

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मोहनलालसं. लखनऊ क्रम 2023232052765

आवेदन संख्या : 202300822051314

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-10-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अजका यादव

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 5376517 / 2653740.00

- 1 . रजिस्ट्रीकरण शुल्क 53770
- 2 . प्रतिलिपिकरण शुल्क 100
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुद्दतार के अश्रिप्रभाषी करण निगम शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 मे 6 तक का योग 53870

शुल्क वसूल करने का दिनांक 2023-10-27 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-10-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



SHCIL



DLF LIMITED

DLF Gateway Tower, R Block,
DLF City Phase - III, Gurugram - 122 002, Haryana (India)
Tel. :+91-124-4769000



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE FINANCE COMMITTEE
OF THE BOARD OF DIRECTORS OF DLF LIMITED AT ITS MEETING HELD ON
19th DECEMBER 2022

"RESOLVED THAT in supersession to the earlier Resolution dated 16th July 2021 passed by the Finance Committee of the Board of Directors, any one signatory from Group A along with any one signatory from Group B, be and are hereby jointly authorized to sign and execute pre-approved printed Allotment letter(s), Maintenance Agreement(s), Club Agreement(s), Affidavit(s), Conveyance/ Sale Deed(s) and present the same for registration, admit the execution before the Sub-registrar or any other registering authority(ies) and get registered the said documents relating to sale/ transfer of residential or commercial plot(s) or flat(s) pertaining to the project, namely 'DLF Garden City' in Lucknow (Uttar Pradesh).

Group A

1. Mr. Devendra Yadav, Executive Vice President (Commercial)
2. Mr. Rajeev Singh, Executive Director (Coordination, Business Development & Approvals), DLF Home Developers Limited
3. Mr. K. Rama Rao Subudhi, General Manager (Customer Services), DLF Home Developers Limited
4. Mr. Rahul Kumar, Deputy Manager (Customer Services)

Group B

1. Ms. Pearl Saxena, Senior Manager, (Customer Services)
2. Mr. Rafiuddin, Deputy Manager (Accounts), DLF Home Developers Limited
3. Mr. Ravish Abbas, Assistant Manager (Business Development), DLF Home Developers Limited

RESOLVED FURTHER THAT all acts, deeds and thing done and documents executed, as afore-stated, shall be deemed to be valid and enforceable only, if the same are consistent with this Resolution and that the Board or this Committee shall not be responsible for any legal and invalid acts and any other acts beyond the scope of the aforesaid powers executed by the above executive(s) and shall not bind the Company against third party(ies) or before any authority(ies) in any manner and that the Board or this Committee shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforesaid powers entrusted to the above signatories shall be valid, effective and exercisable by them, so long as they are in the employment or associated with the affairs of the Company or its associate/ subsidiary companies, unless revoked earlier by the Board or this Committee.



RESOLVED FURTHER THAT the Common Seal of the Company may be affixed, if required, on any of such documents as per the provisions contained in the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified Copy of this resolution be furnished to anyone concerned or interested in the matter as true copy under the signatures of any Director or the Company Secretary of the Company."

Certified True Copy
For DLF Limited



R.P. Punjani
Company Secretary
FCS: 3757



Date of issue: 23.12.2022



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DLF LIMITED

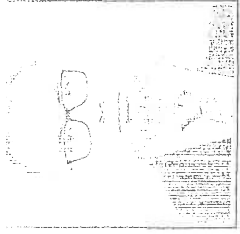
04/07/1963

Permanent Account Number

AAACD349N

07/03/1968

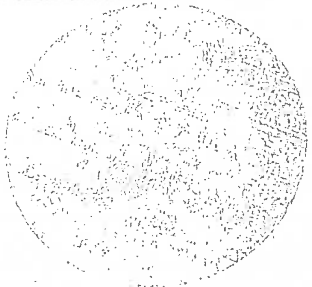
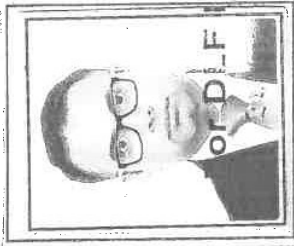
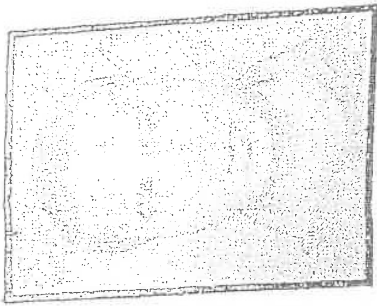
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भारत निर्वाचन आयोग
परचयन पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

ISA0907831



निर्वाचक का नाम : राहुल कुमार
Elector's Name : Rahul Kumar.
पिता का नाम : रामपाल सिंह
Father's Name : Ramapal Singh
लिंग/ Sex : पुरुष / Male
जन्म की तारीख : XX/XX/1986
Date Of Birth :

ISA0907831

पता : 0, बरैली आन व बी0डी0एन व कारगैना,
कारगैना

तहसील - बरैली
जिला - बरैली (5.प्र.)-243001
Address : 0, Karagaina An0 V B0D0A0
Kaloni, Karagaina

Tehsil - Bareilly
Distt. Bareilly (UP)-243001
Date : 09/08/2010

23-बिथरी चैनपुर निर्वाचन क्षेत्र के
निर्वाचक रजिस्ट्रिकरण अधिकारी के
स्ताक्षर की अनुकृति

Facsimile Signature of
Electoral Registration Officer
for 123-Bithari Chainpur 125/1643

पता बदलने पर, नये पते पर अपना नाम निर्वाचक
भावली में दर्ज करवाने तथा उस पते पर इसी नम्बर का
कार्ड पाने के लिए सम्बंधित फार्म में यह कार्ड नम्बर
अवश्य लिखें
In case of change in address, mention this Card
No. in the relevant Form for including your name
in the roll at the changed address and to obtain
the card with the



