

File No ..... 3477

CERTIFICATE OF LAND

Date 28.9.2021

Certified that land measuring 3642.17 Sq meters situated in plot No 1117, Khasra No 278,279 and 299 at Village Chakkarpur, DLF Phase-I, Gurgaon Haryana fully described in the schedule mentioned hereinafter, is owned by DLF Qutab Enclave Complex Educational Charitable Trust in terms of Transfer Deed Reg No 6829, additional book No 1, Volume No 3167, pages 09 and 10 dated 28.11.1990 registered in the office of Sub Registrar, Gurgaon (Haryana). It is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land have transferred the said land to DLF Qutab Enclave Complex Educational Charitable Trust vide Transfer deed dated 28.11.1990 duly registered on 28 Nov 1990 at serial No 6829, additional book No 1, Volume No 3167, pages 09 and 10 which is registered in the office of Sub Registrar, Gurgaon (Haryana) the said land continues to be in possession of the lessee i.e. DLF Qutab Enclave Complex Educational Charitable Society.


It is further certified that Summer Fields School, DLF Phase-I, Gurgaon (Haryana) is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 3642.17 square meters situated in plot No 1117, Khasra No 278, 279 and 299 at DLF Phase-I, Gurgaon Haryana and bounded as follows: -

North	:	8 Meter wide Road
East	:	9 Meter wide Road
West	:	9 Meter wide Road
South	:	9 Meter wide Road

DISTRICT MAGISTRATE/REVENUE AUTHORITY/REGISTERING AUTHORITY WITH DESIGNATION

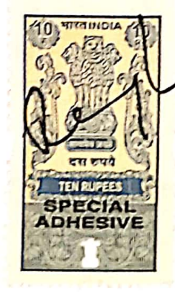
  
TEHSILDAR  
Wazirabad (Gurugram)

(Name of Office)  
(Name of District)

28/9/21

Note : Strike off whichever is not applicable

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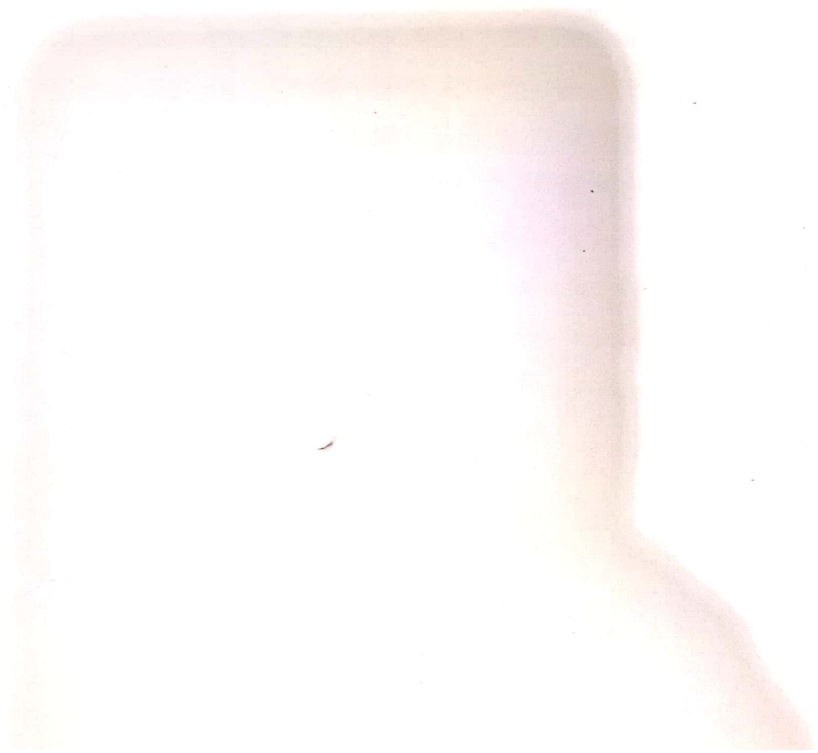


Handwritten signatures and notes in black ink, including the name 'Devender' and the date '29.6.22'.

DEVENDER BEHL  
29 JUN 2022

Handwritten text in Gurmukhi script: 'ਦੇਵਿੰਦਰ ਬੇਹਲ' (Devinder Behl), '6829', and '28/11/1990'.

