

DLF Property Management Services Limited

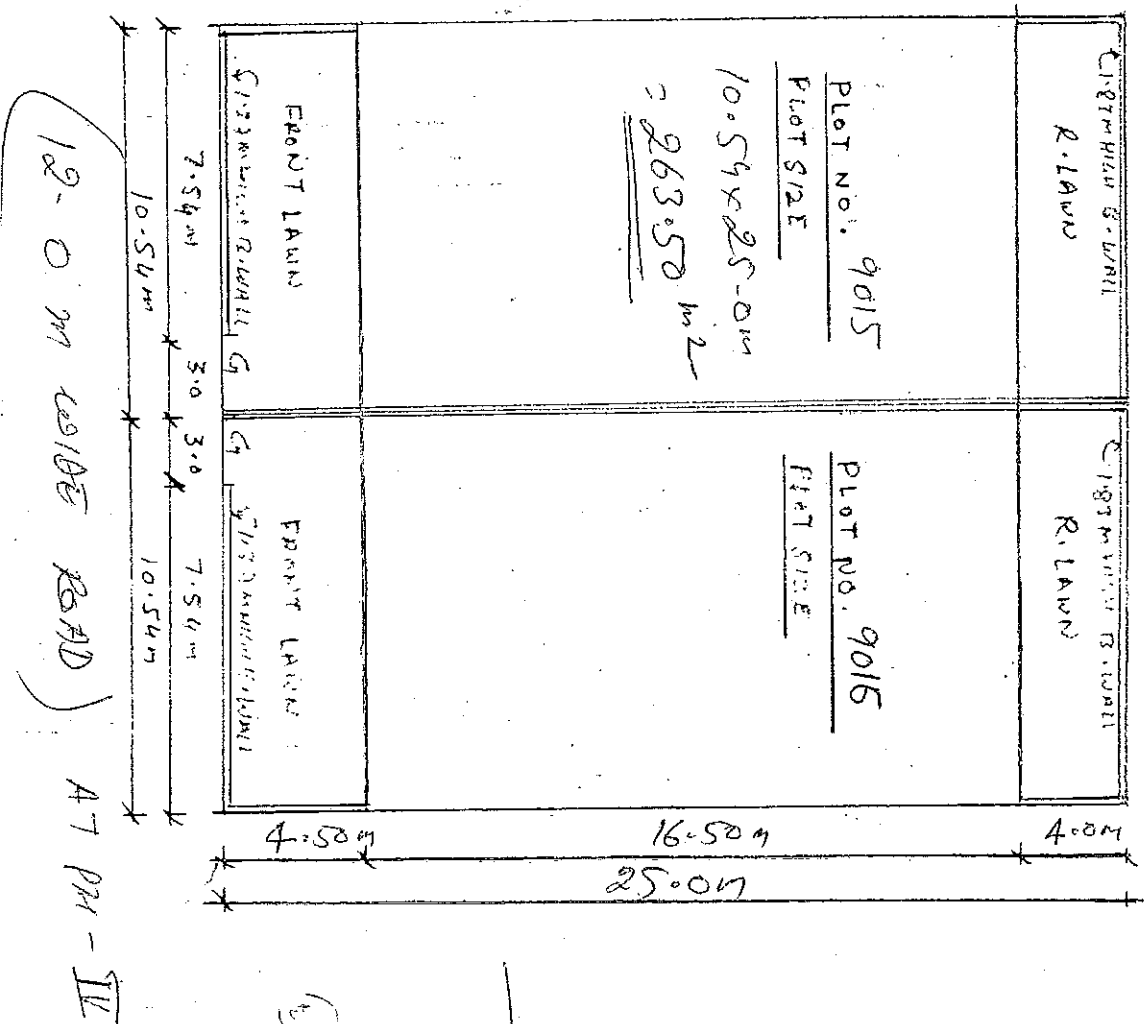
Shopping Mall, Arjun Marg, DLF City, Phase - I, Gurgaon - 122 002

Tel.: 91-6351011, 6350418




ZONING/SET
BACK PLAN FOR
PLOT NO. 9015
DLF PHASE- IV
GURGAON

near side
DRAINAGE BELT



Plot no 9014

~~Goodell~~
9/3/05



S.No...27.....

Date...9/4/09.....

469

(3)

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

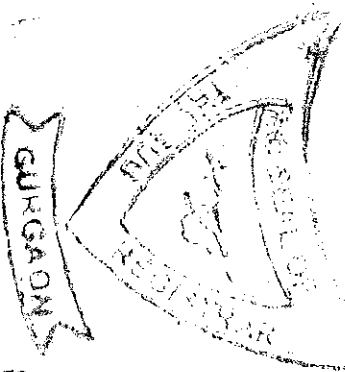
that Stamp Duty of the amount of Rs. 926400 (Rupees Nine Lac
Twenty Six thousand Four hundred only.)

has been levied on this document and paid by M/s Karmic Business

Specialties Pvt Ltd N-26/1

Through _____ vide Treasury Challan No. 21

Dated 9/4/09 for Sale deed 13233673



SALE DEED

PROPERTY No.
TYPE OF PROPERTY
VILLAGE/CITY NAME
SEGMENT/BLOCK NAME
UNITS LAND
TRANSACTION VALUE
STAMP DUTY
STAMP NO. /DATE
ISSUED BY

: PLOT NO. 9015
: RESIDENTIAL PLOT
: DLF City-IV, Gurgaon
: DLF CITY -IV, Gurgaon
: 263.50 Sq. Mtrs.
: Rs. 1,32,33,673/-
: Rs. 9,26,400/-
: 27/09-04-2009
: TREASURY, GURGAON

THIS SALE DEED IS MADE AT GURGAON ON THIS 10th DAY OF April 2009 by
Mrs. Sunita Trehan W/o Mr. J.K. Trehan R/o E-26, Panchshila Park, New
Delhi-110017 hereinafter collectively called the **VENDOR** which expression shall
unless contrary to the context hereof include all heirs, successors, survivors,
administrators, executors, legal representatives and assigns of the ONE PART:

Sunita Trehan

प्रलेख न: 469

दिनांक 10/04/2009

डीड संबंधी विवरण			
डीड का नाम SALE WITH IN MC AREA			
तहसील/सब-तहसील गुडगावा	गांव/शहर डी.एल.एफ कुतुब एन्कलेव	स्थित फेस-4	
भवन का विवरण			
भूमि का विवरण			
निवासीय	263.5 Sq. Meters		
धन संबंधी विवरण			
राशि 13,233,673.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 926,400.00 रुपये		
स्टाम्प की राशि 926,400.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		
पेस्टिंग शुल्क 2.00 रुपये			
रुपये			

Drafted By: Karan Singh Joon Adv.

यह प्रलेख आज दिनांक 10/04/2009 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारा Sunita Trehan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी J.K. Trehan निवासी E-26 Panchshila Park New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

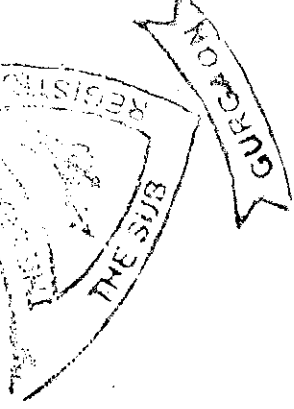
श्री Sunita Trehan

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru:- Ved Prakash क्रेता हाज़िर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 Karan Singh Joon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Karanvir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sultan Singh निवासी 716 H Block Ansal Palam Vihar सिम्डिआम: 1 नैकैफेहिम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 10/04/2009

उप/संयुक्त पंजीयन अधिकारी
गुडगावा



IN FAVOUR OF

M/s Karmic Business Specialties Pvt. Ltd. having its registered office at 1517, Devika Tower-6, Nehru Place, New Delhi-110019 and head office at plot No. 667, First Floor, Udyog Vihar, Phase-V, Gurgaon, Haryana through its authorized Signatory Mr. Ved Prakash hereinafter collectively called the VENDEE which expression shall unless contrary to the context hereof includes all heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART.

WHEREAS the above said VENDOR is the sole, exclusive and absolute owner and is in possession of a residential plot bearing No. 9015 measuring 263.50 Sq. Mtrs situated in the residential colony known as DLF CITY, Phase-IV, Distt. Gurgaon, Haryana given as under in terms of Zoning plan enclosed and made part of this Sale Deed: -

EAST	:	Road
WEST	:	Drainage Belt
NORTH	:	Plot No. 9016
SOUTH	:	Plot No. 9014

AND WHEREAS the Vendor acquired the said property from Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan Both R/o C-563, Defence colony, New Delhi-110024 acting through General Power of Attorney Mr. J.K. Trehan S/o Late Sh. J.R. Trehan R/o E-26, Panchshila Park, New Delhi-110017 by way of GPA Vasika No. 341 dated 05-12-2005 registered in the office of Sub Registrar, Bina, Sagar, M.P. (hereinafter called the PROPERTY) and said registered sale deed was further rectified on the 10th April, 2009 between Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan Both R/o C-563, Defence colony, New Delhi-110024 acting through General Power of Attorney Mr. J.K. Trehan S/o Late Sh. J.R. Trehan R/o E-26, Panchshila Park, New Delhi-110017 by way of GPA Vasika No. 341 dated 05-12-2005 registered in the office of Sub Registrar, Bina, Sagar, M.P. and the vendor to correctly record the place of execution of GPA.

Reg. No. Reg. Year Book No.
469 2009-2010 1



विक्रेता
Sunita Trehan

गवाह

क्रेता
Sunita Trehan

Ved Prakash

Thru:- Ved Prakash

गवाह 1:- Karan Singh Joon गवाह 2:- Karamvir Singh

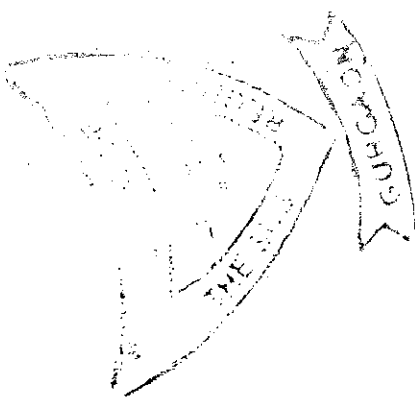
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 469 आज दिनांक 10/04/2009 को बही न: 1 जिल्द न: 11,163 के पृष्ठ न: 51 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 904 के पृष्ठ सख्या 29 से 31 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

उप/संयुक्त पंजीयन अधिकारी
गडगावा

दिनांक 10/04/2009

469 45-50
11178 , 146
503 10-4-08



Signature

Revenue Department Haryana

HARIS-EX-104

NIC-IISU

AND WHEREAS Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan both R/o C-563, Defence colony, New Delhi-110024 had purchased the said property from DLF Universal Ltd. by way of Conveyance Deed Vasika No. 3674 Dated 19-05-2004 registered in the office of Sub Registrar, Gurgaon.

AND whereas the said property is the self acquired property of the Vendor and has not been acquired from the joint family funds and the Vendor has good title, ownership & absolute authority to sell and transfer the said property. None else has any right title or interest in the said property including his heirs or children and husband and or any relative whatsoever and at no stage any right therein directly or indirectly, has been vested or created any right of any nature or type in favour of any of such parties or outside party of any type whatsoever, directly or indirectly

AND WHEREAS the VENDOR due to some its lawful needs and to meet its commitments has decided to sell the above said PROPERTY and the VENDEE herein agreed to purchase the same considering the declaration as to the good and clear title as stated above.

THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

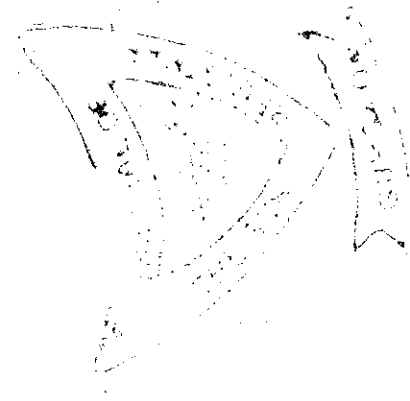
1. That the VENDOR has agreed to sell above said PROPERTY and the VENDEE has agreed to purchase the same for a sum of **Rs. 1,32,33,673/- (Rupees One Crore Thirty Two Lacs Thirty three Thousand six hundred seventy three Only)** which is paid by the VENDEE to the VENDOR as the full consideration and cost of the above said PROPERTY as under :-

a) Rs.5,00,000/- (Rupees Five Lacs Only) vide cheque no. 534945 of ABN AMRO, Gurgaon, dated 27/3/2009.

b) Rs.1,27,33,673/- (Rupees One Crore Twenty Seven Lacs Thirty Three Thousand Six Hundred Seventy Three only) vide Cheque no.534637 of Citi Bank, Gurgaon dated 10/4/2009 .

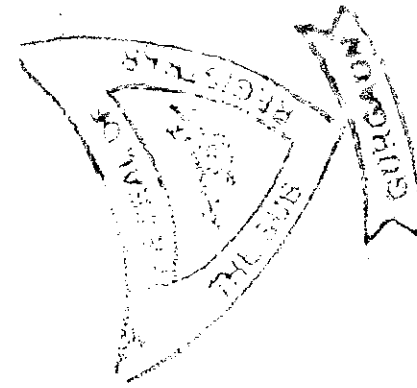
2. That the VENDOR being of sound mind and exercising without any pressure, willfully and freely, do herein grants, conveys and transfer all rights, titles and interests in the said residential plot bearing No. 9015 admeasuring 263.50 Sq. Mtrs situated in the residential colony known as DLF CITY, Phase-IV, Teh. & Distt. Gurgaon, Haryana unto the VENDEE herein.
3. That the said PROPERTY transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachments etc and any liability if any pertaining prior to this date of handing over the possession, if comes to light, the vendor or transferor shall make the same could within 7 working days failing which the vendee shall be free to proceed as it may deem fit with or without penalty and damages including with specific performance there against under legal advice in its best interest.
4. That the actual physical Vacant possession of the said PROPERTY hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said PROPERTY without any hindrances, claims, demands by the VENDOR or VENDOR'S heirs etc.
5. That all the expenses for the Registration, Stamping and other incidental charges for this SALE DEED has been borne and paid by the VENDEE.





6. That the taxes, cess, dues or demands in respect of this PROPERTY has been paid and cleared by the VENDOR upto the date of execution of this SALE DEED and transfer of possession absolutely including charges payable to DLF Property management Services etc and govt bodies with respect to non-construction, govt taxes or duties and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That all the previous documents concerning this PROPERTY including Original Sale deed, Plot Buyers Agreement, Power of Attorney in favour of Mr. Trehan from Tandon's, Agreement to sell, Original payment receipts and other payment receipts to DLF and other govt bodies if any, possession letters etc, have been handed over by the VENDOR to the VENDEE in original.
8. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis until handing over of property and execution of sale deed AND WHEREAS the VENDEE has also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony after the date of execution of sale deed and handing over of possession until the same are handed over to a local body for maintenance.
9. That the amount of sale consideration includes the contingency deposit and security, which the VENDOR has paid to M/s DLF Ltd. Now the VENDEE is entitled to get the said amount endorsed in their favor for which it shall execute necessary documents/declarations separately and shall similarly, be available to execute necessary papers with respect of mutation etc. in favour of vendee,
10. That the VENDEE shall abide by all the terms and conditions laid by M/s DLF Ltd. at the time of allotment or execution of SALE DEED.

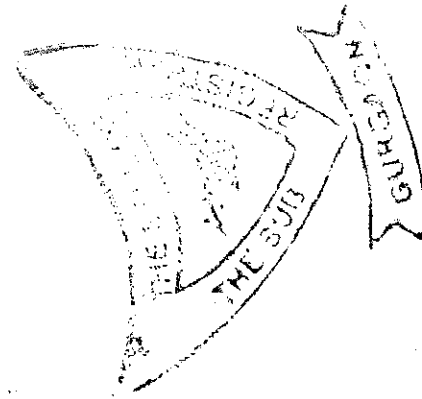




THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the PROPERTY hereby conveyed was self purchased/ acquired PROPERTY by virtue of the SALE DEED mentioned herein-above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the PROPERTY hereby conveyed or any part thereof including heirs, children, relatives or any other body whatsoever in terms of declaration given above..
- b) That the PROPERTY hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, gifts, liens, taxes, dues, demands, liabilities, notification, mortgages, court-decree and attachments etc. and if proved otherwise, vendor shall liable solely to indemnify with cost together with interest, penalty and damages.
- c) That the contents of these presents are true and correct, if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect due to any defect in the title of the VENDOR of VENDOR'S rights to sell the PROPERTY hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified through VENDOR'S property movable and immovable against all losses, costs, damages and expenses occurring thereby to the VENDEE.
- d) That the Vendee can get the said property mutated/transferred in their name as owner in the records of the concerned authorities on the basis of this sale deed or its certified true copy and the original sale deed shall be retained by the vendee or purchaser.






IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

WITNESSES

1.


KARAN SINGH JOON
ADVOCATE
Distt Court, Gurgaon


KARAN SINGH JOON
ADVOCATE
Distt Court, Gurgaon

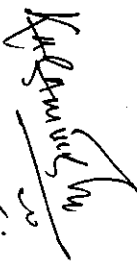
VENDOR



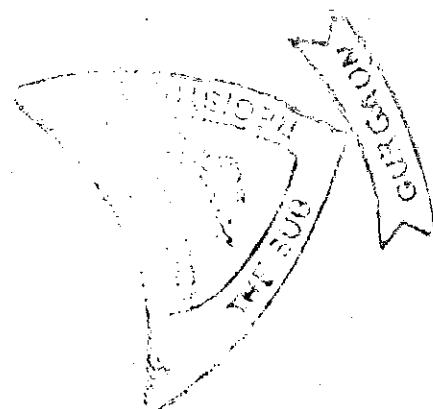

VENDEE

VENDEE

2


Karamvir Singh

S/o Sh. Sultan Singh
R/o 716A, H Block, Ansal Palam Vihar,
Gurgaon, Haryana



DLF CITY

SALE DEED

INFAVOUR OF LT COL. R.L. TANDAN

MRS. RITA TANDAN

PROPERTY NO 9015 BLOCK A415

IN PHASE : IV

S. No. 501 Date 17-5-04

Case No. 168122-

One lac Sixty eight thousand one hundred twenty-two

R.L. Tandan S/o H.L. Tandan P/o New Delhi 2674

S. Singh

SE

12-5-04

2861650-288P

TRAVENCO/17-5-04

CUM COLLECTOR

GURGAON

17/5/04

CONVEYANCE DEED FOR RS. 28,01,650.28

STAMP DUTY RS. ~~2750~~ 252.00

168122

THIS DEED OF SALE is made on this 18th day of May 2004 between M/s. DLF Housing & Construction Ltd., Company incorporated under the Companies Act, 1956 having its Head Office at DLF Centre, Sansad Marg, New Delhi through its duly authorised Attorney M/s. DLF Universal Limited, acting through its duly Authorised Signatory Sh. S.C. Ansal S/o Late Sh. Sant Raj R/o F-228, 2nd Floor New Rajinder Nagar New Delhi (the said M/s. DLF Housing and Construction Limited shall hereinafter be called the "Vendor" which expression shall unless repugnant to the context mean and include its successor and assigns) of the first part and M/s. DLF Universal Limited a company incorporated under the Companies Act, 1956 having its registered office at DLF City Phase-I, Gurgaon, Haryana and Head Office at DLF Centre, Sansad Marg, New Delhi acting through it said Officer Sh. S.C. Ansal hereinafter called the "Confirming Vendor" which expression shall unless the context otherwise requires mean and include its successors liquidators and assigns) of the second part and the parties of the first and second parts are hereinafter collectively referred to as "THE VENDORS" AND

LT. COL. R.L. TANDAN S/O LATE MR. H.L. TANDAN ✓ AND
MRS. RITU TANDAN W/O LT. COL. R.L. TANDAN ✓
C/O LT. COL. Y.K. WAHI
C-563, DEFENCE COLONY
NEW DELHI - 110 024.

9015

प्रलेख 3674

दिनांक 19/05/2004

डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE OUTSIDE MC AREA
तहसील/सब तहसील गुडगाँवा	
गाँव/शहर	डी.एल.एफ. कुतुब
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 2,801,650.00 रुपये	स्टाम्प ड्यूटी की राशि 168,122.00 रुपये
यजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 19/05/2004 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी Jasmer Singh पुत्र/पुत्री/पत्नी श्री Balwinder Singh निवासी C-68 Indira Enclave New Delhi द्वारा प्रस्तुत किया गया।

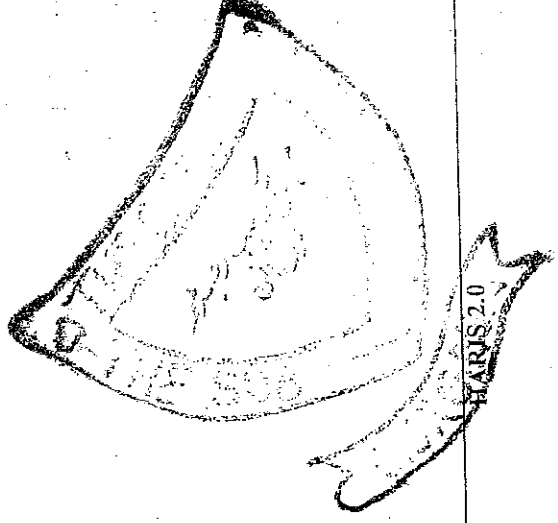
हस्ताक्षर प्रस्तुतकर्ता

श्री Jasmer Singh

उपरोक्त निम्न व श्री Lt.Col.R.L.Tandan क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P.S.Thakran पुत्र/पुत्री/पत्नी श्री निवासी Adv.Chirgaon व श्री/श्रीमती/कुमारी Subhash Choudhary पुत्र/पुत्री/पत्नी श्री Ran Singh निवासी Gharwal पक्षी नः निम्नो हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक. 19/05/2004

उप / सयुक्त पंजीयन अधिकारी
गुडगाँवा



hereinafter called the "Vendee(s)" (which expression shall unless repugnant to the meaning or context thereof include his/her/their heirs, executors, administrators, successors and assigns) and;

AND WHEREAS M/s. DLF Engineering Projects Ltd., M/s. DLF Industrial Finance & Leasing Co.Ltd., M/s. DLF Housing Finance Ltd., and M/s. Kavicon Agro Farming Co. (P) Ltd., have since been amalgamated with M/s. DLF Housing & Construction Limited .

