

2769
Dated :-

To

STATE BANK OF INDIA
RACPC 1st FLOOR MOTI
MAHAL MARG LUCKNOW – UP.

EXECUTED SALE DEED

Reg: Plot no. B-162 in DLF Garden city Lucknow

Dear Sir / Madam

This is with reference to the captioned property registered in the name of **MR. JASVEER SINGH YADAV** – Unit No B-162

Loan Ac No –

Enclosed please find herewith original sale deed of the captioned property executed by us in Favor of **MR. JASVEER SINGH YADAV** – and giving them the complete ownership of the property .

Kindly acknowledge the receipt of the Sale Deed

Thanking You

Yours Faithfully

FOR DLF LTD

CC: . **MR. JASVEER SINGH YADAV**

**R/o 209, ALIGANJ RAM LEELA MAIDAN,
BANDA, - 210001, UTTAR PRADESH- INDIA**

Mob :- 9616072539



self attested

आवेदन संख्या : 202000822028212

लेख या पत्रिका पर प्रस्तुत करने का दिनांक

2020-12-11 00:00:00

संलग्नक या प्रार्थी का नाम

जसवीर सिंह यादव

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

5226239

/ 4283600.00

1. रजिस्ट्रीकरण शुल्क

52270

2. प्रतिलिपिकरण शुल्क

120

3. निरीक्षण या तलाश शुल्क

4. मुद्रांतर के अधिग्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

52390

शुल्क वसूल करने का दिनांक

2020-12-11 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2020-12-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

B162

SBI

self attested



सत्यमेव जयते

21/37/2020

INDIA NON JUDICIAL

Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP14774552203896S
Certificate Issued Date	: 03-Dec-2020 03:56 PM
Account Reference	: SHCIL (FI)/ upshcil01/ QAISERBAGH/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0123125290736818S
Purchased by	: MR JASVEER SINGH YADAV
Description of Document	: Article 23 Conveyance
Property Description	: RESIDENTIAL PLOT NO.B-162, DLF GARDEN CITY, RAEBARELI ROAD, LUCKNOW.
Consideration Price (Rs.)	: 52,26,239 (Fifty Two Lakh Twenty Six Thousand Two Hundred And Thirty Nine only)
First Party	: DLF LIMITED
Second Party	: MR JASVEER SINGH YADAV
Stamp Duty Paid By	: MR JASVEER SINGH YADAV
Stamp Duty Amount(Rs.)	: 3,66,000 (Three Lakh Sixty Six Thousand only)

30378



STAMP PAPER USED

SUB Registrar (Mahanagar) Lucknow

Please write or type below this line

Handwritten signatures and fingerprints

Handwritten signature and fingerprint

0003558666

Statutory Alert

- The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The users are advised to the legitimacy is on the users of the certificate.
- In all case of any discrepancy please inform the Competent Authority



CIRCLE VALUE	Rs.	42,63,600.00/-
SALE CONSIDERATION	Rs.	52,26,239.00/-
STAMP DUTY	Rs.	3,65,900.00/-

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
11th day of December 2020

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 K Rama Rao Subudhi, S/o Shri K M Subudhi & Shri Ravish Abbas S/o Shri Mohd. Saeed** authorised vide Board Resolution dated 21st MAY, 2019 of the First Part,

IN FAVOUR OF

1) MR. JASVEER SINGH YADAV S/O MR. JAGESHWAR YADAV R/o 209, ALIGANJ RAM LEELA MAIDAN, BANDA, BANDA - 210001, UTTAR PRADESH- INDIA PAN - AMLPY9526G (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 Awass 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 **B-162**

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Jasveer

admeasuring 250.80 Sq. Mtrs. (300Sq. 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 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.

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AND WHEREAS the Vendee/s had entered into a Plot Allotment Letter date **23/02/2013**(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 52,26,239.00/- (Rupees Fifty-two lakhs twenty-six thousand two hundred thirty-nine 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 **MRS. ANJALI JAISWAL** of the above said property, Who paid a sum of **Rs. 44,24,488.87** to the seller **DLF** regarding allotment of the above said property, has relinquished, assigned, interest, transfer his rights in favour of **MR. JASVEER SINGH YADAV S/O MR. JAGESHWAR YADAV** and now he has no concern with the property.

