

6167


Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 16/11/2021
Certificate No.	G0P2021K3987		Stamp Duty Paid : ₹ 602300 (Rs. Only)	
GRN No.	84132650		Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>				
Name:	Karida Real estates Private limited			
H.No/Floor :	1st	Sector/Ward :	Ph1	LandMark : Shoppingmallcomplexarjunmargdlfcity
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone:	98*****10	Others :	Atherol builders and developers private limited	
<u>Buyer / Second Party Detail</u>				
Name :	Dlf utilities limited			
H.No/Floor :	3rd	Sector/Ward :	Ph1	LandMark : Shopping mall arjun marg dlf city
City/Village:	Gurugram	District :	Gurugram	State : Haryana
Phone :	98*****10			
Purpose :	Transfer Deed			

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

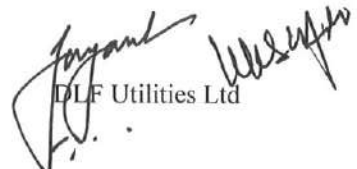
TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(344.1025 sq. yards or 287.7105 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 86,03,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 6,02,300/-
Stamp No.	:	G0P2021K3987 dated 16.11.2021
Registration fee	:	Rs. 45,003/- (GRN No-84133855)

THIS TRANSFER DEED is made at Gurugram on this 17th day of November, 2021;


Karida Real Estates
Pvt. Ltd.


Atherol Builders & Developers
Pvt. Ltd.


DLF Utilities Ltd

प्रलेख नं:6167

दिनांक:17-11-2021

डीड संबंधी विवरण		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील हरसरु	गांव/शहर हुड्डा के सैंक्टर	स्थित New Builder Sector
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : DLF Garden city, Sector 91 & 92, Village Mewka, Manesar		
भवन का विवरण		
भूमि का विवरण		
निवासीय	344.1 Sq. Yards	
धन संबंधी विवरण		
राशि 8603000 रुपये	कुल स्टाम्प ड्यूटी की राशि 602210 रुपये	
स्टाम्प नं : G0P2021K398/	स्टाम्प की राशि 602300 रुपये	
रजिस्ट्रेशन फीस की राशि 45000 रुपये	E.Challan:84133855	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF		Service Charge:200

यह प्रलेख आज दिनांक 17-11-2021 दिन बुधवार समय 4:46:00 PM बजे श्री/श्रीमती/कुमारी KARIDA REAL ESTATES PVT LTD ETC thru RAVIRAJ SINGHOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
KARIDA REAL ESTATES PVT LTD ETC

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

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

या

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

दिनांक 17-11-2021

KARIDA REAL ESTATES PVT LTD ETC

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DLF UTILITIES LTD thru NARENDRA SINGHOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी OM PRAKASH पिता S RAM निवासी DLF GGM व श्री/श्रीमती/कुमारी RAJESH पिता KARAMBIR निवासी DLF GGM ने की।

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

दिनांक 17-11-2021



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

BY AND BETWEEN


(1) **KARIDA REAL ESTATES PRIVATE LIMITED** (PAN:AACCK8858P, CIN:U45201HR-2006PTC091950), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram-122002, acting through its authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh jointly authorized vide Resolution dated 20.01.2021 passed by its Board of Directors and (2) **ATHEROL BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAGCA8936L, CIN:U45400HR2007 PTC089790), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram-122002, acting through its authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh jointly authorized vide Resolution dated 11.03.2021 passed by its Board of Directors (hereinafter collectively called as the “**Transferors**” which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective successors, nominees, and permitted assigns), of the **ONE PART**;

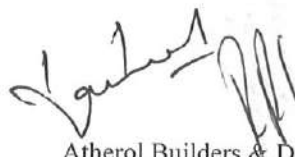
AND

DLF UTILITIES LIMITED (PAN.:AAACN3199A, CIN.:U01300HR1989PLC030646), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, Phase-I, DLF City, 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 26.10.2020 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 Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 59 of 2011 dated 28.06.2011, License no. 14 of 2012 dated 27.02.2012 and License No. 13 of 2019 dated 06.02.2019, from the Director General Town and Country Planning, Haryana, Chandigarh pursuant to which the Transferee has developed a residential plotted colony under the name and style of ‘**DLF Garden City**’, comprising of 179.924


Karida Real Estates
Pvt. Ltd.


