

**TRANSFER DEED EXECUTED BY SUBSIDIARY COMPANIES IN FAVOUR OF
ITS PARENT COMPANY UNDER NOTIFICATION NO.
M- 599/X-501, DATED 25/03/1942**

- | | |
|---------------------------|--|
| 1. Kind of Land | - Agricultural |
| 2. Pargana or Ward | - Lucknow |
| 3. Village | - Baghamau |
| 4. Details of Property | - Khasra Nos. 132Kha, 323, 325, 348,
352, 353, 627, 628, 629, 630,
138Kha, 140Gha, 236, 253, 254,
313, 316, 354, 675, 684, 349, 779,
355, 356, 104, 175, 180, 307, 584,
309, 400, 658, 659, 660, 403, 424,
435, 379, 389, 393, 394, 395, 574,
626, 436Kha, 530Ka, 184, 569Ka,
73, 247, 573, 729, 155, 324Ka,
138Ka, 572, 575, 333, 140Kha,
140Cha, 151, 265, 383, 388, 391,
734, 762, 772, 392, 399, 565,
262Ka 266Kha, 434, 438, 764, 768,
769, 773, 366Ka, 366Kha, 372,
374, 645, 371, 376, 85Kha, 321Ga,
150Kha, 346, 638, 798, 799, 48,
655, 318, 105, 226, 571, 404,
365Kha, 84, 161, 244, 653, 733,
735, 736, 646, 81, 100, 103Ka,
108Ka, 109, 113Ka, 117, 656,
97Ka, 133, 134, 135, 136, 636, 311,
682, 774, 90Ka, 92, 266Ga & 375 |
| 5. Unit of Measurement | - Hectare |
| 6. Area of Property | - 22.680 Hectare |
| 8. Other details | - N.A. |
| 11. Condition | - Open Land |
| 13. No. of First Party(6) | - No. of Second Party (1) |

For on Behalf of Transferor No. 1 to 6

TRANS DEVELOPERS PVT. LTD.

(Mr. Sanjay Kumar Singh)
Authorized Signatory

(Ghed Anwar Mahmood)
Authorized Signatory

(A) Transferor's
Description

1. Name

- 1) Devrishi Developers Pvt. Ltd.
- 2) Eleventh Floor Properties Pvt. Ltd.
- 3) Hari Ganga Farms Pvt. Ltd.
- 4) Imperial Buildwell Pvt. Ltd.
- 5) Jatadhari Properties Pvt. Ltd.
- 6) Legacy Buildwell Pvt. Ltd.

