

BY COURIER

18-12-13

Ref: DLF/CS/78978

MR. JEET ASIJA

R-768
NEW RAJINDER NAGAR
NEW DELHI
INDIA

**Reg : Property No DSM057 and Parking No: P32134 in "DLF Towers,
Shivaji Marg" New Delhi**

Dear Sir,

Enclosed please find herewith the Sale Deed for the above commercial space
in favour of Mr. Jeet Asija.

Kindly acknowledge the receipt of the Sale Deed.

Thanking you,

Yours faithfully,

For DLF Universal Ltd


Rahul Vohra

DGM – Customer Services

Encl: a/a



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

: IN-DL69359244229282L

Certificate Issued Date

: 18-Jan-2013 02:43 PM

Account Reference

: SHCIL (FI)/ dl-shcil/ JANPATH/ DL-DLH

Unique Doc. Reference

: SUBIN-DL DL-SHCIL38023117526173L

Purchased by

: JEET ASIJA AND GAURAV DHINGRA

Description of Document

: Article 23 Sale

Property Description

: SHOP NO. DSM-057, DLF TOWER, SHIVAJI MARG, NEW DELHI

Consideration Price (Rs.)

: 1,06,37,927

(One Crore Six Lakh Thirty Seven Thousand Nine Hundred And Twenty Seven only)

First Party

: DLF HOME DEVELOPERS LTD

Second Party

: JEET ASIJA AND GAURAV DHINGRA

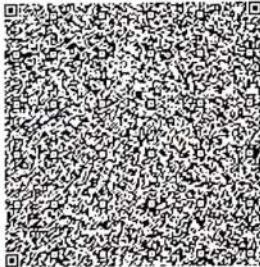
Stamp Duty Paid By

: JEET ASIJA AND GAURAV DHINGRA

Stamp Duty Amount(Rs.)

: 6,38,300

(Six Lakh Thirty Eight Thousand Three Hundred only)



E-Stamp Certificate Locked

Please write or type below this line



For DLF Home Developers Ltd.

Authorised Signatory



JEET K. ASIJA

PAN-AAEPA5916B

Adhar-1007121099100028



GAURAV DHINGRA

PAN-APRPD02812

Adhar-2022101085144391

Statutory Alert

Ad-230006506615

WEST DELHI

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SALE DEED FOR RS. 10,637,927.01

STAMP DUTY	:	Rs. 3,19,150.00
CORPN.TAX	:	Rs. 3,19,150.00
TOTAL STAMP DUTY	:	Rs. 6,38,300.00
(A) PROPERTY NO.	:	DSM-057
(B) CATEGORY OF LOCALITY AS PER MCD	:	'E'
(C) TOTAL PLOT AREA	:	17225.22 Sq. Mtrs
(D) TOTAL PLINTH AREA	:	38,956.75 Sq. Mtr
(E) PLINTH AREA UNDER TRANSFER	:	32.449 Sq.Mtrs.
(F) USE FACTOR	:	COMMERCIAL
(G) TIME & TYPE OF CONSTRUCTION	:	AFTER 2000, PUCCA
(H) PROPORTIONATE LAND	:	28.70 Sq.Mtrs
(I) CIRCLE RATE OF LAND	:	Rs. 58400/- Per Square Mtrs.
(J) RATE OF CONSTRUCTION	:	Rs. 9000/- per Sq.Mtr
(K) COST OF LAND	:	28.70X58400X3=Rs.50,28,240/- (A)
(L) COST OF CONSTRUCTION	:	32.449X9000 = Rs. 2,92,041/- (B)

TOTAL COST OF PROPERTY AS PER CIRCLE RATE (A+B) Rs. 53,20,281/-
STAMP DUTY PAID @ 6% ON RS. 10,637,927.01 i.e. ACTUAL CONSIDERATION

For DLF Home Developers Ltd.

Authorised Signatory

THIS SALE DEED is executed at New Delhi on this 07 day of Feb 2013 by DLF Home Developers Limited, (Income Tax PAN No. AACCD0037H), a Company registered under the Companies Act, 1956 having its registered office at DLF Centre, Sansad Marg, New Delhi 110 001 acting through Mr. Sundeep Kohli S/o Sh. Inder Sain Kohli, R/o 306, Pocket B -5, Sector-8, Rohini, Delhi -110085, itself and as authorized representative on behalf of its affiliate Company, duly authorized by Board Resolution dated 12-01-2013 (hereinafter referred to as 'the Vendor' (which expression shall unless repugnant to the subject or context, mean and include its successors, liquidators, official receivers and assigns) of the **FIRST PART**;

AND

MR. JEET ASIJA S/O LATE SH. RAMLAL ASIJA
MR. GAURAV DHINGRA S/O SH. R.C. DHINGRA
R/O R - 768, NEW RAJINDER NAGAR,
NEW DELHI, INDIA

AND

hereinafter singly / jointly, as the case may be, referred to as "the Vendee(s)", which expression shall unless repugnant to the context or meaning thereof, be deemed to include his /her/ its/their legal heirs, executors, administrators, successors, legal representatives, nominees and permitted assigns) of the **SECOND PART**.

- A. AND WHEREAS the Vendor is the owner in possession of land measuring 24.88 acres at 15, Shivaji Marg, Nazafgargh Road, West Delhi (hereinafter referred as 'the Said Land') and as defined in the location plan annexed with the Said Agreement as Annexure -1.
- B. AND WHEREAS vide reference No. 898/B/HQ/2009/358/AE-III dated 7-2-2011, approval has been obtained from Municipal Corporation of Delhi ["MCD"] in respect of Building Plan [hereinafter referred to as "Building Plans"] for construction of Block-4 flatted factory complex on land measuring 17225.22 Sq. meters, being part of the Said Land (hereinafter referred as the "Said Portion of Land") and accordingly constructed and developed a building known as DLF Tower, Shivaji Marg, therein (hereinafter referred to as the "Said Building") on the Said Portion of Land into built up spaces for usage in terms of table 7.3 (Note-VI) of MPD 2021 commercial activities are permissible as applicable to local shopping centre which includes retail shopping, stockists and dealers of medicines and drugs, commercial offices, clinical laboratory, clinic & poly clinic, repair/services, bank, ATM, guest house, nursing home, informal trade, coaching centres /training institutes and restaurant, inter alia, which include commercial offices on payment of conversion charges as notified in MPD 2021 and accordingly on 15.07.2010 an amount of Rs.30,12,31,000/- (Rupees Thirty Crores Twelve lakhs Thirty one thousand only) [vide receipt No. AK 44288 dated 15th July, 2010 and Receipt No. 021428 dated 9.5.2012 for a sum of Rs.1,42,02,000/- (Rupees One Crore Forty Two Lakh Two Thousand Only)

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For DLF Home Developers Ltd.

