

धनराशि जमा करने का चालान फार्म

- उपकोषागार/बैंक का नाम व शाखा SBT, G.B.B. LKO
- जिस व्यक्ति (पदनाम कद आवश्यक हो) या Mr. Tyoti Kumar Tripathi
संस्था के नाम से धनराशि जमा की जा रही है उसका नाम s/o Mr. Mahesh Narayan Tripathi R/o House No. 7-8, D.M Compound Civil Lines, Kanpur-208001
 - पता UP
 - पंजीकरण संख्या/पक्ष का नाम व बाद संख्या (यदि आवश्यक हो)
 - जमा की जा रही धनराशि का पूर्ण विवरण Gen. Stamp
(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है)।
 - चालान की सकल राशि Ninety Eight thousand only
 - चालान की निबल राशि
 - लेखा शीर्षक का पूर्ण विवरण/लेखा शीर्षक की मुहर
02-स्टाम्प को 102-स्टाम्प को 9202 (BAS) 04 Gen Stamp
 - लेखा शीर्षक की 13 डिजिट कोड

मुख्य लेखा-शीर्षक	उप मुख्य-शीर्षक	लघु-शीर्षक	उप-शीर्षक	व्योरेवार-शीर्षक	धनराशि (अंको में)
0030	02	102	02	04	98000

Ninety Eight thousand only

धनराशि (शब्दों में) योग 98000/-

चालान में लेखाशीर्षक की पुष्टि करने वाले विभागीय अधिकारी के हस्ताक्षर मुहर सहित



Amit Kumar Dwivedi
जमाकर्ता का नाम
C-2073/4, Indira Nagar, Lucknow.
Mob. -9956553333

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या GT 64515

दिनांक

अंको में रु०
शब्दों में रु०

18 JUL 2019 प्राप्त किया
प्रस्तुतकर्ता के हस्ताक्षर उपकोषागार/ बैंक की मुहर सहित

विवरण :

रोकड़ (विवरण सहित)

(धनराशि रूपयों में)

नोट/सिकके

1000 X

500 X

100 X

50 X

20 X

10 X

5 X

2 X

1 X

98000/-
98000/-

चेक (पूर्ण विवरण के साथ)

योग: Date! - 11/07/2019

DD No! - 894552

Bank! - State Bank of India

टिप्पणी:

- 1- जिन विभागों में अधिक लेखा में चालानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक लेखा खण्ड-2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखों की प्राप्ति) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
- 2- जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
- 3- यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे या उससे अधिक की धनराशि का अगले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

For DLF LIMITED

Authorised Signatory

D-242

[Signature]



CIRCLE VALUE	Rs.	35,39,400.00/-
SALE CONSIDERATION	Rs.	41,50,663.00/-
STAMP DUTY	Rs.	2,90,600.00/-

Circle Rate @ 17,000/-per sq. meter.

Plot Situated at 50 meters from Raibareilly Road

THIS DEED OF CONVEYANCE is made at Lucknow on this 6th day of **SEPTEMBER** 2019.

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 Utkarsh Pandey, S/o Shri Umesh Kumar Pandey & Shri Ravish Abbas s/o Shri Mohd. Saeed** authorised vide Board Resolution dated 21th may , 2019 of the First Part,

For DLF LIMITED

Authorised Signatory



Shri Utkarsh Pandey



IN FAVOUR OF

1) **MR. JYOTI KUMAR TRIPATHI S/O MR. MAHESH NARAYAN TRIPATHI R/o HOUSE NO. J-8, D.M COMPOUND CIVIL LINES, KANPUR-208001, UTTAR PRADESH INDIA PAN - AALPT9021D** (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.

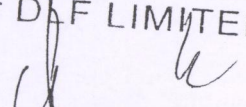
"hereinafter 'Vendor' & 'Vendee/s' are collectively referred to as the **"Parties"** and individually as a **"Party"**.

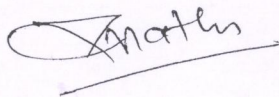
WHEREAS the Vendor owns and possesses various parcels of land admeasuring about 208.01 acres (hereinafter referred to as the **"Said Land"**) falling in village Purseni Tehsil, Mohanlalganj, Distt Lucknow, Uttar Pradesh.

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 **D-242** admeasuring **208.20 Sq. Mtrs. (249 Sq. Yds.)**. (hereinafter referred to as

For DLF LIMITED


Authorised Signatory



the '**Said Plot**') in the Said Township. The Said Plot is more particularly described in Schedule-I.

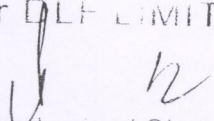
AND WHEREAS prior to the signing of the Plot Allotment Letter elaborated here in below and Application for allotment, the Vendee/s had demanded from the Vendor and the Vendor had allowed the Vendee/s, inspection of layout of the Said Township, ownership record of the Said Land and all other documents 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 is/are fully satisfied of the title, competency of the Vendor to execute this Conveyance Deed.

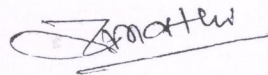
AND WHEREAS the Vendee/s after having been fully satisfied in all respects and solely relying upon its own judgment and investigation in purchasing the Said Plot and not relying upon any literature, sales plan, sale brochure, advertisement, representation, statement or estimate of any nature whatsoever 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 **27/09/2013** (referred to as 'Allotment Letter ')with the Vendor for purchase of the Said

For DLH LIMITED


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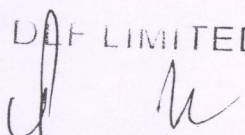
Free Hold Plot, which is more particularly described in Schedule-II for the price of **Rs 41,50,663.00/- (Rupees forty one lakhs fifty thousand six hundred sixty three only)** "the details whereof are mentioned in Schedule-II" and on other terms and conditions stipulated in the Allotment Letter, including 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:

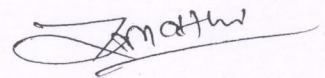
The original allottee **MR. MURLI MANOHAR BHATIA** of the above said property, (who paid a sum of **Rs. 35,50,022.55/-** to the seller **DLF** regarding allotment of the above said property, has relinquished, assigned, interest, transfer his rights in favour of **MR. JYOTI KUMAR TRIPATHI S/O MR. MAHESH NARAYAN TRIPATHI** and now he has no concern with the property.

The seller **DLF** in the event of surrender, assignment of rights and interest by **MR. MURLI MANOHAR BHATIA** in favour of **MR. JYOTI KUMAR TRIPATHI S/O MR. MAHESH NARAYAN TRIPATHI (purchaser)**. **MR. MURLI MANOHAR BHATIA** has got benefit of an amount of **Rs. 3,00,000.00/-** 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

For DLF LIMITED


Authorized Signatory



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.

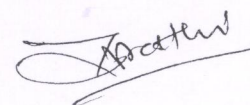
AND WHEREAS the Vendor is now desirous of conveying the Said Plot unto the Vendee/s.

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 sell, 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 and conditions of the Conveyance Deed and Allotment Letter. The Vendor agrees that it shall from time to time and at all times

For DLF LIMITED

Authorised Signatory



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 Licencc/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 Vendcc/s shall also be required to pay in every 5 years as membership fee

For DLF LIMITED

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