AND WHEREAS the Honble High Court of Delhi vide order dated 6th November 2000 was pleased to Sanction Scheme of Merger / Amalgamation under Section 394 of the Companies Act, 1956 interalia of the aforesaid amalgamated Companies M/s. DLF Engineering Projects Ltd., M/s. DLF Industrial Finance & Leasing Co.Ltd., M/s. DLF Housing Finance Ltd., and M/s. Kavicon Agro Farming Co. (P) Ltd., with M/s. DLF Housing & Construction Limited vide Company petition No.70/2000, 67/2000, 68/2000, 65/2000 and 60/2000 consequent whereof the said Amalgamated Company stood dissolved without process of winding up with effect from 16th day of March 2001, and all the properties, rights, powers, obligations liabilities and duties of the said Amalgamated Company stood transferred to and vested in the M/s. DLF Housing & Construction Ltd., and the same had become that of the M/s. DLF Housing & Construction Ltd.

WHEREAS the Vendors acquired several pieces of land (hereinafter referred to as "the said land") situated in the revenue estate of village Chakkarpur, Sikanderpur Ghosi, Sarhaul, Dunda Hera, Nathupur and Shahpur, Tehsil and District Gurgaon, in the State of Haryana under various sale deeds; duly registered under the Indian Registration Act, 1908; and

WHEREAS the Vendors and other associated companies obtained licences from the Director, Town & Country Planning, Haryana, under the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of the said land and other blocks of adjoining land into a colony known as DLF City; and

WHEREAS the Vendor entered into an Agreement with the Confirming Vendor interalia for the purchase, development and sale of the said land; and

WHEREAS the Vendor has further authorised the Confirming Vendor to enter upon the said land, survey the same, prepare a layout plan and development scheme, independently for the said land or in conjunction with other land and sell the various plots into which the said land is parcelled out with or without construction thereon, to realise the sale price in whole or in instalments from the intending purchaser and to give receipt for the same; and

WHEREAS pursuant to said Agreement/Arrangement, the Vendor has granted a Power of Attorney dated 5-1-94, 5-1-94, 5-1-94, 5-1-94 and 24-10-83 registered in the office of the Sub Registrar, New Delhi on 5-1-94, 5-1-94, 5-1-94 and 25-10-83 and in favour of the Confirming Vendor with powers, interalia, to enter into agreement for sale and sell the land belonging to the Vendor which includes the said plot of land, to execute the sale deed, present the same for registration, get it registered, receive from the Vendee the sale price and acknowledge and give effective receipt and charges for the same; and

[Signature]
20/11

[Signature]
20/11

[Signature]
20/11

Reg. No. 3674 Reg. Year 2004-2005 Book No. 1



विक्रेता

विक्रेता - Jasmer Singh

क्रेता - Lt.Col.R.L.Tandan

Ritu Tandan

गवाह - P.S.Thakran

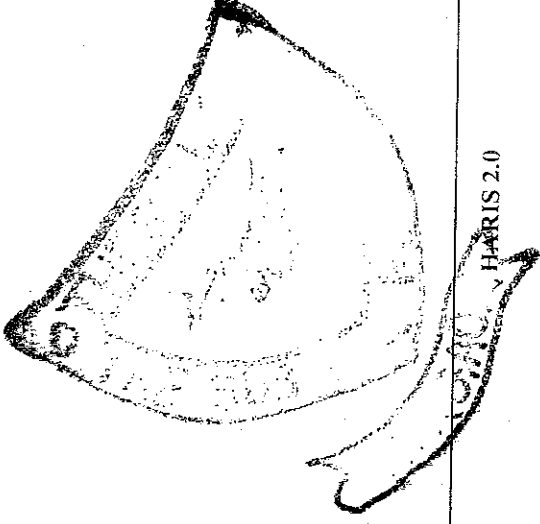
Subhash Choudhary

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3,674 आज दिनांक 19/05/2004 को बही नं.: 1
जिना नं: 7,574 प्रष्ठ नं: 188 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1
जिना नं: 963 के प्रष्ठ सख्या 68 से 69 पर चिपकाई गयी।

दिनांक 19/05/2004

रूप / सयुक्त पंजीयन अधिकारी
गङगावा



गवाह

WHEREAS the Confirming Vendor has developed the said land alongwith other adjoining blocks of land into a colony known as DLF City and entered into agreements for sale of plots etc. to various purchasers including the Vendee; and

WHEREAS Vendor and the Confirming Vendor are well and sufficiently entitled to said plot of land; and

WHEREAS the no one besides the Vendors 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 Vendors have full and unrestricted right and power to convey, assign, transfer, alienate and sell the same; and

WHEREAS the Vendee(s) has/have entered into an Agreement (hereinafter referred to as "The Purchase Agreement") on 16-1-03 with the Confirming Vendor for the purchase of a plot of land being Plot No.9015 admeasuring about 263.50 square mtrs situated in Village Chakkarpur now forming part of the colony known as DLF City, Tehsil and District Gurgaon (hereinafter referred to as 'the said plot of land') in the said colony and which plot of land is more particularly described in Schedule-"A" hereinafter written for a price of Rs.28,01,650.28 (Rupees Twenty eight lacs one thousand six hundred fifty and paise twenty eight only) and on other terms and conditions stipulated therein which, interalia, include prorata payment of enhancement in External Development Charges over and above those prevailing on the date of the aforesaid Agreement; and

WHEREAS the Vendee(s) has/have paid the entire aforesaid amount of Rs.28,01,650.28 which includes a sum of Rs.1,07,152.28 representing External Development Charges ason date which were also payable by the Vendee under the said Purchase Agreement; more particularly described in Schedule-"B" written hereunder; and

WHEREAS the Vendee(s) has/have further agreed and undertake to pay on demand from the Vendors any additional charges which may hereinafter be levied by the Haryana State Government or any other Authority for provision of external and/or peripheral services attributable to the said plot of land on prorata basis as heretofore; and

WHEREAS the Vendee(s) has/have also agreed to pay prorata charges for maintaining services and facilities in the said colony until the same are handed over to a local body for maintenance; and

WHEREAS the Vendee(s) has/have also agreed to bear all the expenses and outgoing for the completion of the sale of the said plot of land including cost of stamp duty, registration and incidental charges and the like; and

WHEREAS the Confirming Vendor M/s DLF Universal Limited has empowered its Officer Sh.S.C.Ansal vide Resolution dated 2-1-1998 written hereunder to execute sale deeds on its behalf and this Deed is being executed by the said DLF Universal Limited on its own behalf and also as Attorney of the Vendor acting through the said Officer Sh. S.C.Ansal .

WHEREAS the Vendors are now desirous of conveying the said plot of land unto the Vendee.

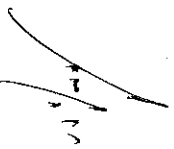


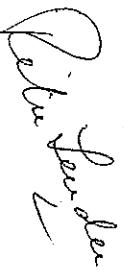


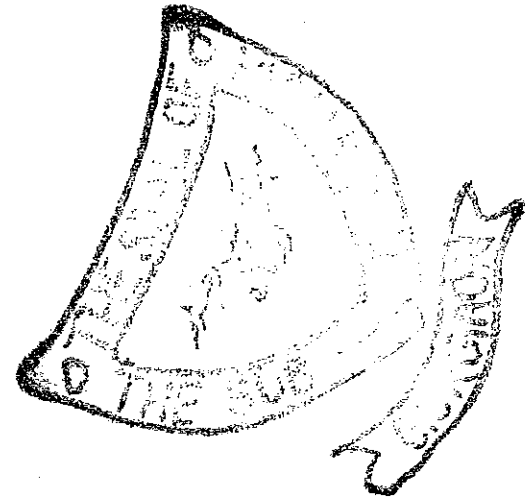
NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

1. In pursuance of the said Purchase Agreement and in consideration of a sum of **Rs.28,01,650.28** which includes the sale price and all other charges becoming payable till date, paid by the Vendee to the Confirming Vendor as per details given in Schedule-"B" written hereunder the receipt whereof is hereby admitted and acknowledged, the Vendors do 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 appurtenance whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the Vendors unto or upon the said plot of land described in Schedule-"A" hereunder written and hereby conveyed, transferred, assigned and assured and every part and parcel thereof together with all their rights and appurtenances unto the Vendee(s) free from all encumbrances AND that the Vendors do hereby covenant with the Vendee that the interest which they profess to transfer subsists and that they have 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 Vendors and that the Vendors shall and 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, conveyance 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 Vendors shall indemnify the Vendee and that the Vendee(s) 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 Vendors therefore covenant that the conveyance deed is executed in all its entirety and they have received all and full consideration of the sale price of the said plot of land subject however to the stipulations and covenants hereincontained for any future liability of the Vendee(s).

2. The Vendee(s) has/have already paid the entire amount of **Rs.28,01,650.28** all other dues payable as on date under the said Purchase Agreement dated **16-1-03**. The Vendee has further undertaken to pay on demand to the Vendors any additional enhancement of such charges which may become due on account of those prevailing on the date of this sale deed and or other charges levied by any Govt. or other Authority for the provision of peripheral or external services and attributable to the said plot on pro-rata basis determined by the Vendors as heretofore which determination shall be final and binding on the Vendee and any such sums due from the Vendee(s) shall be treated as unpaid







price of the plot and the possession of the plot has been handed over by the Vendor(s) to the Vendee(s) on the Vendee's assurance and undertaking to abide by the covenants, stipulations and conditions of the Agreement to Sell and of this Deed.

3. The Vendee(s) shall also be liable to pay to the Vendors the charges, pro-rata as may be determined by the Vendors for maintaining various services and facilities in the said DLF City where the said plot is situated 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 Vendors periodically as and when demanded by the Vendors. The prorata share so determined by the Vendors shall be final and binding on the Vendee.

4. The Vendee(s) has/have borne all expenses for the completion of this Sale Deed including cost of stamp duty, registration and other incidental charges. Any deficiency in the stamp duty as may be determined by the Sub-Registrar / Concerned Authority alongwith consequent penalties as may be levied in respect of the said plot conveyed by this Deed shall be borne by the Vendee(s) exclusively. The Vendee(s) shall also be liable for due compliance of the provision of Indian Stamp Act, 1899 including correctness of disclosure of sale consideration paid on which stamp duty is payable as set forth in this deed and the Vendor accept no responsibility in this regard.

5. The Vendors 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 forms an integral part of this Sale Deed.

6. Without prejudice to the generality of the provisions contained in the preceding 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(s) fails to commence the construction within the stipulated period, the Vendors shall be entitled to proceed against the Vendee(s) 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 Vendors in terms of the said Agreement and according to law, PROVIDED that the Vendors in their sole discretion may extend the period for the aforesaid construction upon payment of additional charges of Rs.100.00 per sq mtrs per year or part of a year and the Vendee shall be bound to pay the same.

