

DLF
Qutab Enclave Complex

**SALE
DEED**

IN FAVOUR OF Smt. Sumanda Chaudhary
PLOT NO. 14 BLOCK M
ROAD M1

7243

5523 07/02/89

162

Certified under Section 42 of the Indian Stamp Act 1889,
that Stamp Duty of the Amount of Rs. 25688/-

(Rupees)

has been levied on this document and paid by

vide treasury challan number

dated

20/3/89

for

Sale of Plot No. 14/205464

in favour of

Mrs. Sunanda Chaudhary

SALE DEED

Treasury Officer
Gurgaon

SALE DEED for Rs. 205464/-

Stamp Duty Rs. 25688/-

THIS DEED OF SALE made this 20th day of March
in the year One Thousand Nine Hundred Eighty Seven.

by DLF Universal Limited, a Joint Stock Company incorporated with limited liability under the Companies Act, 1956 having its registered office at Model Town, Faridabad (Haryana) and its Head Office at 21-22, Narindra Place, Parliament Street, New Delhi acting through its General Attorney Shri M M Karnik s/o Late Shri M M Karnik R/o K-11 Green Park Extn. New Delhi

appointed as such under the Power of Attorney dated 26.6.1981 and registered in the office of the Sub-Registrar, New Delhi at No. 2497, in Addl. Book No. 4, Volume No. 958, on pages 1 to 6 on 27.6.1981 hereinafter called "THE VENDOR", (which expression shall unless excluded by the context or by law be deemed to include the said DLF Universal Limited, its successors, liquidators and assigns) in favour of

Smt. Sunanda Chaudhary
w/o Dr. Kati P. Chaudhary
42830, Kirk Drive, Hemet, California 92344
U.S.A.

(hereinafter called "THE VENDEE" which expression shall unless expressly excluded by the context or by law be deemed to include the said Smt. Sunanda Chaudhary

his/her/their heirs, executors, administrators, legal representatives, survivors and assigns).

WHEREAS the VENDOR is a full and absolute owner in possession of and otherwise well and sufficiently entitled to all that piece and parcel of land being Plot No. 14.

Road M-1 admeasuring 420 Sq. Mtrs
in the residential colony known as DLF Qutab Enclave Complex, situated at village
Shahpur Tehsil and District Gurgaon, Haryana, which colony has been set
up by the VENDOR after obtaining a licence from the Director Town and Country Planning,
Haryana under the Haryana Development and Regulation of Urban Areas Act, 1975 and getting
the lay-out plans thereof duly sanctioned by the concerned authorities. The said plot of land is
more particularly described in Schedule 'A' hereunder written; AND

WHEREAS nobody else besides the VENDOR has any sort of interest, right or claim whatsoever

WHEREAS by Agreement dated 24.5.84 the VENDOR has agreed to sell and the VENDEE had agreed to purchase the said plot of land which is more particularly described in Schedule 'A' written hereunder for a sum of Rs. 205464/- (Rupees Two lac five thousand four hundred sixty four only) and other terms and conditions stipulated therein, including the payment by the VENDEE, pro-rata of the charges levied or to be levied by any Government or Authority for provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance. The VENDEE has also agreed to bear all the expenses and outgoings for the completion of sale for the said plot of land, including cost of stamps, registration and execution charges and the like; AND

WHEREAS the VENDOR is now desirous of conveying the said plot of land unto the VENDEE NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:—

