



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

- | | |
|------------------------|---|
| 1. Nature of Land | - Agricultural and Residential |
| 2. Pargana or Ward | - Lucknow |
| 3. Village | - Baghamau |
| 4. Details of Property | - Khasra Nos. 51, 71, 72, 77, 78, 79, 83, 85Ka, 86, 87, 90Ka, 91, 92, 93Ka, 93Kha, 95, 97Ka, 97Kha, 98, 104, 105, 133, 134, 135, 136, 137, 140Kha, 140(क), 140Ja, 140Jha, 140(ग), 140(घ), 140(च), 140(ड), 140(ढ), 140(ण), 140(र), 140(ल), 141Ka, 141Kha, 143Ka, 144, 146, 150Ga, 151, 154, 161, 162, 164, 166, 167, 173, 174, 180, 214, 215, 217, 220, 221, 225, 227, 228, 230, 231, 232, 233, 237Ka, 237Kha, 238, 240, 241, 244, 245, 247, 256Ka, 257, 258, 262Ka, 263, 264, 265, 307, 309, 311, 313, 314, 316, 319, 321Kha, 322, 323, 326, 327, 329, 330, 347, 348, 350, 351, 352, 353, 354, 355, 356, 357Ka, 357Kha, 361, 362, 363, 364, 365Ka, 367, 368, 369, 370, 377, 379, 380Ka, 380Kha, 381, 382Ka, 382Kha, 383, 384, 386, 388, 389, 391, 393, 394, 395, 396, 398, 401, 402, 419, 420, 433Ka, 436Ka, 436Ga, 438, 442Ka, 566, 567, 573, 579, 580Kha, 581Ka, 581Kha, 582Kha, 584, 585, 613, 626, 634, 635, 636, 639, 641Ka, 641Kha, 643, 647, 648, 650, 651, 652, 683, 728, 729, 732, 734, 766, 767, 771, 774, 779 & 780. |
| 5. Unit of Measurement | - Hectare & Sq. Mtr. |
| 6. Agricultural Land | - 29.002 Hectares |

For on Behalf of Transferor No. 1 to 7

(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.

(Syed Anwar Mahmood Rizvi)
Authorised Signatory

4999




1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

7. Residential Land - 49,100 Sq. Mtrs.
8. Other details - N.A.
11. Condition - Open Land
13. No. of First Party(7) - No. of Second Party (1)
- (A) Transferor's Description
1. Name - 1) **Prestige Hi-tech City Pvt. Ltd.**
2) **Prestige Hi-tech Developers Pvt. Ltd.**
3) **Prestige Real Estate Builders Pvt. Ltd.**
4) **Prestige Sai Housing Pvt. Ltd.**
5) **Saraswati Infotech Pvt. Ltd.**
6) **Titanium Buildwell Pvt. Ltd.**
7) **Titanium Realty Projects 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) **Prestige Hi-tech City 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) **Prestige Hi-tech Developers Pvt. Ltd.**, a company incorporated under the Companies Act 1956, having its office at 114/-, Ashram Mathura Road, New Delhi through its Authorised Signatory **Mr. Sanjeev Kumar Singh** son of Shri Lalta Singh 3) **Prestige Real Estate Builders 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) **Prestige Sai Housing 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

For on Behalf of Transferor No. 1 to 7


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mahmood Raza)
Authorised Signatory

Shri Lalta Singh **5) Saraswati Infotech 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) Titanium 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 **7) Titanium Realty Projects 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 (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**,

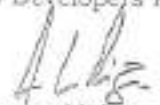
AND WHEREAS Prestige Hi-tech City Pvt. Ltd. (Transferor No. 1) had purchased Agricultural and Residential Land bearing Khasra Nos. 77, 97Kha, 137, 140Ja, 140Jha, 141Ka, 151, 217, 221, 228, 241, 263, 383, 388, 391, 734, 771, 140(क), 141Kha, 256Ka & 398 situated at Village Baghamau, Tehsil, Pargana & Distt. Lucknow vide various registered sale deeds registered in the office of Sub-Registrar-II, Lucknow details of which herein:-

For on Behalf of Transferor No. 1 to 7



(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.



