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भारतीय गैर न्यायिक

15 MAR 2017

एक सौ रुपये

Rs. 100

रु. 100



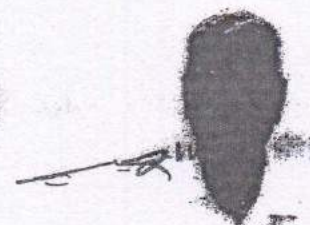
ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश U.P.

I

DH 832004



OFFICE OF SUB REGISTRAR, ZONE-I, KANPUR NAGAR

1. OFFICE NAME : SUB REGISTRAR, ZONE-1 KANPUR NAGAR
2. Date of Presentation : 30th March, 2017
3. Date of Execution : 30th March, 2017
4. Nature of Document : TRANSFER/ ASSIGNMENT DEED
5. Name of Presenter : M/s. Balaji Agriland Private Limited
6. Sale Consideration : Rs. 4,50,00,000/-
7. % towards T.D.S. : Rs. 4,50,000/-

For BALAJI AGRILAND PVT. LTD.

For REAL LIGHT ESTATE PVT. LTD.

स्टाम्प सं० 15468 दिनांक 23-3-17

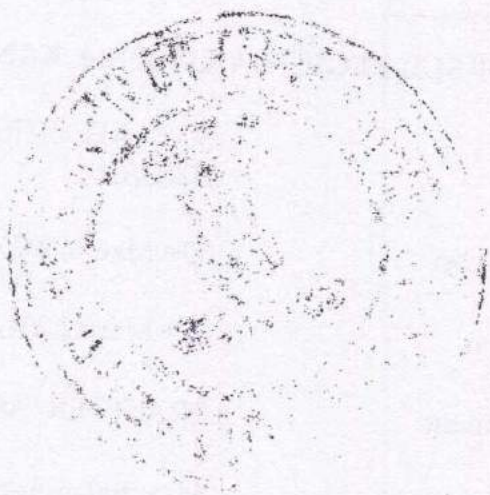
स्टाम्प क्रय का प्रमाण

स्टाम्प क्रेता का नाम अचल लाल सिंह पंजाब

स्टाम्प की बरतारी 100 निवासी

पंजाब

उपरोक्त स्टाम्प
लॉन्डन 1/97 ला० की अवधि 31
सिविल कोर्ट कम्पाउण्ड कानपुर



65

8. Name of Vendor

: M/s. Balaji Agriland Pvt. Ltd., a company duly incorporated under the Companies Act, 1956, having its Regd. Office at C-7 Panki Industrial Area, Site-I, Kanpur Nagar, through its Director Mr. Harsh Kumar Agarwal, duly authorized by the company, vide Board of Directors meeting dated 18-02-2017, hereinafter referred to as the "Wholly-Owned Subsidiary".

Pan No.: AAECB2003K

9. Name of the Vendee

: M/s. Real Light Estate Private Limited having its Registered Office at C-7, Panki Industrial Area, Site-I, Kanpur-208022 through its authorised representative /Signatory Mr. Ram Shanker Rawat, duly authorized by the company, vide Board of Directors meeting dated 18-02-2017, hereafter referred to as the "Holding Company"

Pan No.: AADCR8970J

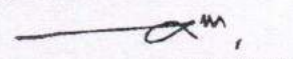
DESCRIPTION OF PROPERTY:

1. Place : Harrisganj, Kanpur Nagar.
2. Survey Number : 668/429
3. House No./Premise No. : 361, Harrisganj, Cantt, Kanpur Nagar.
4. Area of Land : 12804.33 Sq. Mtr.
5. Covered Area R.B.C. : 7777.13 Sq.Mtr.
6. Nature of Use : Residential
7. Nature of Construction : R.B.C. (Second Class)
8. No of Stories : Ground Plus Five (approx. 70Ft. height)

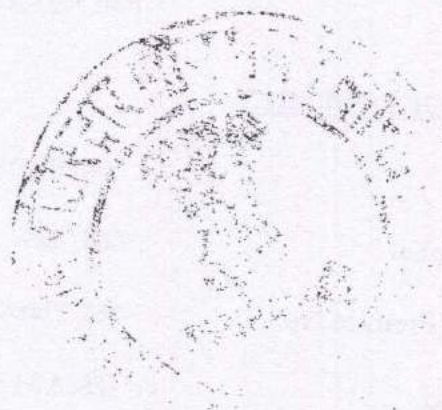
For BALAJI AGRILAND PVT. LTD.


