

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 16/11/2021

Certificate No. G0P2021K3976



GRN No. 84131185



Stamp Duty Paid : ₹ 4768900

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sagardutt Builders and developers Private limited

H.No/Floor : 1st Sector/Ward : Ph1

LandMark : Shoppingmallcomplexarjunmargdificity

City/Village : Gurugram District : Gurugram

State : Haryana

Phone : 98*****10



Buyer / Second Party Detail

Name : Dlf utilities limited

H.No/Floor : 3rd Sector/Ward : Ph-1

LandMark : Shoppingmall arjunmarg dificity

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://regashry.nic.in>

TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	2725.08 sq. yards or 2278.50 sq. meters
Type of Property	:	Residential
Transaction Value	:	Rs. 6,81,27,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 47,68,900/-
Stamp No.	:	G0P2021K3976 dated 16.11.2021
Registration fee	:	Rs. 50,003/- (GRN No-84134591)

Sagardutt Builders & Developers
Pvt Ltd

DLF Utilities
Ltd

प्रलेख नं:6170

दिनांक:17-11-2021

डीड संबंधी विवरण		
डीड का नाम TRANSFER OF IMMOVABLE PROPERTY URBAN AREA WITHIN MC		
तहसील/सब-तहसील हरसरु	गांव/शहर हुड़डा के सेंक्टर	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	2725.08 Sq. Yards	
धन संबंधी विवरण		
राशि 6812/000 रुपये	कुल स्टाम्प ड्यूटी की राशि 4768890 रुपये	
स्टाम्प नं : GGP2021K3976	स्टाम्प की राशि 4768900 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:84134591	पेस्टिंग शुल्क 3 रुपये
Deed By: SFT	Service Charge:200	

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

हस्ताक्षर/संयुक्तकर्ता
SAGARDUTT BUILDERS AND DEVELOPERS 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
SAGARDUTT BUILDERS AND DEVELOPERS PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरु)

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

SAGARDUTT BUILDERS & DEVELOPERS PRIVATE LIMITED, (PAN:AAKCS9144E, CIN: U45201HR2006PTC091320), 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 14.04.2021 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 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 **'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 ten (10) plots, total area admeasuring 2725.08 square yards (2278.50 sq. meters), situated within the Said Colony (hereinafter referred to as the **"Said Plots"**), which are more particularly described in **Schedule-I** written hereunder.

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.


Sagardutt Builders & Developers
Pvt Ltd


DLF Utilities
Ltd.

Reg. No.

Reg. Year

Book No.

6170

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- Thru RAVIRAJ SINGHOTHER SAGARDUTT 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 6170 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 154.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 49 से 50 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/सयुक्त पंजीयन अधिकारी (हरसरु)

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.

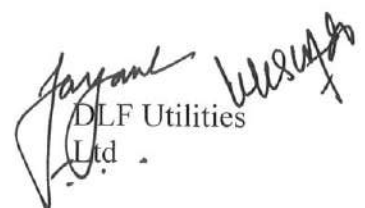
AND WHEREAS the Transferee being the developer of the Said Colony and being desirous to be the owner of the Said Plots had approached the Transferor and the Transferor had agreed to transfer the Said Plots in favour of the Transferee.

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. 1,14,22,438/- (Rupees One Crore Fourteen Lakh Twenty Two Thousand Four Hundred 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 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.
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.



Sagardutt Builders & Developers
Pvt Ltd



DLF Utilities
Ltd

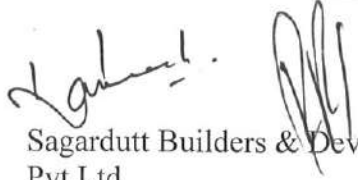


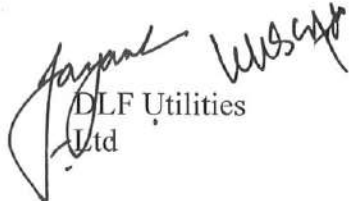
5. That the maintenance charges, water and electricity charges, if any, and other dues and demands of whatsoever nature if any payable in respect of the Said Plots shall be borne and paid by the Transferor up to the date of execution of this Transfer Deed and thereafter the Transferee shall be responsible 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. 6,81,27,000/- (Rupees Six Crore Eighty One Lakh Twenty Seven 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 PLOTS REFERRED TO ABOVE