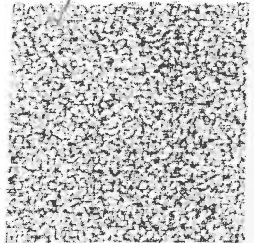
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार सं. / Aadhaar No. 3718 8048 9369

पता / Address
D/O, Uda Bir Sukan, G-1/223
Sector-3, Jankipuram,
Lucknow, Uttar Pradesh - 226021

[Handwritten Signature]



आधार क्रमांक / Your Aadhaar No. :
3718 8048 9369
VID : 9147 9109 5391 1956

मेरा आधार, मेरी पहचान



नाम / Name
Pooja Saxena
दिनांक/DOB: 01/05/1989
लिंग / GENDER: FEMALE

Issue Date: 23.09.2015

3718 8048 9369
VID : 9147 9109 5391 1956

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XIM / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रतिलिपि दस्तावेज़ है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XIM/ Online Authentication.
- This is electronically generated letter.

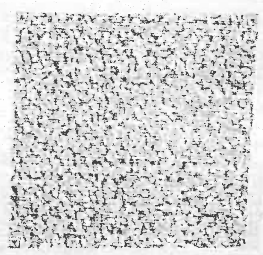
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में परिवर्तन नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता / Address
D/O, Uda Bir Sukan, G-1/223, Sector-3,
Jankipuram, Lucknow, Uttar Pradesh - 226021



3718 8048 9369
VID : 9147 9109 5391 1956

मेरा आधार, मेरी पहचान

आयकर विभाग

आयकर विभाग

INCOME TAX DEPARTMENT

GOVT. OF INDIA



ALAKA YADAV

RAM SWABHAV YADAV

02/10/1980

Permanent Account Number

AEPY4264R

Alaka



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Government of India

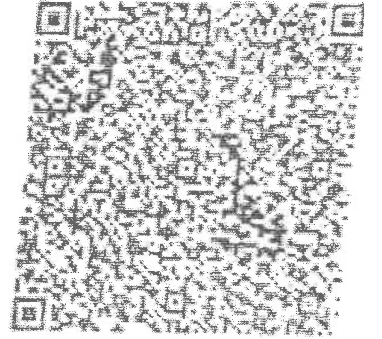


अलका यादव

Alaka Yadav

जन्म तिथि / DOB : 02/10/1980

महिला / Female



6020 7959 7156

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

W/O: ब्रिजेश कुमार गुप्ता, बी 5,
लेडीज क्लब, गांधी नगर, -, अमहुत,
बस्ती. बस्ती, उत्तर प्रदेश, 272001


Address:


W/O: Brijesh Kumar Gupta, B 5,
LADIES CLUB, GANDHI NAGAR,
-, Amhut, Basti, Basti, Uttar
Pradesh, 272001

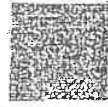


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6020 7959 7156


 भारत सरकार
 Government of India



 विकस कुमार
 Vikas Kumar
 जन्म तिथि/DOB: 28/07/1999
 लिंग/MALE



5462 4777 8482
 VID: 9185 0671 3779 0757

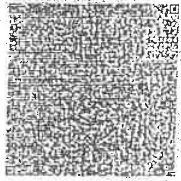
मेरा आधार, मेरी पहचान

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

 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 S/O: विरंदा बहादुर पुरे विजय सिंह, हमीरमाऊ, हमीरमाऊ,
 रास, बातेली,
 उत्तर प्रदेश - 229204

Address:
 S/O: Virandra Bahadur, PURE VIJAY SINGH,
 HAMEERMAU, HAMEERMAU, Hamir Mau,
 Ras, Bateli,
 Uttar Pradesh - 229204




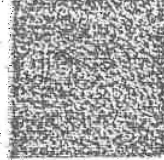
5462 4777 8482
 VID: 9185 0620 3779 0257





भारत-सर्वकार
GOVERNMENT OF INDIA

जितेंद्र कुमार
Jitendra Kumar
जन्म तिथि/DOB: 11/02/1956
पुरुष/MALE

3992 0750 3882
VID: 9111 2719 5047 4930

मेरा आधार, मेरी पहचान

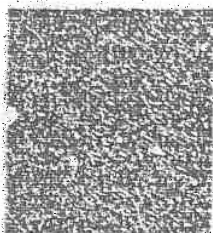
Jr



भारत-सर्वकार
GOVERNMENT OF INDIA

पता:
संतोष कुमार, जवाहर खेडा, पुरवा, बिसरा, उज्जय,
उत्तर प्रदेश - 209821

Address:
S/O: Santosh Kumar, Jawahar kheda,
purwa, Bisara, Unnao,
Uttar Pradesh - 209821

