

10044



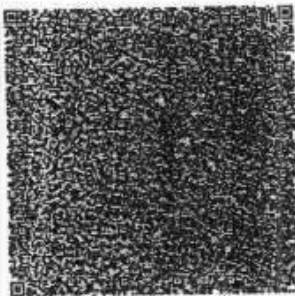
नित्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No. : IN-UP00517283169954M  
 Certificate Issued Date : 30-Jul-2014 04:00 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/UP-GZB  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100617890420413M  
 Purchased by : MESSERS JKG INFRABUILD PVT LTD  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND IN KHASRA NO.1069 AREA MEASURING 8164 SQ MTRS  
 VILL NOOR NAGAR GHAZIABAD  
 Consideration Price (Rs.) : 14,25,00,000  
 (Fourteen Crore Twenty Five Lakh only)  
 First Party : MESSERS SHREE ENERGY DEVELOPERS PVT LTD  
 Second Party : MESSERS JKG INFRABUILD PVT LTD  
 Stamp Duty Paid By : MESSERS JKG INFRABUILD PVT LTD  
 Stamp Duty Amount(Rs.) : 99,75,000  
 (Ninety Nine Lakh Seventy Five Thousand only)



Verified By,  
 (Suresh Chandra Rajput)  
 Registration Clerk  
 Sadar-ilind Ghaziabad

LOCKED BY  
 S. R. G. Ind  
 Ghaziabad

Please write or type below this line

For Shree Energy Developers Pvt. Ltd.

Authorised Signatory

For JKG INFRABUILD PVT. LTD.

Director

YI 0000035509

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Attached with e-Stamp Certificate No.IN-UP00517283169954M

## **SALE DEED**

SALE DEED FOR.....RS.142500000-00  
STAMP DUTY.....@ 7%.....RS.009975000-00

### **VALUATION OF THE PLOT OF LAND AS PER CIRCLE RATE**

Circle Rate : @ Rs.16,000/-Per Sq. Mtr.  
Valuation as per Circle Rate:  $16,000 \times 8163.62 = \text{Rs.}13,06,17,920/-$

That the Vendee has paid the Stamp Duty as per its actual sale transaction which is higher than the circle rate of the Competent Authority.

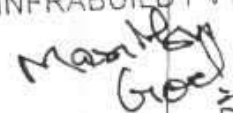
### **BRIEF DETAIL OF PLOT OF LAND**

V-Code : 0183, Page No.30  
Type of Land : Agricultural  
Ward Pargna : Loni  
Mohalla/Gram : Noor Nagar (Ghaziabad).  
Detail of Plot of Land : Piece of Land Measuring  
8163.62 Sq. Mtrs., Khata No.352,  
bearing Khasra No.1069, Village:  
Noor Nagar, Pargna Loni, Tehsil  
and Distt. Ghaziabad, U.P.

For Shree Energy Developers Pvt. Ltd.



For JKG INFRABUILD PVT. LTD.



Director

Attached with e-Stamp Certificate No.IN-UP00517283169954M

Area Measuring : 8163.62 Sq. Mtrs.  
Land Cost/Circle Rate : Rs.16,000/- Per Sq. Mtr.  
Number of Pages : 13  
Vendor/Seller : Itself

**Boundaries of the Land under sale:**

East : Land of M/s Shree Energy Developers Pvt. Ltd.  
West : Part of Khasra No.1069  
North : Part of Khasra No.1069  
South : Land in Khasra No.1068

**Vendor/Seller Description:**

**M/S SHREE ENERGY DEVELOPERS PVT. LTD.,** HAVING ITS REGISTERED OFFICE AT AG-579, SHALIMAR BAGH, NEW DELHI & CORPORATE OFFICE AT H-95, SECTOR-63, NOIDA-201 301, THROUGH ITS AUTHORISED SIGNATORY SHRI R. K. JAIN SON OF SHRI HARISH CHAND JAIN. PAN-AAICS4574N.

For Shree Energy Developers Pvt. Ltd.

  
Authorised Signatory

For JKG INFRABUILD PVT. LTD

  
Director

Attached with e-Stamp Certificate No.IN-UP00517283169954M

**Vendee/Purchaser Description:**

**M/S J.K.G. INFRABUILD PVT. LTD.,** HAVING  
ITS REGD. OFFICE AT A-24, YOJNA VIHAR,  
DELHI-110 092, THROUGH ITS DIRECTOR  
SHRI MANISH KUMAR GOEL SON OF SHRI  
J.K. GOEL.  
PAN- AADCJ2861Q.

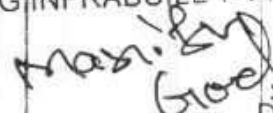
**DETAILS OF PLOT OF LAND:**

FREE HOLD VACANT PIECE OF LAND, AREA MEASURING  
8163.62 SQ. MTRS., KHATA NO.352, OUT OF KHASRA BEARING  
NO.1069, SITUATED IN THE AREA OF VILLAGE: NOOR NAGAR,  
PARGNA LONI, TEHSIL AND DISTT. GHAZIABAD, U.P.

