


1807

**TRANSFER DEED**

Remission of Stamp duty vide Central  
Notification No. 1 dated 16.01.1937 and  
State of Uttar Pradesh Notification No.  
M. 599 / X - 501 dated 25.03.1942.

**THIS DEED OF TRANSFER** is executed at Ghaziabad on this 28 day of March,  
2011

**BETWEEN**

**Vridhi Properties Private Limited**, a company incorporated under the Companies  
Act, 1956 having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba  
Road, New Delhi – 110 001, through its authorised representative, Shri Abhinav  
Srivastava, son of Shri A.K. Srivastava, presently residing at Flat No. 202, P - 9,  
Pandav Nagar, Mayur Vihar, Phase I, Delhi – 110 091 and permanent resident of Flat  
No. 17 – 05 – B1, Metrocity, Paper Mill Compound, Nishant Ganj, Lucknow – 226  
006, Uttar Pradesh, duly authorised vide Board resolution dated 15.02.2011,  
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 **ONE PART.** (PAN No. AACCV0520B)  
I.D. No. / PAN No. BVOPS 3331 J

**AND**

**Ansal Landmark Townships Private Limited**, a company incorporated under the  
Companies Act, 1956 having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23,

For Vridhi Properties (P) Ltd



Auth. Signatory / Director

For Ansal Landmark Township Pvt. Ltd.



Authorised Signatory

अंतरण पर

10,000.00 फीस रजिस्ट्री  
60 नकल व प्रति शुल्क  
3,000 योग अरब लगभग

श्री श्री 00 अंशल लेडमाक द्वारा वकल गुला

पुत्र श्री अजय कुमार गुला

अवधारण व्यापार/अन्य/रुखी

निवासी रखायी 106बाहुबली एक दिवसी

अस्थायी पना

ने यह लेखपत्र इस कार्यालय में दिनांक 28/3/2011 समय 5:19PM

वले निबन्धन हेतु पूरा किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Moh.HF  
प्रभावी

उप निबन्धक प्रथम

गालियाबाद

28/3/2011

विकला

निष्पादन लेखपत्र वाद युनने व समझने भजनन व प्राप्त धनगोशि के प्रलेखनसार उक्त

केला

श्री श्री 00 अंशल लेडमाक द्वारा वकल गुला

पुत्र श्री अजय कुमार गुला

धरणा व्यापार/अन्य/रुखी

निवासी 106बाहुबली एक दिवसी

श्री श्री 00 वृद्धि प्रो0 द्वारा अभिनव श्रीवास्तव

पुत्र श्री 00 के0 श्रीवास्तव

धरणा व्यापार/अन्य/रुखी

निवासी 202 पांडवनगर मयूर विहार दिवसी

ने निष्पादन स्वीकार किया।  
निकली पहचान श्री निविन गुला  
पुत्र श्री व-इमोहन गुला  
धरणा व्यापार/अन्य/रुखी

निवासी 03/42ए DLF सिटी गुडगांव हरियाणा

व श्री दीपक शर्मा

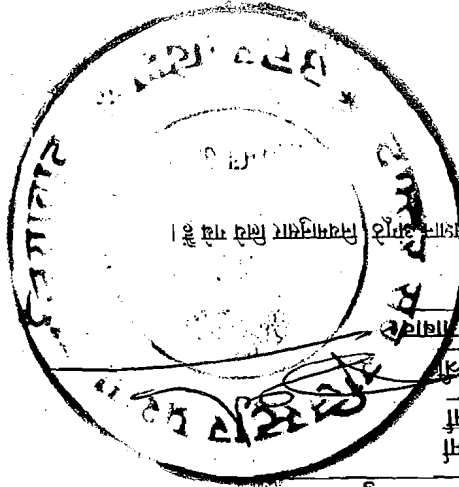
पुत्र श्री के एल शर्मा

धरणा व्यापार/अन्य/रुखी

निवासी तहसील क0 गालियाबाद

ने की।

प्रत्यक्षतः यह साक्षियों के हस्ताक्षरों के निष्पादनसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
प्रभावी  
उप निबन्धक प्रथम  
गालियाबाद  
28/3/2011