DIRECTOR

For REAL LIGHT ESTATE PVT. LTD.


Authorised Signatory





(76)

9. Old age of Construction : More than 70 years old
10. Width of Road : 36.59 Mtr. (120 Ft.) Wide Road
11. Boundaries of the Premises:-

NORTH : Premises No.360, Harrisganj, Kanpur
SOUTH : Premises No.362 & 363, Harrisganj, Kanpur
EAST : 36.59 Mtr. (120 Ft.) Wide Road
WEST : Railway Yard

DETAILS OF STAMP DUTY PAID: : N.A.

1. Circle rate of RBC Construction (Second class). : Rs.11,000/-
2. Value of RBC Construction (Second Class) : Rs.8,55,48,430/-
3. Depreciated value of Construction : Rs.3,42,19,372/-
4. Sale consideration : Rs. 4,50,00,000/-
5. Stamp Duty payable : Nil
6. Total Stamp Duty paid : Nil/-
7. Reason for non-payment of Stamp duty : No stamp duty is payable as the transfer is by the Wholly-Owned Subsidiary Company to its Holding Company and the Transaction falls under item 45 of Notification No. M-599/X-501 Dated 25.03.1942 issued by U.P. Government u/s 9(1) of Indian Stamp Act by which duty has been exempted.

This Indenture, for assignment of Leasehold rights and sale of Superstructure is executed on this day of March, 2017 at Kanpur, Uttar Pradesh

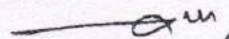
BY

For BALAJI AGRILAND PVT. LTD.

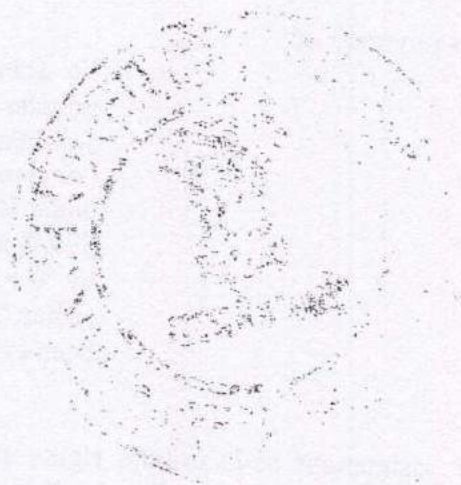


DIRECTOR

For REAL LIGHT ESTATE PVT. LTD.



Authorised Signatory



77

M/s. Balaji Agriland Private Limited, a company duly incorporated under the Companies Act, 1956, having its Regd. Office at C-7 Panki Industrial Area, Site-I, Kanpur Nagar, through its Director Mr. Harsh Kumar Agarwal, duly authorized by the company, vide Board of Directors meeting dated 18-02-2017, (Hereinafter collectively referred to as the "Transferors" or "Party of the First Part", which expression shall, unless the context otherwise specifies, mean and include its successors in interest, administrators, trustees, representatives and assigns etc.), of the First Part.

IN FAVOUR OF

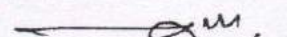
M/s. Real Light Estate Private Limited, having its Registered Office at C-7, Panki Industrial Area, Site-I, Kanpur-208022 through its authorised representative /Signatory Mr. Ram Shanker Rawat, duly authorized by the company, vide Board of Directors meeting dated 18-02-2017, hereinafter referred to as the "Transferee" or "Party of the Second Part", which expression shall, unless the context otherwise specifies, mean and include its successors in interest, administrators, and assigns) of the Second Part.

