

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 16/09/2021

Certificate No. G0P2021I2835



Stamp Duty Paid : ₹ 887500  
(Rs. Only)

GRN No. 81971477



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

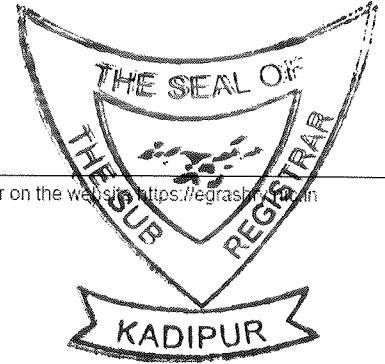
Name: Phoena Builders and developers Private limited  
H.No/Floor: 2nd Sector/Ward: Ph3 LandMark: Dlf gateway tower r block dlf city  
City/Village: Gurugram District: Gurugram State: Haryana  
Phone: 98\*\*\*\*\*10



**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District: Gurugram State: Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed



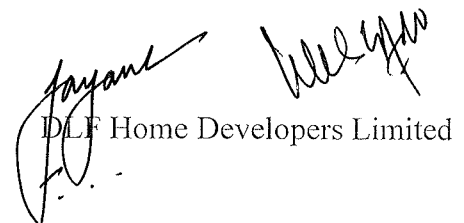
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrash.haryana.gov.in>

**TRANSFER DEED**

Type of Deed : TRANSFER DEED  
City Name : Gurugram  
Plot Area : (422.61 sq. yards or 353.35 sq. meters)  
Type of Property : Residential  
Transaction Value : Rs. 1,26,78,300/- only for stamp duty purpose  
Stamp Duty : Rs. 8,87,500/-  
Stamp No. : G0P2021I2835 dated 16.09.202  
Registration fee : Rs. 50,003/- (GRN No-81972989)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited

प्रलेख नः:4933

दिनांक:20-09-2021

डीड संबंधी विवरण	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर
स्थित	Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : D-6/3, Alameda Colony, Village Bogumpur Khatola, Sector 73, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	422.61 Sq. Yards
धन संबंधी विवरण	
राशि 12678300 रुपये	कुल स्टाम्प ड्यूटी की राशि 887481 रुपये
स्टाम्प नं : q0p2021i2835	स्टाम्प की राशि 887500 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	पेस्टिंग शुल्क 3 रुपये
Challan 819/2989	
Drafted By: Self	Service Charge:200

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:37:00 PM बजे श्री/श्रीमती/कुमारी Phoen Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास SDF/III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

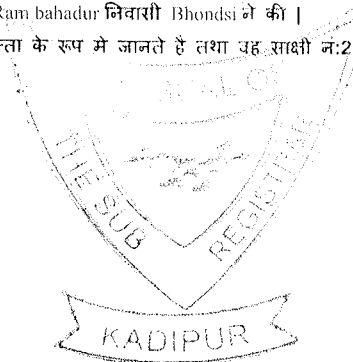
  
दिनांक 20-09-2021  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheeta Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram bahadur निवासी Bhonds ने की। साक्षी नं:1 का हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



BY AND BETWEEN

**PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAECP3133C, CIN: U45200HR2006PTC078588), a company duly incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

AND

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.


The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. D-6/3, admeasuring 538.20 square yards (450 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 422.61/538.20 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor’s Share in the Said Plot.

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

4933

2021-2022

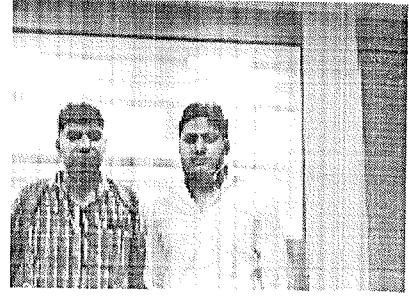
1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Phoenia Builders and Developers P. Ltd.

*Devender Hooda* *Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER Dif Home Developers Ltd.

*Satpal*

गवाह 1 :- Jitender

*Jitender*

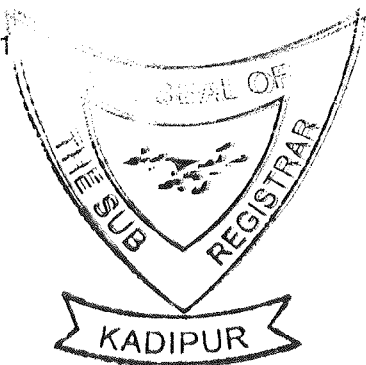
गवाह 2 :- Chhavi Lal

*Chhavi Lal*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4933 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 82 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1171 के पृष्ठ संख्या 17 से 19 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021



*[Signature]*  
उप/सयुक्त पंजीयन अधिकारी( कादीपुर )

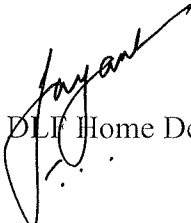
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor's Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

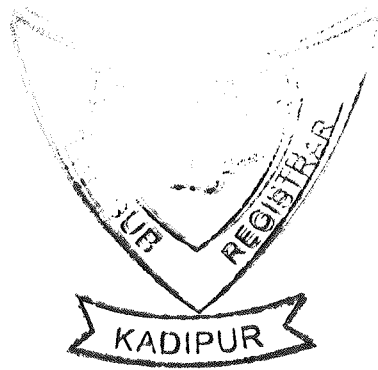
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 19,90,070/- (Rupees Nineteen Lakh Ninety Thousand Seventy only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 422.61/538.20 share in Plot No. D-6/3, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited



absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.

5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,26,78,300/- (Rupees One Crore Twenty Six Lakh Seventy Eight Thousand Three Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

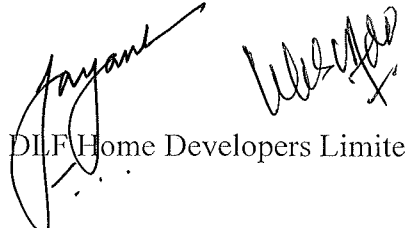
**SCHEDULE- I**

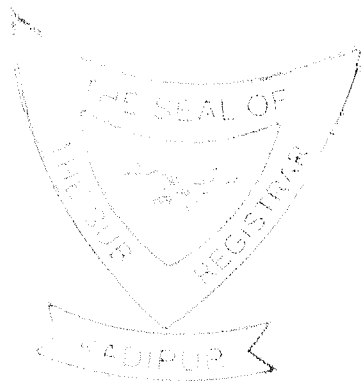
**THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT  
REFERRED TO ABOVE**

All the rights, title and interest of the Transferor to the extent of the Transferors Share being 422.61/538.20 in respect of the plot bearing Plot No. D-6/3, admeasuring 538.20 square yards (450 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

North : 12M wide Street D-6  
South : Plot No D-5/4  
East : Plot No D-6/2  
West : Plot No D-6/4

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited







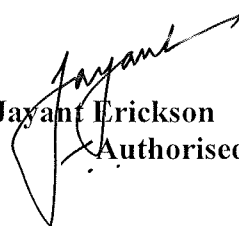
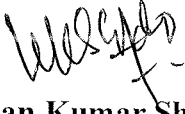
This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have also been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


**For & on behalf of Transferor**


  
Devender Hooda        
Sandeep Kumar Gupta  
Authorized Signatories


**For & on behalf of Transferee**


  
Jayant Erickson        
Krishan Kumar Sheera  
Authorized Signatories

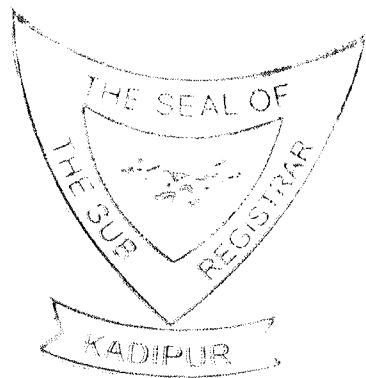
WITNESSES

1.   
Navendra Singh  
DLF Gateway Tower  
Gurugram.

  
Jitender S. Sh. Rimpal  
Sheela Colony  
Gurugram

2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
CHHAVI LAL S/P Sh. Ram Bahadar  
Sneh. Vihar, Bhondshi  
Gurugram



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 16/09/2021

Certificate No. G0P2021I2500



Stamp Duty Paid : ₹ 469200  
(Rs. Only)

GRN No. 81971170



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

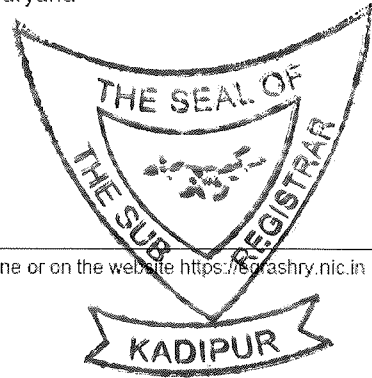
Name: Phoena Builders and developers Private limited  
H.No/Floor : 2nd Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10



**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed



The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://e01ashry.nic.in>

**TRANSFER DEED**

Type of Deed : TRANSFER DEED  
City Name : Gurugram  
Plot Area : (223.41 sq. yards or 186.80 sq. meters)  
Type of Property : Residential  
Transaction Value : Rs. 67,02,300/- only for stamp duty purpose  
Stamp Duty : Rs. 4,69,200/-  
Stamp No. : G0P2021I2500 dated 16.09.2021  
Registration fee : Rs. 35,003/- (GRN No-81973722)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

*Devender Hooda*  
Phoena Builders & Developer  
Private Limited


*[Signature]*  
DLF Home Developers Limited

प्रलेख न:4934

दिनांक:20-09-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित License colony
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : D-1/18, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
निवासीय	223.41 Sq. Yards	
<b>धन संबंधी विवरण</b>		
राशि 6702300 रुपये	कुल स्टाम्प ड्यूटी की राशि 469161 रुपये	
स्टाम्प नं : g0p2021i2500	स्टाम्प की राशि 469200 रुपये	
रजिस्ट्रेशन फीस की राशि 35000 रुपये	E-Challan:81973722	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:38:00 PM बजे श्री/श्रीमती/कुमारी Phoen Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

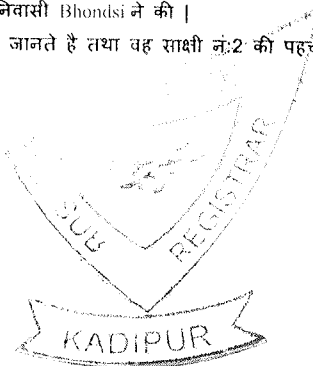
  
दिनांक 20-09-2021  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अंश अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheela Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi ल पिता Ram Bahadur निवासी Bhondsा ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)



**BY AND BETWEEN**

**PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAECP3133C, CIN: U45200HR2006PTC078588), a company duly incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

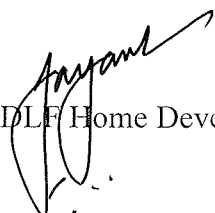

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘*Alameda*’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. D-1/18, admeasuring 538.20 square yards (450 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 223.41/538.20 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor’s Share in the Said Plot.

  
Phoena Builders & Developer  
Private Limited

  
  
DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

4934

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Phoenia Builders and Developers P. Ltd.

*Devender Hooda Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER DIF Home Developers Ltd.

*Satpal*

गवाह 1 :- Jitender

*Jitender*

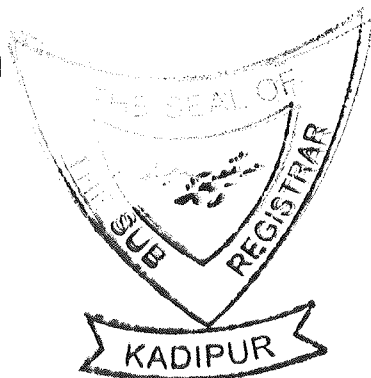
गवाह 2 :- Chhavi lai

*Chhavi lai*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4934 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 82.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1171 के पृष्ठ संख्या 20 से 22 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भेरे सामने किये हैं।

दिनांक 20-09-2021



उप/सयुक्त पंजीयन अधिकारी ( कादीपुर )

*[Signature]*

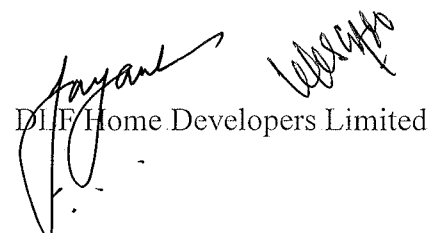
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor's Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

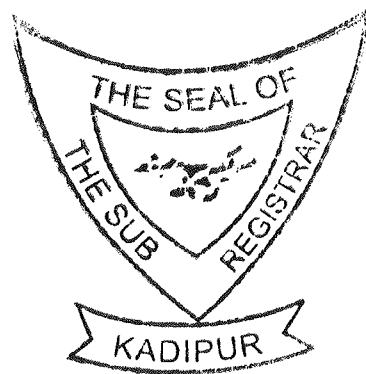
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 10,52,038/- (Rupees Ten Lakh Fifty Two Thousand Thirty Eight only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 223.41/538.20 share in Plot No. D-1/18, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as

  
Phoena Builders & Developer  
Private Limited

  
DLF Home Developers Limited





- absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
  6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
  7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 67,02,300/- (Rupees Sixty Seven Lakh Two Thousand Three Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
  8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.