Barakhamba Road, New Delhi – 110 001, through its authorised representative, Shri Varun Gupta, son of Shri Ajay Kumar Gupta, resident of 106, Bahubali Enclave, Delhi – 110 092 duly authorised vide Board resolution dated 07.03.2011, 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 **OTHER PART**. (PAN No. AAECA 8892P)  
I.D. No. / PAN No. AGUPG 8090Q

### **WHEREAS:**

A. The Transferor Company has purchased several parcels of land admeasuring 3.7274 Hect. in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad, details whereof are as under:

- (i) Land admeasuring 0.2920 Hect., being 0.1010 Hect. in Khasra no. 945, 0.1780 Hect. in Khasra no. 977m and 0.0130 Hect. in Khasra no. 983 recorded in Khata Khatauni no. 2231 vide Sale deed no. 6400 dated 06.10.2005 from Sh. Sita Ram;
- (ii) Land admeasuring 0.6400 Hect., being 0.0105 Hect. in Khasra no. 1036/4 recorded in Khata Khatauni no. 1497, 0.1875 Hect. in Khasra

For Vidhi Properties (P) Ltd

Auth. Signatory / Director

For Ansal Landmark Township Pvt. Ltd

Authorised Signatory



0101 सौ प्रति प्रो डा० अमिन शीवास्व  
ए० के० श्रीवास्व  
202 पाठ्यक्रम मयूर विहार दिल्ली  
आचार/अन्य/की

*[Handwritten signature]*



Registration No.: 1807 Year: 2,011 Book No.: 1

विकेता

no. 1038/2 recorded in Khata Khatauni no. 1656 and 0.4420 Hect. in Khasra no. 1037/1 in Khata Khatauni no. 1657 vide sale deed no. 6465 dated 07.10.2005 from Sh. Ishwar Singh;

- (iii) Land admeasuring 0.2925 Hect., being 0.0210 Hect. in Khasra no. 1036/4 recorded in Khata Khatauni no. 1497, 0.1875 Hect. in Khasra no. 1038/2 recorded in Khata Khatauni no. 1656 and 0.0840 Hect. in Khasra no. 995m recorded in 1657 vide sale deed no. 6469 dated 07.10.2005 from Sh. Ravinder Singh;
- (iv) Land admeasuring 0.9604 Hect., being 0.1054 Hect. in Khasra no. 1043m recorded in Khata Khatauni no. 141, 0.3225 Hect. in Khasra no. 996 recorded in Khata Khatauni no. 410, 0.1680 Hect. and 0.0930 Hect. in Khasra no. 995m recorded in Khata Khatauni no. 2358, 0.1875 Hect. in Khasra no. 1038/2 recorded in Khata Khatauni no. 1656 and 0.0840 Hect. in Khasra no. 995m recorded in Khata Khatauni no. 1658 vide sale deed no. 6462 dated 07.10.2005 from Sh. Harender Singh;
- (v) Land admeasuring 0.0608 Hect., being 0.0102 Hect. in Khasra no. 981 and 0.0506 Hect. in Khasra no. 985/3 recorded in Khata Khatauni no.

For Vriddhi Properties (P) Ltd

Auth. Signatory / Director

For Apsal Landmark Township Pvt. Ltd.

Authorized Signatory



*Handwritten signature*

आचार्य/अध्यक्ष  
106 बाइबेली एक दिवसी  
आचार्य कुमार गुप्ता

0201 श्री 0 अंशल वैद्यार्थक द्वारा वरुण गुप्ता

Registration No. : 1807

Year : 2,011

Book No. :

1



केला

471 vide sale deed no. 7290 dated 19.11.2005 from Sh. Surender Kumar and Sh. Virender Singh;

(vi) Land admeasuring 0.07599 Hect., being 0.07166 Hect. in Khasra no. 1256 and 0.00433 Hect. in Khasra no. 1259/1 recorded in Khata Khatauni no. 1103 vide sale deed no. 2727 dated 01.05.2007 from Sh. Gajender Singh and Sh. Bijender Singh;