WHEREAS vide Transfer Cum Assignment Deed dated 18th May, 2016 , the transferor had acquired the lease hold rights of Survey No. 668/429, Premises No. 361, Harrisganj, Cantt, Kanpur total admeasuring 12804.33 sq. mtrs. together with existing constructions from erstwhile holders/lessee Shri Hemantpat Singhania , S/o. Late Radha Krishna Singhania, R/o Radha Kunj, 84/43, Kalpi Road, Kanpur for self and on behalf of Shri Bharat Hari Singhania, S/o. Late Shri Laxmipat Singhania as head of family of Late Lala Laxmipat Singhania, Shri Yadupati Singhania as head of family of Late Lala Padampat Singhania and Dr. Vijaypat Singhania as head of family of Late Lala Kailashpat Singhania. The aforesaid indenture is duly registered in the office of Sub Registrar, Kanpur, Book No. 1, Khand No. 7720 at pages 297 to 326, S.No. 2602 dated 18.05.2016.

For BALAJI AGRILAND PVT. LTD.


DIRECTOR

For REAL LIGHT ESTATE PVT. LTD.


Authorised Signatory

ने निष्पादन स्वीकार किया ।

जिनकी पहचान नीरज दुबे
के 0 एस 0 दुबे

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पेशा

निवासी 86/2 चन्द्रिका देवी रोड डिप्टी पडाव कानपुर नगर

व

अनूप झांझरिया
सुरेश कुमार झांझरिया

पेशा

निवासी 3ए/154 आजाद नगर कानपुर नगर

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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श्रीमती कमलेश पाठक
उप निबन्धक (प्रथम)
कानपुर नगर

30/3/2017



70

AND WHEREAS on account of stabilizing its business activities, the transferor has decided to assign the leasehold rights arisen out of indenture dated 14th August, 1930 to the transferee in respect of Survey number 668/429, Premises No. 361, Harriss Ganj, Cantt, Kanpur admeasuring 12804.33 sq. mtrs. The transferee company is the Holding Company of the transferor and is holding 17,40,000 Equity Shares of Rs. 10/- each totaling to Rs. 1,74,00,000/- (including 01 equity share of Rs. 10/- each held through its nominee Shri Brijendra Kumar Agarwal) i.e. 100% shares in M/s Balaji Agriland Private Limited having its registered office at C-7, Panki Industrial Area, Site-I, Kanpur-208022. The issued subscribed and paid up capital of M/s Balaji Agriland Private Limited is Rs. 1,74,00,000/- divided into 17,40,000 Equity Shares of Rs. 10/- each and as such as on date M/s. Balaji Agriland Private Limited (i.e. Transferor) is a wholly owned subsidiary of M/s. Real Light Estate Private Limited (i.e. Transferee).

In order to promote the inter-se corporate transfer between the holding company and its Wholly-Owned Subsidiary Company, the state government has brought a notification under Item No. 45 of Notification No. M-599/X-501 Dated, 25.03.1942 u/s 9(1) of Indian Stamp Act by virtue of which the stamp duty payable is exempted. The subject matter of this indenture is fully covered within the ambit and scope of the said notification, as such the stamp duty stands exempted. The transferor has obtained a certificate from Government of India, Ministry of Corporate Affairs, Registrar of Companies, Uttar Pradesh certifying that M/s. Balaji Agriland Pvt. Ltd. (Transferor) is a wholly owned subsidiary of the Real Light Estate Pvt. Ltd. vide letter no. ROC/Misc./Holding Subsidiary/9788 dated 17.02.2017. The photocopy of which is enclosed as Annexure 1 of this Indenture.

For BALAJI AGRILAND PVT. LTD.


DIRECTOR


For REAL LIGHT ESTATE PVT. LTD.


Authorised Signatory


45,000,000.00

पट्टाधिकार का अंतरण

20,000.00

60 20,060.00

18

प्रतिफल

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

पुत्र श्री

मै0 बालाजी एग्रीलैण्ड प्रा0लि0 द्वारा निवे0 हर्ष कुमार अग्रवाल
बिजेन्द्र कुमार अग्रवाल

व्यवसाय

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 30/3/2017

समय 4:24PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीमती कमलेश पाठक

उप निबन्धक (प्रथम)