For Registrar Gurdram  
13/7/22



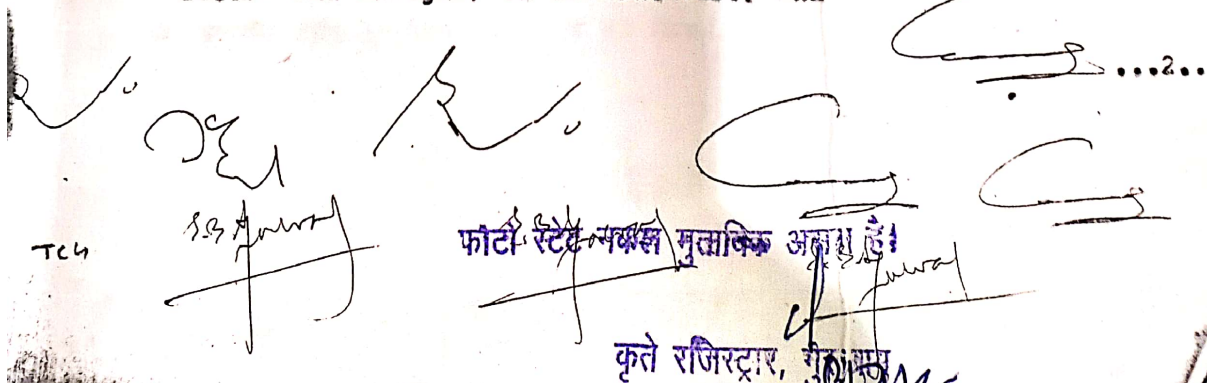
ज. वेरा  
वाले  
न न

**TRANSFER DEED**

THIS INDENTURE is made at Gurgaon on this 27th day of November, 1990 between :-

1. M/s DLF General Finance Ltd.,
2. M/s DLF Hotels Ltd.,
3. M/s Vee Dee Investment & Agencies Ltd.,
4. M/s DLF Housing & Construction Ltd.,
5. M/s Bhagirathi Investments Pvt Ltd.,
6. M/s Delhi Land & Finance Ltd.,
7. M/s DLF Universal Limited,

Public Limited Companies at Serial No.1 to 6 incorporated under the Companies Act, 1956 and having their Registered Office at 1E, Jhandewalan Extension, New Delhi-110055 and No.(7) having its Registered Office at Model Town, Sector-11, Faridabad, and Head Office at 1E Jhandewalan Extension, New Delhi-110055 hereinafter collectively called "the Transferors" (which expression shall unless inconsistent with or repugnant to the subject or context thereof include their respective successors, liquidators and assigns) of the One Part, and


  
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 फोटो स्टेट मकस मुताबिक अंकित है।
   
 कृते रजिस्ट्रार, गुडगाँव



: 2 :

M/s DLF Universal Limited, a public limited company incorporated under the Companies Act, 1956 and having its Registered Office at Model Town, Sector-11, Faridabad (Haryana) and Head Office at DLF Centre, 1E Jhandewalan Extension, New Delhi-110055 hereinafter called "The Confirming Transferor" (which expression shall unless inconsistent with or repugnant to the subject or meaning thereof include its successors, liquidators and assigns) of the Second Part; AND

DLF Outab Enclave Complex Educational Charitable Trust, a Trust constituted under the Deed of Declaration registered as Document No.7143 in Addl. Book No.1, Volume No.2511 at pages 74 to 83 on 3-2-1988 (inadvertantly mentioned in the Lease Deed dt 7-12-89 as 3-12-88) in the office of the Sub Registrar, Gurgaon, through Choudhary Raghvendra Singh, s/o late Sh R B Lal Chand R/o 16, Aurangzeb Road, New Delhi, Trustee of the said Trust appointed as such vide aforesaid registered deed of Declaration hereinafter called "The Transferee" (which expression shall unless context requires otherwise include its successors and assigns) of the Third Part.

Whereas the Transferors and Confirming Transferor, after obtaining licences from the Director, Town & Country Planning Haryana, are in the process of developing of a residential colony

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S.S. Aggarwal

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S.S. Aggarwal

कुले रजिस्ट्रार, गुरुग्राम



पं. राजेश कुमार

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गणेश

पं. राजेश कुमार

पं. राजेश कुमार  
Adv.