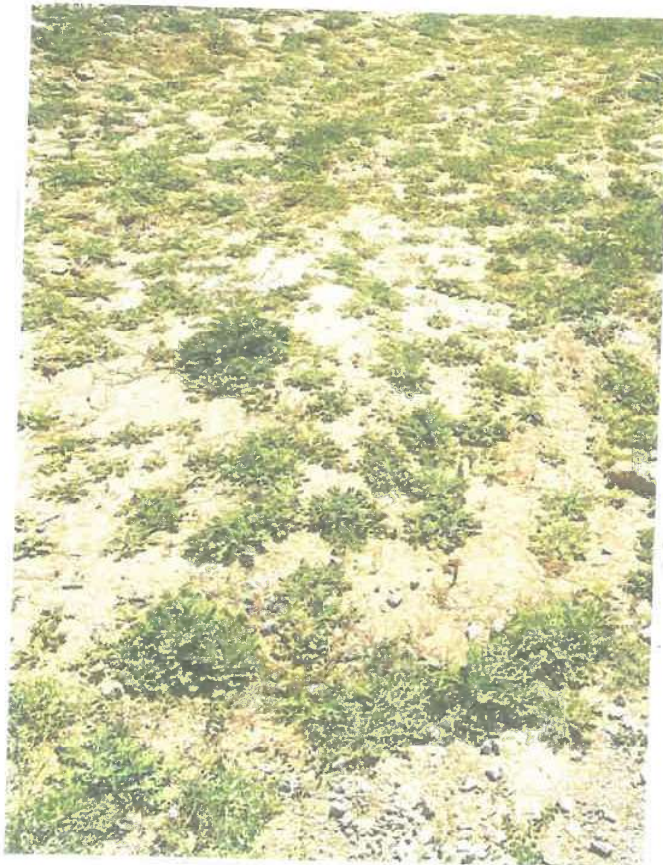


3992 0750 3882
VID: 9111 2719 5047 4930

QR कोड का प्रयोग न करें

Photograph Of Property

Plot No **C-24** in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden City, Raibarielly Road, Lucknow, having Plot Area of **288.45 Sq. Mtrs.**



Vendor

For DLF LIMITED

Authorised Signatory

Authorised Signatory

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Authorised Signatory



Authorised Signatory



Authorised Signatory

CIRCLE VALUE	:	Rs. 26,53,740.00
SALE CONSIDERATION	:	Rs. 53,76,516.32
STAMP DUTY	:	Rs. 3,66,390.00

THIS DEED OF CONVEYANCE is made at Lucknow on this **27th** day of **October 2023**

Between

M/s. DLF Ltd. (PAN AAACD3494N), a Company incorporated under the Companies Act, 1956, having its Registered Office at DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase-1, Gurgaon-122002 (hereinafter referred to as "Vendor-" which expression shall, unless repugnant to the context or meaning thereof, include its successors, nominee, agency and assigns), through its duly Authorised Signatory **SHRI RAHUL KUMAR S/O SHRI RAMAPAL SINGH & MRS. PEARL SAXENA W/O DR. MAYANK JALOTE** authorized to execute the Conveyance Deed on its behalf vide Board Resolution dated **19th December, 2022** of the First Part,

IN FAVOUR OF

For DLF LIMITED

Authorised Signatory

Authorised Signatory

Alalcel



MRS. ALAKA YADAV (PAN: - AEVPY4264R) WIFE OF MR. BRIJESH KUMAR GUPTA RESIDENT OF POORVI SAHAKARI COLONY, UMARPUR RUHATTA, JAUNPUR - 222002, UTTAR PRADESH, INDIA, (hereinafter called the "Vendee/s", which expression shall unless repugnant to the meaning or context thereof include his/her/their legal heirs, executors, administrators, successors, nominees and assigns) of the Second Part.

"hereinafter 'Vendor' & 'Vendee/s' are collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS the Vendor owns and possesses various parcels of land admeasuring about 208.01 acres (hereinafter referred to as the "**Said Land**") falling in village Purseni Tehsil, Mohanlalganj , Distt Lucknow, Uttar Pradesh.

AND WHEREAS the Uttar Pradesh Awas Evam Vikas Parishad has granted to the Vendor License NoLA04/NV-101/HIS-01/PDR-43/54-A dated 20/08/2011 to develop an Integrated Residential Township of 252.69 Acres under Integrated Residential Township Policy 2014 along with various approvals (annexed with Plot Allotment letter as Annexure I) for development of the Said Land into a residential/commercial /plotted/group housing colony under the name of '**Garden City**', situated at village Purseni, Tehsil Mohanlalganj, Distt Lucknow, Uttar Pradesh, (hereinafter referred to as the "**Said Township**").

WHEREAS the Vendor is the absolute owner in possession of and otherwise well and sufficiently entitled to sell all that piece and parcel of land, being Free Hold Plot **C-24** admeasuring **288.45 Sq. Mtrs. (344.98 Sq. Yds.)**. (Hereinafter referred to as the '**Said Plot**') in the Said Township. The Said Plot is more particularly described in Schedule-I.

AND WHEREAS prior to the signing of the Plot Allotment Letter elaborated here in below and Application for allotment, the Vendee/s had demanded from the Vendor and the Vendor had allowed the Vendee/s, inspection of layout of the Said Township, ownership record of the Said Land and all other documents relating to the title, competency and all other relevant details. The Vendee/s is/are fully satisfied in all respects with regard to the right, title and interest of the Vendor in the Said Township in which the Said Plot is situated and has/have understood all limitations and obligations of the Vendor in respect thereof. The Vendee/s acknowledges and confirms that the Vendee/s

For DLF LIMITED

Authorised Signatory

Authorised Signatory

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is/are fully satisfied of the title, competency of the Vendor to execute this Conveyance Deed.



AND WHEREAS the Vendee/s after having been fully satisfied in all respects and solely relying upon its own judgment and investigation in purchasing the Said Plot and not relying upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever whether written or orally made by the Vendor or any of its agent regarding the Said Plot and the facilities to be made available to the Vendee/s or any other data except as specifically contained in this Conveyance Deed has/have desired to purchase the Said Plot.

AND WHEREAS the Vendee/s reconfirms and reaffirms that he/she/it/they has/have understood all limitation and obligations of the Vendor in respect of the Said Free Hold Plot and its usage and is/are fully satisfied.