**SALE DEED:**

This Sale Deed is executed at Ghaziabad, on this 30th day of July,  
2014, by: **M/S SHREE ENERGY DEVELOPERS PVT. LTD.,**  
HAVING ITS REGISTERED OFFICE AT AG-579, SHALIMAR  
BAGH, NEW DELHI & CORPORATE OFFICE AT H-95, SECTOR-  
63, NOIDA-201301, THROUGH AUTHORISED SIGNATORY SHRI

For Shree Energy Developers Pvt. Ltd.  
  
Authorised Signatory

For JKG INFRABUILD PVT LTD  
  
Director



-5-



5/13

Attached with e-Stamp Certificate No.IN-UP00517283169954M

**R. K. JAIN** SON OF **SHRI HARISH CHAND JAIN**, (authorized to execute the Sale Deed on behalf of Company, vide Board of Directors Resolution passed on 30.07.2014, of the Company), hereinafter called the **VENDOR** (which expression shall unless the context otherwise requires mean and include their successors, executors, representatives, administrators, nominees and all legal assigns).

.....IN FAVOUR OF.....

**M/S J.K.G. INFRABUILD PVT. LTD.**, HAVING ITS REGD. OFFICE AT A-24, YOJNA VIHAR, DELHI-110 092, THROUGH ITS DIRECTOR **SHRI MANISH KUMAR GOEL** SON OF **SHRI J.K. GOEL**, (authorized to execute the Sale Deed on behalf of Company, vide Board of Directors Resolution passed on 22.07.2014, of the Company), hereinafter called the **VENDEE** (which expression shall unless repugnant to the meaning or context thereof include its executors, liquidators, administrators, successors and assigns).

WHEREAS the Vendor is the absolute owner and in physical possession of **FREE HOLD VACANT PIECE OF LAND, AREA MEASURING 8163.62 SQ. MTRS., KHATA NO.352, OUT OF KHASRA BEARING NO.1069, SITUATED IN THE AREA OF VILLAGE: NOOR NAGAR, PARGNA LONI, TEHSIL AND DISTT. GHAZIABAD, U.P.**

For Shree Energy Developers Pvt. Ltd.

27/7/14  
Authorised Signatory

Two fingerprints of the authorized signatory.

For JKG INFRABUILD PVT. LTD.

Manish Goel  
Director



-6-

Attached with e-Stamp Certificate No.IN-UP00517283169954M

Having purchased by the Vendor from M/s Nitishree Buildtech Pvt. Ltd., 78B, II-D2, DDA Flats, Kondli, Ghadoli, Mayur Vihar Phase-3, Delhi-110 096, through its Authorized Signatory Shri Bhudev Sharma son of Shri Santosh Kumar Sharma, by virtue of Sale Deed document regd. at No.9845, in Book No.I, Volume No.4447, on pages 01 to 588, Dated 29.12.2010, duly regd. with the office of Sub-Registrar-II, Ghaziabad.

AND WHEREAS the Vendee, since have paid the total agreed sale consideration to the Vendor and the Vendor, by virtue of this Sale Deed, transferring and conveying FREE HOLD VACANT PIECE OF LAND, AREA MEASURING 8163.62 SQ. MTRS., KHATA NO.352, OUT OF KHASRA BEARING NO.1069, SITUATED IN THE AREA OF VILLAGE: NOOR NAGAR, PARGNA LONI, TEHSIL AND DISTT. GHAZIABAD, U.P., free from all sorts of encumbrances, in favour of the Vendee, on the terms and conditions, as set out hereinafter;

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That the consideration of a sum of Rs.14,25,00,000/- (Rupees Fourteen Crore Twenty Five Lac Only) as fixed by the parties have been received by the Vendor from the Vendee before the execution of Sale Deed detailed as under:-



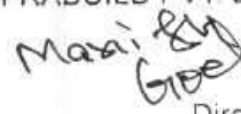
Attached with e-Stamp Certificate No.IN-UP00517283169954M

- i) Rs.10,00,000/-(Rupees Ten Lac Only), Vide Cheque No.872926, Dated 21.07.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- ii) Rs.1,00,75,000/-(Rupees One Crore Seventy Five Thousand Only), Vide Cheque No.872937, Dated 31.07.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- iii) Rs.1,00,00,000/-(Rupees One Crore Only), Vide Cheque No.872939, Dated 31.07.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- iv) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872930, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- v) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872931, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- vi) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872932, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,

For Shree Energy Developers Pvt. L

  
Authorised Signatory

For JKG INFRABUILD PVT. LTD

  
Director

Attached with e-Stamp Certificate No.IN-UP00517283169954M

- vii) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872933, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- viii) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872934, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- ix) Rs.2,00,00,000/-(Rupees Two Crore Only), Vide Cheque No.872935, Dated 31.12.2014, drawn on Punjab National Bank, Kaushambi Branch, Ghaziabad,
- x) Rs.14,25,000/-(Rupees Fourteen Lac Twenty Five Thousand Only), Towards TDS.