कानपुर नगर

30/3/2017

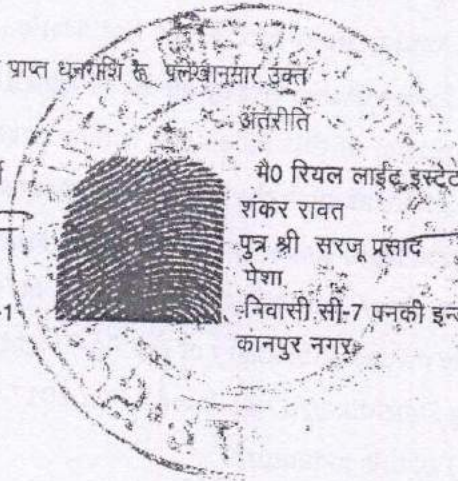
निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि के प्रलेखानुसार उक्त
अंतरण कर्ता

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कुमार अग्रवाल

पुत्र श्री बिजेन्द्र कुमार अग्रवाल

पेशा

निवासी सी-7 पनकी इन्डस्ट्रियल एरिया साइट-1
कानपुर नगर



मै0 रियल लाईट इस्टेट प्रा0लि0 द्वारा अधि0 राम

शंकर रावत

पुत्र श्री सरजू प्रसाद

पेशा

निवासी सी-7 पनकी इन्डस्ट्रियल एरिया साइट-1
कानपुर नगर



79

NOW THEREFORE THIS SALE DEED witnesses as follows:-

NOW THEREFORE THIS ASSIGNMENT OF PERPETUAL LEASEHOLD RIGHTS AND SALE OF SUPERSTRUCTURE WITNESSES AS FOLLOWS :-

1. That in lieu of sale consideration of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs only), the transferor of first part hereby transfers, assigns the perpetual leasehold, occupancy rights of Premises No.361, Harrisganj, Cantt, Kanpur, admeasuring 12804.33 Sq.mtr. on "as is where is basis" within the ambit and scope of indenture dated 14-08-1930, the subject property of which is more fully shown in Red Colour in the Map attached herewith and described in Schedule 'A' of this indenture.
2. That entire agreed Sale consideration of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs only), has been paid by the Transferee to the Transferor, more fully detailed in Schedule 'B' of this Indenture. Now nothing remains due from the Transferee to the Transferor pertaining to this transaction.
3. That presently subject property, is in the possession of tenants, hence the transferee will be entitled to receive the rent from those tenants or to take appropriate steps for their eviction and shall have absolute ownership rights in the said property.
4. That henceforth the liability for payment of taxes and levies pertaining to the premises w.e.f. execution of this transfer deed shall be of the transferee and all such taxes liabilities shall be discharged by the transferee.
5. That land and trees of the subject property/(Survey) belong to Govt. of India, Ministry of Defence under the Management of Chief Executive Officer, Cantt Board, Kanpur Cantt, subject to the condition and limitations and disabilities laid down in the C.G.O. No.179 of 12-09-1936.

For BALAJI AGRILAND PVT. LTD.



For REAL LIGHT ESTATE PVT. LTD.


Authorised Signatory

अंतरण कर्ता

Registration No.: 959

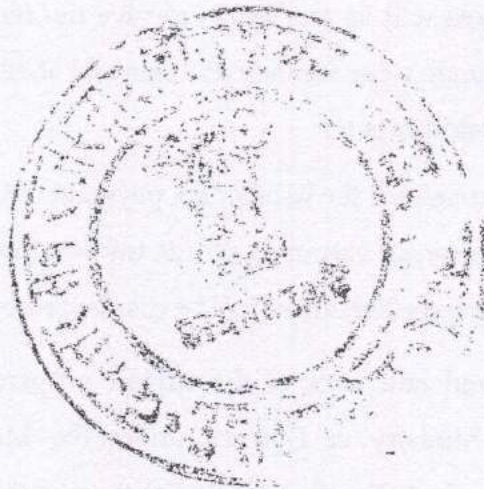
Year: 2,017

Book No.: 1

0101 मै0 बालाजी एग्रीलैण्ड प्रा0लि0 द्वारा निदे0 हर्ष कुमार अग्रवाल

विजेन्द्र कुमार अग्रवाल

सी-7 पनकी इन्डस्ट्रियल एरिया साइट-1 कानपुर नगर





6. That by virtue of this transfer/assignment deed, the second party will become entitled to get its names recorded in the records of Cantonment Board, Kanpur and in the G.L.R. Register, as occupancy right holder, or other relevant records of the Cantt Authorities, Kanpur.
7. That the symbolic possession of the Premises has been handed over to the transferee.