AND WHEREAS the Vendee/s had entered into a Plot Allotment Letter date **19/01/2013** (referred to as 'Allotment Letter') with the Vendor for purchase of the Said Free Hold Plot, which is more particularly described in Schedule-II for the price of **Rs. 53,76,516.32 (Rupees Fifty Three Lakhs Seventy Six Thousand Five Hundred Sixteen and Thirty Two paise Only)** "the details whereof are mentioned in Schedule-II" and on other terms and conditions stipulated in the Allotment Letter , including the payment/s made by the Vendee/s, pro-rata of the charges levied or to be levied by any Government or Authority for provision of external and/or peripheral services, and of the charges for maintaining various services and facilities in the Said Township until the same is handed over to a local body for maintenance. The Vendee/s has/have also agreed to bear and pay all the expenses and outgoings for the completion of sale for the Said Plot, including stamp duty, registration and execution charges and the like:

The original allottee **MR. HANTESH CHANDRA KUMAR AND MR. AKHILESH CHANDRA KUMAR** of the above said property, who paid a sum of **Rs. 62,60,759.32** to the seller **DLF** regarding allotment of the above said property, has relinquished, assigned, interest, transfer his rights in favour of **MRS. ALAKA YADAV WIFE OF MR. BRIJESH KUMAR GUPTA** and now he has no concern with the property.

The seller **DLF** in the event of surrender, assignment of rights and interest by **MR. HANTESH CHANDRA KUMAR AND MR. AKHILESH CHANDRA**

For DLF LIMITED

Authorised Signatory

Authorised Signatory

Alaka



KUMAR in favour of **MRS. ALAKA YADAV WIFE OF MR. BRIJESH KUMAR GUPTA** (purchaser). **MR. HANESH CHANDRA KUMAR AND MR. AKHILESH CHANDRA KUMAR** has got benefit of an amount of **Rs. 20,000.00** in regard to above said property. However, the seller has also paid service tax and other charges to the government in the said matter.

AND WHEREAS nobody else besides the Vendor has any sort of interest, right or claim of any kind whatsoever in the Said Plot which on the date hereof is free of all legal disputes and all encumbrances of any kind whatsoever and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the Vendor represents that the Said Free Hold Plot is free from any agreement, charge, lien, litigation, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, stay order, collaboration, joint venture or encumbrance of any other kind and the title of the Said Plot is clear and marketable and there is no encumbrance or charge of any kind whatsoever qua the Said Plot.

AND WHEREAS the Vendor is now desirous of conveying the Said Plot unto the Vendee/s.

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

1. That in accordance with and subject to the terms of the Allotment Letter and the terms and conditions contained in this Conveyance Deed and in consideration of the total price paid by the Vendee/s 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/s by way of sale, the Said Plot (more fully described in the Schedule-I hereunder), free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the Said Plot or in any way appended therewith usually held as part and parcel thereof. The Vendor agrees that for all times hereafter, it shall be lawful for Vendee/s to enter upon the Said Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms


DLF LIMITED
Authorised Signatory


Authorised Signatory

Alaka



and conditions of the Conveyance Deed and Allotment Letter. The Vendor agrees that it shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee/s make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the Said Plot unto the Vendee/s in the manner mentioned in this Conveyance Deed and the Allotment Letter. The Vendor covenants that this Conveyance Deed is executed in its entirety and that the Vendor has received full sale price of the Said Plot.

2. That the Vendee/s confirms having paid the prorata share of External Development Charges (EDC) and Infrastructure Development Charges (IDC) as a part of the price of the Said Plot as levied by the Government of Uttar Pradesh from the date of issue of Licence/s, as applicable to the Said Township. The Vendee/s agrees to pay any further increase in or levy of EDC and IDC (by whatever name called or in whatever form) on prorata basis directly to the Government. If, however, the Vendor is required to pay such increase of EDC and IDC to the government authorities/agencies, then the Vendee/s agrees and undertakes to pay the same to the Vendor. The determination of the prorata share of the Vendee/s by the Vendor shall be final and binding on the Vendee/s. The Vendee/s affirms that if the increased EDC and IDC are not paid, the same shall be treated as unpaid sale price of the Said Plot and the Vendor shall have the first charge and lien over the Said Plot and the right to resume the Said Plot.
3. That the Vendee/s has/have agreed that in addition to the other charges mentioned in this Conveyance Deed and the Allotment Letter, the Vendee/s shall also be required to pay in every 5 years as membership fee more clearly described in the Payment Plan as per details mentioned in Schedule-II hereunder and additional entrance fee will be charged for each additional family even if residing in the same Said Plot for use of club which is located inside Township as per approved layout inside or outside the Said Township. The residents/occupants of the Said Township shall have an assured membership of the Community Centre /club subject to payment of aforesaid one time entrance fee. The total number of memberships will be limited to 4 (four) per plot and if more memberships are required in respect of the same Said Plot, then the Vendor reserves the right to review the same in deserving cases and the Vendor's decision on the


FOR DLF LIMITED

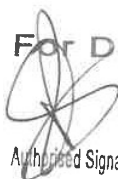
Authorised Signatory Authorised Signatory


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grant of additional membership beyond four shall be final and binding on the Vendee/s. The members shall abide by the terms and conditions laid down by the management of the Community Centre/club. The Vendee/s shall be liable to pay for the annual maintenance charges /usage charges in accordance with the usages and services availed by the Vendee/s. The one time entrance fee shall be paid by the Vendee/s as per the Payment Plan annexed to this Conveyance Deed. The Vendee/s shall be required to sign and execute necessary documents for membership of the Community Centre/club which shall contain terms and conditions of membership and Vendee/s shall be bound by the same. The one time entrance fee shall automatically extinguish in favour of the Vendee/s upon sale of the Said Plot by the Vendee/s and the same shall stand transferred in the new vendee/s name.