2. That the Vendor do hereby grant, convey, transfer, assign and sell unto the Vendee, by way of absolute sale, the said Land more fully and particularly described above, together with all the easements, liberties, privileges, advantages and appurtenances whatsoever appertaining to the said Land or any part thereof and all the estate, rights, title and interest, claim and demand whatsoever of the Vendor into or upon the said Land TO HAVE AND TO HOLD unto the Vendee and for the use of the Vendee, absolutely and forever, free from all sorts of encumbrances and claims.

For JKG INFRABUILD PVT. LTD

For Shree Energy Developers Pvt. Ltd.

Director



9  
13

-9-

Attached with e-Stamp Certificate No.IN-UP00517283169954M

3. That the Vendor have delivered the vacant peaceful physical possession of the said Land to the Vendee along with all original documents pertaining to the title of the said Land, which the Vendee do admits and accepts, which shall be deemed to be valid discharge by the Vendor.
4. That the Vendor covenants with the Vendee, that the Vendee may peacefully enter into, quietly possess and enjoy the above mentioned Land, without any let, hindrance, interruption, eviction, claim or demand from or by the Vendor or from any person or persons claiming through or under or in trust to the Vendor, the Vendor undertake that the Vendor shall not have any rights, interest or titles on the said Land henceforth and the Vendee shall be its sole owners henceforth for all intents and purposes which act shall be deemed to be valid discharge by the Vendor.
5. That the Vendor declare that the said Land hereby conveyed is free from all sorts of encumbrance i.e. sales, mortgages, transfers, court injunctions, attachments, disputes, gifts, wills, exchanges etc. charge, titles, actions-at-law and the said Land is not the subjects matter of any pending litigation in any court of Law or Tribunal and if it is ever proved otherwise the Vendor shall be liable for the same.

For JKG INFRABUILD PVT. LTD

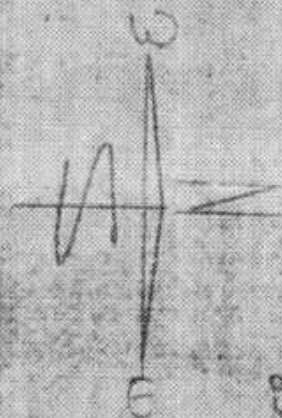
*Manish Grover*  
Director

For Shree Energy Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

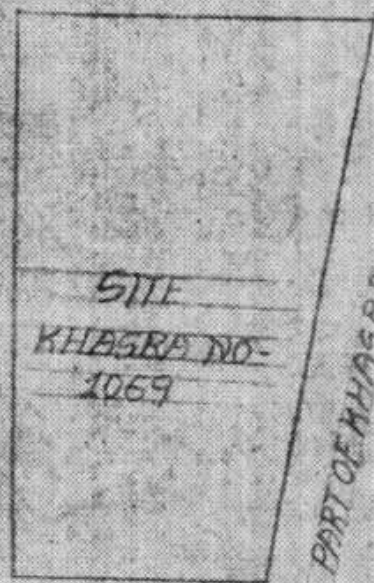
SITE PLAN OF REST. OPEN LAND ON KHASRA NO-1069  
SITUATED IN VILLAGE- NOOR NAGAR PARGANA LONI  
TEHSIL & DISTRICT- GHAZIABAD (U.P.)

SELL. AREA = 8163.62 Sq. MTS



PART OF KHASRA NO-1069

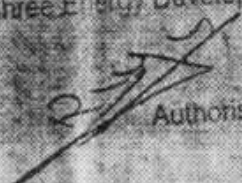
LAND IN KHASRA NO-1069



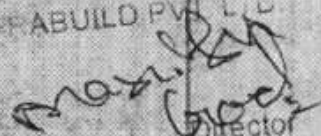
PART OF KHASRA NO-1069

LAND OF M/S SHREE ENERGY  
DEVELOPERS P.LTD.

For Shree Energy Developers Pvt. Ltd.

  
Authorised Signatory

For JKG INFRABUILD PVT. LTD.

  
Director

  
RANU SOPAL  
ARCHITECT & ENGINEER  
PLANNER'S & VALUER  
NO. 23, 3rd Floor, Noida, U.P.  
M.C. No. 23, 3rd Floor, Noida, U.P.

