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27 AUG 2020

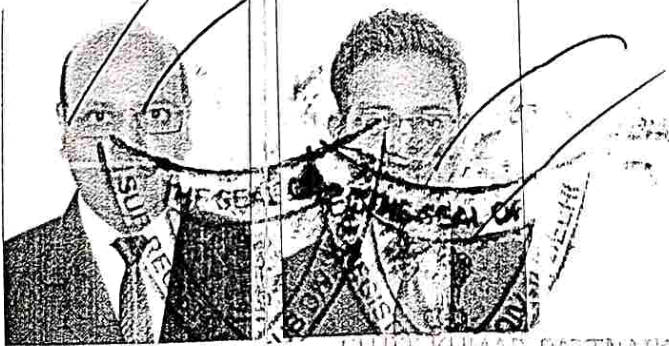
सत्यमेव जयते

Certificate No. : IN-DL53443541644184S
 Certificate Issued Date : 02-Jul-2020 03:09 PM
 Account Reference : SHCIL (FI)/ dl-shcil/ JANAK/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-SHCIL15325126041493S
 Purchased by : RUPESH KUMAR BARANWAL
 Description of Document : Article 23 Sale
 Property Description : APARTMENT NO.CGK-034 3RD FLOOR DLF CAPITAL GREENS,15 SHIVAJI MARG MOTI NAGAR NEW DELHI
 Consideration Price (Rs.) : 91,60,178 ^{only}
 (Ninety One Lakh Sixty Thousand One Hundred And Seventy Eight only)
 First Party : DLF HOME DEVELOPERS LIMITED
 Second Party : RUPESH KUMAR BARANWAL
 Stamp Duty Paid By : RUPESH KUMAR BARANWAL
 Stamp Duty Amount(Rs.) : 9,46,300 ^{only}
 (Nine Lakh Forty Six Thousand Three Hundred only)



LOCKED

Please write or type below this line.....

4159-5755-8830
AFCPB1221KSUBHASH CHOUDHARY
ADHAR:380914006440SUBHASH KUMAR PATTNAIK
ADHAR:322108326474

WEST DISTT. DELHI

DLF Home Developers Ltd.



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WEST DISTT. DELHI

Statutory Alert:

1. The validity of the Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as printed on the Stamp Certificate is Invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED FOR RS. 91,60,178.00

STAMP DUTY : Rs. 4,73,150/-
CORPN.TAX : Rs. 4,73,150/-
TOTAL STAMP DUTY : Rs. 9,46,300/-

(A) APARTMENT NO. : CGK-034
(B) SUPER AREA OF THE APARTMENT : 143.625 Sq.mtrs.
(C) USE FACTOR : RESIDENTIAL
(D) TIME & TYPE OF CONSTRUCTION : AFTER 2000, PUCCA
(E) CIRCLE RATE OF FLAT : Rs. 109800/- Per Sq.mtrs.

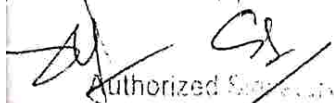
$$143.625 \times 109800/- = \text{Rs. } 1,57,70,025/-$$

TOTAL COST OF PROPERTY AS PER CIRCLE RATE Rs. 1,57,70,025/-

STAMP DUTY PAID @ 6 % i.e. Rs.9,46,300/- ON CIRCLE RATE



DLF Home Developers Ltd.



Authorized Signatory

THIS DEED OF SALE ("Sale Deed") is made on this 27th day of August, 2020 at New Delhi.

BETWEEN

M/s. DLF Home Developers Limited (PAN AACCD0037H), a Company registered under the Companies Act, 1956 having its Registered Office at DLF Centre, Sansad Marg, New Delhi-110001 and having Corporate Identification No.U74899DL1995PLC075028 (hereinafter referred to as "the Vendor", which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) through its duly Authorised Signatory Mr. Subhash Choudhary S/o Late Mr. Ran Singh & SUJIT K. PATTNAIK S/o SH. P. C. PATTNAIK C/o DLF Ltd. DLF Centre, Sansad Marg, New Delhi-110001 vide Resolution dated 14-11-2019 of the First Part.

AND

**MR. RUPESH KUMAR BARANWAL S/O MR. HANUMAN PRASAD BARANWAL
R/O C/O RUPESH KUMAR & SONS, SHARDAPURI, OPPOSITE CARPET CITY
BHADOHI - 221401 (UTTAR PRADESH) INDIA**

(hereinafter referred to as "the Vendee", which expression shall, unless repugnant to the context or meaning thereof, include his/ her heirs, executors, administrators, legal representatives and successors) of the Second Part.

WHEREAS the Vendor is the owner of land measuring 31.15 acres at Plot No. 15, Shivaji Marg, New Delhi-110015 (hereinafter referred to as the Said Land), on which the Vendor has developed the Said Complex (hereinafter defined). This Sale Deed is confined and limited, in its scope, only to the sale of the Said Apartment, which is located in the Said Complex.

AND WHEREAS the Vendee had applied for allotment of a residential apartment in the Said Complex and pursuant thereto the Vendee was allotted the Said Apartment as fully described in Schedule-I and entered into the Agreement for the Said Apartment (hereinafter defined) with an exclusive right to use the Said Parking Space(s) for a total price of **Rs. 91,60,178/- (Rupees ninety one lakh sixty thousand one hundred seventy eight only)**.

AND WHEREAS the Vendee had demanded from the Vendor and the Vendor had allowed the Vendee, inspection of site/layout/ revised lay out plan, building plans/completion plans, ownership record of the Said Land and all other documents relating to the title, competency and all other relevant details and the Vendee has confirmed that he/she is fully satisfied in all respects with regard to the right, title and interest of the Vendor in the Said Land on which the Said Building/Said Complex is constructed. The Vendee has agreed that there shall be no further investigation/objections by him/her in this regard and further that the Vendee is fully satisfied with the competency of the Vendor to execute this Sale Deed.

AND WHEREAS the Vendee agrees and acknowledges that the layout/site plan of Said Complex *inter alia* comprises of Phases I and II and Phase III, Community Facilities Building, School, EWS Units, CSP Units, Periphery Road, ESS and Basement. This Sale Deed is confined and limited in its scope only to the Said Apartment, the exclusive right to use the Said Parking Space(s) and other rights and obligations of the Vendee as specifically set out in this Sale Deed.

AND WHEREAS the Vendee acknowledges and confirms that the description and reference of the entire Said Complex given by the Vendor is only to acquaint the Vendee with regard to the location of the Said Building/Said Apartment in Said Complex and is not intended to convey to

DLF Home Developers Ltd.

Authorized Signatory

Date 27/08/2020 11:49:02

S No. 7838

Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil SR II Basai Dampur

Village/City Moti Nagar

Place (Segment) Moti Nagar

Property Address

Area of Property 143.63 Sq.Meter

Building Type

Property Type Residential

Road No.

Consideration Amount : 15,770,025.00 Rupees

Money Related Detail

Stamp Duty Paid 946,300.00 Rupees

Value of Registration Fee 157,701.00 Rupees

Pasting Fee 100.00 Rupees

SALE WITHIN MC AREA

This document of SALE

Presented by : Sh/Smt

DLF HOME DEVELOPERS LIMITED
THROUGH MR. SUBHASH CH
DLF HOME DEVELOPERS LIMITED
THRU ITS MR. SUJIT KUMAR

S/o W/o

LT.SH. RAN SINGH

SH. P.C. PATNAIK

R/o

DLF CENTER SANSAD MARG

DLF CENTER SANSAD MARG

between the hours of

in the office of the Sub Registrar, Delhi this 27/08/2020 12:00:00AM day Thursday

Net

Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.

DLF HOME DEVELOPERS LIMITED THROUGH MR. SUBHASH CHOUHARY DLF HOME DEVELOPERS LIMITED
THRU ITS MR. SUJIT KUMAR PATNAIK

and Shri / Ms.
RUPESH KUMAR BARANWAL

Who is/are identified by Shri/Smt/Km. SHIVAM S/o W/o D/o SH. SURESH CHAND R/o TEH MANKAPUR BARIP
RAMNATH GONDA UP
and Shri/Smt/Km MR. MANISH KUMAR S/o W/o D/o MR. SHYAM SUNDER R/o B-102, GANESH NAGAR ND

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.

The Balance of entire consideration of Rs. Rupees

Vendor(s)/Mortgagor(s) by. Sh./Ms. RUPESH KUMAR
BARANWAL

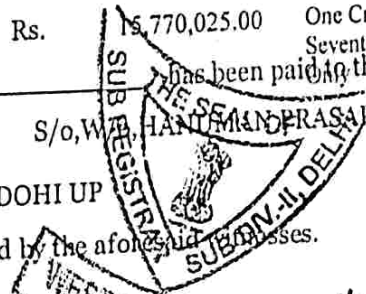
R/o, RUPESH KUMAR AND SONS SHARDAPURI CARPET CITY BHADOHI UP

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Rs. 15,770,025.00 One Crore Fifty Seven Lak
Seventy Thousand Twenty

has been paid by the

S/o, W/o D/o SH. SURESH CHAND R/o TEH MANKAPUR BARIP



Registrar/Sub Registrar
SR II Basai Darapur

Delhi/New Delhi

Date 27/08/2020

15:45:01

Handwritten signature of the Registrar/Sub Registrar.



the Vendee any impression of any right, title or interest in any land(s) falling outside the Said Land.

AND WHEREAS the Vendee has relied on his/her own judgment and investigation while purchasing the Said Apartment. 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 this Sale Deed. No oral or written representations or statements shall be considered to be part of this Sale Deed and this Sale Deed read with the Agreement are self-contained and complete in all respects.

AND WHEREAS the Vendor is the owner of the Said Apartment and no one besides the Vendor has title to the Said Apartment and the Vendor is competent to execute this Sale Deed in favour of the Vendee.

AND WHEREAS the construction of the Said Building/Said Complex has been completed and the Completion-cum-Occupancy Certificates have been granted by the competent Governmental Authority. The Vendee has been put in possession of the Said Apartment and being fully satisfied, has no claim of any nature whatsoever and the Vendee confirms that the Super Area of the Said Apartment is **143.625 sq. mtrs. (1546 sq. ft.)**.

DEFINITIONS

In this Sale Deed, unless repugnant or contrary to the context hereof, the following terms, when capitalized, shall have the meanings assigned herein when used in this Sale Deed. When not capitalized, such words shall be attributed to their ordinary meaning.

"Act" means the Delhi Apartment Ownership Act, 1986 and the rules framed thereunder and/or any modifications thereof.

"Agreement" means the Apartment Buyer's Agreement dated **13-06-2009** executed by the Vendee with the Vendor for purchase of the Said Apartment alongwith exclusive right to use Said Parking Space(s).

"Apartment Area" means the area of the Said Apartment as described in Schedule-VI annexed to this Sale Deed.

"Association" means the CG Condominium Owners Association registered under the Societies Registration Act, 1860 on January 13, 2017 under registration no. SOCIETY/WEST/2017/8902159 and/or its nominee(s).

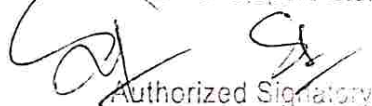
"Basement" means 3 levels of basement constructed below the Said Land, which are interconnected as shown in the plans annexed as Schedule- VA to Schedule-VR to this Sale Deed.

"Common Areas & Facilities" means such common areas & facilities earmarked for common use of the apartment owners of the Said Complex, limited to and precisely listed in Part-A, Part-B and Part-C of Schedule- VII annexed to this Sale Deed.

"Community Facilities Building" means the building on the Said Land, comprising of shopping centre, banquet hall and dispensary, being a neighborhood facility under the Master Plan of Delhi '2021' (MPD), as shown in the plan annexed as Schedule- IVA to this Sale Deed.

"CSP Units" means 773 units situated in Block No. 1, 2 and part of Block No.3, as shown in the plan annexed as Schedule-IVA to this Sale Deed, with earmarked parkings in the Basement, meant for the residential use of "Community Service Personnel" (CSP).

DLF Home Developers Ltd.


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"Deed of Apartment" means the deed of apartment (including amended deed of apartment), if any, or by whatever name called, to be filed/registered under the Act, with the competent Governmental Authority, with regard to the Said Apartment/Said Building/ Said Complex.

"Development Charges/(DC)" means the charges for development levied/ leviable on the Said Complex, if any, by the Government or any other competent Governmental Authority which also include any increase in such development charges, by whatever name called or in whatever form and with all such conditions imposed by the Government or any other competent Governmental Authority.

"ESS" means the electric sub-station as shown in the plan annexed as Schedule-IVA to this Sale Deed.

"EWS Units" means 772 units situated in Block No. 4, 5 and part of Block No.3, as shown in the plan annexed as Schedule-IVA to this Sale Deed, with earmarked parkings in the Basement, meant for the residential use of people belonging to "Economically Weaker Section" (EWS).

"Foot Print" means the precise land underneath the Said Building in which the Said Apartment is located.

"Governmental Authority" or "Governmental Authorities" means any government authority, statutory authority, government department, government agency, commission, board, tribunal or court or other law, rules or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any State or other subdivision thereof or any municipality, district or other subdivision thereof, and/or any other municipal/ local authority having jurisdiction over the Said Land on which the Said Complex/ Said Building is situated.

"IBMS" means the interest-bearing maintenance security paid by the Vendee for the maintenance and upkeep of the Said Complex/Said Building @ Rs.1,076.04 per sq. mtr. (Rs.100/- per sq. ft.) of the Super Area of the Said Apartment. The IBMS shall carry a simple yearly interest as per the applicable rates on fixed deposits accepted by State Bank of India at the close of each financial year on 31st March to be adjusted in the manner as stated in the Maintenance Agreement and hereinafter.

"Maintenance Agency" means any Person(s) appointed by the Association or its nominee(s), who shall be responsible for maintenance and upkeep of the Said Building/ Said Complex or part thereof.

"Maintenance Agreement" means the agreement executed by the Vendee with the Association for maintenance and upkeep of the Common Areas & Facilities in the Said Building/ Said Complex or part thereof.

"Maintenance Charges" means the periodic charges payable by the Vendee to the Association in advance for such period as may be decided by the Association. The same shall be paid by the Vendee in accordance with the demand raised by the Association for the maintenance and upkeep of the Said Building /Said Complex or part thereof, but does not include; (a) the charges for utilities in the Said Apartment including but not limited to electricity, which shall be charged based on actual consumption on monthly basis and (b) any statutory payments, taxes or levies with regard to the Said Apartment/Said Building/Said Complex. The details of Maintenance Charges and its mode of payment shall be more elaborately described in the Maintenance Agreement.

"Periphery Road" means the road situated inside the boundary of the Said Complex and marked as 'A1' in the plan annexed as Schedule-IVD to this Sale Deed.

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"Person" means any individual, sole proprietorship, unincorporated association, body corporate, corporation, joint venture, trust, any Governmental Authority or any other entity or organization.

"Phases I and II" means and comprises of towers A, B, C, D, E, F, G, H, J & K in Phase I and towers L, M, N, P, Q, R, S, T, U & V in Phase II, in the Said Complex, along with the areas surrounding these towers, the community recreation centre/ club known as "The Club" located between towers J & M, swimming pools, as shown in the plan annexed as Schedule-IVB to this Sale Deed.

"Phase III" means and comprises of towers W, X & Y alongwith the areas surrounding these towers, and "The Towers Club" located in towers X & Y and 3 shops located in ground floor of tower W in the Said Complex, alongwith swimming pools, as shown in the plan annexed as Schedule-IVC to this Sale Deed.

"Said Apartment" means the **Apartment No.CGK-034** in the Said Building, as defined in Schedule-I having Super Area of **143.625 sq. mtrs. (1546 sq. ft.)** as defined in Schedule-VI. The apartment plan for the Said Apartment has been annexed hereto as Schedule - VIII to this Sale Deed.

"Said Building" means **Tower No. K** being the building in the Said Complex, in which the Said Apartment is located.