Atherol Builders & Developers
Pvt. Ltd.


DLF Utilities Ltd

Reg. No.

Reg. Year

Book No.

6167

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAJRAJ SINGHOTHER KARIDA REAL ESTATES PVT LTD
ETC

दावेदार :- thru NARENDRA SINGHOTHERDLF UTILITIES
LTD

गवाह 1 :- OM PRAKASH

गवाह 2 :- RAJESH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6167 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 153.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 43 से 44 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 17-11-2021



उप/सयुक्त पंजीयन अधिकारी (हरसरु)

acres situated at Villages Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana (hereinafter referred to as "**Said Colony**").

AND WHEREAS the Transferors and the Transferee are the joint owners of plot bearing no. A-5/15, admeasuring 463.75 square yards (387.75 sq. meters) situated within the Said Colony (hereinafter referred to as the "**Said Plot**"), out of which the Transferors have a share of 74.2% in the Said Plot ("**Transferors' Share**") which is more particularly described in **Schedule-I** written hereunder.

AND WHEREAS the Transferors represent that they have a good, clear and legally marketable title free from all encumbrances in respect of the Transferors' Share in the Said Plot.

AND WHEREAS save and except the inter se arrangements as referred to above, the Transferors represent that nobody else has any interest or right in the Transferors' 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 Transferors have 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 Transferors and the Transferors have agreed to transfer the Transferors' 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. 14,42,339/- (Rupees Fourteen Lakh Forty Two Thousand Three Hundred Thirty Nine only) already paid by the Transferee in accordance with their respective shares of Karida Real Estates Pvt. Ltd. and Atherol Builders & Developers Pvt. Ltd., in the Transferors' Share in the Said Plot, the receipt of which is duly acknowledged by the Transferors, the Transferors do hereby transfer, assign, and convey unto the Transferee the Transferors' Share in Said Plot i.e. 74.2% share in Plot No. A-5/15, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Transferors' 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.



Karida Real Estates
Pvt. Ltd.



Atherol Builders & Developers
Pvt. Ltd.




DLF Utilities Ltd



2. That the Transferors hereby confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the Transferors' Share 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 Transferors' Share in 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 Transferors or any person(s) claiming under or through them or in trust for them.
3. The Transferors have already handed over the actual, physical and peaceful possession of the Transferors' Share in the Said Plot and the Transferee is having the complete actual, physical and peaceful possession of the Said Plot in entirety.
4. The Transferors have been left with no right, title, interest, claim or concern of any nature with the Transferors' Share in 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 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 Transferors' Share in the Said Plot shall be borne and paid by the Transferors up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Transferors' Share in 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. 86,03,000/- (Rupees Eighty Six 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.


Karida Real Estates
Pvt. Ltd.


Atherol Builders & Developers
Pvt. Ltd.


DLF Utilities Ltd



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**

No	Plot Owner	Share	Plot No.	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Karida Real Estates Pvt. Ltd.	73%	A5/15	344.1025	287.7105
2	Atherol Builders & Developers Private Limited	1.2%			
Total				344.1025	287.7105

All the rights, title and interest of the Transferors to the extent of the Transferors' Share being 74.2% in the plot bearing Plot No. A-5/15, admeasuring 344.1025 square yards (287.7105 sq. meters) situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under :-

North : 12 M Wide Street A9

South : Plot No A-5/15A

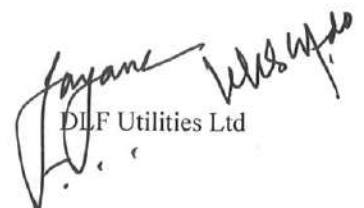
East : Plot No A-6/9

West : 12 M Wide Street A5

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who have also been authorized vide Resolution dated 26.10.2020 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.


Karida Real Estates
Pvt. Ltd.

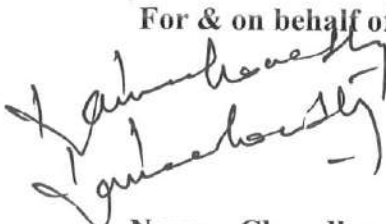


Atherol Builders & Developers
Pvt. Ltd.


