

4056



उत्तर प्रदेश UTTAR PRADESH

AR 822349

{1}

TRANSFER DEED

GHAZIABAD
Remission
of Stamp Duty Vide
Notification
No 1 dated 16/01/1937

THIS DEED OF TRANSFER is executed at Ghaziabad on this 08th day of July, 2011.

BETWEEN

1. M/s PLATINA ESTATE DEVELOERS PRIVATE LIMITED, a company incorporated under the companies Act, 1956 with its registered office at C-22, IIIrd Floor, RDC, Raj Nagar, Ghaziabad -201002, through its Director Mr. Tej Bhadur Singh S/o Shri Balwant Singh R/o 221/FA, New Kot Gaon, Ghaziabad, U.P., duly authorized vide Board's Resolution dated 04/07/2011, hereinafter referred to as the "TRANSFEROR", Which expression, unless excluded by or repugnant to the context or meaning thereof, shall mean and include its successors- in -interest and assigns of the **FIRST PART.**

Tej Singh

Deed Writer



Tej Singh Kaushik
Deed Writer
Chamber No. 25
Tehsil Compound, Ghaziabad



153 08 JUL 2011

अध्यक्ष करने का प्रयोजन... केरील 56 फ़ा 2-इम्प्यर प्रा0 लि0 870-6121

अध्यक्ष केता का नाम व पूरा पता... दीपक गुप्ता

अध्यक्ष की प्रतीति... Rs 100-2

संजय कुमार गार्ग स्टाफ़ विक्रेता

अद्वैत नम्बर-33

अद्वैत की नवीनीकरण की अवधि 31-3-

अधिकृत विक्रय करने का स्थान नम्बर नं० 24

अधीन कम्पाउन्ड गाजियाबाद

अंतरण पत्र

10,000.00 80 10,080.00 4,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री दीपक गुप्ता प्रतिनिधि मै0 कैरोल इन्फ्रास्ट्रक्चर प्रा0 लि0

पुत्र श्री रतन लाल गुप्ता

व्यवसाय नौकरी

Deepak Gupta



निवासी स्थायी 214, रामनगर, गा0बाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 14/7/2011 समय 1:51PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी0 के0 पाण्डेय

उपनिबन्धक द्वितीय

गाजियाबाद

14/7/2011

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

विक्रेता

क्रेता

श्री तेज बहादुर सिंह

प्रतिनिधि मै0 प्लेटिना एस्टेट डेवलपर्स प्रा0 लि0

पुत्र श्री बलवन्त सिंह

पुत्र/पत्नी श्री पेशा नौकरी



श्री दीपक गुप्ता

प्रतिनिधि मै0 कैरोल इन्फ्रास्ट्रक्चर प्रा0 लि0

पुत्र श्री रतन लाल गुप्ता

पेशा नौकरी

निवासी 214, रामनगर, गा0बाद

Deepak Gupta



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा अन्य

निवासी महरौली, गा0बाद

व श्री ओम दत्त कौशिक

पुत्र श्री एस0 एन कौशिक

पेशा अन्य

निवासी 20, तह0 कम्पा0 गा0बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



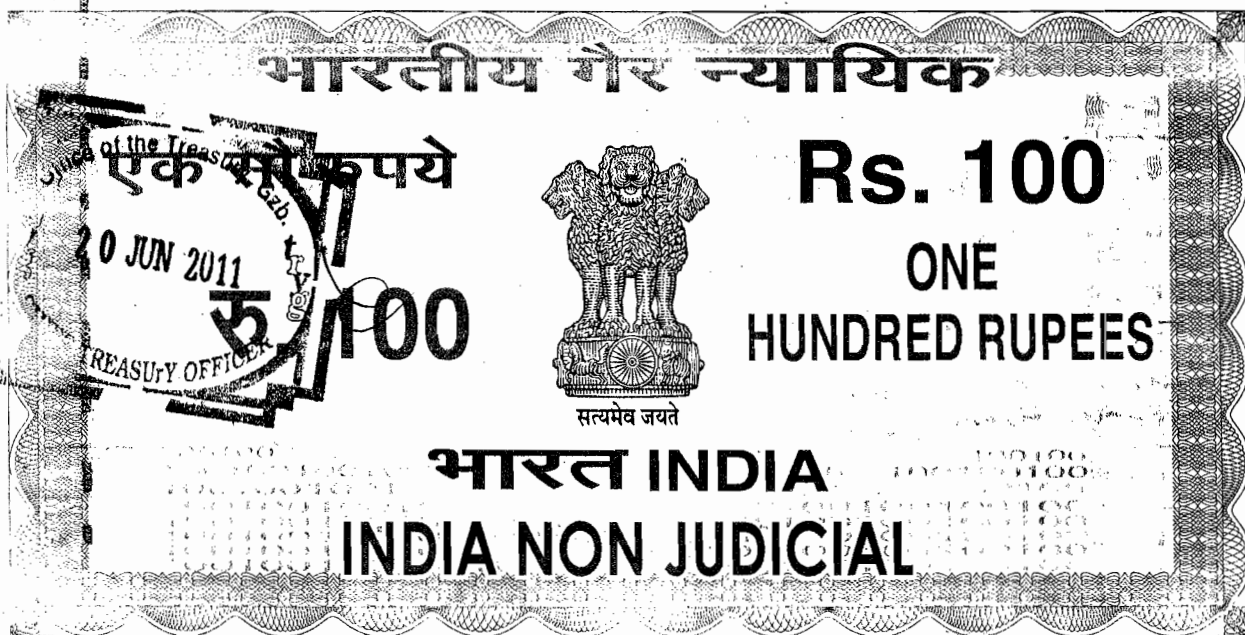
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी0 के0 पाण्डेय