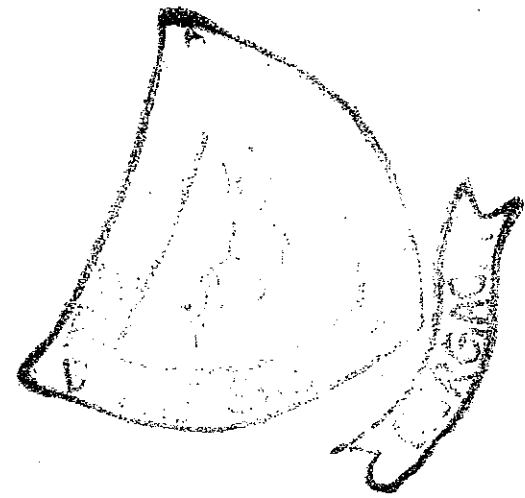
7. All rates, taxes, or other charges levied or leviable in respect of the said plot of land shall be payable and be paid by the Vendee with effect from the date of execution of the Purchase Agreement referred to above.

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 and to the extent necessary with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provision of this conveyance deed shall remain valid and enforceable in accordance with their terms.









SCHEDULE-"A" OF THE SAID PLOTOF LAND REFERRED TO ABOVE

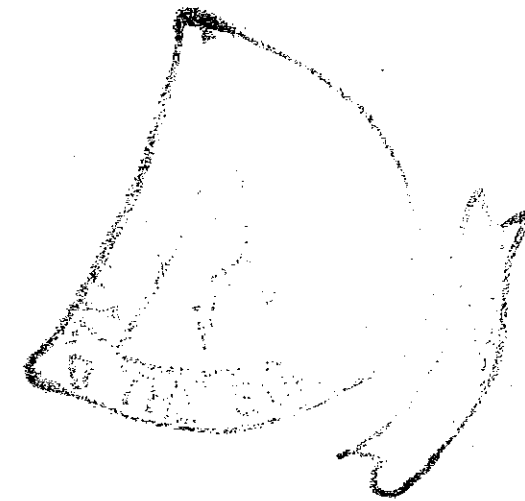
All the rights, title and interest of the Vendors into and upon that piece and parcel of land being Plot No.9015 measuring 263.50 sq mtrs in Phase-IV in the Residential Colony known as DLF City, situated at Village Chakrarpur Tehsil and District, Gurgaon, (Haryana) bounded as under :-

North	:	Plot No.9016
South	:	Plot No.9014
East	:	Road
West	:	Drainage Belt

SCHEDULE-"B" REFERRED TO ABOVE
DETAILS OF PAYMENTS MADE BY THE VENDEE

<u>Receipt No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>
75511	31-7-2002	80000.00
75512	31-7-2002	90000.00
75516	31-7-2002	278875.00
76678	2-9-2002	100000.00
76679	2-9-2002	1182775.28
76680	2-9-2002	1000000.00
76681	2-9-2002	70000.00
Total:		2801650.28

Signature
P. K. Jaiswal



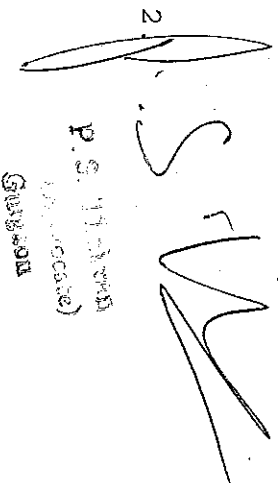
IN WITNESS WHEREOF the said VENDOR M/s. M/s.DLF Housing & Construction Ltd., through its General Attorney M/s. DLF UNIVERSAL LIMITED, acting through its Officer Sh. S.C.Ansal and Confirming Vendor M/s. DLF Universal Limited through its Officer Sh.S.C.Ansal authorised to execute sale deeds etc., and to present for registration the vide resolution of the Company dated 2-1-98 and the Vendee(s) have set their hands on these presents at New Delhi on the day, month and year first above written. This Deed will be presented for registration before the Registering Authority and got registered by Sh. Jasmer Singh S/o Sh. Balwant Singh R/o C-68, Indira Enclave, Neb Sarai, New Delhi - 110 068, who has been appointed as General Attorney by Sh. S.C.Ansal, Authorised Officer of the Company vide Power of Attorney dated 31-1-2002 registered in the Office of the Sub.Registrar, New Delhi at No.7, in Book No.VI, Vol. No.1 on page No. 18 & 19 on 31-1-2002 with powers inter-alia to appear before the registering authority and present for registration, acknowledge and get registered any deed or documents executed by Sh. S.C.Ansal on behalf of DLF Universal Ltd.

For and on behalf of
M/s. DLF Housing & Construction Ltd.,
through DLF Universal Ltd.,

WITNESSES

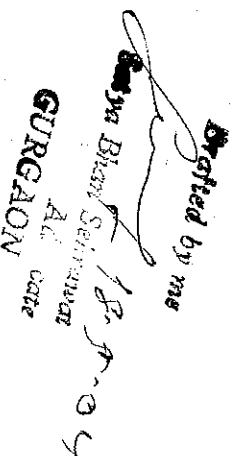
1.

GENERAL ATTORNEY
(VENDOR)

2. 
P.S. Sharma
(Attorney)
Gurgaon

For DLF Universal Ltd.,
(CONFIRMING VENDOR)


Sh. Jasmer Singh
VENDEE (S)

Drafted by me

Sh. Jasmer Singh
GURGAON
Attorney

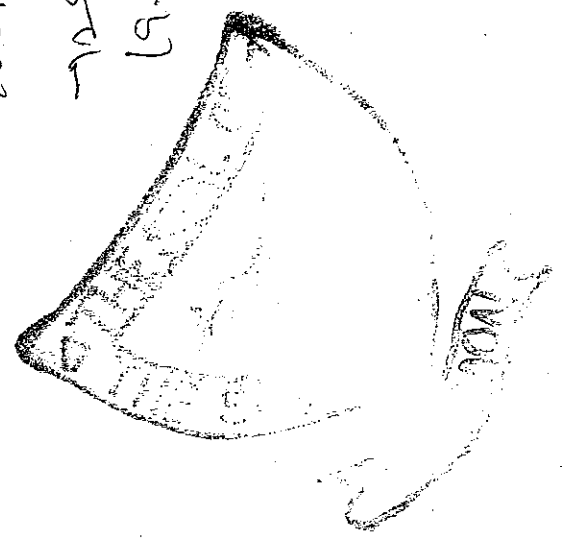
SUBHASH CHANDHARY
S/o SH. JASMER SINGH
R/o R-25, Vajay Nagar,
Chaziabad



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DLF

Residential Plots in Phase IV of DLF City

**PLOT BUYER'S
AGREEMENT**

BETWEEN

**DLF
UNIVERSAL
LIMITED**

AND

13. Col. R.L. Tandon & Mrs. Ritu Tandon
C-563, Defence Colony,
New Delhi - 110024

PLOT NO. 9015 BLOCK

1621 (25 x 1084 m²)
1478 3100 82 x 35' = 2870 sq ft
7540' 28 1722 1538
1478 1538 1897
7540' 1435 1936

COPY

THIS AGREEMENT made at New Delhi this SIXTEEN ~~Eleven~~ day of January 2003, 2000 between DLF UNIVERSAL LIMITED, a Company incorporated under the Companies Act, 1956, and having its Registered Office at DLF City (earlier known as DLF Qutab Enclave Complex) Phase I, Gurgaon (Haryana) and Head office at DLF Centre, Sansad Marg, New Delhi-110001 (hereinafter called 'The Seller' which expression shall, unless excluded by or repugnant to the subject or context be deemed to include its successors and assigns) through its duly constituted Attorney, of the One Part AND

1. Shri/Smt. LT. Col. R.L. Tandan
S/W/P/of Ltde Sh. A.L. Tandan
Resident of C-563 Defence Colony
New Delhi-110024
Shri/Smt. Ritu Tandan
S/W/P/of LT. Col. R.L. Tandan
Resident of - same as above -

(*to be filled up in case of joint names)

(hereinafter called 'The Purchaser' which expression shall, unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assigns of the Other Part.

WHEREAS the Seller alongwith its Associate Companies, purchased lands in villages Chakarpur, Sarhau, Shalpur, Nathupur, Dunda Hera, and Sikanderpur Ghosi, Tehsil and District Gurgaon, Haryana, with a view to set up and develop thereon a Residential Colony known as DLF City (earlier known as DLF Qutab Enclave Complex) and thereafter obtained from the Director, Town and Country Planning, Haryana, licence(s) for the said purpose in its own and in its Associate Companies' name(s) under the Haryana Development and Regulation of Urban Areas Act, 1975.

AND WHEREAS the Seller has entered into arrangement(s) with its said Associate Companies for the purchase and development of the land and sale of the plots as such or with construction thereon in the said Colony.

AND WHEREAS the said Colony has been set up in accordance with the terms and conditions of the said licence(s) and the arrangement(s) with its Associate Companies.

AND WHEREAS the Purchaser has agreed to purchase from the Seller and the Seller has agreed to sell to the Purchaser in the said Colony a residential plot of land no. 915 in Phase IV admeasuring 263.5 Sq. Mtrs. (315 Sq. Yds.) (more or less as at site) at the rate of

Rs. 11362 per Sq. Yd.) and upon the other terms and conditions appearing hereafter and as mutually agreed by and between the parties.

Ritu Tandan
Singh

NOW THIS DEED WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. The Purchaser has agreed to purchase from the Seller and the Seller has agreed to sell to the Purchaser a residential plot of land No. 9c15 in Phase IV of the Residential Colony known as DLF City Gurgaon, Haryana, admeasuring 263.5 Sq. Mtrs. (315 Sq. Yds.) or thereabout at the rate of Rs. 11262/- per Sq. Mtr. (Rs. 9500/- per Sq. Yd.)

2. The Purchaser shall pay:

2.1 The agreed sale price of plot either in instalments spread over a period of 18 months as per schedule of payments enclosed hereto or on cash down basis.

2.2 External Development Charges for the external services to be provided by the Govt. of Haryana which at present tentatively work out to Rs. 406.64 per sq. metre (Rupees 340/- per sq. yard) as per schedule of payments enclosed hereto.

2.3 For preferentially located plot preferential location charges at the rate indicated in the schedule of payments enclosed hereto as determined by the seller separately at the time of allotment.

2.4 Full registration charges, full stamp duty and other incidental and legal charges as and when demanded by the Seller to convey the property in favour of the Purchaser.

3. The Purchaser shall make all payments to the Seller through Demand Draft(s) payable at or Account Payee Cheque(s) drawn in favour of M/s DLF Universal Ltd. upon a New Delhi/Delhi Bank.

4. Any increase in the External Development Charges or Government levies or other charges hereafter by the Director, Town and Country Planning, Haryana per gross acre shall be borne by the Purchaser on the pro-rata basis with other plot Purchasers on the net plotted area and a provision to this effect shall be incorporated in the sale/conveyance deed to be executed by the Seller in favour of the Purchaser and shall be binding on the Purchaser. Such increased pro-rata share of the Purchaser, if any, shall be paid by the Purchaser to the Seller in the manner demanded.

The above agreed price, however, does not cover additional expenses which may have to be incurred by the State Government on account of enhancement in compensation for acquisition of land, for purpose of providing external services and expenses for arranging electric connection from HSEB for electrification of the Colony. The aforesaid charges as and when determined by the Director, Town and Country Planning, Haryana are payable by the Purchaser on the same pro-rata basis as stated herein before. Rending determination of the said amount, the Purchaser shall pay the charge by way of contingency deposit of Rs. 50/- per Sq. Mtr. (Rs. 41.88 per Sq. Yd.) as indicated in Schedule of Payments which will be adjusted on the determination of the said charges by Director, Town and Country Planning, Haryana and any excess/shortfall thereof shall be to the account of the Purchaser. The Contingency Deposit shall carry simple interest at the rate of 12% p.a. during the period of its non-utilisation. The Contingency Deposit as also the interest thereon after deduction of Tax at source, if any, shall continue to be available to the Seller till the date of its utilisation/refund as aforesaid. In case of Non-Resident Indians and foreign nationals of Indian origin the payment of interest shall be subject to approval by the RBI.

