von Judicial		٢	Indian-Non Ju Haryana Go		np	Date : 16/09/2021
Certificate No	5. G0P202112	835		- (forget) - 1964 - 6000a	Stamp Duty F	'aid : ₹887500
GRN No.	81971477				Penalty : rs: zeo ony;	₹0
			<u>Seller / First Pa</u>	arty Detail		
Name:	Phoena Builders	and develo	pers Private limited			
H.No/Floor :	2nd	Sector/Wa	rd: Ph3	LandMark :	Dlf gateway towe	r r block dlf city
City/Village :	Gurugram	District	: Gurugram	State :	Haryana	
^o hone:	98******10	E	Buyer / Second F	Party Detail		
Name :	DIf home develop	pers ltd			Print of a print of the print of	
H.No/Floor :	1st	Sector/War	rd: Ph3	LandMark :	DIf gateway towe	r block dlf city
City/Village: Phone :	Gurugram 98*****10	District	: Gurugram	State :	Haryana	
Purpose : T	ransfer Deed				TH	E SEAL OF

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 16th day of September, 2021;

Phoena Builders & Developers I Bukta

Private Limited

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F Home Developers Limited

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प्रलेख न:4933		दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMMO	डीड सबंधी विवर ABLE PROPERTY U	
तहसील/सब-तहसील कादीपुर ग	ांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	τ	पंजीकृत कॉलोनी
पता : D-6/3, Alameda Colony, Village Sector 73, Gurugram	Bogumpur Khatola,	
	भवन का विचरण	
	भूमि का विवरण	T
निवासी <i>य</i>		422.61 Sq. Yards
	धन सबंधी विवरा	${\mathbb T}$
राशि 12678300 रुपये	ατού (1988) Αλλαγικός του ματροποιούς του του του του μογο του	कुल स्टाम्प इय्टी की राशि 887481 रुपये
स्टाम्प नं : g0p2021i2835	स्टाम्प की राशि 8875	00 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	F Challan 81	972989 पेस्टिंग शुल्क 3 रुपये
Drafted By: Self		Service Charge.200
ह प्रलेख आज दिनांक 20-09-2021 दिन सो	मवार समय 4:37:00 PM R निवास SEDE-III Gart	Service Charge.200 बजे श्री/श्रीमती/कुमारी Phoena Builders and Developers P. Ltd.th Igram द्यारा पंजीकरण हेतु प्रस्तुत किया गया । 3प/सुयुंक्त पंजीयन आधिकारी (कादीपुर)

हस्ताक्षर प्रस्त्तकर्ता Phoena Builders and Developers P. Li

प्रतेख 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 |

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प्रलेख में वर्णित क्षेत्र नगर एंव 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।

दिनांके 20-09-2021 Bkgutte

Phoena Builders and Developers P. Ltd.

उप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

अपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIf Home Developers Ltd. thru SatpalOTHER इाजिर 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 मे 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 Bhondsi ने की | 1.10

साक्षी ने:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा यह साक्षी न:2 की पहचान करता है |

दिनांक 20-09-2021

KADIPUR

उप/संयुंक्त 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 2nd 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 1st 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.

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Phoena Builders & Developers Private Limited

Home Developers Limited

-2-



पेशकर्ता :- thru Devender Hooda, Sandoop Kumar GuptaOTHER Phoena Builders and Developers P. Ltd
दावेदार :- thru SatpalOTHERDIf Home Developers
Ltd. Satpal गवाह 1:- Jitender जान
गवाह 2 :- 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 किथे है |

उप/सयंक्त पंजीयन अधिकारी

दिनांक 20-09-2021 उप/सयुंक्त पंजीयम अधिकारी(कादीपुर) NE DE OF KADIPUR

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

na Builders & Developer

Private Limited

ome 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 Transfere 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 Thousnad 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 & Developer

Phoena Builders & Develo Private Limited

ome Developers Limited

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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

Authorised Signatories

Jonnen

1.

Sandeep Kumar Gupta

rickson Krishan Kumar Sheera Authorised Signatories

WITNESSES Wight Narendra Singh DLF Grate way Tower Grusefform.

2. Pounther Sun Samsher Smgh DLF Gateway Tower Gurugram

Tilendes SI. Sh. Ramphal Steetle Colony Surygram

For & on behalf of Transferee

CHHAVI CAL SI Sh Kens Beheden Sneh. viher, Bhondshi Cursugen





Phoena Builders and developers Private limited

Sector/Ward : Ph3

District : Gurugram

Name:

Phone:

H.No/Floor: 2nd

City/Village : Gurugram

98*****10

Stamp Duty Paid : ₹469200 Penalty : ₹0

Date : 16/09/2021

LandMark : Dlf gateway tower r block dlf city State : Haryana



	Buyer / Second	Party Detail	
Name : Dlf home deve	lopers Itd		house of the strict a horizontal for the strict of the str
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			THE SEAL OF
Purpose : Transfer Deed			THE STATE OF

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

TRANSFER DEED

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\geq	KAI	JIP	UF	25
Manghotson		a i i Merijan	and the second	

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 16th day of September, 2021;

roogh 8

Phoena Builders & Developer **Private Limited**

Home Developers Limited

प्रलेख न:4934		दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMMC	डीड सबंधी विवरण WABLE PROPERTY URBAN	AREA WITHIN MC
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	स्थित License colony
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्ट	र	पंजीकृत कॉलोनी
पता : D-1/18, Alameda Colony, Villaç Sector 73, Gurugram	je Begumpur Khatola,	
	भवन का विवरण	
	भूमि का विवरण	
निवासीय		223.41 Sq. Yards
	धन सबंधी विवरण	
for the transmission was been upon the base was been and the	which makes served should shou	We came also aver more side and the came that were taken and the taken and the taken are set of the came and were set.
राशि 6702300 रुपये	:	कुल स्टाम्प ड्यूटी की राशि 469161 रुपये
राशि 6702300 रुपये स्टाम्प नं : g0p2021i2500	स्टाम्प की राशि 469200 रुपये	कुल स्टाम्प इयूटी की राशि 469161 रुपये
	स्टाम्प की राशि 469200 रुपये	कुल स्टाम्प इयूटी की राशि 469161 रुपये पेस्टिंग शुल्क 3 रुपये

यह प्रलेख आज दिनांक 20-09-2021 दिन सोमवार समय 4:38:00 PM बजे श्री/श्रीमती/कुमारी Phoena Builders and Developers P. Ltd.thru Devender Hooda, Sandeep Kumar GuptaOTHER निवास DIF-III Gurugram द्वारा पंजीकरण हेत् प्रस्तुत किया। गया 1/

evendei Moon हस्ताक्षर प्रस्तूतकर्ता

Phoena Builders and Developers P. Ltd.

उप/सयुंक्त पैझीरनि 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 एंव ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांके 20-09-2021

Phoena Builders and Developers P. Ltd.