उपनिबन्धक द्वितीय

गाजियाबाद

14/7/2011



उत्तर प्रदेश UTTAR PRADESH

AR 822350

{2}

AND

2. M/s CAROL INFRASTRUCTURE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 with its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot no. 13, Karkardooma Community Centre, Delhi 110092, through its Authorised Signatory Mr. Deepak Gupta S/o Shri Ratan Lal Gupta, R/o - 214, Ram Nagar, Ghazaibad, U.p., duly authorized vide Board's Resolution dated 04/07/2011, hereinafter referred to as the "TRANSFeree", which expression, unless excluded by or repugnant to the context or meaning thereof, shall mean and include its successors -in - interest and assigns of the **SECOND PART.**

Deepak Gupta

Deepak Gupta

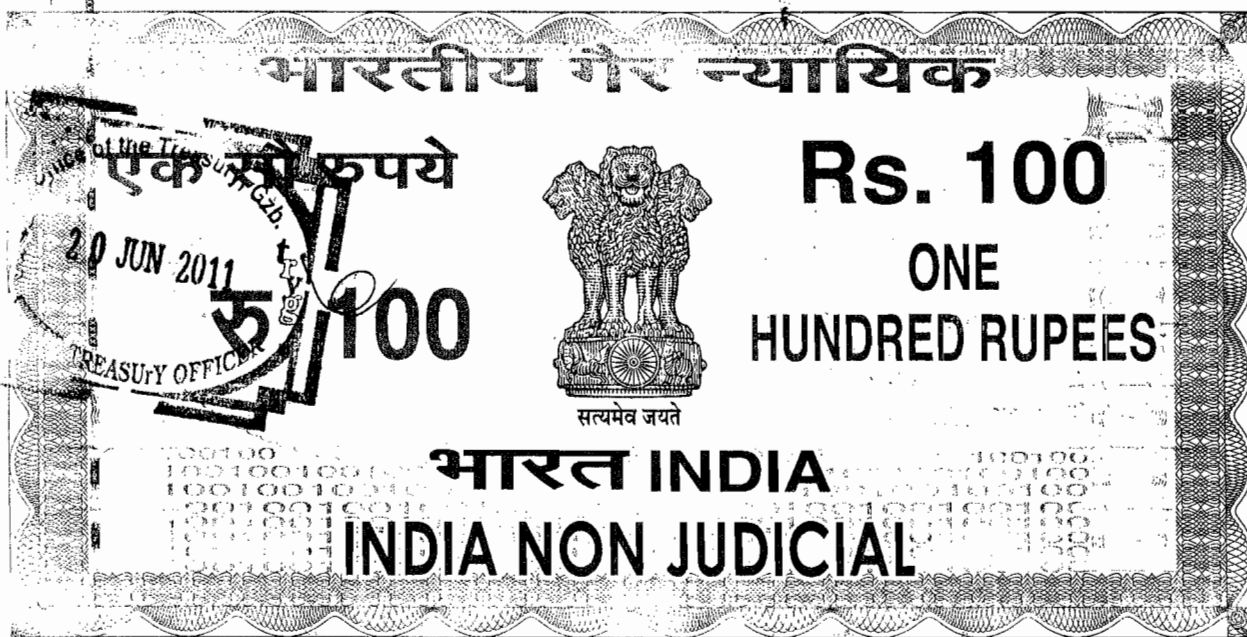
Deepak



Jeev Kaushik
Deed Writer
Chamber No. 20
Compound, Ghaziabad







उत्तर प्रदेश UTTAR PRADESH

AR 822351

{3}

WHEREAS

- A. By an indenture of Sale deeds, executed on dated 3.5.2007, Khasra No. 548 having area 1.6440 hect., Shri Mool Chand, Kalicharan s/o Partit Singh Urph Parmeet Singh, resident of Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad, seller, as authority on one hand, and M/s **PLATINA ESTATE DEVELOPERS PRIVATE LIMITED**, purchaser, on the other hand, all rights including title and possession on land admeasuring 1.6440 hect, bearing Khasra No. 548 having area 1.6440 hect., situated at Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad, Uttar Pradesh and registered on registry no. 3413 dated 3.5.2007, in the office of Sub Registrar, Ghaziabad, were granted to the above named purchaser as per the said sale deed. The aforesaid land is bound as under:-

Tij Singh

Deepak Chandra

प्रेता

Book No. : 1

0201 दीपक गुप्ता प्रतिनिधि मै० कैरोल इन्फ्रास्ट्रक्चर प्रा० लि०
रतन लाल गुप्ता
214, रामनगर, गा०बाद
नौकरी



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822352

{4}

EAST

WEST

NORTH

SOUTH

Khasra No.

548

K.No-549

K.No-544, 545
546, 547

Nali/
Checkorad

K.No-556

- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 1.6440 hect, bearing Khasra No. 548 having area 1.6440 hect., situated at Vill Noor Nagar, Pargana Loni, Teshil & District Ghaziabad Uttar Pradesh.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

AR 822353

{5}

