



FP-839150

Agreement to Transfer

This agreement to transfer ("Agreement") is executed at Lucknow on the 24th day of August - 2020 ("Effective Date") by and between:

M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraj Singh R/o Flat No. 165, Sec-17-A, Sarvhit Apartments, Dwarka , Delhi -110078, registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001 (hereinafter called the "Transferor", which expression shall unless it be repugnant to the meaning or context thereof, be deemed to include its successors and assigns) of the ONE PART.

And

Mrs. Tanu Bhatnagar (PAN No. AUUPB2146A) W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P)(Hereinafter called the "Transferee" which expression shall unless it be Repugnant to the meaning or context thereof, be deemed to include the heirs, executors and administrators) of the OTHER PART.

The expression of the terms 'Transferor' and Transferee(s)' are hereinafter individually and collectively referred to as "Party" and "Parties" respectively.

SIGNATURE ATTESTED

R.C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U.P. INDIA
Regd. No. 31/64/2000

Tanu Bhatnagar

I hereby certify that the above is a true and correct copy of the original document as presented to me.

WHEREAS

- A. The Transferor has booked a Plot No. D-196 in Project DLF garden City, Village Pursoni, Rai Bareilly Road, Lucknow, with Customer Ref No. UNQ/277/000919 having measuring area 339.38 Sq. Mt. ("Property") from DLF Ltd. ("Developer") vide allotment No. 0489 dated 20/11/2012.
- B. As per the mutual agreement between the transferor and the transferee the total deal Value is Rs. 75, 00,000.00/- (Rupees Seventy Five Lakh Only).
- C. The Transferee is desirous of getting the property transferred in her name and the Transferor is willing to transfer the Property unto the Transferee for an amount of Rs. 75, 00,000.00/- (Rupees Seventy Five Lakh Only).
- D. The Transferee undertakes to pay the Stamp duty and Registration Charges (PRC) of an Amount Rs. 3, 08,640.00 (Rupees Three Lakh Eight Thousand Six Hundred Forty Only) or any other legal expenses.



NOW THEREFORE, in consideration of the forgoing and the mutual covenants contained herein, constituting good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

The Transferor do hereby agrees to transfer all its rights, interests, ten's and titles in the Property in favour of the Transferee for amount of Rs. 75, 00,000.00/- (Rupees Seventy Five Lakh Only). Payable by the Transferee to Transferor in the following manner:

The Transferee has paid an amount of Rs 6, 00,000.00/- (Rupees Six Lakh Only) via Cheque No.373793 Dated 27.07.2020 drawn on SBI, Bareilly as earnest money.

- b) The Transferee will deposit Rs 56,250/- (Rupees Fifty Six Thousand Two Hundred Fifty Only) with Income tax department (through Form 26QB) towards 7.5% TDS on Sale of PROPERTY. The Transferee will furnish a signed Form 16B to the Transferor on or before the Date of Transfer.
- c) Transferee shall pay the remaining amount of Rs. 68, 43,750.00 (Rupees Sixty Eight Lakh Forty Three Thousand Seven Hundred Fifty only). to the Transferor, on or before the date of transfer.
1. Upon execution of the Agreement, the Transferor shall hand over to the Transferee, photo copies of all documents issued by the Developer in respect of the Property.
 2. The Transferee undertakes to pay the Agreed Consideration to the Transferor within the due date i.e. within 60 days from the date of execution of this agreement without fail and without any delay or default or demur as time in respect of payments is of essence of the Agreement.

SIGNATURE ATTESTED

R.C. VERMA
Adv. & NOTARY
Collector's Court
Lucknow U.P. INDIA
Regd. No. 31/64/2000

Tom Bhargava

the Transferor under this Agreement and the transferor will be free to sell the said property to any other person.

4. Similarly if transferor terminates the deal for any reason after realizing the earnest money then he would be liable to pay the double amount of earnest money given to him.
5. Transferor will handover original builder buyer agreement & all original papers received from DLF builder to the Transferee, once the Transferee has made complete payment of Agreed Consideration to the Transferor.
6. In the event that the cheque received from the transferee towards earnest money is not honored or credited to bank account of Transferor, the agreement shall stand null and void.
7. The Transferor represent that it has not done any act and/or transaction concerning the Property and / or created any mortgage and encumbrances of any nature whatsoever further, the Transferor represents that subject to provisions of the builder buyer agreement, the title of the property is clear, transferable and free from all encumbrances and reasonable doubts and transferor have full right, title and interest to transfer the property.



8. Further the Transferor undertake not to enter into any agreement to create any charge or lien or encumbrance on the property from the effective date till date of payment of the agreed consideration by the transferee to the Transferor or forthwith termination of the agreement, whichever is earlier.

On receipt of the agreed consideration from the transferee, the Transferor shall give all necessary co-operation and assistance that may be required by the transferee for complete and effectual transfer of the property in favor of the transferee and shall always assist by way of signing requisite papers/application for the purpose of carrying out the intension of this agreement.

- 10 This Agreement constitutes the entire understanding between the parties. It supersedes all prior understanding between the parties with respect to the subject matter of hereof.

IN WITNESS WHEREOFF, the parties here to have set their respective hands on these presents on the date, month and year here in above first mentioned in the presence of the following witnesses.

Transferor

Transferee

M/s. Mallika Housing Company LLP
(Through Authorized Signatory Mr Dhira] Singh)

Tanu Bhatnagar
Mrs. Tanu Bhatnagar

SIGNATURE ATTESTED

1:
R.C. Verma
R.C. VERMA
Adv. & NOTARY
Court of Law
Lucknow, U.P. INDIA
Regd. No. 31/64/2000

2:

3



Cash Management Services - Payments

MAIL TO

MALLIKA HOUSING COMPANY LLP A/C:0026808227 CITI BANK
 MRS BHATNAGAR TRAMU
 Loan Disbursement A/C No: 654343594

BY ORDER OF

HOUSING DEVELOPMENT FINANCE CORPORATION LTD

Ranon House,
 H T Parekh Marg,
 169, Backbay Reclamation,
 Churchgate,
 Mumbai - 400 026.

Dear Sir/Madam,
 We enclose herewith our Cheque towards the settlement of your payment as per the following details.

Cheque Number	:	065
Cheque Date	:	30/
Cheque Amount	:	*** 00.00
Favouring	:	MALLIKA HOUSING COMPANY LLP A/C:0026808227 CITI BANK
Reference No.	:	654
Payment Details	:	350 5100000 654
Customer Reference	:	203305403 PT008295104143



L00090W-DISE_1000835 ANARG

Received
 For Housing Development Finance Corporation Ltd
 10/10/2020
 Authorized Signatory



AT/Type: Not Negotiable

MARKET WITNESS BLDG,
 GROUND FLOOR,
 BAKER MOTWANI MARG,
 FORT, MUMBAI - 400021

902100000000

CMS DISBURSEMENT CHEQUE
 VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

3 0 0 9 2 0 2 0

PAY: MALLIKA HOUSING COMPANY LLP A/C:0026808227 CITI BANK

OR ORDER/आदेश अनुसार

RUPES/रुपये FIFTY ONE LAKH ONLY

उदा करें ₹ ***51,00,000.00

A/c No. 57500000479707

PAYABLE/PAY AT ALL CLEARING BRANCHES OF HDFC BANK LTD.

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD



Signature R C

HDFC BANK LTD. MUMBAI

HDFC LIMITED, SECOND FLOOR, HINDUSTAN TIMES HOUSE
25, ASHOK MARG, LUCKNOW - 226001,
PHONE # 0522-4272727,6668800 FAX # 2205106

File No: 854343596/VG51
Service Center: LUCKNOW
Place Of Service: ASHOK MARG

Offer Date: 16-SEP-2020

MRS BHATNAGAR TANU
J-9
DM COMPOUND
CIVIL LINES
KANPUR
KANPUR - 208001

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a PLOT PURCHASE LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 5100000
Rate of Interest	7.40% p.a. on a Variable Rate basis **
Term	15 Years ***

Repayment Terms:	
Rest Frequency	Monthly Rest
Equated Monthly Instalment Payable in	Rs. 46989 per month *** 180 instalments ***

Processing Fee payable	Rs. 5900
Processing Fee received	Rs. 5900

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 7.4% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

OTHER CONDITIONS FORMING PART OF THE OFFER

- (a) The loan will be repayable in Equated Monthly Installments (EMIs) over 7 or in such other manner as mentioned in the previous page subject in clause 1 (b) and 2 hereunder. These installments are payable every month.