SELLERS SIGN

PURCHASERS SIGN

Attached with e-Stamp Certificate No.IN-UP00517283169954M

6. That the Vendor undertake to indemnify and keep the Vendee indemnified for ever against any loss, damage or expenses which the Vendee may sustain or be put to or incur by reason of any defect or flaw in the title of the Vendor to convey the above mentioned Land or by reasons of any encumbrance founds to be subsisting on the titles as on date.
7. That the Vendor has mutated the above said Land, in its own name from the concerned authority.
8. That the Vendee can get the said Land mutated in its own name, in any Govt., Municipal Committee or Revenue records on the basis of this Sale Deed.
9. That the Vendee shall have full rights to sanctioned the building plan from the GDA/concerned authority, in respect of the above said Land at its own costs and expenses.
10. That the Vendor have not entered into any Agreement to Sell or any Agreement of like nature with any person/party, to sell, transfer or develop the said Land except the Vendee.

For JKG INFRABUILD PVT LTD

For Shree Energy Developers Pvt. Ltd.

Maxi  
(5100)

Attached with e-Stamp Certificate No.IN-UP00517283169954M

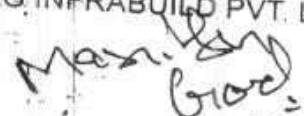
11. That the Vendor has paid all the rates, taxes and other dues in respect of the said Land hereby conveyed till the date of execution of this Sale Deed and the Vendee shall be liable to pay the same from this day.
12. That the stamp duty, registration fee, advocate fee and other expenses for the registration and execution of the sale deed, have been paid and borne by the Vendee.
13. That the Plan of the said Plot of Land is also attached with this Sale Deed.
14. That this sale deed has been drafted as per supplied documents and information by the Vendor and Vendee.
15. That if any of the Cheque/s, mentioned in this Sale Deed is bounced under any circumstances, then this Sale Deed shall be treated as Null & Void.

IN WITNESSES WHEREOF the Vendor and Vendee have subscribed their signatures to this Deed on this day, month and year first above written.

For Shree Energy Developers Pvt. Ltd.


  
Authorised Signatory

For JKG INFRABUILD PVT. LTD.

  
Director

13/12


Attached with e-Stamp Certificate No.IN-UP00517283169954M

WITNESSES: 

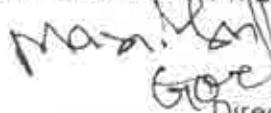
1. MR. PRADEEP ARORA  
S/o SRI SURGSH KUMAR ARORA  
H/o C-29 ASHOKA NIKETAN  
DELHI-110092  
D.L. No: P05122005300128

For Shree Energy Developers Pvt. Ltd

  
Authorised Signatory  
VENDOR

  
2. MR. PRAVEEN KUMAR AGRAWAL  
S/o SRI (L) BAL KRISHAN AGRAWAL  
H/o H.NO. 29/92, RAJA MANDI  
AGRA, U.P.  
AGRAWAL - 437976271950

For JKG INFRABUILD PVT. LTD

  
Directo  
VENDEE

DRAFTED BY  
C.P. GAUTAM  
Advocate  
1, Lawyers Chambers,  
Tehsil GHAZIABAD  
UP-7813/2011



विक्रेता

Registration No.: 10044

Year: 2,014

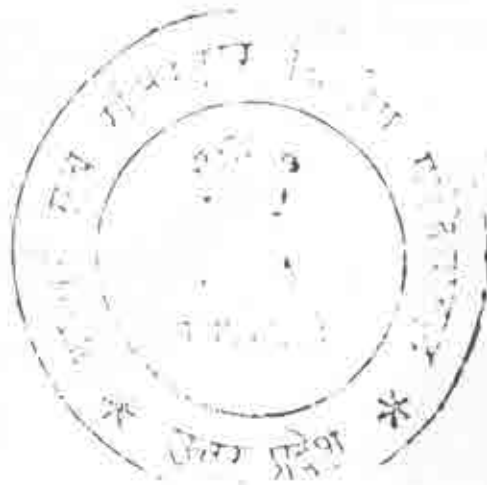
Book No. :

