

70>+



○ उत्तर प्रदेश UTTAR PRADESH

AR 822339

{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.**

T. B. Singh

Deepak Gupta



Sanjeev Kaushik
Deed No. 20
Ghaziabad, Ghaziabad



143 8 JUL 2011

धन्य कर देने का प्रमाण पत्र
धन्य कर देने का पत्र व पुनः पत्र

धन्य की धनराशि
Rs 100 - -
संजय कुमार गार्ग
इसेस नम्बर 33
इसेस की नवीनीकरण की अन्तिम 31-3-
अधिकृत विक्रय करने का स्थान चैम्बर नं० 24
गजियाबाद, 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 कारील इन्फ्रास्ट्रक्चर प्रा० लि०
पुत्र श्री रतन लाल गुप्ता
व्यवसाय अन्य
निवासी स्थायी 214 रामनगर गा० बाद
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 14/7/2011 समय 1:49PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी० के० पाण्डेय
उपनिबन्धक द्वितीय
गाजियाबाद
14/7/2011

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

श्री तेजबहादुर सिंह
प्रतिनिधि प्लेटीना एस्टेट डवलपर्स प्रा० लि०
पुत्र श्री बलवंत सिंह
पुत्र/पत्नी श्री पेशा नौकरी



श्री दीपक गुप्ता
प्रतिनिधि कारील इन्फ्रास्ट्रक्चर प्रा० लि०
पुत्र श्री रतन लाल गुप्ता
पेशा अन्य
निवासी 214 रामनगर गा० बाद



ने निष्पादन स्वीकार किया।
जिनकी पहचान श्री सत्यपाल सिंह
पुत्र श्री रामचन्द्र सिंह
पेशा अन्य
निवासी ग्राम महरौली गा० बाद
व श्री ओमदत्त कोशिक
पुत्र श्री एस० एन० कोशिक
पेशा अन्य
निवासी 20 तह० कम्पा० गा० बाद
ने की।

अक्षय



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वी० के० पाण्डेय
उप निबन्धक द्वितीय
गाजियाबाद
14/7/2011



उत्तर प्रदेश UTTAR PRADESH

AR 822341

{2}

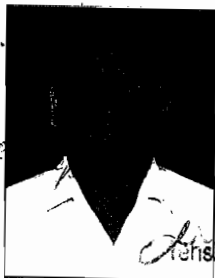
AND

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, Ghaziabad, 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 Gupta



Anjeev Kaushik
Deed Writer
Chamber No. 20
Tehsil. Compound, Ghaziabad



145 8 JUL 2011
143 के रील इट फ्रा

शाय की धनराशि

Rs 100

संजय कुमार गंगु साय विक्रेता

आइस नम्बर 33

आइस की नवीनीकरण की अवधि 31-3-

अधिकृत विक्रय करने का स्थान चेम्बर नं० 24

नवीन कमालन्द गाजियाबाद

विक्रेता

Registration No.:

7057

Year :

2,011

Book No. :

1

0101 तेजबहादुर सिंह प्रतिनिधि प्लैटीना एस्टेट डवलपर्स प्रा० लि०

बलवन्त सिंह

221/एफ० ए० न्यू कोट गाँव गा० बाद

नौकरी





उत्तर प्रदेश UTTAR PRADESH

AR 822342

{3}

WHEREAS

A. By an indenture of Sale deeds, executed on dated 6.10.2006 Khasra No. 553 having area 0.50852 hect., Shri Ishwar Chand, Shree Niwas, Rajee & Rajveer S/o Jeevan, resident of Vill 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 0.505852 hect, bearing Khasra no. 553 having area 0.505852 hect., situated at Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad, Uttar Pradesh and registered on registry no. 10220 dated 6.10.2006, 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:-

Ty B Singh

Jeepal Chh



भारतीय नैऋत्यार्थिक

एक सौ रुपये

Rs. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822340

{4}

EAST

WEST

NORTH

SOUTH

Khasra No.