5. The Seller shall have the right to effect alterations in the layout plan, if and when considered by it to be necessary or desirable. Alteration may INTERALIA involve all or any of the following changes, viz., change in the position of the plot, change in the number of the plot, change in its boundaries, change in its dimensions or change in its area. To implement any or all of the above changes, a supplementary Sale Deed or Deeds, if necessary, will be executed and got registered by the Seller, at its own cost, in favour of the Purchaser, in case a Sale Deed has already been executed and registered. If there is any decrease in the area, rebate in the price for the decreased area will be allowed at the original rate at which the plot was agreed to be sold. In case the particular plot is omitted or the Seller is unable to hand over the same to the Purchaser for any reasons other than those mentioned in Clause 6 below, the Seller will be liable only to refund the actual amount(s) received by it from the Purchaser towards the price and shall not be liable to pay any compensation or interest or other sums whatsoever. Similarly, if due to a change in the layout plan of the Colony, any preferentially located plot ceases to be so located then the Seller will be liable only to refund without interest, extra charges recovered for such

2 *[Signature]*

- preferential location. Likewise if any ordinary plot becomes preferentially situated, before or after the registration of the Sale Deed, the Seller shall be entitled to recover the preferential charges for the preferential location as the case may be.
6. At present, there is no subsisting notification, decision or order by the State Government or any other Government or L.C. Authority regarding acquisition or requisition or otherwise taking over of the area in which the plot is located. In case of any acquisition or requisition taking place hereafter, the same shall wholly be at the cost and to the risk of the Purchaser, who will still be bound to carry out and implement all the terms of this Agreement, including as to payment of the instalments as and when they fall due, and shall not be entitled to claim the refund of the amount(s) paid by him. The Purchaser, however, will be entitled to claim and receive from the Seller alongwith the other Purchasers the compensation on pro-rata basis as and when the same is finally determined and received by the Seller. Also if the Purchaser at the relevant time has not made payment of any instalment as stipulated in this Agreement, whether demarcated by the Seller or not, then the instalment thus outstanding and not paid shall be adjusted from the amount of the compensation payable to him. Save as aforesaid, the Purchaser shall have no other right or claim against the Seller.
7. The Purchaser and the Seller hereby agree that the amounts paid by the former to the latter either with the application for registration/allotment or thereafter to the extent of 20% of the total sale price of the plot shall constitute Earnest Money for the purpose of this Agreement.
8. The time of payment of the instalments or other sums as stated in Clauses 2.1, 2.2, 2.3 and 2.4 (to the extent applicable), 4 and 14 is the essence of this contract. It shall be incumbent on the Purchaser to comply with the terms of payment and other terms and conditions of sale, failing which he shall forfeit to the Seller, the entire amount of Earnest Money deposited by him and the Agreement of sale shall stand cancelled and the Purchaser shall be left with no lien on the plot. The amount(s) if any, paid over and above the Earnest Money shall, however, be refunded to the Purchaser by the Seller without any interest or compensation of whatsoever nature. The Co. shall thereafter be free to deal with the said plot in any manner whatsoever at its sole discretion.
9. That without prejudice to the Seller's rights under this Agreement and/or in law the Purchaser shall be liable to pay to the Seller interest at the rate of 20% per annum on all amounts due and payable by the Purchaser under this Agreement. The discretion for termination of the agreement or acceptance of the payment with interest at the rate of 20% shall exclusively vest with the Seller.
10. This Agreement or any interest of the Purchaser in this Agreement shall not be assigned by the Purchaser without prior written consent of the seller which consent may be given or denied by the seller in its sole discretion and shall be subject to applicable laws and notifications or any governmental directions as may be in force and further shall be subject to the terms, conditions and charges as the seller may impose. The Purchaser shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignments and the seller shall have no direct or indirect involvement in any manner whatsoever. Any purported assignment by the Purchaser in violation of this Agreement shall be a default on the part of Purchaser entitling the seller to cancel this Agreement. In that event the provision of clause 8 above shall apply mutatis mutandis as regards forfeiture of earnest money. It is specifically made clear to the Purchaser that as understood by the Seller at present there may be no executive instructions of the competent authority to restrict any nomination / transfer/assignment of the said Plot till full payment is made upon which Conveyance Deed must be executed. However, in the event of any imposition of such executive instructions, at any time to restrict nomination/ transfer/assignment of the said Plot by any authority, the Seller will have to comply with the same and the Purchaser has specifically agreed to this condition.
11. The Purchaser confirms that he has entered into this transaction with the full knowledge and understanding of the agreement and arrangement entered into between the Seller and its Associate Companies as hereinbefore stated, and subject to all the laws and notifications and rules applicable to this area, including terms and conditions of the licence(s) granted by Director, Town and Country Planning, Haryana, for setting up the Colony and the undertakings given by the Seller and its Associate Companies in this regard and that the Purchaser has familiarised himself with all the aforesaid and other applicable agreements, arrangements, undertakings, conditions etc.
12. The Purchaser confirms that he has satisfied himself about the interest and title of the Seller and its Associate Companies in the said land and that he has fully understood all limitations and obligations in respect of it and there shall not be any further investigation or objection by the Purchaser in this behalf. If for any reason whatsoever, the licence(s) to establish

the said Colony or any part of it granted to the Seller and/or its Associate Companies hereinabove mentioned is or are cancelled by any Authority, then the Seller and/or its Associate Companies shall be entitled to challenge its validity and efficacy before appropriate Courts, Tribunals and Authorities, and in such an event, during the pendency of the proceedings and until their final determination by the highest Court or Tribunal or Authority the money(ies) paid by the Purchaser in pursuance of this Agreement shall continue to remain with the Seller and the Purchaser shall not require of the Seller the specific performance of the terms of this Agreement and this Agreement shall remain in abeyance until the final determination, as aforesaid. In the event of such cancellation order becoming final, if any compensation is paid or promised by the Authorities then the provisions of Clause 6 shall mutatis mutandis apply here. If no compensation is paid or promised to be paid then the Seller shall refund to the Purchaser the amount(s) paid by him in four equal yearly instalments less the pro-rata expenses incurred by the Seller for the development of the land in the nature whatsoever against the Seller.

[illegible][illegible]

condition except in so far as the same are to be observed and performed by the Seller or DLF Property Management

14. The Purchaser shall also pay to the Seller such sum as may be appointed by the Seller for maintenance. The Services Ltd. (DPMS) or any other nominee or other agency as may be appointed by the Government or a Local Body for maintenance. The services/facilities in the colony until the same are handed over to the Government or a Local Body for maintenance. Security due to Purchaser shall deposit with the Seller a sum of Rs. 25,000/- (Rs. twenty five thousand only) by way of interest free maintenance security to ensure such payments by him. Any shortfall arising in the said maintenance charges by the appropriation by the seller or DPMS or any other nominee or agency towards unpaid maintenance charges by the purchaser shall be made good by the purchaser within 30 days of intimation having been sent to the purchaser by the purchaser as the case may be.

the purchaser shall be made good by the purchaser or by DPMS or any other nominee or agency as the case may be.

15. The Purchaser shall reimburse to the Seller on account of the connections to the sewer and water connections from the mains and connections to make arrangements for providing sewer and water connections to the plot the amounts received from the selling the plot.

16. The Seller may, in its sole discretion, appropriate so made shall not be questioned by the Purchaser in any head/account and the appropriation under all the head/s are paid in full.

Purchaser in any new or existing project shall, however, be executed only after the outstandings under all the means and the concerned Competent Authority be bound to commence

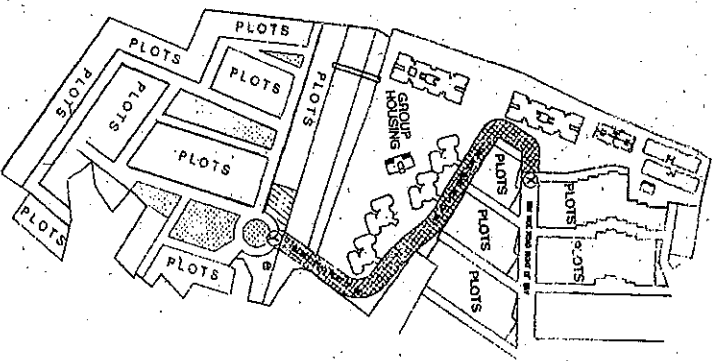
17. The Purchaser shall after approval of his building plans from the concerned Competent Authority be bound to execute the same as per the approved plans. If the Purchaser fails to do so, he shall, however, be entitled to recover the amount paid by him from the Seller. The Seller shall be entitled to resume the plot, refund the amount being understood that the said approval for building plans would be sought after the Zonal Plan is approved by the Competent Authority, intimation to which effect will be sent by the Seller to the Purchaser. In case the Purchaser fails to commence construction within the stipulated period, the Seller shall be entitled to resume the plot, refund the amount paid by the Purchaser and to re-sell the plot to somebody else. Provided that the Seller in its sole discretion may extend the aforesaid period for construction upon payment by the Purchaser to it of additional charges at the rate of Rs. 100/- (Rupees one hundred only) per Sq. Mtr. per year. A provision to this effect will also be incorporated in the Sale Deed and all the parties hereto shall be bound by the same.

(Rupees one hundred only) per sq. ft. The Purchaser shall be bound by the same.

the Purchaser shall be bound by the stipulations contained herein.

Wm. L. G. Smith

19. It is abundantly made clear that in respect of all remittances, acquisition / transfer of the said plot it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 or statutory enactment or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Seller with such permissions, approvals which would enable the seller to fulfil its obligations under this Plot Buyer's Agreement. Any refund, transfer of security if provided in terms of the Plot Buyer's Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. Purchaser understands and agrees that in the event of any failure on his/her part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 as amended from time to time. The Purchaser shall keep the Seller fully indemnified and harmless in this regard. The Seller accepts no responsibility in this regard.