The seller **DLF** in the event of surrender, assignment of rights and interest by **MRS. ANJALI JAISWAL** in favour of **MR. JASVEER SINGH YADAV S/O MR. JAGESHWAR YADAV** (purchaser) **MRS. ANJALI JAISWAL** has got benefit of an amount of **Rs.5,70,000.00/-** in regard to above said property. However the seller has also paid service tax and other charges to the government in the said matter.

W *MM*

Jasveer

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 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

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SCHEDULE-I

THE SAID PLOT REFERRED TO ABOVE

ALL THAT Plot No **B-162** in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden city , Raibarielly Road , Lucknow , having Plot Area of **250.80 Sq. Mtrs.** in the plan annexed hereto and bounded as under:

On or towards the NORTH	:	B-163
On or towards the SOUTH	:	B-161
On or towards the EAST	:	9 mtr road+Park
On or towards the WEST	:	B-101

cr AW

Jensen

आवेदन सं०: 202000822028212

विक्रय पत्र

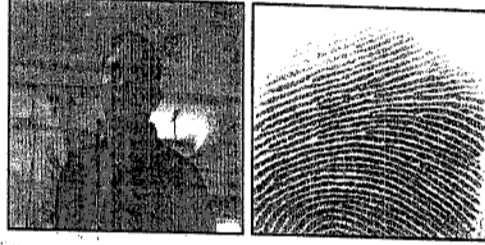
बही सं०: 1

रजिस्ट्रेशन सं०: 21137

वर्ष: 2020

प्रतिफल- 5226239 स्टाम्प शुल्क- 366000 बाजारी मूल्य - 4263600 पंजीकरण शुल्क - 52270 प्रतिलिपिकरण शुल्क - 120 योग : 52390

श्री जसवीर सिंह यादव, *Taneere*
पुत्र श्री जागेश्वर यादव
व्यवसाय : नौकरी
निवासी: 209, अलीगंज राम लीला मैदान, बांदा, उ०प्र०।



ने यह लेखपत्र इस कार्यालय में दिनांक 11/12/2020 एवं 12:52:27 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता (प्रभारी)
उप निबंधक : मोहनलालगंज
लखनऊ
11/12/2020

कमलेश कुमार पाठक
निबंधक लिपिक

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/00208/1211	31/12/2011	400,000.00
2	GDN/CRB/00176/0312	13/03/2012	764,339.00
3	GDN/CRB/00165/0412	24/04/2012	465,735.00
4	GDN/CRB/00324/0612	30/06/2012	465,735.00
5	GDN/CRB/00367/0912	30/09/2012	464,619.80
6	GDN/CRB/00536/1212	31/12/2012	465,735.00
7	GDN/CRB/00205/0513	30/05/2013	465,737.00
8	GDN/CRB/00456/0613	30/06/2013	465,735.07
9	GDN/CRB/00016/1013	01/10/2013	465,736.00
10	GDNCRB1020/00033	23/10/2020	232,867.13

Total amount : 46,56,239.00

Profit booked paid by
purchaser to first allottee.

+ 5,70,000.00/-
= 52,26,239.00/-

WAA

James

बही सं०: 1

रजिस्ट्रेशन सं०: 21137

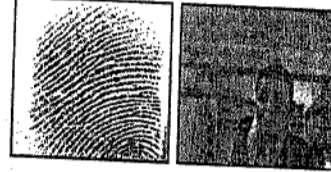
वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री डीएलएफ लि० के द्वारा के रामा राव सुबुद्धि, पुत्र श्री के० एम० सुबुद्धि
निवासी: डीएलएफ शापिंग माल, डीएलएफ सिटी, गुडगाव।
व्यवसाय: नौकरी
विक्रेता: 2



श्री डीएलएफ लि० के द्वारा रविश अब्बास, पुत्र श्री मो० सईद
निवासी: डीएलएफ शापिंग माल, डीएलएफ सिटी, गुडगाव।
व्यवसाय: नौकरी
क्रेता: 1

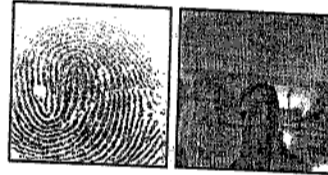


श्री जसवीर सिंह यादव, पुत्र श्री जागेश्वर यादव
निवासी: 209, अलीगंज राम लीला मैदान, बांदा, उ०प्र०।
व्यवसाय: नौकरी