All(s) Registered Office
Address

- 144/2, Ashram, Mathura Road, New
Delhi

Occupation

- Business

(B) Transferee's
Description

1. Name

- **ANS Developers Pvt. Ltd.**

Office Address

- 308, Tulsiani Chambers, Nariman
Point, Mumbai

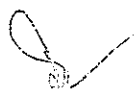
Occupation

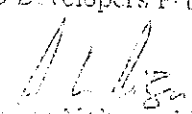
- Business

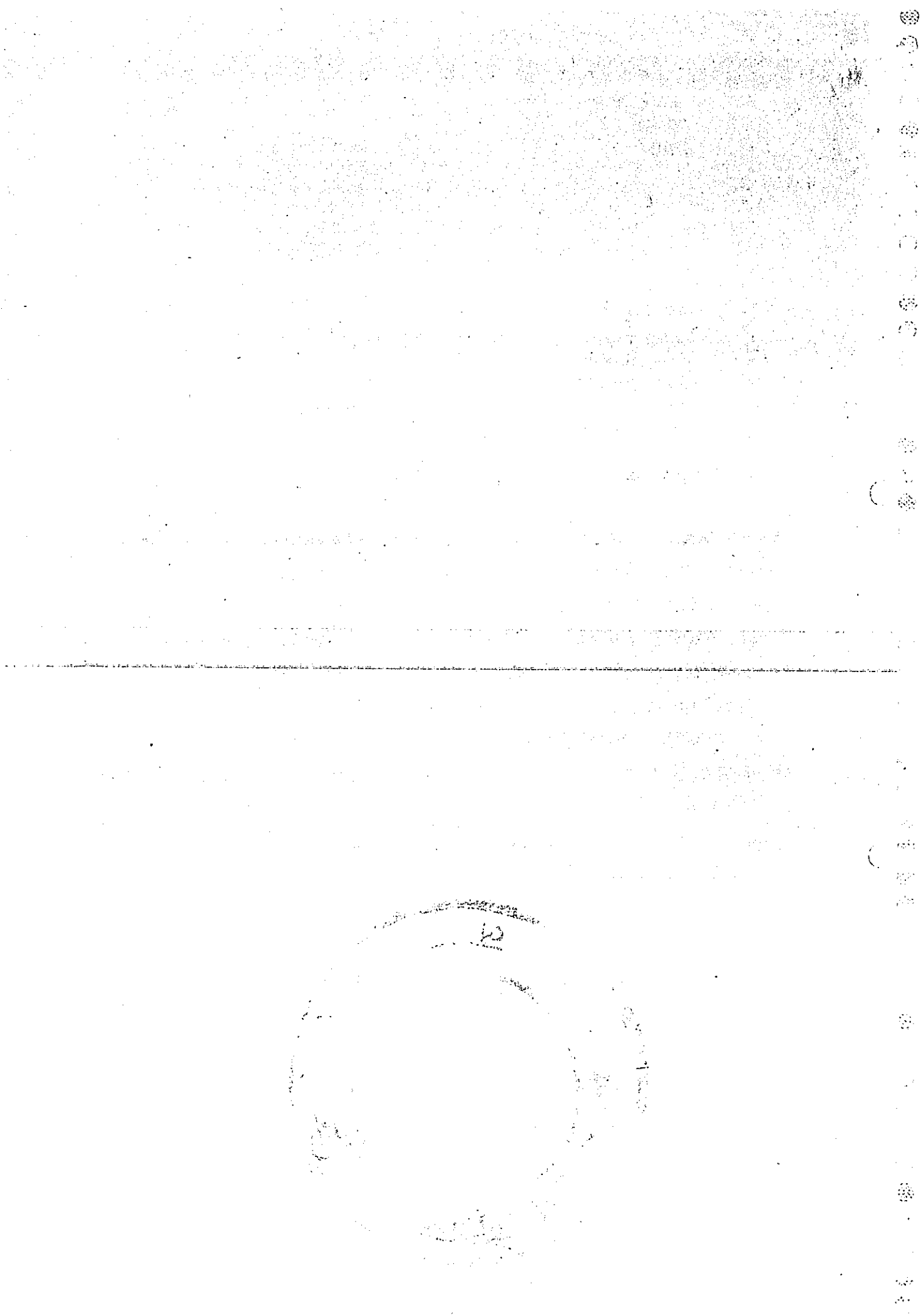
THIS TRANSFER DEED is executed between **1) Devrishi Developers Pvt. Ltd.** a company incorporated under the Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh **2) Eleventh Floor Properties Pvt. Ltd.** a company incorporated under the Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh **3) Hari Ganga Farms Pvt. Ltd.** a company incorporated under the Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh **4) Imperial Buildwell Pvt. Ltd.**, a company incorporated under the Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh **5) Jatadhari Properties Pvt. Ltd.**, a company incorporated under the Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh **6) Legacy Buildwell Pvt. Ltd.** a company incorporated under the

For on Behalf of Transferor No. 1 to 6

For ANS Developers Pvt. Ltd.


Mr. Sanjeev Kumar Singh
Authorised Signatory


Mr. Sanjeev Kumar Singh
Authorised Signatory



Companies Act 1956, having its office at 114/2, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh (herein after collectively referred to as '**Transferors**', which expression shall mean and include its legal representatives, successors, administrators, nominees and assignees etc.) of the **One Part**

AND

ANS Developers Private Limited, a company incorporated under the Companies Act 1956, having its office at 308, Tulsiani Chambers, Nariman Point, Mumbai through its Authorised Signatory **Syed Anwar Mahmood Rizvi** son of Shri Mahmood Ali Rizvi (hereinafter referred to as '**Transferee**', which expression shall mean and include its legal representatives, successors, administrators, nominees and assignees etc.) of the **Other Part**,

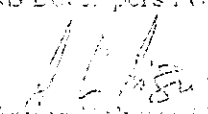
AND WHEREAS Deverishi Developers Pvt. Ltd. (Transferor No. 1) had purchased Agricultural Land bearing Khasra Nos. 132Kha, 323, 326, 348, 352, 353, 627, 628, 629, 630, 138Kha, 140Gha, 236, 253, 254, 313, 316, 354, 675, 684, 349 & 779 situated at Village Baghamau, Tehsil, Pargana & Distt. Lucknow vide various registered sale deeds registered in the office of Sub-Registrar-II, Lucknow details of which herein:-

1. Agricultural Land Khasra No. 132Kha, 323, 326, 348, 352, 353, 627, 628, 629 & 630 vide sale deed dated 04.09.2010 registered in Book No. I, Zild No. 10158 on pages 225 to 440 on Sl. No. 12455 dated 04.09.2010.
2. Agricultural Land Khasra No. 138Kha, 140Gha, 236, 253, 254, 313, 316, 354, 675 & 684 vide sale deed dated 08.06.2011 registered in Book No. I, Zild No. 11027 on pages 307 to 518 on Sl. No. 1447 dated 08.06.2011.