**SCHEDULE- I**


**THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT  
REFERRED TO ABOVE**

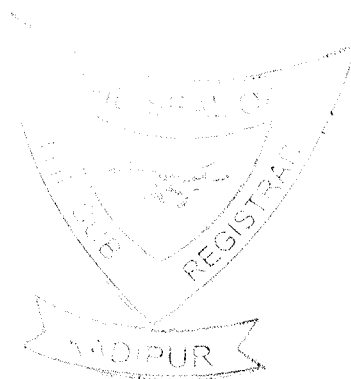
All the rights, title and interest of the Transferor to the extent of the Transferors Share being 223.41/538.20 in respect of the plot bearing Plot No. D-1/18, admeasuring 538.20 square yards (450 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

North : Plot No D-1/19  
South : Undetermined Use Land  
East : 12M wide Street D-1  
West : Plot No WA-39

  
Phoena Builders & Developer  
Private Limited

  
DLF Home Developers Limited






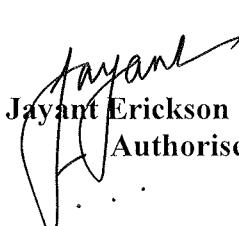
This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have also been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

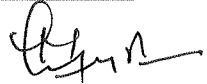
**For & on behalf of Transferor**


  
Devender Hooda      Sandeep Kumar Gupta  
Authorized Signatories

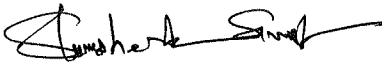
**For & on behalf of Transferee**


  
Jayant Erickson      Krishan Kumar Sheera  
Authorized Signatories

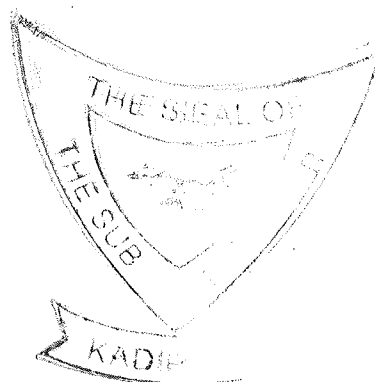
WITNESSES

1.   
Navinder Singh  
DLF Gateway Tower  
Gurugram.



  
Jitender S/o. Sh. Ramesh  
Sheetla Colony  
Gurugram

2.   
SAMSHER Singh  
DLF Gateway Tower  
Gurugram


  
CHHAVI CAL S/o. Sh. Ram Behar  
Sneh vihar, Bhandishi  
Gurugram.




Non Judicial

 **Indian-Non Judicial Stamp**  
**Haryana Government** 

Date : 16/09/2021

Certificate No. G0P2021I2756  Stamp Duty Paid : ₹ 630200  
(Rs. Only)

GRN No. 81971357  Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**

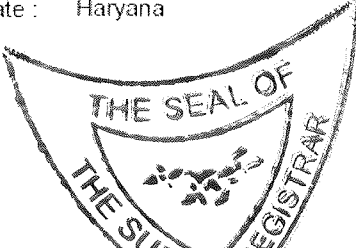
Name: Phoena Builders and developers Private limited  
H.No/Floor : 2nd Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed





The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

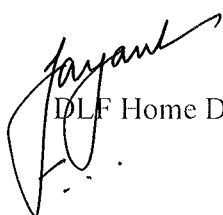
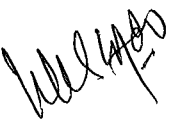
**TRANSFER DEED**

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(300.08 sq. yards or 250.90 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 90,02,400/- only for stamp duty purpose
Stamp Duty	:	Rs. 6,30,200/-
Stamp No.	:	G0P2021I2756 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-81972840)

MCG PROPERTY ID: 189C660UP460A

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Phoena Builders & Developers  
Private Limited

   
DLF Home Developers Limited

No 10115  
20/09/2021  
@

प्रलेख नः4936

दिनांक:20-09-2021

डीड संबंधी विवरण		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : D-6/2, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
भवन का विवरण		
भूमि का विवरण		
निवासीय	300.08 Sq. Yards	
धन संबंधी विवरण		
राशि 9002400 रुपये	कुल स्टाम्प ड्यूटी की राशि 630168 रुपये	
स्टाम्प नं : g0p2021t2756	स्टाम्प की राशि 630200 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F Challan:819728-10	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:39:00 PM बजे श्री/श्रीमती/कुमारी Phoen Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास SF DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

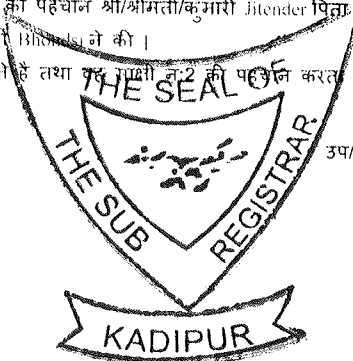
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

  
दिनांक 20-09-2021  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा शमझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Sheela Colony निवासी Sheetla Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी Bhiwals ने की। साक्षी नं: को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह पक्षों नं: 2 की पहचान करत है।

दिनांक 20-09-2021



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

BY AND BETWEEN

**PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAECP3133C, CIN: U45200HR2006PTC078588), a company duly incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;


AND

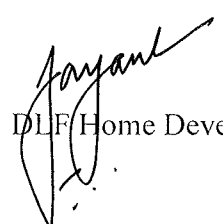
**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. D-6/2, admeasuring 538.20 square yards (450 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 300.08/538.20 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited

Reg. No.

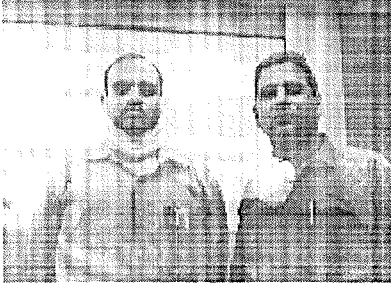
Reg. Year

Book No.

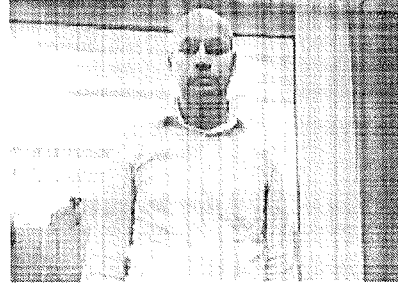
4936

2021-2022

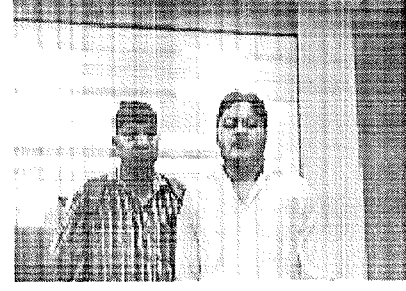
1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Phoenia Builders and Developers P. Ltd.

*Devender Hooda* *Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER Dif Home Developers

LLP *Satpal*

गवाह 1 :- Jitender

*Jitender*

गवाह 2 :- Chhavi Lal

*Chhavi Lal*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4936 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 82.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1171 के पृष्ठ संख्या 26 से 28 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक: 20-09-2021



उप/सयुक्त पंजीयन अधिकारी( कादीपुर )

*[Signature]*



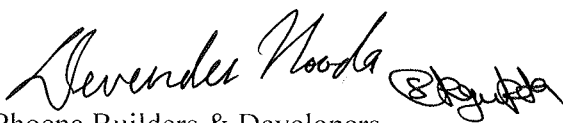
**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor's Share in the Said Plot.


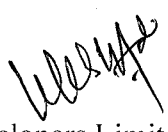
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor's Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

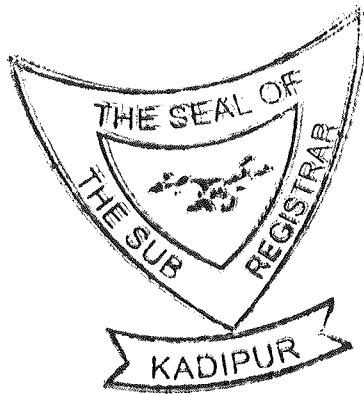
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE**, in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 14,13,077/- (Rupees Fourteen Lakh Thirteen Thousand Seventy Seven only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 300.08/538.20 share in Plot No. D-6/2, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.

  
Phoena Builders & Developers  
Private Limited

  
  
DLF Home Developers Limited



4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 90,02,400/- (Rupees Ninety Lakh Two Thousand Four Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

**SCHEDULE- I**

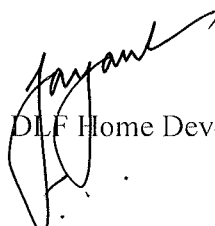

**THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT REFERRED TO ABOVE**

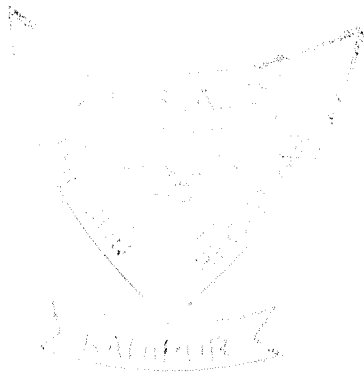
All the rights, title and interest of the Transferor to the extent of the Transferors Share being 300.08/538.20 in respect of the plot bearing Plot No. D-6/2, admeasuring 538.20 square yards (450 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

North : 12M wide Street D-6

South : Plot No D-5/3

  
Phoena Builders & Developers  
Private Limited

   
DLF Home Developers Limited




East : Plot No D-6/1

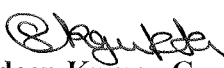
West : Plot No D-6/3

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have also been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

**For & on behalf of Transferor**

  
Devender Hooda  
Authorized Signatories


  
Sandeep Kumar Gupta  
Authorized Signatories

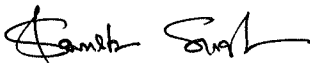
**For & on behalf of Transferee**

  
Jayant Erickson  
Authorized Signatories


  
Krishan Kumar Sheera  
Authorized Signatories


WITNESSES

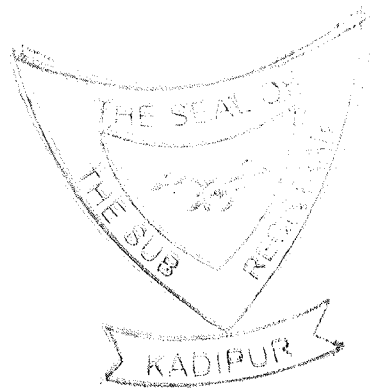
1.   
Nazehdga Singh  
DLF Gateway Tower  
Gurgaon

2.   
Samsher Singh

DLF Gateway Tower  
Gurgaon

  
Jitender S/ Sh. Romphal  
Shree Colony  
Gurgaon

  
CHHAVI CAI S/ Sh. Ram Behar  
sneh vihar, Bhamshi  
Gurgaon.



Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 16/09/2021

Certificate No. G0P2021I2928  Stamp Duty Paid : ₹ 472000  
(Rs. Only)

GRN No. 81972527  Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Lizebeth Builders and developers Private limited  
H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed


The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**



No Dues  
20/09/2021  
②

Type of Deed : TRANSFER DEED  
 City Name : Gurugram  
 Plot Area : 224.72 sq. yards or 187.89 sq. meters  
 Type of Property : Residential  
 Transaction Value : Rs. 67,41,600- only for stamp duty purpose  
 Stamp Duty : Rs. 4,72,000/-  
 Stamp No. : G0P2021I2928 dated 16.09.2021  
 Registration fee : Rs. 35,003/- (GRN No-81973837)

MCG PROPERTY ID : 189C604UP404A

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
 Lizebeth Builders & Developers  
 Private Limited

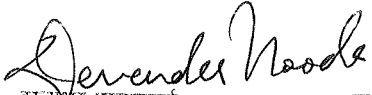
   
 DLF Home Developers Limited

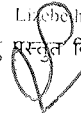
प्रलेख न:4937

दिनांक:20-09-2021

डीड संबंधी विवरण	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : C-8A/20, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	224.72 Sq. Yards
धन संबंधी विवरण	
राशि 6741600 रुपये	कुल स्टाम्प ड्यूटी की राशि 471912 रुपये
स्टाम्प नं : gOp202112928	स्टाम्प की राशि 472000 रुपये
रजिस्ट्रेशन फीस की राशि 35000 रुपये	F.Challan:61973837
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:40:00 PM बजे श्री/श्रीमती/कुमारी Lizebeth Builders and Developers P. Ltd.thru Devnate Hooda, sandeep Kumar Gupta OTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

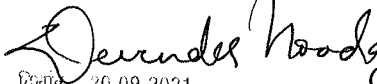
  
हस्ताक्षर प्रस्तुतकर्ता  
Lizebeth Builders and Developers P. Ltd.

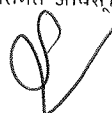
  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।


  
दिनांक 20-09-2021  
Lizebeth Builders and Developers P. Ltd.