- C. The Transferee Company is the holding company of the Transferor Company and currently holds 100% of the total issued & paid up Share Capital of the Transferor Company, as per certificate issued by the Authorities concerned i.e. **Registrar of Companies Uttar Pradesh & Uttarakhand Kanpur** and the said certificate is enclosed herewith as Annexure - A.
- D. The Transferor Company has agreed to transfer the land admeasuring 1.6440 hect, bearing Khasra No. 548 having area 1.6440 hect., situated at Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad, to the Transferee Company. The said land shall hereinafter be referred to as the 'Said land'. The said land is bound as under:

Ty B Singh

Jeetendra Ch B/S

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822354

{6}

EAST

WEST

NORTH

SOUTH

Khasra No.

548

K.No-549

K.No-544, 545
546, 547

Nali/
Checkorad

K.No-556

- 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 Transferor Company is in the beneficial ownership of the Transferee company and in view of the vesting of the rights and title in the said land in the transferee company, it is exempted from payment of stamp duty vide central Notification no. 1 dated January 16, 1937, which has been made applicable to the State of Uttar Pradesh vide Notification No. M 599/X -501 dated March 25, 1942 issued by the State Finance

Ty B Singh

Geetali Singh

भारतीय गैर न्यायिक

एक सौ रुपये

20 JUN 2011

TREASURY OFFICE

₹ 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822355

{7}

Department of Uttar Pradesh. The said notifications have not been cancelled and are in existence till date and the exemption under the said notifications are applicable. Vide letter No. kar avam Nimbandhan Anubhag -5, Lucknow dated 3.8.2010, the Special Secretary U.P. Government has ratified the above mentioned Notifications. In the similar circumstanced case, vide and adjudication order dated 29.11.2003, made by ADM (F&R), Gautam Budh Nagar, under section 31 of the Indian Stamp Act, 1899, the said exemption was granted in the Document No. 7331/2003 executed by the allottee company in favour of the lessee company on 1.12.2003 and registered in the office of Sub Registrar, Noida. Hence no stamp duty is being paid on this document.