DLF Utilities Ltd



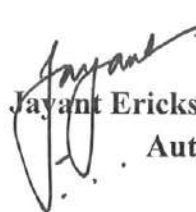

IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

For & on behalf of Transferors

Naveen Chowdhary Ravi Raj Singh
Authorised Signatories

For & on behalf of Transferee


Jayant Erickson Krishan Kumar Sheera
Authorised Signatories

WITNESSES

1.


OM PRAKASH
S/o Sh. S. RAM
DLF Gateway Tower
Gurgaon (Hr.)

2.


Rajesh S. Shri Karambik
Gateway tower
DLF



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 16/11/2021
Certificate No.	G0P2021K3990		Stamp Duty Paid : ₹ 879100 (Rs. Only)	
GRN No.	84132884		Penalty : ₹ 0 (Rs. Zero Only)	
<u>Seller / First Party Detail</u>				
Name:	Karida Real estates Private limited			
H.No/Floor :	1st	Sector/Ward :	Ph1	LandMark : Shoppingmallcomplexarjunmargdlfcity
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone:	98*****10	Others :	Atherol builders and developers private limited	
<u>Buyer / Second Party Detail</u>				
Name :	Dlf utilities limited			
H.No/Floor :	3rd	Sector/Ward :	Ph1	LandMark : Shopping mall arjun marg dlf city
City/Village :	Gurugram	District :	Gurugram	State : Haryana
Phone :	98*****10			
Purpose :	Transfer Deed			

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

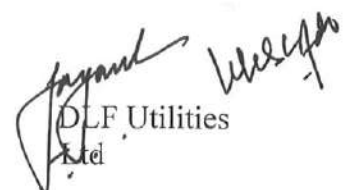


TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	502.32 sq. yards or 420.0 sq. meters
Type of Property	:	Residential
Transaction Value	:	Rs. 1,25,58,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 8,79,100/-
Stamp No.	:	G0P2021K3990 dated 16.11.2021
Registration fee	:	Rs. 50,003/- (GRN No-84133154)


Karida Real Estates
Pvt Ltd


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd

प्रलेख न:6168

दिनांक:17-11-2021

डीड संबंधी विवरण		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील हरसरु	गांव/शहर हुड्डा के सैक्टर	स्थित New Builder Sector
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
पता : DLF Garden city, Sector 91 & 92, Village Mewka, Manesar		
भवन का विवरण		
भूमि का विवरण		
निवासीय	502.32 Sq. Yards	
धन संबंधी विवरण		
राशि 12558000 रुपये	कुल स्टाम्प ड्यूटी की राशि 879060 रुपये	
स्टाम्प नं : GOP2021K3990	स्टाम्प की राशि 879100 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:84133154	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF		Service Charge:200

यह प्रलेख आज दिनांक 17-11-2021 दिन बुधवार समय 4:47:00 PM बजे श्री/श्रीमती/कुमारी KARIDA REAL ESTATES PVT LTDthru
 C. AVIRAJ SINGHOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
 KARIDA REAL ESTATES PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

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

या

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

दिनांक 17-11-2021
 KARIDA REAL ESTATES PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DLF UTILITIES LTD thru NARENDRA SINGHOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने मेरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी OMPRAKASH पिता S RAM निवासी DLF GGM व श्री/श्रीमती/कुमारी RAJESH पिता KARAVIBIR निवासी DLF GGM ने की।
 साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 17-11-2021

उप/संयुक्त पंजीयन अधिकारी (हरसरु)



THIS TRANSFER DEED is made at Gurugram on this 17th day of November, 2021;

BY AND BETWEEN

(1) **KARIDA REAL ESTATES PRIVATE LIMITED** (PAN:AACCK8858P, CIN: U45201HR2006PTC091950), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram-122002, acting through its authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh jointly authorized vide Resolution dated 20.01.2021 passed by its Board of Directors and (2) **ATHEROL BUILDERS & DEVELOPERS PRIVATE LIMITED** (PAN:AAGCA8936L, CIN:U45400HR2007 PTC089790), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram-122002, acting through its authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh jointly authorized vide Resolution dated 11.03.2021 passed by its Board of Directors (hereinafter collectively called as the **"Transferors"** which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective successors, nominees, and permitted assigns), of the **ONE PART**;