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have already been paid to the MCD towards one time conversion charges for conversion from industrial use to commercial usage in respect of an area of 38956.74 Sq. meters of the Said Building.

- C. AND WHEREAS, the occupancy certificate with respect to the Said Building had been issued by MCD vide reference No.EECB-I/CCW2/2012/02 dated 15.02.2012.
- D. AND WHEREAS the Vendor hereby states, declare and undertake that the Vendor is the only title holder and in possession of the Said Premises, Said Building and the Said Portion of Land and that the Said Premises, the Said Building and the Said Portion of Land are not in any way encumbered, mortgaged, sold, gifted, transferred or otherwise transferred and/or encumbered by creation of any charges by the Vendor in favor of any other person, companies, banks or entities.
- E. AND WHEREAS, all land(s) falling outside the periphery of the Said Building are clearly outside the scope of this sale deed and the Vendee(s) shall have no rights, title, interest of any nature whatsoever in land falling outside the Said Building. The Vendor has the right to use the balance portion of the Said Land as mixed land use and or in any manner whatsoever and as per the approval granted by the Competent Authorities.
- F. AND WHEREAS the Vendee is desirous of purchasing from the Vendors, such **office space No. DSM-057** having plinth area **32.449 sq.mtr.** and super area approx.**64.898 sq. mtr. (699 sq. ft.)** and fully described in the Schedule-I constructed on the Said Portion of Land [hereinafter referred to as "Said Premises"] along with the exclusive right of usage of covered car parking space(s) No. **PB - 2134** (hereinafter referred to as "Said Parking Space") for a total consideration of **Rs. 10,637,927.01 (Rupees One crore six lakhs thirty seven thousand nine hundred twenty seven and one paisa only)**.
- G. AND WHEREAS prior to the signing of the Space Buyer Agreement (hereinafter referred to as the "Said Agreement"), the Vendee(s) had demanded from the Vendor and the Vendor had allowed the Vendee(s), inspection of layout plans, building plans, ownership record of the Said Portion of Land and all other documents relating to the title, competency and all other relevant details. The Vendee(s) is fully satisfied in all respects with regard to the right, title and interest of the Vendors in the Said Portion of Land on which the Said Building has been constructed and has understood all limitations and obligations of the Vendor in respect thereof. The Vendee(s) acknowledges and confirms that the Vendee(s) is fully satisfied of the title, competency of the Vendor to execute this sale deed.
- H. AND WHEREAS, the Vendee(s) has/have fully satisfied himself/themselves as to the constructions which have been made in accordance with the drawings with such modifications as were necessary, design and specifications, as have been agreed to between the Vendor and the Vendee(s), and, and has/have now desired to get this sale deed thereof, executed and registered in his/their favour. The Vendee(s) has relied on his own judgment and investigation in purchasing the Said Premises. The Vendor hereby disclaims to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in the Sale Deed. No oral or

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written representations or statements shall be considered to be part of this sale deed and this sale deed is self contained and complete in itself in all respects.

- I. AND WHEREAS, it is clarified that this sale deed is confined to and limited in its scope only to the sale of (i) Said Premises, (ii) undivided proportionate share in the land underneath the footprint of the Said Building only except common parking areas and basements and (iii) undivided proportionate share in the common areas and facilities within and restricted to the Said Building only which is to be used harmoniously along with other space owners in the Said Building, (iv) undivided proportionate interest in the general common areas and facilities within the Said Building and (v) only right to exclusive use of the said Parking Space.

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the Said Agreement dated **16-9-2008** and in consideration of a total sum of **Rs. 10,637,927.01 (Rupees One crore six lakhs thirty seven thousand nine hundred twenty seven and one paisa only)** paid by the Vendee(s) as detailed in Schedule II written hereunder and the receipt of which is hereby admitted, the Vendor doth hereby grant, sell, convey, assign, assure and transfer on ownership basis unto the Vendee(s) the Said Premises bearing **No. DSM-057** having plinth area **32.449 sq.mtr.** and super area approx. **64.898 sq. mtr. (699 sq. ft.)** along with right to exclusively use the Said Parking Space **No. PB-2134** (more fully described in the Schedule-I written hereunder), along with undivided proportionate share in the land underneath the Said Building only, except common parking areas and basements free from all encumbrances, charges, lien, lispendens together with ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Premises or in any way appended therewith usually held as part and parcel thereof.
2. That hereafter it shall be lawful for the Vendee(s) to hold and enjoy the Said Premises and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject, however to the terms and conditions of this 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(s), 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 Premises unto the Vendee(s) in the manner mentioned in this sale deed.
3. The Vendee(s) confirms and undertakes that the Vendee(s) shall be liable to pay all government rates, licensing fee, VAT, education cess, levies, cesses, charges, surcharge, service tax, tax on land, municipal tax, property tax, wealth tax, 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 Premises/Said Parking Spaces / Said Building/Said Portion of Land, as the case may be, as assessable. The Vendee(s) further agrees that if the Said Premises/said Parking Spaces is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendor which shall be final and binding on the Vendee(s). If the Said Premises/Said Parking Spaces is assessed

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separately, the Vendee(s) shall pay directly to the competent authority on demand being raised by the competent authority.

4. The Vendee(s) confirms that the Parking Space(s) allotted to the Vendee(s) for exclusive use is inseparable and forms an integral part of the Said Premises. The Vendee(s) confirms that the Vendee(s) has no right to sell/transfer/ or deal with the Parking Space(s) independent of the Said Premises. The Vendee(s) undertakes to park his vehicle in the designated Parking Space(s) and not anywhere else in the Said Building. The Vendee(s) understands that the service areas in the basement provided in the Said Building are reserved for services, use by maintenance staff etc. and shall not be used by the Vendee(s) for parking or any other purpose. The Vendee(s) confirms that the Parking Space(s) shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the Said Premises under any of the provisions of this sale deed. All clauses of this sale deed pertaining to use, possession, cancellation etc. shall apply mutatis mutandis to the Parking Space(s).