Tij Singh

Deepak Gupta



उत्तर प्रदेश UTTAR PRADESH

AR 822356

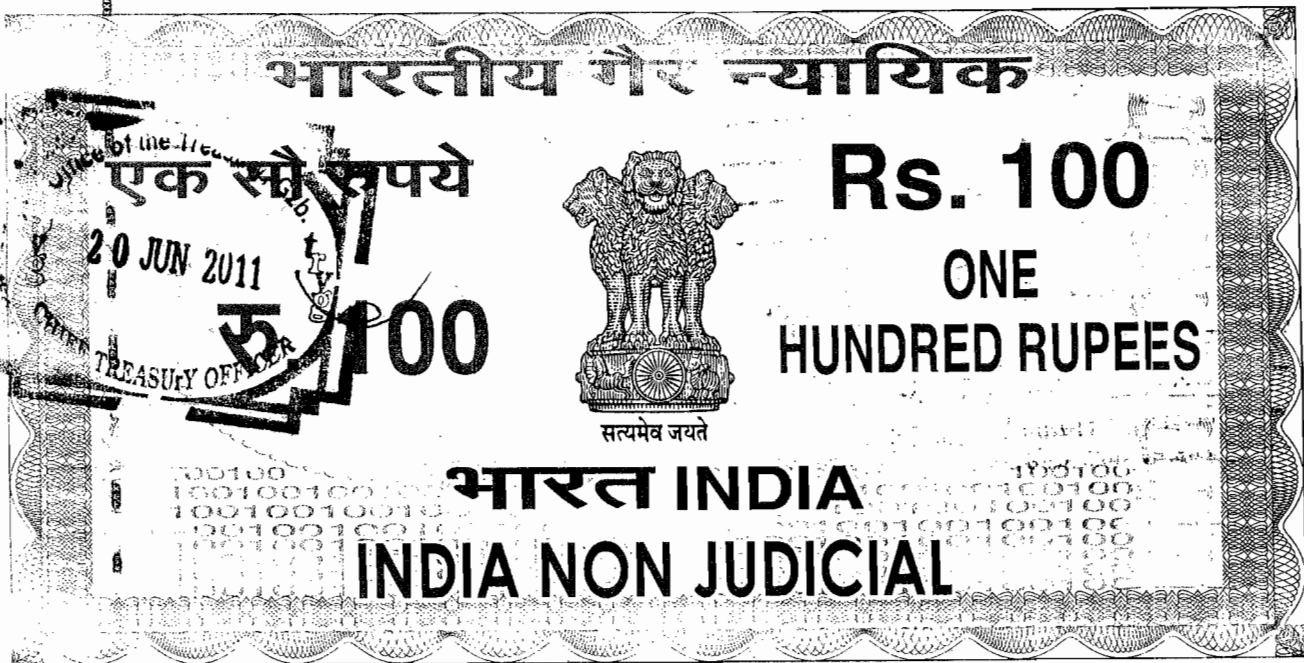
{8}

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

1. In view of the transfer of the said land at book value the Transferor Company transfer the absolute Ownership and all the rights in the said land admeasuring 1.6440 hect, bearing Khasra No. 548 having area 1.6440 hect., situated at Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad, as book valuation in favour of the Transferee Company.
2. The Transferor Company has delivered actual possession of the said land to the Transferee Company.
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.

Ty B Singh

Deepate Gupta



उत्तर प्रदेश UTTAR PRADESH

AR 822357

{9}

4. The Transferee Company now solely owner of the above land & 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 record of the concerned authorities.

IN THE WITNESS WHEREOF, the Transferor Company and the Transferee Company have signed this transfer deed after understanding the contents of the place, day, month and year above written , and in the presence of the following witnesses:-

SIGNED EXECUTED & DELIVERED

1. (M/s Platina Estate Developers Pvt. Ltd)
Through its Director,
Shri Taj Bhadur Singh

Taj B SinghTransferor

2. (M/s Carol Infrastructure Pvt. Ltd)
Through its Authorised Signatory,
Shri Deepak Gupta

Deepak GuptaTransferee

भारतीय नगर न्यायिक

एक रुपये

20 JUN 2011

रु 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822358

{10}

Sy B Singh

Sanjeev Kaushik

WITNESSES:-

1

Sy B Singh
Shri Saty Pal Singh S/o Shri Ram Chander Singh
R/o Mehrouli Distt. Ghaziabad

Sanjeev Kaushik

Deed Writer

Chamber No. 20,
Tehsil Compound, Ghaziabad

2.

Sanjeev Kaushik
Shri Om Dutt Kaushik S/o Late Shri S.N. Kaushik
Chamber No. 20, Tehsil Compound, Ghaziabad.

Drafted by – Sanjeev Kaushik Deed Writer, Chamber No. 20, Tehsil
Compound, Ghaziabad

Sanjeev Kaushik

Deed Writer

Chamber No. 20
Tehsil Compound, Ghaziabad

162
 153
 28 JUL 2011
 Rs 100 --
 संजय कुमार गरी, म्याप विक्रेता
 खडसेस नम्बर-33
 खडसेस की तर्फीनीकरण की अवधि 31-3-
 अधिकृत विक्रय करने का स्थान चैम्बर नं० 24
 कमीशन कमराउन्ड, गाजियाबाद

आज दिनांक 14/07/2011 को
 बही सं. 1 जिल्द सं. 4953
 पृष्ठ सं. 317 से 338 पर क्रमांक 7056
 रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी० के० पाण्डेय
 उपनिबन्धक द्वितीय
 गाजियाबाद
 14/7/2011