The EMI comprises principal and interest calculated on the basis of monthly rests at the rate applicable and is rounded off to the next rupee.

(b) The rate of interest is subject to review in terms of the loan agreement to be executed by you and is subject to any higher rate that may be prevailing at the time of the last disbursement.
- Pre-EMI interest (PRE-EMI) at the rate at which the EMI has been calculated/subject as afloat, shall be charged from the respective date of disbursement to the date of commencement of EMI in respect of the loan.
- It will be your responsibility to ensure that the property is duly and properly insured against all risks such as earthquake, fire, cyclone, storm, cyclone, civil commotion, etc., during the pendency of the loan, with HDFC being made the sole beneficiary under the policy/policies.
- (a) The loan will be disbursed in lumpsum or in installments (promptly not exceeding 2) to be decided by HDFC, considering the need and progress of construction, or the requirements, or the extension work on the site may be, as determined by HDFC and not necessarily in per your agreement with the builder/contractor.

(b) The loan will not be disbursed in part or full until you have fully attended your own contribution, i.e., the cost to be incurred for the dwelling unit less HDFC's cost.
- The dwelling unit is constructed with which this loan has in principle, been sanctioned, and conforms to the requirements of HDFC.
- The loan will be secured in such manner as may be required by HDFC. You shall produce such reports, reports and evidence pertaining to the property as HDFC may wish to condition.
- You shall inform HDFC in writing about any change / loss of job, business, profession (or the date, may be) immediately after such change / loss.
- The amount of this loan has been fixed, but with, as the assumption that the cost to be incurred by you for the dwelling unit will be sufficient to your application. In the event of the cost actually incurred being less, HDFC reserves the right to suitably reduce the amount of the loan.
- This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
 - there are any material changes in the proposal for which this loan is, in principle, sanctioned;
 - any material fact concerning your income, or ability to repay, or any other material aspect of your proposal or your application for loan is, exaggerated, concealed or not made known to us;
 - any statement made in the loan application is found to be incorrect or untrue;
 - the processing fee has not been returned by us within 45 days of the date of this letter.
- The offer will be kept open at the sole discretion of HDFC upto 2 months from the date hereof subject to processing fees being paid.

भारतीय न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

1621/2021 38AE 521737
4166
41341300/-
10

उत्तर प्रदेश
न्यायिक न्यायालय

Handwritten mark

Handwritten signature

9/66/3



उत्तर प्रदेश UTTAR PRADESH

38AE 353774

CERTIFICATE

In pursuance of the order of the collector No. 1.9.2..... dated 03.02.2021... passed under Section 10-A of the stamp act is certified that an amount of Rs. 3,08,640/- In words (Rupees Three Lakh Eight Thousand Six Hundred Forty Only) has been paid by Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o-H.No. 233T, Katra Banshidhar, Moradabad Naghpani, Moradabad-244001 (U.P) India, through cheque/cash as Stamp duty in respect of this instrument in the State Bank of India Lucknow by Challan No. B380172 dated 03.02.2021, a copy of which is annexed herewith.

Lucknow

Dated : 11-02-21


Chief Treasury Officer
Lucknow

मुख्य कोषागार-कार्यी
आदर्श कोषागार
कलेक्ट्रेट, लखनऊ

पटवर्तिका
पुस्तककर्ता

धनराशि जमा करने का बालान फार्म

उपकोषागार/बैंक का नाम व शाखा SBI GBB LKO

1. जिस व्यक्ति (अनाम यदि आवश्यक हो) या संस्थ से फनराशि जमा की जा रही उसका नाम 1. Mr. Jai Singh Bhatinga, w/o
Ms. Rohit Singh R.C.H. No.

2. पता 2. 331 Katsa Banahidhar,
Mahadabada, Alaghphani,
Mahadabada, H.P.

3. पंजीकरण संख्या/पक्ष का नाम व याव संख्या (यदि आवश्यक हो) 244001

4. जमा की गई धनराशि का पूर्ण विवरण (धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है।) Gen Stamp

5. बालान की सकल राशि Three lakh Eight thousand

6. बालान की निवल राशि and hundred forty only

7. लेखा शीर्षक का पूर्ण विवरण/लेख शीर्षक की मुद्रा:

8. लेख शीर्षक का 13 डिजिट कोड Gen Stamp

मुख्य लेखा-शीर्षक	उप मुख्य शीर्षक	लघु शीर्षक	उप शीर्षक	व्यंजित शीर्षक	धनराशि अंकों में
0030	02	102	02	04	3,08,640
Three lakh Eight thousand and					/
four hundred forty only					
धनराशि (शब्दों में) <u>Three lakh Eight thousand and</u>					3,08,640

बालान में लेखा शीर्षक की पुष्टि करने वाले विभागीय अधिकारी का हस्ताक्षर मुद्रा सहित

(Signature)

अभि रंजुन द्विवेदी
 Advocate
 6, 2nd Floor, 2nd Nagar, Lucknow.
 98580938833333

केवल उपकोषागार/बैंक के प्रयोगार्थ

बालान संख्या

अंकों में रु०

शब्दों में रु०

दिनांक

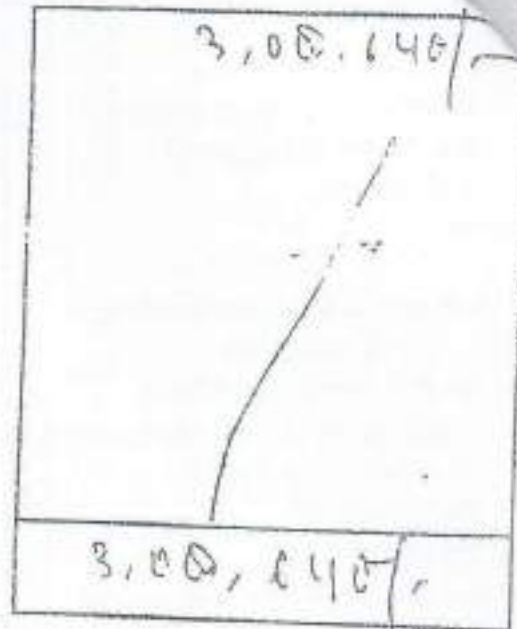
प्राप्त किया।
 प्रालम्भिका के हस्ताक्षर
 उप कोषागार की बैंक/मदर

विवरण :- शेकड़ (विवरण सहित)

(धनराशि रूपक)

नोट / सिकके

2000 x
500 x
200 X
100 x
50 x
20 x
10 x
5 x
2 x
1 x



शेक (पूर्ण विवरण के साथ)

लग - Date - 25/11/2024
D.D.N. - 23/10/24

टिप्पणी :- Bank - ICICI Bank

जिन विभागों में अधिक संख्या 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 सेवा खण्ड - 2 के अनुसार लेखा शीर्षक मुद्रित करना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड - 2 (लोक सेवा) 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 लिए निष्ठापन 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 एक का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे उससे अधिक की धनराशि का अगले उच्चतर रूपये पर पूर्णकित कर धनराशि जमा की जायेगी।

ll
R
R

* - 194
Tambhatnagar
Tambhatnagar



134E 366339

CERTIFICATE

In pursuance of the order of the Collector No.....177.....
dated..... passed under section 10-A at the stamp act is
certified that an amount of Rs. 92,200/- in words (RUPEES
NINETY TWO THOUSAND TWO HUNDRED ONLY) has been
paid by Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o H.No.
233J Katra Banshidhar, Moradabada, Naghphani, Moradabad,
U.P through cash as stamp duty in respect of this instrument in
the State Bank of India, Lucknow by Challan No. 1112 dated -
a copy of which is annexed herewith.