The Vendee(s) acknowledges that the Vendor shall remain the owner of the parking spaces in the basement or in the surface of the Said Building which may or may not have been allotted /sold/reserved to any owner and which shall be dealt with by the Vendors in its own discretion and it shall remain the absolute property of the Vendor. The Vendee further agrees that the Vendee shall not raise any claim against such parking spaces in the basements or on the surface of the Said Building owned by the Vendor.

5. The Vendee(s) confirms that subject to the terms and conditions of this Sale Deed, the Vendor have conveyed to the Vendee(s) only the following rights with regard to the Said Premises;

- i) Ownership of the Specific Area only.
- ii) Ownership of undivided proportionate share in the foot print of the Said Building (excluding the basement reserved for car parking and services).
- iii) Exclusive right to use the Parking Space(s) (without any ownership right) for parking of vehicles only. The Vendee(s) hereby acknowledges that the Said Premises along with Parking Space(s) will be treated as a single indivisible unit for all purposes including the Act and, as such, cannot be transferred separately.
- iv) Undivided proportionate interest in the Common Areas and Facilities within the Said Building only. Since the interest of Vendee(s) in the Common Areas and Facilities (as listed in Part A of Annexure-II of the Said Agreement) is undivided and cannot be separated and subject to timely payment of Maintenance Charges, the Vendee(s) shall use the Common Areas and Facilities within the Said Building harmoniously along with other premises owners, maintenance staff etc., without causing any inconvenience or hindrance/annoyance to them.
- v) Right to only use the general common areas and facilities within the Said Building limited to and precisely listed in Part-B of Annexure-IV of

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the Said Agreement which may be within or outside the foot print of the Said Building earmarked as commonly used areas by all the premise owners of all the buildings constructed on the Said Portion of Land. However, such general commonly used areas and facilities earmarked for common use of all the premise owners shall not include the exclusive reserved car parking spaces and in basements. The Vendee shall have no claim in any manner whatsoever on the common areas beyond the Said Building except the limited permission to use the same.

- vi) That save and except the Said Premises hereby purchased by the Vendee, the Vendee shall have no right, title, interest or claim of any nature or kind whatsoever in the Said Building, except the rights of common use, ingress/ egress over or in respect of open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors and terrace/ roof of the Said Building as provided in the Part-B of Annexure-IV of the Said Agreement.
6. It is made clear by the Vendor and specifically understood by the Vendee(s) that the Vendor may at its sole discretion and for the purpose of complying with the provisions of Delhi Apartment Ownership Act, 1986 and the Rules framed there under (hereinafter referred to as the "Said Act") as may be applicable or any other applicable laws, substitute the method of calculating the undivided proportionate share in the footprint of the said Building and/or interest in the common areas and facilities as may be decided by the Vendor in its sole discretion in any Declaration and that the Vendee(s) agrees not to raise any objections in this regard. That the Vendee(s) shall join association/society of premises owners as may be formed by the Vendor on behalf of the premises' owners and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Vendor for the purpose
7. The Vendee(s) acknowledges and confirms that the Vendee(s) has read and understood the Said Act and the implications thereof in relation to the various provisions of this sale deed and the Vendee(s) is in full agreement with the provisions of this sale deed in relation to the Said Act and shall comply, as and when applicable and from time to time, with the provisions of the Act or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the matter.
8. The Vendee(s) undertakes to do all acts, things, deeds including present himself as may be required for the execution and registration of this sale deed in respect of the Said Premises as the Vendor so desire to comply with the provisions of the Said Act.
9. The Vendee(s) acknowledges that the Vendor shall be carrying out developmental/construction activities in future in the entire area falling outside footprint of the Said Building and the Vendee(s) accepts that such construction may cause inconvenience to the Vendee and/or may change/vary the enjoyment of the common facilities out side/inside the Said Building. The Vendee agrees and undertakes not to raise any objection or make any claims on account of inconvenience due to such construction activities or make any claim for any loss, which may be suffered by the Vendee(s).

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For DLF Home Developers Ltd.

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10. The Vendee(s) acknowledges that the Vendor may, at its sole discretion, make the Said Building part of any other adjacent project that has already come into existence or may be constructed in future at any time or keep it separate as an independent estate or the Vendor may make any other buildings or projects, constructed or to be constructed and the Vendee(s) shall not raise any objection for such formation. In the event of any such formation, the common areas and facilities and the undivided interest of each premises owner shall be specified by the Vendor in the Declaration which shall be conclusive and binding upon the Vendee(s) and the Vendee(s) confirms to abide by the same. The Vendee(s) agrees and acknowledges and gives its consent to the Vendor to connect the services including water, sewage and electricity etc in the Said Building and/or give access within the Said Building to any buildings or projects that may come into existence now or in future.

11. The Vendee (s) do hereby declare and confirm that:-

- (i) The Vendee(s) have understood and agreed to the terms and conditions of sale of the Said Premises as set forth in the Said Agreement and this Deed and accepts that if there are any terms of the Said Agreement, which are in conflict with any of the terms of this sale deed then in that event the term of this sale deed shall prevail.
- (ii) Undertakes to abide by the terms of the maintenance agreement in respect of the maintenance and upkeep of the common areas, facilities and services in the Said Building and shall be responsible for the payment of maintenance and other common consumption charges in proportion to their share in the Said Building to the maintenance agency nominated by the Vendor or any association or body of owner's welfare, as the case may be.
- (iii) To abide by all the laws, bye-laws, rules, regulations, notifications, etc., which are applicable to the Said Portion of Land/Said Building/Said Premises.
- (iv) If due to any subsequent government order/ directives any additional demand/ claim/ charge is made on the VENDOR in any manner and on any account whatsoever, the same would be payable by the Vendee on pro-rata basis as and when so demanded by the concerned authority(ies) and the apportionment of such payment and the time schedule thereof by the Vendor shall be final and binding in the Vendee.
- (v) Neither do on its own nor permit anything to be done to any part of the Said Building, which would be in violation to the sanctioned drawings, completion certificate, any other approvals, any rule of any applicable law/ notification for the time being in force.