"Said Complex" means the complex known as "Capital Greens" constructed on the Said Land comprising of Phases I and II and Phase III, Community Facilities Building, School, EWS Units, CSP Units, Periphery Road and ESS, as shown in the plan annexed as Schedule-IV to this Sale Deed and the Basement.

"Said Land" means the land admeasuring 31.15 acres, falling in Plot No. 15, Shivaji Marg, New Delhi 110015, as shown in the plan annexed as Schedule-IV to this Sale Deed, on which the Said Complex has been developed.

"Said Parking Space(s)" means the **Parking Space No. PK-1034** allotted to the Vendee for the exclusive use of the Vendee for parking only and more particularly described in the parking plan as given in Schedule-VA to Schedule-VR annexed to this Sale Deed.

"Sale Deed" means this deed of sale conveying the title of the Said Apartment in favour of the Vendee.

"School" means the land and building in the Said Complex owned by the Vendor and earmarked for school, being a neighborhood facility under the Master Plan of Delhi '2021' (MPD), as shown in the plan annexed as Schedule-IVA to this Sale Deed.

"Separate Land" means an area of 6.79 acres of land owned by the Vendor outside the Said Land. Such Separate Land is also a part of Plot No.15, Shivaji Marg, New Delhi-110015. The Separate Land abuts Shivaji Marg and is adjacent to the Said Land, as shown in the plan annexed as Schedule-IV to this Sale Deed. The Separate Land is outside the scope of this Sale Deed and the Vendor, being the owner of such Separate Land, is free to deal with it in any manner as it deems fit including its development.

"Strip of Land", which is a part of Separate Land, means the 18-metre-wide road connecting the Said Complex to Shivaji Marg, marked as 'S1' in the plan annexed as Schedule-IV to this Sale Deed. Such Strip of Land being part of Separate Land is owned by the Vendor and this Strip of Land is outside the scope of this Sale Deed.

"Super Area" shall have the same meaning as given in Schedule-VI annexed to this Sale Deed.

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Authorized Signatory

"The Vendee" shall have the meaning as described to it in the preamble.

"The Vendor" shall have the meaning as described to it in the preamble.

Interpretation

Unless the context otherwise requires in this Sale Deed:

- a. the use of words importing the singular shall include the plural and vice versa;
- b. reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;
- c. reference to the words "include" or "including" shall be construed without limitation; and
- d. reference to this Sale Deed, or any other agreement, deed or other instrument or document shall be construed as a reference to this Sale Deed or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

The Vendee agrees that wherever in this Sale Deed, it is explicitly mentioned that the Vendee has understood or acknowledged obligations of the Vendee, or the rights of the Vendor; or the Vendee has given his/her consent to the actions of the Vendor, or the Vendee has acknowledged that the Vendee has no right of whatsoever nature, the Vendee in furtherance of the same, shall do such acts, deeds or things as the Vendor may deem necessary, without any protest or demur.

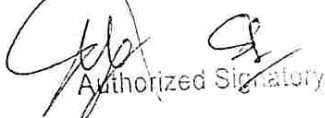
NOW THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

1. In accordance with the terms of the Agreement and the terms and conditions contained in this Sale Deed and in consideration of the total price paid by the Vendee and received by the Vendor (as per details mentioned in Schedule-II hereunder), the Vendor doth hereby sells, conveys, assigns and transfers unto the Vendee by way of sale the Said Apartment and the right to exclusive use of the Said Parking Space(s) (more fully described in the Schedule-I hereunder), along with the undivided proportionate interest in the Foot Print and the undivided proportionate interest and right to use the Common Areas & Facilities within the Said Complex, free from all encroachments, charges, liens and encumbrances, together with right to use of all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Apartment or in any way appended therewith usually held as part and parcel thereof.

And now it shall be lawful for the Vendee for all times hereafter to enter upon the Said Apartment and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of this Sale Deed along with the terms of the Agreement and the Deed of Apartment, if any. The Vendor agrees that it shall, from time to time, and at all times hereafter, upon every reasonable request and at the cost of the Vendee, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Apartment unto the Vendee in the manner mentioned in this Sale Deed and the Agreement. The Vendor covenants that this Sale Deed is executed in its entirety and that the Vendor has received the full sale price of the Said Apartment.

2. That the Development Charges (DC) as demanded by relevant Governmental Authorities in respect of the Said Building has been paid by the Vendor till date. In case the demand

DLF Home Developers Ltd.


Authorized Signatory



of DC is made by the concerned Governmental Authorities, after the execution of this Sale Deed, then in that event, the Vendee shall pay the proportionate demand raised by the Vendor on the Vendee which shall be paid by the Vendee within the stipulated period as may be mentioned in the demand notice, failing which, the Vendee shall be responsible and liable for all cost and consequences for such non-payment, including interest or penalty as demanded by the Governmental Authorities and other consequences for such non payment and the Vendor shall be entitled to take all actions as is available to the Vendor as per applicable law.

3. That the Vendee confirms and undertakes that the Vendee shall be liable to pay all statutory dues like government rates, Value Added Tax (VAT), state sales tax, Central sales tax, Works Contract Tax, Service Tax, one time building tax, [luxury tax] building and other construction workers welfare fund and education cess, tax on land, municipal tax, property tax, wealth tax, Goods and Services Tax (GST), taxes, fees or levies of all and any kind by whatever name called, whether paid or payable by the Vendor and or its contractors (including sub-contractors) and/ or levied or leviable now or in future by the government, municipal authority or any other Governmental Authority on the Said Apartment/Said Building/Said Complex/Said Land, as the case may be, as assessable or applicable from the date of application for allotment, within the stipulated timelines.
4. The Vendee further agrees that if the Said Apartment or any other right being conveyed (e.g. right to use of the Said Parking Space(s)) is not assessed separately for property tax, then the Vendee shall pay the same on proportionate basis as determined and demanded by the Association or the Vendor, as the case may be, which shall be final and binding on the Vendee. If the Said Apartment and Said Parking Space(s) is assessed separately, the Vendee shall pay directly to the competent Governmental Authority on demand being raised by the competent Governmental Authority.
5. The Vendee confirms that the Said Parking Space(s) is inseparable from and forms an integral part of the Said Apartment. The Vendee confirms that the Vendee has no right to sell/transfer or deal with the Said Parking Space(s) independent of the Said Apartment. The Vendee undertakes to park his/her vehicle in the Said Parking Space(s) and not anywhere else in the Said Building/Said Complex. The Vendee has been made aware and has consented that the Said Parking Space(s) shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the Said Apartment under any of the provisions of this Sale Deed, as per applicable law. All clauses of this Sale Deed pertaining to use, possession, cancellation etc. of the Said Apartment shall apply *mutatis mutandis* to the Said Parking Space(s).

The Vendee confirms that all parking spaces including Said Parking Space(s) are meant only for parking in the Said Building/Said Complex. Further, the Vendee acknowledges that Said Parking Space(s) and balance unallotted parking spaces in the Basement do not form part of Common Areas & Facilities of the Said Apartment/Said Building/Said Complex. The Vendee understands that the service areas in the Basement/ stilts provided in the Said Complex are reserved for services, use by maintenance staff etc. and shall not be used by the Vendee for parking or any other purpose.

The Vendee acknowledges that, the Vendor shall remain the owner of the parking spaces in the Basement within the Said Building/Said Complex which have not been allotted to any apartment owner and the Vendor shall have the right to allot these parking spaces for exclusive use of the apartment owners to whom the apartments have been sold or may be sold/or earmark these parking spaces to Community Facilities Building, EWS Units and CSP Units as the case maybe and the Vendee shall have no right to raise any objection or dispute in this regard.

Further, the Vendee acknowledges that only the visitor parking spaces as shown in the plan annexed as Schedule-IVD to this Sale Deed are part of Common Areas & Facilities and all the other parking spaces in the Basement are not part of Common Areas & Facilities.

6. That the Vendee confirms that subject to the terms and conditions of this Sale Deed, the Vendor has conveyed to the Vendee only the following rights with regard to the Said Apartment:

- i) Ownership of the Apartment Area as specified in Schedule-VI.
- ii) Undivided proportionate interest in the Foot Print (excluding the Basement reserved for parking and services) of the Said Building. The undivided proportionate interest in the Foot Print shall be calculated in the ratio of Super Area of the Said Apartment to the total Super Area of all apartments in the Said Building. It is made abundantly clear and agreed by the Vendee that no other land(s) is/ are forming part of this Sale Deed, and the Vendee shall have no title on any other land.
- iii) Exclusive right to use the Said Parking Space(s) (without any ownership right) for parking of vehicles only. The Vendee hereby acknowledges that the Said Apartment along with Said Parking Space(s) will be treated as a single indivisible unit for all purposes including the Act, and as such, cannot be transferred or let-out separately. The Vendee agrees that the Vendee shall not have any claim, right or interest whatsoever in respect of any other parking spaces save and except the Said Parking Space(s)
- iv) Undivided proportionate interest in and the right to use the Common Areas & Facilities within the Said Building/ Said Complex as specified in Parts A & B of Schedule-VII. The interest of the Vendee in the Common Areas & Facilities as specified in Part A and B of Schedule VII is undivided and cannot be separated.
- v) Right to only use the general Common Areas & Facilities within the Said Complex limited to and precisely listed in Part C of Schedule-VII which may be within or outside the Foot Print earmarked by the Vendor as commonly used areas by all the vendees of all the apartment buildings constructed in the Said Complex. However, such general Common Areas & Facilities earmarked for common use of all the vendees shall not include the Said Parking Space(s) in the Basement.

The Vendee shall use the Common Areas & Facilities within the Said Building/ Said Complex harmoniously along with other apartment owners, maintenance staff etc., without causing any inconvenience or hindrance/annoyance to them, and such right to use shall be subject to timely payment of Maintenance Charges.

The Vendee acknowledges that the Common Areas & Facilities as listed in Parts A & B of Schedule-VII are included in the computation of Super Area of the Said Apartment on proportionate basis and those listed in Part-C of Schedule-VII have not been included in the computation of Super Area of the Said Apartment.

- vi) The conditional right of usage of the clubs for Phases I & II and Phase III respectively as contained in Part A of Schedule-VII is subject to fulfillment of the terms and conditions as applicable.

7. The Vendee acknowledges and confirms that the Vendee has not paid any amount towards any other lands, areas, facilities and amenities including but not limited to those listed below, and as such, the Vendee shall have no right or interest of any nature whatsoever in the same and the same are specifically excluded from the scope of this Sale Deed. The Vendee acknowledges that the ownership of such land, areas, facilities and amenities shall vest solely with the Vendor, its associate companies, its subsidiaries and they alone shall have sole right and absolute authority to deal with the same including their usage and manner/method of use, disposal etc., creation of rights in favour of any other Person by way of sale, transfer, lease, joint venture, collaboration or any other mode including transfer to government, semi-government, any other Person.

- i) All lands (except the general commonly used areas and facilities within the Said Complex earmarked for common use, limited to and precisely listed in Part C of Schedule-VII), falling outside the Footprint including those as listed in Part E of Schedule-VII are specifically excluded from the scope of this Sale Deed and the Vendee shall not have any right of any nature whatsoever in such lands, areas, facilities and amenities in the Said Complex/Said Land.
- ii) The Separate Land which is part of Plot No. 15, Shivaji Marg, New Delhi-110015 but falling outside the periphery / boundary of Said Land is clearly outside the scope of this Sale Deed and the Vendee shall have no right of any nature whatsoever in such Separate Land.
- iii) It is made clear by the Vendor and the Vendee understands and agrees that the Vendor has provided an access to and from Said Complex to the Shivaji Marg through the Strip of Land as shown in the Schedule-IV. The Vendee also understands and agrees that the Vendee shall only have access through the Strip of Land.

The Vendee further agrees and understands that the Vendor shall allow access through the Strip of Land to occupants of the Separate Land and to any other persons as it may deem fit and the Vendee has no right to object to or obstruct such use of the Strip of Land by occupants of the Separate Land or any other persons.

The Vendor has further made clear and the Vendee understands that the above access does not confer any right, title, interest of any nature whatsoever in the Strip of Land, to the Vendee or any other person, save and except the access as provided for herein above.

- iv) The Super Area of the Said Apartment does not include any recovery/loading towards the cost of construction or area of Community Facilities Building. The Vendee agrees that the such Community Facilities Building is distinct and independent from any other clubs/community center in the Said Complex as listed in Part A of Schedule-VII and the Vendee further agrees that the Vendee shall have no right to raise any objection and the Vendor shall be free to deal with the same in any manner it deem fit.

The Vendee understands and agrees that the Vendor is the owner of the Community Facilities Building and the Vendor reserves its right to deal with the Community Facilities Building at its discretion. The Vendee understands and agrees that the Vendor, the allottees/occupants of the Community Facilities Building and their customers, shall have the right to use the Periphery Road in the Said Land/ Said Complex, as well as the earmarked parking spaces in the

Basement. The Vendor or the allottees /occupants of the Community Facilities Building, as the case may be, will pay the Maintenance Charges to the Association in proportion which the super area of the Community Facilities Building bears to the total super area of all the buildings constructed in the Said Land.

That the Vendee agrees that the Vendor or the allottees/occupants of the Community Facilities Building, as the case may be, shall have right to use the bulk water/ electricity connections/ services provided in the Said Complex (including power back-up from Diesel Generators) subject to regular payment of consumption & Maintenance Charges by the Vendor or the allottees/occupants of the Community Facilities Building, as the case may be.

That the Vendee further agrees that the Vendor has already earmarked certain parking spaces including certain parking spaces in Basement for exclusive use of such allottees/occupants of the Community Facilities Building and/or their customers.

- v) That the Vendee acknowledges that the Vendor is the sole beneficiary and absolute owner of the balance/ enhanced/ unutilized FAR of the Said Land and the Vendee has no objection to the Vendor utilizing/ transferring the same. The Vendee agrees and confirms that he/she has no right in the FAR of the Said Land including any increased/ enhanced FAR due to any Government notification(s) from time to time, and the same is not in any manner part of this Sale Deed.
 - vi) That the Vendee agrees and acknowledges that all rights of TDR (Transferable Development Rights), TOD (Transit Oriented Development) etc. by whatever name called or otherwise, for the Said Land under the present and future policies of the Government, shall vest and continue to vest with the Vendor.
8. That the Vendee acknowledges and confirms that the Vendor is entitled to and is carrying out development/ construction activities in Separate Land and the Vendee shall not raise any objection or make any claims on account of inconvenience, which may be caused to the Vendee due to such development/ construction or its incidental/ related activities.
9. The Vendee acknowledges and confirms that:
- (i) the Vendor shall be entitled to lay electrical cables from the electric sub-station on the Said Land to land outside the Said Land;
 - (ii) the Vendor shall be entitled to provide right of way to BSES Rajdhani Power Limited, or any other Governmental Authority, to the 11 KV live electrical cable running parallel/ adjacent to the boundary wall of the Said Complex; and
 - (iii) The Vendee undertakes to not cause any obstruction or raise any objection to the rights of the Vendor as set out in this clause.
10. The Vendee expressly gives consent to the Vendor to amend the Deed of Apartment in the manner the Act may require including substitution of the method of calculating the undivided proportionate share in the Foot Print and /or interest in Common Areas & Facilities. The uniform computed value specified in the Deed of Apartment of the Said Apartment and Said Parking Space(s) (which may be different than the values specified in this Sale Deed) shall be taken into consideration and such uniform computed value

shall not vary and/or fluctuate with any increase or decrease on any future date in the value of the Said Apartment and Said Parking Space(s) due to any sale transaction or otherwise. The Vendee confirms to abide by the Act or any other relevant statute as aforesaid and/or be liable for all the obligations, provisions and compliances required under the Act.

11. (i) That the Vendee understands and acknowledges that the Vendor has constructed, transferred and sold the EWS Units to Delhi Development Authority (DDA) along with right to the common areas and undivided proportionate interest in the land underneath the EWS Units.