(Syed Anwar Mahmood Rizvi)
Authorised Signatory

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1. Agricultural Land Khasra No. 77 vide sale deed dated 24.05.2011 registered in Book No. 1, Zild No. 10967 on pages 247 to 296 on Sl. No. 6525 dated 25.05.2011.
2. Agricultural Land Khasra No. 97Kha, 137, 140Ja, 140Jha, 141Ka, 151, 217, 221, 228, 241, 263, 383, 388, 391, 734 & 771 vide sale deed dated 27.08.2011 registered in Book No. I, Zild No. 11346 on pages 249 to 358 on Sl. No. 11682 dated 03.09.2011.
3. Residential Land Khasra No. 140(अ), 141Kha & 256Ka vide sale deed dated 12.06.2012 registered in Book No. I, Zild No. 12635 on pages 119 to 194 on Sl. No. 10294 dated 12.06.2012.
4. Residential Land Khasra No. 398 vide sale deed dated 30.12.2013 registered in Book No. I, Zild No. 14800 on pages 237 to 298 on Sl. No. 19599 dated 30.12.2013.


AND WHEREAS Prestige Hi-tech Developers Pvt. Ltd. (Transferor No. 2) had purchased Agricultural Land bearing Khasra Nos. 311, 314, 352, 353, 354, 367, 369, 379, 389, 393, 394, 395, 433Ka, 442Ka, 573, 580Kha, 581Ka, 581Kha, 582Kha, 613, 626, 728, 161, 244, 323, 326, 348, 97Ka, 133, 134, 135, 136, 163, 636, 639 & 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. 311, 314, 352, 353, 354, 367, 369, 379, 389, 393, 394, 395, 433Ka, 442Ka, 573, 580Kha, 581Ka, 581Kha, 582Kha, 613, 626 & 728 vide sale deed dated 07.06.2011 registered in Book No. I, Zild No. 11028 on pages 01 to 212 on Sl. No. 7348 dated 08.06.2011.

For on Behalf of Transferor No. 1 to 7


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mahmood Rizvi)
Authorised Signatory

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2. Agricultural Land Khasra No. 161, 244, 323, 326 & 348 vide sale deed dated 26.07.2011 registered in Book No. I, Zild No. 11212 on pages 377 to 578 on Sl. No. 9789 dated 26.07.2011.
3. Agricultural Land Khasra No. 97Ka, 133, 134, 135, 136, 163 & 636 vide sale deed dated 06.09.2011 registered in Book No. I, Zild No. 11350 on pages 267 to 388 on Sl. No. 11735 dated 07.09.2011.
4. Agricultural Land Khasra No. 639 & 779 vide sale deed dated 30.08.2011 registered in Book No. I, Zild No. 11378 on pages 301 to 404 on Sl. No. 12093 dated 12.09.2011.


AND WHEREAS Prestige Real Estate Builders Pvt. Ltd. (Transferor No. 3) had purchased Agricultural Land bearing Khasra Nos. 83, 85Ka, 86, 95, 162, 351, 154, 355, 356, 369, 163, 97Ka, 133, 134, 135, 136, 636 & 361 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. 83, 85Ka, 86, 95, 97Ka, 162 & 351 vide sale deed dated 30.04.2012 registered in Book No. I, Zild No. 12452 on pages 147 to 344 on Sl. No. 7621 dated 30.04.2012.
2. Agricultural Land Khasra No. 154, 355, 356 & 369 vide sale deed dated 02.05.2012 registered in Book No. I, Zild No. 12468 on pages 371 to 436 on Sl. No. 7844 dated 02.05.2012.
3. Agricultural Land Khasra No. 97Ka, 133, 134, 135, 136, 163 & 636 vide sale deed dated 09.05.2012 registered in Book No. I, Zild No. 12491 on pages 219 to 262 on Sl. No. 8191 dated 09.05.2012.

For on Behalf of Transferor No. 1 to 7


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mahmood Rizvi)
Authorised Signatory



Titanium Realty Projects Private Limited

Registered Address: ANS HOUSE, 2ND FLOOR, 144/2, ASHRAM MATHURA ROAD, DELHI-110014.

Corporate Office: 11TH Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010

CIN: U45400DL2007PTC162615; Email ID: ansdevelopers@yahoo.in; Telephone: +91-522-4030444

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF TITANIUM REALTY PROJECTS PRIVATE LIMITED HELD ON JUNE 30TH, 2014

"RESOLVED THAT Mr. Sanjeev Kumar Singh S/o Lalta Singh be and is hereby authorized to negotiate with M/s ANS Developers Private Limited in connection with the various formalities for transfer of Property bearing Khasra Nos. 225, 648, 79, 71, 104, 173, 180, 307, 247, 729, 90Ka, 92, 774, 151, 231, 237Kha, 238, 388, 567, 766, 166, 167, 401, 104, 584, 329, 330, 402, 319, 232 & 237Ka in favour of ANS Developers Private Limited.