For DLF Home Developens Ltd.



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12. That the Vendee shall have no right to:

- (i) Put up any name or sign board, neon-light, publicity or advertisement material etc. outside the Said Premises exposed to public view on the external facade of the building or anywhere on the exterior of the building or common areas. Furthermore, the Vendee will display his name at the place(s), if any, specified therefore and at no other place.
- (ii) Change the colour scheme of the outer walls or carry out any change/alteration in the exterior elevation or design of the Said Premises and/or the Said Building.
- (iii) Demolish or in any other manner cause damage to columns, beams, walls, slabs or R.C.C. or other structural members in the said portion.
- (iv) Make any encroachments or obstructions in common areas/ facilities/ services or cause hindrance in the use and enjoyment of all common areas/ facilities/ services of the Said Building and/or the Said Portion of Land.
- (v) Close the common passage or common corridors or other common areas of the Said Building;
- (vi) Store, stack or dump any articles or goods or permit the same to be stored or dumped in the common areas, staircases, compound, car parking or in any part of the Said Building other than inside of the Said Premises in compliance with the applicable fire and safety regulations
- (vii) Store or cause/permit any of its agent, servants, occupants, clients or other visitors of the Said Premises to store, stock, bring into or keep in the Said Premises any prohibited goods, materials, explosives, hazardous, combustible or inflammable substances which may cause risk by fire or which on account of their nature or which may cause damage to or endanger the safety of the Said Premises, adjacent units and/or the Said Building.
- (viii) Construct, place or maintain any matter or thing upon, over or under the common areas of the Said Building nor throw/ stack trash, garbage, excess materials of any kind on or about the common areas of the Said Building.
- (ix) Use the Said Premises for any illegal or immoral purpose
- (x) Do or suffer anything to be done in or about the Said Premises which tend to cause damage to any flooring or ceiling or any premises above, below or adjacent to the Said Premises or in any manner interfere with the use thereof or of spaces/portions passages or amenities available for common use, or in any way effect the environment of common facilities like lifts, lights etc.

For DLF Home Developers Ltd.


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- (xi) Make noise pollution by use of loud speakers or otherwise and/or throw away or accumulate rubbish, dust, rags, garbage or refuse anywhere save and except at areas/places specifically earmarked for the purpose in the Said Building.
- (xii) Close the verandahs or lounges or balconies or common passage or common corridors even if particular floor/floors are occupied by the same party.
- (xiii) Fix/install the air-conditioners/coolers at any place other than the space(s) provided for in the building design or project or open them upto the inside passage, common areas, or in the staircase, and shall ensure that no water drips from any cooler/air-conditioner.
- (xiv) Use the common parts of the Said Building in which the Said Premises is situated or the common parts of the Said Building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles etc. and not to block the common areas/parts of the Said Building in any manner whatsoever;
- (xv) Keep the battery, invertors/petrol, kerosene, generators, flowers vessels, air-conditioners coolers etc. either in the stairs or the entrance or road or parking places etc.

In case of non observance of any of the clauses herein contained and/or in the Said Agreement, the Vendor/ Maintenance Agency /society shall issue notice to the Vendee to rectify the such breach and upon failure of the Vendee to rectify the breach, if any, enter the Said Premises, if necessary, and remove/ rectify etc. the breach at the cost and expenses of the Vendee. Further, the Vendee shall be liable and responsible for any/all the losses, damages and/or expenses if any suffered by the Vendor in this regard.

- 13. That all proceeds/revenue/income etc. generated from common areas/non FAR areas including income from signage's/publicity material etc. and other mall management activities shall belong exclusively to the Vendor and the Vendee shall have no right, title, claim or interest either in the activities carried on by the Vendor or the proceeds/income etc. received there from.
- 14. The Vendee agrees and understands that the Vendor shall have absolute right on the signage outside/inside near within or on the face of the Said Building/Said Plot of Land or on the area near the Said Building/Said Plot of Land and the Vendor may determine and allow the usage by the Vendee of such signage at its own discretion. The Vendor shall have absolute right to identify, earmark and allot such places for affixing signage on the exterior / interior of the Said Building. The Vendee agrees that the allotted space if any for affixing signage etc. shall be increased /decreased or modified in any manner at the sole discretion of the Vendor. The Vendor may issue such guidelines, directions including but not limited colour scheme, style and manner of the signage, proper maintenance and upkeep by the Vendee of such signages from time to time. The Vendee shall not raise any dispute with regard to the appointment of any agency for managing signages in such a manner as such agency may deem fit and proper and the Vendee shall extend full

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For DLF Home Developers Ltd.

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cooperation to such an agency for optimum usage of the signage in the Said Building.

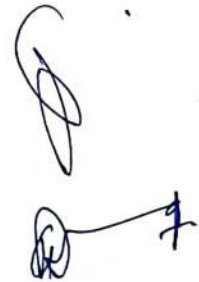
- 15.i) That till such time the maintenance of the Said Building is handed over to the association of premises owners and in order to provide necessary maintenance services, dedicated focus and transparency in accounting and audit procedures, the Vendor have handed over the maintenance of the Said Building to M/s DLF Utilities Ltd. (hereinafter referred to as "Maintenance Agency"), which shall be solely responsible for providing maintenance services to the Said Building including supply of electricity in terms of the permission to be granted by the competent authority (ies), to raise bills directly on the Vendee and collect payments thereof and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The business/ operating hours [normal working hours] are 09.00 AM to 09.00 PM for shops and offices. During period beyond the normal working hours the Vendee can request [by separate letter or by a one-time request] to provide all the facilities and for such facilities provided during period beyond normal working hours, the charges may be upto 1.2 times the actual expenses. The Vendee, if so required and requested by the Vendor and / or the Maintenance Agency at their sole discretion, and subject to the basic conditions in this Sale Deed, hereby agrees to execute Tripartite Maintenance Agreement with the Maintenance Agency or any other nominee / agency or other body / association of premises owners as may be appointed by the Vendor from time to time for the maintenance and upkeep of the Said Portion of Land / the Said Building and the Vendee undertakes to abide by the terms and conditions of the Tripartite Maintenance Agreement and to pay promptly all the demands, bills, charges charged at 1.2 times the actual expenditure, as may be raised by the Maintenance Agency from time to time. The Vendor confirms and accordingly the Vendee agrees and commits itself that it shall pay maintenance charges at 1.2 times the actual expenditure as per bills raised by the Maintenance Agency from time to time without any delay irrespective of the non-execution / delay, if any, in execution of the Tripartite Maintenance Agreement between the Maintenance Agency and the Vendor. The Vendor reserves the right to hand over the Operation/ Maintenance services to any other nominee or other body or association of premises owners as it may in its sole discretion decide. Provided that the Parties shall comply with the provisions of the Said Act. It is specifically agreed to by the Vendee that the Vendee shall be entitled to use the operation/ maintenance services including the supply of electricity subject to the timely payment of total operation/ maintenance charges. In the event of non-payment of the operation/maintenance charges the Maintenance Agency shall be well within its rights to not to provide maintenance under the Tripartite Maintenance Agreement, as per covenants and conditions of the Tripartite Maintenance Agreement and this Sale Deed.