(ii) The Vendee further understands and acknowledges that the Vendor is the owner of CSP Units and the Vendor has the right to deal with the CSP Units at its discretion.

(iii) The EWS Units and CSP Units will have their own common RWA and separate services in the Basement.

12. (i) That the Vendee acknowledges and confirms that the Vendee has read and understood the Act and the implications thereof in relation to the various provisions of this Sale Deed and the Vendee is in full agreement with the provisions of this Sale Deed in relation to the Act and shall comply and shall be bound by the provisions of the Act as and when applicable and from time to time or any statutory amendments or notifications thereof or the provisions of any other law(s) dealing with the matter.

That the Vendee undertakes to do all acts, things, deeds including present himself as may be required for the execution and registration of any instrument, including any deed in respect of the Said Apartment and Said Parking Space(s) in keeping with the provisions of the Act and/or any other laws dealing with the matter.

That the Vendee undertakes to join/has joined the Association and paid fees, charges thereof and completed such documentation and formalities as may be deemed necessary by the Association for this purpose.

(ii) Further, the Vendee agrees and acknowledges that all the undertakings and affidavits filed by the Vendor for grant of the various approvals for the Said Complex shall be binding on both the Vendee and the Association, as applicable. Also, the conditions stipulated in various approvals including but not limited to those granted by North Delhi Municipal Corporation, Delhi Urban Arts Commission, Environmental Bodies, Fire Department etc. have been disclosed to the Vendee and shall be complied and adhered to by the Vendee and Association at all times.

That the Vendee agrees and acknowledges and undertakes to pay the Maintenance Charges as per the bills raised by the Association or its nominee(s). The Vendee confirms and undertakes not to raise any objection against payment of Maintenance Charges.

(iii) The Vendee undertakes to always keep deposited IBMS with the Association. In case of failure of the Vendee to pay the Maintenance Charges or any other charges on or before the due date, the Vendee shall not have the right to avail the maintenance services and the Association shall have the right to adjust, in the first

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[Handwritten Signature]

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 confirms that the Association 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 hereby undertakes to make good the resultant shortfall within 15 (fifteen) days from the date of demand by the Association.

On such shortfall, the Association or its nominee(s) shall have the right to withhold such facilities, as may be provided by the Association to the Said Apartment and the same shall be treated as unpaid sale price of the Said Apartment. The Association and its nominee(s) 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 in payment of Maintenance Charges. The Vendee undertakes to pay such increases within 15 (fifteen) days of demand by the Association. The decision of the Association for increasing of IBMS shall be final and binding on the Vendee. If the Vendee 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 authorizes the Vendor to treat this Sale Deed as cancelled without any notice to the Vendee and recover the shortfall from the sale proceeds of the Said Apartment and the Said Parking Space(s) and refund to the Vendee the balance of the money realized from such sale.


- (iv) The Vendee acknowledges and confirms that the Association 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.

The Vendee agree to strictly comply with the code of conduct that may be determined by the Association or its nominee(s) for occupation and use of Said Apartment and such other conditions as the Association or its nominee(s) may deem fit from time to time which may include but not limited to usage of the Said Apartment, operation hours of various maintenance services, general compliances for occupants of the Said Apartment, regulation as to entry/ exit of the visitors, invitees, guests, security, etc. The Vendee understands that the code of conduct as may be specified by Association or its nominee(s) is always subject to change by the Association or its nominee(s).

In order to provide necessary maintenance services, the maintenance of the Said Building/Said Complex shall be /has been handed over to the Association or its nominee(s) to which the Vendee specifically gives consent. The Vendee agrees to execute the Maintenance Agreement. The Vendee further undertakes to abide by the terms and conditions of the Maintenance Agreement and to pay promptly all the demands, bills, charges as may be raised by the Association or its nominee(s) from time to time. The Association reserves the right to change, modify, amend anyone or more of the terms and condition and /or impose additional conditions in the Maintenance Agreement as may be deem necessary from time to time.

The Vendee acknowledges that the Association or its nominee(s) shall be responsible for providing maintenance services to the Said Building/ Said Complex including supply of electricity, if any, in terms of the permission to be granted by the competent Governmental 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

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Association may entrust the aforesaid maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendee undertakes to pay promptly without any reminders all bills and charges as may be raised by the Association/ Maintenance Agency from time to time. The Vendee confirms not to withhold, refuse or delay the payment of maintenance bills raised by the Association/ Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The Vendee undertakes that the Vendee shall be entitled to use the maintenance services including the supply of electricity, if any, subject to the timely payment of total Maintenance Charges and if the Vendee fails to pay the total Maintenance Charges, then the Vendee acknowledges that the Vendee shall not be entitled to use the maintenance services including the supply of electricity as the Association/ Maintenance Agency is providing the supply of electricity as an integral part of total maintenance services and not as a separate function. The Vendee undertakes to pay all the charges to the Association/ Maintenance Agency or periodically as and when demanded by the Association/ Maintenance Agency or its nominee(s). The share so determined by the Association or its nominee(s) shall be final and binding on the Vendee.

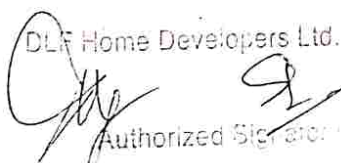
13. That in order to effectively provide maintenance services to the Said Building/ Said Complex, the Association or its nominee(s) may engage one or more maintenance agencies and entrust the work to it. Such Maintenance Agency shall be responsible, and the Vendee shall provide support and comply with all the conditions imposed by the Maintenance Agency.

The Vendee confirm that the Maintenance Agency has the right of unrestricted usage of all Common Areas & Facilities as listed in Part-A and Part-B of Annexure IV annexed with the Agreement, and parking spaces as listed in Part-D of Annexure IV annexed with the Agreement for providing necessary maintenance services. The Vendee acknowledges that the Maintenance Agency shall have the right to enter into the Said Apartment or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect in the Said Apartment or the defects in the apartment above or below the Said Apartment. Any refusal of the Vendee to give such right to entry will be deemed to be a violation of the terms of this Sale Deed and the Vendor shall be entitled to take such actions, as they may deem fit.

14. The Vendee confirms and acknowledges that the Maintenance Charges and the maintenance services are more elaborately described in the Maintenance Agreement.

The Vendee agrees and understands that the Maintenance Charges relating to services which are common for Phases I and II, and Phase III will be on proportionate basis after apportioning the total charges for such services for each apartment on the basis of its Super Area. While apportioning the Maintenance Charges for Phase III, the services which are additionally rendered for Phase III shall be taken into account and accordingly Maintenance Charges pertaining to the apartments in Phase III will be apportioned proportionate on the basis of Super Area of each apartment. For this purpose, either the same or separate maintenance agency(ies) may be appointed.

15. That the Vendee undertakes to pay on demand to the Association proportionate share as may be determined by the Association of all deposits and charges paid/ payable to BSES Rajdhani Power Limited or any other body/ commission/ regulator/ licensing authority constituted by the Government of Delhi. The Vendee further agrees to pay to the Association on demand proportionate share of cost incurred for creating

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infrastructure like high tension (HT) sub-stations and all equipment and peripheral systems thereof. [Further the Vendee agrees that the Association shall be entitled in terms of the Maintenance Agreement to withhold electricity supply to the Said Apartment till full payment of such deposits and charges is received by the Association]. Further in case of bulk supply of electrical energy, the Vendee agrees to abide by all the conditions of sanction of bulk supply including but not limited to waiver of the Vendee's right to apply for individual/ direct electrical supply connection directly from BSES or any other body responsible for supply of electrical energy. The Vendee agrees to pay increase in the deposits, charges for bulk supply of electrical energy as may be demanded by the Association from time to time.

16. That the Vendee confirms and acknowledges that as and when any plant & machinery within the Said Complex/Said Building, as the case may be, including but not limited to lifts, DG sets, ESS, pumps, firefighting equipment, water connections or any other plant/equipment of capital nature etc. require replacement, upgradation, additions etc., the cost thereof shall be contributed by all owners including the Vendee, as the case may be, on proportionate basis (i.e. in proportion to the Super Area of Said Apartment to the total super area of all the apartment in the Said Building/Said Complex). The Association shall decide the necessity of such replacement, upgradation, additions etc. including its timings or cost thereof and the Vendee agrees to abide by the same.
17. That the Vendee confirms and acknowledges having received actual, physical and vacant possession of the Said Apartment and the Said Parking Space(s) from the Vendor after satisfying himself/herself about the construction and various installations like electrification work, sanitary fittings, water and sewerage connection etc. that have been made and duly provided are in good order and condition and that the Vendee is fully satisfied and has no complaint or claim in respect of the area of Said Apartment, any item of work, material, quality of workmanship, installation etc. therein and has no claim on any account whatsoever in respect thereof. The Vendee agrees and confirms that the Vendor has completed and discharged all its obligations as detailed under the Agreement and this Sale Deed and the Vendee shall have no claim on any account whatsoever against the Vendor under/or in respect of the Said Apartment/Agreement/Sale Deed
18. That the Vendee acknowledges that the Association shall get the Said Building insured against fire, earthquake, riots and civil commotion, militant action etc. on behalf of the Vendee and the Vendee agrees to pay the cost of the same as the part of the maintenance bill raised by the Association. However, the contents inside the Said Apartment shall be insured by the Vendee at his/her own cost. The Vendee shall not do or permit to be done any act or thing which may render void or voidable, insurance of any apartment or any part of the Said Building or cause increased premium to be payable in respect thereof, for which the Vendee shall be solely responsible and liable.
19. That the Vendee confirms to be solely responsible to maintain the Said Apartment at his/her own cost in a good repair and condition and shall not do or suffer to be done anything in/or to the Said Building/Said Apartment 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 Apartment.
20. That the Vendee confirms and undertakes to keep the Said Apartment, the walls and partitions, drains, pipes appurtenant thereto, in good and tenable 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 Apartment and to ensure that the support, shelter etc.

of the Said Building or pertaining to the Said Building, in which the Said Apartment 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. The Vendee further undertakes, assures and guarantees that he/she shall not put any sign-board/ name-plate, neon-light, publicity material or advertisement material etc. on the face/ facade of the Said Apartment/Said Building or anywhere on the exterior of the Said Building or common areas. 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. Further, the Vendee confirms not to store any hazardous or combustible goods in the Said Apartment or place any heavy material in the common passages or staircase of the Said Building. The Vendee shall also not remove any wall, including load bearing wall of the Said Apartment. The walls shall always remain common between the Said Apartment and the apartments of other owners of adjacent apartments. The Vendee confirms to plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor. The non-observance of the provisions of this clause shall entitle the Association, to enter the Said Apartment, if necessary and remove all non-conforming fittings and fixtures at the cost and expense of the Vendee in addition to 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. That the Vendee has been made aware that the Basement and service areas, located within the Said Building/Said Complex, as the case may be, maybe have been earmarked by the Vendor to house services including but not limited to ESS, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment etc. and other permitted uses as per zoning plans/building plans/ unified building bye-laws of Delhi/ Master Plan of Delhi. The Vendee has consented to his/her not being permitted to use the services areas in the Basement other than the Said Parking Space(s) in any manner whatsoever and the same shall be reserved for use by the Association or its nominee(s) for rendering maintenance services.
22. That the Vendee undertakes and agrees not to use the Said Apartment for any purpose other than residential or in a manner that may cause nuisance or annoyance to other apartment owners in the Said Building/Said Complex or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Apartment which tends to cause damage to any flooring or ceiling or services of any apartment over, below or adjacent to the Said Apartment or anywhere in the Said Complex or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The Vendee shall indemnify the Vendor, Association or its nominee against any penal action, damages or loss due to misuse by the Vendee. The Vendee acknowledges that any other use of the Said Apartment other than for residential purpose shall be a breach of this Sale Deed and shall be liable for consequences including cancellation of this Sale Deed.
 - (i) That the Vendee confirms and acknowledges that the Vendor alone shall have the title to the terrace above the top floor of the Said Building and shall have the right to give on lease or hire any part of the roof top /terraces above the top floor for any purpose including 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 shall not have a right to object or cause any hindrance to the same or make any claims on this account.

- (ii) The Vendee expressly acknowledges that the Vendor has the right to display/ install its trade name/ logo at any prominent place of the Said Building/ Said Complex and the Vendee agrees that he shall have no objection in respect thereof. The Vendee also acknowledges and agrees that the Vendee or the Association shall have no right to install/display the name/logo/trade name of the Vendor at any part of the Said Building/Said Complex.
23. That the Vendee agrees and confirms not to change or cause to be changed any structure of the Said Apartment 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 Association or its nominee(s)/Maintenance Agency shall be entitled to remove the offending structure/nuisance and claim all costs on this account from the Vendee.
24. That the Vendee acknowledges that the Vendee shall have no right to raise any objection to the Vendor or its agents / nominee making any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, in relation to any unsold apartments within the Said Building/ Said Complex in accordance to the approvals received from competent Governmental Authorities in this regard.
25. That the Vendee confirms that unless repugnant to the context wherever the Vendee has to make any payment in common with the other apartment owners in the Said Building, the same shall be in proportion with the Super Area of the Said Apartment to the total super area of all the apartments in the Said Building.
- It is further made clear that wherever the Vendee has to make any payment in common with the owners of all the buildings constructed in Phases I and II/ Phase III /Said Land the same shall be in proportion which the Super Area of the Said Apartment bears to the total super area of all the buildings constructed in Phases I and II/ Phase III /Said Land, as may be applicable.
26. That the Vendee confirms having borne and paid all expenses for the completion of this Sale Deed, including cost of stamp duty, registration and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,57,70,025/- (Rupees One crore fifty seven lakh seventy thousand & twenty five 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 Apartment conveyed by this Sale Deed shall be borne by the Vendee exclusively and the Vendor accept no responsibility in this regard. The Vendee undertakes to execute the Sale Deed within the time stipulated by the Vendor in its written notice failing which the Vendee authorizes the Vendor to cancel the Agreement and to forfeit the earnest money, delayed payment interest, any interest paid, due or payable and any other amount of non-refundable nature and to refund the balance amount without any interest.
27. That the Vendee confirms and agrees that if any terms and conditions of the Agreement are at variance with the terms and conditions contained in this Sale Deed in which case the terms and conditions contained in the Sale Deed shall prevail.
28. That the Vendee acknowledges that if any clause of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose

of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.

29. That the Vendee confirms that all the obligations arising under this Sale Deed shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Apartment as the said obligations go with the Said Apartment for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.
30. That the Vendee confirms and acknowledges that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rules including provisions of the Act, regulation or direction by the competent Governmental Authority; and that the Vendee shall indemnify the Vendor for any damages, suits, actions, judgments, costs, losses, liability, penalty claims and expenses (including legal expenses), and/or charges that they may incur or suffer in that behalf.
31. That all the rights and obligations of the Parties under or arising out of the Agreement and this Sale Deed shall be construed and enforced in accordance with the Laws of India. The Courts at Delhi and High Court at Delhi alone shall have jurisdiction.

TDS is deducted and deposited by the vendee.

