



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

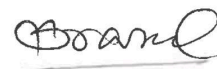
For DLF LIMITED



Authorised Signatory



Authorised Signatory





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

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

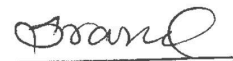
For DLF LIMITED



Authorised Signatory



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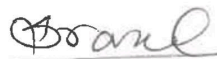
Vendor to treat this Conveyance Deed as cancelled and to resume the possession of the Said Plot.

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

For DLF LIMITED

  
Authorised Signatory

  
Authorised Signatory



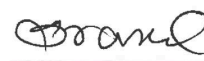


20. That the Vendee/s confirms having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 87,21,212.00 (Rupees Eighty Seven Lakhs Twenty One Thousand Two Hundred Twelve paisa Only)** as per the terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Plot conveyed by this Conveyance Deed shall be borne and paid exclusively by the Vendee/s and the Vendor accepts no responsibility in this regard.
21. That the Vendee/s confirms and acknowledges that all the terms and conditions of the Allotment Letter shall be deemed to have been incorporated in this Conveyance Deed save and except those terms and conditions of the Allotment Letter which are at variance with the terms and conditions contained in this Conveyance Deed in which case terms and conditions contained herein in this Conveyance Deed shall prevail.
22. That the Vendee/s acknowledges that if any clause of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in laws.
23. That the Vendee/s confirms that all the obligations arising under this Conveyance Deed in respect of the Said Plot/Said Township shall equally be applicable and enforceable against any and all occupiers, tenants, licencees and/or subsequent purchasers of the Said Plot as the said obligations go with the Said Plot for all intents and purposes and the Vendee/s assures the Vendor that the Vendee/s shall take sufficient steps to ensure the performance in this regard.
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

For DLF LIMITED

  
Authorised Signatory

  
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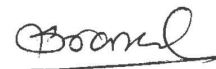
of the law of the land and applicable rule, regulation or direction by the competent authority; and that the Vendee/s shall indemnify the Vendor for any liability and/or penalty in that behalf.

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

For DLF LIMITED

  
Authorised Signatory

  
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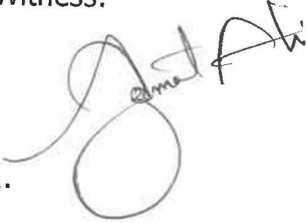






**IN WITNESS WHEREOF** the Parties have put their respective hands the day and year first above written.

Witness:

1. 



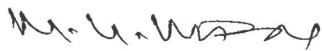
Azamat Ali  
s/o Mr. Hashim Ali  
r/o 458/62, Ramganj, Shivpuri,  
Hussenabad, Lucknow.

2.



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

Drafted By,



(Madan Gopal Misra)  
Advocate  
Ph +91-9415088091



For DLF LIMITED

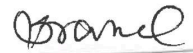


Authorized Signatory

**Vendor**

  
Authorized Signatory





**Vendee**




**SCHEDULE-I**

**THE SAID PLOT REFERRED TO ABOVE**

ALL THAT Plot No **A-09** in the Said Township admeasuring about 252.69 acres or thereabout, falling in the DLF Garden City, Raibarielly Road, Lucknow, having Plot Area of **334.44 Sq. Mtrs.** in the plan annexed hereto and bounded as under:

On or towards the NORTH : **GROUP HOUSING PLOT**  
On or towards the SOUTH : **18 METER ROAD**  
On or towards the EAST : **PLOT NO A-08**  
On or towards the WEST : **PLOT NO A-10**



For DLF LIMITED



Authorised Signatory



Authorised Signatory



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 36998

वर्ष: 2022

प्रतिफल- 8721212 स्टाम्प शुल्क- 610540 बाजारी मूल्य - 3076848 पंजीकरण शुल्क - 87220 प्रतिलिपिकरण शुल्क - 100 योग : 87320

श्री सुरेन्द्र प्रसाद,  
पुत्र श्री शारदा प्रसाद  
व्यवसाय : अन्य

निवासी: ग्राम नवलपुर, पोस्ट दुर्गागंज, संत रविदास नगर

Boand



ने यह लेखपत्र इस कार्यालय में दिनांक 25/11/2022 एवं 01:48:04 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी  
उप निबंधक :मोहनलालगंज  
लखनऊ  
25/11/2022