(vii) Land admeasuring 0.0250 Hect. in Khasra no. 1681m recorded in Khata Khatauni no. 466 vide sale deed no. 2905 dated 14.05.2007 from Sh. Charan Singh, Sh. Sheo Raj Singh, Sh. Narender Singh and Sh. Karan Singh;

(viii) Land admeasuring 0.1170 Hect. in Khasra no. 1048/1m recorded in Khata Khatauni no. 1130 vide sale deed no. 3205 dated 28.05.2007 from Sh. Bhupender Kumar, Sh. Raj Muni and Sh. Jitender Kumar;

(ix) Land admeasuring 0.3984 Hect. in Khasra no. 1046/1 recorded in Khata Khatauni no. 518 vide sale deed no. 3933 dated 27.06.2007 from Sh. Jai Prakash, Sh. Ajay Ghosh and Sh. Sulaxan Kumar;

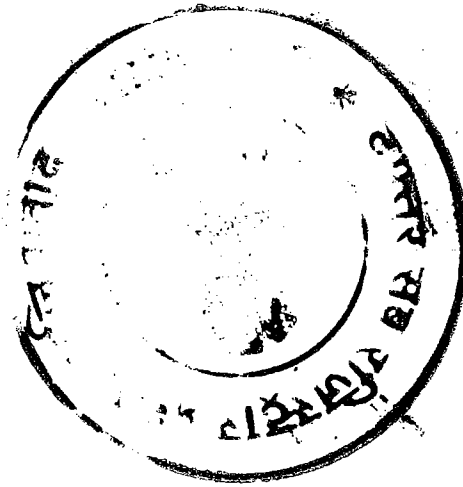
For Vidhi Properties (P) Ltd

Auth. Signatory / Director

For Ansal Landmark Township Pvt. Ltd.

Authorised Signatory







- (x) Land admeasuring 0.0380 Hect., being 0.03583 Hect. in Khasra no. 1256 and 0.00217 Hect. in Khasra no. 1259/1 recorded in Khata Khatauni no. 1103 vide sale deed no. 4191 dated 30.06.2007 from Sh. Gaj Raj Singh;
- (xi) Land admeasuring 0.2110 Hect., being 0.1223 Hect. in Khasra no. 1261 and 0.0887 Hect. in Khasra no. 1264 recorded in Khata Khatauni no. 504 vide sale deed no. 4608 dated 20.07.2007 from Sh. Rajvir Singh, Sh. Ashok Kumar, Sh. Satish Kumar and Sh. Joginder Singh;
- (xii) Land admeasuring 0.5783 Hect., being 0.1779 Hect. in Khasra no. 1267/1m, 0.0842 Hect. in Khasra no. 1657, 0.2004 Hect. in Khasra no. 1658 and 0.1158 Hect. in Khasra no. 1696 recorded in Khata Khatauni no. 2232 vide exchange order no.2/05-06 dated 29.07.2006 from M/s. Supertech Constructions; and
- (xiii) Land admeasuring 0.0380 Hect. in Khasra no. 980 recorded in Khata Khatauni no. 2389 vide exchange order no.11/07-08 dated 11.08.2008 from M/s. Paramount Residency Private Limited.

B. The Transferor Company thus, has absolute right, title, claim and interest in the above mentioned parcels of lands situated at Village Dundahera, Pargana

For Vidhi Enterprises (P) Ltd

For Ansal Landmark Township Pvt Ltd,

Auth. Signatory / Director

Authorised Signatory





Loni, Tehsil and District Ghaziabad and the same shall hereinafter be referred to as the **Said Land**.