0101 आर० के० जैन प्रतिनिधि श्री एनर्जी सेवलपर्स प्रा० लि०

हरीश चन्द जैन

एच 95 से 63 नोएडा

अन्य





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142,500,000.00

विक्रय पत्र

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10,450.00

2,500

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

पुत्र श्री

व्यवसाय अन्य

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

कजे निबन्धन हेतु पेश किया।

मनीष कुमार गोयल प्रतिनिधि जे0के0जी0 इन्फ्रास्ट्रक्चर प्रा0 लि0

ए 24 योजना विहार दिल्ली

दिनांक 11/8/2014 समय 3:25PM

रजिस्ट्रीकरण अधिकारी

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

विक्रेता

श्री आर0 के0 जी0

प्रतिनिधि श्री एनजी डेवलपर्स प्रा0 लि0

पुत्र श्री हरीश चन्द जैन

पुत्र/पत्नी श्री पेशा अन्य

केता

श्री मनीष कुमार गोयल

प्रतिनिधि जे0के0जी0 इन्फ्रास्ट्रक्चर प्रा0 लि0

पुत्र श्री जे0 के0 गोयल

पेशा अन्य

निवासी ए 24 योजना विहार दिल्ली

उपनिर्देशक द्वितीय

गणितयाबाद

11/8/2014

ने निष्पादन स्वीकार किया।

निम्नोक्त पक्षान श्री प्रदीप अरोड़ा

पुत्र श्री सुरेश कुमार अरोड़ा

पेशा अन्य

निवासी सी 29 अशोक निकेतन दिल्ली

व श्री

प्रवीन कुमार अग्रवाल

पुत्र श्री बालकृष्ण अग्रवाल

पेशा अन्य

निवासी 29/192 राजा मंकी आगरा

वे की।

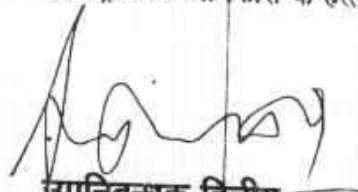
प्रत्यक्षता मद साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी

उपनिर्देशक द्वितीय  
गणितयाबाद

आज दिनांक 11/08/2014 को  
वही सं. 1 जिल्द सं. 8712  
पृष्ठ सं. 197 से 222 पर क्रमांक 10044  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उपनिबन्धक द्वितीय

गमजियाबाद

11/8/2014



**TRANSFER DEED**

Remission of Stamp duty vide  
Notification No. M. 599 / X - 501  
dated 25.03.1942  
(As applicable to State of Uttar Pradesh)

**THIS TRANSFER DEED** is executed at Ghaziabad on this 6th day of January 2017.

**BETWEEN**

1. M/s. J.K.G. Infrabuild Private Limited, having its Registered Office at A-24, Yojna Vihar, Delhi - 110092, through its Director Sh. Jai Kumar Goel son of Sh. Norang Lal Goel, duly authorized vide Board Resolution dated 04/1/2017 hereinafter referred to as "**Transferor Company**", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors - in - interest and assigns, of the **ONE PART**.

**AND**

2. M/s. J.K.G. Infraestate Private Limited, having its Registered Office at Plot No. 2, Flat No. 118, F/F, Netaji Subhash Marg, Daryaganj, Delhi - 110002 its Director Sh. Rajeev Kumar Jain, duly authorized vide Board Resolution dated 04th January 2017, hereinafter referred to as the "**Transferee Company**", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors - in - interest and assigns, of the **OTHER**

**PART**

JKG INFRABUILD PVT. LTD.



For JKG Infraestate Pvt. Ltd



Director

अंतरण पत्र

20,000.00 80 20,080.00 28

फॉस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री जय कुमार गोयल प्रतिनिधि जे0 के0 जी0 इन्फाबिल्ड प्रा0लि0  
पुत्र श्री नौरंग लाल गोयल  
व्यवसाय व्यापार/नौकरी/अन्य  
निवासी स्थायी आफिस ए-24 गोजना बिहार दिल्ली-110092  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय में दिनांक 6/1/2017 समय 12:21PM  
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर

एम0 पी0 मिश्र  
उपनिबन्धक द्वितीय  
गाजियाबाद  
6/1/2017

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

श्री जय कुमार गोयल  
प्रतिनिधि जे0 के0 जी0 इन्फाबिल्ड प्रा0लि0  
पुत्र श्री नौरंग लाल गोयल  
पुत्र/पत्नी श्री पेशा व्यापार/नौकरी/अन्य

श्री राजीव कुमार जैन  
प्रतिनिधि जे0 के0 जी0 इन्फास्टेट प्रा0लि0  
पुत्र श्री नरेन्द्र कुमार जैन  
पेशा व्यापार/नौकरी/अन्य  
निवासी आफिस प्लॉट नं0 2 फ्लैट नं0 118 एफ/एफ  
नेताजी सुभाष मार्ग दिल्ली-110002

ने निष्पादन स्वीकार किया।

जिनकी पहचान प्रेम स्वरूप गुप्ता

सियाराम

पेशा व्यापार/नौकरी/अन्य

निवासी डी-132 रामप्रस्थ गाजियाबाद

व सुर्याश गुप्ता  
प्रेम स्वरूप गुप्ता

पेशा व्यापार/नौकरी/अ

निवासी डी-132 रामप्रस्थ गा0बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

एम0 पी0 मिश्र  
उपनिबन्धक द्वितीय  
गाजियाबाद  
6/1/2017

**WHEREAS:**

- A. The Transferor Company is absolute owner and in possession of the agricultural land measuring 8163.62 sq. mts., comprising under Khata No. 352, Khasra No. 1069, situated at village Noor Nagar, Pargana Loni, Tehsil and District Ghaziabad, U.P., (hereinafter referred to as the "**Total Land**") by virtue of sale deed dated 30.07.2014 registered on 11.08.2014 at Sl. No. 10044, Bahi No. 1, in the office of Sub-Registrar-II, Ghaziabad.
- B. The Transferor Company is the holding company of the Transferee Company and holds 100% share total issued and paid up share capital of the Transferee Company, as per certificate issued by the Office of the Registrar of Companies, Uttar Pradesh and Uttrakhand dated 02 January, 2017, the said certificate is enclosed herewith as **Annexure A**.
- D. The Transferor Company has agreed to transfer all its rights, title, claim and interest in respect of land measuring 6426.73 sq. mts. (as per map enclosed), (herein "**Said Land**") out of the Total Land, as aforesaid, in favour of the Transferee Company by virtue of the present Deed.
- E. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. The 100% share capital issued by the Transferee Company is in the beneficial

For JKG INFRABUILD PVT. LTD.