The Vendee acknowledges and undertakes to pay the maintenance charges as per the bills raised by the Maintenance Agency. The Vendee confirms and undertakes not to raise any claim or dispute against payment of maintenance charges. Provided that the maintenance charges levied on the Vendee shall be on pro-rata basis as charged to other owners of offices in the Said Building.

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For DLF Home Developers Ltd.

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ii)

In order to secure due performance of the Vendee(s) in paying promptly the maintenance bills and other charges as raised by the maintenance agency, the Vendee(s) undertakes to deposit and always keep deposited with the Vendor/Maintenance Agency/ association of premises owners an Interest Bearing Maintenance Security (IBMS) calculated at the rate of Rs. 5382/- per sq. mtrs. (Rs.500/- per square ft.) of the super area of the Said Premises carrying a simple yearly interest as per the applicable rates on fixed deposits (applicable to one year fixed deposit) accepted by State Bank of India at the close of each financial year on 31st March calculated from the date of realization of the amount by the Vendor/Maintenance Agency/ association of premises owners. In case of failure of the Vendee(s) to pay the maintenance charges or any other charges on or before the due date, the Vendee(s) shall not have the right to avail the maintenance services and the Maintenance Agency shall have the right to adjust, in the first instance, the interest accrued on the IBMS against such defaults in the payment of maintenance bills and in case such accrued interest falls short of the amount of the default, the Vendee(s) confirms that the Maintenance Agency shall adjust the principal amount of the IBMS against such defaults. If due to such adjustment in the principal amount, the IBMS falls short, then the Vendee(s) hereby undertakes to make good the resultant shortfall within 15 (fifteen) days from the date of such adjustment of the principal amount of IBMS.

On such shortfall the Vendor /Maintenance Agency shall have the right to withhold such facilities as may be provided by the Maintenance Agency to the Said Premises and the same shall be treated as unpaid sale price of the Said Premises. The Vendor/Maintenance Agency/ association of premises owners reserves the right to increase the IBMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the Vendee(s) in payment of maintenance charges. The Vendee(s) undertakes to pay such increases within 15 (fifteen) days of demand by the Maintenance Agency. The decision of the Maintenance Agency for increasing of IBMS shall be final and binding on the Vendee(s). If the Vendee(s) fails to pay such increase in the IBMS or to make good the shortfall as aforesaid on or before its due date, then the Vendee(s) authorizes the Vendors to treat this sale deed as cancelled without any notice to the Vendee(s) and recover the shortfall from the sale proceeds of the Said Premises and the Parking Space(s) and refund to the Vendee(s) the balance of the money realized from such sale.

- (iii) The Vendee(s) acknowledges and confirms that the Vendor/Maintenance Agency reserves the sole right to modify/revise all or any of the terms of the IBMS, Maintenance Agreement, including the amount/rate of IBMS, etc.
- (iv) The Vendee(s) agree to strictly comply with the code of conduct that may be determined by the Vendors/Maintenance Agency for occupation and use of Said Premises and such other conditions as the Vendors/Maintenance Agency may deem fit from time to time which may include but not limited to usage of the Said Premises, operating hours of various maintenance services, general compliances for occupants of the Said Premises, regulation as to entry/exit of the visitors, invitees, guests, security, etc. The Vendee(s) understands that the code of conduct as may be specified by the Vendors/Maintenance Agency is always subject to change by the Vendors/Maintenance Agency.

For DLF Home Developers Ltd.

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- v) The Vendee(s) assures and undertakes to pay the total maintenance charges fixed by the Maintenance Agency which decision shall be final and binding on the Vendee(s). The maintenance charges shall become applicable/payable from the date on which the Vendors had received the occupation certificate/the date of allotment, whichever is later. These charges will be paid at monthly/quarterly/half yearly intervals as decided by the Vendor or Operation/Maintenance Agency or association of premises owners or other body as and when the Operation/Maintenance services are transferred to the said operation/Maintenance Agency or association of the premises owners as the case may be.
- vi) The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendee(s) undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee(s) confirms not to withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The Vendee(s) undertakes that the Vendee(s) shall be entitled to use the maintenance services including the supply of electricity subject to the timely payment of total maintenance charges and if the Vendee(s) fails to pay the total Maintenance Charges, then the Vendee(s) acknowledges that the Vendee(s) shall not be entitled to use the maintenance services including the supply of electricity as the Maintenance Agency is providing the supply of electricity as an integral part of total maintenance services and not as a separate function. The Vendee(s) undertakes to pay all the charges to the Maintenance Agency periodically as and when demanded by the Maintenance Agency. The share so determined by the Maintenance Agency shall be final and binding on the Vendee(s).
- (vii) The Vendee(s) confirm that the Maintenance Agency has the right of unrestricted usage of all common areas and facilities as listed in Part-A and Part-B of **Annexure-IV**, and parking spaces as listed in Part C of **Annexure-IV** for providing necessary maintenance services.
- (viii) The Vendee(s) confirms and acknowledges that the maintenance charges and the maintenance services are more elaborately described in the Maintenance Agreement.
- (ix) The Vendee(s) acknowledges that the Vendor/Maintenance Agency may get the Said Building insured against fire, earthquake, riots and civil commotion, militant action etc. on behalf of the Vendee(s) and the Vendee(s) agrees to pay the cost of the same as the part of the maintenance bill raised by the Maintenance Agency. However, the contents inside the Said Premises shall be insured by the Vendee(s) at his own cost. The Vendee(s) shall not do or permit to be done any act or thing which may render void or voidable, insurance of any premises or any part of the Said Building or cause increased premium to be payable in respect thereof, for which the Vendee(s) shall be solely responsible and liable.