AND

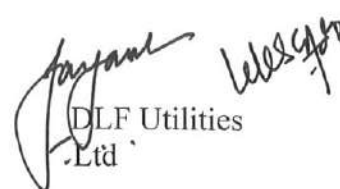
DLF UTILITIES LIMITED (PAN.:AAACN3199A, CIN.:U01300HR1989PLC030646), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, Phase-I, DLF City, Gurugram-122002, (hereinafter called the **"Transferee"** 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 26.10.2020 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 Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 59 of 2011 dated 28.06.2011, License no. 14 of 2012 dated 27.02.2012 and License No. 13 of 2019 dated 06.02.2019, 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 **'DLF Garden City'**, comprising of 179.924 acres situated at village Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana ("hereinafter referred to as **"Said Colony"**).


Karida Real Estates
Pvt Ltd


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd

Reg. No.

Reg. Year

Book No.

6168

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/संयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAVIRAJ SINGHOTHER KARIDA REAL ESTATES PVT LTD

दावेदार :- thru NARENDRA SINGHOTHERDLF UTILITIES LTD

गवाह 1 :- OMPRAKASH

गवाह 2 :- RAJESH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6168 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 154 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 45 से 46 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 17-11-2021



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

AND WHEREAS the Transferors are the owners of plot bearing Plot No. A-5/15A, admeasuring 502.32 square yards (420.0 sq. meters), situated within the Said Colony (hereinafter referred to as the "Said Plot"), which are more particularly described in Schedule-I written hereunder.

AND WHEREAS the Transferors represent that they have a good, clear and legally marketable title free from all encumbrances in respect of the Said Plots.

AND WHEREAS save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plots being the developer of the Said Colony, the Transferors represents that nobody else has any interest or right in the Said Plots 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.

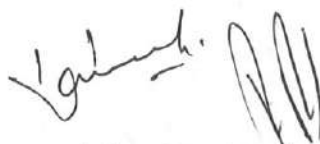
AND WHEREAS the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plots had approached the Transferors and the Transferors had agreed to transfer the Said Plots in favour of the Transferee.

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

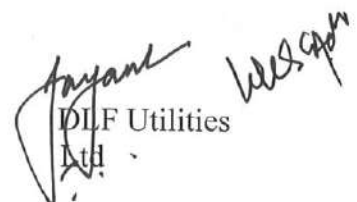
1. In lieu of stipulations, covenants agreed herein and in consideration of the total amount of Rs. 21,05,523/- (Rupees Twenty One Lakh Five Thousand Five Hundred Twenty Three only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferors, the Transferors does hereby transfer, assign, and convey unto the Transferee the Said Plots, free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever attached to the Said Plots 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 Plots.
2. That the Transferors hereby confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the Said Plots 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 Plots 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.



Karida Real Estates
Pvt Ltd



Atherol Builders & Developers
Pvt Ltd



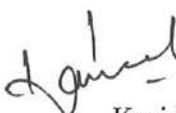
DLF Utilities
Ltd

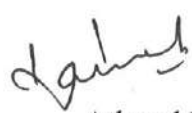



3. The Transferors have already handed over the actual, physical and peaceful possession of the Said Plots to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plots.
4. The Transferors have been left with no right, title, interest, claim or concern of any nature with the Said Plots and the Transferee has become the sole, absolute owner in possession of the Said Plots, 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 Plots shall be borne and paid by the Transferors up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible for the payment of the same.
6. That all relevant and title documents in original in respect of the Said Plots 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. 1,25,58,500/- (Rupees One Crore Twenty Five Lakh Fifty Eight 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.

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

No	Plot Owner	Share	Plot No.	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Karida Real Estates Pvt. Ltd.	72.8%	A-5/15A	365.69	305.76
	Atherol Builders & Developers Private Limited	27.2%		136.63	114.24
Total				502.32	420


Karida Real Estates
Pvt Ltd


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd



All the rights, title and interest of the Transferors in respect of the Plot bearing Plot No. A-5/15A, admeasuring 502.32 square yards (420.0 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Plot No A-5/15
South : Plot No A-5/16
East : Plot No A-6/9
West : 12 M wide Street A5

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who have been authorized vide Resolution dated 26.10.2020 passed by the Transferee to appear before the registering authority and present for registration any deed or documents executed by or on behalf of Transferee and do all other acts, deeds and things to get them registered.