Dated: 27/07/2017

Chief Treasury Officer
Lucknow

Handwritten signatures and stamps at the bottom left of the page.

9

18/10/2011

शुभमङ्गलम्
अरुणोदयः -

10

2011

Tanu Bhatnagar
Tanu Bhatnagar

n
Bhatnagar

धनराशि जमा करने का बालान पत्र

उपकोषागार/बैंक का नाम व शाखा SBI G.B.L. KO

1. जिस व्यक्ति (पदनाम यदि आवश्यक हो) वा संस्था से नाम से धनराशि जमा की जा रही उसका नाम Mrs. Manu Bhadrachari

2. पता Mrs. Mohit Singh R/o

..... 2337, Kotha

..... Kanindatol, Mahadabade

..... Alakhpuri, Mahadabade

..... Pin - 244001

3. पंजीकरण संस्था/पक्ष का नाम व वाद संख्या (यदि आवश्यक हो)

4. जमा की गई धनराशि का पूर्ण विवरण Gen Stamp

(धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पत्र में जमा की जा रही है।)

5. बालान की सफल राशि

6. बालान की निम्न राशि

7. लेखा शीर्षक का पूर्ण विवरण/लेख शीर्षक की मुहर :

8. लेख शीर्षक का 15 डिजिट कोड 04 Gen Stamp

मुख्य लेखा-शीर्षक उप मुख्य शीर्षक लघु शीर्षक उप शीर्षक चारैवार शीर्षक धनराशि अंकों में

0030	02	102	02	04	92200

धनराशि (शब्दों में)

बालान में लेखा शीर्षक की पुष्टि करने वाले निम्नोक्त अधिकारी का हस्ताक्षर मुहर सहित

..... 92,200/-

Amit Kumar Dwivedi
 J. S. Sahi Nagar, Lucknow
 09354600000, 9839340000
 9839340000, 9839340000

केवल उपकोषागार/बैंक को प्रयोगार्थ

बालान संख्या AC 11129

अंकों में रु०

शब्दों में रु०

पट्टाकर्ता (M)

दस्तावेज (M)

दिनांक 28/08/2024

ATM

प्राप्त किया।
 प्राप्तकर्ता के हस्ताक्षर
 उप कोषागार की बैंक मुहर

विवरण :- चेक/ड (विवरण सहित)

(धनराशि रूपमा)

नोट / सिक्के

2000 x

500 x

200 X

100 x

50 x


20 x

10 x

5 x

2 x

1 x

92,200/-

92,200/-

चेक (पूर्ण विवरण के साथ)

दिनांक :- Date 12/11/2020

डॉ. नं. :- 840580

टिप्पणी :- Bank - SBI

1. जिन विभागों में अधिक संख्या 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 भुक्ति 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 लिए 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 अर्थ है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे उससे अधिक की धनराशि का अगले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

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भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

U.P. PRADESH

13AE 886338

CERTIFICATE

In pursuance of the order of the Collector No...199.....
dated 08.06.2021 passed under section 10-A at the stamp act is
certified that an amount of Rs. 33,460/- in words (RUPEES
THIRTYTHREETHOUSAND FOUR HUNDRED SIXTY ONLY) has
been paid by Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o
H.No. 233J Katra Banshidhar, Moradabada, Naghphani,
Moradabad, U.P through cash as stamp duty in respect of this
instrument in the State Bank of India, Lucknow by Challan No. -
AC 1175 dated 12.06.2021 a copy of which is annexed herewith.

Dated: 26.06.2021

Chief Treasury Officer
Lucknow

मुख्य कोषाधिकारी
आर. ए. ए.
लखनऊ

पं. नं. 17424
रज. की तिथि
रज. का प्रकार
रज. का नाम पूरा व सही

11/02/2021

रज. की फासि

श्रीमती तनु शर्मागर्ल एंड रोहित सिंह

श्रीमती रेखा इन्द्रबाबू स्वामी दिल्ली
मि.नं. गवन, लखनऊ
लखनऊ सं. 160
ला.नं. अ.सं. 31-3-2024 तक

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कोषागार प्रपत्र-209(1)
 वित्तीय नियम संग्रह खण्ड-5, भाग 2
 प्रपत्र संख्या-49 ए (1)
 (प्रश्न 417 एवं 478 देखिये)

धनराशि जमा करने का बालन फार्म

- उपकोषागार/बैंक का नाम व शाखा
1. जिस व्यक्ति (पदनाम यदि आवश्यक हो) या संस्था से नाम से धनराशि जमा की जा रही उसका नाम
 2. पता
 3. पंजीकरण संस्था/पक्ष का नाम व चार संख्या (यदि आवश्यक हो)
 4. जमा की गई धनराशि का पूर्ण विवरण (धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है।)
 5. चलान की सकल राशि
 6. प्राप्तन की निवल राशि
 7. लेखा शीर्षक का पूर्ण विवरण/लेख शीर्षक की सुधर :
 8. लेखा शीर्षक का 13 डिजिट कोड

SBI GORAKHPUR
 MRS TANU BHATTAGAR W/O
 MR. ROHIT SINGH R/O MND.
 233, J. KATRA BANSIDHAR,
 MORADABADA NAGHPHANI,
 MORADABADA - 244001,
 UTTAR PRADESH

Gen Stamp
 Thirty Three Thousand four
 Hundred and Sixty only
 108-संख्याएं अथवा पिन
 8002-रसांक ~~OU Gen Stamp~~

मुख्य लेखा-शीर्षक	उप मुख्य शीर्षक	लघु शीर्षक	उप शीर्षक	चौरेदार शीर्षक	धनराशि अंकों में
0030	02	102	02	04	33460/-

धनराशि (शब्दों में) Thirty Three Thousand Four Hundred and Sixty only
 रकम 33460/-

बालन में लेखा शीर्षक की पुष्टि करने वाले
 विभागीय अधिकारी का हस्ताक्षर मुद्रण सहित

कोषागार प्रपत्र-209(1)
 12 JAN 2021
 P.F.D. 822022

केवल उपकोषागार बैंक के प्रयोगार्थ

प्राप्तन संख्या: A.C.11125

अंकों में रु०

शब्दों में रु०

12 JAN 2021
 P.F.D. 822022
 मनीष कुमार
 निरीक्षक

प्राप्तन किया।
 प्राप्तकर्ता के प्रयोगार्थ
 उप कोषागार की बैंक मुद्र

(धनराशि रूपों में)

विवरण :- रोकड़ (विवरण सहित)

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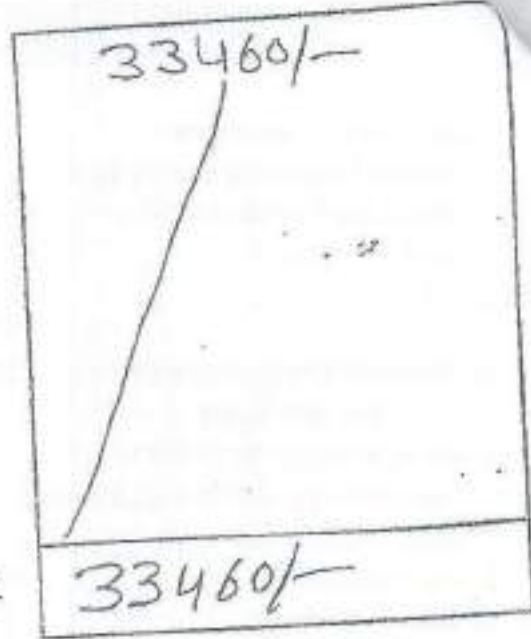
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बेक (पूर्ण विवरण के साथ)

दिनांक :- Date - 01/04/2021

बैंक - S.B.I.