अप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी Dff Home Developers Ltd. thru SatpalOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Jitender पिता Ramphal निवासी Sheetle Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi lal पिता Ram Bahadur निवासी Bhondsi ने की |

KADIPUR

साक्षी जं:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी नुं:2 की पहुंचान करता है |

दिनांक 20-09-2021

उप/सयुंक्त पंजीयेन अधिकारी(कादीपुर)

BY AND BETWEEN

-2-

PHOENA BUILDERS & DEVELOPERS PRIVATE LIMITED (PAN:AAECP3133C, CIN: U45200HR2006PTC078588), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd 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 1st 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.

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Phoena Builders & Developer Private Limited

F Home Developers Limited



उप/सयुंक्त पंजीयन अधिकारी पेशकर्ता :- thru Devender Hooda, Sandeep Kumar GuptaOTHER Phoena Builders and Developers P. Ltd. Jorda Store दावेदार :- thru SatpalOTHERDIf Home Developers Ltd. Satpal गवाह 1 :- Jitender जिल् गवाह 2 :- Chhavi lai

प्रसाणित 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 मेरे सामने किये है |

दिनांक 20-09-2021 KADIPUR

उप/सयुंक्त 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. 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

ome Developers Limited





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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

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DLF/Home Developers Limited

MOIPURS

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

Jevendes Noode Skgupda Sandeep Kumar Gupta Devender Hooda

WITNESSES

1.

Authorised Signatories

Hynn Naraudsa Singh

For & on behalf of Transferee

Jayant Erickson Krishan Kumar Sheera Authorised Signatories

Jiterder S. Sh. Ramphal Sheetle Calony Gurygoram

2. Junshert Swed

SAMSHER Singh DLF Gateway Tower Gurugeam

Def Groteway Torerer Grunu gram.

CHHAVI CAL S/ Sh. Rom Bahaden Sneh viher, Bhondshi Coursegreen



D-6/2



Vevender Noodh

Phoena Builders & Developers

by and F Home Developers Limited

प्रलेख न:4936		दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMMOV	डीड सबंधी विवरण ABLE PROPERTY URBAN	AREA WITHIN MC
तहसील/सब-तहसील कादीपुर गां	व/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता:D-6/2, Alameda Colony, Village E Sector 73, Gurugram	Begumpur Khatola,	
	भवन का विवरण	
	भूमि का विवरण	
निवासीय	, under heter mont for a denni some norde some some some some some some	300.08 Sq. Yards
	धन सबंधी विवरण	
राशि 9002400 रुपये		कुल स्टाग्प इय्टी की राशि 630168 रुपये
स्टाम्प नं : g0p2021i2756	स्टाम्प की राशि 630200 रुपये	,
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:81972840	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/श्रीगती/कुमारी Phoena Builders and Developers P Ltd.thru Devender Hooda, Sandeep Kumar GuptaOTHER निवास SF DIFHI Gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया |

evender Nooda 8kgupta फ्रीर प्रस्तुतकर्ता Phoena Builders and Developers P.

उप/सयुंक्त पंजीयरेन अधिकारी (कादीपुर)

प्रलेख में अर्जित 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 अनुापत्ति प्रमाण पत्र की आवश्यकता नहीं है|

N 20-09-2021 दिनांक

Phoena Builders and Developers P. Ltc

उप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

उप/सयुंक्त पंजीयन अधिकारी(कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी Dff Home Developers Ltd. thru SatpalOTHER 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 आदा की तथा प्रलेख मे वर्णित अग्रिम अदा को गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Bitender पिता Ramphal निवासी Sheetla Colony Gurugram व श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी Bhomes ने की | साक्षी जे:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा पर गुष्टी न2 की परायत करते है |

KADIPU

दिनांक 20-09-2021

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 2nd 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 1st 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.

Devender Noodh Ekgupta

Phoena Builders & Developers Private Limited

ome Developers Limited



उप/सयंक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sanderp Kumaj GuptaOTHER Phoena Builders and Dovelopers P. Ltd. Jerrender Nooda Styrten दावेदार :- thru SatpalOTHERDIf Home Developers Ltd. Satpal गवाह 1 :- Jitender जिन्न गवाह 2 :- 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 किथे है |

de-उप/सयुंक्त पंजीयन अधिकारी(कादीप्र)

दिनांबः 20-09-2021

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 Transferce 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.

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Phoena Builders & Developers Private Limited

ome Developers Limited



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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.

-4-

- 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

uilders & Developers

Private Limited

ome 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

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WITNESSES

1.

Devender Hooda Sandeep Kumar Gupta **Authorised Signatories**

For & on behalf of Transferee

uthorised Signatories

Jayant/Erickson Krishan Kumar Sheera

Hynt Narendsg Singh Dif Gratewary Town Gusugdan

James Sug 2.

Sampher Singh DLF Gateway Tower Gersugaam

Jitender S/ShiRomphal Sheetle Colony Gungrom

Chharit !! CHHAVI CAL SJ. Sh. Ram Beheder Sneh wiher, Bhomshi Cuurugrem.



/			-] -			492	7
Non Judicial		٢	Indian-Non Jud Haryana Gov		np 🔬 Dat	e : 16/09/2021	
, Certificate No				M31. m91.4	Stamp Duty Paid :		
GRN No.	81972527				Penalty :	₹0	
			<u>Seller / First Part</u>	y Detail	(Rs. Zero Ony)		
Name:	Lizebeth Builders	and develo	opers Private limited				
H.No/Floor :	Mezzanine	Sector/Wa	rd: Ph3	LandMark :	Dlf gateway tower r blo	ock dlf city	
City/Village :	Gurugram	District	: Gurugram	State :	Haryana		
Phone:	98*****10	Ē	3uyer / Second Pa	<u>rty Detail</u>			
Name :	Dlf home develop	ers Itd			E 1799 Av 3 7488		
H.No/Floor:	1st	Sector/Wa	rd: Ph3	LandMark :	Dlf gateway tower r blo	ick d∬ _t city	
City/Village:	-	District	: Gurugram	State :	Haryana	in the second	
Phone :	98*****10				THE SEAL OF	51	
Purpose : T	ransfer Deed					2/	۵.
The auth	nenticity of this docume	ent can be ver	ified by scanning this QrCode	e Through smart (hone or on the website https: KADIPUP	Megrashry.nic.in	10/2

TRANSFER DEED

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	. 189	1C.604UP404A

THIS TRANSFER DEED is made at Gurugram on this 16th day of September, 2021;

Awendu Noodh, Charles Lizebeth Builders & Developers

Private Limited

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DLF Home Developers Limited

(BA/20

प्रलेख न:4937

त्रलख न.4937		दिनांक:20-09-2021	
डीड का नाम TRANSFER OF IMMON	डीङ सबंधी विवरण /ABLE PROPERTY URBAN A	REA WITHIN MC	
	व/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी	
पता : C-8A/20, Alameda Colony, Villag Khatola, Sector 73, Gurugram	e Begumpur		
	भवन का विवरण		
	भूगि का विवरण		
निवासीय	224.72 Sq. Yards		
	धन सबंधी विवरण		
राशि 6741600 रुपये	मुल	ा स्टाम्प ड्यूटी की राशि 471912 रुपये	
स्टाम्प जं : gCp2021i2928	स्टाम्प की राशि 472000 रुपये		
रजिस्ट्रेशन फीस की राशि 35000 रुपये	hChallan:81973837	पेस्टिंग शुल्क 3 रुपये	
Dratted By: Self	a di sa bita a ang da daran dan a kang darah sa ang darah sa ang darah sa	Service Charge:200	
	गर समय 4:40:00 PM बजे श्री/श्रीम निवास DH-III Gurugram द्वारा पंज	ती/कुमारी Liceboh Builders and Developers P. Ltd.thru किरण हेतु प्रस्तुत किम्री गया	
aber and Developers P. L.d.	Bubda	अप/सयुंक्त पंजीयन अधिकारी (कादीपुर)	
ख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना फिृत करने से पूर्व सबंघित विभाग से अनापति	विभाग के अधिनियम 1975 की धार त प्रमाण पत्र प्राप्त कर लिया गया रे	ग 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को हे ।	