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16. That the Vendee shall permit the Vendor/ Maintenance Agency or its survivors, agents with or without workmen and others at all reasonable times to enter into the Said Premises for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining, re-building, cleaning, lightning and keeping in order and good condition all services, drains, pipes, cable water covers, gutters etc.
17. If the Vendors or the Maintenance Agency decides to apply for and thereafter receives permission from NDPL/BRPL or from any other Body/Commission/Regulatory/Licensing Authority constituted by the Government of Delhi for such purpose, to receive and distribute bulk supply of electrical energy in the said Building [in compliance with Electricity laws], then the Vendee undertakes to pay on demand to the Vendors proportionate share as determined by the Vendors of all deposits and charges like fixed connection charges, Advance Consumption deposit, expenditure on independent feeder, share cost of appropriate capacity sub-station etc. paid/payable by the Vendors or the Maintenance Agency to NDPL/BRPL/any other Body/ Commission/ Regulatory/Licensing Authority constituted by the Government of Delhi. It is clarified that if required, the Association of Premises Owners' will decide and authorize the Vendors or the Maintenance Agency to apply for and obtain bulk supply of electricity from NDPL/BRPL or any other Authority.
18. The Vendee(s) confirms and acknowledges that as and when any plant or machinery within the Said Building, including lifts, DG sets, electric sub-stations, air conditioning plants, pumps, fire fighting equipment, any other plant/ equipment of capital nature, etc., require replacement, up gradation, additions etc., the cost thereof shall be contributed by the Vendee(s) in the Said Building on pro-rata basis (i.e. in proportion to the Super Area of the Said Premises to the total super area of all the premises in the Said Building). The Vendor or the Maintenance Agency shall have the sole discretion to decide the necessity of such replacement, upgradation, additions etc., including its timings or cost thereof and the Vendee(s) agrees to abide by the same.
19. The Vendee confirms that the basement(s) and service areas, if any, as may be located within the Said Building/Said Premises, as the case may be, shall be earmarked by the Vendors to house services including but not limited to air-conditioning plants, Electric Sub-station, Transformer, DG set rooms, Underground water tanks, Pump rooms, Maintenance and Service rooms, Fire Fighting Pumps and equipments etc. and other permitted uses as per Zoning Plans/Building Plans. Besides the use of the car parking spaces and the common areas, the Vendee shall not be permitted to use the Basement and service areas in any manner whatsoever and the same shall be reserved for use by the Vendors or the Maintenance Agency and its employees for rendering maintenance services.
20. The Vendee shall be solely responsible to maintain the area within the Said Premises at its own cost, in a good repair and condition and shall not do or suffer to be done anything in or to the Said Building, or the Said Premises, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound, which may be in violation of any Laws or Rules of any Authority or change or alter or make additions to the Said Premises and keep the Said

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Premises, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building or pertaining to the Said Building in which the Said Premises is located, is not in any way damaged or jeopardized. The Vendee agrees and acknowledges that the air-conditioning through Chilled Water Connection point for Individual Air Handling Units (AHU) / Fan Coil Units (FCU) has been provided in the Said Premises, the lift lobbies and entrance halls of the Said Building through central air-conditioning plants. The Vendee agrees and undertakes to pay at a rate to be determined by the Company/Maintenance Agency for the maintenance of the same. The Vendee shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. The Vendors undertake to form [at the earliest possible time] suitable Association/society of all the owners of the Said Building as per applicable laws. The Vendee shall also not remove any wall, including load bearing wall of the Said Premises. The walls shall always remain common between the Said Premises and the other premises of other owners of adjacent premises. The Vendors shall provide and supply electricity power connection to the Said Premises at the rate of 5 KW per sq. feet (for shops) and 4 KW per sq. feet (for office space) of the carpet area and accordingly, electrical system installed by the Vendee shall insure that the above power connection load is duly taken care. Power back up of 100% shall be provided for the Said Premises, the Vendee to ensure the electrical installation works are done as per relevant standard and NBC 2005. The Vendee shall make use of energy efficient light fixtures. The non-observance of the provisions of this clause shall entitle the Vendors or the Maintenance Agency, to enter the Said Premises, if necessary and remove all non-conforming fittings and fixtures at the cost and expense of the Vendee apart from the other remedies as shall be available. The Vendee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

21. The Vendee confirms not to change or cause to be changed any structure of the Said Premises or any portion thereof, and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc., In the event of any non compliance on this account, the Vendors shall be entitled to remove the offending structure and claim all costs on this account from the Vendee.
22. The Vendee(s) confirms that the Vendor/Maintenance Agency shall have the first charge on the Said Premises in respect of any amount payable and outstanding by the Vendee(s) towards any additional taxes, demands, assessments etc. as mentioned hereinabove. The Vendee(s) confirms that any amount payable shall be treated as unpaid sale price of the Said Premises and for that unpaid sale price; the Vendor and the Maintenance Agency shall have first charge on the Said Premises.
23. The Vendee acknowledges and confirms that the Vendors shall have the right to make additions, raise storeys or put up additional structures on the terrace of the Said Building as may be permitted by the competent authorities subject to allowable FSI and building/development controls and subject to rights of the Vendee under this Sale Deed except the consequent change in proportionate land underneath the Said Building and such additional structures and storeys shall be the sole property of the Vendors who shall be entitled to dispose of the

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same in any way they choose without any interference by the Vendee by themselves or with one or more of the rest of the Office Space owners notwithstanding the fact that the interest in the Foot Print and Common Area and Facilities may have varied/changed. The Vendors shall be entitled to connect the electric, water, sanitary and drainage sources but at their cost. The Vendee hereby gives consent to the same and agrees that the Vendee shall not have a right to raise any objection or claim any compensation or withhold the payment of maintenance and other charges on the ground that the infrastructure for the Said Building is not yet complete. For the purpose hereof, the Vendee shall have no objection for any consequent change in the proportionate right to the land underneath the Said Building.