"FURTHER RESOLVED THAT Mr. Sanjeev Kumar Singh be and is hereby authorized to execute all the necessary legal documents or supplemental Agreement or any other document/s as may be required by any concerned authority for completing various formalities for transfer of the aforesaid land in favour of M/S ANS Developers Private Limited.


"RESOLVED FURTHER THAT Mr. Sanjeev Kumar Singh be and is hereby authorized to do all such acts, deeds and things and to sign all such documents and writings as may be necessary, expedient and incidental thereto to give effect to this resolution and for matter connected therewith or incidental thereto."

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the aforesaid powers done by Mr. Sanjeev Kumar Singh and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

FOR TITANIUM REALTY PROJECTS PRIVATE LIMITED


DIRECTOR
Auwar Mahmood Rizvi
DIN 00282595
401 / 24, Abdul Aziz Nagar Road, Mahmood Nagar Nakshas,
Lucknow, 226001

//Certified True Copy//

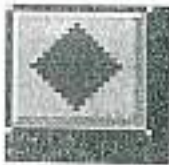
Specimen Signature of Mr. Sanjeev Kumar Singh



संरक्षित ड्यूटी प्रमाणिका द्वारा अधि संजीव
कुमार सिंह
पुत्र श्री लालता सिंह
पेशा नौकरी
निवासी 114/2 आश्रम मधुरा रोड नई दिल्ली



हाईनियम विप्रमाणिका द्वारा अधि संजीव
कुमार सिंह
पुत्र श्री लालता सिंह
पेशा नौकरी
निवासी 114/2 आश्रम मधुरा रोड नई दिल्ली



हाईनियम विप्रमाणिका द्वारा अधि संजीव
संजीव कुमार सिंह
पुत्र श्री लालता सिंह
पेशा नौकरी
निवासी 114/2 आश्रम मधुरा रोड नई दिल्ली



ने निष्पन्न स्वीकार किया।
दिनांक 18/04/2015 श्री नीरज सिंह
पुत्र श्री नान सिंह
पेशा व्यापार
निवासी जियामऊ लखनऊ
पुत्री एच के 0 निगम
पुत्र श्री एच 0 पी 0 निगम
पेशा नौकरी
निवासी नारंग बिल्डिंग अशोक मार्ग लखनऊ
ने की।