टिप्पणी :- D.D.NO - 017946

1. जिन विभागों में अधिक संख्या में थालानों 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 लिए विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में थालान 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 से अधिक की धनराशि का अगले सप्ताह रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

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CIRCLE VALUE	Rs. 63,46,406.00/-
SALE CONSIDERATION	Rs. 58,67,477.00/-
STAMP DUTY	Rs. 4,34,300.00/-

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 12th day of FEBRUARY 2021

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 Authorized Signatory Shri Rafiuddin, S/o Shri Maqbool Hussain & Shri Ravish Abbas S/o Shri Mohd. Saeed authorised vide Board Resolution dated 21st MAY, 2019 of the First Part

For DLF LIMITED
Authorized Signatory

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IN FAVOUR OF

1) MRS. TANU BHATNAGAR W/O MR. ROHIT SINGH R/o H.NO. 233J KATRA BANSHIDHAR, MORADABADA NAGHPHANI, MORADABADA 244001,UTTAR PRADESH PAN - AUUPB2146A (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-196 admeasuring 339.38 Sq. Mtrs. (406 Sq. Yds.), (hereinafter

of DLF LIMITED
Authorised Signator

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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.

AND WHEREAS the Vendee/s had entered into a Plot Allotment Letter date 20/11/2020 (referred to as 'Allotment Letter') with the Vendor for purchase of the Said Free Hold

of DLF LIMITED
Authorised Signator,

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Plot, which is more particularly described in Schedule-II for the price of Rs. 58,67,477.00/- (Rupees Fifty-eight lakhs sixty-seven thousand four hundred seventy-seven 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 M/S MALLIKA HOUSING COMPANY LLP THROUGH A/S MR. DHIRAJ SINGH of the above said property, who paid a sum of Rs. 76,01,669.28/- to the seller DLF regarding allotment of the above said property, has relinquished, assigned, interest, transfer his rights in favour of MRS. TANU BHATNAGAR W/O MR. ROHIT SINGH and now he has no concern with the property.

The seller DLF in the event of surrender, assignment of rights and interest by M/S MALLIKA HOUSING COMPANY LLP THROUGH A/S MR. DHIRAJ SINGH in favour of MRS. TANU BHATNAGAR W/O MR. ROHIT SINGH (purchaser) M/S MALLIKA HOUSING COMPANY LLP THROUGH A/S MR. DHIRAJ SINGH has got benefit of an amount of Rs. 2,06,970.72/- 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

OF DLF LIMITED

Authorized Signator

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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 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

of D I F LIMITED

Authorised Signatory

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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

REGD. OFFICE OF THE
 M/s. G.D.F. LIMITED

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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 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.

For DLF LIMITED
 Authorised Signatory

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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 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

For DLF LIMITED

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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 out side 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.

For DLF LIMITED

Authorised Signer

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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 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

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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 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.

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40/10/2011
5/10/2011

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 Vendor/ its nominee of all deposits

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and charges paid/ payable by the Vendor/ its 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.

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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 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 the all plots.

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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 Avas Evam Vikas Parishad, Government of Uttar Pradesh for setting up the Said Township and the undertakings given by the Vendor to the Uttar Pradesh Avas Evam Vikas Parishad , Government of Uttar Pradesh in this regard.
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 Circle value of Rs. 4,34,300.00Rupees four lakhs thirty-four thousand

of DLF LIMITED
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 Tamy Bhattacharya

three hundred only) 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

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Vendor that the Vendee/s shall take sufficient steps to ensure the performance in this regard.

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.

of DLF LIMITED

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Signature
Date

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

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 Tanu Bhattacharya

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

Witness:

[Handwritten signature]



For D.F. LIMITEL
Vendor
Authorized Signatory
[Handwritten signature]

1. Ritesh Kumar Arya
S/o Mr. Khushal Ram
R/o- C -2211, C Block, Indira Nagar,
Lucknow

[Handwritten signature]



2. Abhishek dwivedi
S/o Mr. Saraj kumar dwivedi
R/o Vill & post Neemtikar
Raibareli

Drafted By
[Handwritten signature]
(Amit Kumar Dwivedi)
Advocate
Ph +91-9956553333



[Handwritten signature]
Vendee



[Handwritten signature]

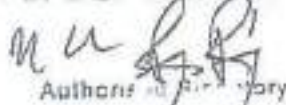
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SCHEDULE-I**THE SAID PLOT REFERRED TO ABOVE**

ALL THAT Plot No D-196 in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden city , Raibarielly Road , Lucknow , having Plot Area of 339.38 Sq. Mtrs. in the plan annexed hereto and bounded as under:

On or towards the NORTH	:	9 M WIDE ROAD
On or towards the SOUTH	:	D-195
On or towards the EAST	:	D-177
On or towards the WEST	:	9 M WIDE ROAD

for DLF LIMITED



Authorized Signatory

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Tanu Bhatnagar

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आवेदन सं०: 202108822005188

विक्रय पत्र

पृष्ठी सं०: 1

रजिस्ट्रेशन सं०: 4166

वर्ष: 2021

प्रतिफल- 3867477 स्टाम्प शुल्क- 434380 बाजरी मूल्य - 6346400 पंजीकरण शुल्क - 63470 प्रतिनिधिकरण शुल्क - 160 योग: 63630

श्रीमती उषा भटनागर,
पत्नी श्री रंजित सिंह
व्यवसाय: जूना
निवासी: म० सं० 233 जे कटरा बंधीधर, मुरादाबाद, मालवा, गुजरात, राज०।

Tanu Bhataraga



ये पत्र दोहपत्र इस कार्यालय में दिनांक 13/03/2021 एवं 10:57:36 AM को
निबंधन हेतु पेश किया।

रजिस्ट्रार अफिस के हस्ताक्षर

असोक कुमार गुप्ता प्रभारी
उप निबंधक (व्यवसायिक)
राजकोट
13/03/2021
कमलेश कुमार भाटक
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/Gr.Advice No	Date	Amount
1	GDN/CRB/00448/0312	30/03/2012	1,664,005.00
2	GDN/CRB/00544/0312	30/03/2012	3,349,870.36
3	GDN/CCN/00075/0618	10/08/2018	326,753.83
4	GDN/CRB/0719/00019	10/07/2019	77.00
Total amount			56,80,506.28

Profit booked paid by
purchaser to first allottee.

+ 2,06,970.72
= 58,67,477.00/-

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 Authorised Signatory

Tanu Bhattacharya
Tanu Bhattacharya

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पृष्ठी सं०: 1

रजिस्ट्रेशन सं०: 4160

वर्ष: 2021

निष्पादन सेखमत बाद सुनने व समझने नजदून व प्राप्त कनसधिया क प्रलेखानुसार उम्मा विज्ञेता: 1