SCHEDULE-I

THE SAID APARTMENT REFERRED TO ABOVE


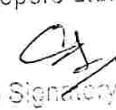
ALL THAT Apartment No. CGK-034 located on 03rd Floor of Tower No. K along with Said Parking Space No. PK-1034 in the Said Complex constructed on the Said Land, forming part of the group housing scheme, admeasuring 31.15 acres or thereabout situated at Capital Greens, Midtown, 15, Shivaji Marg, New Delhi-110015 having Super Area of 143.625 sq. mtrs. (1546 sq. ft.) or thereabout in the plan annexed hereto and bounded as under:

At or towards the NORTH	:	Corridor / CGK-035
At or towards the SOUTH	:	Open
At or towards the EAST	:	Open
At or towards the WEST	:	CGK-033

SAID PARKING SPACE NO. PK-1034

At or towards the NORTH	:	Driveway
At or towards the SOUTH	:	Wall
At or towards the EAST	:	PK-1033
At or towards the WEST	:	Wall

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SCHEDULE-II

(DETAILS OF PAYMENTS MADE BY THE VENDEE TO THE VENDOR)

Receipt No.	Date	Amount (Rs.)
CLG/CRB/01205/0409	15-04-2009	5,00,000.00
CLG/CRB/00960/0509	26-05-2009	5,90,968.75
CLG/CRB/00357/0709	09-07-2009	6,54,581.25
CLG/CRB/00610/0809	12-08-2009	6,54,581.25
CLG/CRB/00245/0909	07-09-2009	6,51,836.25
CLG/CRB/00218/1009	12-10-2009	6,54,581.25
CLG/CRB/00079/0110	12-01-2010	6,54,581.25
CLG/CRB/00087/0410	10-04-2010	6,54,581.25
CLG/CRB/00103/0710	12-07-2010	6,54,581.00
CLG/CRB/00113/1010	15-10-2010	6,31,356.25
CLG/CRB/00102/0112	04-01-2012	4,39,523.50
CLG/CRB/00262/0812	27-08-2012	6,54,582.00
CLG/CRB/00068/1112	16-11-2012	6,54,580.95
CLG/CRB/00160/0313	13-03-2013	4,21,332.00
CLG/CRB/00031/0214	07-02-2014	0.08
CLG/CRB/00082/1216	21-12-2016	6,74,929.16
CLG/CCN/00109/0317	16-03-2017	13,444.81
CLG/CRB/00047/0517	27-05-2017	137.00
TOTAL.....		91,60,178.00

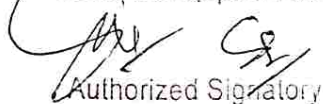
SCHEDULE-III

ALL THAT SAID LAND ON WHICH THE SAID COMPLEX HAS BEEN CONSTRUCTED AS
BOUNDED AS UNDER:

North : DDA Park
East : DDA Park
West : Karam Pura
South : DDA Park / Separate Land

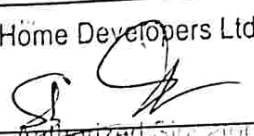


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FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments), Rules, 2007]

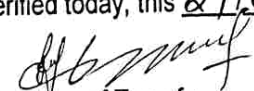
Name of office of Registrar/Sub-Registrar	SUB-REGISTRAR-II
Name, Fathers Name and Address of Transferor	DLF HOME DEVELOPERS LIMITED THROUGH ITS AUTHORISED SIGNATORIES
Name, Fathers Name and Address of Transferee	SH. RUPESH KUMAR BARANWAL S/O SH. HANUMAN PRASAD BARANWAL R/O C/O RUPESH KUMAR & SONS, SHARDAPURI, CARPET CITY, BHADOHI, UTTAR PRADESH- 221401
If the property was transferred earlier (Yes/No) if yes, amount of consideration thereof	NO ₹ CONVEYANCE DEED
Amount of consideration to the present transfer	₹ 9160178/-
Flat constructed by DDA/CGHS/Private builder	PRIVATE BUILDER
Plinth area of the flat (in square meters)	143.625
Whether number of storey in the building of flat exceeds four or not (Yes/No)	YES DLF Home Developers Ltd.  Authorized Signatory

Name and Signature of the Transferor

VERIFICATION

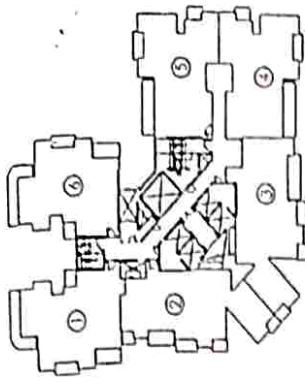
I/We, DLF HOME DEVELOPERS LIMITED THROUGH ITS AUTHORISED SIGNATORIES do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.
DLF Home Developers Ltd.

Verified today, this 27/08/2020

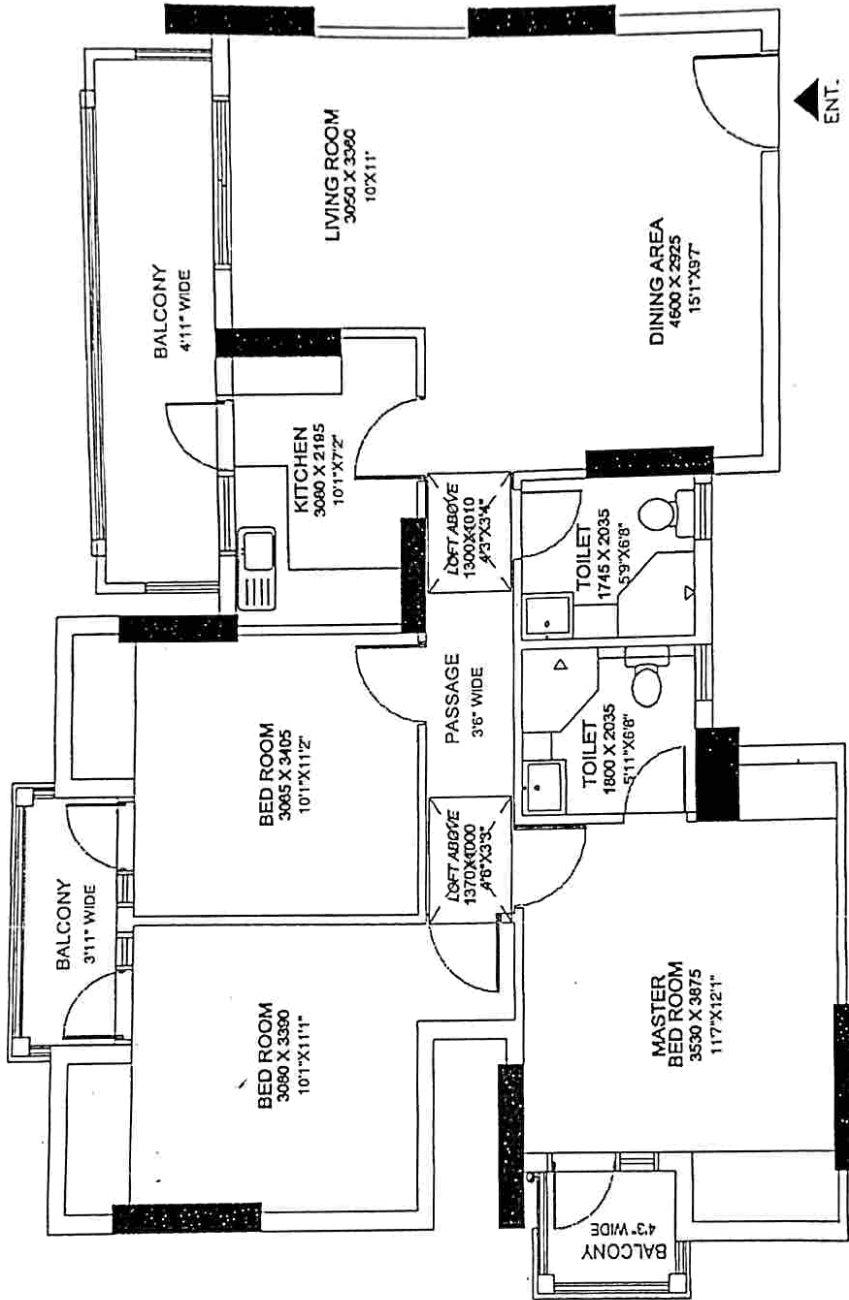

Signature of Transferee


Authorized Signatory

Signature of Transferor



KEY PLAN



ENT.

Dr. *Wahy*

Wahy

Wahy

Plan Applicable For
Apartment No. K034

DLF Home Developers Ltd.

Authorized Signatory

Dr. Wahy

PROJECT

DLF CAPITAL GREENS
Shivaji Marg, Moti Nagar,
NEW DELHI

TITLE

THIRD FLOOR PLAN

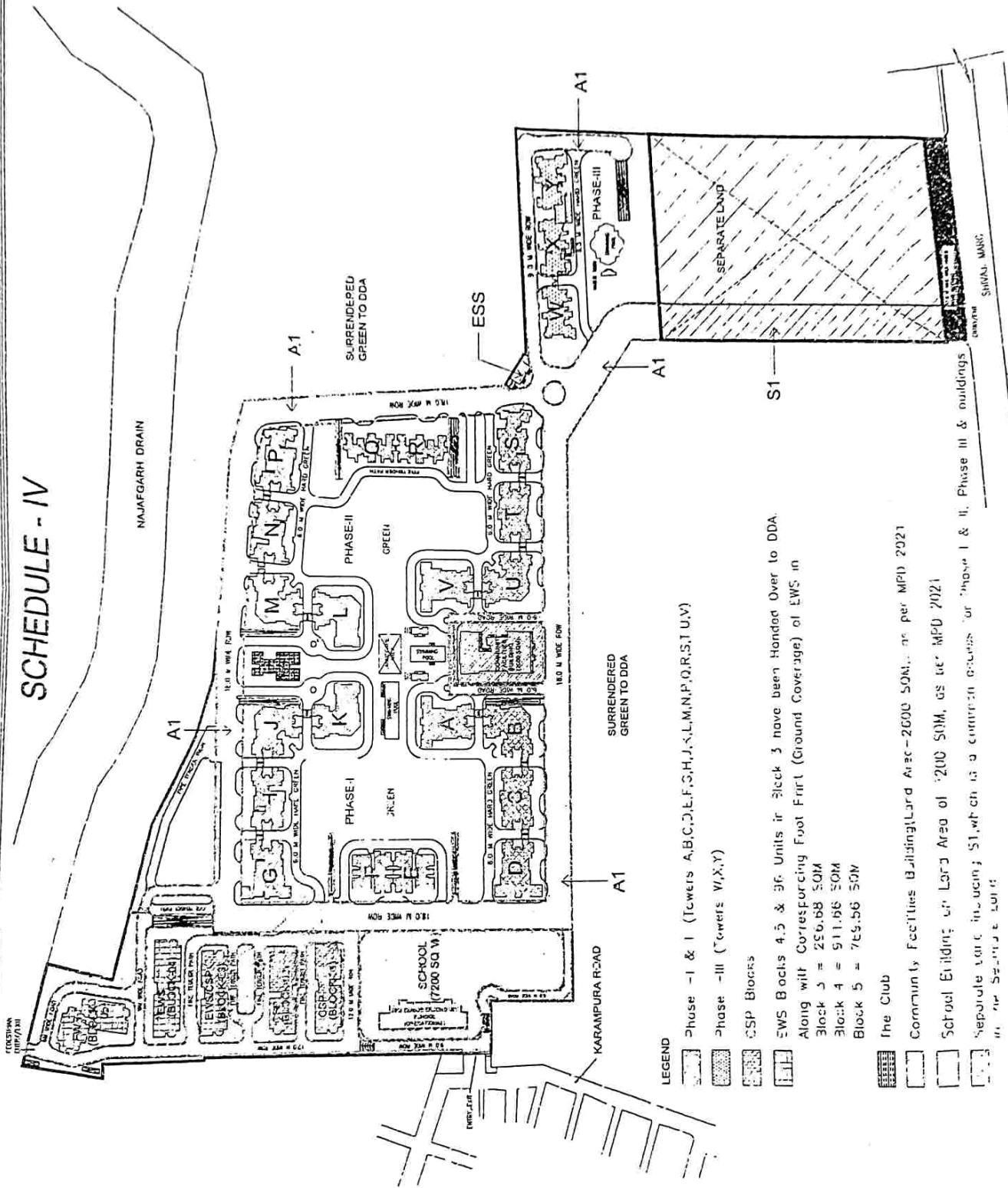
SALEABLE AREA

1546 SQ.FT.
143.625 SQM.



DLF Home Developers Pvt Ltd

SCHEDULE - IV



- LEGEND**
- Phase - I & II (Towers A,B,C,D,E,F,G,H,I,J,K,L,M,N,P,Q,R,S,T,U,V)
 - Phase - III (Towers W,X,Y)
 - GSP Blocks
 - EWB Blocks 4.5 & 36 Units in Block 3 have been Handled Over to DDA. Along with Corresponding Foot Print (Ground Coverage) of EWS in Block 3 = 256.68 SQM Block 4 = 511.96 SQM Block 5 = 765.56 SQM
 - The Club
 - Community Facilities Building/Land Area - 2000 SQM, as per MPD 2021
 - School Building in Land Area of 1200 SQM, as per MPD 2021
 - Separable land including S1, which is a common access for Phase I & II, Phase III & buildings in the Separate land

SITE PLAN

DLF Home Developers Ltd.

[Signature]
Authorized Signatory

[Signature]

IN WITNESS WHEREOF the Vendor, acting through its authorised signatory(ies), to execute sale deeds on its behalf and the Vendee have set their hands on these presents at New Delhi on the day, month and year first above written.

For and on behalf of
DLF Home Developers Ltd.

DLF Home Developers Ltd.


Authorized Signatory
Authorized Signatory
(VENDOR)


WITNESSES:

1.

~~Sh. Anurag Sharma
To Sh. J.P. Sharma
R/o. 15/2 Harmony Homes
Eshant lok 3 Sector-57
2. Gurgaon, Haryana
Adhar - 596-0782-8988~~

For and on behalf of


(VENDEE)


MR. MANISH KUMAR
S/O MR. SHYAM SUNDER
R/O B-102, GANESH NAGAR,
NEW DELHI
UID NO. 2044-3731-5128

Shivam
MR. SHIVAM

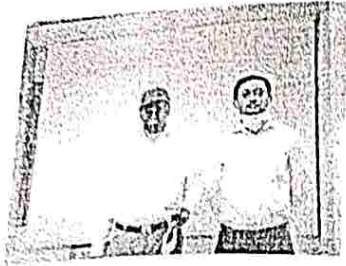
2. S/O MR. SURESH CHAND
R/o TEH. MANKAPUR,
BARIPUR, RAMNATH,
GONDA, UTTAR PRADESH
P. No. 3774-4972-7481



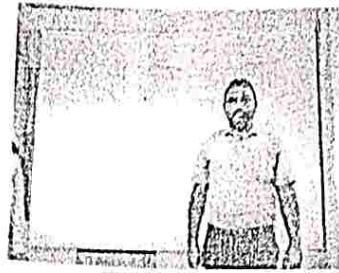
Reg. No.
6083

Reg. Year
2020-2021

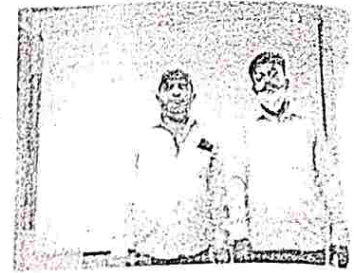
Book No.
1



1st Party



2nd Party



Witness

1st Party DLF HOME DEVELOPERS LIMITED THROUGH MR. SUBHASH CHOUDHARY , DLF HOME
DEVELOPERS LIMITED THRU ITS. MR. SUJIT KUMAR PATTHNAIK
2nd Party RUPESH KUMAR BARANWAL
Witness SHIVAM, MR. MANISH KUMAR

Certificate (Section 60)

Registration No.6,083 in Book No.1 Vol No 25,043
on page 75 to 121 on this date 27/08/2020 4:37:58PM
and left thumb impressions has/have been taken in my presence.