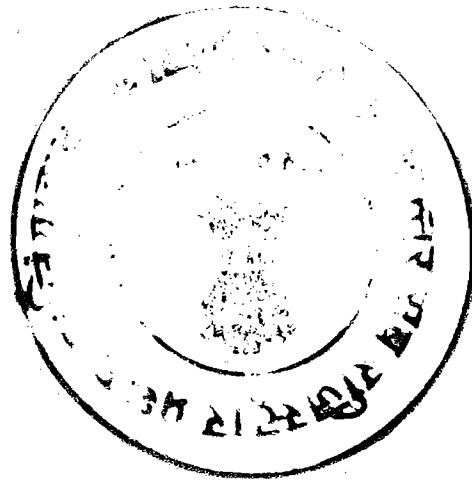
- C. The Transferor Company is the subsidiary company of the Transferee Company and the Transferee Company currently holds 100% of the total issued and paid up share capital of the Transferor Company, as per the certificates issued by the Office of the Registrar of Companies, NCT of Delhi and Haryana dated 22.09.2010 and the Office of the Registrar of Companies, UP and Uttarakhand dated 19.10.2010 and the said certificates are enclosed herewith as **Annexure A** and **Annexure B**.
- D. The Transferor Company has agreed to transfer all its rights, title, claim and interest in the Said Land 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 Transferor company is in the beneficial ownership of the Transferee Company and thus the transfer of the entire rights, title and interest of the Transferor Company in the Said Land to the Transferee Company, is exempted from payment of stamp duty vide Central Notification No. 1 dated

For Vridhi Properties (P) Ltd

Auth. Signatory / Director

For Ansal Landmark Township Pvt Ltd,

*Vasundhara*  
Authorised Signatory



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 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. 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 situated at Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad in favour of the Transferee Company.
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, 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

For Vriddhi Promotions (P) Ltd

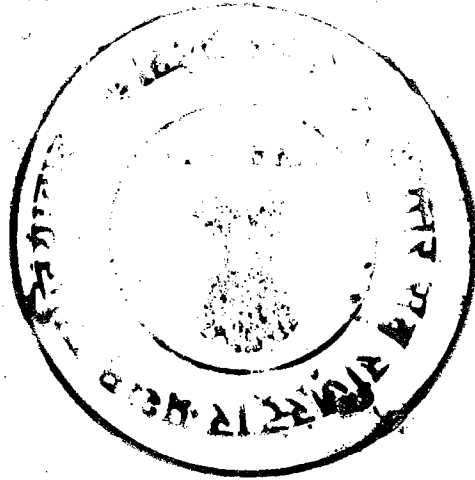
For Ansal Landmark Township Pvt Ltd,

Auth. Signatory / Director

Authorized Signatory

  
  
**अनिल कुमार शर्मा**  
 एडवोकेट

GOVERNMENT OF INDIA,  
MINISTRY OF CORPORATE AFFAIRS,  
O/O REGISTRAR OF COMPANIES,  
NCT OF DELHI & HARYANA,  
4<sup>TH</sup> FLOOR, IFCI TOWER, 61, NEHRU PLACE,  
NEW DELHI-110019

(Tel. No. 26235703/04/05 Fax 26235702).

No. ROC/Misc/ 6588

To

22/9/10

~~VRIDHI~~ VRIDHI PROPERTIES PRIVATE LIMITED,

11<sup>th</sup> Floor, Narain Manzil,  
23, Barakhamba Road,  
NEW DELHI-110001.

Sub: Issuance of Status letter/information about Subsidiary Holding relationship of VRIDHI PROPERTIES PRIVATE LIMITED and ANSAL LANDMARK TOWNSHIPS PRIVATE LIMITED.

D/Sir(s),

I am to refer to your letter dated 09.09.2010 on the subject cited above and to say that as per Affidavit dated 09.09.2010 filed by Shri Sanjiv Malhotra, Director of Vridhi Properties Private Limited (*the company*) and in view of its latest Annual Return made upto 26.07.2010 filed with this office on 13.08.2010, the company becomes a subsidiary company of Ansal Landmark Townships Private Limited having its Registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001, which holds along with its nominee/joint holders, the entire share capital of the company.

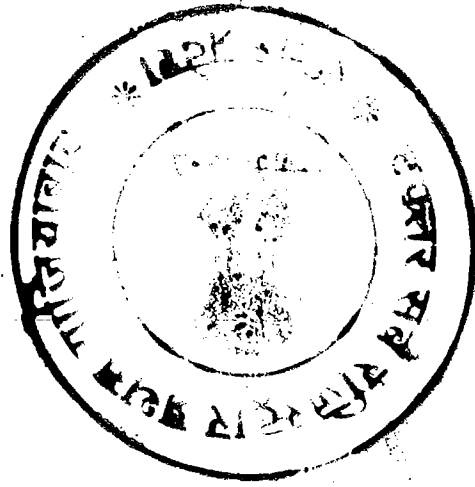
In terms of the provisions of section 610 of the Companies Act, 1956, certified copy of the said documents can also be obtained on payment of prescribed fee.