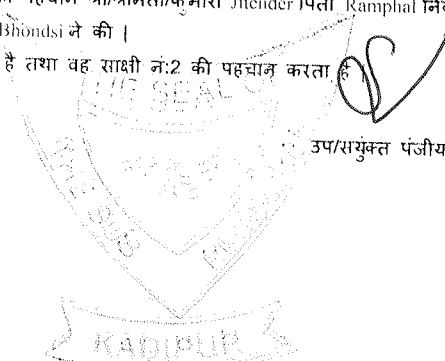
  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheeta Colony Gurugram व श्री/श्रीमती/कुमारी Chinavi पिता Ram Bahadur निवासी Bhandosi ने की।

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)





**BY AND BETWEEN**

**LIZEBETH BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN: AABCL3356N, CIN: U45201HR2006PTC082750), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 29.04.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.


**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘*Alameda*’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor is the owner of Plot bearing Plot No. C8A-20, admeasuring 224.72 square yards (187.89 sq. meters), situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), which are more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plot which on the date hereof is

  
Lizebeth Builders & Developers  
Private Limited

  
DLF Home Developers Limited

Reg. No.                      Reg. Year                      Book No.  
4937                              2021-2022                      1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, sandeep Kumar Gupta OTHER Lizebeth Builders and Developers P. Ltd.

*Devender Hooda Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER Dif Home Developers Ltd.

*Satpal*

गवाह 1 :- Jitender

*Jitender*

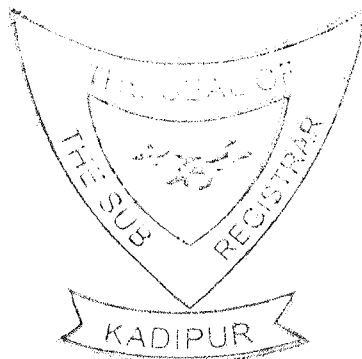
गवाह 2 :- Chhavi Lal

*Chhavi Lal*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4937 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 83 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1171 के पृष्ठ संख्या 29 से 31 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021



*S*  
उप/सयुक्त पंजीयन अधिकारी( कादीपुर )

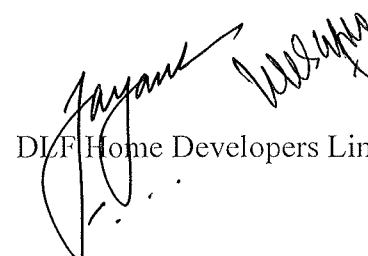
free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

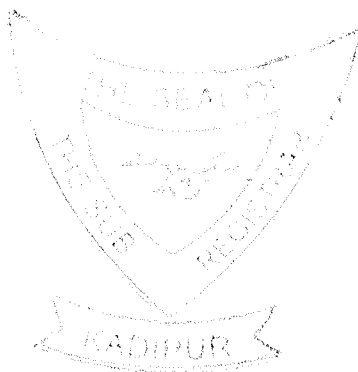
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferor and the Transferor had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 11,43,151/- (Rupees Eleven Lakh Forty Three Thousand One Hundred Fifty One only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Said Plot, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and

  
Lizebeth Builders & Developers  
Private Limited

  
DLF Home Developers Limited



paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.

6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 67,41,600/-/- (Rupees Sixty Seven Lakh Forty One Thousand Six Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

#### SCHEDULE- I

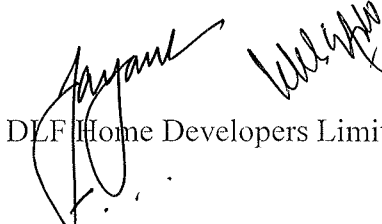
#### THE SAID PLOT REFERRED TO ABOVE

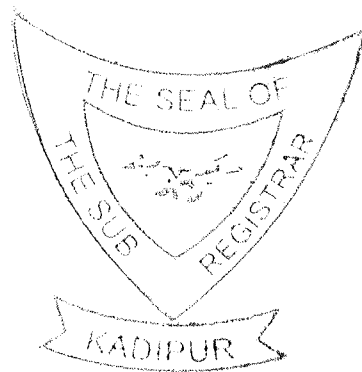
All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. C8A-20, admeasuring 224.72 square yards (187.89 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

North : Plot No C8A/21  
South : 12M wide Street C-5  
East : 12M wide street C-8A  
West : Plot No C-8/1

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.



  
Lizebeth Builders & Developers  
Private Limited

  
DLF Home Developers Limited





IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

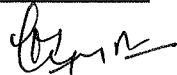
For & on behalf of Transferor


   
Devender Hooda Sandeep Kumar Gupta  
Authorized Signatories

For & on behalf of Transferee

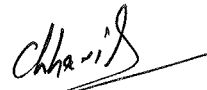
   
Jayant Erickson Krishan Kumar Sheera  
Authorized Signatories

WITNESSES

  
1. Narender Singh  
DLF Gateway Tower  
Gurugram.

  
Jitender Singh  
Sheela Colony  
Gurugram

2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
CHHAVI CAZ s/o. Sh. Ram Bhadran  
Sneh vihar, Bhimstathi  
Gurugram





Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 16/09/2021

Certificate No. G0P2021I2846



Stamp Duty Paid : ₹ 629100  
(Rs Only)

GRN No. 81971620



Penalty : ₹ 0  
(Rs Zero Only)

Seller / First Party Detail

Name: Phoena Builders and developers

H.No/Floor : 2nd

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*10



Buyer / Second Party Detail

Name : Dlf home developers ltd

H.No/Floor : 1st

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

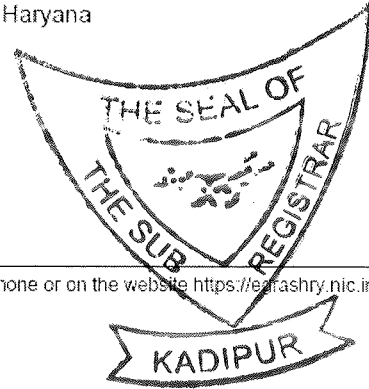
City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://eashry.nic.in>

TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(299.54 sq. yards or 250.45 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 89,86,200/- only for stamp duty purpose
Stamp Duty	:	Rs. 6,29,100/-
Stamp No.	:	G0P2021I2846 dated 16.09.2021
Registration fee	:	Rs. 45,003/- (GRN No-81973914)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

**BY AND BETWEEN**

**PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAECP3133C, CIN: U45200HR2006PTC078588), a company duly incorporated under the Companies Act, 1956,

*Neerendu Hooda*  
Phoena Builders & Developers  
Private Limited

*Jayant*  
DLF Home Developers Limited

प्रलेख न:4935

दिनांक:20-09-2021

डीड संबंधी विवरण		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : D-6/4, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
भवन का विवरण		
भूमि का विवरण		
निवासीय	299.54 Sq. Yards	
धन संबंधी विवरण		
राशि 8986200 रुपये	कुल स्टाम्प ड्यूटी की राशि 629034 रुपये	
स्टाम्प नं : g0p2021i2846	स्टाम्प की राशि 629100 रुपये	
रजिस्ट्रेशन फीस की राशि 45000 रुपये	EChallan:81973914	पेस्टिंग शुल्क 3 रुपये
Drawn By: Self	Service Charge: 300	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:38:00 PM बजे श्री/श्रीमती/कुमारी Phoen Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar GuptaOTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

  
हस्ताक्षर प्रस्तुतकर्ता  
Phoen Builders and Developers P. Ltd.

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

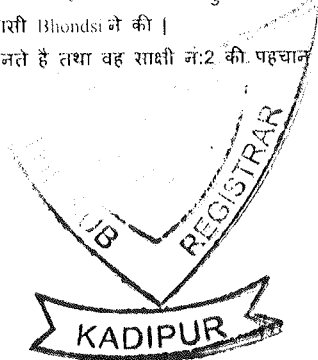
  
दिनांक 20-09-2021  
Phoen Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Sapal OTHER हाजिर है। परंतु प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheeta Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी Bhondsi मे की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

उप/संयुक्त पंजीयन अधिकारी( कादीपुर )



having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.


**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. D-6/4, admeasuring 461.96 square yards (386.25 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 299.54/461.96 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor’s Share in the Said Plot.

**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor’s Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

4935

2021-2022

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Phoenia Builders and Developers P. Ltd. Devender Hooda Sandeep Kumar Gupta

दावेदार :- thru Satpal OTHER DIF Home Developers Ltd. Satpal

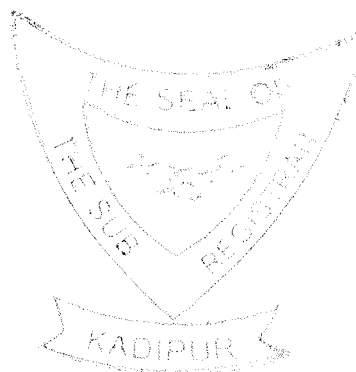
गवाह 1 :- Jitender Jitender

गवाह 2 :- Chhavi Lal Chhavi Lal

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4935 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 82.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1171 के पृष्ठ संख्या 23 से 25 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भरे सामने किये हैं।

दिनांक 20-09-2021



[Signature]  
उप/सयुक्त पंजीयन अधिकारी( कादीपुर )


Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

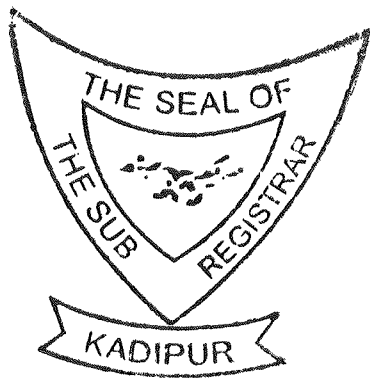
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE**, in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 14,10,534/- (Rupees Fourteen Lakh Ten Thousand Five Hundred Thirty Four only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 299.54/461.96 share in Plot No. D-6/4, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this

  
Phoena Builders & Developers  
Private Limited

  
DLF Home Developers Limited



Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.

6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 89,86,200/- (Rupees Eighty Nine Lakh Eighty Six Thousand Two Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

#### SCHEDULE- I

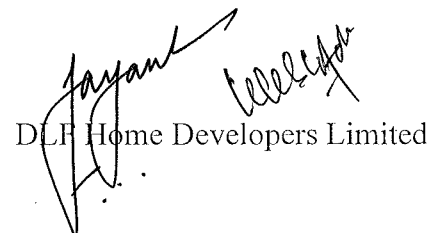
#### **THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT REFERRED TO ABOVE**

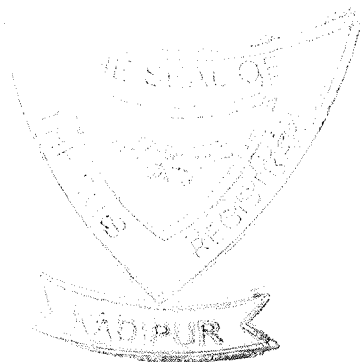
All the rights, title and interest of the Transferor to the extent of the Transferor's Share being 299.54/461.96 in respect of the plot bearing Plot No. D-6/4, admeasuring 461.96 square yards (386.25 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

North : 12M wide Street D-6  
South : Plot No D-5/5  
East : Plot No D-6/3  
West : 12M wide Street D-1

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have also been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

  
Phoena Builders & Developers  
Private Limited



  
DLF Home Developers Limited




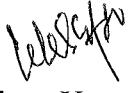


IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

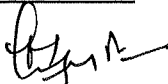
For & on behalf of Transferor


  
Devender Hooda        
Sandeep Kumar Gupta  
Authorised Signatories


For & on behalf of Transferee


  
Jayant Erickson        
Krishan Kumar Sheera  
Authorised Signatories

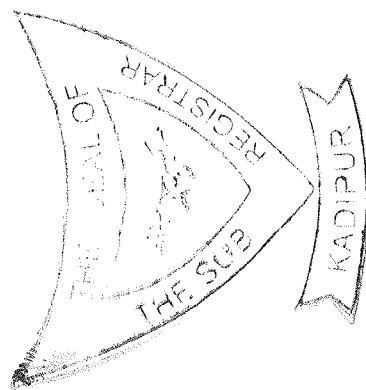
WITNESSES

1.   
Navendu Singh  
DLF Gateway Towers  
Gurugram

  
Jitender S. Sh. Rasmahal  
Sheela Colony  
Gurugram

2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
Chha-ij  
CHHAUJ CAL S/o. Sh. Ram Behadar  
Sneh Vihar, Bhandari  
Gurugram



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 16/09/2021

Certificate No. G0P2021I2939



Stamp Duty Paid : ₹ 1286000  
(Rs Only)

GRN No. 81971913



Penalty : ₹ 0  
(Rs Zero Only)

**Seller / First Party Detail**

Name: Abhigyan Builders and developers Private limited  
H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10 Others : Vibodh developers private limited



**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**

Type of Deed : TRANSFER DEED  
City Name : Gurugram  
Plot Area : 612.35 sq. yards or 512.00 sq. meters  
Type of Property : Residential  
Transaction Value : Rs. 1,83,70,500- only for stamp duty purpose  
Stamp Duty : Rs. 12,86,000/-  
Stamp No. : G0P2021I2939 dated 16.09.2021  
Registration fee : Rs. 50,003/- (GRN No-81973301)  
mch Property ID : 189C484UP284

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

*Devender Hooda*

Abhigyan Builders &  
Private Limited

*Signature*

*Devender Hooda*

Vibodh Developers  
Private Limited

*Signature*

*Signature*

DLF Home Developers  
Limited

*Signature*

No 4899  
20/09/2021  
@

प्रलेख न:4899

दिनांक:20-09-2021

<b>डीड संबंधी विवरण</b>	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : C-2/6, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	
<b>भवन का विवरण</b>	
<b>भूमि का विवरण</b>	
निवासीय	612.35 Sq. Yards
<b>धन संबंधी विवरण</b>	
राशि 18370500 रुपये	कुल स्टाम्प ड्यूटी की राशि 1285935 रुपये
स्टाम्प नं : GOP202112939	स्टाम्प की राशि 1286000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:81973301
	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:300

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 2:29:00 PM बजे श्री/श्रीमती/कुमारी ABHIGYAN BUILDERS AND DEVELOPERS P. LTD. thru DEVENDEER HOODA/OTHER VIBODH DEVELOPERS P.LTD thru SANDHEEP KUMAR GUPTA/OTHER निवासा . द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

*Devendeer Hooda*

हस्ताक्षर प्रस्तुतकर्ता

ABHIGYAN BUILDERS AND DEVELOPERS P. LTD. VIBODH DEVELOPERS P.LTD.