4. That the Vendee/s confirms and undertakes that the Vendee/s shall be liable to pay all kinds of taxes and cesses including but not limited to value added tax, state sale taxes, central sale tax, work contract tax, services tax, one time building tax, luxury tax, building and other construction worker welfare funds, education cess, government rates, tax on land, municipal tax, property tax, wealth tax, taxes, fees or levies of all and any kind by whatever name called, whether levied or livable now or in future by the government, municipal authority or any other governmental authority on the Said Plot/Said Township, as the case may be, as assessable or applicable from the date of Allotment Letter. The Vendee/s further agrees that if the Said Plot is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendor which shall be final and binding on the Vendee/s. If the Said Plot is assessed separately, the Vendee/s shall pay directly to the competent authority on demand being raised by the competent authority.
5. That except the Said Plot all other land(s), areas, facilities and amenities, are specifically excluded from the scope of this Conveyance Deed and the Vendee/s shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities, including but not limited to club/recreational facility and commercial centers. Such lands, areas, facilities and amenities)including the club/recreational facility have not been included in the computation of Plot Area for calculating the Total Price of the Said Plot and the Vendee/s confirms that the Vendee/s

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has/have not paid any price for use or ownership in respect of any lands, area, facilities and amenities. It is clarified that the ownership of such lands, areas, facilities and amenities vest solely with the Vendor and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendor including creation of rights in favour of any other party by way of sale, transfer, lease, joint venture, collaboration or any other mode including transfer to government, semi-government, any other authority, body, Person, institution, trust and/or any local body(ies).

6. That the Vendee/s undertakes to do all acts, things, deeds including present himself/herself /itself/themselves as may be required for the execution and registration of the Conveyance Deed in respect of the Said Plot and as the Vendor so desire to comply with the provisions of the Act.
7. That the Vendee/s undertakes to join the Garden city Residents Welfare Association formed under relevant provisions of the Acts of Society Registration Act, 1860 and pay membership fee, any other fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Vendor for this purpose.
- 8 (i) That the Vendee/s agree(s) to enter into maintenance agreement with the Garden city Residents Welfare Association and its appointed Agency /nominee (hereinafter referred to as 'The Maintenance Agency') as may be appointed by Association from time to time for the maintenance and upkeep of the common areas in the Said Township but outside the Said Plot, until these are handed over to local body or any government agency. The Vendee/s acknowledges and undertakes to pay the Maintenance Charges as the bills raised by the Association/Maintenance Agency. The Vendee/s confirm and undertakes not to raise any claim against payment of Maintenance Charges.
- 8 (ii) That the Vendee/s undertakes to deposit and always keep deposited Interest Bearing Maintenance Security (IBMS) with the- Association--calculated at the rate of Rs. 269/- per sq. mtr. (Rs. 225/- per sq. yd. approx.) on the full area of the Said Plot carrying simple yearly interest as applicable on one year fixed deposit accepted by State Bank of India

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at the close of each financial year on 31st March calculated from the date of realization of the amount by the Association . In case of failure of the Vendee/s to pay the Maintenance Charges or any other charges on or before the due date, the Vendee/s shall not have the right to avail the maintenance services and the Association/Maintenance Agency shall have the right to adjust, in the first instance, the interest accrued on the IBMS against such defaults in the payment of maintenance bills and in case such accrued interest falls short of the amount of the default, the Vendee/s confirms that the Association/Maintenance Agency shall adjust the principal amount of the IBMS against such defaults. If due to such adjustment in the principal amount, the IBMS falls short, then the Vendee/s hereby undertakes to make good the resultant shortfall within 15(fifteen) days from the date of such adjustment of the principal amount of IBMS. On such shortfall, the Association/Maintenance Agency shall have the right to withhold such facilities as may be provided by the Association/Maintenance Agency to the Said Plot and the same shall be treated as unpaid sale price of the Said Plot. The Association reserves the right to increase the IBMS from time to time keeping in view, the increase in the cost of maintenance services and the defaults of the Vendee/s in payment of Maintenance Charges. The Vendee/s undertakes to pay such increases within 15 (fifteen) days of demand by the Association/Maintenance Agency. The decision of the Association to increase IBMS shall be final and binding on the Vendee/s. If the Vendee/s fails to pay such increase in the IBMS or to make good the shortfall as aforesaid on or before its due date, then the Vendee/s authorizes the Vendor to treat this Conveyance Deed as cancelled without any notice to the Vendee/s and recover the shortfall from the sale proceeds of the Said Plot and refund to the Vendee/s the balance money realized from such sale.

- 8 (iii) That the Vendee/s 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.
9. That the Vendee/s acknowledges and confirms 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 Vendor/Association /Maintenance Agency from time to time. The Vendee/s assures and undertakes to pay the total Maintenance

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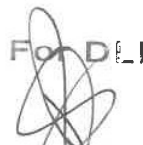
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Charges fixed by the Association which decision shall be final and binding on the Vendee/s.

10. That the Vendee/s acknowledges that the Maintenance Agency shall be responsible for providing maintenance services only with respect to the common areas falling within the Said Township but outside the Said Plot and these shall mainly relate to services in respect to the public roads, landscaping, sewerage, drainage clearance, water, street lights, pavements, horticulture etc and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust or cause the aforesaid maintenance services, to be undertaken/carried out through any Person/entity, as deemed fit at its sole discretion. The Vendee/s acknowledges and confirms that the infrastructure facilities provided by the Government in the Said Township is beyond the control of the Vendor and the Vendee/s shall have no right to raise/demand any claim or dispute against the Vendor in respect of the facilities provided by the Government or any other statutory authorities.
11. The Vendee/s would be charged on monthly basis for all the costs of power consumed by him/her/them (Uttar Pradesh State Electricity Board - supply) as indicated in the meter which may be installed by the Vendor/its nominee/maintenance agency at the cost of the Vendee/s. The Association/Maintenance Agency shall charge for the power consumed based on the expenditure incurred for diesel, spares, depreciation, other wear and tear, repairs, other consumable etc. and same would be billed as a part of the maintenance bill which will also include other maintenance charges for maintenance and upkeep of the Said Township. Failure to pay the maintenance bill including the cost of electricity supply as described above, shall entitle the Vendor /its nominee/Association/Maintenance Agency) to withhold the provision of maintenance services including the electricity supply.
12. That the Vendee/s agrees and confirms that if Vendor applies for and thereafter receives permission, from Uttar Pradesh State Electricity Board - or from any other body/commission/regulator/licensing authority constituted by the Government of Uttar Pradesh for such purpose, to receive and distribute bulk supply of electricity energy in Said Township, then the Vendee/s undertakes to pay on demand to the Vendor /its nominee proportionate share as determined by the