553

Part of Khasra Nali after that
No. 553 K. No. 549

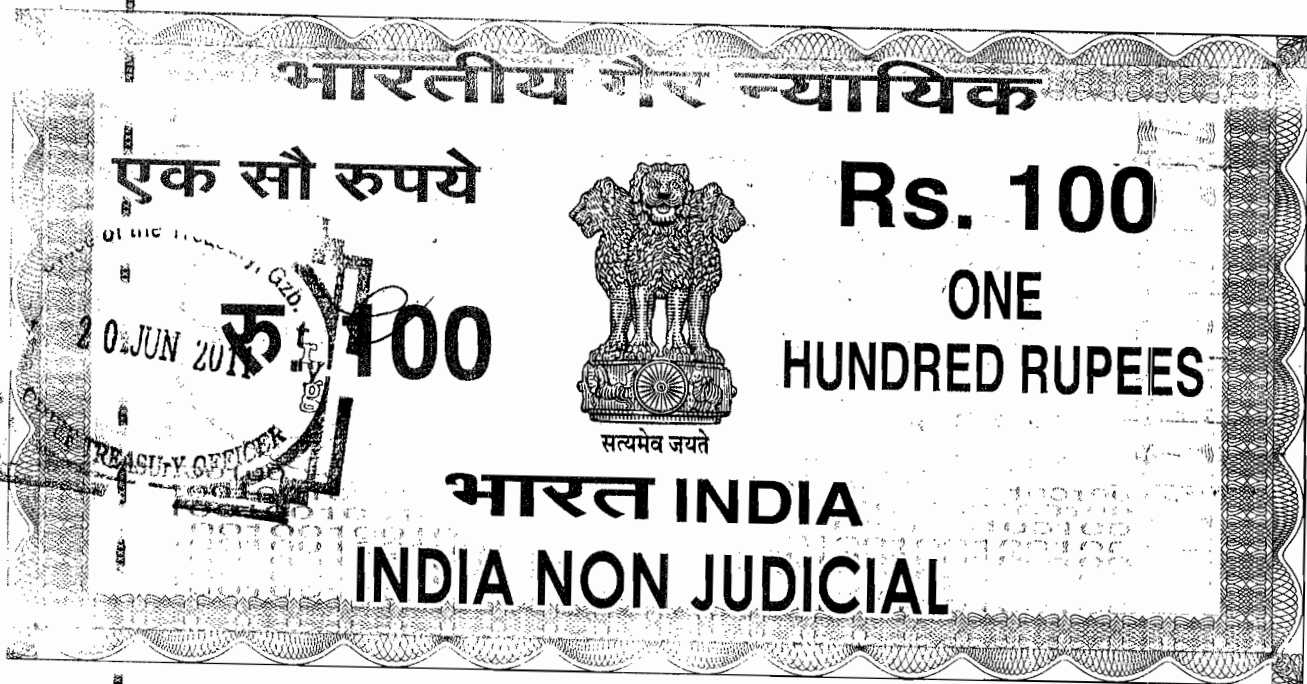
Nali After
that 551

Nali after that
K.No 556, 557

- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 0.505852 hect, bearing Khasra no. 553 having area 0.505852 hect., situated at Village Noor Nagar, Pargana Loni, Teshil & District Ghaziabad Uttar Pradesh.

Ty 18/8/11

Deepak Gupta



उत्तर प्रदेश UTTAR PRADESH

AR 822343

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- 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 0.505852 hect, bearing Khasra no. 553 having area 0.505852 hect., situated at Villaage 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:

TyB Singh

Deepalo Gupta

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822344

{6}

EAST

WEST

NORTH

SOUTH

Khasra No.

553

Part of Khasra Nali after that
No. 553 K. No. 549

Nali After
that 551

Nali after that
K.No 556, 557

- 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

By B Singh

Deputy C. P. S.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822345

{7}

vide Notification No. M 599/X -501 dated March 25, 1942 issued by the State Finance 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.

Ty B Singh

Deepak Gupta

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AR 822346

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**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 0.505852 hect, bearing Khasra no. 553 having area 0.505852 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.

Dr. Singh

Deepale Gupta



उत्तर प्रदेश UTTAR PRADESH

AR 822347

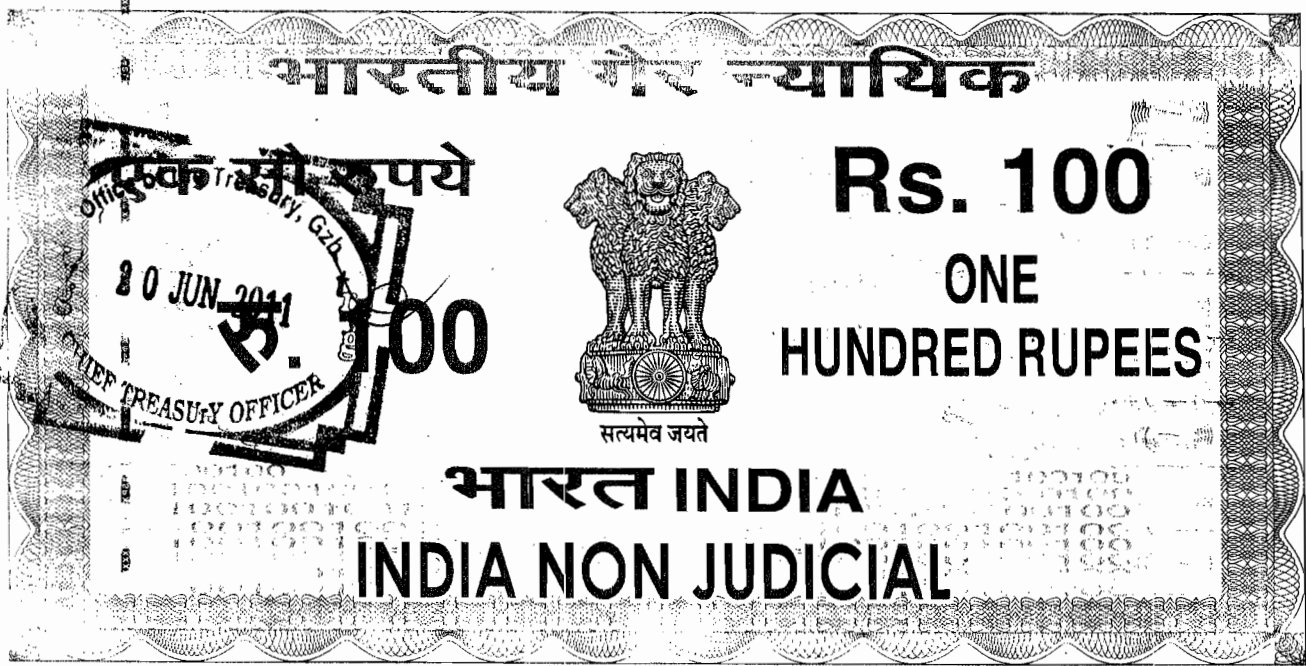
{9}

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



उत्तर प्रदेश UTTAR PRADESH

AR 822348

{10}

Ty B Singh

Deepak Gupta

WITNESSES:-

1

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.

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

14/7/2011