SCHEDULE - A

Premise No.361, Harrisganj, Cantt, Kanpur, admeasuring 12804.33 Sq.Mtr., bounded as below :-

NORTH : Premises No.360, Harrisganj, Kanpur
SOUTH : Premises No.362 & 363, Harrisganj, Kanpur
EAST : 36.59 Mtr. (120 Ft.) Wide Road
WEST : Railway Yard

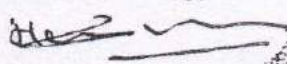
SCHEDULE - B

PAYMENT DETAILS

<u>S.No.</u>	<u>Date</u>	<u>Cheque/D.D. No.</u>	<u>Amount Rs.</u>	<u>Bank's Name</u>
1.	08-02-2017	936144	99,00,000/-	Punjab National Bank, The Mall, Kanpur.
2.	08-02-2017	936145	99,00,000/-	Punjab National Bank, The Mall, Kanpur
3.	08-02-2017	936146	99,00,000/-	Punjab National Bank, The Mall, Kanpur
4.	08-02-2017	936147	99,00,000/-	Punjab National Bank, The Mall, Kanpur
5.	08-02-2017	936148	44,55,000/-	Punjab National Bank, The Mall, Kanpur
6.	27-02-2017	936152	4,95,000/-	Punjab National Bank, The Mall, Kanpur
7	-	-	4,50,000/-	Towards T.D.S. deposited u/s. 194-IA
		Total =	4,50,00,000/-	

(Rupees Four Crores Fifty Lakhs only)

For BALAJI AGRILAND PVT. LTD.


DIRECTOR

For REAL LIGHT ESTATE PVT. LTD:


Authorised Signatory

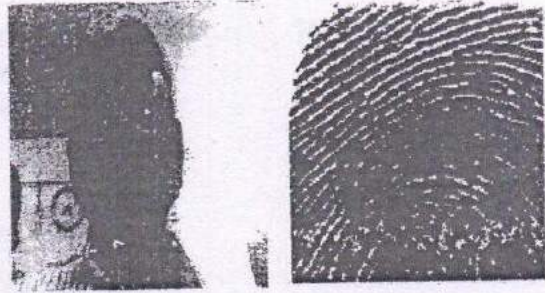
अंतरीति

Registration No. : 959

Year : 2,017

Book No. : 1

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सरजू प्रसाद
सी-7 पनकी इन्डस्ट्रियल एरिया साईट-1 कानपुर नगर



(8)

IN WITNESS WHEREOF the parties have put their respective signature on this Transfer/ Assignment deed in the presence of witnesses on the date, month and year first above written.

WITNESSES:-

Witness No.1



Neeraj Dubey

Neeraj Dubey S/o Mr. K.S. Dubey
R/o 86/2, Chandrika Devi Road,
Deputy Parav Kanpur Nagar.

Photograph of Witness No.2



Anoop Jhajharia

Anoop Jhajharia, S/o Shri Suresh Kumar Jhajharia,
R/o. 3A/154, Azad Nagar,
Kanpur Nagar.

Signed and delivered by

Sarvesh Chandra Dubey
(Sarvesh Chandra Dubey)
Advocate

TRANSFEROR

M/s. Balaji Agriland Private Limited
Through its Director
For BALAJI AGRILAND PVT. LTD.

Harsh Kumar Agarwal
DIRECTOR
(Harsh Kumar Agarwal)

TRANSFeree

M/s. Real Light Estate Private Limited
Through its authorised
representative/signatory
For REAL LIGHT ESTATE PVT. LTD.