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Vendor/its nominee of all deposits and charges paid/payable by the Vendor/it nominee to Uttar Pradesh State Electricity Board any other body/commission/regulatory/licensing authority constituted by the Government of Uttar Pradesh . The Vendee/s further agrees and undertakes that the proportionate share of cost, incurred by the Vendor for creating infrastructure like HT Feeder, EHT Sub Station etc. shall also be payable by Vendee/s on demand. Further the Vendee/s agrees that the Vendor and the Association /Maintenance Agency shall be entitled in terms of the Maintenance Agreement to be executed to withhold electricity supply to the Said Plot till full payment of such deposits and charges are made by the Vendee/s and same is received by the Vendor. Further, in case of bulk supply of electricity energy, the Vendee/s agrees to abide by all the conditions of sanction of bulk supply including but not limited to waiver of the Vendee/s rights to apply for individual/direct electrical supply connection directly from Uttar Pradesh State Electricity Board or any other body responsible for supply of electrical energy. The Vendee/s agrees to pay any increase in the deposits charges for bulk supply of electricity energy as may be demanded by the Vendor /its nominee from time to time.

13. That the Vendee/s shall reimburse to the Vendor on demand the amount to be determined at the time of providing necessary connections to make arrangements for providing sewer and water connections from the mains laid along the road serving the Said Plot.
14. That the Vendee/s confirms and acknowledges having received actual, physical, vacant possession of the Said Plot from the Vendor after satisfying himself/herself/itself/themselves about the Plot Area. The Vendee/s confirms that the Vendee/s is/are fully satisfied and has/have no complaint or claim in respect of the Plot Area.
15. That the Vendee/s undertakes and agrees not to use the Said Plot for any purpose other than residential or in a manner that may cause nuisance or annoyance to other plot owners in the Said Township or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Plot which tends to cause damage to any plot/structure adjacent to the Said Plot or anywhere in the Said Township or in any manner interfere with the use thereof or of spaces or amenities available for common use. The Vendee/s shall indemnify the Vendor against any penal action, damages or loss due to

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misuse by the Vendee/s. The Vendee/s acknowledges that any other use of the Said Plot other than for residential purpose shall entitle the Vendor to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.

16. That the Vendee/s confirms that the Vendor shall have the first charge on the Said Plot in respect of any amount payable and outstanding by the Vendee/s towards any additional EDC and IDC, taxes, demands, assessments etc. as mentioned hereinabove. The Vendee/s confirms that any amount payable shall be treated as unpaid sale price of the Said Plot and for that unpaid sale price, the Vendor shall have the first charge on the Said Plot.
17. That the Vendee/s confirms that wherever the Vendee/s has/have to make payment in common with plot owners in the Said Township, the same shall be in proportion which the Plot Area of the Said Plot bears to the total area of all the plots.
18. The Vendee agrees that the layout plan of the Said Township is a gated colony surrounded by the external wall/fence/grill and manned by an appointed security agency with security systems in place. The security agency shall be appointed by the Association (its nominee including maintenance agency). It is made clear that the Vendee(s) shall not in any manner breach or cause damage to the external wall/fence/grill surrounding the Said Township. In case the Vendor provides standard design options for individual plot for construction of boundary wall/fence/grill as the case may be, and the gate, then the Vendee(s) undertakes to choose one of the options and adhere to the same in the best interest of maintaining of aesthetics of the Said Township.
19. That the Vendee/s confirm that he/they has/have entered into this transaction with the full knowledge and understanding of this Deed of Conveyance and subject to all the laws and notifications and rules applicable to this area, including terms and conditions of the license(s)/Occupancy Certificate granted by the Uttar Pradesh Avam Vikas Parishad, Government of Uttar Pradesh for setting up the Said Township and the undertakings given by the Vendor to the Uttar Pradesh Avam Vikas Parishad , Government of Uttar Pradesh in this regard.



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20. That the Vendee/s confirms having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 53,76,516.32 (Rupees Fifty Three Lakhs Seventy Six Thousand Five Hundred Sixteen and Thirty Two paisa Only)** as per the 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 Plot conveyed by this Conveyance Deed shall be borne and paid exclusively by the Vendee/s and the Vendor accepts no responsibility in this regard.
21. That the Vendee/s confirms and acknowledges that all the terms and conditions of the Allotment Letter shall be deemed to have been incorporated in this Conveyance Deed save and except those terms and conditions of the Allotment Letter which are at variance with the terms and conditions contained in this Conveyance Deed in which case terms and conditions contained herein in this Conveyance Deed shall prevail.
22. That the Vendee/s acknowledges that if any clause of this Conveyance 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 Conveyance Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in laws.
23. That the Vendee/s confirms that all the obligations arising under this Conveyance Deed in respect of the Said Plot/Said Township shall equally be applicable and enforceable against any and all occupiers, tenants, licencees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee/s assures the Vendor that the Vendee/s shall take sufficient steps to ensure the performance in this regard.