या प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत् अधिसूचित नहीं है इसलिए दस्तावेज को

पंजीकृत करने से पूर्व संबंधित/विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है। 12-0 Rank 20-09-2021 くちょうよう

उप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

Lizebeth Builders and Developers P. Ltd.

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIf Home Developers Etd. thru SatpalOTHER 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 मे 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 Chnavi lal पिता Ram Bahadur निवासी Bhondsi ने की |

Kabiw

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता <u>SE</u>

दिनांक 20-09-2021

. उप/सयुंक्त 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 1st 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

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Lizebeth Builders & Developers Private Limited

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LF Home Developers Limited



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, şandogp Kumar GuptaOTHER Lizebeth Builders and
पेशकर्ता :- thru Devender Hooda, sandoep Kumar GuptaOTHER Lizebeth Builders and Developers P. Ltd. Covenan Looda Brounds
दावेदार :- thru SatpalOTHERDIf Home Developers
Lid. Sathal
गवाह 1 :- Jitender In
गवाह 2 :- Chhavi lal
בע ומואט

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 है |

दिनांक 20-09-2021 3प/सयुंक्त पंजीयन अधिकारी(कादीपुर) KADIPUR

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

ne 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

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

4 SkSukja Sandeep Kumar Gupta

Devender Hooda **Authorized Signatories**

For & on behalf of Transferee

Jayant Érickson Krishan Kumar Sheera Authorized Signatories

WITNESSES 1. Narender Singh DLF Grateway Tower Grusygsam.

Formshe Su 2. Samsher Singh DLF Gateway Tower Gurugram

Titerder S/ Sh. Ramphal Sheetla Colony Giving nom

CHILAVI CAR S/ Sh. Kan Bhasher Sneh viker, Bhungah; Guregram



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Non Judiciai		ln		Judicial Starr Government	np	Date : 16/09/2021
Certificate N	lo. G0P2021I2	2846			Stamp Duty P	aid : ₹629100
GRN No.	81971620				Penalty :	₹0
				Party Detail	(Rs. Zero Only)	
Name:	Phoena Builders			tarij Polan		
H.No/Floor :		Sector/Ward		LandMark :	Dlf gateway towe	r r block dlf citv
City/Village :	Gurugram		Gurugram	State :	Haryana	· · · · · · · · · · · · · · · · · · ·
Phone:	98*****10					
		Bu	iyer / Secon	d Party Detail		
Name :	Dlf home develo	pers Itd			ED TO A DATA DA	
H.No/Floor:	1st	Sector/Ward	Ph3	LandMark :	Dlf gateway tower	r block dlf city
City/Village:	0	District :	Gurugram	State :	Haryana	
Phone :	98*****10				THE 6	EALOF
Purpose : -	Transfer Deed					The states
The aut	thenticity of this docum	ient can be verifie		QrCode Through smart p	hone or on the website	https://egfashry.nic.in

TRANSFER DEED

Type of Deed City Name Plot Area Type of Property Transaction Value	: : : :	TRANSFER DEED Gurugram (299.54 sq. yards or 250.45 sq. meters) Residential Rs. 89.86 200/- only for stamp duty purpose
Transaction Value Stamp Duty	:	Rs. 89,86,200/- only for stamp duty purpose
Stamp Duty Stamp No.	:	Rs. 6,29,100/- G0P2021I2846 dated 16.09.2021
Registration fee	•	Rs. 45,003/- (GRN No-81973914)

THIS TRANSFER DEED is made at Gurugram on this 16th 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,

Nevendu Nooda Skoufta Phoena Builders & Developers

Private Limited

Home Developers Limited

D-614 4925

प्रलेख न:4935	दिनांक:20-09-2021
डीड सबंधी विव डीड का नाम TRANSFER OF IMMOVABLE PROPERTY	
तहसील/सब-तहसील कादीपुर गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
शहरी - स्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : D-6/4, Alameda Colony, Village Begumpur Khatola, Sector 73, Gurugram	s
भवन का विवरण	r
भूमि का विव	त्रण
निवासीय	299.54 Sq. Yards
धन सबंधी वि	विरण
राशि 8986200 रुपये	कुल स्टाम्प इयूटी की राशि 629034 रुपये
स्टाम्प नं : g0p2021i2846 स्टाम्प की राशि 6.	
	n:8197391-4 पेस्टिंग शुल्क 3 रुपये
Drailed By: Self	Service Charge 200
यह प्रलेख आज दिलांक 20-09-2021 दिन सोमवार समय 4:38:00 Devender Hooda. Sandeep Kumar GuptaOTHER निवास DIFHI Gu Augusta Moudh हस्ताक्षर प्रस्तुतकर्ता Phoena Builders and Developers P. Ltd.	PM बजे श्री/श्रीमती/कुमारी Phoena Builders and Developers P. Lid.thru rugsom द्वारा पंजीकरण हेतु प्रस्तुत किया गया । उप/सपुंक्त पंजीयन अधिकारी (कादीपुर)
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनि पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त या	
प्रलेख में वर्णित क्षेत्र नगर एंव ग्रामीण आयोजना विभाग के अधिनि	यम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को
पंजीकृत करने से पूर्व सबंधित विभाग से अनापत्ति प्रमाण पत्र की :	आवश्यकता नहीं है। 🔰 🖊

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े **टि**नांक 20-09-2021 Phoena Builders and Developers P. Ltd.

उप/सयूंक्त पंजीयन अधिकारी (कादीपुर)

अपरोक्त दावेदारव श्री/श्रीमती/कुमारी - DITHome Developers Ltd. thra SapalOTHER - 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 मे 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 Bhondsi ने की |

साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी नं:2 की पहचान करता है |

दिनांक 20-09-2021

KADIPL

उप/सयुंक्त पंजीयन अधिकारी(कादीपुर)

having its registered office at 2nd 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 1st Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram-122002 (hereinafter called the "**Transferce**" 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 '**Transferce**' 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

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Phoena Builders & Developers Private Limited

ome Developers Limited



पेशकर्ता :- thru Devender Hooda, Sandeep Kumar GuptaOTHER Phoena Builders and Developers P. Ltd. Journa Booda Company दावेदार :- thru SatpalOTHERDIF Home Developers Ltd. Sattal गवाह 1 :- Jitender

प्रमाण पत्र

ADIPUE

प्रभाणित किया जाता है कि यह प्रलेख क़मांक 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 मेरे सामने किये है |

दिनांक 20-09-2021

गवाह 2 :- Chhavi Lal

उप/सयुंक्त 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

me 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 Transferors 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.