For on Behalf of Transferor No. 1 to 6


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd


(Syed Anwar Mahmood Rizvi)
Authorised Signatory



3. Agricultural Land Khasra No. 349 & 779 vide sale deed dated 05.07.2011 registered in Book No. I, Zild No. 11138 on pages 351 to 408 on Sl. No. 8783 dated 06.07.2011.

AND WHEREAS Eleventh Floor Properties Pvt. Ltd. (Transferor No. 2) had purchased Agricultural Land bearing Khasra Nos. 355, 356, 104, 175, 180, 307, 584, 309, 400, 658, 659 & 660 situated at Village Baghamau, Tehsil, Pargana & Distt. Lucknow vide various registered sale deeds registered in the office of Sub-Registrar-II, Lucknow details of which herein:-

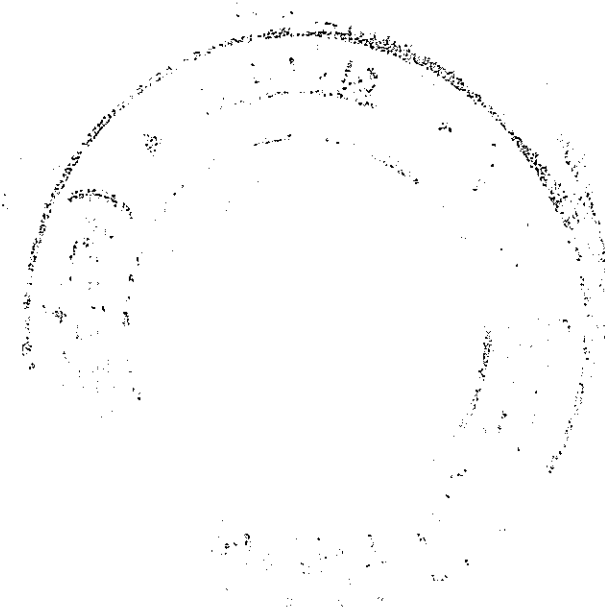
1. Agricultural Land Khasra No. 355 & 356 vide sale deed dated 01.08.2006 registered in Book No. I, Zild No. 5938 on pages 251 to 298 on Sl. No. 7149 dated 02.08.2006.
2. Agricultural Land Khasra No. 104, 175, 180, 307 & 584 vide sale deed dated 17.08.2006 registered in Book No. I, Zild No. 5973 on pages 155 to 216 on Sl. No. 7611 dated 17.08.2006.
- ~~3. Agricultural Land Khasra No. 309 vide sale deed dated 26.09.2006~~ registered in Book No. I, Zild No. 6065 on pages 281 to 310 on Sl. No. 8969 dated 27.09.2006.
4. Agricultural Land Khasra No. 400 vide sale deed dated 07.11.2006 registered in Book No. I, Zild No. 6160 on pages 65 to 94 on Sl. No. 10282 dated 07.11.2006.
5. Agricultural Land Khasra No. 658 vide sale deed dated 06.11.2006 registered in Book No. I, Zild No. 6161 on pages 243 to 278 on Sl. No. 10296 dated 08.11.2006.
6. Agricultural Land Khasra No. 659 vide sale deed dated 29.12.2006 registered in Book No. I, Zild No. 6288 on pages 353 to 402 on Sl. No. 12133 dated 29.12.2006.

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(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.

(Syed Anwar Mahmood Rizvi)
Authorised Signatory



7. Agricultural Land Khasra No. 660 vide sale deed dated 07.11.2006 registered in Book No. I, Zild No. 6288 on pages 319 to 362 on Sl. No. 12132 dated 29.12.2006.