24. That the Vendee(s) hereby expressly authorizes the Vendor, operation/ Maintenance Agency or the association of premises owner to impose such restrictions as it/ they may deem fit and proper or as may be necessary at their sole discretion restricting the entry of the members of the public into the said Building for the purpose of securing the Said Building and keeping it safe. In furtherance to the above authorization the Vendor/ Maintenance Agency or the association of premises owners may amongst other actions which may be taken by them at their sole discretion also be deemed to have the right to restrict entry of unlawful or unauthorized entrants/ peddlers/ hawkers etc., timings of entry in the said Building to avoid chaos, confusion, vandalism, overcrowding etc. and for security reasons.
25. The Vendee(s) acknowledges and confirms that the infrastructure facilities provided by the Government in the entire locality is beyond the control of the Vendor and the Vendee(s) shall not have a right to raise any claim or dispute against the Vendor in respect of the facilities provided by the Government or any other statutory authorities.
26. The Vendee acknowledges and confirms that the Vendors or its subsidiaries or affiliates may at their sole discretion and subject to such Government approvals, as may be necessary, enter into the arrangement of generating and/or supplying power to the various complexes within or outside the locality including the Said Building. In such an eventuality, the Vendee fully concurs and confirms that he shall not have a right to object to such arrangement for generating and/or supply of power and also gives consent to such an arrangement including Vendors being an exclusive source of power supply to the Said Building or to the Vendee directly and has noted the possibility of its being to the exclusion of power supply from BSES Rajdhani Power Limited (BRPL)/ State Electricity Board [SEB]/ any other source. The Vendee further acknowledges that this arrangement could be provided within the various complexes of the Vendors or its subsidiaries or affiliates directly or through the respective association/society of Office Space owners. It is further acknowledged by the Vendee that the Vendors or its subsidiaries or affiliates shall have the sole right to select the site, capacity and type of the power generating and supply equipment/ plant as may be considered necessary by the Vendors or its subsidiaries or affiliates in its sole discretion from time to time. It is also understood that the said equipment / plant may be located anywhere in or around Said Land including within or nearby the Said Building.

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In the event of generation or supply of electricity as provided in clause (b) hereinabove, the Vendors or its subsidiaries or its affiliates shall have the right to charge the tariff for the electricity supplied by them to the Said Building in compliance with the Laws / Regulations / Bye Laws, as may be applicable. The Vendee confirms to pay the tariff to the Vendors or its agents directly or through the association for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Vendors or its agents. 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 will not raise any dispute with regard to installation of power generating equipment during the period of Vendee's ownership of the Said Premises provided that such installation shall not cause any disturbance or disruption in normal day-to-day operations of the Vendee and the ingress and egress to the Said Premises/Said Building. This clause shall survive with the sale of the Said Premises or any subsequent sale / re-sale and/or conveyancing thereof unless society/association under the Said Act is formed and the maintenance is taken over by it in which case such association/society shall have right to decide in this regard.

27. The Vendee(s) confirms and acknowledges having received actual, physical, vacant possession of the Said Premises and the Parking Space(s) from the Vendors after satisfying himself that the construction and various installations like electrification work, sanitary fittings, water and sewerage connection etc. have been made and provided in accordance with the drawings, designs and specifications as specified in Annexure V of the Said Agreement and are in good order and condition and that the Vendee(s) is fully satisfied and has no complaint or claim in respect of the area of Said Premises, any item of work, material, quality of workmanship, installation etc. therein.
28. The Vendee(s) confirms and undertakes to keep the Said Premises, the walls and partitions, sewers, drains, pipes appurtenant thereto, in good and tenantable repair and maintain the same in a fit and proper condition so as to support, shelter and protect the parts of the buildings even other than the Said Premises and to ensure that the support, shelter etc., of the building or pertaining to the Said Complex, in which the Said Premises is located, is not in any way damaged or jeopardized and shall abide by all laws, bye-laws, rules and regulations of the Government, local/municipal authorities and/or any other authorities and local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws or rules and regulations.
29. The Vendee shall not use the Said Premises for any other purpose except for the purpose of business of the Vendee or for any office use or for activities permitted, in such buildings by the Master Plan of Delhi-2021 or any other Law in the State of NCT of Delhi and shall not cause nuisance or annoyance to occupants of other premises in the Said Building or use for any illegal or immoral purpose or to do or suffer anything to be done in or around the Said Premises which tends to cause damage to any flooring or ceiling or services of any Premises over, below, adjacent to the Said Premises or anywhere in the Said Portion of Land or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The Vendee hereby agrees/ indemnifies the Vendors and always keep indemnified against any penal action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or

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otherwise potentially hazardous materials/gas banks etc. for which the Vendee/occupant shall be solely responsible. The Vendee specifically agrees to strictly adhere to the business/ operating hours as may be determined by the Vendors/ Maintenance Agency/Body or Association from time to time and are subject to statutory guidelines issued by the concerned authorities. The Vendee shall be solely responsible for the consequences arising out of use of the Said Premises by the Vendee for any purpose other than for office or for activities permitted, by the Master Plan of Delhi-2021 or any other Law in the State of NCT of Delhi. The Vendee confirms and undertakes to keep the Said Premises, the walls and partitions, sewers, drains, pipes appurtenant thereto, in good and tenantable repair and maintain the same in a fit and proper condition so as to support, shelter and protect the parts of the buildings even other than the Said Premises and to ensure that the support, shelter etc., of the Said Building or pertaining to the Said Building, in which the Said Premises is located, is not in any way damaged or jeopardized and shall abide by all laws, bye-laws, rules and regulations of the Government, local/municipal authorities and/or any other authorities and local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws or rules and regulations.