No	Plot Owner	Plot No.	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Sagardutt Builders & Developers Private Limited	G7c/1A	262.92	219.83
2	Sagardutt Builders & Developers Private Limited	G7c/1B	262.92	219.83
3	Sagardutt Builders & Developers Private Limited	G7c/1	262.92	219.83
4	Sagardutt Builders & Developers Private Limited	G7c/2	262.92	219.83
5	Sagardutt Builders & Developers Private Limited	G7c/3	262.92	219.83


Sagardutt Builders & Developers
Pvt Ltd


DLF Utilities
Ltd



6	Sagardutt Builders & Developers Private Limited	G7c/4	262.92	219.83
7	Sagardutt Builders & Developers Private Limited	G7c/7	286.89	239.88
8	Sagardutt Builders & Developers Private Limited	G7c/8	286.89	239.88
9	Sagardutt Builders & Developers Private Limited	G7c/9	286.89	239.88
10	Sagardutt Builders & Developers Private Limited	G7c/10	286.89	239.88
Total			2725.08	2278.50

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/1A, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-


North : Other's Land
 South : 12 M Wide Street G7C
 East : Plot No G-7C/1B
 West : Green Area

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/1B, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Other's Land
 South : 12 M Wide Street G7C
 East : Plot No G-7C/1
 West : Plot No G-7C/1A

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/1, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Other's Land
 South : 12 M Wide Street G7C
 East : Plot No G-7C/2
 West : Plot No G-7C/1B


 Sagardutt Builders & Developers
 Pvt Ltd


 DLF Utilities
 Ltd



All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/2, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North	:	Other's Land
South	:	12 M Wide Street G7C
East	:	Plot No G-7C/3
West	:	Plot No G-7C/1

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/3, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North	:	Other's Land
South	:	12 M Wide Street G7C
East	:	Plot No G-7C/4
West	:	Plot No G-7C/2

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/4, admeasuring 262.92 square yards (219.83 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North	:	Other's Land
South	:	12 M wide Street G7C
East	:	Green Area
West	:	Plot No G-7C/3

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/7, admeasuring 286.89 square yards (239.88 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 G7C
South	:	Other's Land/Undetermined Used
East	:	Undetermined Used
West	:	Plot No G-7C/8

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/8, admeasuring 286.89 square yards (239.88 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 G7C
South	:	Other's Land
East	:	Plot No G-7C/7
West	:	Plot No G-7C/9


Sagardutt Builders & Developers
Pvt Ltd


DLF Utilities
Ltd



All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/9, admeasuring 286.89 square yards (239.88 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 G7C
South	:	Other's Land
East	:	Plot No G-7C/8
West	:	Plot No G-7C/10

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. G7c/10, admeasuring 286.89 square yards (239.88 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

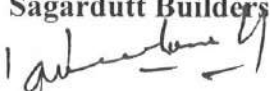
North	:	12 M Wide Street G7C
South	:	Other's Land
East	:	Plot No G-7C/9
West	:	Plot No G-7C/11

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

Sagardutt 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. Shri Karambhir
Gateway tower
DLF



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/11/2021

Certificate No. G0P2021K3983



Stamp Duty Paid : ₹ 754600

(Rs. Only)

GRN No. 84131908



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

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



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 <http://e-grashry.nic.in>

TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	431.16 sq. yards or 360.50 sq. meters
Type of Property	:	Residential
Transaction Value	:	Rs. 1,07,79,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 7,54,600/-
Stamp No.	:	G0P2021K3983 dated 16.11.2021
Registration fee	:	Rs. 50,003/- (GRN No-84133694)

Karida Real Estates Pvt. Ltd.

DLF Utilities Ltd.

प्रलेख नं:6171

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	431.16 Sq. Yards	
धन संबंधी विवरण		
राशि 10779000 रुपये	कुल स्टाम्प ड्यूटी की राशि 754530 रुपये	
स्टाम्प नं : G0P2021K3983	स्टाम्प की राशि 754600 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:84133694	पेस्टिंग शुल्क 3 रुपये
Drafted By: SLL		Service Charge:200

यह प्रलेख आज दिनांक 17-11-2021 दिन बुधवार समय 4:52:00 PM बजे श्री/श्रीमती/कुमारी KARIDA REAL ESTATES PVT LTD thru RAVIRAJ 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 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/अधिकृत 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

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, (hereinafter 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 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 **'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 plot bearing Plot No. A-9/8, admeasuring 431.16 square yards (360.50 sq. meters), situated within the Said Colony (hereinafter referred to as the **"Said Plot"**), which are more particularly described in **Schedule-I** written hereunder.