श्री डीएलएफ लि० के द्वारा रजिस्टरींग, पुत्र श्री मकबूल हुसैन

निवासी: डीएलएफ खामिग माल, डीएलएफ सिटी, गुडगाव ।

उपस्थाय: नौकरी

विक्रत: 2



श्री डीएलएफ लि० के द्वारा रजिस्ट्रेशन अल्लास, पुत्र श्री मो० सईद

निवासी: डीएलएफ खामिग माल, डीएलएफ सिटी, गुडगाव ।

उपस्थाय: नौकरी

क्रिया: 1



श्रीमती तनु भटनागर, पत्नी श्री रोहित सिंह

निवासी: प० सं० 233वे कटरा नंसीधर, मुरादाबाद, नगावली मुरादाबाद, उ०३० ।

उपस्थाय: अन्य

श्री निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता: 1



श्री रजिथ कुमार आर्मा, पुत्र श्री सुपाल राम

निवासी: सी-2211, इन्दिरा नगर, लखनऊ ।

उपस्थाय: नौकरी

पहचानकर्ता: 2



श्री अजयिबक द्विवेदी, पुत्र श्री चरण कुमार द्विवेदी

निवासी: नौमटीकर, रायपुरेली ।

उपस्थाय: अस्पताल

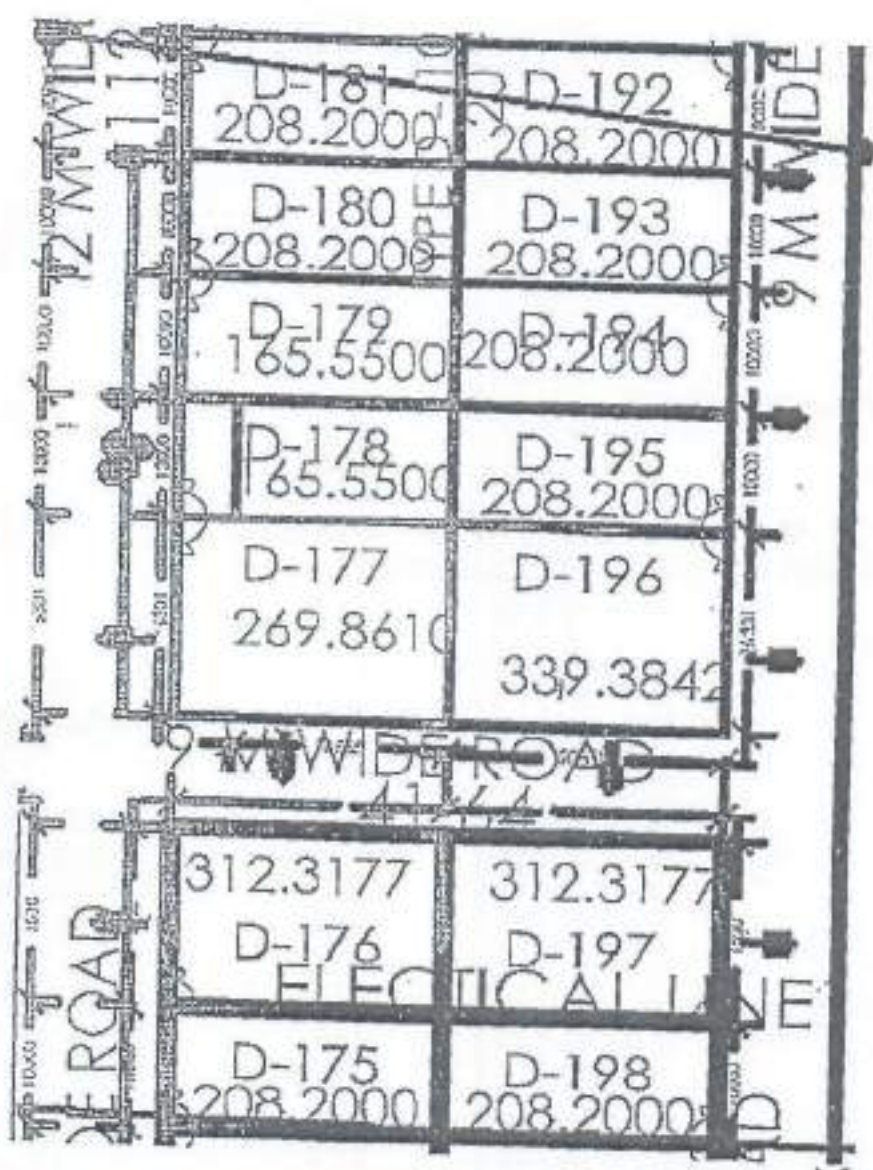


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षतः भद्र साक्षियों के निम्नलिखित अंगुठे निम्नलिखित दिग् गए है ।
दिग्पथी:

अधीक कुमिल गुप्ता प्रभारी
उप निबंधक : नौमताउरगंज
लखनऊ

कमलेश कुमार पाठक
निबंधक लिपिक



for DLF LIMITED
W. K. R.
 Authorized Signatory

Tanu Bhatnagar
Tanu Bhatnagar

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आवेदन सं०: 202100822005188

वही संख्या । जिल्द संख्या 12606 के पृष्ठ 169 से 236 तक क्रमांक
4166 पर दिनांक 12/02/2021 को रजिस्ट्रीकृत किया गया ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार गुप्ता प्रभारी
उप निबंधक : मोहनलालगंज
लखनऊ
12/02/2021

अशोक कुमार गुप्त
उप निबंधक

दिनांक _____
स्थान _____

जायाप्रति प्रमाणित

उप निबंधक
मोहनलालगंज, लखनऊ

12/21/2021

(Buyer)
DLF LIMITED
Registered office:
Shopping Mall, 3rd Floor
Arjun Marg, DLF City Phase 1
Gurgaon 122 002, Haryana

Date: 01/10/2020

Dear Sir,


We have got an irrevocable letter of authority dated 01st Oct -2020 from the Allottee i.e. M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraj Singh R/o Flat No. 165, Sec-17-A, Sarvhit Apartments, Dwarka, Delhi -110078, registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001. The above allottee has been allotted the Plot No. D-196 situated at DLF Garden City, Village Purseni, Raibareilly Road, Lucknow, vide letter No. 0489 Dated 20/11/2012 and has paid Rs. 76,01,669.28/- (Rupees Seventy Six Lakh One Thousand Six Hundred Sixty Nine and Twenty Eight Paise Only) including DLF Credits to the Company in terms of the said allotment. Vide, this letter of authority, the Assignor has requested you to take us as his Assignee for all future purposes.

We assure you and declare that the said letter of authority is signed before us and We will be responsible for all consequences in case the executants of this letter denies the said authority. We shall be bound by all the terms and conditions of the application form as applied by the said allottee vide which the Assignor was allotted the above mentioned Plot. We also undertake to pay the entire balance dues to the Company on account of cost and all other dues as and when desired by the Company, after the request for assignment is accepted by the Company.

We now request you to kindly treat us as Assignee of the said Assignor (allottee) i.e. M/s. Mallika Housing Company LLP for all future purposes and execute the Letter of Allotment/agreement and execute/register the Sale Deed in our favour on completing full payments for the property including Stamp duty & Registration charges etc. We also enclose herewith Receipt 01/10/2020 clearly mentioning therewith that we have already paid the amounts due to the Assignor, i.e. the allottee of the amounts which He has paid to the Company, which is being transferred in our name, and the said Receipt is attached herewith.

We also submit herewith declaration regarding my residential status, as desired by the Company.

Thanking you
Yours faithfully


Mrs. Tanu Bhatnagar
R/o]-9, D M Compound, Civil Lines
Kanpur -208001, (U.P)

(Seller)
DLP LIMITED
Registered office:
Shopping Mall, 3rd Floor
Arjun Marg, DLP City Phase 1
Gurgaon 122 002, Haryana

Date: 01/10/2020

We have applied for the allotment of a plot situated at DLF Garden City, Lucknow (plotted township located in Village Purseni) Tehsil Mohanlalganj, Distt. Lucknow, Uttar Pradesh and has been allotted the Plot No. D-196 vide allotment letter Dated 20/11/2012. We have already paid a sum of Rs. 76, 01,669.28/- (Rupees Seventy Six Lakh One Thousand Six Hundred Sixty Nine and Twenty Eight Paise Only) including DLF credits so far towards the cost of this property as per details below:

Receipt No.	Date	Amount
1. GDN/CRB/00448/0312	30/03/2012	Rs. 53,33,675.35/-
2. GDN/CRB/0719/00019	10/07/2019	Rs. 1,23,580.00/-
3. GDN/CRB/0120/00012	09/01/2020	Rs. 8,70,689.93/-

We now want that the name of my ASSIGNEE Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P) be substituted in place of our name in the said Allotment and that the same be completed in her name. For the said substitution of the name, We are sending herewith all original documents to facilitate the matter. We would request you to kindly do the Assignment in your records by endorsing the original Agreement as well as the Receipts, which We are forwarding herewith to you. After substitution of the name of the said assignee Mrs. Tanu Bhatnagar We shall have nothing to do with the said Allotment nor we have any lien/right on the above mentioned plot. This letter of our requesting you for assignment of our Assignee's name on the above mentioned Allotment is irrevocable, and is not liable to cancellation by anybody at any point of time.

