डीड संबंधी विवरण                         |  |
| डीड का नाम SALE URBAN AREA WITHIN MC     |  |
| तहसील/सब-तहसील वजीराबाद                  | गांव/शहर डी एल एफ कालोनी                 |
| स्थित DLF Phase III                      |  |
| शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर  | पंजीकृत कॉलोनी                           |
| पता : V-27/9, DLF City Phase 3, Gurugram |  |
| भवन का विवरण                             |  |
| भूमि का विवरण                            |  |
| निवासीय                                  | 834.94 Sq. Yards                         |
| धन संबंधी विवरण                          |  |
| राशि 82763384 रुपये                      | कुल स्टाम्प ड्यूटी की राशि 4138137 रुपये |
| स्टाम्प नं : g0z2022b1471                | स्टाम्प की राशि 4138200 रुपये            |
| रजिस्ट्रेशन फीस की राशि 50000 रुपये      | EChallan:87184462                        |
|  | पेस्टिंग शुल्क 3 रुपये                   |
| Drafted By: H R Khatana Adv              | Service Charge:200                       |

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



हस्ताक्षर प्रस्तुतकर्ता  
Hitech Property Developers Pvt Ltd.

उप/संयुक्त पंजीयन अधिकारी (वजीराबाद)

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

या

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



दिनांक 28-02-2022  
Hitech Property Developers Pvt Ltd.

उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

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

दिनांक 28-02-2022



उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

## AND


**DLF Property Developers Limited**, (PAN.: AACCD7102R; CIN.: U70100DL2006PLC152477), a company incorporated under the Companies Act, 1956 having its Registered Office at Shop no. 151, DLF Emporio Mall, Nelson Mandela Road, Vasant Kunj, New Delhi -110070, India and acting through its authorized signatories Mr. Siddharth Gandhi and Mr. Krishan Kumar Sheera authorized vide resolution dated 19.01.2022 shall hereinafter called the "**Vendee**" (which expression shall unless repugnant to the meaning or context thereof include its administrators, and assigns).


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

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

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

**AND WHEREAS** the Vendee is desirous of purchasing the Said Plots for a price of **Rs. 8,27,63,384/-** (*Rupees Eight Crores Twenty Seven Lakhs Sixty Three Thousand Three Hundred Eighty Four Only*) and on other terms and conditions stipulated herein.

  
Hitech Property Developers  
Private Limited

  
DLF Property Developers Limited

Reg. No.

Reg. Year

Book No.

18154

2021-2022

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Arun Kumar Gupta OTHER Hitech Property Developers Pvt Ltd thru Amit Khanna OTHER

क्रेता :- thru Manoj Kumar OTHER DLF Property Developers Ltd

गवाह 1 :- Vikas

गवाह 2 :- Raghuraj Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18154 आज दिनांक 28-02-2022 को बही नं 1 जिल्द नं 98 के पृष्ठ नं 29.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3093 के पृष्ठ संख्या 21 से 25 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-02-2022



उप/संयुक्त पंजीयन अधिकारी ( वजीराबाद )

**AND WHEREAS** the Vendee has/have been put in possession of the Said Plots. The Vendee is fully satisfied and has no claim of any nature whatsoever and the Vendee confirms that the area of the Said Plots is **834.94 Sq. Yards. (698.11 Sq. Mtrs.).**

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

**NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:-**

1. In accordance with the terms and conditions contained in this Sale Deed and in consideration of Rs. 8,27,63,384/- (*Rupees Eight Crores Twenty Seven Lakhs Sixty Three Thousand Three Hundred Eighty Four Only*) settled between the Parties, the Vendor doth hereby sell, convey, assign and transfer unto the Vendee by way of sale, the Said Plots free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plots or in any way appended therewith usually held as part and parcel thereof.

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

2. That an amount of Rs. 8,27,63,384/- (*Rupees Eight Crores Twenty Seven Lakhs Sixty Three Thousand Three Hundred Eighty Four Only*) towards the sale consideration for the Said Plots is being paid by the Vendee to the Vendor in the following manner:-
  - i. Rs.24,79,238/- (*Rupees Twenty Four Lakhs Seventy Nine Thousand Two Hundred Thirty Eight only*) vide RTGS transaction reference no. M3256656 dated 22.02.2022 drawn on ICICI Bank.