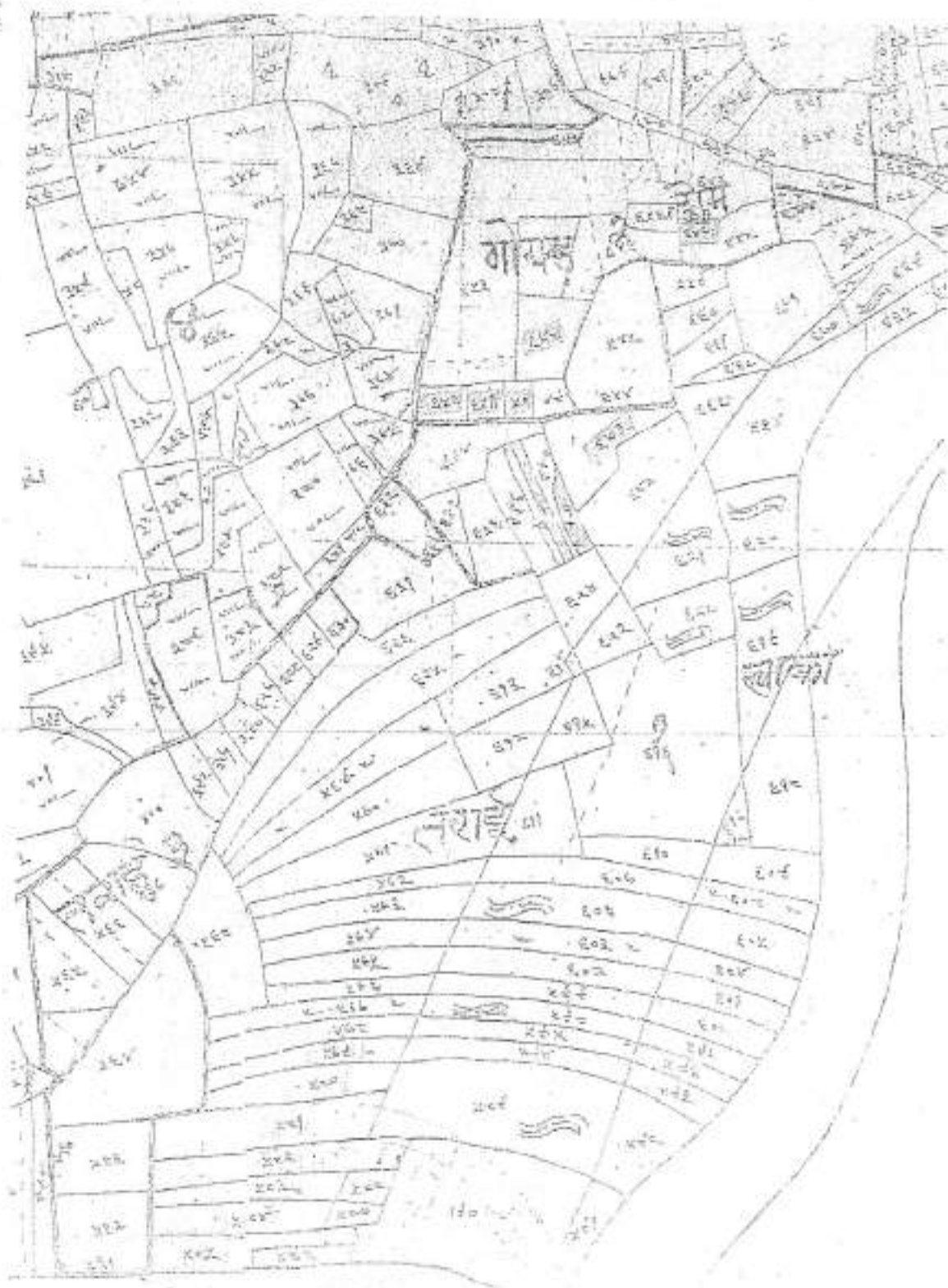
Signature



प्रमाणिका एवं प्रमाणिका के निष्पन्न प्रमाणिका निष्पन्न प्रमाणिका



रजिस्ट्रार अधिकारी के हस्ताक्षर
राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)
लखनऊ
18/4/2015



For on Behalf of Transferor No. 1 to 7

(Mr. Sarjeev Kumar Singh)
 Authorised Signatory

For AIS Developers Pvt. Ltd

(Sya / [Signature])
 Authorised Signatory

विवेकता

Registration No.: 5396

Year: 2015

Book No.: 1

0101 प्रिस्टीज हार्ड-टेक सिटी फाउन्डि द्वारा अधि संजीव कुमार सिंह
नालगा सिंह
114/2 आशम मधुरा रोड नई दिल्ली
रोकरी



0102 प्रिस्टीज हार्ड-टेक डे फाउन्डि द्वारा अधि
नालगा सिंह
114/2 आशम मधुरा रोड नई दिल्ली
रोकरी