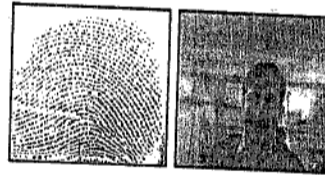


ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री रितेश कुमार आर्य, पुत्र श्री खुशाल राम
निवासी: सी-2211, इन्दिरा नगर, लखनऊ।
व्यवसाय: नौकरी
पहचानकर्ता: 2



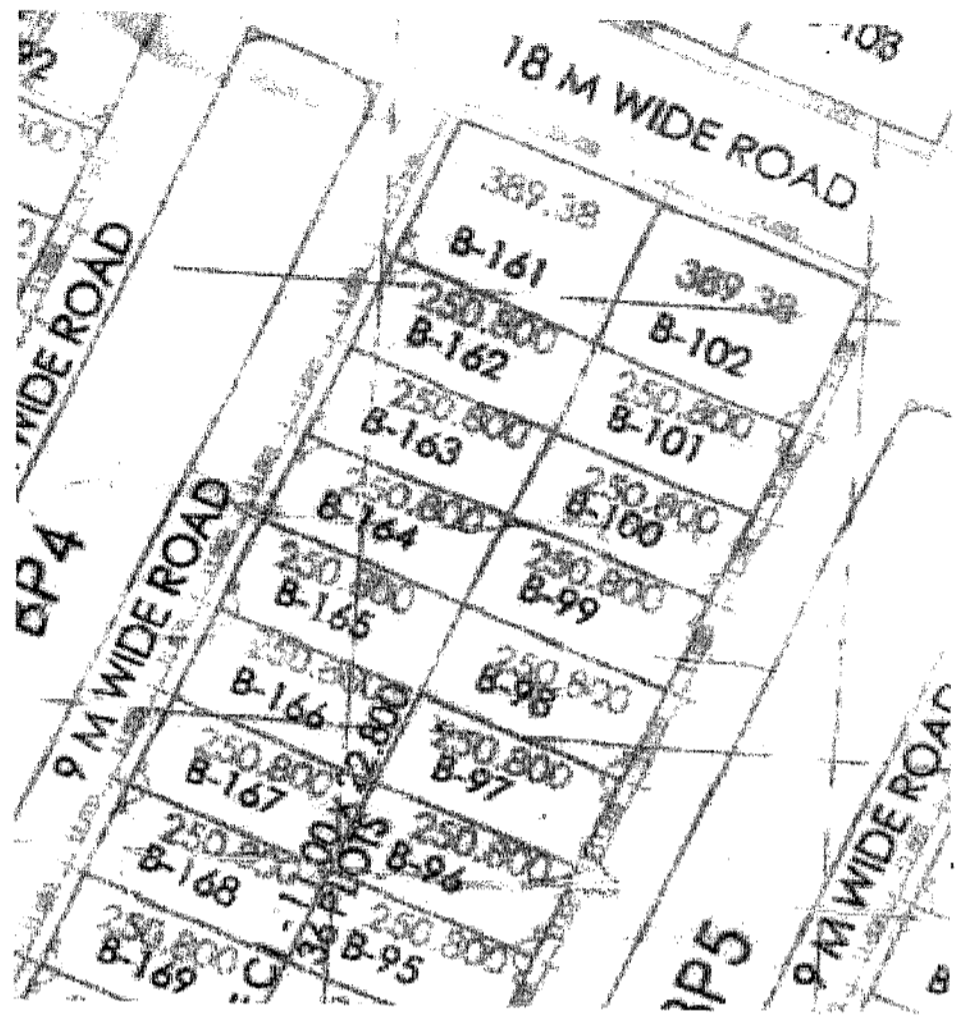
श्री अभिषेक द्विवेदी, पुत्र श्री सरज कुमार द्विवेदी
निवासी: नीमटीकर, रायबरेली।
व्यवसाय: अध्ययन



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

अशोक कुमार गुप्ता (प्रभारी)
उप निबंधक : मोहनलालगंज
लखनऊ
कमलेश कुमार पाठक
निबंधक लिपिक



Handwritten scribbles

Janice

आवेदन सं०: 202000822028212

बही संख्या 1 जिल्द संख्या 12301 के पृष्ठ 149 से 196 तक
क्रमांक 21137 पर दिनांक 11/12/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता (प्रभारी)
उप निबंधक : मोहनलालगंज
लखनऊ
11/12/2020