1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 205464/- (Rupees Two lac five thousand four hundred sixty four only) paid by the VENDEE to the VENDOR as per details given in Schedule 'B' written hereunder the receipt whereof is hereby admitted and acknowledged, the VENDOR doth hereby grant, convey, transfer, assign and assure unto the VENDEE all that piece and parcel of land on ground and the premises comprising the said plot of land described in Schedule 'A' hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenances, whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part & parcel thereof and all the estate, right, title and interest whatsoever of the VENDOR unto or upon the said plot described in Schedule 'A' hereunder written and hereby conveyed, transferred, assigned and assured and every part and parcel thereof together with all its rights and appurtenances unto the VENDEE absolutely and for ever free from all encumbrances AND that the VENDOR doth hereby covenant with the VENDEE that the interest which it professes to transfer subsists and that it has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said plot of land hereby granted, conveyed, transferred, assigned and assured by the VENDOR AND that the VENDOR shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the VENDEE make, do and acknowledge, execute and perfect with all proper despatch all such further and other lawful and reasonable acts, deeds, conveyances matters and things whatsoever for the further better or more perfectly assuring the said plot of land together with its appurtenances unto the VENDEE in the manner aforesaid AND THAT hereafter if any person in any manner claims any interest or right of ownership in the said plot of land or any part thereof, the VENDOR shall indemnify the VENDEE AND the VENDEE shall have no right, title or interest in any other land or property in the said colony except the said plot of land described in Schedule 'A' hereunder written and any other plot of land which he may have purchased or may hereafter purchase by any other Sale Deed AND that the VENDOR therefore covenant that this conveyance deed is executed in all its entirety and it has received all and full consideration of the sale price of the said plot of land subject, however to the stipulations and covenants herein contained, for any future liability of the VENDEE.

2. The aforesaid amount of Rs. 205464/- (Rupees Two lac five thousand four hundred sixty four only) paid by the VENDEE to the VENDOR as price of the aforesaid plot includes a sum of Rs. 29484/- calculated provisionally @ Rs. 70.20 per sq. mtr. of the area of the said plot as the VENDEE's pro-rata share of the charges payable to the concerned Government/other Authorities for the provision of external and/or peripheral services and this sum has been treated as part of the consideration for the purpose of levy of stamp duty.

The VENDEE has further undertaken to pay proportionate share of such additional amount (attributable to the said plot of land on a pro-rata basis) as may become payable to any Government or other authorities on account of enhancement of such charges at any time in future by increase in rates thereof or in any other manner whatsoever and all such amounts payable to the Government or other authorities shall be treated as part of unpaid price of the property hereby conveyed and become payable by the VENDEE immediately on demand. The determination of such additional amount as made by the VENDOR shall be final and binding on the VENDEE. It is a condition of this Sale Deed that the possession of the said plot shall continue to remain with the VENDOR and the VENDEE shall not claim possession thereof till the additional charges as determined by the Government or other authorities are paid.

3. THE VENDEE shall also be liable to pay to the VENDOR the charges, pro-rata as may be determined by the VENDOR for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance. All such charges shall be payable and be paid by the VENDEE to the VENDOR periodically as and when demanded by the VENDOR. The pro-rata share so determined by the VENDOR shall be final and binding on the VENDEE.
4. The VENDEE has borne all expenses for the completion of this Sale Deed including cost of stamps, registration and other incidental charges.
5. The VENDOR and the VENDEE shall be bound by the terms and conditions of the aforesaid Purchase Agreement and all the relevant terms thereof and the same shall be deemed to be incorporated in this Sale Deed, and as such form an integral part of this Sale Deed.
6. Without prejudice to the generality of the provisions contained in the preceeding clause 5 the VENDEE shall be bound to commence construction of the house on the said plot of land hereby sold as already agreed by him not later than three years from the date of this Sale Deed. In case the VENDEE fails to commence the construction within the stipulated period the VENDOR shall be entitled to proceed against the VENDEE according to the terms and conditions of the said Agreement which shall be deemed as incorporated in the Sale Deed and seek all such remedies against the VENDEE as are available to the VENDOR in terms of the said Agreement and according to law. PROVIDED that the VENDOR in its sole discretion may extend the period for the aforesaid construction upon payment of additional charges of Rs. 10/- per Sq. Mtr. per year or part of a year, and the VENDEE shall be bound to pay the same.
7. All rates taxes or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the VENDEE with effect from the date of execution of the Purchase Agreement referred to above.
8. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provisions of this conveyance deed shall remain valid and enforceable in accordance with their terms.