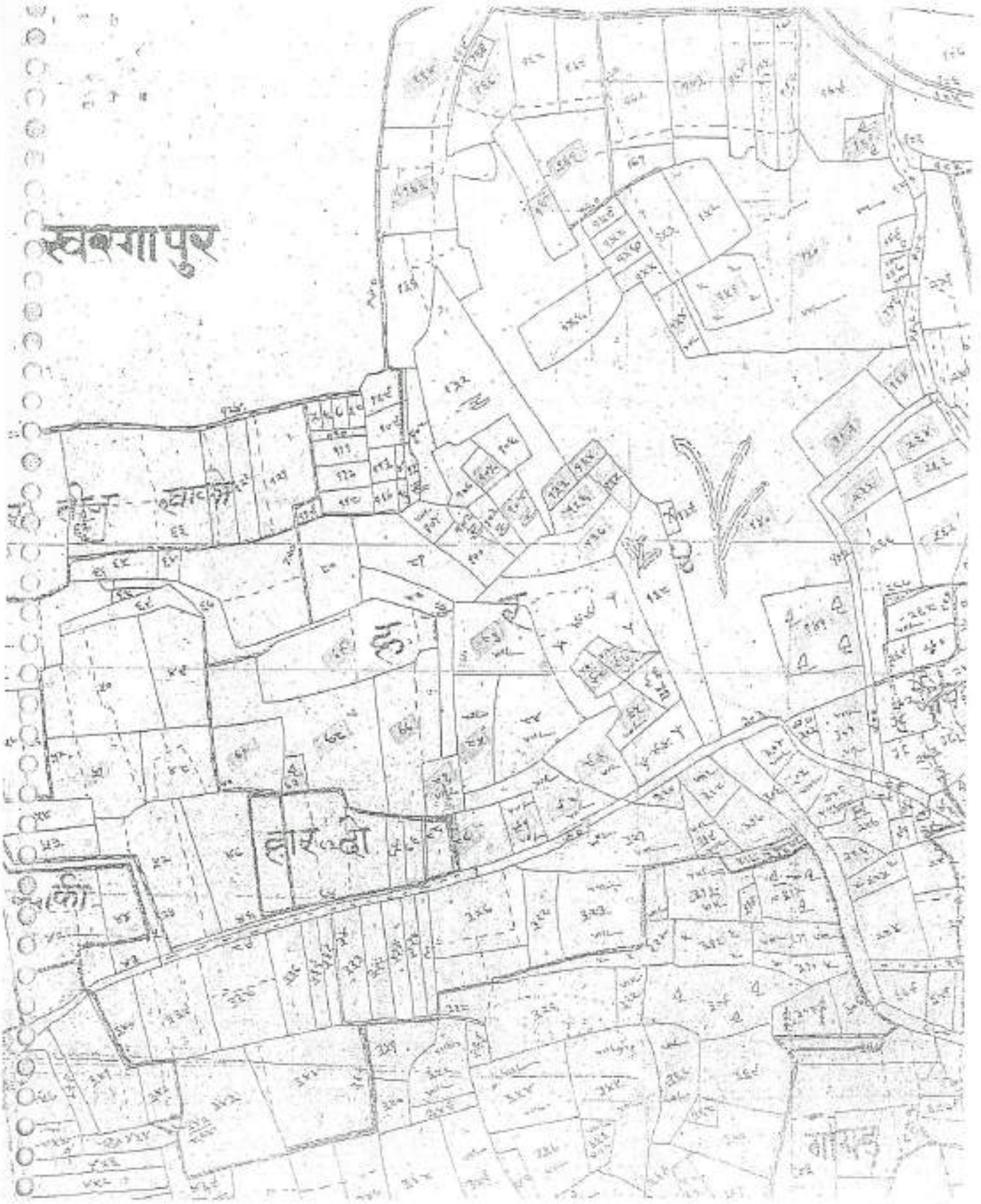
0103 प्रिस्टीज सिस्टेमि फाउन्डि द्वारा अधि
नालगा सिंह
114/2 आशम मधुरा रोड नई दिल्ली
रोकरी



0104 प्रिस्टीज सॉर्टि हाउ फाउन्डि द्वारा अधि संजीव कुमार सिंह
नालगा सिंह
114/2 आशम मधुरा रोड नई दिल्ली
रोकरी



स्वर्गापुर



For on Behalf of Transfere No. 1 to 7


(Mr. Sanjeev Kumar Singh)
Authorised Signatory

For ANS Developers Pvt. Ltd.


(Syed Anwar Mahmood Rizvi)
Authorised Signatory

विक्रता

Registration No.: 5396

Year: 2015

Book No.: 1

0105 सरस्वती प्रन्कोटेक प्रोप्रिओ द्वारा अधिओ राजीव कुमार सिंह
सामना सिंह
114/2 आशम मधुवा रोड नई दिल्ली
नीकरी



0106 टाईटेनियम प्रोप्रिओ द्वारा अधिओ संजीव कुमार सिंह
सावता सिंह
114/2 आशम मधुवा रोड नई दिल्ली
नीकरी



0107 टाईटेनियम प्रोप्रिओ द्वारा अधिओ संजीव कुमार सिंह
सामना सिंह
114/2 आशम मधुवा रोड नई दिल्ली
नीकरी





For on Behalf of Transferor No. 1 to 7

(Signature)
 (Mr. Sarjeev Kumar Singh)
 Authorised Signatory

For ANS Developers Pvt. Ltd.

(Signature)
 (Syed Anwar Mahmood Rizvi)
 Authorised Signatory



For on Behalf of Transferor No. 1 to 7


(Mr. Sanjeev Kumar Singh)
Authorized Signatory

For ANS Developers Pvt. Ltd.

(Syed Anwar Mahmood Ezzat)
Authorized Signatory

आज दिनांक 18/04/2015 को
वही सं 1 जिल्द सं 16682
पृष्ठ सं 165 से 324 पर क्रमांक 5396
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राजेश कुमार (प्रभारी)
उप-निबन्धक (द्वितीय)
लखनऊ
18/4/2015