Your attention is also invited that e-governance project namely MCA-21 has been implemented w.e.f. 18.03.2006. The required information/document(s) can be accessed from the Ministry's website [www.mca.gov.in](http://www.mca.gov.in).

Yours sincerely,

  
(MANMOHAN JUNEJA)

REGISTRAR OF COMPANIES,  
NCT OF DELHI & HARYANA.







Phone No.0512-2550688

No.0512-2540383

Fax No.0512-2540423

**GOVERNMENT OF INDIA,  
MINISTRY OF CORPORATE AFFAIRS,  
O/o REGISTRAR OF COMPANIES, UP & UTTARAKHAND,  
10/499-B, Allenganj, KANPUR- 208002**

**No.ROC/Misc./2556**

**Dated: 19.10.2010**

**M/s. Vridhi Properties Private Limited**  
11<sup>th</sup> Floor, Narain Manzil,  
23, Barakhamba Road,  
New Delhi .

**Sub.: Status regarding subsidiary/holding company.**

Sir,

I have to refer to your letter dated 25.09.2010 on the subject cited above, and to state that M/s. Ansal Landmark Townships Private Limited having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001 is holding 9900 equity shares of Rs. 10/- each totaling Rs.99000/- i.e. 99% shares in M/s. Vridhi Properties Private Limited, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001 and as per documents/papers filed by the company, the paid up share capital of M/s. Vridhi Properties Private Limited is Rs. 100000/- divided into 10000 equity shares of Rs.10/- each and therefore M/s Vridhi Properties Private Limited is a subsidiary of M/s. Ansal Landmark Townships Private Limited.

This letter is being issued on the basis of a letter issued by the Registrar of Companies, NCT of Delhi & Haryana vide letter No. ROC/Misc/6588 dated 22.09.2010 and Annual Return made up to 26.7.2010 of M/s. Vridhi Properties Private Limited filed with ROC, NCT of Delhi & Haryana, affidavit filed by Shri Naresh Ghai a directors of M/s. Vridhi Properties Private Limited and M/s. Ansal Landmark Townships Private Limited & Shri Sanjiv Malhotra, director of M/s. Vridhi Properties Private Limited, and a certificate given by M/s. H.K. Kotwalia & Co., Chartered Accountants on 07.09.2010.

Your attention is also invited that e-governance project namely MCA-21 has been implemented in the year 2006 and the required information/documents can be accessed from the Ministry's website [www.mca.gov.in](http://www.mca.gov.in).



Yours faithfully,

**( M.P. SHAH )**  
**REGISTRAR OF COMPANIES,**  
**UTTAR PRADESH & UTTRAKHAND,**  
**KANPUR**



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**

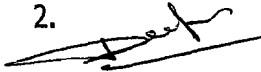
1.



Nitin Gupta  
S/o Shri Chander Mohan Gupta  
R/o P-3/42A, DLF City,  
Phase-II, Gurgaon. Encl. no. D/329/2004

**Vridhi Properties Private Limited,**  
through its authorised representative

2.



Deepak Sharma  
S/o Shri K.L. Sharma  
Tehsil Compound  
Ghaziabad, (U.P.)


  
(Abhinav Srivastava)  
**TRANSFEROR**

**Ansal Landmark Townships Private Limited,**  
through its authorised representative

D/LM-D-4873

  
(Varun Gupta)  
**TRANSFEEER**

*Drafted by*

  
**अनुराग कुमार शर्मा**  
एडवोकेट  
बम्बर-81, तेहसील कम्पाउन्ड, गाजियाबाद



उप निबन्धक प्रथम  
गणितयात्राद  
28/3/2011

प्रभासी  
मम

रजिस्ट्रार ऑफिस के द्वारा

रजिस्ट्रार किया गया।

पृष्ठ सं. 299 से 318 पर क्रमांक 1807

वही सं. 1 जिल्द सं. 8802

आज दिनांक 28/03/2011 को