Vevender Nooder (8)

Phoena Builders & Developers Private Limited

me Developers Limited





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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

Gevender Noode

da Sandeep Kumar Gupt

Devender Hooda Sandeep Authorised Signatories

For & on behalf of Transferee

1898844 Jayant Erickson Krishan Kumar Sheera Authorised Signatories

WITNESSES Alph Nevendrg Snyth DLF Groteroay Tornes 1. Gurugsam

2. Domisher Striff

Samsher Singh DLF Gateway Tower Garagean

Jitenden 31. Sh. Ramphal Sheetle Colony Gunygoram

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Certificate No	o. G0P2021I	2939			Stamp Duty	Paid : ₹1286000	
GRN No.	81971913				Penalty :	₹0	
				st Party Detail	(Fs. Zero Crily)		
Name:	Abhigyan Builde	ers and deve		-			
H.No/Floor:	Mezzanine	Sector/Wa		LandMark :	Dlf gateway tow	er r block dlf city	
City/Village :	Gurugram	District	t: Gurugram	State :	Haryana	·	
Phone:	98*****10	Others	: Vibodh deve	elopers private limited			
		J	<u> Buyer / Seco</u>	nd Party Detail			
Name :	Dlf home develo	pers Itd				2	
H.No/Floor:	1st	Sector/Wa	rd: Ph3	LandMark :	Dlf gateway tow	er r block dlf city	
City/Village:	Gurugram	District	: Gurugram	State :	Haryana		
Phone :	98*****10						
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			TRANS	SFER DEED		É BURS	2

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 16th day of September, 2021;

Devender Noodk

Abhigyan Builders & Private Limited Koul

Vibodh Developers Private Limited

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DLF Home Developers

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प्रलेख न:4899		दिनांक:20-09-2021
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शहरी - म्युनिसिपल क्षेत्र	सीमा के अन्दर	पंजीकृत कॉलोनी
पता ∶ C-2/6, Alameda C Sector 73, Gurugram	Colony, Village Begumpur Khatola,	
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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 Directors, AND VIBODH **DEVELOPERS** PRIVATE LIMITED Board of (PAN:AACCV1445M, CIN:U70101HR2005 PTC079027), a company duly incorporated under the Companies Act, 1956, having its registered office at 2nd 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 1st 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").

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DLF Home Developers



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru DEVENDER HOODAOTHER ABHIGYAN BUILDERS AND DEVELOPERS P. LTD. thru SANDEEP KUMAR GUPTAOTHER VIBODH DEVELOPERS P.LTD. Levendee Wood Spander दावेदार :- thru SATPALOTHERDLF HOME DEVELOPERS LTD. Satpal गवाह 1 :- JITENDER जाव गवाह 2 :- CHHAVI LAL Whan'

प्रभाणित किया जाता है कि यह प्रलेख क्रमांक 4899 आज दिनांक 20-09-2021 को बही नं 1 जिल्द नं 237 के पृष्ठ जं 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 है |

SEAL ्रेंउप/स्युंक्त पंजीयन अधिकारी(कादीपुर) MOIPUR

दिनांक 20-09-2021

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.

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- 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 Transfere 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		
2	Vibodh Developers Private Limited	(512 sq mtrs)	555.37/612.35

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Abhigyan Builders & Private Limited

Vibodh Developers Private Limited

DLF Home Developers



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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 Fransferors Abhigyan Builders & Developers

Vibodh Developers Private Limited

Devender Noosla

Devender Hooda Sandeep Kumar Gupta Authorized Signatories

For & on behalf of Transferee DLF Home Developers Limited

ayant Erickson

Krishan Kumar Sheera

Javant Erickson Authorized Signatories

WITNESSES

(then)-1. Narendag Singh DLF Grateroay Towers GIUr-Ugden. Jonniher Singh DLF Gateway Towes Ganugram

Jitender S! Sh. Ramphal Shertla Colory Sunygram

Chhavil CHHAVI CAL S/p sh. Ram Beleder Sneh viher, Bhonschi

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Devender Hooda 🦳 Sandeep Kumar Gupta Authorized Signatories



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Non Judicial		CONTRACTOR DE LA COMPACIÓN DE L		Judicial Stam Government	^{ip}	Date : 16/09/2021
Certificate N	o. G0P2021I	2898			Stamp Duty Pa	nid : ₹640500
GRN No.	81972220				Penalty :	₹0
				Party Detail	(Rs. Zero Oriy)	
Name:	Benedict Estate	s developers Priv				
H.No/Floor :	Mezzanine	Sector/Ward : I	Ph3	LandMark :	Dlf gateway tower	r block dlf city
City/Village :	Gurugram	District : G	urugram	State :	Haryana	
Phone:	98*****10					
		<u>Buye</u>	er / Second	d Party Detail		
Name :	Dlf home develo	pers Itd			<u> </u>	
H.No/Floor :	1st	Sector/Ward :	Ph3	LandMark :	Dlf gateway tower	r block dlf city
City/Village:	Gurugram	District : G	urugram	State :	Haryana	
Phone :	98*****10					
Purpose : 1	Transfer Deed					
The aut	lhenticity of this docur	ment can be verified by	y scanning this (DrCode Through smart p	hone or on the websiter	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 16th day of September, 2021;

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Benedict Estates Developers Buch Private Limited

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DLF Home Developers Limited

प्रलेख न:4898

	D	दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMM	डीड सबंधी विवरण MOVABLE PROPERTY UPP	
तहसील/सब-तहसील कादीपुर	गांव/शहर सेक्टर	NN AREA WITHIN MC
		स्थित Sector 72A,73,74,75,75A
शहरी - म्युनिसिपल क्षेत्र सीमा के अ	न्दर	पंजीकृत कॉलोनी
पता : WA-21, Alameda Colony, Vill Sector 73, Gurugram	lage Begumpur Khatola,	
	भवन का विवरण	
	भूमि का विवरण	
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राशि 9149400 रुपये रटाग्प जं : G0P202112898 रजिस्ट्रेशन फीस की राशि 50000 रुपये Danked By, SELF	CLUT AT THE CLOUP.	कुल स्टाम्प इयूटी की राशि 640458 रुपये पेस्टिंग शुल्क 3 रुपये
ाह प्रलेख आज दिनांक 20-09-2021 हिन्द मो	मवार समय 2:27:00 PM ररे की	Service Charge:200
aus sagatá ENDR FLSTATES DEVELOPERS P. LTD.	Jufda	Service Charge:200 गिमती/कुमारी BENDICT ESTATES DEVELOPERS P. LTD.thru JRUGRAM दवारा श्वीकरण हेलु प्रस्तुत किया गया । उप/सपुकल प्रजीयन अधिकारी (कादीपुर)
ख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना किृत करने से पूर्व सर्वधित विभाग से अनापति	ा विभाग के अधिनियम 1975 की ब रेत प्रमाण पत्र प्राप्त कर लिया गया	गरा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को है

था प्रलेख में वर्णित क्षेत्र नगर एव 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। — — — — — — — — — — — — — — — —

u No दिनां**के** 20-09-2021 BENDICT ESTATES DEVELOPERS P. LTD.