  
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- ii. Rs.49,69,466/- (Rupees Forty Nine Lakhs Sixty Nine Thousand Four Hundred Sixty Six only) vide RTGS transaction reference no. M3278973 dated 22.02.2022 drawn on ICICI Bank.
- iii. Rs. 8,27,634/(Rupees Eight Lakhs Twenty Seven Thousand Six Hundred Thirty 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. 7,44,87,046/- (Rupee Seven Crores Forty Four Lakhs Eight Seven Thousand and Forty Six only) shall be paid by the Vendee to the Vendor within 90 days of execution of this Sale Deed.

3. The Vendor has handed over the actual, physical and peaceful possession of the Said Plots on site to the Vendee and the Vendee hereby acknowledges the receipt of vacant, peaceful and physical possession of the Said Plots.
4. The Vendee confirms and undertakes to pay all government rates, tax on land, municipal tax, property tax, service tax, wealth tax, taxes, charges, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the government, municipal authority, or any other governmental authority on the Said Plots, as assessable or applicable from the date of this Sale Deed.
5. That the maintenance charges, water and electricity charges and other dues and demands of whatsoever nature payable in respect of the Said Plots have been paid by the Vendor up to the date of handing over the possession of the Said Plots to the Vendee and thereafter the Vendee shall be responsible for the payment of the same.
6. That on the basis of this Sale Deed, the Vendee is entitled to get the Said Plots mutated in its own name in the records of the concerned authorities including in the record of the developer of DLF Phase III and Gurugram Municipal Corporation to which the Vendor shall have no objection and shall not raise any objection. The Vendor hereby confirms to assist and participate in the said mutation process.

  
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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. 16,55,300/- (Rupees Sixteen Lakhs Fifty Five Thousand Three Hundred only) was paid at the time of registration of the Agreement and whereas stamp duty of Rs. 41,38,200/- (Rupees Forty One Lakhs Thirty Eight 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 Deeds and this Sale Deed in respect of the Said Plots shall equally be applicable to and enforceable against the Vendee and all subsequent purchasers as well as occupiers, tenants, licensees of the Said Plots as the said obligations go with the Said Plots for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
10. The Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation, or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
11. That this is an absolute and irreversible Sale Deed and the Parties shall not be empowered to revoke/rescind this Sale Deed for any reason whatsoever.
12. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

### SCHEDULE-I

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

   
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| Sl. No.      | Plot No. | Area (in Sq. Yd.)      | Area (in Sq. Mtrs.)   | Conveyance Deeds: Document No./Date registered before the Sub-Registrar, Gurugram |
|--------------|----------|------------------------|-----------------------|---|
| 1            | V-27/9   | 277.90 sq. yards       | 232.36 sq. mts.       | 919 dated 22/07/2009  |
| 2            | W-4/6    | 557.04 sq. yards       | 465.75 sq. mts.       | 296 dated 04/04/2013  |
| <b>Total</b> |          | <b>834.94sq. yards</b> | <b>698.11sq. mts.</b> |   |



| Plot No. | North          | South          | East           | West                          |
|----------|----------------|----------------|----------------|-------------------------------|
| V-27/9   | Plot no.V-25/1 | 12 m wide road | 9 m wide road  | Plot no.V-27/10               |
| W-4/6    | Plot no.W-4/5  | Other Land     | Plot no.W-2/12 | 12 m wide road and other land |

**IN WITNESS WHEREOF** the Vendor and the Vendee have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by Mr. Manoj Kumar, authorised vide letter of authority dated 19.01.2022, who has been authorised to appear the before registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendee.

**For and on behalf of  
For Hitech Property Developers Private Limited**

  
  
**Authorised Signatures  
(VENDOR)**

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


  
  
**Authorised Signatures  
VENDEE**

**WITNESSES**

1.

  
 Vikas Singh, Ashok Kumar  
 DLF Property Developers Limited

2.

  
 Rajesh Singh, Pankaj Singh  
 V.P.O Teekoli  
 Gurugram.