day Thursday

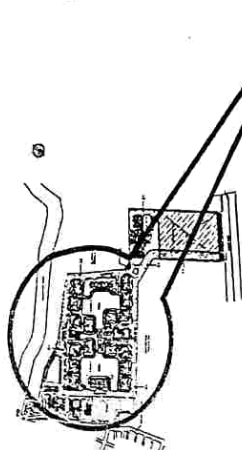
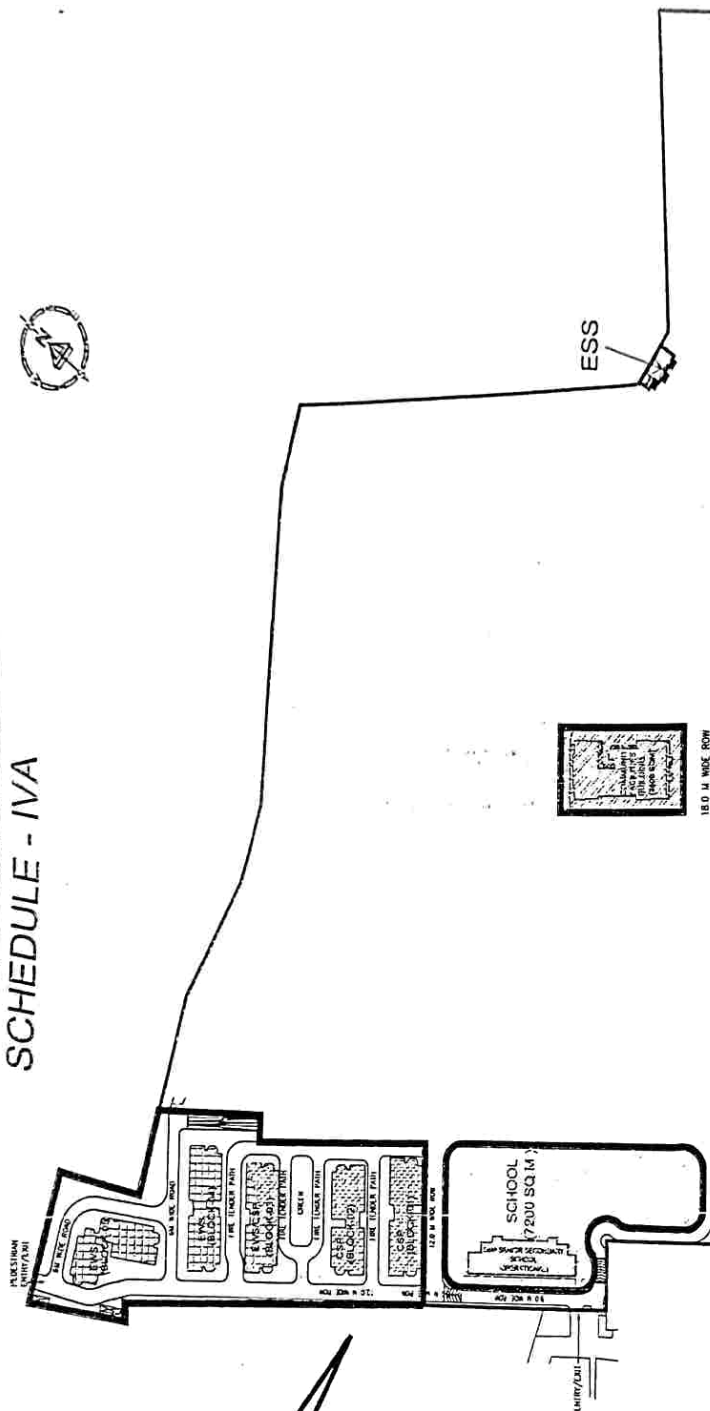
Date 27/08/2020 17:22:27

Manish Kumar
Sub Registrar
SR II Basai Darapur
New Delhi/Delhi



2089872706083

SCHEDULE - IVA



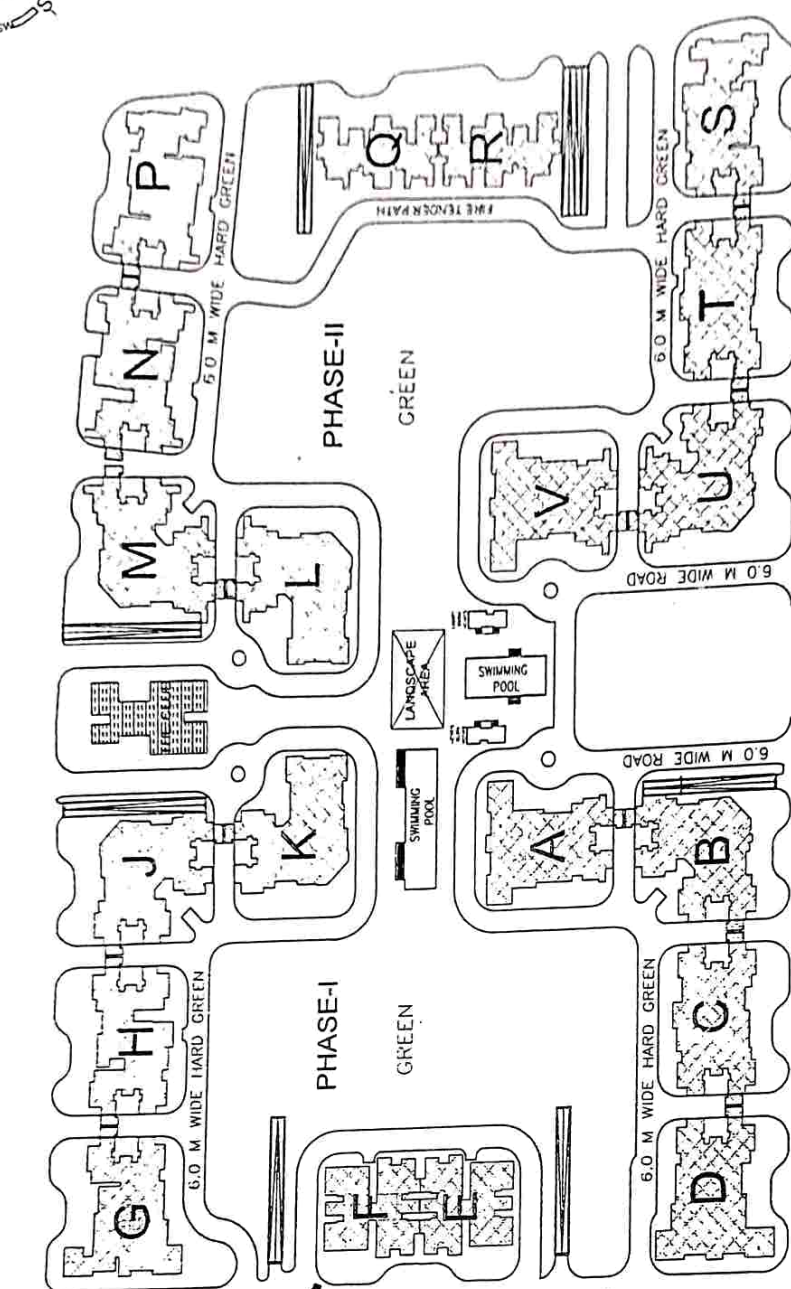
KEY PLAN

- LEGEND**
- CSP Blocks
 - EWS Blocks 4, 5 & 96 Units in Block 3 have been Handed Over to UDA. Along with Corresponding Foot Print (Ground Coverage) of EWS in
 - Block 3 - 796 GB SQM
 - Block 4 - 911 GB SQM
 - Block 5 - 769.5m SQM
 - Community Facilities Building (Land Area: 2600 SQM). 95 per MPD 2021
 - School Building in Land Area of 1200 SQM, as per MPD 2021

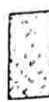
PART SITE PLAN SHOWING CSP/EWS BLOCKS ,COMMUNITY FACILITIES BUILDING, SCHOOL, AND ESS

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SCHEDULE - IVB



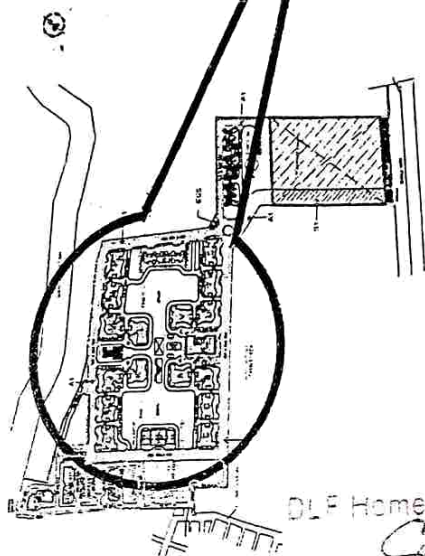
LEGEND



Phase -I & II (Towers A,R,C,D,E,F,G,H,J,K,L,M,N,P,Q,R,S,T,U,V)



The Club.



KEY PLAN

DLF Home Developers Ltd

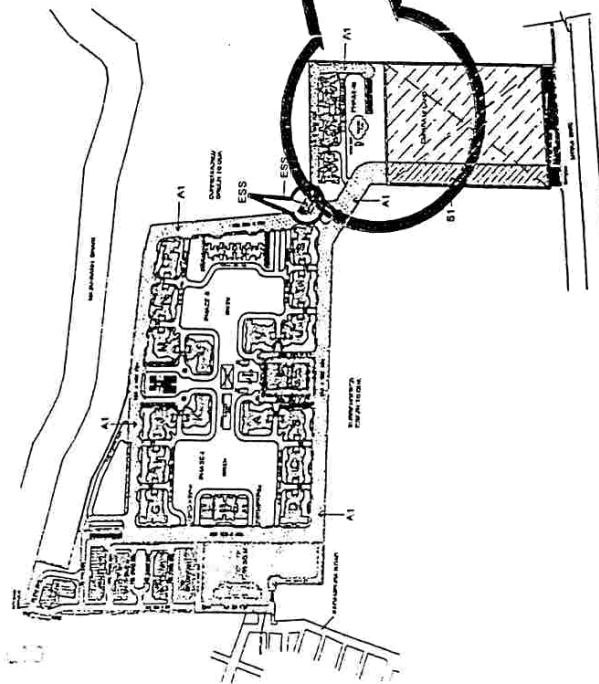
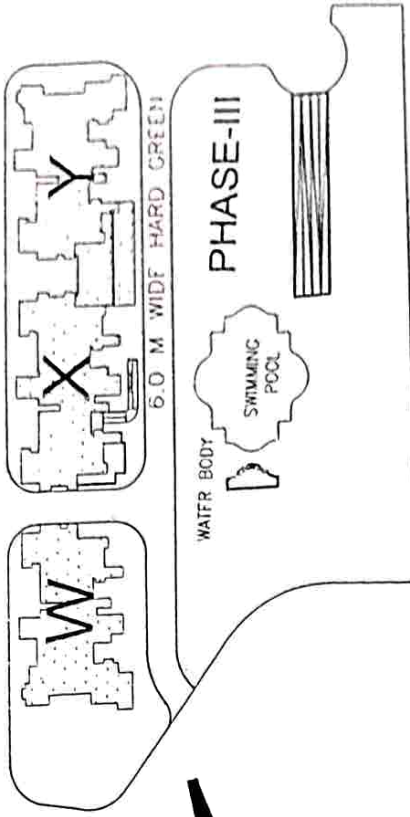
Authorized Signatory

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PART SITE PLAN SHOWING PHASE-I & II

(NOT TO SCALE)

SCHEDULE - IVC



LEGEND KEY PLAN

PART SITE PLAN SHOWING PHASE-III

(NOT TO SCALE)

Phase -III (Towers W,X,Y)

DLF Home Developers Ltd

Authorized Signatory

[Signature]