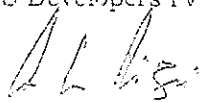
AND WHEREAS Hari Ganga Farms Pvt. Ltd. (Transferor No. 3) had purchased Agricultural Land bearing Khasra Nos. 403, 424, 435, 379, 389, 393, 394, 395, 574, 626, 436, 400, 580, 184, 569, 73, 247, 573, 729, 155, 324, 138, 572, 575 & 333 situated at Village Baghamau, Tehsil, Pargana & Distt. Lucknow vide various registered sale deeds registered in the office of Sub-Registrar-II, Lucknow details of which herein:-

1. Agricultural Land Khasra No. 403, 424 & 435 vide sale deed dated 29.08.2006 registered in Book No. I, Zild No. 6005 on pages 229 to 274 on Sl. No. 8073 dated 30.08.2006.
2. Agricultural Land Khasra No. 379, 389, 393, 394, 395, 574 & 626 vide sale deed dated 04.09.2006 registered in Book No. I, Zild No. 6020 on pages 69 to 132 on Sl. No. 8298 dated 05.09.2006.
3. Agricultural Land Khasra No. 436Kha vide sale deed dated 12.09.2006 registered in Book No. I, Zild No. 6039 on pages 37 to 82 on Sl. No. 8573 dated 12.09.2006.
4. Agricultural Land Khasra No. 400 & 580Ka vide sale deed dated 18.09.2006 registered in Book No. I, Zild No. 6047 on pages 315 to 354 on Sl. No. 8703 dated 18.09.2006.
5. Agricultural Land Khasra No. 184 vide sale deed dated 25.09.2006 registered in Book No. I, Zild No. 6058 on pages 41 to 82 on Sl. No. 8855 dated 25.09.2006.