30. The Vendee(s) confirm and acknowledge that the Vendor alone shall have the right to give on lease or hire any part of the top roof/terraces above the top floor, unless otherwise reserved specifically, in the Said Building for installation and operation of antenna, satellite dishes, communication tower, other communication equipment or to use/hire/lease the same for advertisement purposes and the Vendee(s) agrees that he shall not have a right to object to the same and make any claims on this account.
31. The Vendee(s) acknowledges that the Vendee(s) shall have no right to raise any objection to the Vendor making any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold premises within the Said Building and the Vendee(s) agree not to raise any objections or make any claims on this account.
32. The Vendee(s) confirms that wherever the Vendee(s) has to make payment in common with the other premises owners in the Said Building, the same shall be in proportion with the super area of the Said Premises to the total super area of all the premises in the Said Building.
33. That the possession of the Common Areas and Facilities in the Said Building /Said Plot of Land shall remain with the Vendor until the same are transferred/ assigned to its nominee including any other body or association of the premises owners/Maintenance Agency.
34. The Vendee(s) 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. 10,637,927.01 (Rupees One crore six lakhs thirty seven thousand nine hundred twenty seven and one paisa only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penalties/ deficiencies as may be levied in respect of the Said

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Premises conveyed by this Sale Deed shall be borne by the Vendee(s) exclusively and the Vendor accept no responsibility in this regard.

35. The Vendee(s) confirms and acknowledges that all the terms and conditions of the Said Agreement shall be deemed to have been incorporated in this sale deed save and except those of the terms and conditions of the Said Agreement which are at variance with terms and conditions contained in this sale deed in which case terms and conditions contained herein shall prevail.
36. All the Schedules, Annexures shall form part and parcel of this Sale Deed.
37. The Vendee(s) 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.
38. The Vendee(s) confirms that all the obligations arising under this sale deed in respect of the Said Premises / Said Building/Said Portion of Land shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Premises as the said obligations go with the Said Premises for all intents and purposes and the Vendee(s) assures the Vendor that the Vendee(s) shall take sufficient steps to ensure the performance in this regard.
39. The Vendee(s) confirms and acknowledges that the Vendee(s) 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 authority; and that the Vendee(s) shall indemnify the Vendor for any liability and/or penalty in that behalf.
40. That the Vendee(s) confirm that they he understood each and every clause/covenant of the sale deed and his legal implications thereon have been clearly understood along with Vendee's obligations and liabilities and the Vendor' obligations and limitations as set forth in the sale deed. That the Vendee(s) shall keep the Vendor and their agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Vendor may suffer as a result of non-observance or non-performance of the covenants and conditions in the sale deed.

For DLF Home Developers Ltd,

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SCHEDULE-I

[THE SAID PREMISES/AREA EARMARKED REFERRED TO ABOVE]

ALL That Said Premises bearing No. **DSM-057** on **Ground Floor** having plinth area of **32.449 Sq. Mtrs.** in the multi-storeyed Building known as "**DLF Tower, Shivaji Marg**" constructed on the Said Portion of Land being part of the Said Land situated at 15, Shivaji Marg, Nazafgarh Road, West Delhi or thereabout and bounded as under:

At or towards the **NORTH** : Corridor
At or towards the **SOUTH** : Shaft / Staircase
At or towards the **EAST** : DSM - 56
At or towards the **WEST** : DSM - 58

PARKING SPACE NO. PB-2134

NORTH : PB -2135
SOUTH : PB - 2133
EAST : Driveway
WEST : PB - 2119

SCHEDULE-II

(DETAILS OF PAYMENTS MADE BY THE VENDEE(S))

<u>Receipt No.</u>	<u>Date</u>	<u>Amount(Rs)</u>
152430/316769	29-9-2007	1854600.00
155631/320177	28-11-2007	1236400.00
160068/324837	30-1-2008	1236400.00
167250/332274	31-3-2008	1236400.00
DLT/CRVB/0328/0608	30-6-2008	618200.00
DLT/CRVB/0329/0608	30-6-2008	618200.00
DLT/CRVB/0309/0908	30-9-2008	463650.00
DLT/CRVB/0310/0908	30-9-2008	463650.00
DLT/CRVB/0003/0109	2-1-2009	463650.00
DLT/CRVB/0004/0109	2-1-2009	463650.00
DLT/CRB/00101/0211	5-2-2011	226276.00
DLT/CRB/00128/0211	14-2-2011	226275.00
DLT/CRB/00137/0311	15-3-2011	468964.00
DLT/CRB/00138/0311	15-3-2011	468965.00
DLT/CRB/00171/0611	29-6-2011	314548.00
DLT/CRB/00172/0611	29-6-2011	233474.01
DLT/CRB/00185/0312	30-3-2012	44625.00
TOTAL.....		10637927.01

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For DLF Home Developers Ltd.

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IN WITNESS WHEREOF, the said Vendor, DLF Home Developers Limited acting through its Authorised Signatory Mr. Sundeep Kohli S/o Sh. Inder Sain Kohli, R/o 306, Pocket B -5 , Sector-8, Rohini, Delhi -110085, and the Vendee(s) have set their hand at these presents on the day, month and year first above written.

For and on behalf of
DLF Home Developers Ltd
For DLF Home Developers Ltd

Authorised Signatory

(AUTHORISED SIGNATORY)

WITNESSES

1.

[Signature]
JBHASH CHOUDHARY S/o Sh. RANSINGH
C/o DLF Ltd., DLF Centre, Sansad Marg, New Delhi
DL-S-40745/DC/GZB 16/12/06
Adhar-1211/33023/05403

2.

[Signature]
CHANDAN SINGH
S/o Sh. R. Singh
F-44, Fatchpur Beri, New Delhi
PAN No. AAJWPP92681
Adhar-1104/SD023/13505

[Signature] *[Signature]*

VENDEE

Reg. No. 2576 Reg. Year 2013-2014 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness xokg

Ist Party

IInd Party

Party विक्रेता :-

DLF Home Developers Ltd Thru Its Sundeep Kohli

2nd Party क्रेता :-

Jeet Asija, Gaurav Dhingra

Witness xokg

Subhash Choudhary, Chandan Singh

Certificate (Section 60)

Registration No. 2,576 in Book No. 1 Vol No 20,649

on page 69 to 91 on this date

15/02/2013 1:12:58PM

day Friday

and left thumb impressions has/have been taken in my presence.

Sub Registrar

SR II JANAKPURI

New Delhi/Delhi



Date 16/02/2013 2:19:10