Karida Real Estates Pvt. Ltd.


DLF Utilities Ltd.

Reg. No.

Reg. Year

Book No.

6171

2021-2022

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru RAVIRAJ SINGHOTER KARIDA REAL ESTATES PVT LTD

दावेदार :- thru NARENDRA SINGHOTERDLF UTILITIES LTD

गवाह 1 :- OM PRAKASH

गवाह 2 :- RAJESH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6171 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 154.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 51 से 52 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/सयुक्त पंजीयन अधिकारी (हरसरू)

AND 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. 18,07,249/- (Rupees Eighteen Lakh Seven Thousand Two Hundred Forty Nine 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


Karida Real Estates Pvt. Ltd.


DLF Utilities Ltd.



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. 1,07,79,000/- (Rupees One Crore Seven Lakh Seventy Nine 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

No	Plot Owner	Plot No	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Karida Real Estates Private Limited	A9/8	431.16	360.50

All the rights, title and interest of the Transferor in respect of the Plot bearing Plot No. A-9/8, admeasuring 431.16 square yards (360.50 sq. meters), situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under:-

North : Other's Land
South : 12 M Wide Street A9
East : Plot No A-9/9
West : Plot No A-9/7


Karida Real Estates Pvt. Ltd.


DLF Utilities Ltd.



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

Karida Real Estates 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 Sy. Shri Karambhir

Gateway tower

DLF



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 17/11/2021

Certificate No. G0Q2021K1692

GRN No. 84132464

Stamp Duty Paid : ₹ 34900
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

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

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 SEAL OF
THE SUB
REGISTRAR
HARSARU

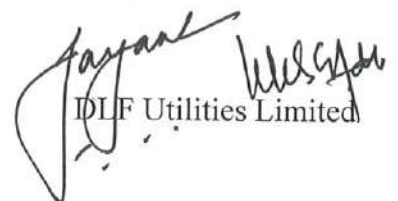
The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://harsar.nic.in>

TRANSFER DEED

Type of Deed	:	TRANSFER DEED
City Name	:	Gurugram
Plot Area	:	(19.91379 sq. yards or 16.65027 sq. meters)
Type of Property	:	Residential
Transaction Value	:	Rs. 4,98,000/- only for stamp duty purpose
Stamp Duty	:	Rs. 34,900/-
Stamp No.	:	G0Q2021K1692 dated 17.11.2021
Registration fee	:	Rs. 1003/- (GRN No-84133983)



Karida Real Estates Pvt. Ltd.



DLF Utilities Limited

प्रलेख नं:6172

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 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	19.91 Sq. Yards	
धन संबंधी विवरण		
राशि 498000 रुपये	कुल स्टाम्प ड्यूटी की राशि 34860 रुपये	
स्टाम्प नं : G002021K1692	स्टाम्प की राशि 34900 रुपये	
रजिस्ट्रेशन फीस की राशि 1000 रुपये	EChallan:84133983	पेस्टिंग शुल्क 3 रुपये
Drafted By: SELF	Service Charge:200	

यह प्रलेख आज दिनांक 17-11-2021 दिन बुधवार समय 4:53:00 PM बजे श्री/श्रीमती/कुमारी KARIDA REAL ESTATES PVT LTD thru RAVIRAJ SINGHOTHER निवास GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
KARIDA REAL ESTATES 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
KARIDA REAL ESTATES PVT LTD

उप/संयुक्त पंजीयन अधिकारी (हरसरू)

उपरोक्त दावेदार श्री/श्रीमती/कुमारी DLF UTILITIES LTD thru NARENDRA SINGHOTHER हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि दावेदार ने भरे समक्ष पेशकर्ता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी OM PRAKASH पिता SRAM निवासी DLF GGM व श्री/श्रीमती/कुमारी RAJESH पिता KARAMBIR निवासी DLF GGM ने की। साक्षी नं:1 को हम नमूनेदार/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

(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 (hereinafter collectively called as the **"Transferor"** 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 **'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 the Transferee has developed a residential plotted colony under the name and style of **'DLF Garden City'**, comprising of 179.924 acres situated at Villages Mewka, Dhorka, Bhangrola & Hayatpur, Sector-91/92, District, Gurugram, Haryana (hereinafter referred to as **"Said Colony"**).