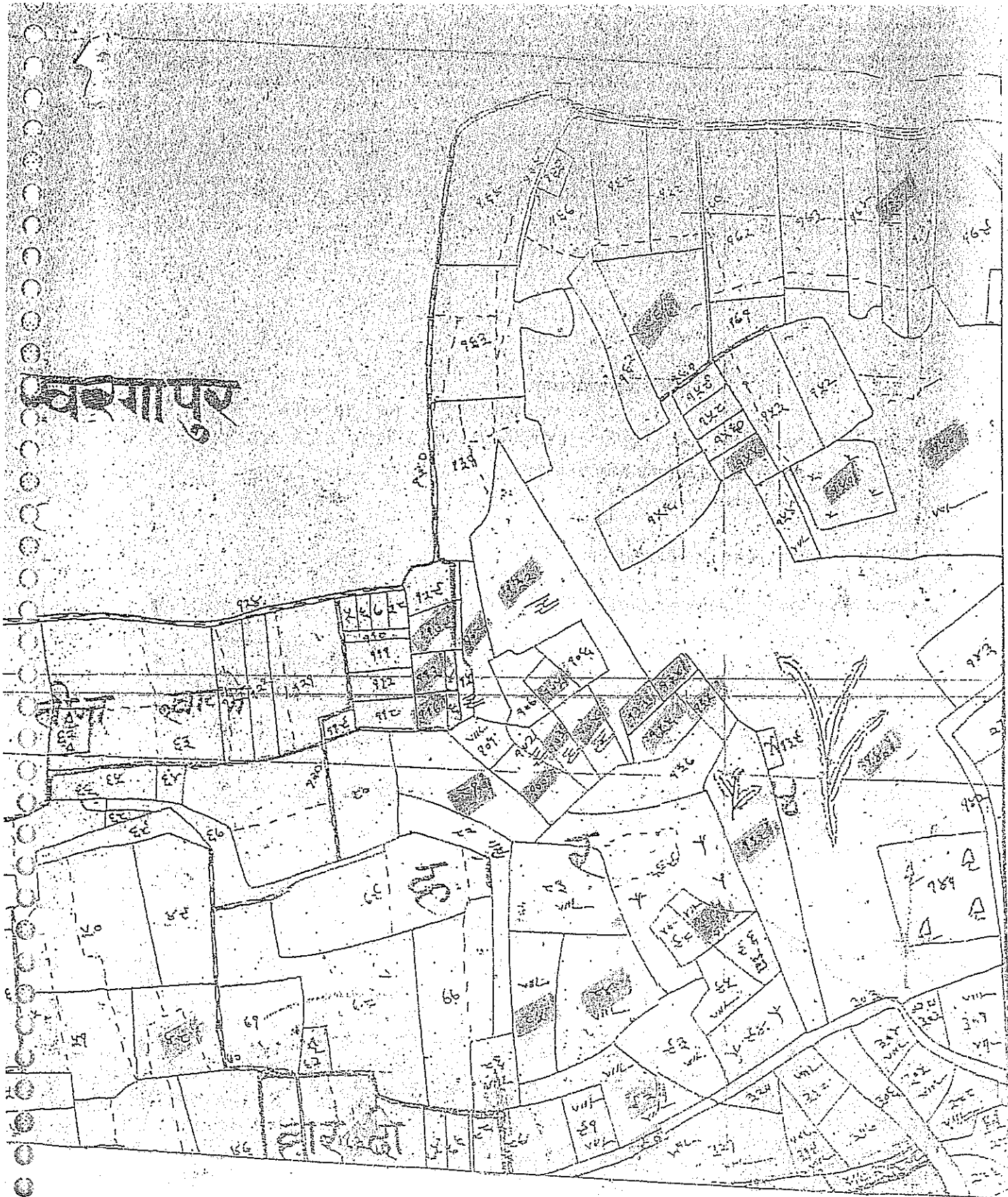
For on Behalf of Transferor No. 1 to 6


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mohammad Rizvi)
Authorised Signatory





For on Behalf of Transferer No. 1 to 6

For ANS Developers Pvt. Ltd.

(Mr. Sanjeev Kumar Singh)
 Authorised Signatory

(Syed Anwar Mahmood Rizvi)
 Authorised Signatory

अंतरण विक्रय पत्र

10,000.00 100 10,100.00 5,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लक्षण

देवप्रद डि.प्रा.लि.द्वारा अधि संजीव कुमार सिंह
लालता सिंह

पुत्र श्री
व्यापार

निवासी 144/2, आश्रम मधुरा रोड न्यू दिल्ली

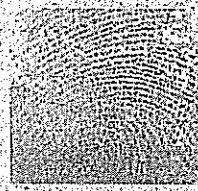
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 9/4/2015

समय 1:18PM