उप/संयुक्त प्रजीयन अधिकारी (कादीपुर)

अपरोक्त दावेदारव श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD. thro SATPALOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के जनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथ्यों को दोनों पक्षों अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया दिनों पक्षों की पहचान श्री/श्रीमती/कुमारी JETENDER पिता RAMPHAL निवासी SHEET A COLONY GURUGRAM व श्री/श्रीमती/कुमारी CHHARE के प्रते की पहचान श्री/श्रीमती/कुमारी JETENDER पिता RAMPHAL निवासी साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा बुंह साक्षी जुट्द की प्रत्यों करता है |

दिनांक 20-09-2021

' उप/सयुंक्त पंजीयन अधिकारी(कादीपुर)

BY AND BETWEEN

BENEDICT ESTATES DEVELOPERS PRIVATE LIMITED (PAN:AADCB1837C, 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 1st 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

-2-

F Home Developers Limited



derant in the DEVENDER	उप/सयुंक्त	पंजीयन	अधिकारी
पेशकर्तः :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTAG ESTATES DEVELOPERS P. LTD. Juning Morada	OTHER BE	NDICT	
LTD. Solar Shire Strate	Birked		
भवाह 1 :- JITENDER			
अमाण पत्र			

त्रमाणित 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 किथे है |

दिनांक 20-09-2021

उप/सयुंक्त पंजीयन अधिकारी(कादीपुर) E SEAL 시입법

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

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

(Home Developers Limited

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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

'Sandeep Kumar Gupta **Devender Hooda**

Authorised Signatories

WITNESSES Marcudea Snym Naroudea Snym NLF Grateway Torson 1. Grusu Joan

Samah Su 2. Samilter Singh DLF Gateway Tower Gunugram

For & on behalf of Transferee

Erickson Krishan Kumar Sheera **Authorised Signatories**

Jitender SI. Sh. Romphal Sheetle Colony Swaygasm

chhav is CHHAVI CAL S/o sh. Kem Bahagaz sneh vihar, Bhongshi, Curegram



Non Judiciai		٢		Judicial Stam Government	P 💮	Date : 16/09/2021
Certificate No.	G0P2021I2					Paid : ₹481400
GRN No.	82217964				Penalty :	₹ 0
			<u>Seller / First</u>	<u>Party Detail</u>	(is his only	
Name: W	/ebcity Builders	and develo	opers Private limite	d		
H.No/Floor : M	lezzanine	Sector/Wa	ard : Ph3	LandMark :	DIf gateway tow	er r block dlf city
City/Village : G	-	Distric	t : Gurugram	State :	Haryana	
Phone: 9	8*****10		Buyer / Second	d Party Detail		
Name : Di	If home develor				回对我还没来	8
H.No/Floor: 1s		Sector/Wa	ard: Ph3	LandMark :	Dlf gateway towe	er r block dlf city
City/Village: G	urugram		t: Gurugram		Haryana	,
Phone : 98	3*****10				THE	SEAL OF
Purpose : Tra	insfer Deed				12/24	and and the second s Second second s

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)
Type of Property Transaction Value Stamp Duty Stamp No.	: :	Residential Rs. 68,76,000/- only for stamp duty purpose Rs. 4,81,400/- G0P2021I2915 dated 16.09.2021

THIS TRANSFER DEED is made at Gurugram on this 16th day of September, 2021;

Webcity Builders & Developers Private Limited

·)

DLF Home Developers Limited

& KADIPUR

प्रलेख न:4897		दिनांक:20-09-2021			
डीड का नाम TRANSFER OF IMMO	डीड सबंधी विवरण VABLE PROPERTY URBAN A	REA WITHIN MC			
	ांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A			
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्द	τ	पंजीकृत कॉलोनी			
पता : NA-2, Alameda Colony, Village Soctor 73, Gurugram		,			
	भवन का विवरण				
	भूमि का विवरण				
निवासीय	ναν τους διατό πους δείος δείος διατό τους στοξί τους ότος κατό τους τους τους τους τους τους τους τους	229.2 Sq. Yards			
	धन सबंधी विवरण				
राशि 6876000 रुपये	कुल	कुल स्टाम्प ड्यूटी की राशि 481320 रुपये			
स्टाम्प नं : g0p2021i2915	- स्टाम्प की राशि 481400 रुपये				
रजिस्ट्रेशन फीस की राशि 35000 रुपये	EChallan:82218440	पेस्टिंग 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 GuptaOTHER निवास Mezzanine Floor, DIf-III Gurugram द्वारा मंजीकरण हेतु प्रस्तुत किया गया |

Levendes Noode हस्तोक्षर प्रस्त्तकर्ता Webcity Builders and Developers P.

उप/सर्युन्त्र 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।

दिनांके 20-09-2021

Webcity Builders and Developers P. Ltd.

उप/सयुंक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIF Home Developers Ltd. thru SatpalOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा रामझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख मे 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 Sneh Vihar Bhondsi, Gurugram ने की | साधी जोरो को हम समयराग/भगितकन के रुपये के जाने है के प्रकार की काल Vihar Bhondsi, Gurugram ने की |

साक्षी जंदा को हम नम्बरदार/अधिवक्ता के रुष में जान्ते है तथा वह साक्षी नं2 की पहुँचान करता है ।

दिनांक: 20-09-2021

उप/सयुंक्त रेजीयन अधिकारी(कादीपुर)
1

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 1st 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 & Developed

Webcity Builders & Developers A

Home Developers



	उप/सयुंक्त	पंजीयन	अधिकारी
पेशकर्ता :- thru Devender Hooda, Sandeep Kumar GuptaOTHER \ Developers P. Ltd.	Vebcity Bui	lders an	d
दावेदार :- thru SatpalOTHERDIf Home Developers Ltd. Satbal			
गवाह 1 :- Jitender			
गवाह 2 :- Chhavi Lal Chhavi			
प्रमाण पत्र			

प्रभाणित 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 हरनाक्षर/निशान अंगूठा मेरे सामने किये है |

दिनांक 20-09-2021

उप/अयुंक्त पंजीयन अधिकारी(कादीपुर) SEAL OF SADIPU

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.

Webcity Builders & Develope

Webcity Builders & Develope Private Limited

pour

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.

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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

8kgupt

Sandeep Kumar Gupta Devender Hooda **Authorized Signatories**

WITNESSES thepro-

Nagrondsg Singh DLF Grateway Town Grus-ugsam 1.

Sampler Sim 2. DLF Gateway Tower Guragram

For & on behalf of Transferee

MULVAEN Erickson Krishan Kumar Sheera uthonized Signatories Titendes S/. Sh. Kamphal Sheetla (alony Gurugram

CHHAVE CAL S/o Sh. Ram Beheder Sneh viher, Bhondshi Crurrigren.