गणेश

पं. राजेश कुमार

पं. राजेश कुमार

भाण्डा किंवा जाता है कि फेरीकेन  
व साचीगण के निशान अंगुठा/  
हस्ताक्षर हमारे सामने कराए गए।

पं.  
पं. राजेश कुमार  
हस्ताक्षर

presently known as DLF Outab Enclave, in Tehsil and District Gurgaon, Haryana, hereinafter called 'the said colony'.

And whereas the Confirming Transferor has entered into agreements with the Transferors No.1 to 6 to get their land conveyed in its favour or in favour of its nominees.

And whereas by Lease Deed dt 7-12-89 registered in the office of the Sub Registrar, Gurgaon as document No.11001 in Addl. Book No.1, Volume No.3012 at pages 5 to 6 on 20-3-90, the Transferors at Sl.Nos.1 to 6 at the request and direction of the Confirming Transferor demised by way of lease, initially for a period of 50 years and renewable for a further period of 40 years, twelve sites of land admeasuring 11.05 acres in the aggregate earmarked for Educational facilities in the layout plan of the colony known as DLF Outab Enclave Complex which sites of land are more fully described in the schedule written thereunder and marked RED in the layout plans attached thereto on the terms and conditions set out in the said Lease Deed dt 7-12-89.

And whereas clause-6 (iv) of the said Lease Deed empowers the Transferee to ask and call upon the Transferors and Confirming Transferor to convey their reversionary right in the lease and all other rights in the said twelve sites detailed in the schedule

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S.S. J...

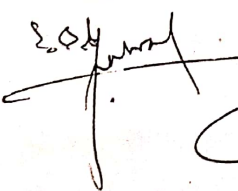
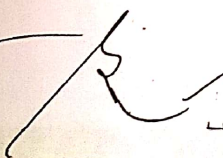
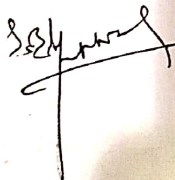
to the said Lease Deed on payment of fifteen times of annual lease money after the Transferee has run and operated the facilities for a period of five years.

And whereas the Transferee has represented to the Transferors and Confirming Transferor that it is not able to fulfil the obligation undertaken by it merely by having lease hold rights in the said sites and has requested that its lease hold rights may be enlarged into free hold rights at the agreed sale price by completely assigning the Transferors and the Confirming Transferor's entire remaining rights in the said sites immediately by waiving the time limit of five years.

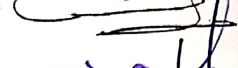
And whereas the transferee has agreed to continue to be liable to fulfil all the obligations undertaken by it in the Lease Deed executed on 7-12-89 on the same terms and conditions as contained therein.

And whereas, the Board of Directors of Transferors and Confirming Transferor have accepted the request of the Transferee and have agreed and approved at their respective meetings the proposal to transfer their entire remaining rights (including the reversionary rights) in the said twelve sites to the Transferee to be used for the purpose for which those sites have been

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of the all or any of the said sites of land is hereafter of then Transferors and the Confirming Transferor either joint or severally, as the case may be, undertake to demise by way of transfer an equivalent area in exchange earmarked for the said purpose at the new locations at the same terms and conditions as contained in these presents and agree to execute all documents as may be necessary for the purpose.

2. That the transferee doth hereby agree and undertake to pay all taxes, rates, charges and assessments that may now or may hereafter be levied upon the said sites or on any buildings constructed thereon.

3. The Transferee shall also be liable to pay to the Confirming Transferor, the charges, prorata as may be determined by the Confirming Transferor for maintaining various services and facilities in the said DLF Outab Enclave Complex where the said sites are located until the same are handed over to a local body for maintenance. All such charges shall be payable and be paid by the Transferee to the Confirming Transferor periodically as and when determined by the Confirming Transferor. The prorata share so determined by the Confirming Transferor shall be final and binding on the Transferee.