को निबन्धन हेतु पेश किया।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

संजय कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

लखनऊ

गिरेता

क्रेता

9/4/2015

देवप्रद डि.प्रा.लि.द्वारा अधि संजीव कुमार सिंह

पुत्र श्री लालता सिंह

पेशा व्यापार

निवासी 144/2, आश्रम मधुरा रोड न्यू दिल्ली



एएनएस डेवलपर्स प्रा.लि.द्वारा सैयद अनवर महमूद
रिजवी

पुत्र श्री महमूद अली रिजवी

पेशा व्यापार

निवासी कार्या -308, तुल्लसयानी चैम्बर नरीमन
प्वाइन्ट मुम्बई



इलेवन्थ फ्लोर प्रा.प्रा.लि.द्वारा संजीव कुमार
सिंह

पुत्र श्री लालता सिंह

पेशा व्यापार

निवासी 144/2, आश्रम मधुरा रोड न्यू दिल्ली



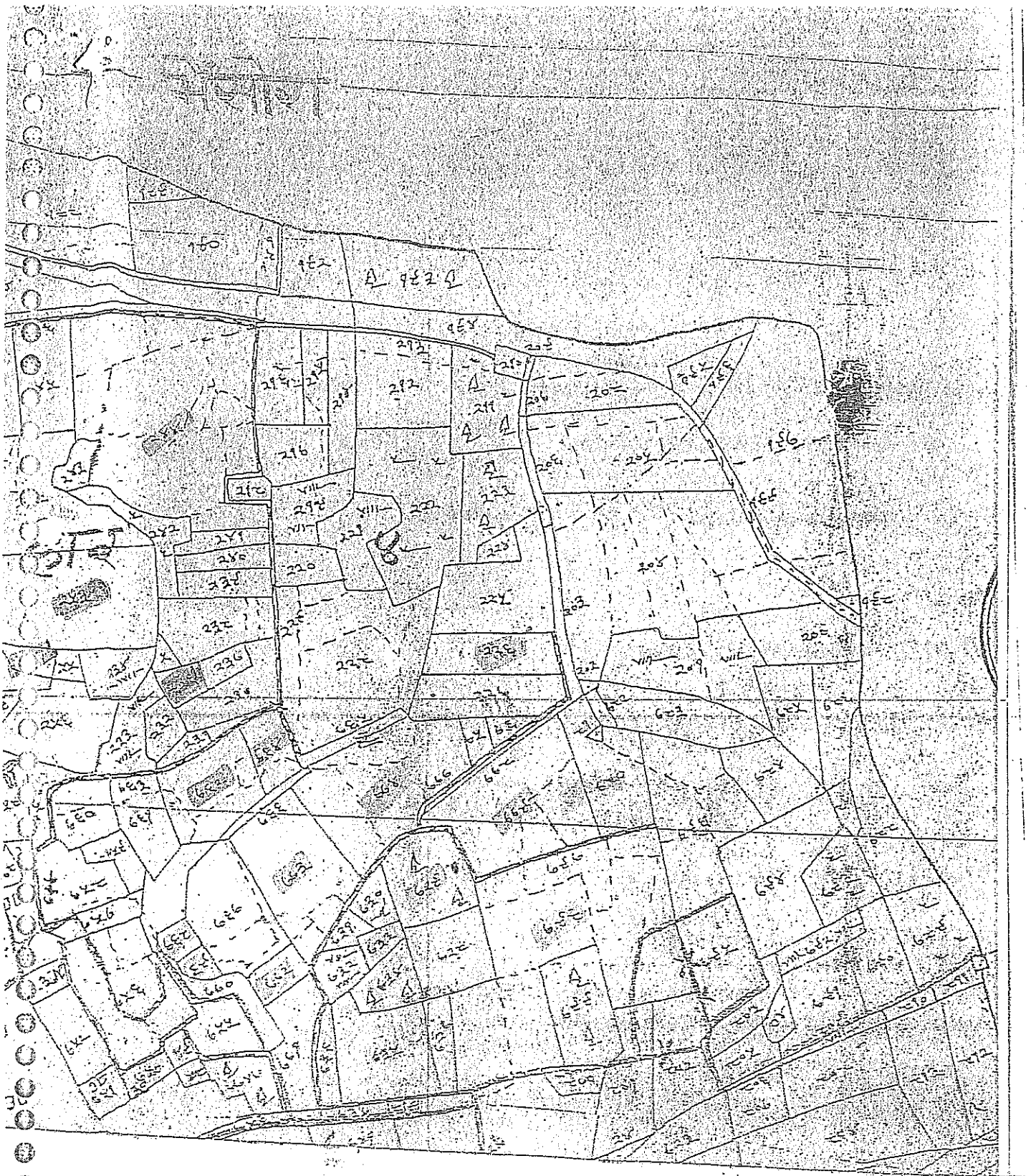
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सिंह