			-	- 1 -	4900
Non Judicial		Ó		Judicial Stan Government	Date : 16/09/2021
Certificate No GRN No.). G0P202112 82217614	907	Seller / First	(c. 78 2) 39 8	Stamp Duty Paid : ₹634900 Penalty : ₹0 Palacowa
Name:	Webcity Builders	; and devel	opers Private limite	*.	
H.No/Floor :	•	Sector/Wa	•		Dif gateway tower r block dif city
City/Village :			t : Gurugram	State :	Haryana
Phone:	98*****10		Buyer / Second	l Party Detail	
Name :	Dif home develo	oers ltd			LILL UP " WHICH SA T. V.
H.Na/Floor :	1st	Sector/Wa	ard : Ph3	LandMark :	Dlf galeway tower r block dlf city
	Gurugram 98*****10	Distric	t: Gurugram	State :	Haryana ZHE STEAL
Purpose : T	ransfer Deed				
Trie au%i	enticity of this docum	ient can be ve		PrCode Through smart (chone or on the weasite types://egrastry.nic.in

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.	:	G0P2021I2907 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-82218202)

THIS TRANSFER DEED is made at Gurugram on this 16th 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,

Verendel Nooch Webcity Builders & Developers

Private Limited

WANT WSMX

प्रलेख न:4900		दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMMO	डीड सबंधी विवरण VABLE PROPERTY URBA	N AREA WITHIN MC
	वि/शहर सेक्टर	स्थित License colony
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	r	पंजीकृत कॉलोनी
पता : NA-1, Alameda Colony, Village Sector 73, Gurugram	Begumpur Khatola,	
	भवन का विवरण	
and the second	भूमि का विवरण	
लिव।सीय		302.32 Sq. Yards
	धन सबंधी विवरण	
राशि 9069600 रुपये	Y BARN BOLL LINE MALE OF A LINE AND DISK FROM LINE LINE AND MALE	कुल स्टाम्प इयूटी की राशि 634872 रुपये
स्टाम्प नं : GOP202112907	स्टाम्प की राशि 634900 रुपरे	r
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:82218202	पेस्टिंग शुल्क 3 रुपये
Draffed 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.tba: DFVFNDER HOODA.SANDEEP KUMAR GUPTAOTHER निवास MEZZANNE FLOOR DLF-III gerugram द्वारा पंजीकरण हेतु प्रस्तृत किया गया |

उप/सथं अधिकारी (कादीपुर)

WEBCTTY BUILDERS AND DEVELOPERS I

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 |

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

deflooda दिनां के 20-09-2021

उप/सयंक्त पंजीयोन अधिकारी (कादीपुर)

उप/रायुंक्त पजीश्वन अधिकारी(कादीपुर)

WUBCUTY BUILDERS AND DEVEL

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DLF HOME DEVELOPERS LTD, thre SATPALOTHER हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों जे 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 दिनों पक्षों की पहचान श्री/श्रीमती/कुमारी JTENDLR पिता RAMPHAL निवासी SHEET A COLONY GURUGRAM व श्री/श्रीमती/कुर्ग़ारी टेस्पूर्AVELAL पिता RAM BAHADUR निवासी BHONDSI ने की साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है राथा बह साक्षी नं: 2 की पहचान करता है |

दिगांक 20-09-2021

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 1st 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

Home Developers Limited



उप/सयुंक्त पंजीयन अधिकारी
पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTAOTHER WEBCITY BUILDERS AND DEVELOPERS P. LTD. Jurudit Moode Exposed
दावेदार :- Ihru SATPALOTHERDLF HOME DEVELOPERS
गवाह 1 :- JITENDER
भनाह 2 :- CHHAVILAL Chharil
प्रमाण पत्र

प्रभाणित 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 है |

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दिनांक 20-09-2021

उप/सयुंक्त पंजीयन आधिकार्श (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.

Webcity Builders & Developers

Webcity Builders & Develope Private Limited

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- 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.

Private Limited

ome 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

8 Raupta Devender Hooda Sandeep Kumar Gupta

Authorized Signatories

WITNESSES Natendra Singh DLF Groteway Town 1. Gruzugram.

Samshry Sand 2. Sambher Singh DLF Gateeday Tower Gurugeram

Erickson – Krishan Kumar Sheera Ja√a Authorized Signatories

Jitender St. Sh. Ramphal Sheetlo Colony Gungrom

Chhav1) CHHAVI LAL S/o Sh. Ram Beheder Sneh viker, Bhondshi Gurugrem



			- [-		4901
Non Judicial		ln	idian-Non Juc Haryana Gov		1 p Date : 16/09/2021
Certificate N	o. G0P202112	2853		€ - • # 70-₩4.4	Stamp Duty Paid : ₹ 1176300
GRN No.	81971773				Penalty : ₹0
			Seller / First Par	tv Detail	(Rs. Zero Crily)
Name:	Vibodh Develop				
H.No/Floor :		Sector/Ward		LandMark :	DIf gateway tower r block dlf city
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone:	98*****10	Bu	iyer / Second Pa	arty Detail	
Name :	Dlf home develo	pers Itd			El March Steel
H.No/Floor :	1st	Sector/Ward	: Ph3	LandMark :	Dlf gateway tower r block dlf city
City/Village: Phone :	Gurugram 98*****10	District :	Gurugram	State :	Harvana THE SEAL OF
Purpose :	Transfer Deed				A Contraction of the second se
The aut	thenticity of this docun	nent can be verifie	d by scanning this QrCoc		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 16th day of September, 2021;

Vibodh Developers Private Limited

Г., ³

DEF Home Developers Limited

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प्रलेख ज:4901 दिनांक:20-09-2021				
डीड का नाम TRANSFER OF IMMON	डीड सबंधी विवरण /ABLE PROPERTY URBAN ARF	EA WITHIN MC		
तहसील/सब-तहसील कादीपुर ग	ांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A		
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	น่อ	तीकृत कॉलोनी		
पता : C-1/1, Alameda Colony, Village I Sector 73, Gurugram	Begumpur Khatola,			
	भवन का विवरण			
	भूमि का विवरण			
िवःसीय	5	60.1 Sq, Yards		
	धन सबंधी विवरण			
राशि 16803000 रुपये	कुल :	स्टाम्प इय्टी की राशि 1176210 रुपये		
स्टाम्प ने : G0P202112853	स्टाम्प की राशि 1176300 रुपये			
रजिस्ट्रेशन फीस की राशि 50000 रुपये	E Challan,81973227	पेस्टिंग शुल्क 3 रुपये		
Dratted By (SFL)		Service Charge.200		

evender

हस्ताक्षर प्रस्तुतकर्ता VIBODI DEVELOPERS P. LTD.

अधिकारी (कादीपुर) उप/स ये

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 |

था

व्रलेख में अंग्रेत क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इस्लिए दस्तावेज को पजीकर। करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिलांक 20-09-2021

IGHT# 20.09-2021 VIBODH DEVELOPERS P. LTD.