Ram Shanker Kawa
Authorised Signatory
(Ram Shanker Kawa)

गवाह

Registration No.: 959

Year: 2017

Book No. : 1

W1 नीरज दुबे

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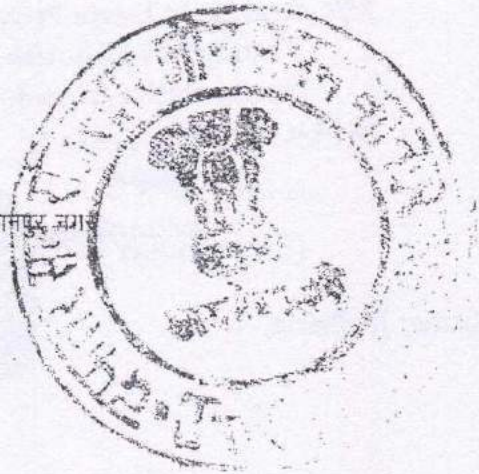
86/2 चन्द्रिका देवी रोड डिप्टी पडाव कानपुर नगर



W2 अनूप झांझरिया

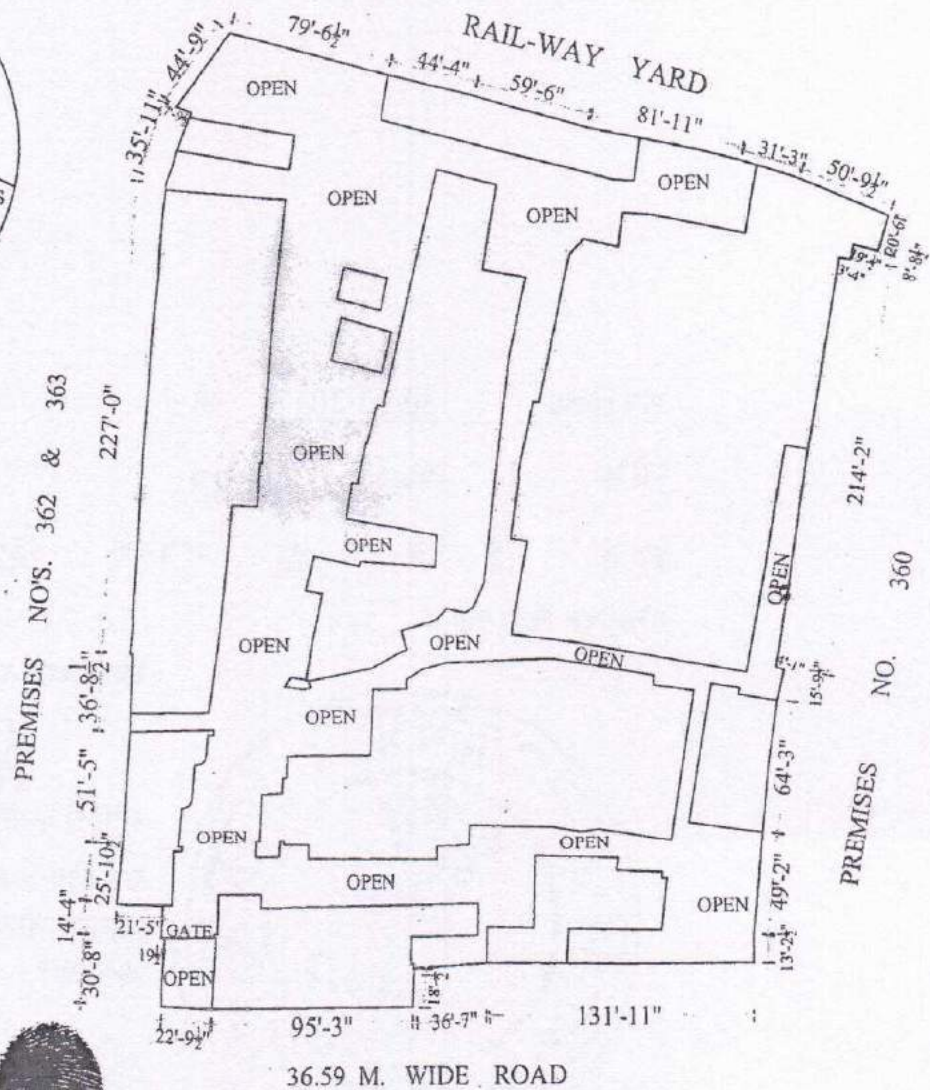
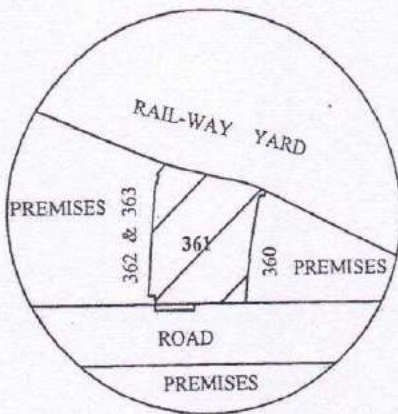
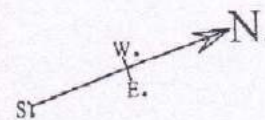
सुरेश कुमार झांझरिया