सै0 गाजी मुब्बास  
निबंधक सिपिक  
25/11/2022



**SCHEDULE-II**

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

Details of total credit in party's account

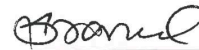
S No	Receipt/Cr.Advice No	Date	Amount
1	GDN/CRB/00531/0313	31/03/2013	600,000.00
2	GDN/CRB/00174/0913	23/09/2013	1,311,703.00
3	GDN/CRB/00214/0913	23/09/2013	13,250.00
4	GDN/CRB/00160/0414	23/04/2014	399,042.42
5	GDN/CCN/00068/0514	30/05/2014	13,250.00
6	GDN/CCN/00026/0614	26/06/2014	3,261,758.97
7	GDN/CCN/00036/0215	12/02/2015	37,386.00
8	GDN/CRB/00089/0515	29/05/2015	192,967.54
9	GDN/CRB/00090/0515	29/05/2015	328,098.44
10	GDN/CRB/00091/0515	29/05/2015	2,393.33
11	GDN/CRB/00010/0615	04/06/2015	246,706.31
12	GDN/CRB/00011/0615	04/06/2015	124,095.91
13	GDN/CRB/00104/0915	29/09/2015	547,966.00
14	GDN/CRB/00092/1215	16/12/2015	237,808.32
15	GDN/CRB/00055/1116	08/11/2016	383,385.89
Total amount			7,699,812.13

Total amount	<b>76,99,812.13</b>
PROFIT	<b>10,21,399.87</b>
Net Amount	<b>87,21,212.00</b>

For DLF LIMITED

  
Authorised Signatory

  
Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 36998

वर्ष: 2022

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

विक्रेता: 1

श्री डी०एल०एफ० लिमिटेड के द्वारा के रामा राव सुबुधि, पुत्र श्री के एम सुबुधि

निवासी: डी०एल०एफ० शॉपिंग मॉल, तृतीय तल, अर्जुन मार्ग, डी०एल०एफ० सिटी, फेज-प्रथम, गुडगाँव, हरियाणा

व्यवसाय: नौकरी



विक्रेता: 2

श्री डी०एल०एफ० लिमिटेड के द्वारा रविश अब्बास, पुत्र श्री मो० सईद

निवासी: डी०एल०एफ० शॉपिंग मॉल, तृतीय तल, अर्जुन मार्ग, डी०एल०एफ० सिटी, फेज-प्रथम, गुडगाँव, हरियाणा

व्यवसाय: नौकरी



क्रेता: 1

श्री सुरेन्द्र प्रसाद, पुत्र श्री शारदा प्रसाद

निवासी: ग्राम नवलपुर, पोस्ट दुर्गागंज, संत मविदलनगर

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अज़मत अली, पुत्र श्री हाशिम अली

निवासी: 458/62, हाता मिर्जा अली खान, लखनऊ

व्यवसाय: वकालत



पहचानकर्ता : 2

श्री जितेन्द्र कुमार, पुत्र श्री संतोष कुमार

निवासी: जवाहर खेड़ा, पो० बिसारा, जिला-उन्नाव

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

25/11/2022

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

टिप्पणी :