I also submit herewith declaration regarding our residential status, as desired by the Company. You are requested to kindly do the needful

For Mallika Housing Company LLP

Dhiraj Singh
Signatory

M/s. Mallika Housing Company LLP
Through A/S. Mr. Dhiraj Singh
Registered office at 4th Floor, Gopal Dass Bhawan
28, Barachamba Road, New Delhi-110001

(Receipt)

(Both seller and Buyer have to sign)

Date: 01/10/2020

DLF LIMITED
Registered office:
Shopping Mall, 3rd Floor
Arjun Marg, DLF City Phase 1
Gurgaon 122 002, Haryana

Reg.: Plot No. D-196, situated in DLF Garden City, Lucknow (plotted township located in Village Purseni) Tehsil Mohanlalganj, Distt. Lucknow, Uttar Pradesh

Dear Sir,

This is to inform you that We the Assignor (allottee) have received a total sum of Rs. 78,08,640.00/- (Rupees Seventy Eight Lakh Eight Thousand Six Hundred Forty Only), from the Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P). This amount includes the following: -

- a) The amount of Rs. 76, 01,669.28/- including DLF Credits so far paid by the Assignor to the Company as per details below:-

Basic Sale Price	Rs. 56,82,578.72/-
Preferential Charges	Rs. 8,52,522.56/-
CDC	Rs. 65,189.00/-
CIA_PLC_P	Rs. 10.00/-
CIA_S_P	Rs. 67.00/-
CLB1 + Tax	Rs. 1,16,500.00/-
CLB2 + Tax	Rs. 7,080/-
CMIW + Tax	Rs. 51,745.00/-
CSD_V	Rs. 71,040/-
ECC + Tax	Rs. 2,29,238/-
PRC	Rs. 3,08,640/-
STX + Tax	Rs. 1,97,059/-
Total	Rs. 76, 01,669.28/-
b) Profit on Sale of the above property	Rs. 2,06,970.72
Grand Total	Rs. 78,08,640.00/-

You are requested to kindly adjust the amount of Rs. 76, 01,669.28/- including DLF Credits paid by us to the Company, as mentioned in a) above to the account of the Assignee i.e. Mrs. Tanu Bhatnagar in your records for the subject property.

The Assignor hereby confirms that they have received the amounts back from the Assignee as mentioned above, and the Assignee confirms that she has paid the amount to the Assignor through.

For Mevika Housing Company LLP
[Signature]
Authorised Signatory

[Signature]

- Rs 6,00,000.00/- (Rupees Six Lakh Only) via Cheque No.373793 Dated 27.07.2020 drawn on SBI Bareilly (U.P).
- Rs 17,43,750.00/- (Rupees Seventeen Lakh Forty Three Thousand Seven Hundred Fifty Only) via RTGS No. SBIN220272935994 Transferred Dated 28.09.2020 through SBI Bareilly (U.P).
- Rs. 51,00,000.00/- (Rupees Fifty One Lakh Only) via DD No. 069351 Dated 30.09.2020, Through HDFC Bank Lucknow.
- Rs. 56,250.00/- (Rupees Fifty Six Thousand Two Hundred Fifty Only) has deposited as TDS on sale of Property to Transferor's PAN.
- Rs. 3,08,640.00/- (Rupees Three Lakh Eight Thousand Six Hundred Forty Only) via DD No. ~~373800~~.....Dated ~~27/07/20~~ Drawn on SBI Bareilly (UP).

For Malika Housing Company LLP



Dhiraj Singh
Authorized Signatory

Tanu Bhatnagar

Thanking You
Yours faithfully

Dhiraj Singh

M/s. Malika Housing Company LLP
Through A/S Mr. Dhiraj Singh
Registered office at 4th Floor, Gopal Dass Bhawan
28, Barakhamba Road, New Delhi-110001

Tanu Bhatnagar

Mrs. Tanu Bhatnagar
R/o]-9, D M Compound, Civil Lines
Kanpur -208001, (U.P)

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



UTTAR PRADESH

BW 988575

WHEREAS some amounts are still payable to M/s DLF Ltd. as per the application form duly executed by the assignor with M/s DLF Ltd.

WHEREAS the assignor is desirous of selling all his rights title and interest in the plot and the assignees are desirous of purchasing the same on the terms and conditions herein set out.

NOW WHEREAS THIS AGREEMENT witnesses that in consideration of the mutual covenants herein the parties have agreed as follows:-

1. The assignor (seller) agrees to sell to the assignees (buyers) and the assignees (buyers) agrees to purchase from the assignor, his rights title and interest of the assignor in or to the Plot pursuant to the Allotment letter. The assignor accordingly agrees to nominate the assignees in place of the assignor under the Allotment letter such that the assignees will be entitled to all the rights there under and subject to the terms thereof, the assignees will be obliged to perform the obligations under Allotment letter.
2. The assignor declares and undertakes that he has neither transferred his rights to purchase in the Plot to any one nor agreed to transfer the same to any one so far.

Join and Verified
for me

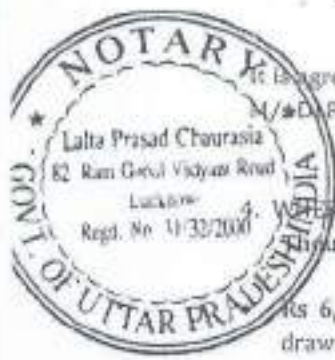
LTA PRASAD CHAURASIA
Advocate & Notary
2, Ram Gopal Vidyan, Boud
Lucknow U.P. (INDIA)
N No 11/32/2009

For Malika Holdings Company LLP
Authorised Signatory

I identify the signatory/Executant
who has/have signed/T 1, before me

3. The assignor has agreed to sell his complete rights as above in respect of the said Plot to the assignees for a total sale consideration of Rs.78,08,640.00/- (Rupees Seventy Eight Lakh Eight Thousand Six Hundred Forty Only). The sale consideration of Rs.78,08,640.00/- includes Preferential location charges(PLC) as follows:-

Particulars	Area	Price	Amount
Basic Sale price (BSP)			Rs. 56, 82,578.72/-
Preferential Location Charges (PLC)			Rs. 8, 52,522.56/-
Non Payment Plan			Rs. 10, 66,568.00/-
Profit			Rs. 2, 06,970.72



It is agreed between the parties that the further service tax so levied with future payments to M/s DLF Ltd. Will be paid as and when due by the assignees.

WHEREAS the assignee has paid Rs.78,08,640.00/- (Rupees Seventy Eight Lakh Eight Thousand Six Hundred Forty Only). to Seller in the following mode:

- Rs 6, 00,000.00/- (Rupees Six Lakh Only) via Cheque No.373793 Dated 27.07.2020 drawn on SBI Bareilly (U.P).
- Rs 17, 43,750.00/- (Rupees Seventeen Lakh Forty Three Thousand Seven Hundred Fifty Only) via RTGS No. SBIN220272935994 Transferred Dated 28.09.2020 through SBI Bareilly (U.P).
- Rs.51,00,000.00/- (Rupees Fifty One Lakh Only) via DD No. 069351 Dated 30.09.2020, Through HDFC Bank Lucknow.
- Rs. 56,250.00/- (Rupees Fifty Six Thousand Two Hundred Fifty Only) has deposited as TDS on sale of Property to Transferor's PAN.
- Rs. 3,08,640.00/- (Rupees Three Lakh Eight Thousand Six Hundred Forty Only) via DD No. 473800... Dated 27/10/2020. Drawn on SBI Bareilly (UP).