पुत्र श्री लालता सिंह

पेशा व्यापार

निवासी 144/2, आश्रम मधुरा रोड न्यू दिल्ली





For on Behalf of Transferor No. 1 to 6

(Mr. Sanjeev Kumar Singh)
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For ANS Developers Pvt. Ltd.

(Syed Anwar Mahmood Rizvi)
 Authorised Signatory

विक्रेता

Registration No.: 4798

Year: 2,015

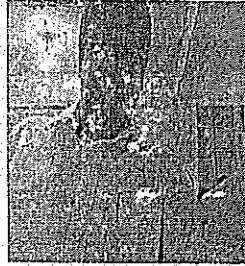
Book No.: 1

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लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार

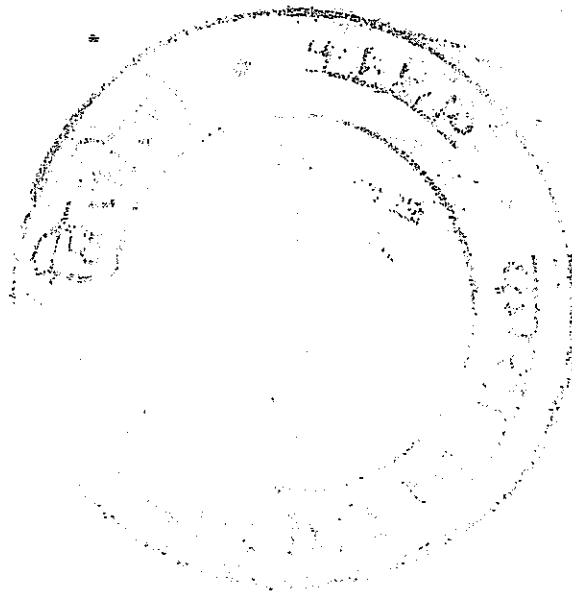


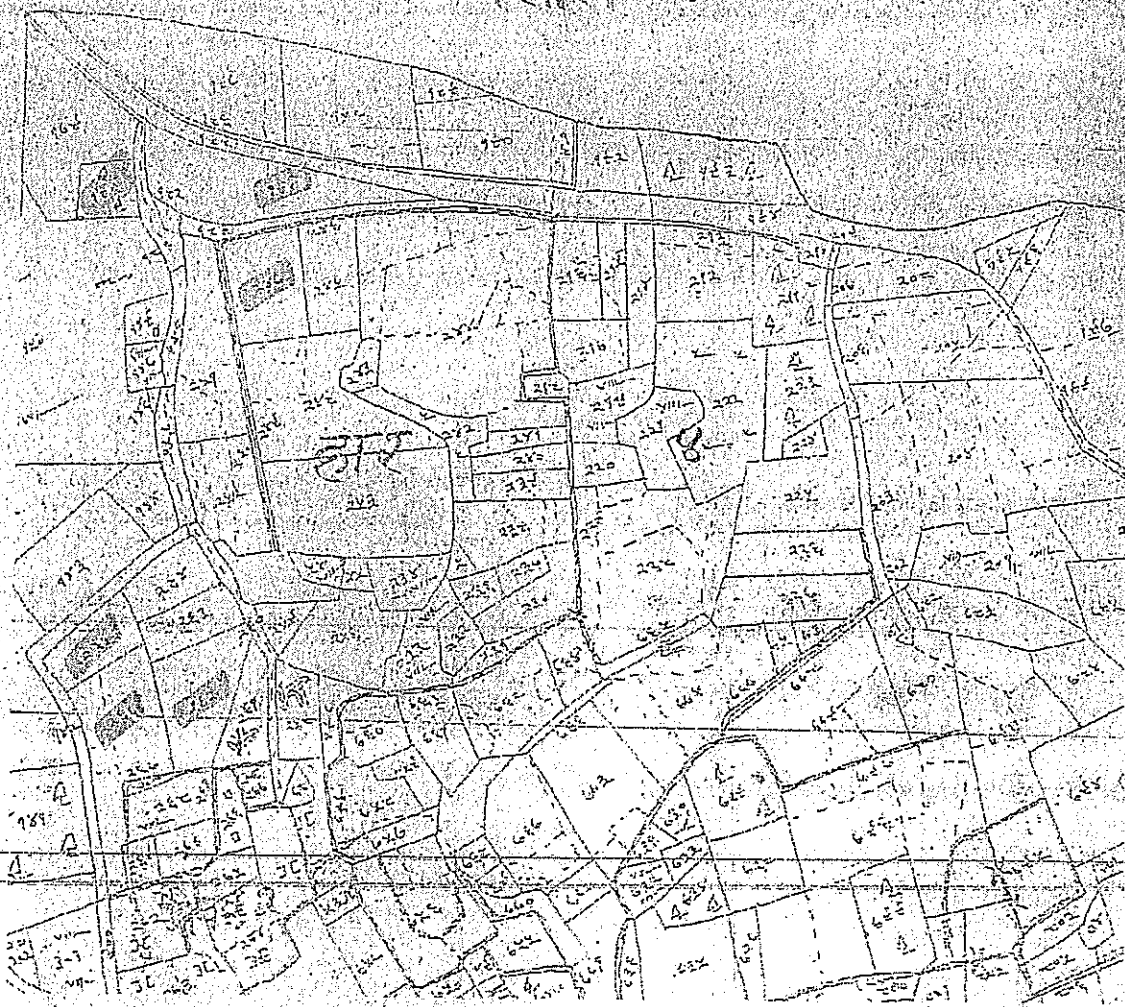
0106 लीगेसी बिल्डवेल् प्रा.लि.द्वारा अधि.ह. संजीव कुमार सिंह

लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार





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विक्रेता

Registration No.: 4798

Year: 2015

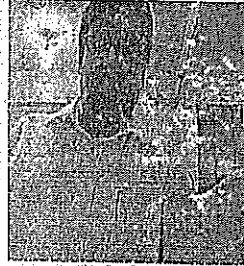
Book No. 1

0101 देवक्रषि डे.प्रा.लि.द्वारा अधि संजीव कुमार सिंह

लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार



0102 इलेवन्थ फलौर प्रा.प्रा.लि.द्वारा संजीव कुमार सिंह

लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार



0103 हरी गंगा फार्म प्रा.लि.द्वारा अधि ह. संजीव कुमार सिंह

लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार



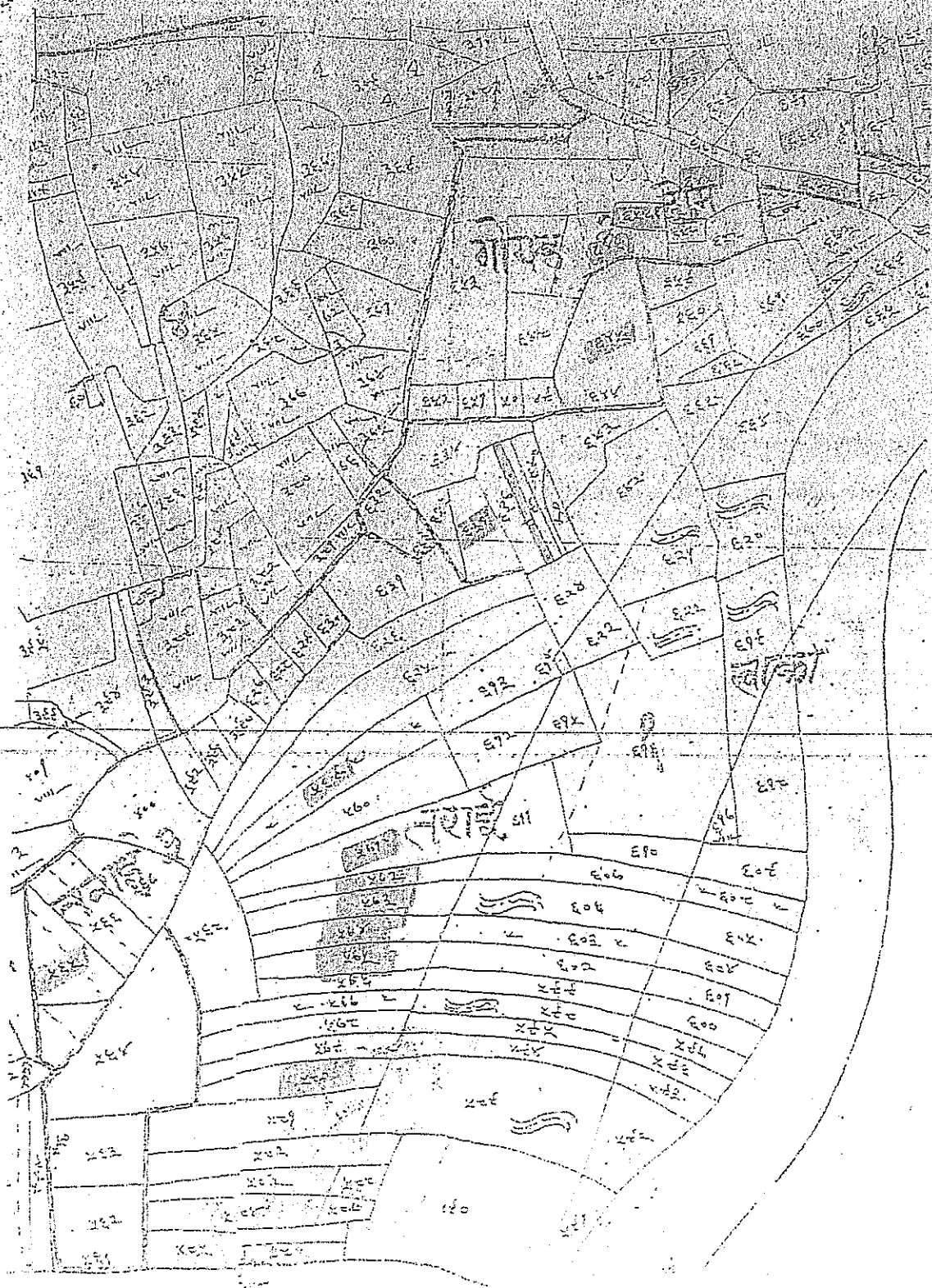
0104 इम्पीरियल बिल्डवेल प्रा.लि.द्वारा अधि ह. संजीव कुमार सिंह

लालता सिंह

144/2, आश्रम मथुरा रोड न्यू दिल्ली

व्यापार





For on Behalf of Transferor No. 1 to 6

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Authorised Signatory

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क्रेता

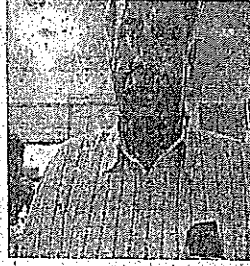
Registration No. : 4798

Year : 2,015

Book No. 1

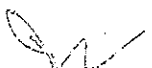
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एएनएस डेवलपर्स प्रा.लि.द्वारा सैय्यद अनवर महमूद रिजवी
महमूद अली रिजवी
कार्या -308 , तुल्लसयानी चैम्बर नरीमन प्वाइन्ट मुम्बई
व्यापार

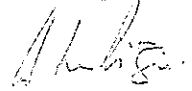




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(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mahmood Rizvi)
Authorised Signatory

आज दिनांक 09/04/2015 को

बही सं. 1 जिल्द सं. 16641

पृष्ठ सं. 69 से 194 पर क्रमांक 4798

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेश कुमार (प्रभारी)

उप-निबन्धक (द्वितीय)

लखनऊ

9/4/2015