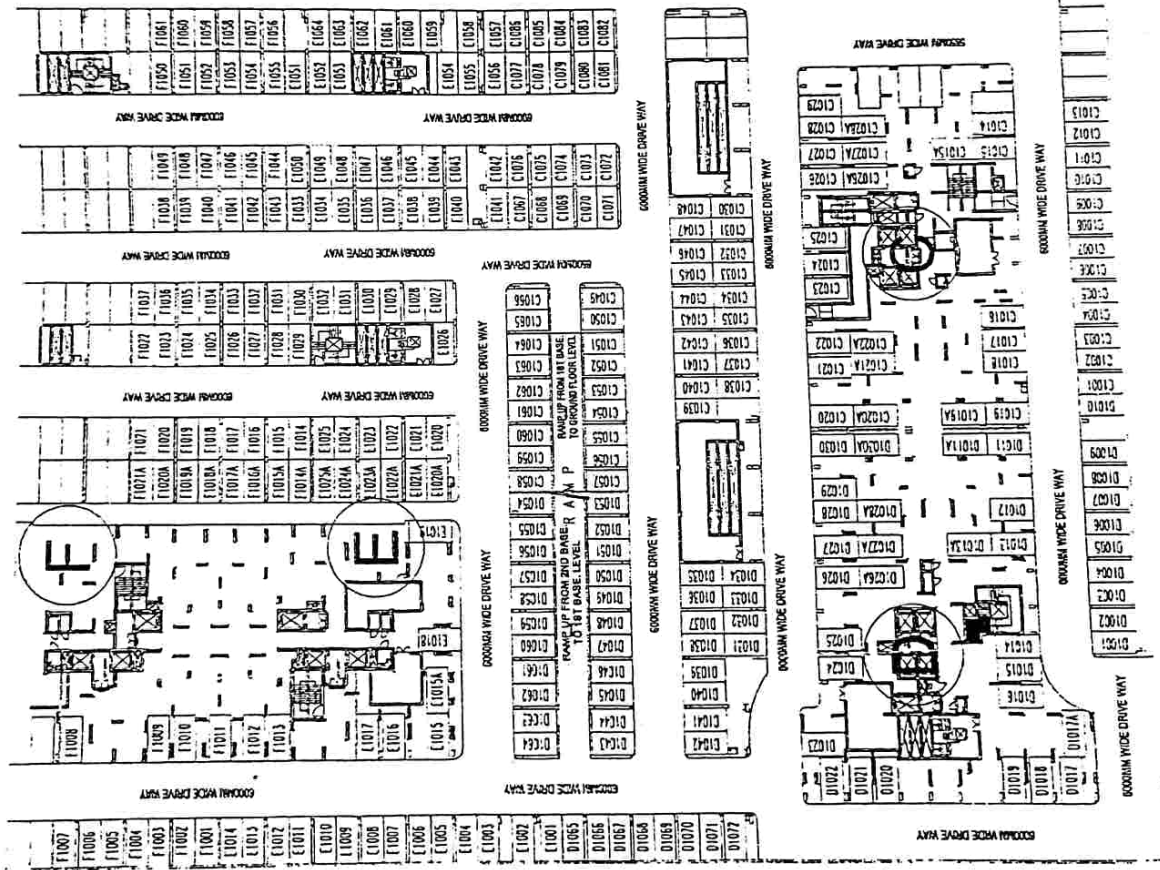
SITE PLAN SHOWING PERIPHERY ROAD (A1) AND SURFACE PARKING FOR VISITORS

PART UPPER BASEMENT PARKING PLAN

THE UNIVERSITY OF CHICAGO

SCHEDULE-VB

KEY PLAN



PART UPPER BASEMENT PARKING PLAN
BLOCK - C D E AND F OF CAPITAL COLINAS

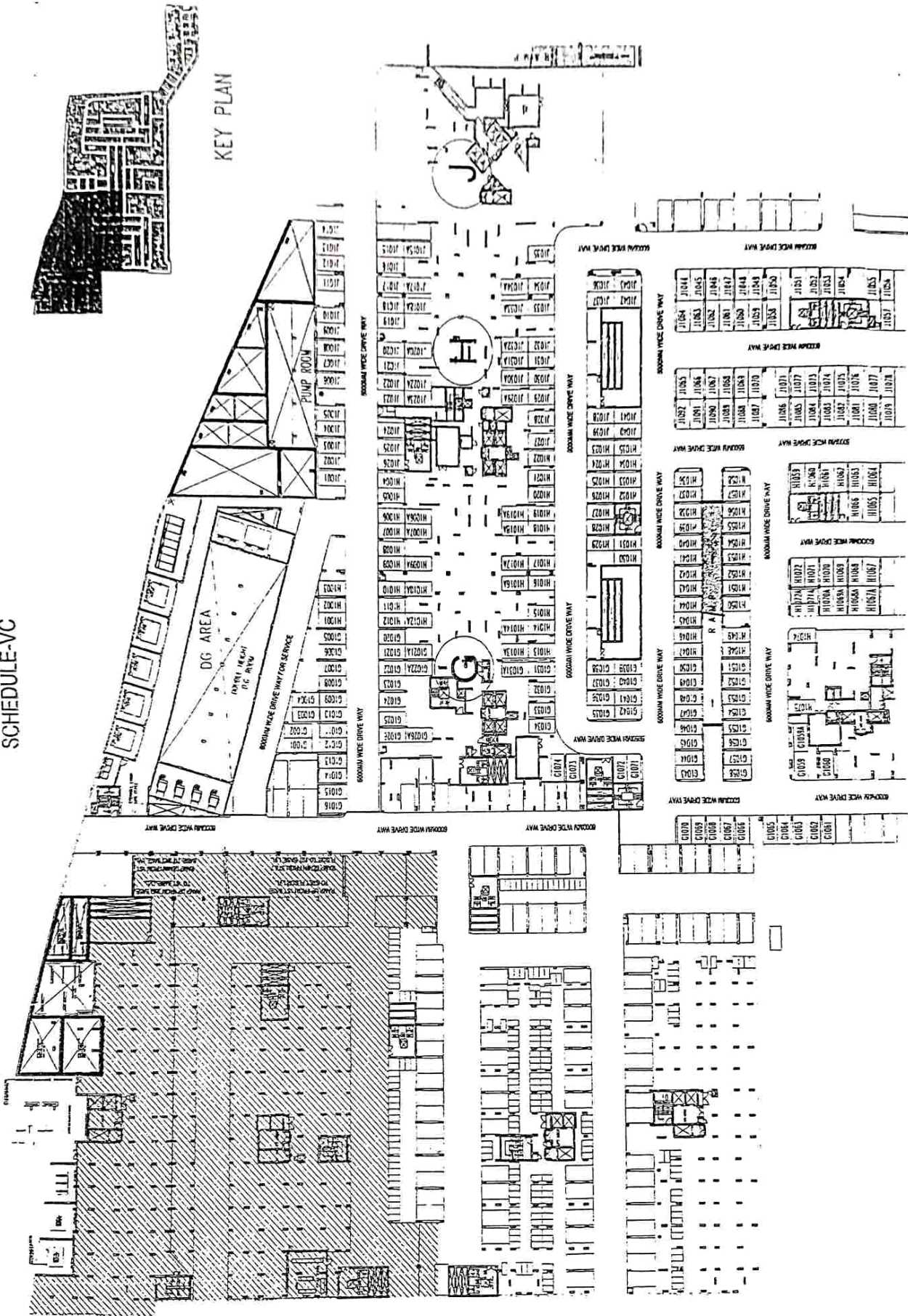
DLF Home Developers Ltd.

Authorized Signatory

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SCHEDULE-VC

KEY PLAN



PART UPPER BASMENT PARKING PLAN

DLP Home Developers Ltd

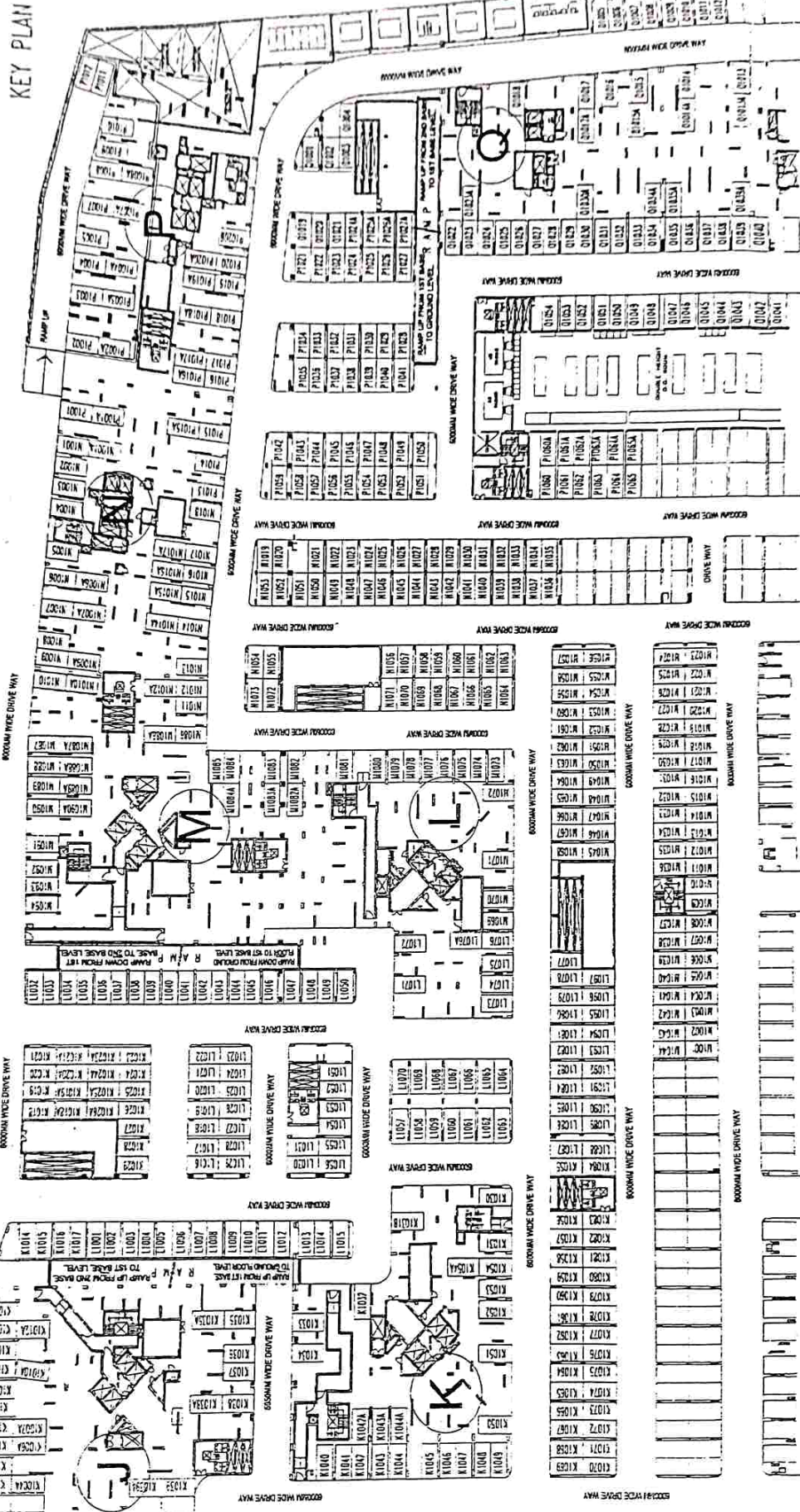
Author: zed Signatory

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A black and white photograph of a complex, multi-layered geometric pattern, possibly a textile or architectural detail. The pattern consists of a grid of squares and rectangles, each containing internal decorative elements like lines, dots, and smaller geometric shapes. The overall effect is a dense, intricate tessellation. The pattern is shown at an angle, with a vertical strip on the right side and a horizontal strip at the bottom, suggesting it might be a section of a larger surface.

KEY PLAN

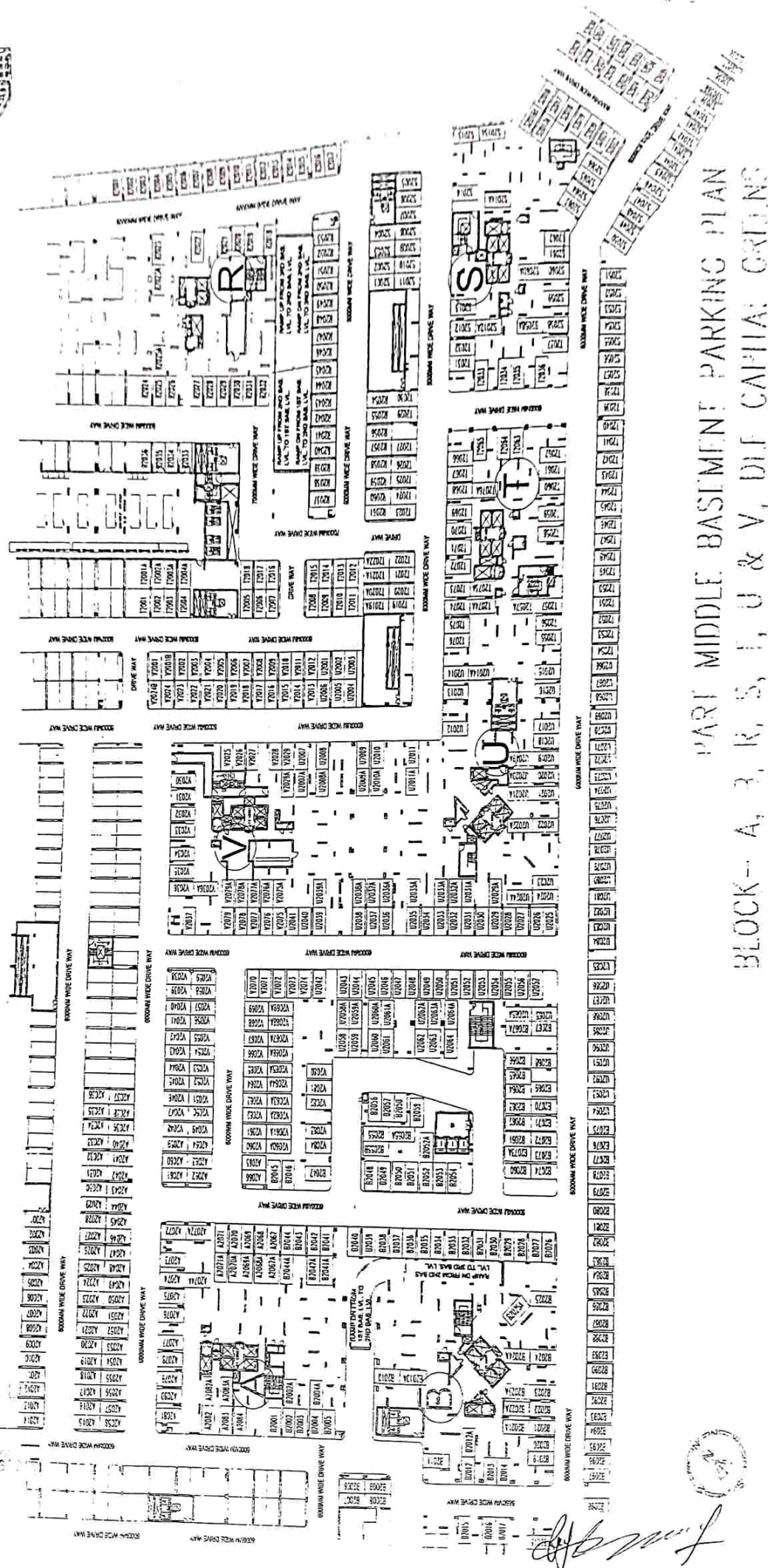
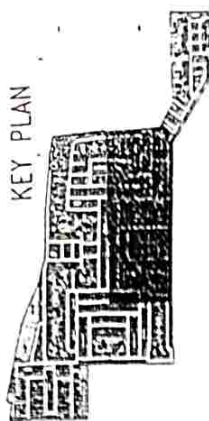


THE UNIVERSITY OF CHICAGO

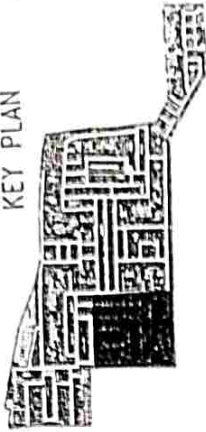
St. Bernard



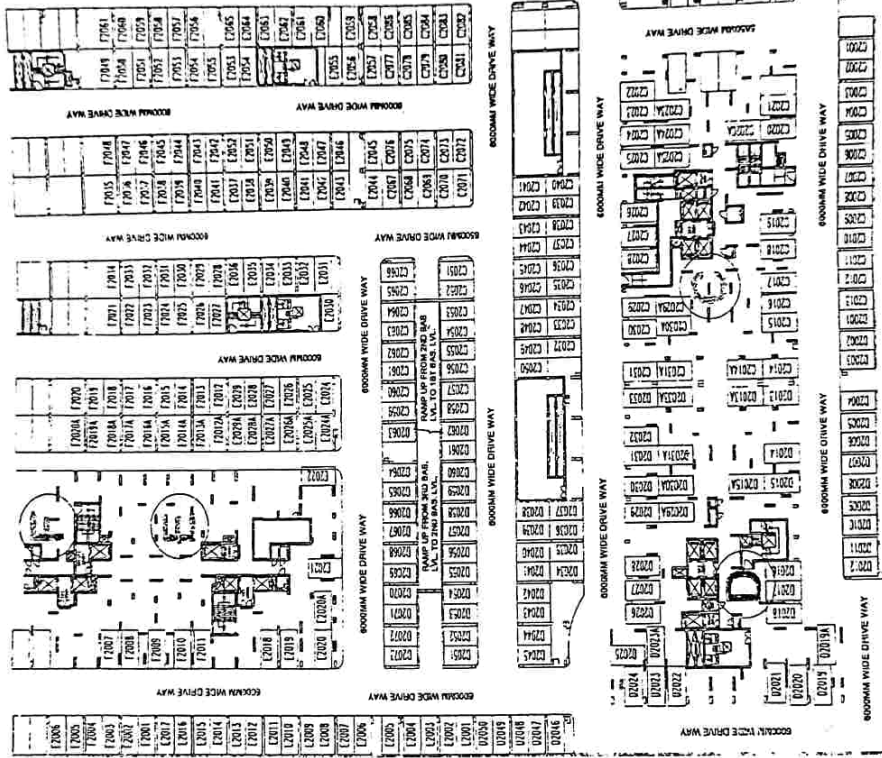
KEY PLAN



KEY PLAN



SCHEDULE-VG



DLF Home Developers Ltd

Authorized Signatory

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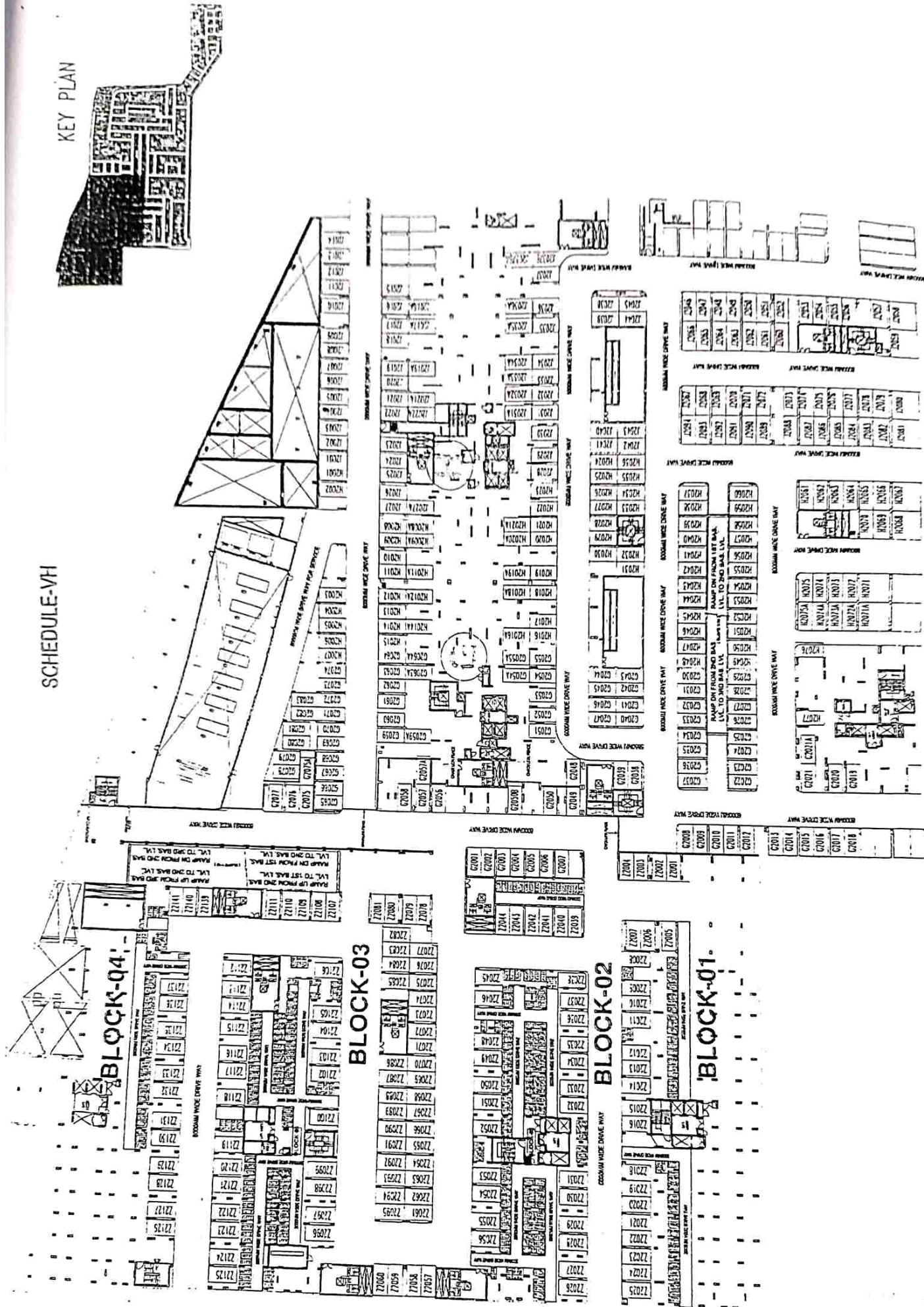
PART MIDDLE BASEMENT PARKING PLAN
BLOCK - C, D, L & F, DLF CAPITAL GREENS