3ए/154 आजाद नगर कानपुर नगर



MAP OF PREMISES NO. 361, SURVEY NO. 668 / 429 ,
HARRIS GANJ, CANTT., KANPUR NAGAR ALONG
WITH LOCATION OF 50 M. RADIUS.

AREA OF LAND : 12804.33 SQ. M.
COVD. AREA : 7777.13 SQ. M.



SELLER'S SIG.

For BALAJI AGRILAND PVT. LTD.

[Signature]

DIRECTOR



For REAL LIGHT ESTATE PVT. LTD.

[Signature]
 28-03-2017
 Anoop Kumar Gaur
 'App. Draughts Man'

आज दिनांक 30/03/2017 को

बही सं. 1 जिल्द सं. 8019

पृष्ठ सं. 75 से 92 पर क्रमांक 959

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



श्रीमती कमलेश पाठक

उप निबन्धक (प्रथम)

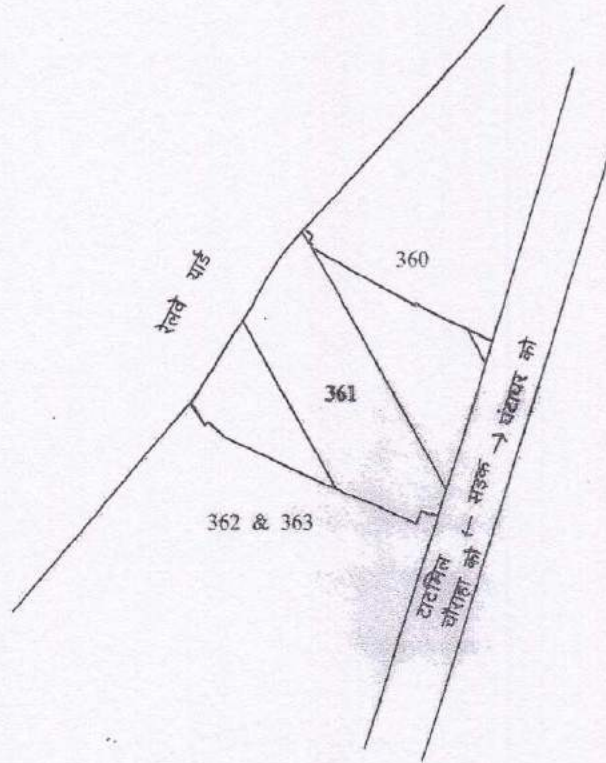
कानपुर नगर

30/3/2017

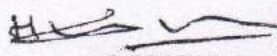


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अन्तरित सम्पत्ति का फोटो व पहुँचने का रूट चार्ट
अन्तरित सम्पत्ति पहचान चिन्ह (LAND MARK) टाटमिल चौराहा से उत्तर दिशा में
लगभग 250 मीटर दूरी पर स्थित है।



For BALAJI AGRILAND PVT. LTD.