*S. Gupta*

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Devendeer Hooda*

दिनांक 20-09-2021

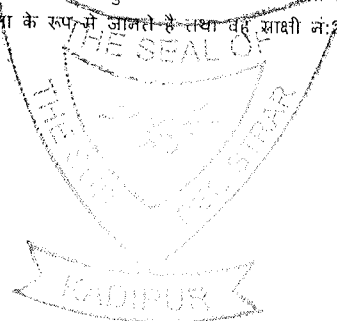
ABHIGYAN BUILDERS AND DEVELOPERS P. LTD. VIBODH DEVELOPERS P.LTD.

*S. Gupta*

उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD. thru SATPAL/OTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया । प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी JITENDER पिता RAMPHAI निवासी SHILPA COLONY GURUGRAM व श्री/श्रीमती/कुमारी CHHAVI LAL पिता RAM BAHADUR निवासी BHONESI ने की । साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

दिनांक 20-09-2021



उप/संयुक्त पंजीयन अधिकारी ( कादीपुर )

**BY AND BETWEEN**

**ABHIGYAN BUILDERS & DEVELOPERS PRIVATE LIMITED**, (PAN: AAFCA4350B, CIN: U45201HR2005PTC082723), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002, acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 26.04.2021 passed by its Board of Directors, **AND VIBODH DEVELOPERS PRIVATE LIMITED** (PAN:AACCV1445M, CIN:U70101HR2005 PTC079027), a company duly incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002, acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors (hereinafter collectively called the “**Transferors**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), , of the **ONE PART**;

**AND**

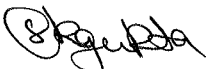
**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458) , a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferors**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

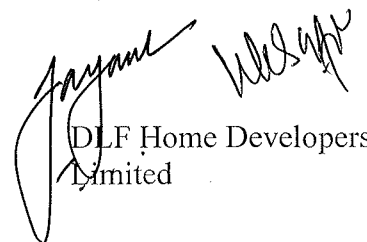
**WHEREAS** certain individuals, companies, Transferors and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘*Alameda*’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).



Abhigyan Builders &  
Private Limited



Vibodh Developers  
Private Limited



DLF Home Developers  
Limited

Reg. No.

Reg. Year

Book No.

4899

2021-2022

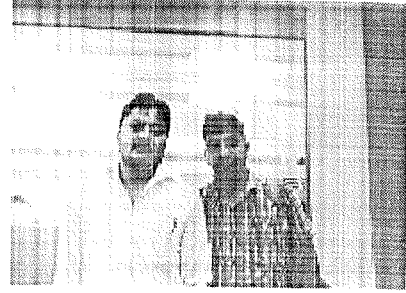
1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru DEVENDER HOODAOTHER ABHIGYAN BUILDERS AND DEVELOPERS  
P. LTD. thru SANDEEP KUMAR GUPTAOTHER VIBODH DEVELOPERS  
P.LTD.

*Devender Hooda*

दावेदार :- thru SATPALOTHERDLF HOME DEVELOPERS  
LTD.

*Satpal*

गवाह 1 :- JITENDER

*Jitender*

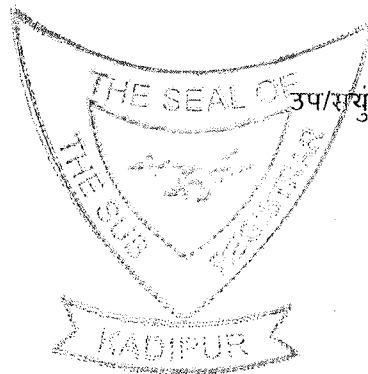
गवाह 2 :- CHHAVI LAL

*Chhavi*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4899 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 73.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 32 से 34 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021



उप/सयुंक्त पंजीयन अधिकारी( कादीपुर )

*SV*

**WHEREAS** the Transferors are the owners of plot bearing Plot No. C-2/6, admeasuring 612.35 square yards (512.00 sq. meters), situated within the Said Colony (hereinafter referred to as the “Said Plot”), which are more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferors represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferors represents that nobody else has any interest or right in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferors has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

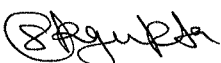
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferors and the Transferors had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE**, in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

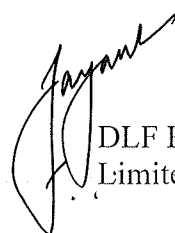
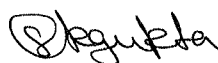
1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 21,24,243/- (Rupees Twenty One Lakh Twenty Four Thousand Two Hundred Forty Three only) (Abhigyan Builders & Developers Private Limited Rs 1,97,664/- and Vibodh Developers Private Limited Rs 19,26,579/-) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferors, the Transferors does hereby transfer, assign, and convey unto the Transferee the Said Plot, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferors hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferors or any person(s) claiming under or through them or in trust for them.



Abhigyan Builders &  
Private Limited

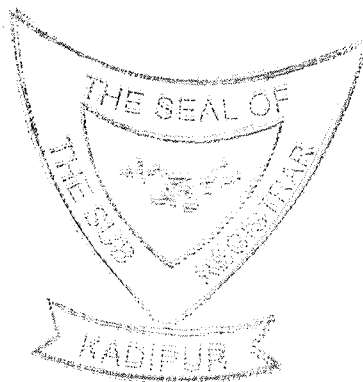


Vibodh Developers  
Private Limited



DLF Home Developers  
Limited











3. The Transferors has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferors has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferors or any other person claiming through or under the Transferors.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Transferors up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferors to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,83,70,500/- /- (Rupees One Crore Eighty Three Lakh Seventy Thousand Five Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

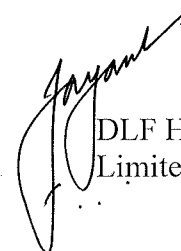

**SCHEDULE- I**

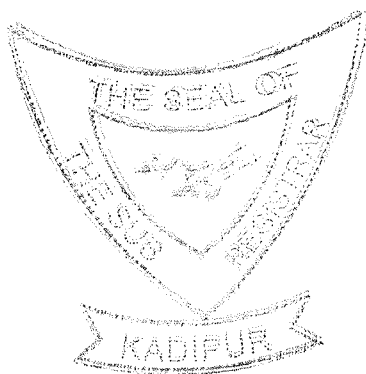
**THE SAID PLOT REFERRED TO ABOVE**

No	Plot Owner	Plot Area	Share
1	Abhigyan Builders & Developers Private Limited	612.35 sq yds (512 sq mtrs)	56.98/612.35
2	Vibodh Developers Private Limited		555.37/612.35

  
Anandee Hooda  
Abhigyan Builders &  
Private Limited  


  
Anandee Hooda  
Vibodh Developers  
Private Limited  


  
Jayant  
DLF Home Developers  
Limited  




All the rights, title and interest of the Transferors in respect of the Plot bearing Plot No. C-2/6, admeasuring 612.35 square yards (512.00 sq. meters), situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

North : Plot No C-2/7  
South : Plot No C-2/5  
East : Plot No C-3/8  
West : 12M wide Street C-2

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

**For & on behalf of Transferors**

*Devender Hooda*  
**Abhigyan Builders & Developers**

**Vibodh Developers Private Limited**

*Devender Hooda*

**Devender Hooda**  
**Authorized Signatories**

*Sandeep Kumar Gupta*

**Sandeep Kumar Gupta**

*Devender Hooda*

**Devender Hooda**

*Sandeep Kumar Gupta*

**Sandeep Kumar Gupta**  
**Authorized Signatories**

**For & on behalf of Transferee**  
**DLF Home Developers Limited**

*Jayant Erickson*  
**Jayant Erickson**  
**Authorized Signatories**

*Krishan Kumar Sheera*  
**Krishan Kumar Sheera**

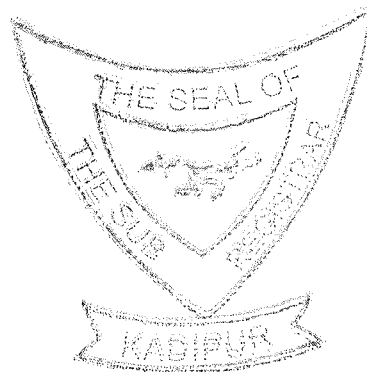
**WITNESSES**

1. *Narendra Singh*  
**Narendra Singh**  
**DLF Gateway Towers**  
**Gurugram.**

2. *Sambhar Singh*  
**Sambhar Singh**  
**DLF Gateway Towers**  
**Gurugram**

*Jitender Singh*  
**Jitender Singh**  
**Sh. Ramphal**  
**Sheela Colony**  
**Gurugram**

*Chhavi*  
**CHHAVI LAL S/P**  
**Sh. Ram Behadur**  
**Sneh vihar, Bhonsli**  
**Gurugram**



Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 16/09/2021

Certificate No. G0P2021I2898



Stamp Duty Paid : ₹ 640500  
(Rs. Only)

GRN No. 81972220



Penalty : ₹ 0  
(Rs. Zero-Only)

Seller / First Party Detail

Name: Benedict Estates developers Private limited

H.No/Floor : Mezzanine

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 98\*\*\*\*\*10



Buyer / Second Party Detail

Name : Dlf home developers ltd

H.No/Floor : 1st

Sector/Ward : Ph3

LandMark : Dlf gateway tower r block dlf city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed




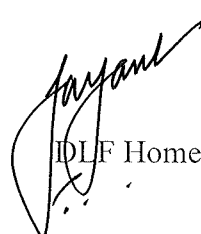
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(304.98 sq. yards or 255 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 91,49,400/- only for stamp duty purpose
Stamp Duty	:	Rs. 6,40,500/-
Stamp No.	:	G0P2021I2898 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-81973635)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Benedict Estates Developers  
Private Limited

  
DLF Home Developers Limited

प्रलेख नं:4898

दिनांक:20-09-2021

डीड संबंधी विवरण

डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC

तहसील/सब-तहसील कादीपुर

गांव/शहर सेक्टर

स्थित Sector 72A,73,74,75,75A

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : WA-21, Alameda Colony, Village Begumpur Khatola,  
Sector 73, Gurugram

भवन का विवरण

भूमि का विवरण

निवासीय

304.98 Sq. Yards

धन संबंधी विवरण

राशि 9149400 रुपये

कुल स्टाम्प ड्यूटी की राशि 640458 रुपये

र.टा.प. नं : GGP202112898

स्टाम्प की राशि 640500 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

EChallan:81973635

पेस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge:200

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 2:27:00 PM बजे श्री/श्रीमती/कुमारी BENDICT ESTATES DEVELOPERS P. LTD.thru DEVENDER HOODA, SANDEEP KUMAR GUPTA OTHER निवासा DLF-II GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

*Devender Hooda*  
हस्ताक्षर प्रस्तुतकर्ता  
BENDICT ESTATES DEVELOPERS P. LTD.

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Devender Hooda*  
दिनांक 20-09-2021  
BENDICT ESTATES DEVELOPERS P. LTD.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD. thro SATPAL OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी DEVENDER पिता RAMPHAL निवासी SHEETLA COLONY GURUGRAM व श्री/श्रीमती/कुमारी CHHAVI LAL पिता RAMBHADUR निवासी SHINDSI ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वही साक्षी नं:2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

दिनांक 20-09-2021



BY AND BETWEEN

**BENEDICT ESTATES DEVELOPERS PRIVATE LIMITED** (PAN:AADC1837C, CIN:U45201HR2006PTC082725), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 26.04.2021 passed by its Board of Directors, of the **ONE PART**;

AND


**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

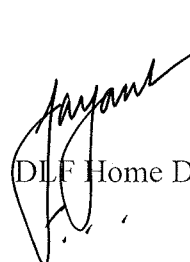
The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘*Alameda*’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. WA-21, admeasuring 558.38 square yards (466.87 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 304.98/558.38 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor’s Share in the Said Plot.

  
Benedict Estates Developers  
Private Limited

  
DLF Home Developers Limited

Reg. No.