20. Forwarding this Agreement to the Purchaser by the Seller does not create a binding obligation on the part of the Seller or the Purchaser until firstly, the Purchaser signs and deliver this Agreement with all the payments due as stipulated in the Schedule of Payments within thirty (30) days from the date of despatch by the Seller and secondly a copy of this Agreement executed by the Seller through its authorised signatory is delivered to the Purchaser within thirty (30) days from the date of receipt of this Agreement and deliver to the Seller this Agreement by the Seller from the Purchaser. If the Purchaser fails to execute and deliver to the Seller this Agreement within thirty (30) days from the date of its despatch by the Seller, then the application of the Purchaser shall be treated as cancelled and the earnest money paid by the Purchaser shall stand forfeited. If the counter part of this Agreement is not executed by the Seller and despatched to the Purchaser within thirty (30) days from the date of its receipt from the Purchaser, then this Agreement shall be deemed to have been rejected and cancelled and all sums deposited by the Purchaser in connection therewith shall be returned to the Purchaser without any interest or compensation whatsoever. Upon such refund being made neither party shall have any further rights, obligations or liabilities against the other.
21. The execution of this Agreement will be complete only upon its execution by the Seller through its Authorised Signatory at the Seller Office in New Delhi after the copies duly executed by the Purchaser are received by the Seller. Hence this Agreement shall be deemed to have been executed in New Delhi even if the Purchaser has prior thereto executed this Agreement at any place(s) other than New Delhi.
22. The Seller shall execute the Sale Deed and have it registered in favour of the Purchaser within a reasonable time after the plot has been finally demarcated at site and after receipt from the Purchaser of full Sale Price and other dues as per Clause 4 above, the interest free maintenance security as per Clause 14 above and the full cost of stamp paper and registration charges etc. and any other dues payable in this Agreement.
23. The Purchaser shall bear and pay taxes of all and any kind whatsoever (or his share of it) whether levied or leviable now or in future on the lands and/or building(s) as the case may be, from the date of execution of this Agreement and so long each plot is not separately assessed for such taxes for the land and/or building(s) the same shall be payable and be paid by the Purchaser in proportion to the area of his plot. Such apportionment shall be made by the seller or any other agency as the case may be and the same shall be conclusive final and binding upon the Purchaser.
24. The Purchaser may obtain finance from any financial institution/bank or any other source but the Purchaser's obligation to purchase the said Plot pursuant to this Agreement shall not be contingent on the Purchaser's ability or competency to obtain such financing and the Purchaser will remain bound under this Agreement whether or not he/she has been able to obtain financing for the purchase of the said Plot.
25. The Purchaser shall get his complete address registered with the Seller at the time of execution of this Agreement and

it shall be his responsibility to inform the Seller by Registered A/D letter about all subsequent changes, if any, in his address, failing which all communications and letters posted at the first registered address will be deemed to have been received by him at the time when those would ordinarily reach such address and the Purchaser will be fully liable for any default in payment and other consequences that might occur therefrom.

26. The Purchaser agrees that unless a sale/conveyance deed is executed in his/her favour, the Seller shall continue to be the owner of the said plot and this Agreement shall not give any right, title or interest in the said plot to the Purchaser.
27. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligation arising hereunder in respect of the said Plot shall equally be applicable to and enforceable against any and all purchaser's/assignness of the said Plot, as the said obligations go along with the said Plot for all intents and purposes.
28. The Purchaser and the persons to whom the said Plot transferred, assigned or given possession shall execute, acknowledge and deliver to the Seller such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as the Seller may reasonably request in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
29. The Seller shall have the first lien and charge on the plot for all its dues and other sums payable by the purchaser to the seller.
30. The Courts at Gurgaon alone and/or Punjab & Haryana High Court at Chandigarh alone shall have jurisdiction in all matters arising out of, touching and/or concerning this transaction.
31. Subject to the Purchaser timely fulfilling all his obligations herein, and there being no bar from any Government or any other Authority, the Seller covenants that it shall pass on a clear title in respect of the relevant plot of land in favour of the Purchaser.
32. That in case there are Joint Purchasers, all communications shall be sent by the Seller to the Purchaser whose name appears first and at the address given by him, which shall for all purposes be considered as service on all the Purchasers and no separate communication will be necessary to the other named Purchaser(s) and the Purchaser(s) have agreed to this condition of the Seller.
33. This Agreement shall be subject to force majeure conditions such as earthquake, strikes, lockouts and/or any other factor beyond the control of the Seller. It is also subject to such Government regulations as may be in force from time to time.
34. The Purchaser agrees that the Seller shall have right to join as an affected party in any suit/complaint filed before any appropriate court by the Purchaser if the Seller's rights under this Agreement are likely to be affected/prejudiced in any manner by the decision of the court on such suit/complaint. The Purchaser agrees to keep the Seller fully informed at all times in this regard.
35. Failure of either party to enforce at any time or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereof to enforce each and every provision.
36. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.
37. In case the Purchaser has to pay any commission or brokerage to any person for services rendered by such person to the Purchaser whether in or outside India for acquiring the said Plot for the Purchaser the Seller shall in no way whatsoever be responsible or liable therefore and no such commission or brokerage shall be deductible from the amount of sale price agreed to be payable to the Seller for the said Plot. Further the Purchaser undertakes to indemnify and hold the Seller free and harmless from and against any or all liabilities and expenses in this connection.
38. Three copies of this Agreement shall be executed and the Seller shall retain the original and a copy of this Agreement and send the third executed copy to the Purchaser for his/her reference and record.
39. This Agreement constitutes the entire agreement between the parties and revokes and supersedes all previous agreements between the parties concerning the matter concerned herein whether oral, written or implied and variation in any of the terms hereof, except under the signature of the Authorised Signatory of the Seller, shall not be binding on the Seller.
40. That, for all intents and purposes, singular includes plural and one gender includes the other gender.

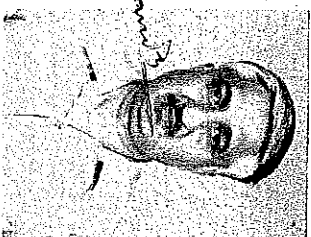
[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto and to a duplicate and triplicate copy hereof set and subscribed their respective hands at the places and on the day, month and year mentioned under their respective signatures:

SIGNED AND DELIVERED BY THE WITHIN NAMED

Purchaser(s) (including joint Purchasers)

- (1) Imamda
L-140A 2nd Floor
(2) Relu Vasudeva
(Ritu Randan)
at New Delhi on 11-01-2023



WITNESSES:

1. Signature [Signature]
Name Dr. Ravi Ranjan [Reason: A-3391]
Address DIA/140A IInd Floor
Shakuraj, New Delhi
-58 (to be completed by the Purchaser)

2. Signature RATIL KUMAR
Name RATIL KUMAR
Address R2-64 Karan Vihar Part I
Wangloli Delhi-51

SIGNED AND DELIVERED by the within named Company DLF Universal Limited at New Delhi on _____ in the presence of: _____

WITNESSES:

1. Signature _____
Name Mr. K. K. K. K.
DLF Centre
Address Sansad Marg
New Delhi
2. Signature _____
Name A. Anand Prasad
Address S/o DLF Universal Ltd.
New Delhi

FOR AND ON BEHALF OF
DLF UNIVERSAL LIMITED

[Signature]
(AUTHORISED SIGNATORY)

SCHEDULE I - SCHEDULE OF PAYMENTS : DEC PHASE IV
 PROPERTY NO. : 90151PL4
 R02347 Mr. LI COL R L TANDAN AREA: 763.5 sq. mts.

A. SUMMARY OF DUES

Ant Due
Rs.

1 Basic Sales Price	(BSP)	2993887.00
2 Rebate	(BSP)	-299389.00
3 External Development Charges	(EDC)	107152.28
4 Maintenance Security	(IFMS)	25000.00
Total Rs.		2826650.28

B. PAYMENT PLAN

	Due Date	BSP	EDC	PLC	CSD	KSE	INT	Total
1 ON APPLICATION	31-JUL-2002	449003.05	0.00	0.00	0.00	0.00	0.00	449003.05
2 WITHIN 1 MONTHS	31-AUG-2002	2344603.95	107152.28	0.00	0.00	25000.00	0.00	2676956.23
3 Rebate on BSP	31-AUG-2002	-299389.00						-299389.00
Total Rs.		2594498.00	107152.28	0.00	0.00	25000.00	0.00	2826650.28

Seller

Purchaser

[Signature]
[Signature]

Verified SSK
23/1/25m

PREPARED BY

[Signature]

CHECKED BY

[Signature]

MSD
371 3774

3
रसीद दस्तावेज वगैरह

मुकाम

दस्तावेज की तफसील, तारीख व कीमत या दस्तावेज की तारीख या किस्म जो मुहरबंद लिफाफा लिखा गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादा फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तावेज
2 कमरा नं० 250 प्रिन्टर	3 120	4

मेव
371 3774

रस-पत्राधिक
किता (साक्षर) २, ६

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दिल्ली DELHI

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, Lt. Col. R.L.Tandan S/o Late Sh.H.L.Tandan and Mrs.Ritu Tandan W/o Lt. Col. R.L.Tandan both R/o C-563, Defence Colony, New Delhi-110024, hereinafter called the Executants, do hereby nominate, appoint, authorize and constitute Mr.J.K.Trehan S/o Late Sh.J.R.Trehan R/o E-26, Panchshilla Park, New Delhi-110017, hereinafter called the **General Attorney**, as our true and lawful **General Attorney** to do all acts, deeds and things, in our name on our behalf.

WHEREAS the executants are absolute owners and in possession of Plot of Land bearing No.9015 admeasuring 263.50 Sq. Mtrs. in Phase-IV in the residential colony known as DLF City, situated at Village Chakkarpur, Tehsil & District, Gurgaon, Haryana with the freehold rights of the land under the said property, which is bounded and butted as under:

EAST	:	Road
WEST	:	Drainage Belt
NORTH	:	Plot No.9016
SOUTH	:	Plot No.9014

AND WHEREAS the above said executants have purchased the said property from M/s DLF Housing & Construction Ltd., by virtue of Sale Deed registered as Document No. 3674 in Additional Book No.1, Jhd No.7889 on pages 9 to 11 pasted in Additional Book No.1, Jhd No.729 on Page No.34 Dated 19-05-2004 in the office of Sub Registrar of Assurances, Gurgaon (Haryana).

29 NOV 2015

72025

M. No.

Name: CF coti R-L Tandan R

Purpose:

Rity Tandar

Thana:

V. E. M. No. 502

7805

Place, New Delhi-110019

DEC

4.12.2015

C563

Supply

Ordnance

NO

अथ पंजीकृत

Signature

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C563 (54-41449-5224)

Ref: 1732100-21.23.25

1. 1732100-21.23.25

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5. 1732100-21.23.25

6. 1732100-21.23.25

7. 1732100-21.23.25

For performance of certain duties and formalities, we do hereby nominate, constitute and appoint the above named General Attorney to do all acts, deeds and things in our name and/or on our behalf as under:-

1. To sign, execute any deed for receiving the possession/verification of boundaries of the Said Property on our behalf or any other document necessary to accomplish the above said purpose.
2. To enter upon the said Property or any part thereof and to accept the physical possession thereof/verification of the boundaries thereof.
3. To represent us in all dealings with DLF and / or the maintenance company or any agency employed / engaged concerning the said Property and the said Agreement, and to make the payment of the balance sale price and all the amounts due and payable under the said Agreement, to sign and deliver any letter, document and/or representation in connection with the sale of the said Property.
4. To execute the proper sale deed, and get the same duly registered in our name in the office of the appropriate Sub-Registrar.
5. To sell the said Property to the Vendee or any person nominated by the Vendee and to execute a proper Sale Deed of the said Property in favour of the Vendee or any nominee of the Vendee, and to present the same for the registration in the office of the Sub-Registrar having jurisdiction and to do all acts, deeds and things which are necessary for the same, including admitting the execution of the Sale Deed and any other documents in that behalf.
6. To appoint any other person as attorney for the sale of the said Property.
7. To let out the said Property on rent to any person and to realise the rent of the said Property from the said tenants(s) under legal separate receipt or otherwise.
8. To file suit for the recovery of rent in the court of law and to do all acts and things which are necessary for the same.
9. To file suits for the ejectment of any tenant or occupant from the said Property in the court of law and to all acts, deeds and things, which are necessary for the same.
10. To appoint any advocate to conduct any of the above proceedings or any other proceedings concerning the said Property.
11. To apply and get the compensation of the said Property from the concerned department/appropriate authority, if the said Property is acquired by any statutory authority under award of the said Property announced by the aforesaid department/authority.