4. That the Transferors and Confirming Transferor do hereby covenant with the Transferee that the Transferee shall and may construct the buildings required for the provision of Educational Facilities themselves and run the schools themselves or have it done through any person, trust, body, association of persons, Society, Company or Institution by giving the said sites or any one or more of them or buildings constructed thereon on lease or by out-right transfer or in any other manner and on such terms and conditions as Trustees of the Transferor Trust may deem fit and proper to do so to be used

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S.S. Aggarwal  
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कृते रजिस्ट्रार, गुरुग्राम




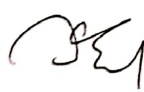


the date of the Lease Deed dated 7-12-89 aforesaid and make the facilities operational provided there is no bar on the sanction of the building plan.

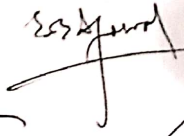
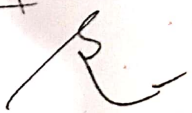
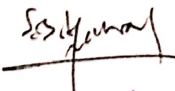
6. That with the execution and registration of this Deed, all the obligations of the Transferors at Serial No.1 to 6 under the aforesaid agreements to sell entered into by the aforesaid Transferor with Confirming Transferor shall be deemed to have been exercised and fulfilled by the aforesaid Transferors.

7. That all expenses pertaining to the documents, stamp paper, Corporation dues, Registration fee etc. shall be borne and paid by the Transferee.

8. That the possession of the demised sites has been handed over by the Transferor to the Transferee on the Transferee's assurance and undertaking to abide by the covenants, stipulations and terms and conditions of this Deed and the Lease Deed dated 7-12-89.

IN WITNESS WHEREOF the Transferors, the Confirming Transferor and the Transferee have set their respective hands through their respective

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 S.S. Jaiswal  
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 कृते रजिस्ट्रार, मुम्बई

hands through their respective authorised signatories on the day, month and year herein above mentioned.

WITNESSES:

For DLF General Finance Limited

*[Signature]*  
Director

For DLF Hotels Ltd.

*[Signature]*  
Director

For VEE DEE INVESTMENT & AGENCIES LTD.

*[Signature]*  
DIRECTOR

For DLF Housing and Construction Ltd.

*[Signature]*  
Director

For Bhagirathi Investments (P) Ltd.

*[Signature]*  
Director

For Delhi Land and Finance Ltd.

*[Signature]*  
Director

For DLF UNIVERSAL LTD.  
(TRANSFERORS)

M.M. Karnik  
Director & Secretary

For DLF UNIVERSAL LTD.  
(CONFIRMING TRANSFEROR)

M.M. Karnik  
Director & Secretary  
For DLF QUTAB ENCLAVE COMPLEX  
(SPACES FOR SALE) Trust

WITNESSES

1. *Marende Sai*  
Adv.  
*[Signature]*

2. *Amin - wafan,*  
19/11/11, *[Address]*  
New Railway Station,  
*[Address]*

*[Signature]*  
TEG-X TRUSTEE

Dated by me ....10.

*Marende Sai*  
Adv.

फोटो स्टेट मकल मुताबक

कृते रजिस्ट्रार, *[Signature]*

SCHEDULE ABOVE REFERRED TO  
SITES FOR EDUCATIONAL FACILITIES AT CHAKARPUR  
DLF QUTAB ENCLAVE COMPLEX

SITE NO.	PHASE NO.	VILLAGE	AREA (ACRES)
1112	I	Chakarpur	0.24
1113	I	-do-	0.29
1403	I	-do-	0.20
1108	I	-do-	0.21
1107	I	-do-	0.24
1106	I	-do-	0.21
1117	I	-do-	0.90
1118	I	-do-	1.28
1119	I	-do-	1.28
1120	I	-do-	1.00
1121	I	-do-	0.20
1122	I	-do-	5.00
		Total:	11.05

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*[Handwritten signatures and initials]*

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कृते रजिस्ट्रार, मुम्बई  
*[Signature]*

6822-आतिरिक्त बही नं. ---  
गसेका नं. 162...पष्ट नं. ---  
जिल्द नं. ---  
विपकाया गया जायदे बही नं. 168...पर  
जिल्द नं. 81...पष्ट नं. ---  
जिल्द नं. 81...को दर्ज रजिस्टर किया गया

रजिस्टर  
जुलै 1968