As an earnest money towards the sale of above mentioned Plot which the assignor acknowledges herewith, and remaining balance of NIL shall be paid by the assignees (buyers) to the DLF Ltd. on or before..... or within 7 days of the nomination of the assignees in office of M/s DLF Ltd.

5. The assignor declares and undertakes that the balance amount payable to M/s DLF Ltd. As per the Application including interest and overdue interest, if any, as per the statement of account issued by M/s DLF Ltd. Payable to M/s DLF Ltd. (hereinafter referred to as the "DLF Balance") shall be deducted from the balance sale consideration payable to the assignor, as assignor's liabilities. Any additional payment demanded by M/s DLF Ltd. in future, as the case may be, will be payable by the assignees.

LALTA PRASAD CHAURASIA
Advocate & Notary
42, Ram Gopal Vidyarthi Road
Lucknow - U.P. (226001)
N. No. 11/32/2004

For Malika Housing Company LLP
Authorized Signatory

Taru Bhatnagar

FULL & FINAL RECEIPT

We M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraj Singh R/o Flat No. 165, Sec-17-A, Sarvahi Apartments, Dwarka, Delhi -110078, registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001 have received a sum paid Rs.78,08,640.00/- (Rupees Seventy Eight Lakh Eight Thousand Six Hundred Forty Only), as full and final payment for sale of Property No. D-196 "DLF Garden City, Village Pirseni, Raibareilly Road, Lucknow, from Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P) Payment Received as per Details Below:

DATE	CH NO/DD No.	BANK	AMOUNT	IN FAVOUR OF
27.07.2020	373793	SBI	Rs. 6,00,000/-	Mallika Housing Company LLP
28.09.2020	SBIN220272935994	SBI	Rs 17,43,750/-	Mallika Housing Company LLP
30.09.2020	069351	HDFC	Rs. 51,00,000/-	Mallika Housing Company LLP
07.10.2020	00928	SBI	Rs. 56,250/-	Mallika Housing Company LLP
07.10.2020	373800	SBI	Rs. 3,08,640/-	Mallika Housing Company LLP

TOTAL = Rs.78,08,640.00/-


 For M/s. Mallika Housing Company LLP
 Authorized Signatory
Tanu Bhatnagar

Thanking You
Yours faithfully
(SELLER)

Dhiraj Singh
 M/s. Mallika Housing Company LLP
 Through A/S Mr. Dhiraj Singh
 Registered office at 4th Floor, Gopal Dass Bhawan
 28, Barakhamba Road, New Delhi-110001

(BUYER)

Tanu Bhatnagar
 Mrs. Tanu Bhatnagar
 R/o J-9, D M Compound, Civil Lines
 Kanpur -208001, (U.P)

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



उत्तर प्रदेश

BW 988566

UNDERTAKING

This undertaking, being executed by Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P).

That Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P) is the nominee of M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraaj Singh R/o Flat No. 165, Sec-17-A, Sarvahit Apartments, Dwarka, Delhi -110078, registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001

1. Who has booked and subsequently allotted an Independent Plot No D-196 in your project "DLF Garden City, Village Purseni, Raibarely Road, Lucknow, Uttar Pradesh.
2. We undertake that we will be bound with all the terms and conditions for the said application form dated 30/03/2012 and the Independent plot Buyer Agreement dated 20/11/2012 as the nominee of the said M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraaj Singh R/o Flat No. 165, Sec-17-A, Sarvahit Apartments, Dwarka, Delhi -110078, registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001

Tanu Bhatnagar

LATA PRASAD CHAURASIA
Advocate & Notary
82, Ram Gopal Vidyanagar Road
Lucknow U.P., INDIA
N. No. 11/32/2001

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



UTTAR PRADESH

BW 988573

- 1. We undertake that the we have seen verified examined all the documents and agreements, receipts, correspondence, forms concerning the independent Floor and has also seen the physical position of the independent Plot in "D-196" project and after being satisfied from the same executing this undertaking.
- 4. We undertake that the we are not entitled for any compensation/claims on account of delay possession of the said Independent Floor/Flat/Plot/Villas as agreed upon with the First Allottee and all the relevant papers in this regard in the Application form/Independent Floor buyer's Agreement/Flat/Plot/Villas become null and void.
- 5. We undertake that the we are satisfied ourself with all the aspects concerning the substitution of the Floor in his name and the We hereby undertakes not to hold the company responsible and liable in the event any discrepancy of whatsoever nature is noticed in any of the documents at a later date.

EXECUTANT
Tambhatne

Mrs. T. Bhatnagar
R/a J-9, D M Compound, Civil Lines
Kanpur -208001, (U.P)

Join and Verified
before me

LATA PRASAD CHAURASIA
Notary & Notary
2, Ram Gopal Vidyarthi Road
Lucknow U.P. (226001)
Regd. No. 11/32200

I identify the deponent/Executant
who has/have signed/T. before me

6. That the Nomination charges and/or any other charges demanded by M/s DLF Ltd. for effectuating the nomination, shall be to the account of the assignor and shall be paid by the assignor to them.
7. The expenses for executing and registration of Sale Deed in favour of the assignees for the Plot including the stamp duty shall be paid by the assignees in addition to the price agreed, as and when due.
8. That time being the essence of the agreement and in case the assignor fail to execute the requisite documents to nominate the assignees in the office M/s DLF Ltd. and transfer the said title and interest in favour of assignees as stipulated above then the assignees shall have the full right to get this agreement to sell executed through the court of law under Specific Performance at the cost and expenses of the assignor or shall receive double the amounts paid as earnest money at their own discretion.
9. If the assignees fail to make the full and final sale considerations amount on or before the stipulated date then the earnest money shall stand forfeited.
10. If any dispute arises in between the parties the same shall be referred to the court having jurisdiction in Lucknow, Uttar Pradesh, High Court at Lucknow.

IN WITNESS WHEREOF, BOTH THE PARTIES MENTIONED ABOVE HAVE SIGNED THIS AGREEMENT TO TRANSFER RIGHT OF OWNERSHIP ON THE DAY MONTH AND YEAR MENTIONED ABOVE, IN THE PRESENCE OF:



Vendor

For Malika Housing Company LLP
Dhiraj Singh
 Authorised Signatory

M/s. Malika Housing Company LLP
 Through A/S Mr. Dhiraj Singh
 Registered office at 4th Floor, Gopal Dass Bhawan
 28, Barakhamba Road, New Delhi-110001

Witness

Shri. Jit Kumar
Dist. Ganga Sahay
 Delhi 110092

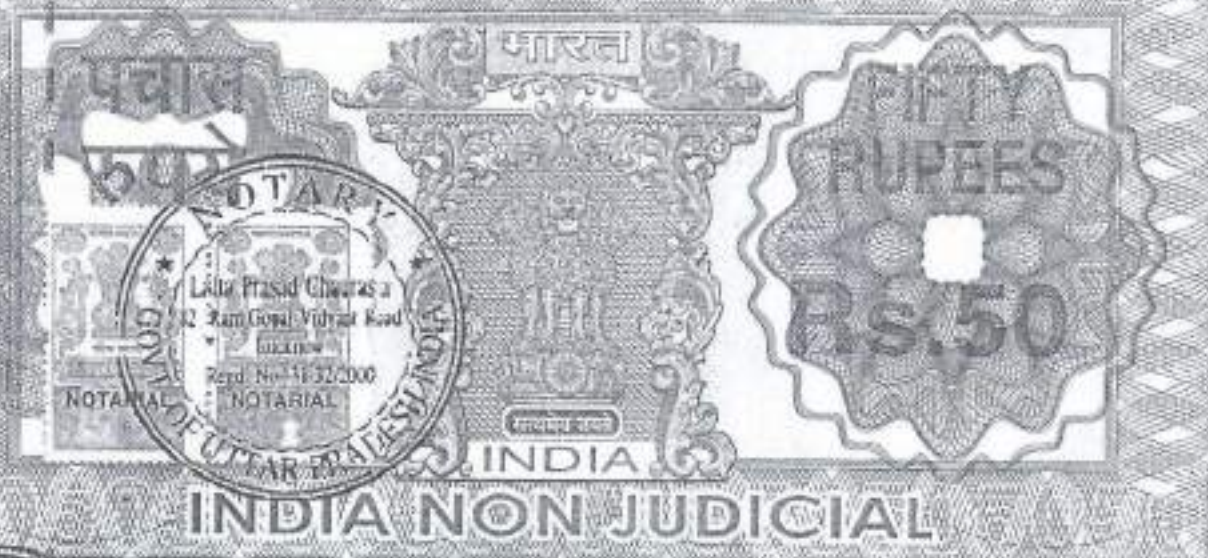
LATA PRASAD CHAITRASIL
 Advocate & Notary
 82, Ram Gopal Vidyut Road
 Lucknow U.P. INDIA

P. BYRAM SINGH
APR 13, VIKALP KHAND
 GOMTI NAGAR, LKO.

Vendor

Tanu Bhatnagar
 Tanu Bhatnagar
 R/o J-9, DM Compound, Civil Lines
 Kanpur - 208001, (U.P.)