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

For & on behalf of Transferors

Karida Real Estates Pvt. Ltd.



Naveen Chowdhary
Authorized Signatories



Ravi Raj Singh

Atherol Builders & Developers Pvt. Ltd.

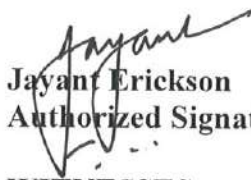


Naveen Chowdhary
Authorized Signatories



Ravi Raj Singh

For & on behalf of Transferee
DLF Utilities Limited



Jayant Erickson
Authorized Signatories



Krishan Kumar Sheera


WITNESSES

1.



OM PRAKASH
S/o Sh. S. RAM
DLF Gateway Tower
Gurgaon (Hr.)

2.



Rajesh S.V. Shri Karambir
Gateway tower
DLF



Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 16/11/2021

Certificate No. G0P2021K3985



Stamp Duty Paid : ₹ 1657300

(Rs. Only)

GRN No. 84132254



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Atherol Builders and developers Private limited

H.No/Floor: 1st

Sector/Ward: Ph1

LandMark: Shoppingmallcomplexarjunmargdlfcity

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****10



Buyer / Second Party Detail

Name: Dlf utilities limited

H.No/Floor: 3rd

Sector/Ward: Ph1

LandMark: Shopping mall arjun marg dlf city

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****10

Purpose: Transfer Deed



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

TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	946.98 sq. yards or 791.79 sq. meters
Type of Property	:	Residential
Transaction Value	:	Rs. 2,36,74,500/- only for stamp duty purpose
Stamp Duty	:	Rs. 16,57,300/-
Stamp No.	:	G0P2021K3985 dated 16.11.2021
Registration fee	:	Rs. 50,003/- (GRN No-84134746)


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd

प्रलेख नः 6169

दिनांक: 17-11-2021

डीड संबंधी विवरण

डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC

तहसील/सब-तहसील हरसरू

गांव/शहर हुड्डा के सैक्टर

स्थित New Builder Sector

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : DLF Garden city, Sector 91 & 92, Village Mewka, Manesar

भवन का विवरण

भूमि का विवरण

निवासीय

946.98 Sq. Yards

धन संबंधी विवरण

राशि 23674500 रुपये

कुल स्टाम्प ड्यूटी की राशि 1657215 रुपये

स्टाम्प नं : G0P2021K3985

स्टाम्प की राशि 1657300 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

Challan: 84134746

पेस्टिंग शुल्क 3 रुपये

Drafted By: SELF

Service Charge: 200

यह प्रलेख आज दिनांक 17-11-2021 दिन बुधवार समय 4:48:00 PM बजे श्री/श्रीमती/कुमारी ATHEROL BUILDERS AND DEVELOPERS PVT LTD thru RAVIRAJ SINGHOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

ATHEROL BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

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

या

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

दिनांक 17-11-2021

ATHEROL BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

उपरोक्त दावेदारव श्री/श्रीमती/कुमारी DLF UTILITIES LTD thru NARENDRA SINGHOTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने गैरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी OM PRAKASH पिता S RAM निवासी DLF GGM व श्री/श्रीमती/कुमारी RAJESH पिता KARAMBIR निवासी DLF GGM ने की। साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 17-11-2021

उप/संयुक्त पंजीयन अधिकारी (हरसरू)



THIS TRANSFER DEED is made at Gurugram on this 17th day of November, 2021;

BY AND BETWEEN

ATHEROL BUILDERS & DEVELOPERS PRIVATE LIMITED (PAN:AAGCA8936L, CIN:U45400HR2007 PTC089790), a company duly incorporated under the Companies Act, 1956, having its registered office at 1st Floor, Shopping Mall Complex, Arjun Marg, DLF Phase-I, DLF City, Gurugram-122002, acting through its authorized signatories Mr. Naveen Chowdhary and Mr. Ravi Raj Singh jointly authorized vide Resolution dated 11.03.2021 passed by its Board of Directors, (hereinafter collectively called the **"Transferor"** which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors, nominees, and permitted assigns), of the **ONE PART**;