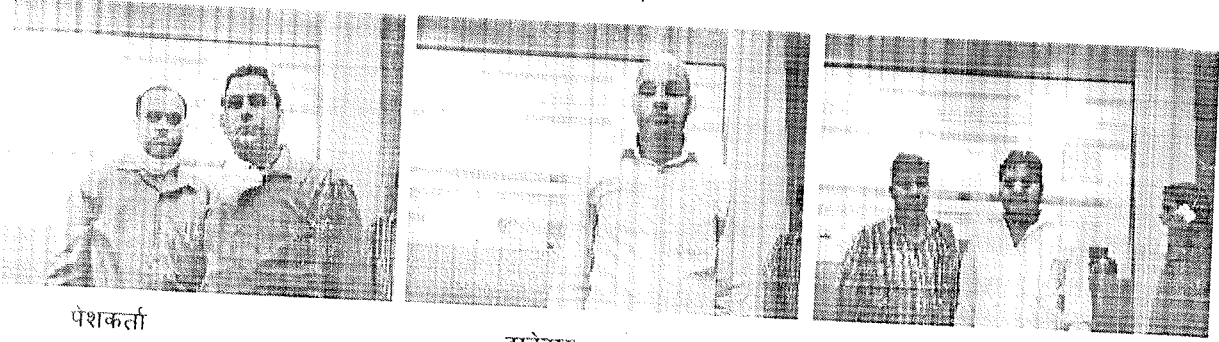
Reg. Year

Book No.

4898

2021-2022

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTA OTHER BENDICT  
ESTATES DEVELOPERS P. LTD. *Devender Hooda*

दावेदार :- thru SATPAL OTHER DLF HOME DEVELOPERS  
LTD. *Satpal*

गवाह 1 :- JITENDER *Jitender*

गवाह 2 :- CHHAVI LAL *Chhavi*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4898 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 73.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 29 से 31 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021



*[Signature]*  
उप/सयुक्त पंजीयन अधिकारी ( कादीपुर )

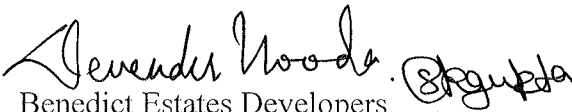


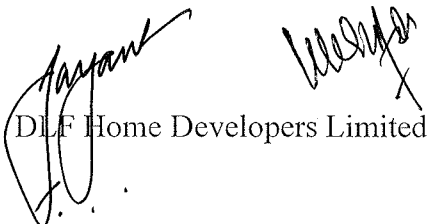
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor's Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

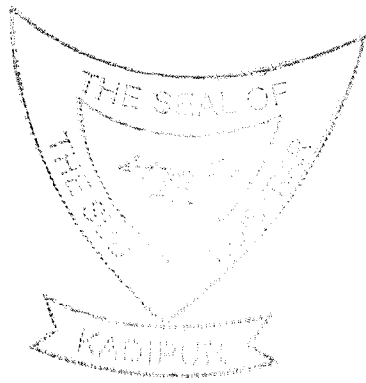
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 16,81,660/- (Rupees Sixteen Lakh Eighty One Thousand Six Hundred Sixty only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 304.98/558.38 share in Plot No. WA-21, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as

  
Benedict Estates Developers  
Private Limited

  
DLF Home Developers Limited



absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.

5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 91,49,400/- (Rupees Ninety One Lakh Forty Nine Thousand Four Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

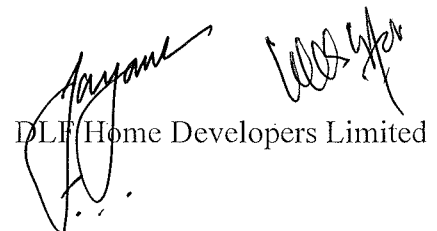
#### SCHEDULE- I

#### **THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT REFERRED TO ABOVE**

All the rights, title and interest of the Transferor to the extent of the Transferors Share being 304.98/558.38 in respect of the plot bearing Plot No. WA-21, admeasuring 558.38 square yards (466.87 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

North : Undetermined Use Land  
South : 12M wide West Avenue/20 Street  
East : Plot No A-5/20  
West : 12M wide West Avenue Street


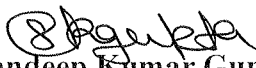
  
Benedict Estates Developers  
Private Limited

  
DLF Home Developers Limited

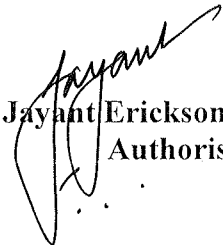



IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


For & on behalf of Transferor


   
Devender Hooda Sandeep Kumar Gupta  
Authorised Signatories

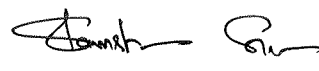
For & on behalf of Transferee


   
Jayant Erickson Krishan Kumar Sheera  
Authorised Signatories

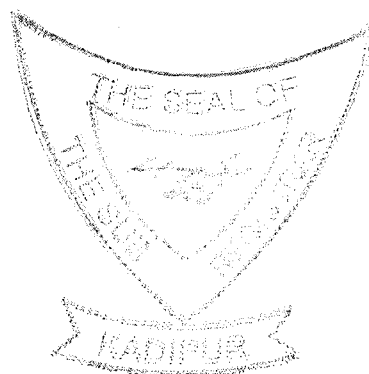
WITNESSES

1.   
Narinder Singh  
DLF Gateway Tower  
Gurugram

  
Jitender S. Sh. Rimpal  
Sheetla Colony  
Gurugram

2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
CHHAVI CAAL S/o Sh. Ram Behar  
Sneh vihar, Bhaneshi,  
Gurugram



Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 16/09/2021

Certificate No. G0P2021I2915

GRN No. 82217964

Stamp Duty Paid : ₹ 481400  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)


**Seller / First Party Detail**

Name: Webcity Builders and developers Private limited  
H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**

Type of Deed : TRANSFER DEED  
City Name : Gurugram  
Plot Area : 229.20 sq. yards (191.64 sq. meters)  
Type of Property : Residential  
Transaction Value : Rs. 68,76,000/- only for stamp duty purpose  
Stamp Duty : Rs. 4,81,400/-  
Stamp No. : G0P2021I2915 dated 16.09.2021  
Registration fee : Rs. 35,003/- (GRN No-82218440)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Webcity Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited

प्रलेख नं:4897

दिनांक:20-09-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : NA-2, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
निवासीय	229.2 Sq. Yards	
<b>धन संबंधी विवरण</b>		
राशि 6876000 रुपये	कुल स्टाम्प ड्यूटी की राशि 481320 रुपये	
स्टाम्प नं : gOp2021i2915	स्टाम्प की राशि 481400 रुपये	
रजिस्ट्रेशन फीस की राशि 35000 रुपये	EChallan:82218440	पेंसिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 2:26:00 PM बजे श्री/श्रीमती/कुमारी Webcity Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास Mezzanine Floor, DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

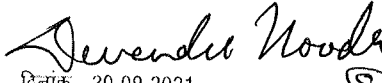
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

  
हस्ताक्षर प्रस्तुतकर्ता  
Webcity Builders and Developers P. Ltd.

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

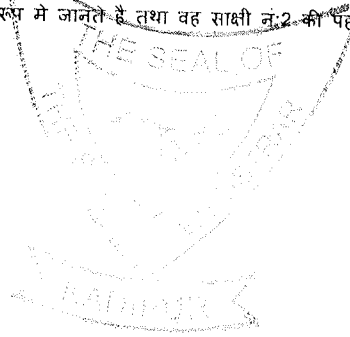
  
दिनांक 20-09-2021  
Webcity Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheetla Colony, Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram bahadur निवासी Saeh Vihar Bhondsi, Gurugram ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)





**BY AND BETWEEN**

**WEBCITY BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN: AAACW6305R, CIN: U45201HR2005PTC082731), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.


The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.


**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘*Alameda*’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor is the owner of plot bearing Plot No. NA-2, admeasuring 229.20 square yards (191.64 sq. meters), situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), which are more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition,

  
Webcity Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited

Reg. No.

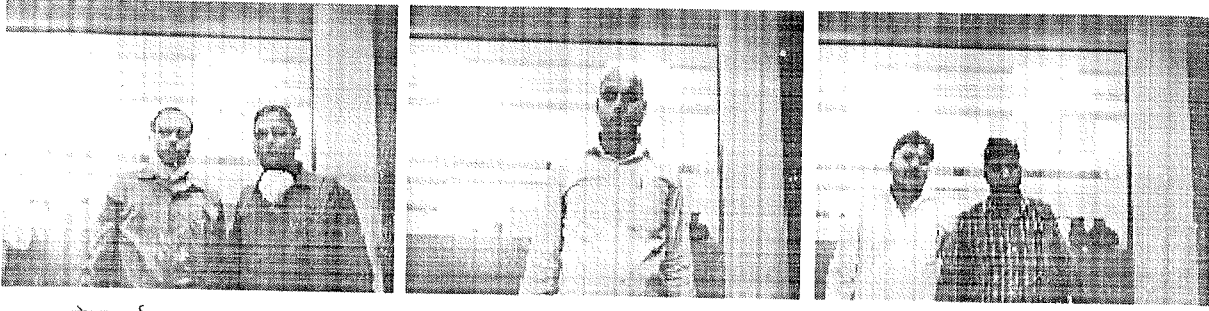
Reg. Year

Book No.

4897

2021-2022

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Webcity Builders and Developers P. Ltd. *Devender Hooda & Gupta*

दावेदार :- thru Satpal OTHER Dif Home Developers Ltd. *Satpal*

गवाह 1 :- Jitender *Jitender*

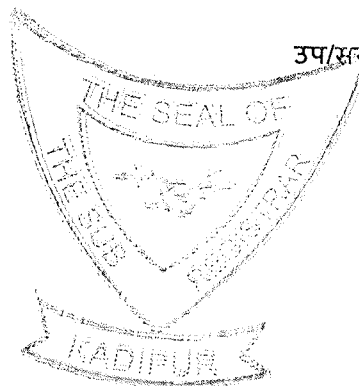
गवाह 2 :- Chhavi Lal *Chhavi Lal*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4897 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 73 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 27 से 28 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी ( कादीपुर )



acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

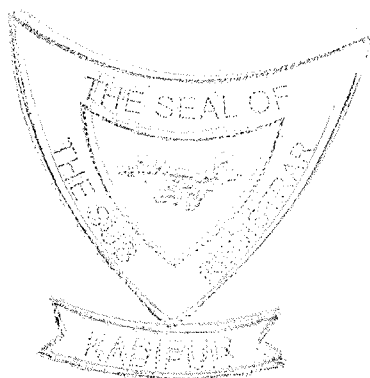
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferor and the Transferor had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE**, in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 10,38,276/- (Rupees Ten Lakh Thirty Eight Thousand Two Hundred Seventy Six only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Said Plot, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.

  
Devendra Hooda  
Webcity Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited



6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 68,76,000/- (Rupees Sixty Eight Lakh Seventy Six Thousand only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

**SCHEDULE- I**


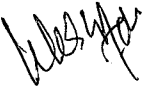
**THE SAID PLOT REFERRED TO ABOVE**

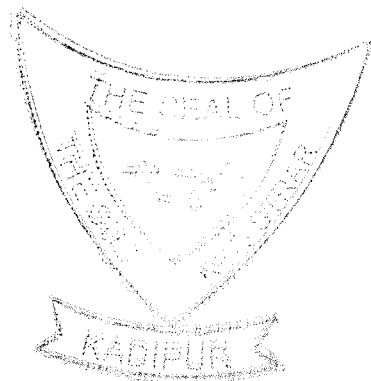
All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. NA-2, admeasuring 229.20 square yards (191.64 sq. meters), situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

North : Plot No E-1/1  
South : 24M wide North Avenue Road  
East : Undetermined Use Land  
West : 24M wide North Avenue/1 Road

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

  
Webcity Builders & Developers  
Private Limited

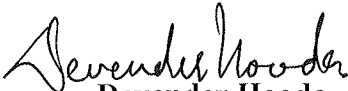
  
  
DLF Home Developers  
Limited

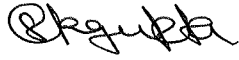


IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


For & on behalf of Transferor

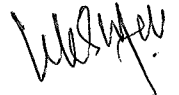
For & on behalf of Transferee

  
Devender Hooda  
Authorized Signatories



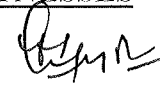
Sandeep Kumar Gupta  
Authorized Signatories

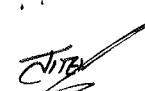
  
Jayant Erickson  
Authorized Signatories





Krishan Kumar Sheera  
Authorized Signatories

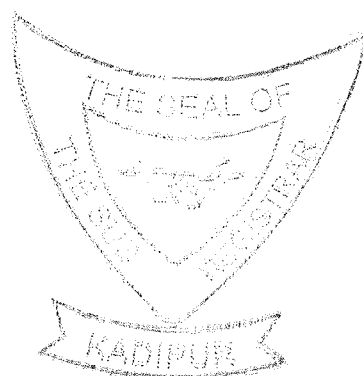
WITNESSES

1.   
Navendu Singh  
DLF Gateway Tower  
Gurugram

  
Jitender S/o Sh. Ramphal  
Sheetla Colony  
Gurugram


2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
CHHAVI CAL S/o Sh. Ram Behnder  
Sneh vikar, Bhandshi  
Gurugram.






Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 16/09/2021

Certificate No. G0P202112907  Stamp Duty Paid : ₹ 634900  
(Rs. Only)

GRN No. B2217614  Penalty : ₹ 0  
(Rs. Only)

**Seller / First Party Detail**

Name: Webcity Builders and developers Private limited  
 H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
 City/Village : Gurugram District : Gurugram State : Haryana  
 Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
 H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
 City/Village: Gurugram District : Gurugram State : Haryana  
 Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed




The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://ecgstary.nic.in>

**TRANSFER DEED**

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	302.32 sq. yards (252.78 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 90,69,600- only for stamp duty purpose
Stamp Duty	:	Rs. 6,34,900/-
Stamp No.	:	G0P202112907 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-82218202)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

**BY AND BETWEEN**

**WEBCITY BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN: AAACW6305R, CIN: U45201HR2005PTC082731), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City,

  
 Webcity Builders & Developers  
 Private Limited

   
 DLF Home Developers Limited

प्रलेख नं:4900

दिनांक:20-09-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित License colony
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : NA-1, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
निवासीय	302.32 Sq. Yards	
<b>धन संबंधी विवरण</b>		
राशि 9069600 रुपये	कुल स्टाम्प ड्यूटी की राशि 634872 रुपये	
स्टाम्प नं : GOP202112907	स्टाम्प की राशि 634900 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:82218202	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 2:29:00 PM बजे श्री/श्रीमती/कुमारी WEBCITY BUILDERS AND DEVELOPERS P. LTD. (here DEVENDER HOODA, SANDEEP KUMAR GUPTA) OTHER निवास MEZZANINE FLOOR, DLF-III GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Devender Hooda*  
हस्ताक्षर प्रस्तुतकर्ता

WEBCITY BUILDERS AND DEVELOPERS P. LTD.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Devender Hooda*

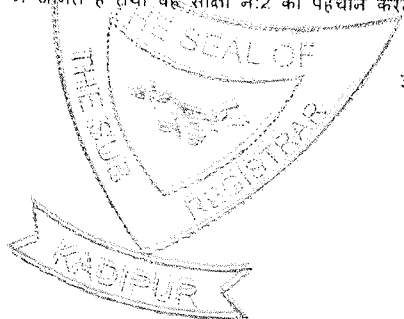
दिनांक 20-09-2021

WEBCITY BUILDERS AND DEVELOPERS P. LTD.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD. (here SATPAL) OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी JITENDER पिता RAMPHAL निवासी SHEELVA COLONY GURUGRAM व श्री/श्रीमती/कुमारी CHHAVI LAL पिता RAM BAHADUR निवासी BHONDSI ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.



**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor is the owner of plot bearing Plot No. NA-1, admeasuring 302.32 square yards (252.78 sq. meters), situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), which are more particularly described in **Schedule-I** written hereunder.

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

  
Webcity Builders & Developers  
Private Limited

  
  
DLF Home Developers Limited

Reg. No.

Reg. Year

Book No.

4900

2021-2022

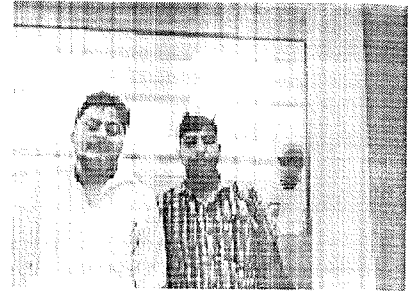
1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTA OTHER WEBCITY BUILDERS AND DEVELOPERS P. LTD. *Devender Hooda*

दावेदार :- thru SATPAL OTHER DLF HOME DEVELOPERS LTD. *Satpal*

गवाह 1 :- JITENDER *Jitender*

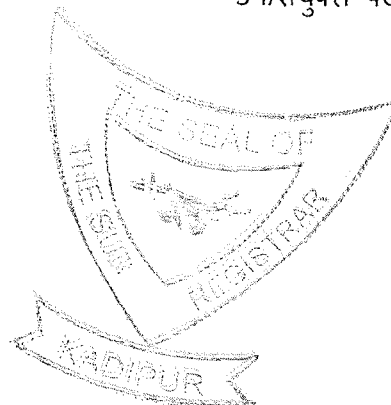
गवाह 2 :- CHHAVI LAL *Chhavi*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4900 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 73.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 35 से 37 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी ( कादीपुर )

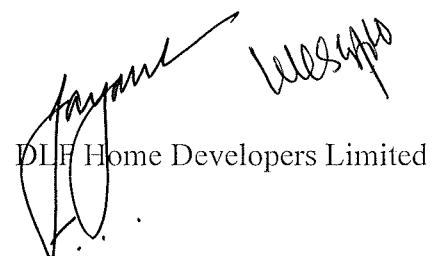


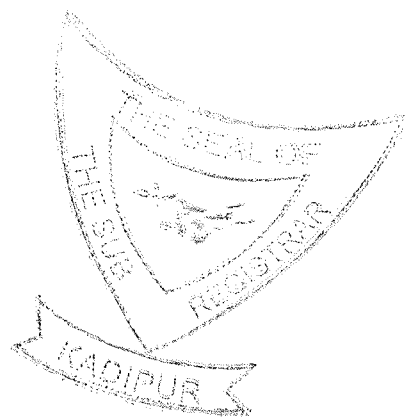
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferor and the Transferor had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE**, in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 13,69,510/- (Rupees Thirteen Lakh Sixty Nine Thousand Five Hundred Ten only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Said Plot, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferor to the Transferee.

  
Neeraj Hooda  
Webcity Builders & Developers  
Private Limited

  
DLF Home Developers Limited



7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 90,69,600/- /- (Rupees Ninety Lakh Sixty Nine Thousand Six Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

**SCHEDULE- I**

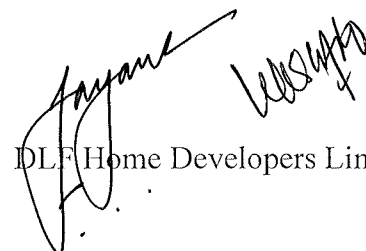
**THE SAID PLOT REFERRED TO ABOVE**

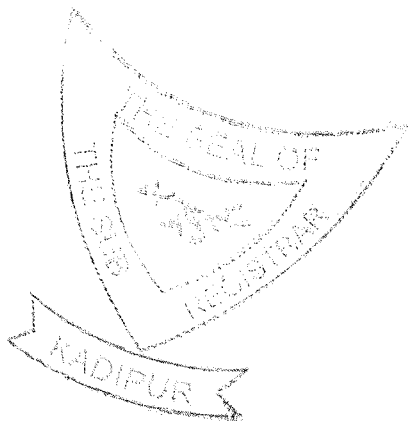
All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. NA-1, admeasuring 302.32 square yards (252.78 sq. meters), situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

North : Plot No E-1/1  
South : 24M wide North Avenue Road  
East : 24M wide North Avenue /2 Road  
West : 12M wide West Avenue Street

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

  
Devender Hooda, Sr. Gupta  
Webcity Builders & Developers  
Private Limited

  
DLF Home Developers Limited

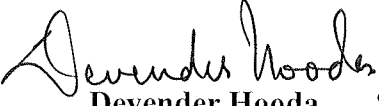


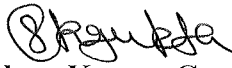


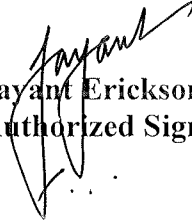
IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


For & on behalf of Transferor

For & on behalf of Transferee


  
Devender Hooda  
Authorized Signatory


  
Sandeep Kumar Gupta  
Authorized Signatory

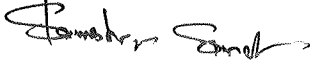
  
Jayant Erickson  
Authorized Signatory


  
Krishan Kumar Sheera  
Authorized Signatory

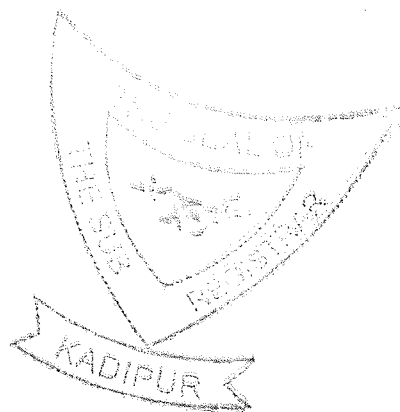
WITNESSES

1.   
Navendra Singh  
DLF Gateway Tower  
Gurugram.

  
Jitender Sh. Sh. Ramphal  
Sheetla Colony  
Gurugram

2.   
Sambher Singh  
DLF Gateway Tower  
Gurugram

  
CHHAVI LAL s/o Sh. Ram Behnder  
Sneh vihar, Bhandishi  
Gurugram



Non Judicial

 **Indian-Non Judicial Stamp  
Haryana Government** 

Date : 16/09/2021

Certificate No. G0P202112853  Stamp Duty Paid : ₹ 1176300  
(Rs. Only)

GRN No. 81971773  Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Vibodh Developers Private limited  
H.No/Floor : 2nd Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed





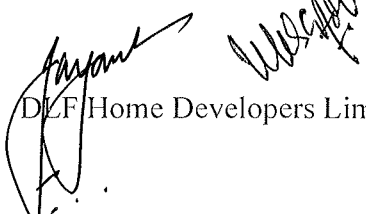
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(560.10 sq. yards or 468.31 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 1,68,03,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 11,76,300/-
Stamp No.	:	G0P202112853 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-81973227)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Vibodh Developers Private Limited

  
DLF Home Developers Limited

प्रलेख नं:4901

दिनांक:20-09-2021

डीड संबंधी विवरण	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : C-1/1, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	560.1 Sq. Yards
धन संबंधी विवरण	
राशि 16803000 रुपये	कुल स्टाम्प ड्यूटी की राशि 1176210 रुपये
स्टाम्प नं : G0P202112853	स्टाम्प की राशि 1176300 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F Challan.81973227
	पेस्टिंग शुल्क 3 रुपये
Drawn By SELF	Service Charge 2000

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 2:30:00 PM बजे श्री/श्रीमती/कुमारी VIBODHI DEVELOPERS P. LTD.thru DEVENDER HOODA, SANDEEP KUMAR GUPTA OTHER निवास SELF-III GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Devender Hooda*

हस्ताक्षर प्रस्तुतकर्ता  
VIBODHI DEVELOPERS P. LTD.

*S. Gupta*

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Devender Hooda*

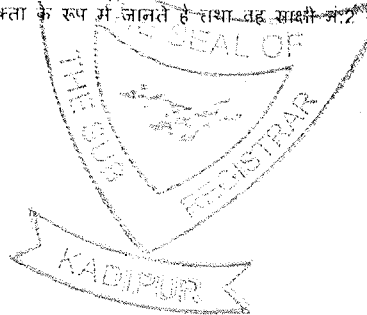
दिनांक 20-09-2021  
VIBODHI DEVELOPERS P. LTD.

*S. Gupta*

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार व श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD. thru SAPPAL OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी JITENDER पिता RAMPHAL निवासी SHEELA COLONY GURUGRAM व श्री/श्रीमती/कुमारी CHHAVI LAL पिता RAM BAHADUR निवासी BHONDSI ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा यह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

**BY AND BETWEEN**

**VIBODH DEVELOPERS PRIVATE LIMITED** (PAN:AACCV1445M, CIN:U70101HR2005 PTC079027), a company duly incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 16.07.2021 passed by its Board of Directors, of the **ONE PART**;

**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H, CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

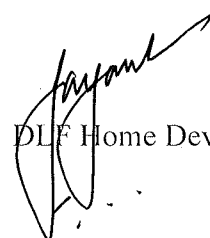

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor and the Transferee are the joint owners, free from all encumbrances of plot bearing no. C-1/1, admeasuring 611.01 square yards (510.88 sq. meters) situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), out of which the Transferor has a share of 560.10/611.01 in the Said Plot (“**Transferor’s Share**”) which is more particularly described in **Schedule-I** written hereunder.



Vibodh Developers Private Limited

DLF Home Developers Limited

Reg. No.

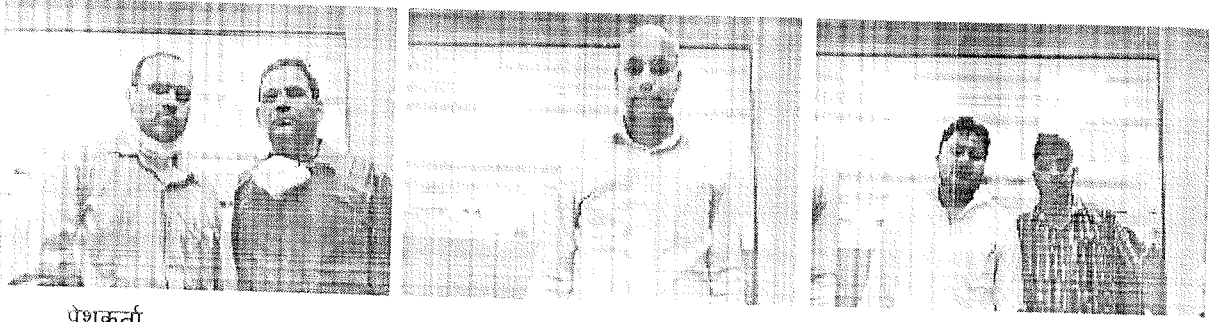
Reg. Year

Book No.