Schedule 'A' of the said plot of land
referred to above

All the rights, title and interest of the VENDOR into and upon that piece and parcel of land being
Plot No. 14 Road M-1
measuring 420 sq. mtrs. in the residential colony known as DLF Qutab
Enclave Complex situated at Village Shahpur Tehsil & District
Gurgaon, (Haryana) bounded as under:—

EAST Plot M-1/13
WEST Plot M-1/15
NORTH Road
SOUTH Plot M-3/13

Schedule 'B' referred to above
Details of payments made by the VENDEE

Receipt No.	Date	Amount Rs.	Receipt No.	Date	Amount Rs.
6466	24.7.84	70392.00			
2832	27.2.85	44910.00			
3779	26.3.85	37372.00			
5628	16.5.85	42446.00			
11521					

IN WITNESS WHEREOF the said *A. M. M. Karnick* being the General Attorney of the said DLF Universal Limited, VENDOR hereunto set his hand at Delhi for and on behalf of the said DLF Universal Limited, VENDOR, the day and the year first hereinabove written. This Deed will be presented for registration before the Registering Authority and got registered by Shri Amrit Lal Jain S/o Shri Har Kishan Dass, Resident of 19/1/1, Adarsh Nagar, New Railway Road, Gurgaon, who has also been appointed as General Attorney of the VENDOR vide Power of Attorney dated 26.6.1981 registered in the office of the Sub-Registrar-III, New Delhi, as No. 2498, in Additional Book No. 4, Volume No. 958, on pages 7 to 11 on 27.6.1981 and authenticated by the Sub-Registrar-III, New Delhi as No. 155 in Additional Book No. 6, Volume No. 40 on page 160 on 26.6.1981, with powers inter-alia to appear before the registering authority and present for registration, acknowledge and get registered any deed or documents executed by or on behalf of the VENDOR and do all other acts, deeds and things to get it registered.

Witness

1. *Narenche Sai*
Adv.
2. *K. Yadav*
Krishan Kumar Yadav
S/o Yad Ram
R/o Vill. Kaliawas (Gurgaon)

For DLF UNIVERSAL LTD.

[Signature]
GENERAL ATTORNEY
(VENDOR)

Drafted by *as*
Narenche Sai
Adv.



20-3-87 29 मार्च 1908 4-5
 श्री अमृत लाल जी हरिहर नगर 20-3-87
 वपना

अमृत लाल जी पैम कुल
 Amrit Lal Jain

सब रजिस्ट्रार
 गुडगाँव

अमृत लाल जी पैम कुल
 गुडगाँव

20-3-87
 श्री अमृत लाल जी पैम कुल
 गुडगाँव

सब रजिस्ट्रार
 गुडगाँव

अमृत लाल जी पैम कुल
 Amrit Lal Jain
 ग-1 श्री अमृत लाल जी पैम कुल
 ग-2 श्री अमृत लाल जी पैम कुल
 गुडगाँव

20-3-87

7292 31-33 20-3-87 2348

15-10-88
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Dear Mrs Chaudhuri

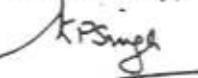
We have great pleasure in enclosing your Sales Deed duly registered in your favour, giving you complete ownership of Plot No. M1/14 in the DLF Qutab Enclave Complex.

It is a privilege to welcome you to the exclusive fraternity of DLF Qutab Enclave Property Owners who are going to be members in a new experience in suburban living. We strongly believe that apart from the environment and a new life style, a sense of camaraderie and fellowship will be the moving spirit in the development of the Complex.

All arrangements to make DLF Qutab Enclave habitable and comfortable are on, to make it possible for you to shift over in the near future.

Your happiness and a sense of belonging are our basic concern and we hope, your presence in DLF Qutab Enclave will be the beginning of a continuing relationship.

Yours truly,


(K.P. SINGH)

Smt Sunanda Chaudhuri
42830, Chaudhuri Circle
Hemet, California 92344
U.S.A