KEY PLAN

SCHEDULE-VH

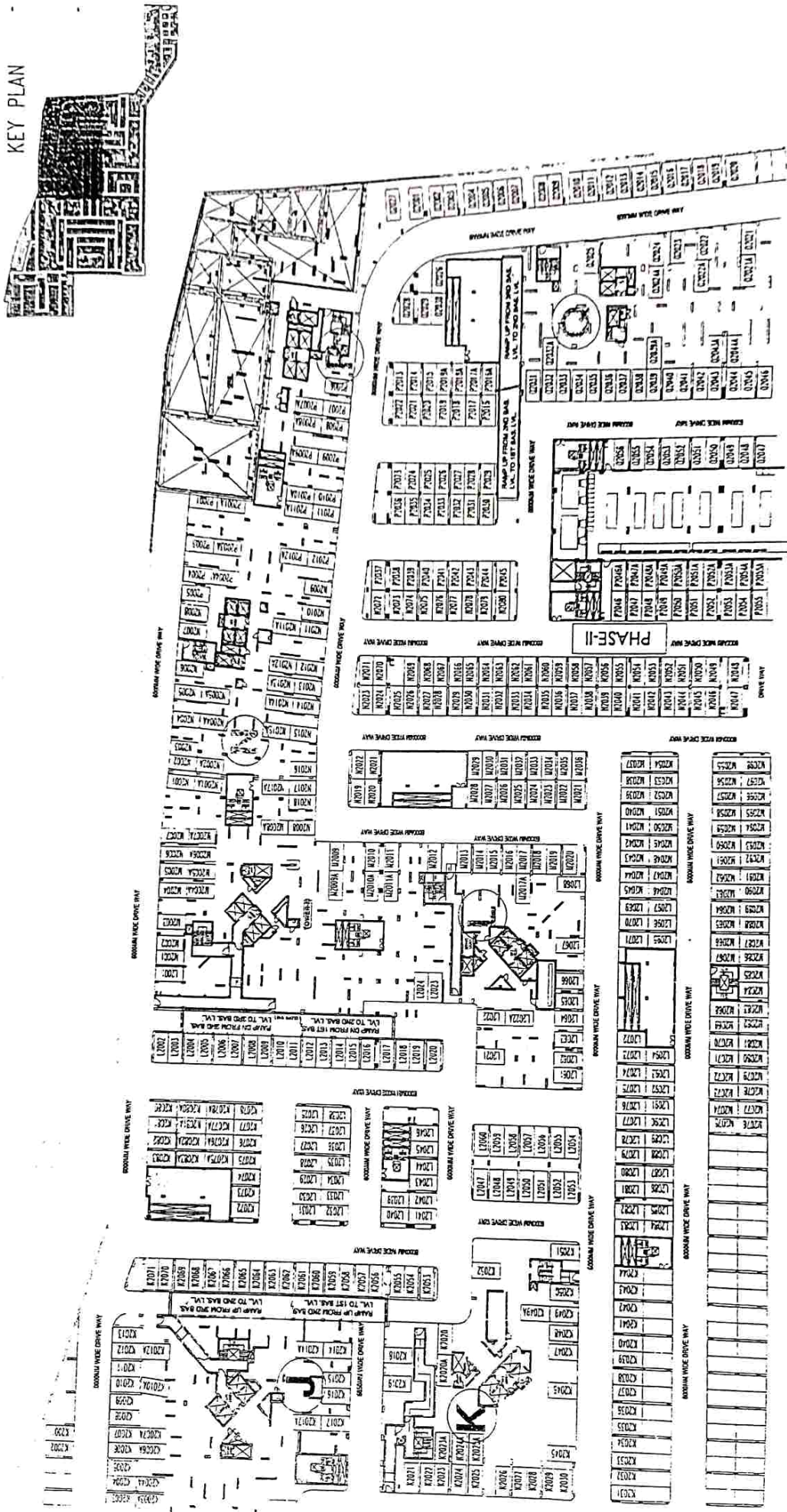
PART MIDDLE BASEMENT PARKING PLAN



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KEY PLAN

SCHEDULE-VJ



PART MIDDLE BASEMENT PARKING PLAN
BLOCK K, L, M, N, P & Q, DLF CAPITAL GREENS



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KEY PLAN



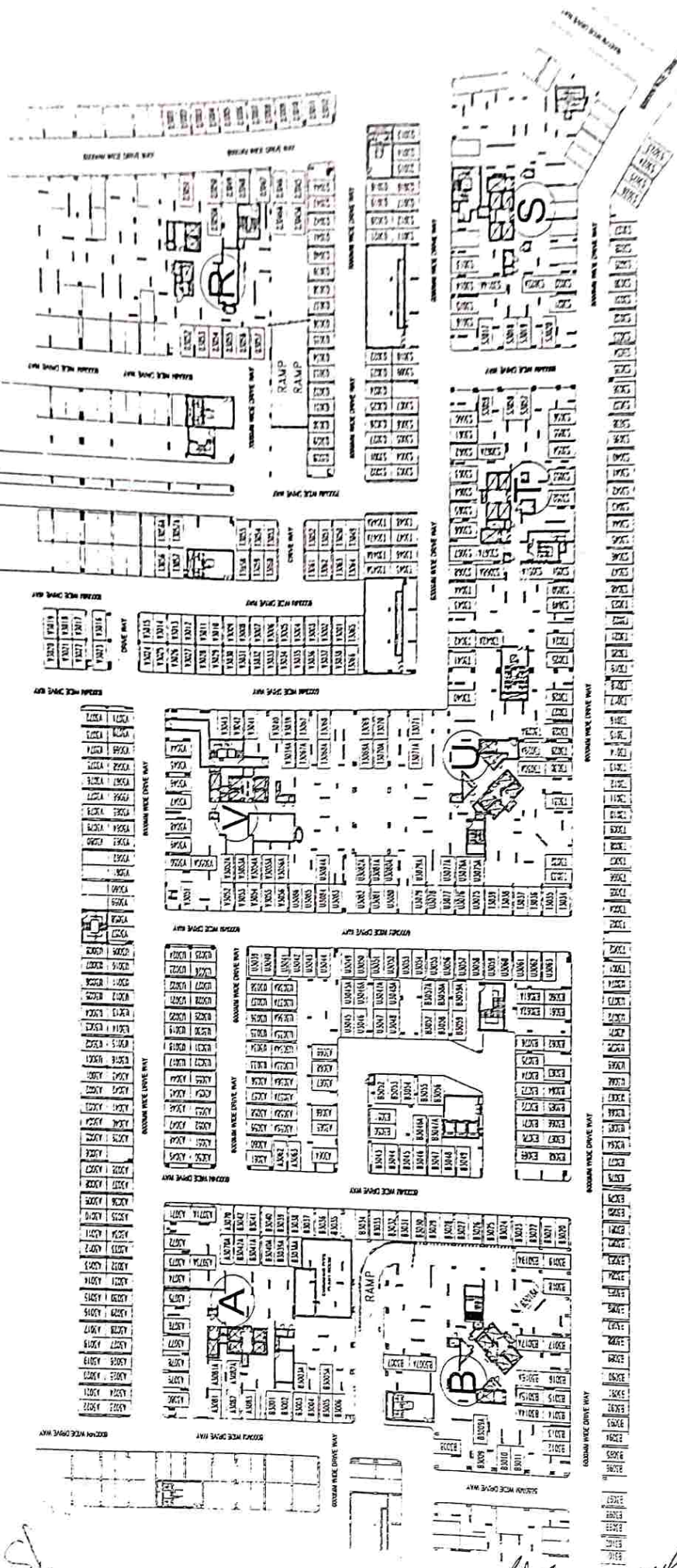
PART MIDDLE BASEMENT PARKING PLAN
BLOCK-- W, X & Y, DLF CAPITAL GREENS

Sy S
Authorized Signatory

Hubert



SCHEDULE-VL

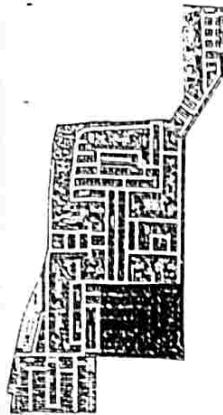


PART LOWER BASEMENT PARKING PLAN
BLOCK - A, B, Q, S, L, U & V, DIF CAPITAL GREENS

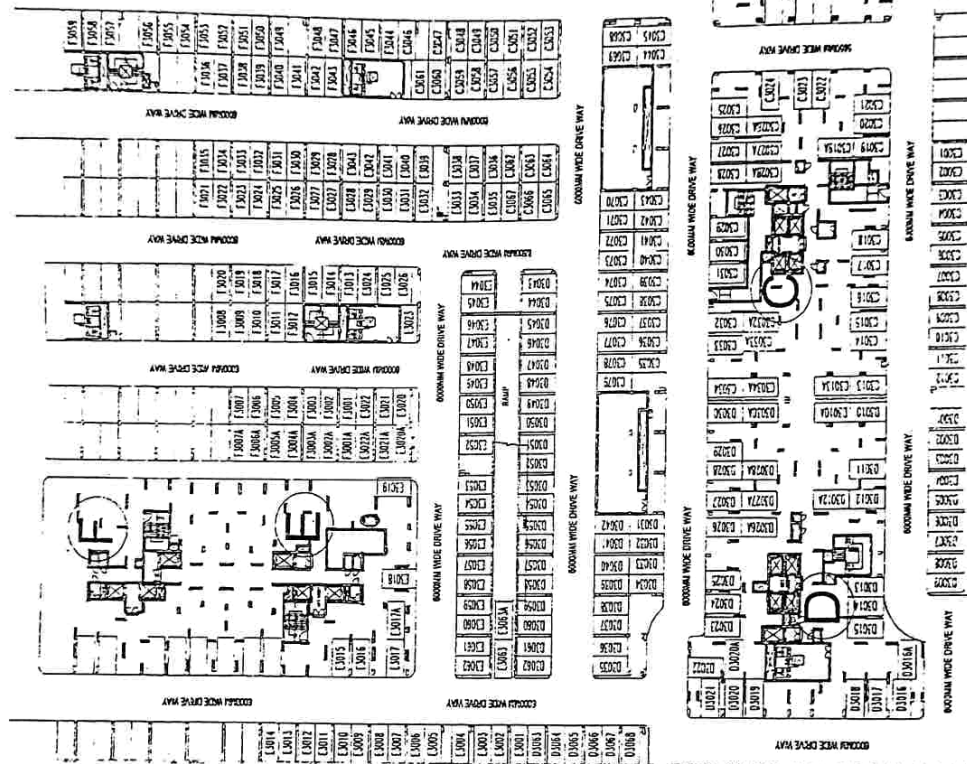


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SCHEDULE-VM



KEY PLAN



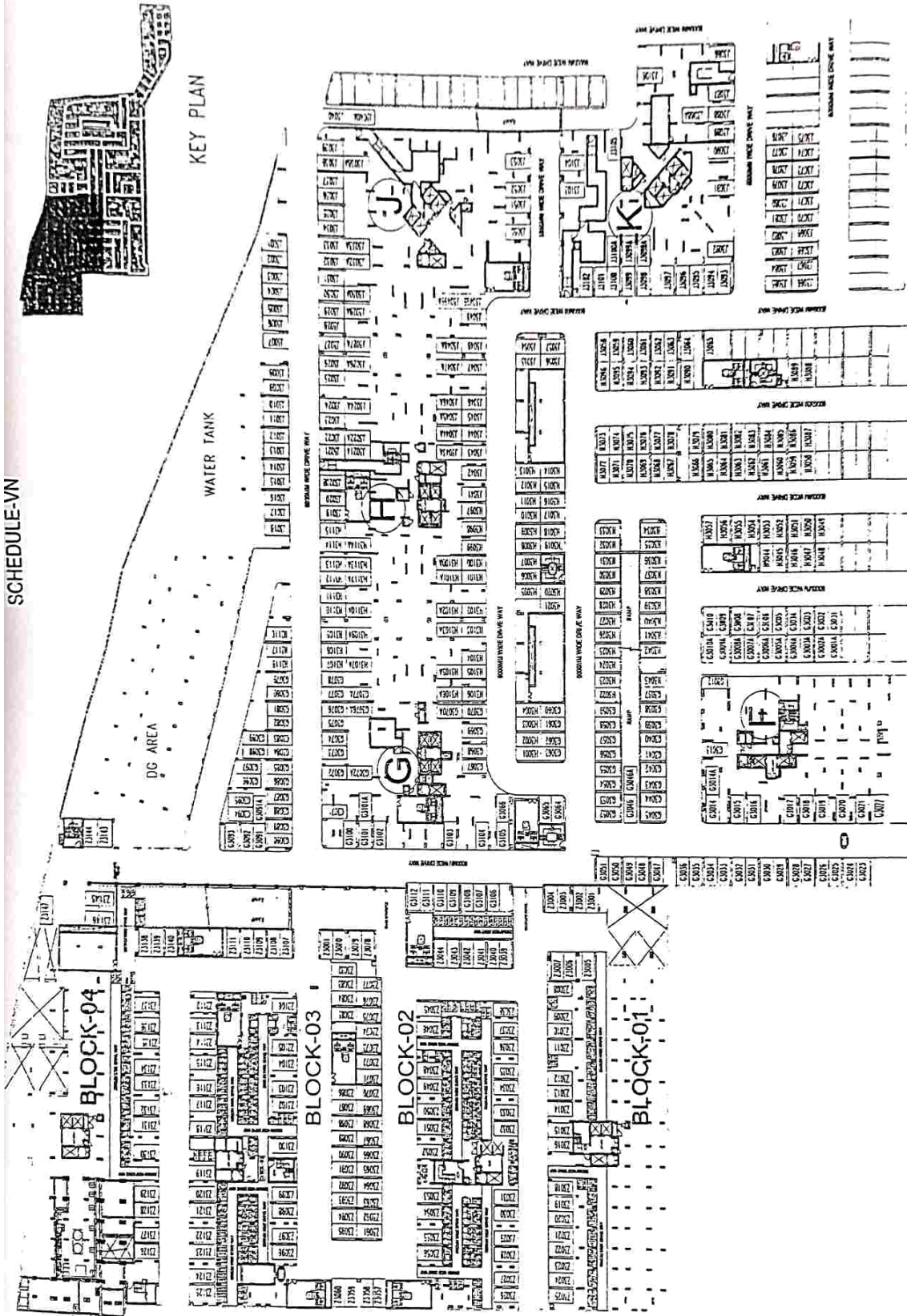
DLF Home Developers Ltd.