अप/सयुंक्त पंजीयन प्रधिकारी (कादीपुर)

अपरोक्त दावेदारव श्री/श्रीमती/कुमारी - DLF HOME DEVELOPERS ETD, thru SATPALOTHER- **हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों** पक्षों ने कुनकर तथा समझकर रचीकार 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 रेंचीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी JITENDER पिता RAMPHAL निवासी SHEELLA COLONY GURUGRAM व श्री/श्रीमती/कूमारी CHHAVILALपिता RAM BAHADUR निवासी BHONDSI ने की |

साधी जें। को हम नम्बरदार/अधिवक्ता के रूप में जानते हे तथा-वह सब्दी जर? की पहचान करता है |

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उप/सग्वत पंजीयन प्रत्विकारी(कादीपर)

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 2nd 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 1st 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.

Jevender Nooda. Spenker

Vibodh Developers Private Limited

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DLF Home Developers Limited



उप/सयुंक्त पंजीयन अधिकार
पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTAOTHER VIRODU
पेशकर्ता :- thru DEVENDER HOODA, SANDEEP KUMAR GUPTAOTHER VIBODH DEVELOPERS P. LTD, Jurnell Noodg Skyrker
AND THE MUSATPALOTHERDLE HOME DEVELOPERS
LID. Satpal
गवाह 1 :- JITENDER - ताह
भवाह 1 :- JITENDER THE
ुप्रमाण पत्र

प्रभाणित किया जाता है कि यह प्रलेख क्रमांक 4901 आज दिनांक 20-09-2021 को बही न 1 जिल्द न 237 के पृष्ठ न 74 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द न 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/सयुंक्त पंजीयन अधिकारी(कादीपुर) SAL OF GODUR

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.

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- 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 :-

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Vibodh Developers Private Limited

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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 hood

Devender Hooda Sandeep Kumar Gupta Authorised Signatories

WITNESSES Naranderg Singh DLF Grateway Town Gurugsam. 1.

2. Bamilton Sur Samahar Singh DLF Gateway Tower Gurugsam

For & on behalf of Transferee

Jayant Erickson Krishan Kumar Sheera Authorised Signatories

Jitendes S/. Sh. Ramphal Sheetle Colony Gunugnam

chha-is CHHAVI (AL S/o Sh. Ram Beheder Sneh. vihar, Bhansshi Currigean



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Certificate No GRN No.	. G0P202112 82216964		 Generation Sectored Sectore	аран (1997) 	Stamp Duty Paid: ₹ 1286000 Penalty: ₹ 0 (%: Zero ory)
			Seller / First Pa	rty Detail	
Name:	Abhigyan Builde	rs and develop	ers Private limited		
H.No/Floor:	Mezzanine	Sector/Ward	: Ph3	LandMark :	Dlf gateway tower r block dlf city
City/Village :	-	District :	Gurugram	State :	Haryana
Phone:	98*****10	Bu	iyer / Second P	<u>arty Detail</u>	
Name : [Dif home develor	pers ltd			
H.No/Floor:	1st	Sector/Ward	: Ph3	LandMark :	Dlf gateway tower r block dlf city
	Gurugram 98*****10	District :	Gurugram	State :	Haryana THE SENL OF
Purpose : Ti	ransfer Deed				A COLORING
The authority	enticity of this docum	ent can be verifie	d by scanning this OrCo	ode Through smart p	phone or on the website https://egrashby.nic.in

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TRANSFER DEED

KADIPUR

:	TRANSFER DEED		
:	Gurugram		
:	612.35 sq. yards or 512.00 sq. meters		
:	Residential		
:	Rs. 1,83,70,500- only for stamp duty purpose		
:	Rs. 12,86,000/-		
:	G0P2021I2872 dated 16.09.2021		
:	Rs. 50,003/- (GRN No. 81973428)		

THIS TRANSFER DEED is made at Gurugram on this 16th day of September, 2021;

Abhigyan Builders & Developers Private Limited

т. к 1. т. т.

rant DLF Home Developers Limited

प्रलेख न:4910		दिनांक:20-09-2021		
डीड का नाम TRANSFER OF IMM		सबंधी विवरण ROPERTY URBAN ARE	A WITHIN MC	
तहसील/सब-तहसील कादीपुर	गांव/शहर र	ोक्टर	स्थित Sector 72A,73,74,75,75A	
शहरी - म्युनिसिपल क्षेत्र सीमा के अन	दर	ਪੰਤ	ीकृत कॉलोनी	
भता: C-2/9, Alameda Colony, Villaç Sector 73, Gurugram	je Begumpu	r Khatola,		
	भवन	का विवरण		
	भूमि	का विवरण		
निवासीय		6	12 35 Sq. Yards	
	धन	सबंधी विवरण		
राशि 18370500 रुपये		कुल स्टाम्प इयूटी की राशि 1285935 रुपये		
स्टाम्प नं : g0p2021i2872	स्टाम्प व	ने राशि 1286000 रुपये		
रजिस्ट्रेशन फीस की राशि 50000 रुप	ाये	EChallan:81973428	पेस्टिंग शुल्क 3 रुपये	
Draded By: Self			Service Charge:200	
ह प्रलेख आज दिनांक 20-09-2021 दिन evender Hooda, Sandeep Kumar GuptaOT			//कुमारी Abhigyan Banders and Developers P. Ltd.thr करण हेतु प्रस्तुत किया गया	
vender Noode			3प/सयुक्त पंजीयके अधिकारी (कादीपुर)	
स्वाक्षर प्रस्तुतक्ती bluggan Builders and Developers P. Ltd.	Buk	કેવ		
			17-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को	
ीकृत करने से पूर्व सबंधित विभाग से अ	नापत्ति 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|

lo wen दिनांक 20-09-2021

उप/सयंक्त पंजीयून अधिकारी (कादीप्र)

Abhigyan Builders and Developers P. Ltd.

उपरोक्त दावेदारव श्रीश्रीमती/कुमारी Dff Home Developers Ltd. thru SatpaiOTFFR हाजिर है | प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया | प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने गेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/क्रमारी Litender पिता Ramphal निवासी Sheetla Volony Gurugram व

श्री/श्रीमती/कुमारी Chhavi Lal पिता Ram Bahadur निवासी अyondsi ने की | साक्षी जान को हम जम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी जान करता है | दिलांक 20-09-2021

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उप/सयुंक्त पंजीयेन 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 1st 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.

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Abhigyan Builders & Developer Private Limited

DLF Home Developers Limited



उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru Devender Hooda, Sandeep Kumar GuptaOTHER Abhigyan Builders and Developers P. Ltd www. Nooda EREA दावेदार :- thru SatpalOTHERDIf Home Developers Ltd. Satpal गवाह 1 :- Jitender ______ गवाह 2 :- Chhavi Lal _____

प्रमाण पत्र

MORDA

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 किथे है |

उप/सयुंक्त पंजीयम अधिकारी(कादीपुर)

दिनांक 20-09-2021

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 & Develope Private Limited

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- 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:-

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Abhigyan Builders & Developers Private Limited

Home Developers


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

Devender Hooda Sandeep K **Authorized Signatories**

WITNESSES

- 1. Narrouday Singh DLF Gradeway Touron Gurgaon.
- Comster Swi 2.