Director

For JKG Infraestate Pvt. Ltd.

Director

विक्रेता

Registration No.: 121

Year : 2,017

Book No. : 1

0101 जय कुमार गोयल प्रतिनिधि जे0 के0 जी0 इन्फाबिल्डि प्रा0 लि0

नौरंग लाल गोयल

आफिस ए-24 योजना विहार दिल्ली-110092

व्यापार/नौकरी/अन्य



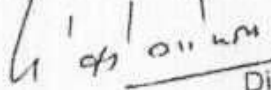


ownership of the Transferor Company and in view of the transfer of the entire rights, title and interest of the Transferor Company in the Said Land to the Transferee Company, it is exempted from payment of stamp duty vide Notification No. M. 599 / X - 501 dated March 25, 1942 issued by the State Finance Department of Uttar Pradesh, by virtue of Section 644 of the Companies Act, 1956, the Indian Companies Act, 1913 was repealed (as per schedule XII of the Companies Act, 1956). The said Notifications have not been cancelled and are in existence till date and the exemption under the said notifications are applicable. Hence, no stamp duty is being paid on this Transfer Deed.

**NOW, THEREFORE, THIS TRANSFER DEED WITNESSTH AS UNDER:**

1. The Transferor Company hereby transfers its entire rights, title and interest in the Said Land, out of the Total Land, being part of the Khata No. 352, Khasra No. 1069, situated at village Noor Nagar, Pargana Loni, Tehsil and District Ghaziabad, U.P., in favour of the Transferee Company and as such, its name is recorded in the records of Area Tehsildar, District Ghaziabad.
2. The Transferor Company shall deliver the legal possession of the Said Land to the Transferee Company.
3. Hereto after, all the dues, demands, taxes, cesses, duties, liabilities and outgoing in respect of the Said Land shall be paid and borne by the Transferee Company. For JKG Infra Build Pvt. Ltd.

For JKG INFRABUILD PVT. LTD.

  
Director

  
Director

क्रेता

Registration No. : 121

Year : 2,017

Book No. : 1

0201 राजीव कुमार जैन प्रतिनिधि जे0 के0 जी0 इन्फ्राइस्टेट प्रा0लि0  
नरेन्द्र कुमार जैन  
आफिस प्लॉट नं0 2 फ्लैट नं0 118 एफ/एफ नेताजी सुभाष मार्ग f  
व्यापार/नौकरी/अन्य



गवाह

Registration No.: 121

Year : 2017

Book No. : 1

W1 प्रेम स्वरूप गुप्ता

सियाराम

डी-132 रामप्रस्थ गाजियाबाद

व्यापार/नौकरी/अन्य



W2 सुर्याश गुप्ता

प्रेम स्वरूप गुप्ता

डी-132 रामप्रस्थ गा0बाद

व्यापार/नौकरी/अन्य



3. Hereto after, all the dues, demands, taxes, charges, duties, liabilities and outgoing in respect of the Said Land shall be paid and borne by the Transferee Company.
4. The Transferee Company shall have the right to get the Said Land mutated and transferred in its own name on the basis of this Transfer Deed in the relevant revenue / statutory records in the absence of the Transferor Company.

**IN WITNESS WHEREOF**, the Transferor Company and the Transferee Company have signed this Transfer Deed after understanding the contents of the same at the place, day, month and year above written and in presence of the following witnesses:

**WITNESSES:**

**SIGNED, EXECUTED AND DELIVERED**

M/s. J.K.G. Infrabuild Private Limited  
Through its Director

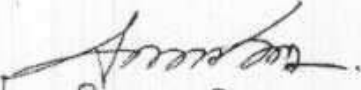
(Jai Kumar Goel)

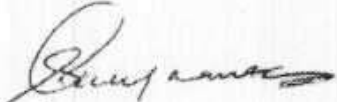
.... **TRANSFEROR COMPANY**

M/s. J.K.G. Infraestate Private Limited  
Through its Director

(Rajeev Kumar Jain)