4901

2021-2022

1



पेशकर्ता

दावेदार

गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTA OTHER VIBODH DEVELOPERS P. LTD.

दावेदार :- thru SATPAL OTHER DLF HOME DEVELOPERS LTD.

गवाह 1 :- JITENDER

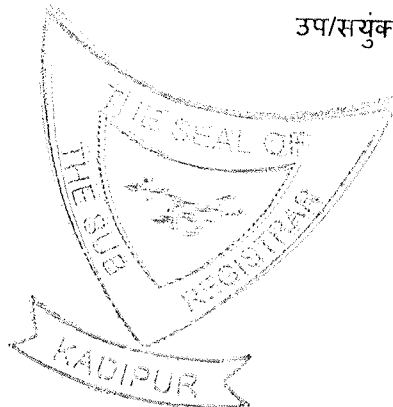
गवाह 2 :- CHHAVI LAL

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4901 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 74 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 38 से 40 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये है।

दिनांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी( कादीपुर )



**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Transferor's Share in the Said Plot.

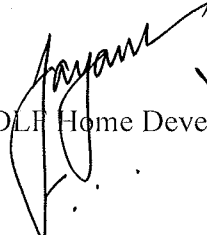
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Transferor's Share in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

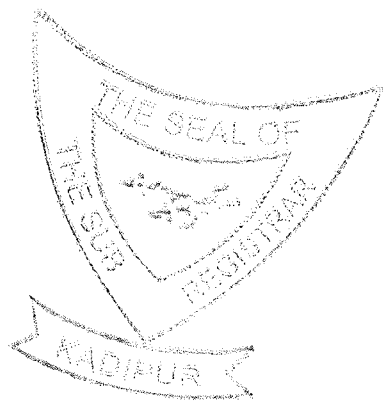
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor had agreed to transfer the Transferor's Share in the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 24,68,361/- (Rupees Twenty Four Lakh Sixty Eight Thousand Three Hundred Sixty One only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Transferor's Share in Said Plot i.e. 560.10/611.01 share in Plot No. C-1/1, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferor's Share in the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the entire Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in entirety in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor has already handed over the actual, physical and peaceful possession and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.

  
Vibodh Developers Private Limited

  
DLF Home Developers Limited





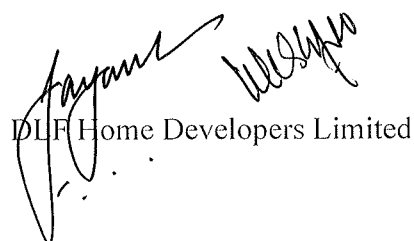
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot in entirety, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Transferor's Share in the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Transferor's Share in the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,68,03,000/- (Rupees One Crore Sixty Eighty Lakh Three Thousand only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

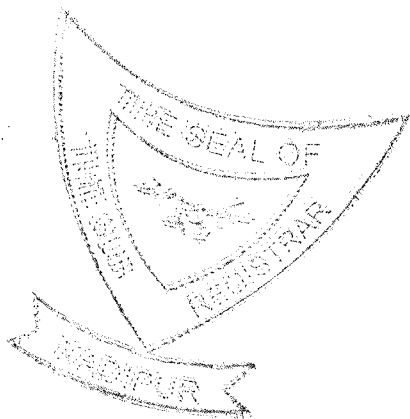
#### SCHEDULE- I

#### **THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT REFERRED TO ABOVE**

All the rights, title and interest of the Transferor to the extent of the Transferors Share being 560.10/611.01 in respect of the plot bearing Plot No. C-1/1, admeasuring 611.01 square yards (510.88 sq. meters) situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under :-

  
Vibodh Developers Private Limited

  
DLF Home Developers Limited


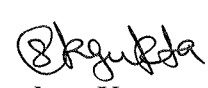


North : Plot No C-1/2  
South : 24M wide Central Avenue Road  
East : 12M wide Street C-1  
West : Primary School 1

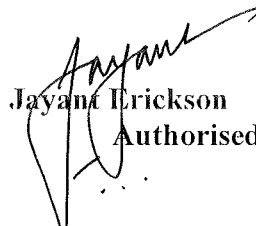

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have also been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

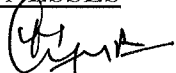
For & on behalf of Transferor

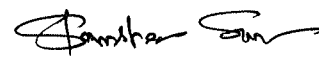
  
Devender Hooda  
  
Sandeep Kumar Gupta  
Authorised Signatories


For & on behalf of Transferee


  
Jayant Erickson  
  
Krishan Kumar Sheera  
Authorised Signatories

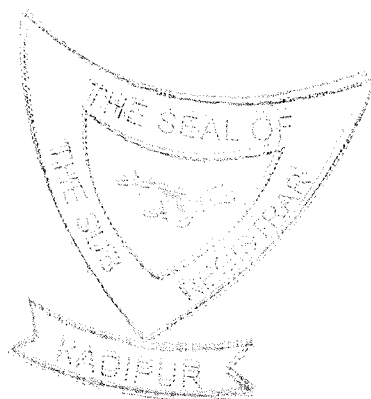
WITNESSES

1.   
Navendra Singh  
DLF Gateway Tower  
Gurugram.

2.   
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
Jitender S. Sh. Ramphal  
Sheetls Colony  
Gurugram

  
CHHAVI LAL S/o Sh. Ram Behnder  
Sneh. vihar, Bhandishi  
Gurugram.



4910

Non Judicial

 **Indian-Non Judicial Stamp**  
**Haryana Government** 

Date : 16/09/2021

Certificate No. : G0P2021I2872  Stamp Duty Paid : ₹ 1286000  
GRN No. : 82216964  Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Abhigyan Builders and developers Private limited  
H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed





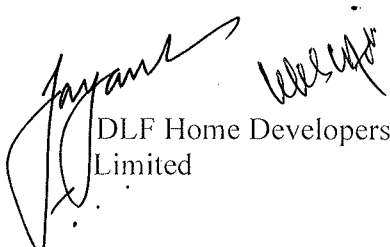
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashy.nic.in>

**TRANSFER DEED**

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	612.35 sq. yards or 512.00 sq. meters
Type of Property	:	Residential
Transaction Value	:	Rs. 1,83,70,500- only for stamp duty purpose
Stamp Duty	:	Rs. 12,86,000/-
Stamp No.	:	G0P2021I2872 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No. 81973428)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

  
Abhigyan Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited

प्रलेख नं:4910

दिनांक:20-09-2021

<b>डीड संबंधी विवरण</b>		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : C-2/9, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram		
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
निवासीय	612.35 Sq. Yards	
<b>धन संबंधी विवरण</b>		
राशि 18370500 रुपये	कुल स्टाम्प ड्यूटी की राशि 1285935 रुपये	
स्टाम्प नं : g0p2021i2872	स्टाम्प की राशि 1286000 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:81973428	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200	

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 3:12:00 PM बजे श्री/श्रीमती/कुमारी Abhigyan Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta/OTHER निवासी DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*Devender Hooda*

हस्ताक्षर प्रस्तुतकर्ता  
Abhigyan Builders and Developers P. Ltd.

*Sandeep Kumar Gupta*

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है, इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

*Devender Hooda*

दिनांक 20-09-2021

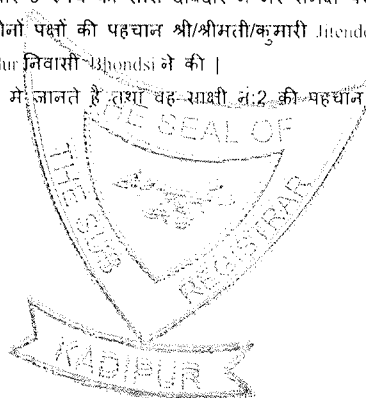
Abhigyan Builders and Developers P. Ltd.

*Sandeep Kumar Gupta*

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Sandeep Kumar Gupta/OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने गैर समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheela Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी Bhondsi ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

**BY AND BETWEEN**

**ABHIGYAN BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN: AAFCA4350B, CIN: U45201HR2005PTC082723), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 26.04.2021 passed by its Board of Directors, of the **ONE PART**;

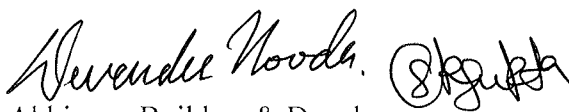
**AND**

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor is the owner of plot bearing Plot No. C-2/9, admeasuring 612.35 square yards (512.00 sq. meters), situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), which are more particularly described in **Schedule-I** written hereunder.

  
Abhigyan Builders & Developers  
Private Limited

  
  
DLF Home Developers  
Limited

Reg. No.

Reg. Year

Book No.

4910

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Abhigyan Builders and Developers P. Ltd.

*Devender Hooda* *Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER Dif Home Developers Ltd.

*Satpal*

गवाह 1 :- Jitender

*Jitender*

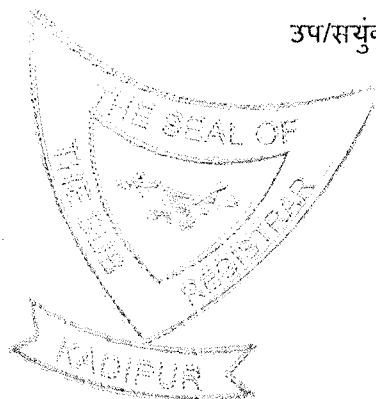
गवाह 2 :- Chhavi Lal

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4910 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 76.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 62 से 64 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी( कादीपुर )






**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

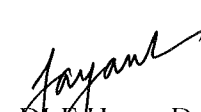
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

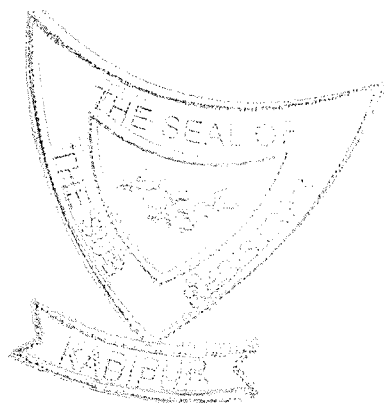
**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferor and the Transferor had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 21,24,242/- (Rupees Twenty One Lakh Twenty Four Thousand Two Hundred Forty Two only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Said Plots, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.

  
Abhigyan Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited




3. The Transferor has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,83,70,500/- /- (Rupees One Crore Eighty Three Lakh Seventy Thousand Five Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

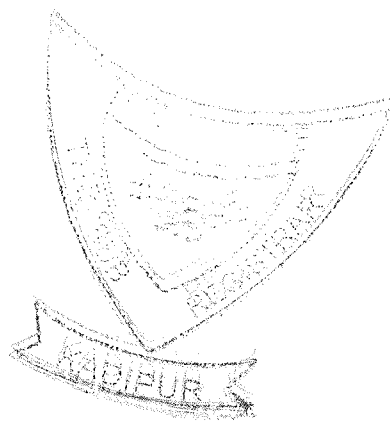
#### SCHEDULE- I

#### **THE SAID PLOTS REFERRED TO ABOVE**

All the rights, title and interest of the Transferor in respect of the plots bearing Plot No. C-2/9, admeasuring 612.35 square yards (512.00 sq. meters), situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

  
Abhigyan Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited




North : 12M wide Street C-4  
South : Plot No C-2/8  
East : Plot No C-3/9  
West : 12M wide Street C-2

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


For & on behalf of Transferor

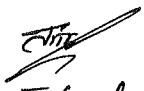
For & on behalf of Transferee

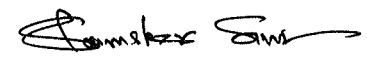
  
Devender Hooda Sandeep Kumar Gupta  
Authorized Signatories


  
Jayant Erickson Krishan Kumar Sheera  
Authorized Signatories

WITNESSES

1.   
Navendra Singh  
DLF Gateway Tower  
Gurgaon.

  
Jitender S. Sh. Ramphal  
Sheela Colony  
Gurgaon

2.   
Samsher Singh  
DLF Gateway Tower  
Gurgaon

  
CHHAVI LAL S. Sh. Ram Bahadur  
Sneh Vihar, Bhanishi  
Gurgaon.