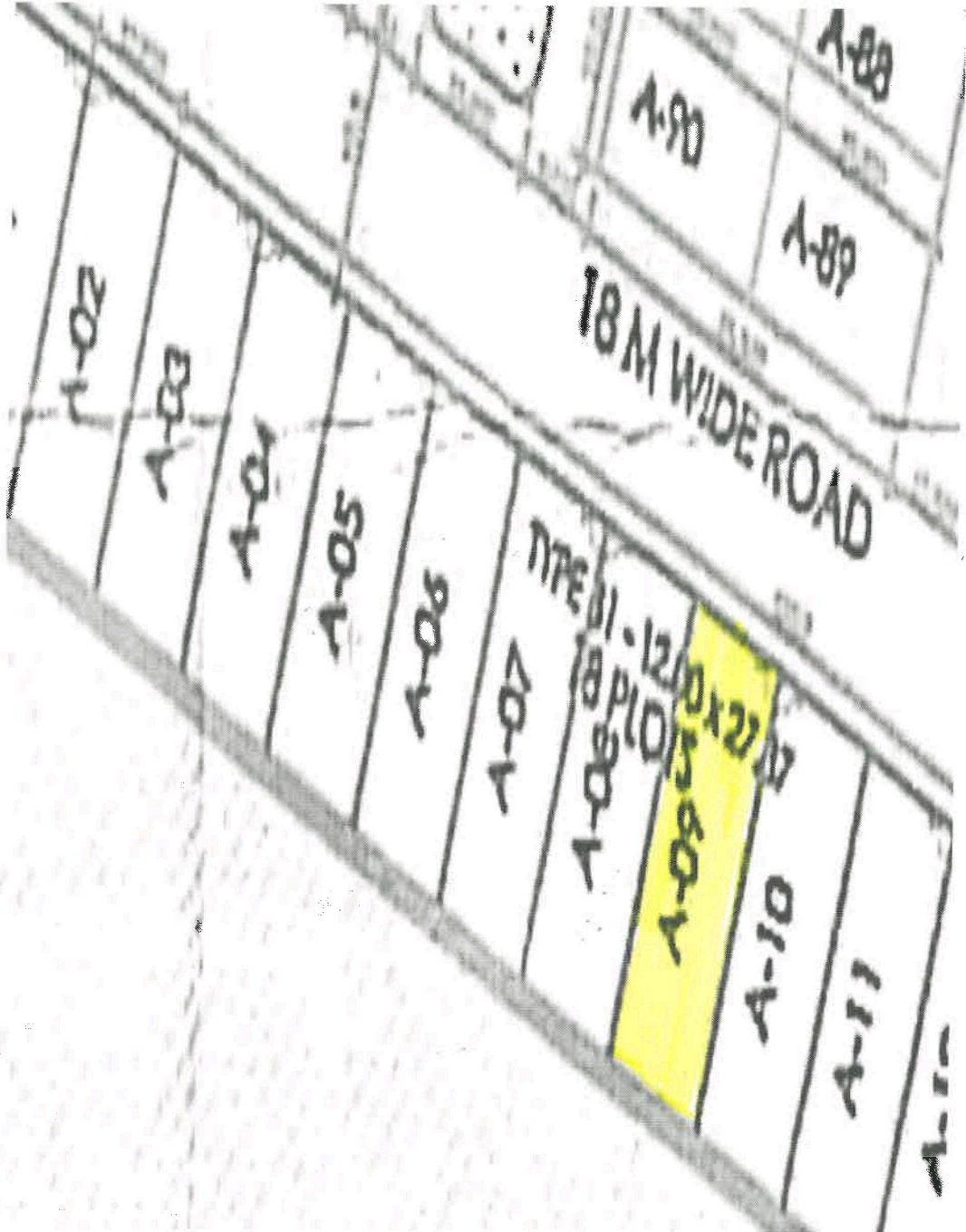
सै० गाजी अब्बास

निबंधक लिपिक लखनऊ

25/11/2022

प्रिंट करें


**SCHEDULE-III**



For DLF LIMITED

  
Authorised Signatory

  
Authorised Signatory

  
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आवेदन सं०: 202200822043807

बही संख्या 1 जिल्द संख्या 14798 के पृष्ठ 67 से 104 तक क्रमांक 36998 पर  
दिनांक 25/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर:

*oel*

धर्मेन्द्र कुमार तिवारी

उप निबंधक : मोहनलालगंज

लखनऊ

25/11/2022



**DLF LIMITED**

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



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE FINANCE COMMITTEE OF THE BOARD OF DIRECTORS OF DLF LIMITED IN ITS MEETING HELD ON 16<sup>TH</sup> JULY 2021.**

"RESOLVED THAT in supersession to the earlier Circular Resolution dated 21st May 2019 of the Finance Committee of the Board of Directors, any one signatory from Group A along with any one signatory from Group B, are hereby jointly authorized to sign and execute pre-approved printed Allotment letter(s), Maintenance Agreement(s), Club Agreement(s), Affidavit(s), Conveyance/ Sale Deed(s) and present the same for registration, admit the execution before the Sub-registrar or any other registering authority and get registered the said documents relating to sale/ transfer of residential or commercial plots, or flats pertaining to the project namely "DLF Garden City" in Lucknow (Uttar Pradesh).

Group A

1. Mr. Devendra Yadav, Executive Vice President (Commercial);
2. Mr. Rajeev Singh, Executive Director (Co-ordination), DLF Home Developers Limited;
3. Mr. K. Rama Rao Subudhi, Deputy General Manager (Customer Services), DLF Home Developers Limited;

Group B

1. Mr. Pearl Saxena, Sr. Manager, (Customer Services);
2. Mr. Rafiuddin, Asst. Manager (Accounts), DLF Home Developers Limited;
3. Mr. Ravish Abbas, Asst. Manager (BD), DLF Home Developers Limited;

RESOLVED FURTHER THAT all acts, deeds and thing done and document executed afore stated shall be deemed to be valid and enforceable only if the same are consistent with this Resolution and that the Board or any Committee thereof shall not be responsible for any legal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive(s) and shall not bind the company against third parties or before any authorities in any manner and that the board or any committee thereof shall not be answerable in that behalf.

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

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

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

CERTIFIED TRUE COPY  
FOR DLF LIMITED

R. P. PUNJANI  
COMPANY SECRETARY

FCS:3757

Date: 28<sup>th</sup> July 2021