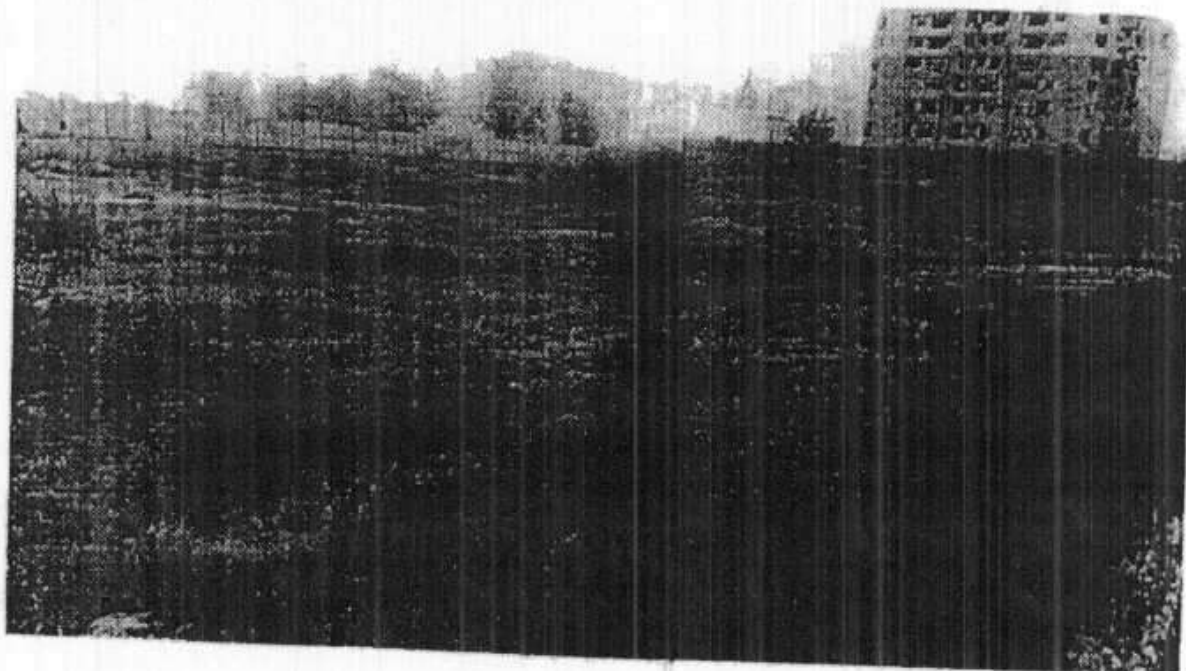
.... **TRANSFEE COMPANY**

1.   
Prem Swaroop Gupta  
S/o Shri Sita Ram  
D-132 Rampurathra  
Ghaziabad. (U.P.)

2.   
Suryaansh Gupta  
S/o Shri Prem Swaroop Gupta  
D-132 Rampurathra  
Ghaziabad, (U.P.)

Drafted By :

Prem Swaroop Gupta  
S/o Shri Sita Ram  
D-132 Rampurathra  
Ghaziabad. (U.P.)  
CA- M.No. 88616