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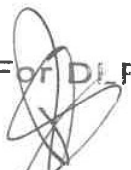

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24. That the Vendee/s confirms and acknowledges that the Vendee/s shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and that the Vendee/s shall indemnify the Vendor for any liability and/or penalty in that behalf.
25. That the Vendee/s shall be bound to complete construction of the residential unit on the Said Plot within four (04) years from the date of offer for possession by the Vendor to the Vendee/s. In case the Vendee/s fails to complete the construction and obtain a certificate for occupation and use from the Competent Authority within the stipulated period, the Vendee/s agrees that the Vendor shall be entitled to resume the Said Plot and refund the amount(s) paid by the Vendee/s after deducting Earnest Money along with the interest on delayed payments, brokerage, other charges and taxes, if any incurred by the Vendor without any interest and resell the Said Plot and the Vendee/s shall be left with no right, title or interest on the Said Plot. The Vendor at their sole discretion may accede to the request of the Vendee/s to extend the construction period but only upon the Vendee/s paying a late construction penalty to the Vendor calculated at the rate of Rs. 50/- per sq. mtr. per month (Rs. 42/- per sq. yd. approx.) on the full area of the Said Plot per month for the entire period of delay. This late construction penalty may be escalated in case the Vendor decides to grant further extension beyond 12 months where the delay continues beyond a period of 12 months after the grant of first extension.
26. That all or any disputes arising out of or relating to or concerning or touching this Conveyance Deed including the interpretation and validity of the terms thereof, shall be referred by any party to a sole arbitrator who shall be appointed by the Vendor and whose decision shall be final and binding upon the Parties. The Arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location to be decided by the arbitrator. The Vendee/s shall have no objection to such appointment even if the person so appointed, as the sole arbitrator, is an employee or advocate of the Vendor or is otherwise connected to the Vendor. The Parties agree that no other person shall have the power to appoint the sole arbitrator. The Courts at Lucknow

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and the Allahabad High Court (Lucknow Bench) alone shall have the jurisdiction.

27. That the said property is not situated on any segment and nothing is constructed on the said plot for the purpose of stamp duty, circle rate fixed for the property situated at **18.00 mtr.** wide road is **Rs. 9,200/-** per sq. mtr., accordingly market value of said plot having area **288.45 sq. mtr.** is **Rs. 26,53,740.00** and sale consideration is **Rs. 53,76,516.32** which is higher than the market value. Since the vendee is a female hence a rebate of 1% upto 10 lakhs on Sale Consideration is given, hence the Stamp Duty comes to **Rs. 3,66,390.00** which is being paid with this sale deed by the vendee on consideration money which is higher than market value.

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IN WITNESS WHEREOF the Parties have put their respective hands the day and year first above written.

Witness:

1.



Mr. Vikas kumar
S/o Veerendra Bahadur
R/o Poore Vijay Singh
Hameermau, Raibareli



2.



Mr. Jitendra Kumar
s/o Mr. Santosh Kumar
r/o Jawahar Khera, Post
Bisara, Unnao



For DLF LIMITED



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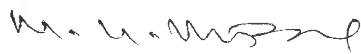
Vendor



Alaka
Vendee



Drafted By,



(Madan Gopal Misra)
Advocate
Ph+91-9415088091





SCHEDULE-I

THE SAID PLOT REFERRED TO ABOVE

ALL THAT Plot No **C-24** in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden City, Raibarielly Road, Lucknow, having Plot Area of **288.45 Sq. Mtrs.** in the plan annexed hereto and bounded as under:

On or towards the NORTH : **18 METER ROAD**
On or towards the SOUTH : **OTHERS LAND**
On or towards the EAST : **PLOT NO. C-23**
On or towards the WEST : **PLOT NO. C-25**


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विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 32984

वर्ष: 2023

प्रतिफल- 5376517 स्टाम्प शुल्क- 366390 बाजारी मूल्य - 2653740 पंजीकरण शुल्क - 53770 प्रतिलिपिकरण शुल्क - 100 योग : 53870

श्रीमती अलका यादव .

पत्नी श्री ब्रिजेश कुमार गुप्ता

व्यवसाय : अन्य

निवासी: पूर्वी सहकारी कॉलोनी, उमरपुर रुहड़ा, जौनपुर उ०प्र०

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ने यह लेखपत्र इस कार्यालय में दिनांक 27/10/2023 एवं 11:52:14 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

D
धर्मेन्द्र कुमार तिवारी
उप निबंधक :मोहनलालगंज
लखनऊ
27/10/2023

A
सै० गाजी अहमद
निबंधक लिपिक
27/10/2023

प्रिंट करें



SCHEDULE-II


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


Details of total credit in party's account

S No	Receipt/Cr.Advice No	Date	Amount
1	GDN/CRB/00150/1211	29/12/2011	600,000.00
2	GDN/CRB/00007/0612	05/06/2012	100,000.00
3	GDN/CRB/00250/0612	30/06/2012	903,063.00
4	GDN/CRB/00341/0612	30/06/2012	138,671.00
5	GDN/CRB/00176/0712	01/07/2012	688,978.00
6	GDN/CRB/00138/1012	22/10/2012	90,005.68
7	GDN/CRB/00146/1012	23/10/2012	478,887.88
8	GDN/CRB/00112/0213	14/02/2013	88,337.79
9	GDN/CRB/00025/0313	06/03/2013	477,242.61
10	GDNCRB0321/00047	24/03/2021	1,791,330.36
Total amount			5,356,516.32

Total amount	53,56,516.32
Profit paid by the purchaser to first allottee	20,000.00
Net Amount	53,76,516.32

For DLF LIMITED


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बही सं०: 1

रजिस्ट्रेशन सं०: 32984

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री डी०एल०एफ० लिमिटेड के द्वारा राहुल कुमार, पुत्र श्री राम पाल सिंह

निवासी: डी०एल०एफ० शॉपिंग मॉल, तृतीय तल, अर्जुन मार्ग,

डी०एल०एफ० सिटी, फेज-प्रथम, गुडगाँव, हरियाणा

व्यवसाय: नौकरी



विक्रेता: 2

श्रीमती डी०एल०एफ० लिमिटेड के द्वारा पर्ल सक्रोना, पत्नी श्री डॉ.