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 K R.C.

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 जारी...
 सुपरी बंजीरक

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12. To apply for the electrification, water supply and other services in the said Property from the concerned department/appropriate authority/ DLF and to have any such utility or service installed at the said Premises.
13. To file with the any concerned department/appropriate authority/ DLF and documents, affidavits, notices or replies to any notices received regarding the said Property.
14. To execute any rectification deed for rectification of any sale deed of the said Property and to get the same registered in the office of the concerned Sub-Registrar.
15. To mortgage, gift, donate, or otherwise transfer the said Property to any one to sign and get the same duly registered in the office of the Sub-Registrar concerned.
16. To renovate, refurbish the said Property in such manner as may be required and in connection therewith to seek prior clearances from the developer or any concerned government department, and in connection therewith to seek any clearance required from the maintenance company
17. To do all acts, deeds and things in respect of all the matters of the said Property even if they are not covered by these clauses of this General Power of Attorney.

We hereby declare that as against us and the person claiming under us everything which the General Attorney shall lawfully do or cause to be done in pursuance of this General Power of Attorney shall be valid and effective and we shall be bound thereby.

This General Power of Attorney shall be irrevocable.

IN WITNESSES WHEREOF we, have set our hands to this General Power of Attorney, on this ... 8th day of May 2024 in the presence of the following witnesses:

WITNESSES:

1. Balan
Rajesh Balan
S/o Sh. C. S. Balan
47 Ashoka Crescent
DLF E, Gurgaon

EXECUTANTS

2. [Signature]
Lt. Col. R.L. Tandan (Lt. Col. R.L. Tandan)
Both R/o C-563, Defence Colony, New Delhi-110024

[Signature]
Gare Mahmal
Shri H. Divakaran
B-20 Samwal Nagar
New Delhi-110049.

[Signature]

SECRET

प्राप्त तारीख २१/६/८५
दिनांक को प्रमाणित करने के लिये
हस्ताक्षर
उपाध्यक्ष

१०७

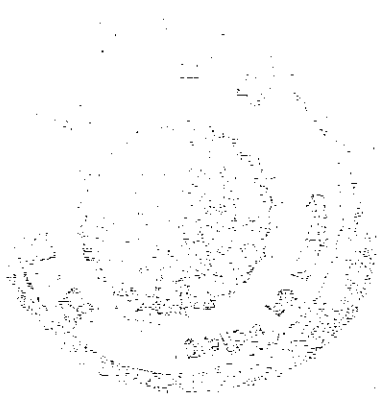
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Non-judicial



हरियाणा HARYANA

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S.D No. 13 9109

25-7-17

Page 117

Attested
By Registrar
Haryana

06 AUG 2017

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9109
25/7/07

Type of Deed	: Sale Deed
Village/City, Name & code	: DLF City
Segment/Block, Name & code	: Gurgaon
Unit Land/Sq yd/Kanal/Maria/Acre etc.	: 263.50 Sq Mtrs.
Type of Property	: Plot
Covered area	: NIL
Transaction value	: Rs.35,00,000/-
Stamp Duty	: Rs.1,89,100/-
Stamp No. & Date	: 5601 Dated 24-07-2007
Execution Date	: 25-07-2007
Commercial or Residential	: Residential

SALE DEED

Sale Deed for Rs.35,00,000/-
Stamp Duty for Rs.1,89,100/-

THIS DEED OF SALE IS EXECUTED AT GURGAON ON THIS 25th DAY OF July 2007,
BY Lt. Col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Lt. Col.
R.L. Tandan both R/o C-563, Defence Colony, New Delhi-110024 acting through General
Power of Attorney Mr. J.K. Trehan S/o Late Sh. J. R. Trehan R/o E-26, Panchshila Park,
New Delhi-110017, duly registered in the office of Sub-Registrar-VII, New Delhi, vide
document No.341, dated 05-12-2005, that both the executant(s) and GPA are still alive and
GPA has not been revoked / canceled so for; hereinafter referred to as the Vendor (which
expression shall unless repugnant to the subject or context hereof mean and include all their
legal heirs, successors and assigns).

IN FAVOUR OF

Mrs. Sunita Trehan W/o Mr. J.K. Trehan R/o E-26, Panchshila Park, New Delhi-110017
hereinafter referred to as the Vendee (which expression shall unless repugnant to the subject
or context hereof mean and include all her legal heirs, successors and assigns).

WHEREAS the Vendor is absolute owner and seized and possessed of the Plot bearing No.
9015 admeasuring 263.50 Sq. Mtrs. in residential colony DLF City (earlier known as DLF
Qutab Enclave Complex), Phase-IV, Gurgaon, (Haryana), described in Schedule hereto
(hereinafter referred to as the said Property);

06 AUG 2007

प्रलेख नः 9109

दिनांक 25/07/2007

डीड संबंधी विवरण			
डीड का नाम SALE OUTSIDE MC AREA			
तहसील/सब-तहसील गुडगांवा	गांव/शहर डी.एल.एफ कुतुब एन्क्लेव	स्थित फेस-4	
भवन का विवरण			
भूमि का विवरण			
निवासीय	263.5 Sq. Meters		
धन संबंधी विवरण			
राशि 4,72,190.00 रुपये	स्टाम्प ड्यूटी की राशि 189,100.00 रुपये		
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये		

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 25/07/2007 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी J.K.Trehan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी J.r. Trehan निवासी E-26 Panchshila Park New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री J.K. Trehan

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Sunitha Trehan क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn व श्री/श्रीमती/कुमारी Rajesh Sachan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी C.S.Sachan निवासी 47 Ashoka Crescent DIF-IV GGn ने स्वीक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 25/07/2007

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

AND WHEREAS the said Property was acquired by the Vendor from M/s DLF Housing & Construction Ltd. and M/s DLF Universal Limited, as Confirming Vendor by virtue of registered Sale Deed dated 19-05-2004 which was duly registered with the Sub-Registrar of Assurances, Gurgaon, vide Document No. 3674, pasted in additional Book No.1, Volume No. 7889 at pages 9 to 11 and entered in Book No. 1 Volume No. 729 at page 34 on 19-05-2004.

AND WHEREAS the Vendor is now seized and possessed of the said Property as absolute owner thereof and has full authority and power to convey and transfer the said Property and receive the sale consideration thereof;

AND WHEREAS the Vendor has agreed to sell to the Vendee, and the Vendee has agreed to purchase from the Vendor, the said Property on the terms and conditions set out herein;

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:-

1. In consideration of a sum of Rs.35,00,000/- (Rupees Thirty Five Lacs only) paid by the Vendee to the Vendor in the manner as stated hereinafter, the Vendor conveys and transfers hereby all her rights, titles and interests in the said Property free from all encumbrances, charges, liens, lispendens, attachments, prior agreements and trusts of any kind whatsoever.
2. The aforesaid consideration has been paid by the Vendee to the Vendor in the following manner: -
 - Rs.1,00,000/-(Rupees One Lakh only) vide Cheque No. 689710 dated 27-07-2005 drawn on Oriental Bank of Commerce, Panchshila Park, New Delhi-110017.
 - Rs.34,00,000/-(Rupees Thirty Four Lacs only) vide Cheque No. 766507 dated 09-11-2005 drawn on Oriental Bank of Commerce, Panchshila Park, New Delhi-110017.
3. The amount of sale consideration includes the contingency deposit and security, which the Vendor has paid to DLF Universal Limited; the Vendee shall be entitled to get the said amount transferred in her favour.
4. The Vendor has handed over peaceful and vacant possession of the said Property to the Vendee simultaneously with the execution and registration of this Sale Deed.

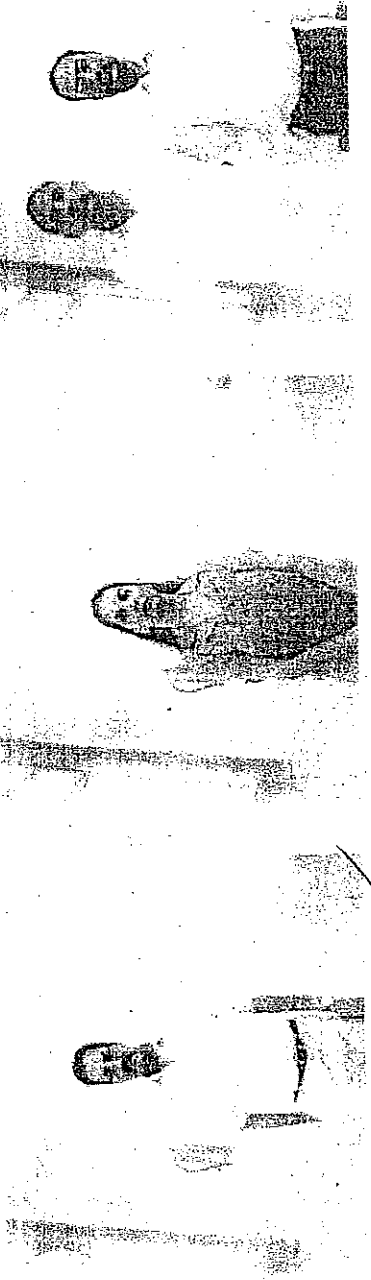
OMM

Attested

Subscribed by

06 AUG 2010

Reg. No. Reg. Year Book No.
9109 2007-2008 1



विक्रेता
J.K.Trehan

क्रेता

गवाह

क्रेता
Sunita Trehan

गवाह 1:- H.R.Khatana
गवाह 2:- Rajesh Sachan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9,109 आज दिनांक 25/07/2007 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 832 के पृष्ठ सख्या 54 से 55 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

उप/संयुक्त पंजीयन अधिकारी
गडगांवा

दिनांक 25/07/2007

Revenue Department Haryana

HARIS -EX

NIC-HSU

The Vendor doth hereby assure and covenant with **the Vendee** as follows: -

- a) That the said **Property** is free from all encumbrances, charges, liens, lispendens, attachments, prior agreements and trusts of any kind whatsoever and that no litigation or any other proceedings relating to the said **Property** is pending;
 - b) That there is no order of attachment by the Income Tax or any other Authority nor any notice of acquisition in respect of the said **Property**;
 - c) That excepting **the Vendor** nobody else has any right, title, interest, claim or demand whatsoever in respect of the said **Property** and **the Vendor** has full authority and power to convey and transfer the said **Property** and to receive the sale consideration therefore in their name; and
 - d) That there is no subsisting Agreement for sale in respect of the said **Property** nor has it been disposed of or transferred to any other person or persons by gift, will, exchange or otherwise howsoever.
- The Vendor** undertakes to keep **the Vendee** indemnified against all losses and damages that **the Vendee** may suffer because of any defect in the title of **the Vendor**.
6. All the rates, taxes, cesses and levies of whatsoever nature payable in respect of the said **Property** upto the date of handing over the actual, physical and vacant possession thereof to **the Vendee** shall be the liability of **the Vendor**; thereafter such liability shall be discharged by **the Vendee**. The parties hereto shall keep each other harmless and indemnified in respect of any claims or demands contrary to what is stated herein.
 7. That originals of all the documents in respect of the said **Property** including, but not limited to, the sale deed dated 19-05-2004, executed by the DLF Housing and Construction Limited and DLF Universal Limited in favour of **the Vendor** and receipts of diverse payments by **the Vendor** to DLF Housing and Construction Limited and DLF Universal Limited including contingency deposit and security have been delivered to **the Vendee** at the time of execution and registration of this Sale Deed.
 8. The stamp duty and registration charges in respect of this Deed have been paid by **the Vendee**.