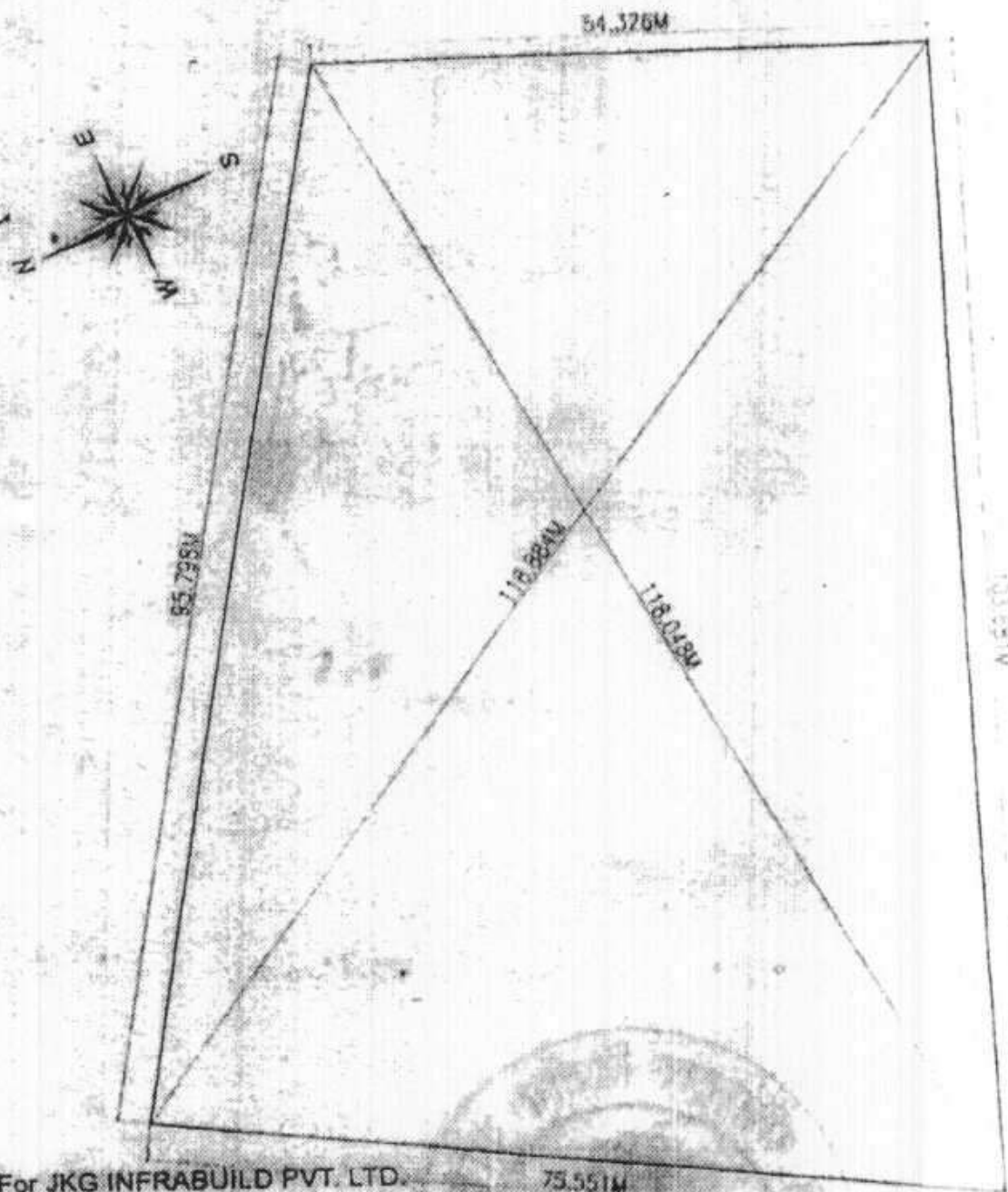
OF JRG INFRASTATE PVT LTD

*[Signature]*  
Director

For JRG Infraestate Pvt Ltd.

*[Signature]*

Director



For JKG INFRABUILD PVT. LTD.

75.551M

*(Signature)*

Director

43.00M WIDE ROAD

For JKG Infraestate Pvt. Ltd.

*(Signature)*

Director

MEDIAN

PLOT AREA=6426.73 Sq.m. (7686.37 Sq.yds.)

LAND AT KHASRA NO. 1069, VILLAGE NOOR NAGAR, PARGANA LONI, DISTT. GHAZIABAD (U.P.)



आज दिनांक 06/01/2017 को

वही सं. 1 जिल्द सं. 11971

पृष्ठ सं. 131 से 158 पर क्रमांक 121

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एमपीएमिश्र

उपनिबन्धक द्वितीय

गाजियाबाद

6/1/2017





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
4th Floor, IFCI Tower 61, New Delhi, Delhi, INDIA, 110019

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): U70109DL2016PTC309147

I hereby certify that the name of the company has been changed from SPACETECH JKG PROJECTS PRIVATE LIMITED to SPOTLITE PROJECTS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name JKG INFRAESTATE PRIVATE LIMITED.

Given under my hand at New Delhi this Fourth day of May two thousand eighteen.



Gopal Singh

Registrar of Companies  
RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

SPOTLITE PROJECTS PRIVATE LIMITED

PLOT NO.2, FLAT NO.118, F/F, NETAJI SUBHASH MARG, DARYA GANJ, DELHI, Central  
Delhi, Delhi, India, 110002





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
4th Floor, IFCI Tower 61, New Delhi, Delhi, INDIA, 110019

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): U70109DL2016PTC309147

I hereby certify that the name of the company has been changed from JKG INFRAESTATE PRIVATE LIMITED to SPACETECH JKG PROJECTS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name JKG INFRAESTATE PRIVATE LIMITED.

Given under my hand at New Delhi this Twenty ninth day of March two thousand seventeen.



Prahlad Meena  
Deputy Registrar of Companies  
Registrar of Companies  
RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

SPACETECH JKG PROJECTS PRIVATE LIMITED

PLOT NO.2, FLAT NO.118, F/F, NETAJI SUBHASH MARG, DARYA GANJ, DELHI, Central  
Delhi, Delhi, India, 110002





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 18 the Companies (Incorporation) Rules, 2014]

I hereby certify that JKG INFRAESTATE PRIVATE LIMITED is incorporated on this Thirteenth day of December Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U70109DL2016PTC309147.

Given under my hand at Manesar this Thirteenth day of December Two thousand sixteen .



Arya Jayant Pyarelal

Deputy Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

JKG INFRAESTATE PRIVATE LIMITED

PLOT NO.2, FLAT NO.118, F/F, NETAJI SUBHASH MARG, DARYA GANJ,  
DELHI, Central Delhi, Delhi, India, 110002