Samilter Singh DLF Gateway Tower Gurugram

ant Erickson Krishan Kumar Sheera uthorized Signatories

For & on behalf of Transferee

Jiterder SJ. Sh-Ramphal Sheetle Colong Sungary

CHHAVE CALS]. Sh. Ram Baha dun

Sneh vither, Bhonyshi.

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Non Judicial		ln	idian-Non Juc Haryana Gov		ח ף Date : 16/09/2021
Certificate No.	G0P202112	890		h ngapa Juliana	Stamp Duty Paid : ₹ 1286000
GRN No.	82217264	A STATE			Penalty: ₹0
			Seller / First Par	ty Detail	(Re, Zero Chiy)
Name: A	Abhigyan Builde	rs and develor	pers Private limited		
H.No/Floor: N	Aezzanine	Sector/Ward	: Ph3	LandMark :	Dlf gateway tower r block dlf city
City/Village : G	Gurugram	District :	Gurugram	State :	Haryana
Phone: 9	8*****10				
		Bu	iyer / Second Pa	arty Detail	
Name : D	If home develop	pers ltd			
H.No/Floor: 1:	st	Sector/Ward	: Ph3	LandMark :	
	Burugram 8******10	District :	Gurugram	State :	Haryaha
Purpose : Tra	ansfer Deed				
The auther	nticity of this docum	ent can be verifie	d by scanning this QrCoc	le Through smart (phone or on the website https://egrashry.nic.in

- 1 -

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.	:	G0P2021I2890 dated 16.09.2021
Registration fee	:	Rs. 50,003/- (GRN No-81973525)

THIS TRANSFER DEED is made at Gurugram on this 16th day of September, 2021;

Devender Moode . Should Abhigyan Builders & Developers

Private Limited

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DLF Home Developers

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		दिनांक:20-09-2021
डीड का नाम TRANSFER OF IMMO	डीड सबंधी विवरण WABLE PROPERTY URBAN AR	EA WITHIN MC
गहसील/सब-तहसील कादीपुर ब	गांव/शहर सेक्टर	स्थित Sector 72A,73,74,75,75A
।हरी - म्युनिसिपल क्षेत्र सीमा के अन्द	र पं	जीकृत कॉलोनी
লো : C-3/8, Alameda Colony, Village Sector 73, Gurugram	Bogumpur Khatola,	
	भवन का विवरण	
निवासीय	भूमि का विवरण	312.35 Sq. Yards
	धन सबंधी विवरण	
राशि 18370500 रुपये	and and apply and more and and the boar and and and the set of the set	स्टाम्प इय्टी की राशि 1285935 रुपये
स्टाम्प नं : g0p2021i2890	कुल स्टाम्प की राशि 1286000 रुपये	स्टाम्प इयूटी की राशि 1285935 रुपये
	कुल स्टाम्प की राशि 1286000 रुपये	स्टाम्प इय्टी की राशि 1285935 रुपये पेस्टिंग शुल्क 3 रुपये

प्रस्ततकर्ता

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3प/सयुक्त पजीयन 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 सबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है |

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प्रलेख में वर्णित क्षेत्र नगर एंव 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|

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Abhigyan Builders and Developers f

दिशांक 20-09-2021

उप/सयुक्त पंजीयन अधिकारी (कादीपुर)

अपरोक्त दावेदारव श्री/श्रीमती/कुमारी DFHome Developers Ltd thra SatpalOTHER 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 🔊 वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Litender पिता Ramphal निवासी Sheetla Colony, Gurugram व श्री/श्रीमती/कुमारी Chhavi Lai पिसा Ram Bahadur निवासी Bigguds ले की |

साक्षी जंग को हम नम्बरदार/अधिवक्ता के रूप में जाजते हैं तैथी-खुह साक्षी जं2 की पहचान करता है 10 उप/संयुंक्त पंजीयन अधिकारी(कादीपुर) ADISIE

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 1st 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.

Abhígvan Builders & Developers

Abhigyan Builders & Developers Son Son Private Limited

DLF Home Developers Limited

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प्रलेख ज:4911	दिनांक:20-09-2021
	डीड सबंधी विवरण E PROPERTY URBAN AREA WITHIN MC
तहसील/सब-तहसील कादीपुर गांव/शहर	र सेक्टर स्थित Sector 72Л,73,74,75,75Л
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोगी
भता ∶ C-3/8, Alameda Colony, Village Begun Sector 73, Gurugram	npur Khatola,
8	भवन का विवरण
{	भूमि का विवरण
िवःसीय	612.35 Sq. Yards
) - در از میرا بیش میرانشد و در درموارید میرانشد میرا بیش میرانشد. از مراد میرود میرود در این این این این از در	धन सबंधी विवरण
राशि 18370500 रूपये	कुल स्टाम्प इयूटी की राशि 1285935 रुपये
स्टाम्प नं : g0p2021i2890 स्टाम	म्प की राशि 1286000 रुपये
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:81973525 पेस्टिंग शुल्क 3 रुपये
Draned By: Self	Service Charge:200

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

हस्ताक्षेर प्रस्ततकर्ता

3प/सयुंक्त पंजीपन अधिकारी (कादीपुर)

Ablagicas 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 |

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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| 7

1 Novale दिनांक 20-09-2021

उप/सय्क्त पंजीवन अधिकारी (कादीपुर)

Abbigyan Builders and Developers

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DIFHome Developers Ltd. thru SatpalOTHER 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 मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया |दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Litender पिता Ramphal निवासी Sheetla Colony. Gurugram व श्री/श्रीमती/कुमारी Chhavi Lai पिता Ram Bahadur निवासी Bhondsi ने की |

साक्षी जंश को हम जम्बरदार/अधिवक्ता के रूप में जानते	है तथी वह साक्षी न:2 की पहचान करता है।
Proving the second	The second se
दिनॉक 20-09-2021	SEAL 34/सयुंक्त जीयन अधिकारी(कादीपुर)
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	MADIPUR <

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

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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 & Develope **Private Limited**

F Home Developers



	उप/सयुंक्त	पंजीयन	अधिकारी
पेशकर्ता :- thru Devender Hooda, Sandeep Kumar GuptaOTHER A Developers P. Ltd. Jewender Hoods Skyupon	bhigyan Bu	uilders a	nd
दावेदार :- thru SatpalOTHERDIf Home Developers Ltd. Satpal			
गवाह 1 :- Jitender			
गवाह 2 :- Chhavi Lal Chhavis			
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 है |

> उप/सयुंक्त पंजीयन अधिकारी(कादीपुर) RESEAL OF

दिनांक 20-09-2021

- 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

Abhigyan Builders & Develo Private Limited

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DLF Home Developers



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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

Jevender noode

Devender Hooda Sandeep H umar Gupta **Authorized Signatories**

WITNESSES

time-1. Nascend 89 Singh DLF Gateway Touron Guovgam 2.

Cant Sa

Samsher Singh DLF Gateway Tower Coursegram

For & on behalf of Transferee

Marth ant Erickson Krishan Kumar Sheera Authorized Signatories

Jiterder SJ. Sh. Asmphal Sheetle Calony Gunggriam

CHHAVI CAC S/s Sh Ram Behegen Sneh vitren, Bhangshi Cuursegrenn.

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