COMM

06 AUG 2004

9. The Vendor shall execute any further document(s) as may be necessary to effectuate the conveyance and transfer of the said Property in favour of the Vendee.

In event of any dispute or differences arising between the parties, the same shall be referred to court having jurisdiction.

SCHEDULE:-

All the rights, title and interest of the Vendor into and upon that piece and parcel of land being Plot No. 9015, measuring 263.50 sq. mtrs. in Phase-IV in the residential colony known as DLF City, situated at Village Chakkarpur Tehsil and District, Gurgaon, (Haryana) bounded as under :-

North	:	Plot No. 9016
South	:	Plot No. 9014
East	:	Road
West	:	Drainage Belt

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale at Gurgaon on the day, the month and year first above written.

WITNESSES:

1.



Hem Ram Khatana
Advocate
GURGAON

VENDOR

Hem Ram Khatana
Advocate
GURGAON

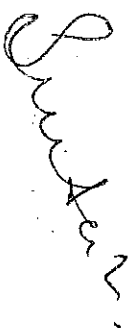
(Lt. Col. R.L. Tandan) (Mrs. Ritu Tandan)
through GPA Mr. J.K. Trehan

2.



Rajesh Sachan
Asstt. Commr. Gurgaon
U7 Ashoka Co. Secut
DIF City - I, Gurgaon.

VENDEE



(Mrs. Sunita Trehan)

06 AUG 2010

रसीदा नं० ११०१ सी. वही नं० १
 दिनांक ११८३ ए. डी. १३९५
 पान दि. ११८३ ए. डी. १
 दिनांक ८५५ ए. डी. ८२
 दिनांक २५-७-७२ को दत्त रसिदा
 दिनांक ११८३

४

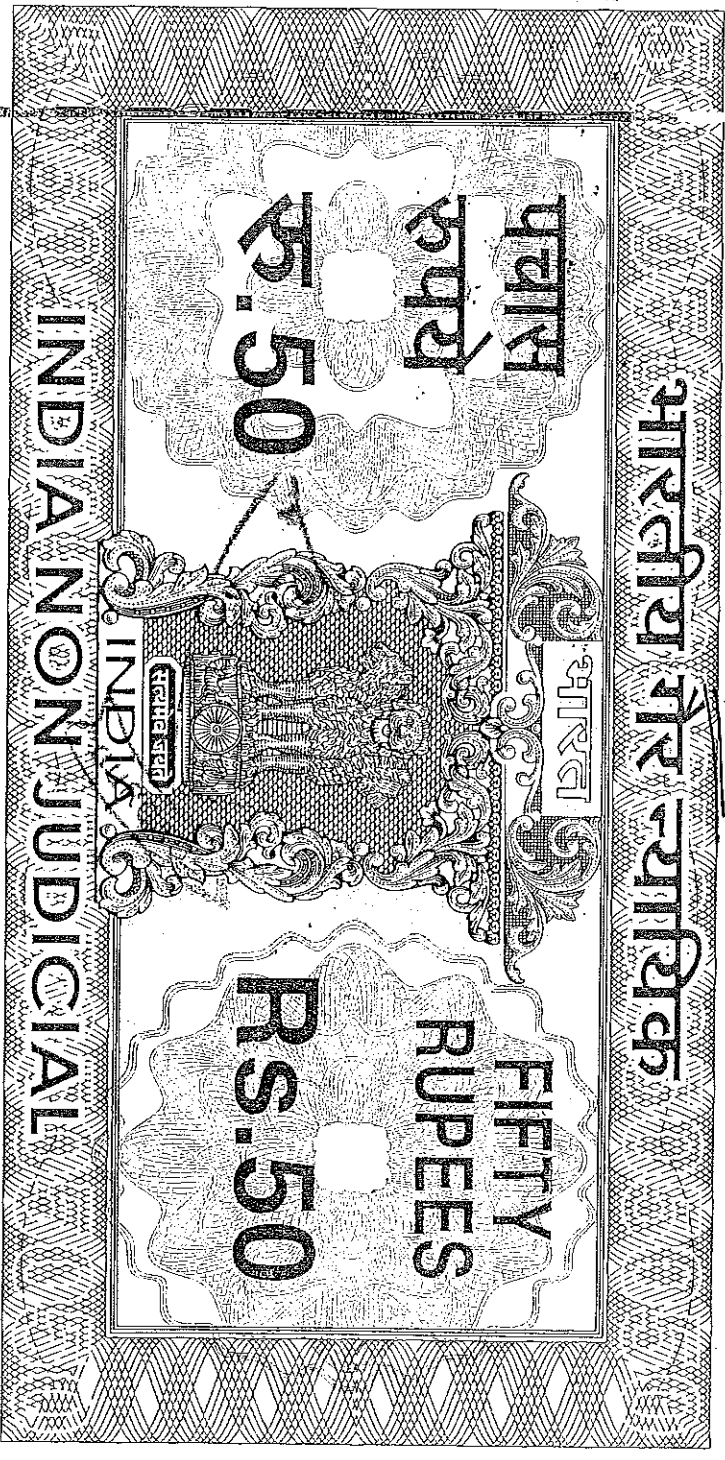
११८३ ए. डी. १३९५

92

467

(4)

भारतीय नैर न्यायिक



हरियाण HARYANA

RECTIFICATION DEED

A 344509

THIS DEED OF DECLARATION AND CONFIRMATION made this 10th day of April 2009 between Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan Both R/o C-563, Defence colony, New Delhi-110024 acting through General Power of Attorney Mr. J.K. Trehan S/o Late Sh. J.R. Trehan R/o E-26, Panchshila Park, New Delhi-110017 GPA Vasika No. 341 dated 05-12-2005, registered in the office of Bina, Sagar, M.P. hereinafter referred to the Vendor which expression unless repugnant to the context shall mean and include all heirs, successors, administrators, survivals, executors and assigns of the One Part:

AND

Mrs. Sunita Trehan W/o Mr. J.K. Trehan R/o E-26, Panchshila Park, New Delhi-110017 hereinafter referred to the Vendee which expression unless repugnant to the context shall mean and include all her heirs, successors, administrators, survivals, executors and assigns of the Other Part:

COMM

1105. Sunita Trehan w/o J.K. Trehan N. Delhi
Rectification

प्रलेख नः 467

दिनांक 10/04/2009

डीड संबंधी विवरण **VIKAS SHARMA**

डीड का नाम TARTIMA

तहसील/सब-तहसील गुडगाँवा

गांव/शहर डी.एल.एफ कुतुब एन्क्लेव

10 APR 2009

धन संबंधी विवरण Stamp Vendor, Gurgaon

स्टाम्प ड्यूटी की राशि 50.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

रजिस्ट्रेशन फीस की राशि 0.00 रुपये

रुपये

Drafted By: Karan Singh Joon Adv.

यह प्रलेख आज दिनांक 10/04/2009 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी L.L. Col. R.L. Tandon पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी H.L. Tandon निवासी C-563 Defence Colony New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा

श्री L.L. Col. R.L. Tandon thru J.K. Trehan (GPA), Ritu Tandon thru (GPA)

उपरोक्त पेशकर्ता व श्री/श्रीमती/कुमारी Sunita Trehan दख्खर हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी Karan Singh Joon पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Kamamvir Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Sultan Singh निवासी 716 H Block Ansal Palam Vihar Gurgaon ने की। साक्षी नः 1 का हम नम्रदत्त/अधिवक्ता के रूप में जानते है तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 10/04/2009

उप/संयुक्त पंजीयन अधिकारी

गुडगाँवा

Revenue Department Haryana

HARIS-EX

NIC-HISU

WHEREAS by an indenture of Sale Deed executed between the parties hereto and registered vide Sale Deed Vasika No. 9109 dated 25-07-2007 in the office of Sub Registrar, Gurgaon in respect of residential plot bearing No. 9015 admeasuring 263.50 Sq. Mtrs situated in the residential colony known as DLF CITY, Phase-IV, in and around Village Chakkarpur, The. & Distt. Gurgaon, Haryana .

WHEREAS inadvertently in the above said Sale Deed "Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan Both R/o C-563, Defence colony, New Delhi-110024 acting through General Power of Attorney Mr. J.K. Trehan S/o Late Sh. J.R. Trehan R/o E-26, Panchshila Park, New Delhi-110017 duly registered in the office of Sub Registrar-VII, New Delhi vide document No. 341 dated 05-12-2005" has been written instead of "Lt. col. R.L. Tandan S/o Late Sh. H.L. Tandan and Mrs. Ritu Tandan W/o Late Col. R.L. Tandan Both R/o C-563, Defence colony, New Delhi-110024 acting through General Power of Attorney Mr. J.K. Trehan S/o Late Sh. J.R. Trehan R/o E-26, Panchshila Park, New Delhi-110017 duly registered in the office of Sub Registrar, Bina, Sagar, M.P. vide document No. 341 dated 05-12-2005" which may kindly be recorded.

AND WHEREAS it is now necessary and expedient to rectify the said error or omission to remove all doubts and to avoid all disputes about the meaning of the said Sale Deed regarding the ownership which the Vendor has already delivered to the Vendee.

AND WHEREAS in the circumstances aforesaid the Vendor has agreed to execute this deed of confirmation as Rectification to and in rectification of the said previous Sale Deed.

CONFIRM

Reg. No. Reg. Year Book No.

467 2009-2010 1



पेशकर्ता

पेशकर्ता

J.K. Tichan

दावेदार

Sunita Tichan

दावेदार

गवाह

गवाह 1:- Karan Singh Joon

गवाह 2:- Kamramvir Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 467 आज दिनांक 10/04/2009 को बही न: 1 जिल्द न: 11.163 के पृष्ठ न: 51 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 904 के पृष्ठ सख्या 29 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/चिह्न अंगुठा मेरे सामने किये है ।

उप/संयुक्त पंजीयन अधिकारी

गुडगावा

दिनांक 10/04/2009

467 1178 904 10-4-09 467 146

Revenue Department Haryana

HARIS-EX

NIC-HSU

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS RECTIFICATION DEED ON THE DAY MONTH AND YEAR HEREINABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

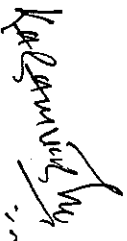
WITNESSES

1


KARAMVIR SINGH
Date: 18/07/2018

Dist: Gurgaon, Haryana


2


KARAMVIR SINGH
Date: 18/07/2018

Karamvir Singh

S/o Sh. Sultan Singh

R/o 716A, H Block, Ansal Palam Vihar,
Gurgaon, Haryana


KARAMVIR SINGH
Date: 18/07/2018

Dist: Gurgaon, Haryana

VENDOR

VENDEE


KARAMVIR SINGH
Date: 18/07/2018