मयंक जलोटे

निवासी: डी०एल०एफ० शॉपिंग मॉल, तृतीय तल, अर्जुन मार्ग,

डी०एल०एफ० सिटी, फेज-प्रथम, गुडगाँव, हरियाणा

व्यवसाय: नौकरी



विक्रेता: 1

श्रीमती अलका यादव, पत्नी श्री ब्रिजेश कुमार गुप्ता

निवासी: पूर्वी सहकारी कॉलोनी, उमरपुर रुहड़ा, जौनपुर उ०प्र०

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विकास कुमार, पुत्र श्री वीरेंद्र कुमार

निवासी: पूरे विजय सिंह हमीरमंड, रायबरेली

व्यवसाय: अन्य

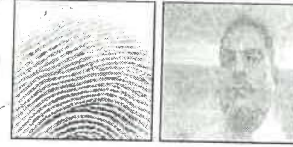
पहचानकर्ता: 2



श्री जीतेन्द्र कुमार, पुत्र श्री संतोष कुमार

निवासी: जवाहर खेडा, बिसारा उन्नाव

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी

उप निबंधक: मोहनलालगंज

लखनऊ

27/10/2023

सै० गाजीअब्बास

निबंधक लिपिक लखनऊ

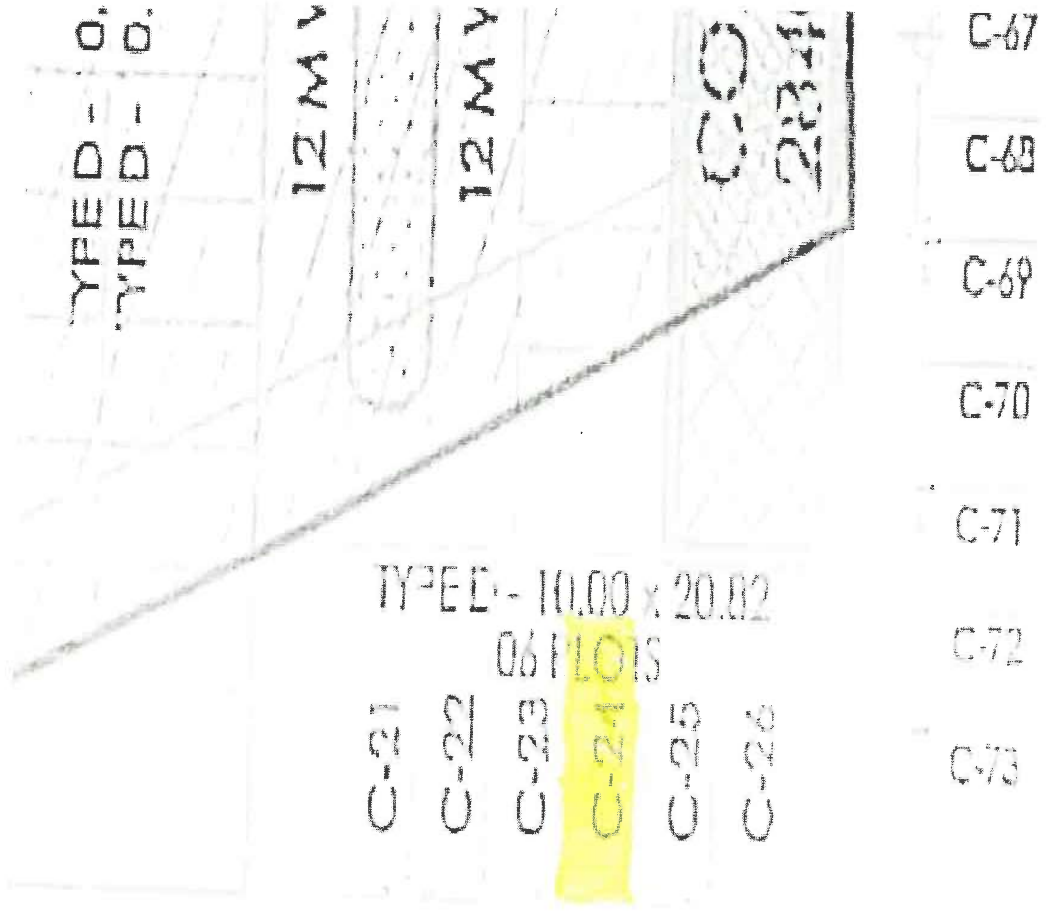
27/10/2023

ने की। प्रत्यक्षतःअद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

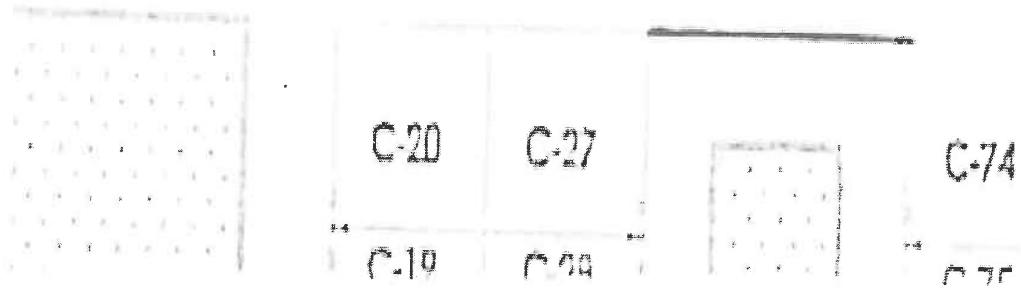
टिप्पणी:

प्रिंट करें

SCHEDULE-III



18 M WIDE ROAD




For DLF LIMITED
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 Authorized Signatory

Aludra

आवेदन सं०: 202300822051314

बही संख्या 1 जिल्द संख्या 16099 के पृष्ठ 1 से 38 तक क्रमांक
32984 पर दिनांक 27/10/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


धर्मेन्द्र कुमार तिवारी
उप निबंधक : मोहनलालगंज
लखनऊ
27/10/2023