Say
Authorized Signatory

[Signature]



PART LOWER-BASEMENT PARKING PLAN
BLOCK - C, D, E & F, DLF CAPITAL GREEN



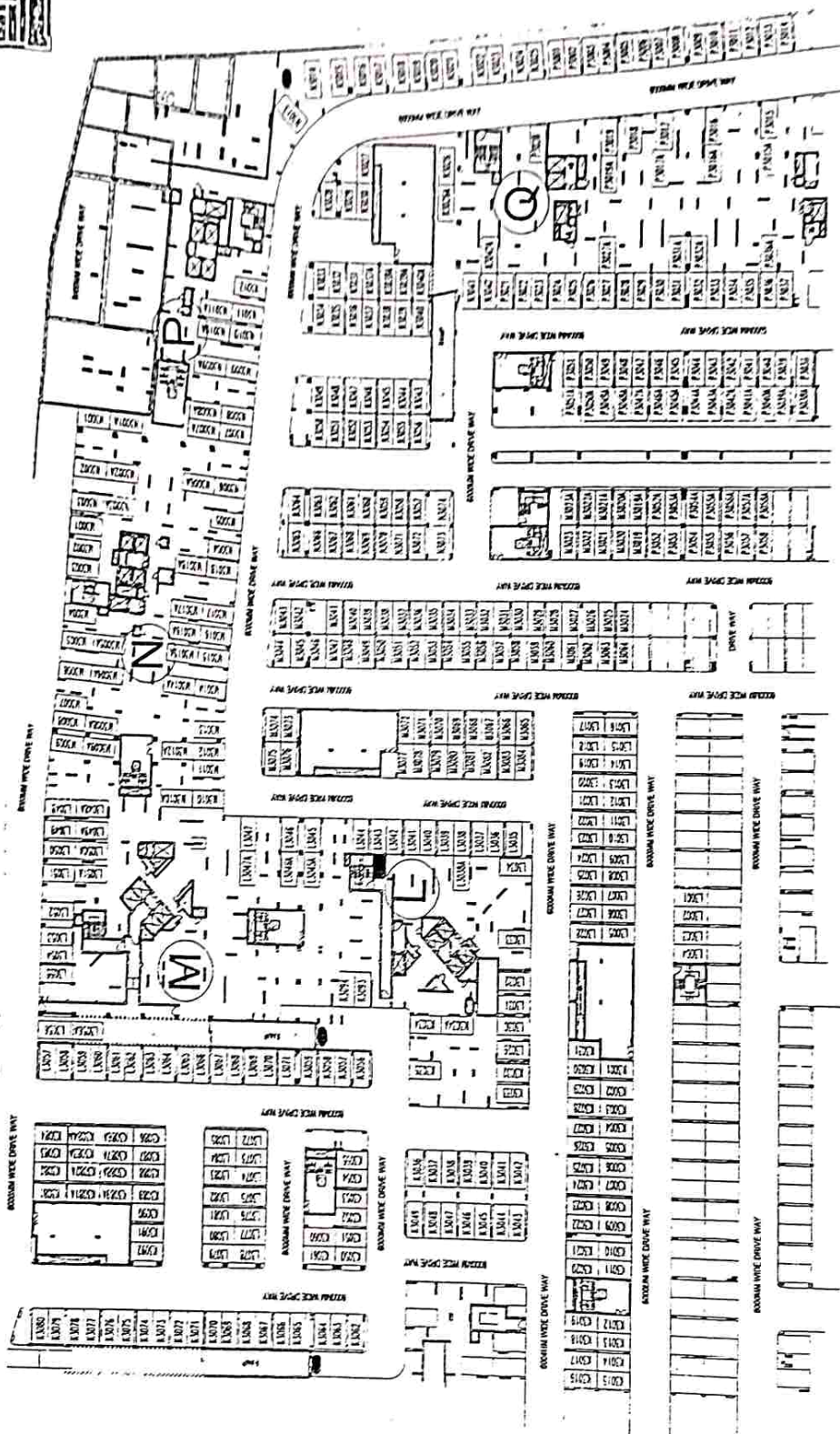
PART LOWER BASEMENT PARKING PLAN
BLOCK G, H, J & ADDITIONAL PARKING, OLD CAPITAL CR-11N



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KEY PLAN



PART LOWER BASEMENT PARKING PLAN
BLOCK - K, L, M, N & P, DLF CAPITAL GREENS

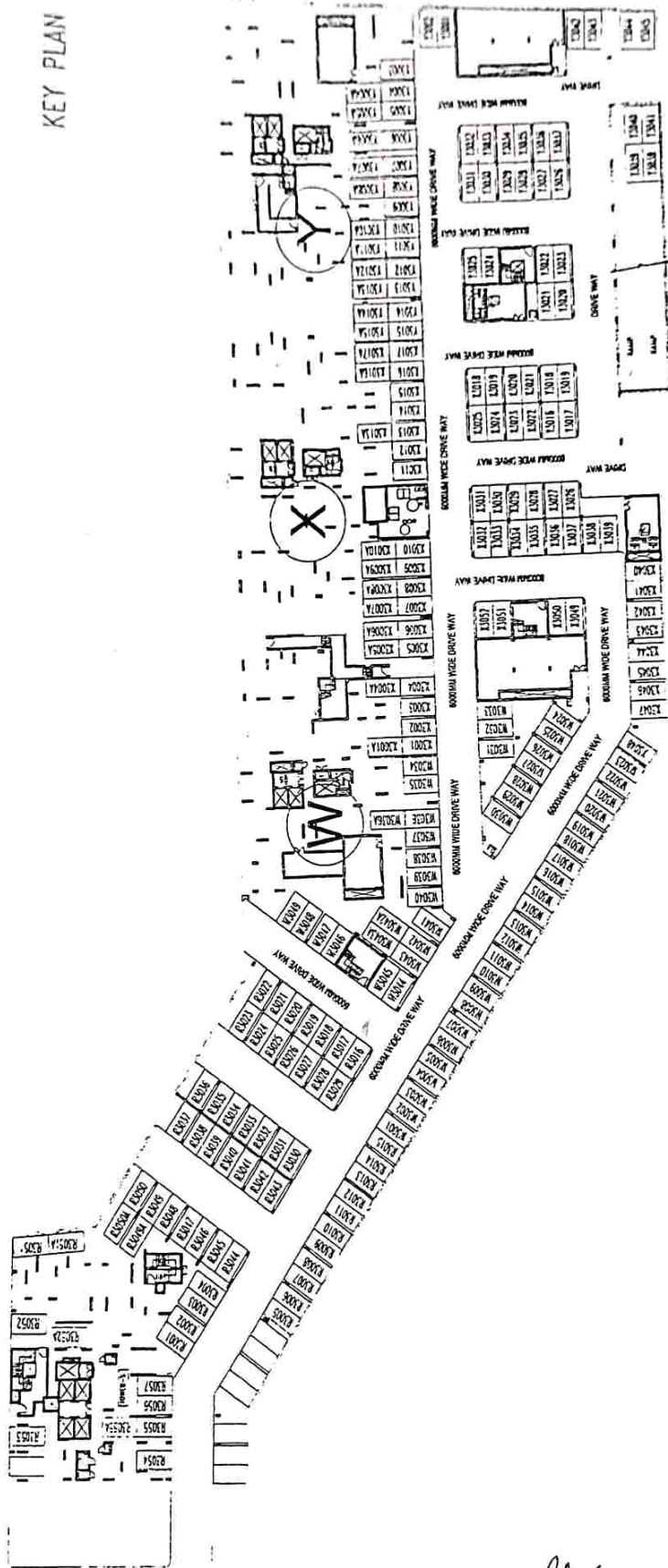


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SCHEDULE-VQ

KEY PLAN



PART LOWER BASEMENT PARKING PLAN
BLOCK - R, W, X & Y, DIA CAPITAL GREENS



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SCHEDULE-VR

KEY PLAN

PARKING AREA TO BE HANDED OVER TO DDA

BLOCK-1

BLOCK-2

SCHOOL WIDE DRIVE WAY

LLP name Developers Ltd

Authorized Signatures

SCHEDULE-VI

DEFINITION OF SUPER AREA

Super Area for the purpose of calculating the total price in respect of the **Said Apartment** shall be the sum of **Apartment Area** of the **Said Apartment**, its proportionate share of common areas in the entire **Said Building** and proportionate share of other common areas outside **Said Building**, as applicable, earmarked for use of all apartment allottees in the **Capital Greens** including club / community / recreational facility with swimming pools etc.

Whereas the **Apartment Area** of the **Said Apartment** shall mean entire area enclosed by its periphery walls including area under walls, columns, balconies, deck, cupboards and lofts etc. and half the area of common walls with other premises/ apartment, which form integral part of **Said Apartment** and common areas shall mean all such parts/ areas in the **Capital Greens** which the **Vendee** shall use by sharing with other occupants of **Capital Greens**, including entrance lobby, driver's / common toilet at ground floor, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts and service ledges on all floors, common corridors and passages, staircases, munties, services areas including but not limited to lift machine room, overhead water tanks, underground water tanks & pump room, transformer room, DG set room, electrical panel rooms, fan rooms, maintenance offices / stores, security / fire control rooms, sewage treatment plant, creche and architectural features.

Community/ recreational center "The Club" located between tower J & M with swimming pools and related facilities is included in **Super Area** calculations of apartments in **Phases I and II** only.

The Towers Club at ground floor of towers X & Y with swimming pool and related facilities is included in **Super Area** calculations of apartments in **Phase III** only.

Super Area of the apartments in the **Said Complex** provided with exclusive open terrace(s) shall also include area of such terrace(s), the **Vendee** however, shall not be permitted to cover such terrace(s) and shall use the same as open terrace only and in no other manner whatsoever.

It is specifically made clear that the computation of **Super Area** of the **Said Apartment** does not include the following:

- a) Three shops located on ground floor of tower W in **Phase III**,
- b) Site and area of **Community Facilities Building** between towers A, B & U,V, School, creche, ESS, EWS Units / CSP Units.
- c) Roof / top terrace above apartments excluding exclusive open terraces allotted to apartments
- d) car parking spaces in **Capital Greens**.

It is further clarified that the **Super Area** mentioned in **Sale Deed** is for the purpose of computing total price in respect of **Said Apartment** only and that the inclusion of common areas within **Said Building/Said Complex**, for the purpose of calculating **Super Area** does not give any title in common areas to the **Vendee** except the right to use common areas by sharing with other occupants / allottees in the **Said Building** subject to timely payment of **Maintenance Charges**.

Percentage of **Apartment Area** to **Super Area** of **Said Apartment** is 78.5% approximately.

Our Home Developers Ltd

Authorised Signatory



SCHEDULE-VII


COMMON AREAS & FACILITIES

PART-A :

List of Common Areas & Facilities, as may be applicable for use of apartment allottees within **Capital Greens** proportionate area of which included in computation of **Super Area** of the **Said Apartment**.

1. Entrance hall / lobby at ground floor.
2. Staircases and munties.
3. Lifts/ lift shafts.
4. Lifts lobbies including lighting and firefighting equipments thereof.
5. Passages / corridors including lighting and firefighting equipments thereof.
6. Lift machine rooms.
7. Overhead water tanks.
8. Electrical / plumbing / fire shafts and service ledges.
9. Security room/ driver's common toilet at ground floor.
10. Security / fire control room.
11. Creche in tower V in phase II.
12. Community/ recreational center "The Club" located between tower J & M with swimming pools and related facilities is included in **Super Area** calculations of apartments in **Phases I and II** only.
13. The Towers Club at ground floor of towers X & Y with swimming pool and related facilities is included in **Super Area** calculations of apartments in **Phase III** only.

DLF Home Developers Ltd.


Authorized Signatory



PART-B:

List of general Common Areas & Facilities located in Basement for apartment allottees in Capital Greens, included in computation of Super Area of Said Apartment.

1. D.G. room / D.G. sets.
2. Underground domestic & fire water tanks and pump room & pumps with accessories
3. Transformer rooms
4. Electrical panels and panel rooms.
5. Fan rooms
6. Circulation areas.
7. Sewage treatment plant.
8. Maintenance office/ service areas.

PART-C:

List of general Common Areas & Facilities within Capital Greens for use of apartment allottees in Capital Greens excluded from computation of Super Area of the Said Apartment

1. Lawns & play areas, including lighting & services etc.
2. Internal roads including lighting & services etc.
3. Fire hydrants & all breaching heads etc.
4. Open car parking around buildings.
5. Covered parking spaces on stilt level of buildings, if any.

It is specifically made clear by the Vendor and agreed by the Vendee that save and except the ownership of the Said Apartment, use of Common Areas & Facilities in Part-A, Part-B and Part-C as above and exclusive use of Said Parking Space(s) as described in Part-D of this annexure and the undivided proportionate share in the Foot Print of the Said Building, he/she shall not have any right, title, or interest in any other land(s), areas, facilities and amenities within Capital Greens as these are specifically excluded from the scope of this Conveyance Deed and the Vendee agrees and confirms that the ownership of such lands, areas, facilities and amenities shall vest solely with the Vendor, its associates and the Vendor shall have the absolute discretion and the right to decide their usage, manner and method of disposal etc.

Signature of Vendor
Date: 10/10/2018

Signature of Vendee

PART-D:

Parking spaces within **Capital Greens** individually allotted to the **Vendee** for his / her use are excluded from the computation of **Super Area** of the **Said Apartment**.

Covered parking spaces in basements of buildings.


Note: Said Parking Space(s) allotted to the **Vendee** for his/ her use and balance unallotted car parking spaces in Basement are excluded from **Common Areas & Facilities**.

PART-E:

It is specifically made clear by the **Vendor** and agreed by the **Vendee** that this **Conveyance Deed** is limited and confined in its scope only to the **Said Apartment**, areas, amenities and facilities as described in **Part-A, Part-B, Part-C & Part-D** of this Schedule and the **Foot Print** of the **Said Building**. It is understood and confirmed by the **Vendee** that all other land(s), areas, facilities and amenities in **Capital Greens** and outside the periphery / boundary of **Capital Greens** are specifically excluded from the scope of this **Conveyance Deed** and the **Vendee** agrees that he / she shall not have any ownership rights or title, in any form or manner whatsoever in such other lands, areas, facilities and amenities as these have been excluded from the scope of this **Conveyance Deed** and have not been counted in the computation of **Super Area** for calculating the total price and therefore, the **Vendee** has not paid any money in respect of such other lands, areas, facilities, and amenities. The **Vendee** agrees and confirms that the ownership of such other lands, areas, facilities and amenities, shall vest solely with the **Vendor**, its associates, its subsidiaries and the **Vendor** shall have the absolute discretion and the right to decide on their usage, manner and method of disposal etc. A list of such other lands, areas, facilities and amenities is given below.

1. **EWS Units/CSP Units** in block 1, 2, 3, 4 & 5
2. **School**
3. **Area for Community Facilities Building** between towers A, B & U,V and **Community Facilities Building**
4. **ESS.**
5. **Areas for all commercial buildings and commercial buildings / premises**
6. **Periphery Road** for use of all occupants of **Capital Greens**
7. **All areas, building, premises, structures falling outside the periphery / boundary of the Said Land**

DLP Home Developers Ltd


Authorized Signatory