AND WHEREAS the Transferor (3.9%) and the Transferee (96.1%) are the joint owners of plot bearing no. A-9/1B, admeasuring 510.61 square yards (426.93 sq. meters) situated within the Said Colony (hereinafter referred to as the **"Said Plot"**), out of which the Transferor have a share of 3.9% in the Said Plot (**"Transferor Share"**) which is more particularly described in **Schedule-I** written hereunder.

Karida Real Estates Pvt. Ltd.

DLF Utilities Limited

Reg. No.

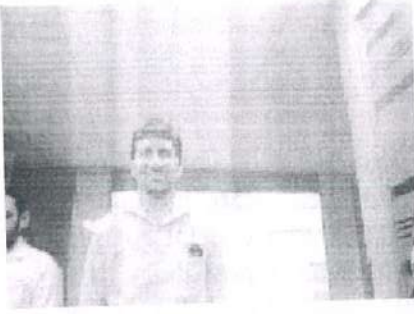
Reg. Year

Book No.

6172

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 :- OM PRAKASH

गवाह 2 :- RAJESH

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6172 आज दिनांक 17-11-2021 को बही नं 1 जिल्द नं 37 के पृष्ठ नं 155 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 840 के पृष्ठ संख्या 53 से 54 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 Transferor represent that they have a good, clear and legally marketable title free from all encumbrances in respect of the Transferor' Share in the Said Plot.

AND WHEREAS save and except the inter se arrangements as referred to above, the Transferor represent that nobody else has any interest or right in the Transferor' 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 have the right and power to convey, assign, transfer, alienate and sell the same to the Transferee.

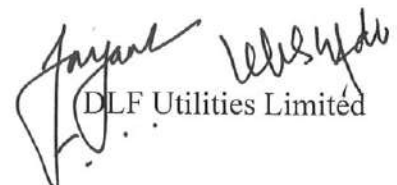
AND WHEREAS the Transferee being the developer of the Said Colony and being desirous to be the owner of the entire Said Plot had approached the Transferor and the Transferor have agreed to transfer the Transferor' Share in the Said Plot in favour of the Transferee.

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. 83,471/- (Rupees Eighty Three Thousand Four Hundred Seventy One only) already paid by the Transferee, the receipt of which is duly acknowledged by the Transferor, the Transferor do hereby transfer, assign, and convey unto the Transferee the Transferor' Share in Said Plot i.e. 3.9% 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 Transferor' 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 confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the Transferor' 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 Transferor' 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 Transferor or any person(s) claiming under or through them or in trust for them.
3. The Transferor have already handed over the actual, physical and peaceful possession of the Transferor' 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 Transferor have been left with no right, title, interest, claim or concern of any nature with the Transferor' Share in the Said Plot and the Transferee has become the sole,



Karida Real Estates Pvt. Ltd.



DLF Utilities Limited



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' 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' 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. 4,98,000/- (Rupees Four Lakh Ninety Eight 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

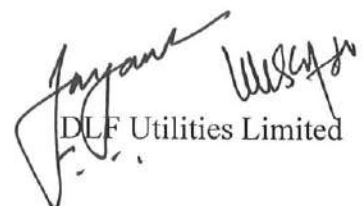
**THE SAID PLOT AND THE TRANSFEROR'S SHARE IN THE SAID PLOT
REFERRED TO ABOVE**

No	Plot Owner	Share	Plot No.	Plot Area (Sq.yds)	Plot Area (Sq.mtrs)
1	Karida Real Estates Pvt. Ltd.	3.9%	A9/1B	19.91379	16.65027
Total				19.91379	16.65027

All the rights, title and interest of the Transferor to the extent of the Transferor' Share being 3.9% in the plot bearing Plot No. A-9/1B, admeasuring 19.91379 square yards (16.65027 sq. meters) situated in the residential plotted colony known as DLF Garden City, Sector 91/92, Gurugram (Haryana) bounded as under :-



Karida Real Estates Pvt. Ltd.



DLF Utilities Limited



North : Other's Land
South : 12 M Wide Street A9
East : Plot No A-9/1A
West : Plot No A-9/1C

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.

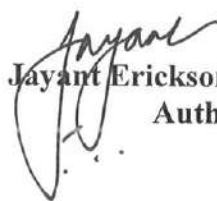
IN WITNESS WHEREOF the Parties have set their hands on these presents at Gurugram on the day, month and year first above written.

For & on behalf of Transferor



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 Karambir
Gateway Tower
DLF