4911

Non Judicial

Indian-Non Judicial Stamp  
Haryana Government

Date : 16/09/2021

Certificate No. G0P202112890

GRN No. 82217264

Stamp Duty Paid : ₹ 1286000  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Abhigyan Builders and developers Private limited  
H.No/Floor : Mezzanine Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 98\*\*\*\*\*10

**Buyer / Second Party Detail**

Name : Dlf home developers ltd  
H.No/Floor : 1st Sector/Ward : Ph3 LandMark : Dlf gateway tower r block dlf city  
City/Village: Gurugram District : Gurugram State : Haryana  
Phone : 98\*\*\*\*\*10

Purpose : Transfer Deed

THE SEAL OF  
THE SUB  
REGISTRAR  
KADIPUR

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**TRANSFER DEED**

Type of Deed : TRANSFER DEED  
City Name : Gurugram  
Plot Area : 612.35 sq. yards or 512.00 sq. meters  
Type of Property : Residential  
Transaction Value : Rs. 1,83,70,500- only for stamp duty purpose  
Stamp Duty : Rs. 12,86,000/-  
Stamp No. : G0P202112890 dated 16.09.2021  
Registration fee : Rs. 50,003/- (GRN No-81973525)

**THIS TRANSFER DEED** is made at Gurugram on this 16<sup>th</sup> day of September, 2021;

*Devender Hooda*  
Abhigyan Builders & Developers  
Private Limited

*Pragati*  
DLF Home Developers  
Limited

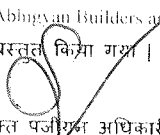
प्रलेख नः:4911

दिनांक:20-09-2021

डीड संबंधी विवरण	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : C-3/8, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासीय	612.35 Sq. Yards
धन संबंधी विवरण	
राशि 18370500 रुपये	कुल स्टाम्प ड्यूटी की राशि 1285935 रुपये
स्टाम्प नं : gOp2021i2890	स्टाम्प की राशि 1286000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E.Challan:81973525
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 3:12:00 PM बजे श्री/श्रीमती/कुमारी Abhigyan Builders and Developers P. Ltd. thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Abhigyan Builders and Developers P. Ltd.


  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

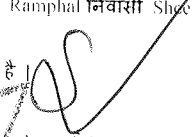
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

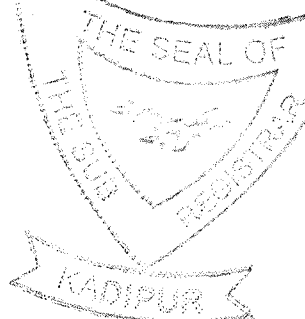
  
दिनांक 20-09-2021  
Abhigyan Builders and Developers P. Ltd.

  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd thru Satpal OTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अंशिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheela Colony, Gurugram व श्री/श्रीमती/कुमारी Chhavi पिता Ram Bahadur निवासी Bagdasa ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20-09-2021

  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)





**BY AND BETWEEN**

**ABHIGYAN BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN: AAFCA4350B, CIN: U45201HR2005PTC082723), a company duly incorporated under the Companies Act, 1956, having its registered office at Mezzanine Floor, DLF Gateway Tower, R Block, DLF City, Phase-III, Gurugram-122002 (hereinafter called the “**Transferor**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Devender Hooda and Mr. Sandeep Kumar Gupta jointly authorized vide Resolution dated 26.04.2021 passed by its Board of Directors, of the **ONE PART**;


**AND**

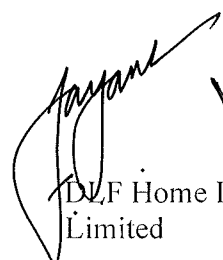

**DLF HOME DEVELOPERS LIMITED** (PAN.:AACCD0037H), CIN.:U74899HR1995 PLC082458), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the “**Transferee**” which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), acting through its authorized signatories Mr. Jayant Erickson and Mr. Krishan Kumar Sheera jointly authorized vide Resolution dated 28.10.2020 passed by its Board of Directors, of the **OTHER PART**.

The ‘**Transferor**’ and the ‘**Transferee**’ are hereinafter collectively referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS** certain individuals, companies, Transferor and the Transferee (“hereinafter referred to as “**Land Owners**”) owned and possessed various parcels of land falling in the revenue estate of village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 88 of 2010 dated 28.10.2010, License no. 21 of 2012 dated 20.03.2012 and License No. 109 of 2012 dated 26.10.2012, License No. 81 of 2018 dated 01.12.2018 from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which Transferee has developed a residential plotted colony under the name and style of ‘**Alameda**’, comprising of 113.837 acres situated at village Begumpur Khatola and Behrampur, Sector-73, District, Gurugram, Haryana (“hereinafter referred to as “**Said Colony**”).

**WHEREAS** the Transferor is the owner of Plot bearing Plot No. C-3/8, admeasuring 612.35 square yards (512.00 sq. meters), situated within the Said Colony (hereinafter referred to as the “**Said Plot**”), which are more particularly described in **Schedule-I** written hereunder.

  
Abhigyan Builders & Developers  
Private Limited

  
  
DLF Home Developers  
Limited

प्रलेख नं:4911

दिनांक:20-09-2021

डीड संबंधी विवरण	
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : C-3/8, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	
भवन का विवरण	
भूमि का विवरण	
निवासी	612.35 Sq. Yards
धन संबंधी विवरण	
राशि 18370500 रुपये	कुल स्टाम्प ड्यूटी की राशि 1285935 रुपये
स्टाम्प नं : g0p202112890	स्टाम्प की राशि 1286000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F.Challan:81973525 पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 3:12:00 PM बजे श्री/श्रीमती/कुमारी Abhigyan Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar Gupta OTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

  
हस्ताक्षर प्रस्तुतकर्ता  
Abhigyan Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

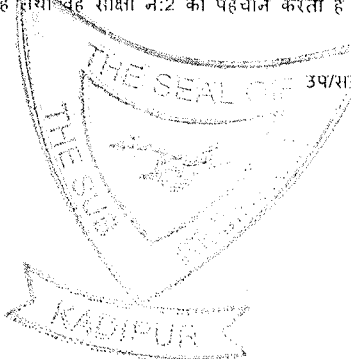
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

  
दिनांक 20-09-2021  
Abhigyan Builders and Developers P. Ltd.

उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru Satpal OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheetha Colony, Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी Bhandra ने की। साक्षी जना को हम भम्बरदार/अधिवक्ता के रूप में जानते हैं। तथोन्वह साक्षी नं:2 की पहचान करता है।

दिनांक: 20-09-2021

  
उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

**WHEREAS** the Transferor represents that it has a good, clear and legally marketable title free from all encumbrances in respect of the Said Plot.

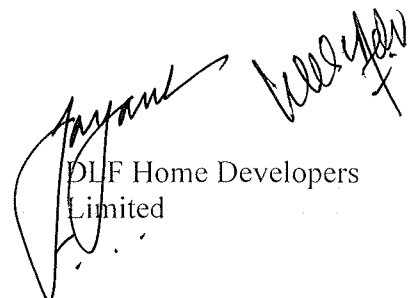
**AND WHEREAS** save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plot being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plot which on the date hereof is free from all sorts of encumbrances including any charge, lien, mortgage, lease, notice, requisition, acquisition proceedings, will, loan, security, etc. and the Transferor has the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

**AND WHEREAS** the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plot had approached the Transferor and the Transferor had agreed to transfer the Said Plot in favour of the Transferee.

**NOW, THEREFORE,** in consideration of the irrevocable, absolute, and unconditional agreement between the parties hereto agree as follows:

1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 21,24,242/- (Rupees Twenty One Lakh Twenty Four Thousand Two Hundred Forty Two only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor does hereby transfer, assign, and convey unto the Transferee the Said Plot, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plot or in any way appended therewith usually held as part and parcel thereof and now the Transferee shall be the sole, absolute and exclusive owner in possession of the Said Plot.
2. That the Transferor hereby confirms, admits and acknowledges that it has been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plot hereby transferred/assigned, sold, conveyed and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be at liberty to deal with the Said Plot in the manner it likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it likes, without any interference, hindrance, demand, objection, claim or interruption by the Transferor or any person(s) claiming under or through them or in trust for them.

  
Abhigyan Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited

Reg. No.

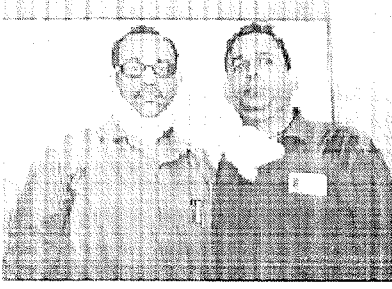
Reg. Year

Book No.

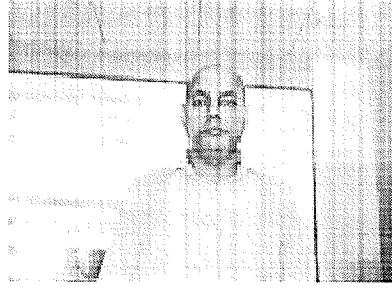
4911

2021-2022

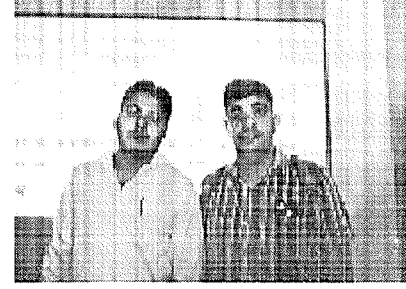
1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar Gupta OTHER Abhigyan Builders and Developers P. Ltd.

*Devender Hooda Sandeep Kumar Gupta*

दावेदार :- thru Satpal OTHER Dlf Home Developers Ltd.

*Satpal*

गवाह 1 :- Jitender

*Jitender*

गवाह 2 :- Chhavi Lal

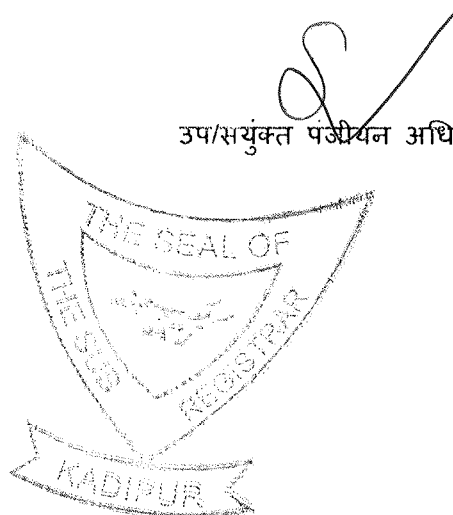
*Chhavi Lal*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4911 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ नं 76.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1170 के पृष्ठ संख्या 65 से 67 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी( कादीपुर )

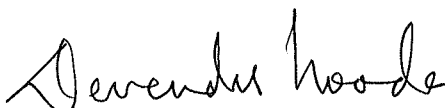


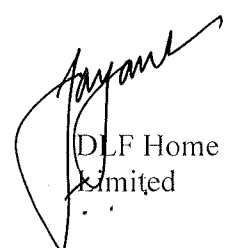
3. The Transferor has already handed over the actual, physical and peaceful possession of the Said Plot to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot.
4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plot and the Transferee has become the sole, absolute owner in possession of the Said Plot, with full right to use, enjoy, sell and transfer the same as absolute owner in possession without any objection/hindrance by the Transferor or any other person claiming through or under the Transferor.
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plot shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Said Plot have been handed over by the Transferor to the Transferee.
7. That all the expenses of this Transfer Deed viz. registration charges, stamp duty, etc. have been borne and paid by the Transferee. The Transferee shall have the right to collect the original Transfer Deed from the office of the Sub-Registrar. This Transfer Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. 1,83,70,500/- /- (Rupees One Crore Eighty Three Lakh Seventy Thousand Five Hundred only)** in 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 under the is Transfer Deed shall be borne by the Transferee.
8. That this transaction has taken place at Gurugram and as such the Courts at Gurugram shall have exclusive Jurisdiction to entertain any dispute arising out or in any way concerning this Transfer Deed.

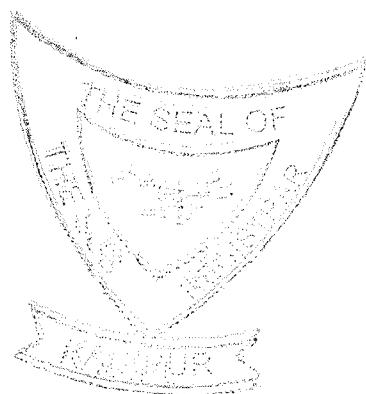
**SCHEDULE- I**

**THE SAID PLOT REFERRED TO ABOVE**

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. C-3/8, admeasuring 612.35 square yards (512.00 sq. meters), situated in the residential plotted colony known as Alameda, Sector 73, Gurugram (Haryana) bounded as under:-

  
Abhigyan Builders & Developers  
Private Limited

  
DLF Home Developers  
Limited



North : Plot No C-3/9  
South : Plot No C-3/7  
East : 12M wide Street C-3  
West : Plot No C-2/8

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Satpal, who have been authorized vide Resolution dated 28.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.


**IN WITNESS WHEREOF** the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.


For & on behalf of Transferor

For & on behalf of Transferee


  
Devender Hooda  
Authorized Signatories


  
Sandeep Kumar Gupta  
Authorized Signatories


  
Jayant Erickson  
Authorized Signatories


  
Krishan Kumar Sheera  
Authorized Signatories

WITNESSES

-   
Narender Singh  
DLF Gateway Tower
- Gurugram

  
Samsher Singh  
DLF Gateway Tower  
Gurugram

  
Jitender S/o Sh. Anshul  
Shree Colony  
Gurugram

  
CHHAVI CAE s/o Sh. Ram Behar  
Sneh vihar, Bhonsli  
Gurugram.