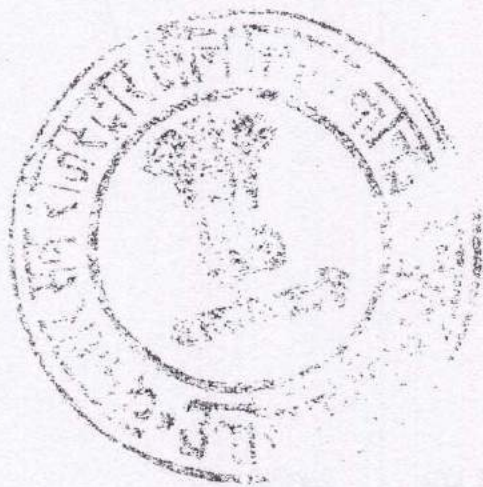

DIRECTOR 

विक्रेता/अन्तरणकर्ता
नाम-
पता-
मोबाइल नम्बर-

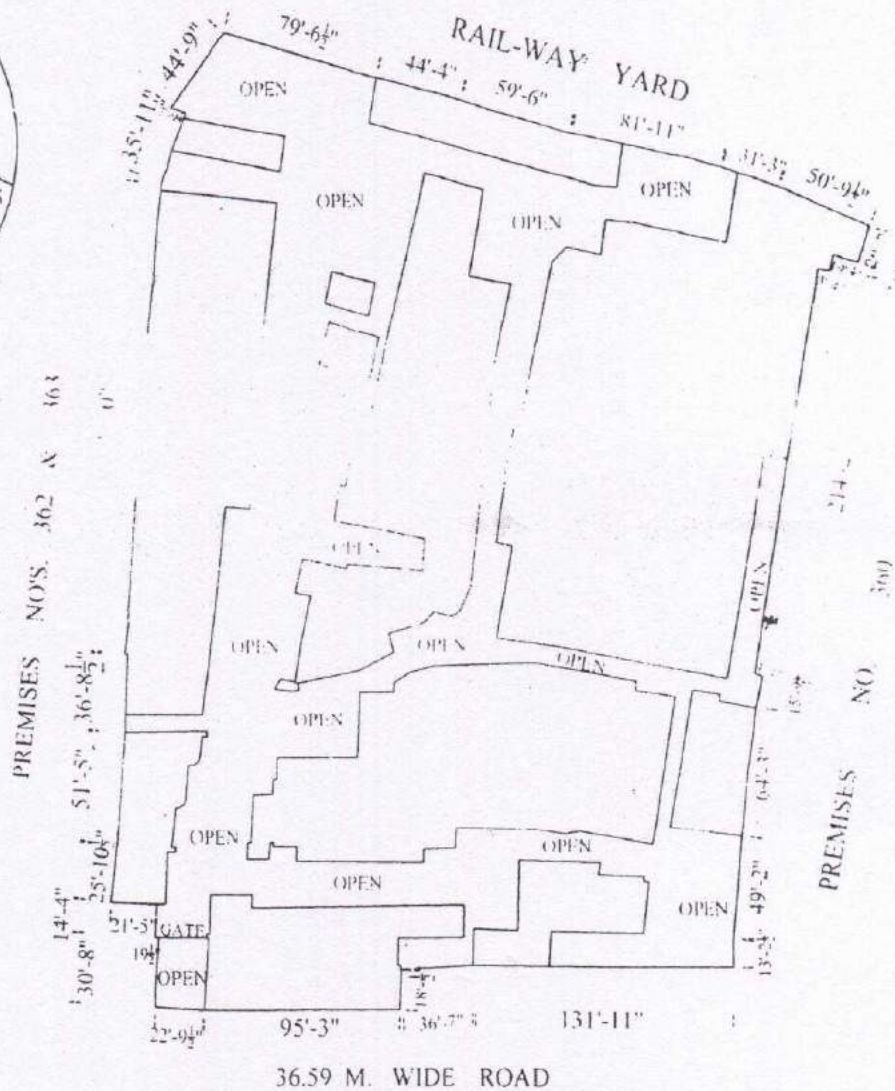
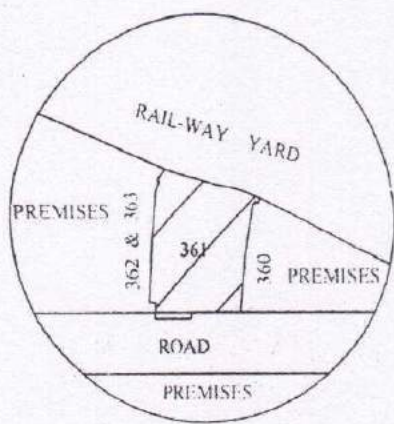
For REAL LIGHT ESTATE PVT. LTD.


Authorised Signatory 

क्रेता/अन्तरिती
नाम-
पता-
मोबाइल नम्बर-



30



P. Anoop Kumar
28-03-2017
Anoop Kumar
'App. Draughts Man'