भारतीय गैर न्यायिक



NOTARY PUBLIC, UTTAR PRADESH

BW 988572

AFFIDAVIT (OF ASSIGNEE) Buyer

I, Mrs. Tanu Bhatnagar W/o Mr. Rohit Singh R/o J-9, D M Compound, Civil Lines, Kanpur -208001, (U.P) do hereby solemnly affirm and state as under:-

1. We say that in terms and pursuant to Clause No. 20 of the application form duly affirmed by the allotment letter dated 20/11/2012 entered into by M/s. Mallika Housing Company LLP registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001. with M/s. DLF Limited for purchase of plot No. D-196 at DLF Garden City, Lucknow (plotted township located in Village Purseni) Tehsil Mohanalganj, Distt. Lucknow, Uttar Pradesh the said M/s. Mallika Housing Company LLP have Assigned us by assigning their rights, title, interest and obligation under the said Allotment to substitute me in his place and instead of the said M/s. Mallika Housing Company LLP in the said Allotment.
2. We shall be bound by all the terms and conditions of the said Allotment dated 20/11/2012 being the Assignee/substitute of M/s. Mallika Housing Company LLP registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-110001.
3. We further solemnly declare that we have paid a sum of Rs. 78,08,640.00/- to M/s. Mallika Housing Company LLP as total consideration including the sum of Rs. 76, 01,669.28/- paid by him to the Company as per the terms and conditions of the Application form and affirmed by the allotment letter dated 20/11/2012. The receipts.

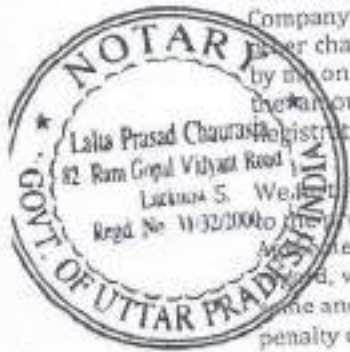
LALIT PRASAD CHAUHAN
Advocate & Notary
3, Ram Gopal Vidyarthi Road
Lucknow, U.P., (INDIA)
Reg. No. 11/32/2000

Tanu Bhatnagar

Receipt No.	Date	Amount
1. GDN/CRB/00448/0312	30/03/2012	Rs. 53,33,675.35/-
2. GDN/CRB/0719/00019	10/07/2019	Rs. 1,23,580.00/-
3. GDN/CRB/0120/00012	09/01/2020	Rs. 8,70,689.93/-

In support of the aforesaid total consideration is attached herewith. I undertake to pay balance sale consideration of NIL per the Agreement for Assignment dated 20/11/2012 directly to the Company.

4. We say that the agreement and the Sale Deed in respect of the said property may be executed and registered in my favour after I have completed the full payment due to the Company on all accounts including, registration charges and cost of stamp paper etc. and for charges due and payable by me. It is understood that Stamp duty will be payable by me on the total amount paid to the said M/s. Mallika Housing Company LLP as also the amount/payable by me to the Company. We undertake to pay Stamp Duty & Registration Charges and any other charges, which shall be payable under law.



We further say that I have not violated any of the relevant provisions of law in particular provisions of Indian Stamp Act in making the aforesaid nomination under the said agreement, and if there shall be any liability, duty, penalty of whatever kind in this regard, we shall be exclusively liable and responsible thereof. I do undertake to pay the same and do hereby indemnify and keep indemnified M/s DLF Limited against any loss, penalty damage that may be caused.

6. We declare that the facts mentioned above are true and correct and nothing has been concealed and in case any consequences arise because of any false statement or concealment of any fact, We shall solely be responsible and liable; I do hereby indemnify the Company and keep the Company indemnified against any damage, loss, penalty, and/or legal injury that may be caused in this behalf including those arising out of the Indian Stamp Duty.

DEPONENT

Tanu Bhatnagar
Mrs. Tanu Bhatnagar
R/o J-9, D M Compound, Civil Lines
Kanpur -208001, (U.P)

VERIFICATION.

We the Deponents above described do hereby solemnly verify that the contents of the foregoing paragraphs 1 to 6 are true and correct to the best of our knowledge and belief and that no part of it is false and nothing is concealed there from.

Lata Prasad Chaturvedi
LALTA PRASAD CHATURVEDI
Advocate & Notary
82, Ram Gopal Vidyant Road
Lucknow U.P. (226001)
V No. 11/32/2000

DEPONENT

Tanu Bhatnagar
Mrs. Tanu Bhatnagar
R/o J-9, D M Compound, Civil Lines
Kanpur -208001, (U.P)

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

BW 988562



UTTAR PRADESH

AFFIDAVIT (OF ALLOTMENT LETTER HOLDER I.E. ASSIGNOR)-Seller

M/s. Mallika Housing Company LLP through authorized signatory Mr. Dhiraaj Singh
Flat No. 165, Sec-17-A, Sarvahiit Apartments, Dwarka , Delhi -110078,
registered office at 4th Floor, Gopal Dass Bhawan, 28, Barakhamba Road, New Delhi-
110001. do hereby solemnly affirm and state as under:

1. We say that We have applied for the allotment of a plot situated at DLF Garden City, Lucknow (plotted township located in Village Pursoni) Tehsil Mohanlalganj, Distt. Lucknow, Uttar Pradesh and has been allotted the Plot No D-196 vide allotment letter No. 0489 Dated 20/11/2012. Out of the total consideration mentioned in the Application form, we have till date paid an amount of Rs. 76, 01,669.28/- (Including DLF Credits) as per details of Receipts given herein below; the originals whereof are annexed hereto; and that an amount of NIL is however still due and payable by us under the said application form and affirmed vide the Allotment letter (give details of Receipts with dates & amounts)

Receipt No.	Date	Amount
1. GDN/CRB/00448/0312	30/03/2012	Rs. 53,33,675.35/-
2. GDN/CRB/0719/00019	10/07/2019	Rs. 1,23,580.00/-
3. GDN/CRB/0120/00012	09/01/2020	Rs. 8,78,689.93/-

2. We further say that pursuant to and in terms of Clause No. 20 of the said application form and affirmed vide the Allotment letter, we do hereby confirm the assignment in the name of Mrs. Tanu Bhatnagar under the said Agreement for Assignment and we requested M/s DLF Limited to substitute the said Mrs. Tanu Bhatnagar in place and instead of us in the said Allotment . After substitution of the name of the said Assignee Mrs. Tanu Bhatnagar . We shall cease to be the party to the said Allotment and shall not have any lien on the said property. This Assignment is irrevocable and shall not be cancelled by me.

LATA PRASAD CHAURASIA
Advocate & Notary
2, Ram Gopal Vidyarthi Road
Lucknow U.P. (INDIA)
Regd. No. 11/32/2001

For Mallika Housing Company LLP
Dhiraaj Singh
Authorized Signatory