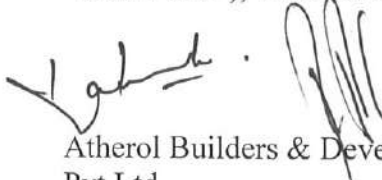
AND


DLF UTILITIES LIMITED (PAN.:AAACN3199A, CIN.:U01300HR1989PLC030646), a company duly incorporated under the Companies Act, 1956 and exiting under the Companies Act, 2013, having its registered office at 3rd Floor, Arjun Marg, Phase-I, DLF City, 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 26.10.2020 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 Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana. The Land Owners had inter se entered into an arrangement to develop a residential plotted colony and accordingly obtained License No. 59 of 2011 dated 28.06.2011, License no. 14 of 2012 dated 27.02.2012 and License No. 13 of 2019 dated 06.02.2019, 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 **'DLF Garden City'**, comprising of 179.924 acres situated at village Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana ("hereinafter referred to as **"Said Colony"**).

AND WHEREAS the Transferor is the owner of two (02) plots, total area admeasuring 946.98 square yards (791.79 sq. meters), situated within the Said Colony (hereinafter referred to as the **"Said Plots"**), which are more particularly described in **Schedule-I** written hereunder.


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd

Reg. No.

Reg. Year

Book No.

6169

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुंक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAVIRAJ SINGHOTHER ATHEROL BUILDERS AND DEVELOPERS PVT LTD

दावेदार :- thru NARENDRA SINGHOTHERDLF UTILITIES LTD

गवाह 1 :- OM PRAKASH

गवाह 2 :- RAJESH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6169 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 154.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 47 से 48 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 17-11-2021



उप/सयुंक्त पंजीयन अधिकारी (हरसरु)


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


AND WHEREAS save and except the inter se arrangements as referred to above and the Transferee having rights in the Said Plots being the developer of the Said Colony, the Transferor represents that nobody else has any interest or right in the Said Plots 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 Plots had approached the Transferor and the Transferor had agreed to transfer the Said Plots 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 39,69,358/- (Rupees Thirty Nine Lakh Sixty Nine Thousand Three Hundred Fifty 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 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 Plots 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 Plots.
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 Plots 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 Plots 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 Plots to the Transferee and the Transferee is having the complete actual, physical and peaceful possession of the Said Plots.


Atherol Builders & Developers
Pvt Ltd



DLF Utilities
Ltd.



4. The Transferor has been left with no right, title, interest, claim or concern of any nature with the Said Plots and the Transferee has become the sole, absolute owner in possession of the Said Plots, 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 Plots 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 Plots 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. 2,36,74,500/- (Rupees Two Crore Thirty Six Lakh Seventy Four 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

No	Plot Owner	Plot No.	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Atherol Builders & Developers Private Limited	E3/30	444.66	371.79
2	Atherol Builders & Developers Private Limited	A8/18	502.32	420.00
Total			946.98	791.79


Atherol Builders & Developers
Pvt Ltd


DLF Utilities
Ltd



All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. E3/30, admeasuring 444.66 square yards (371.79 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Plot No E-3/31
South : Plot No E-3/29
East : Plot No E-6/31,32
West : 12 M Wide Street E3

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. A8/18, admeasuring 502.32 square yards (420 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Plot No A-8/17
South : Plot No A-5/19
East : Revenue Rasta
West : 12 M Wide Street A8

This Transfer Deed shall be presented for registration before the Registering Authority and got registered by Mr. Narendra Singh, who have been authorized vide Resolution dated 26.10.2020 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

Atherol Builders & Developers Pvt. Ltd.


Naveen Chowdhary


Ravi Raj Singh

Authorized Signatories

For & on behalf of Transferee

DLF Utilities Limited



Jayant Erickson


Krishan Kumar Sheera


Authorized Signatories

WITNESSES

1.


OM PRAKASH
S/o Sh. S. RAM
DLF Gateway Tower
Gurgaon (Hr.)

2.


Rajesh Sr. Shri Karambir
Gateway tower
DLF

