

1776  
2011

**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**

**Aerie 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

For Aerie Properties (P) Ltd.

Auth. Signatory / Director

For Ansal Landmark Township Pvt Ltd,

Authorised Signatory

अंतरण पत्र

क्र.सं.	विवरण	प्रमाणित	अंतरण
10,000.00	कॉप रजिस्ट्री	नकल व प्रति शुल्क	शेष राशि
60	10,060.00		
3,000			

श्री श्री १० अंशल बैंकमार्फत वकालत गुला

पुत्र श्री अजय कुमार गुला

वसुधायु आचार्य/अन्य/स्त्री

निवासी स्थानी 106 बाहुबली एक दिवसी

अस्थापित पता

ने यह लेखपत्र इस कारण लिख है दिनांक 28/3/2011 समय 1:20PM

वकील निवेदन हेतु ऐसा किया।

रजिस्ट्रार के कार्यालय के तस्मात

प्रमाणित

उप निवेदनक प्रमाण

गानियाबाद

28/3/2011

श्री श्री १० अंशल बैंकमार्फत वकालत गुला

पुत्र श्री अजय कुमार गुला

पुत्री आचार्य/अन्य/स्त्री

निवासी 106 बाहुबली एक दिवसी

श्री श्री १० अंशल बैंकमार्फत वकालत गुला

पुत्र श्री १० के श्री वसुधायु

पुत्री आचार्य/अन्य/स्त्री

निवासी 202 पाठनगर मयूर विहार दिवसी

निवासी श्री निमित्त गुला

पुत्र श्री वसुधायु गुला

पुत्री आचार्य/अन्य/स्त्री

निवासी पी-3/42ए DLF सिटी केस-2 गुडगांव हरियाणा

व श्री दीपक शर्मा

पुत्र श्री के एल शर्मा

पुत्री आचार्य/अन्य/स्त्री

निवासी तहसील क० गाबाद

ने की।

परमेश्वर मठ गांधी के निवास अंगुठे निवासगुला लिखे गये हैं।

28/3, 2011

गानियाबाद

उप निवेदनक प्रमाण

रजिस्ट्रार के कार्यालय के तस्मात

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. AAECA 8891Q)  
I.D.No./PAN No. BVOPS 3331J

**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, 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 3090Q

**WHEREAS:**

- A. The Transferor Company has purchased several parcels of land admeasuring 4.7328 Hect. in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad, details whereof is as under: For Ansal Landmark Township Pvt Ltd,

For Ansal Properties (P) Ltd.

Auth. Signatory / Director

*Varun Gupta*  
Authorised Signatory



0101 श्री १० दारा अभिनव श्रीवास्तव  
Registration No.: 1776  
Year : 2,011  
Book No. : 1

विकेता



*[Handwritten signature]*

१० के० श्री वास्तव  
202 पांडवनाथ मयूर विहार दिल्ली  
आचार/अन्य/रजी

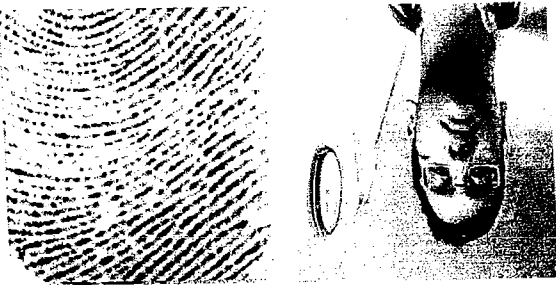
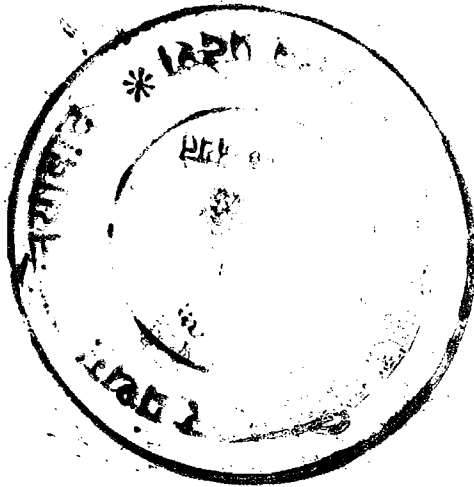
- (i) Land admeasuring 0.8440 Hect. in Khasra no. 1038/1 recorded in Khata Khatauni no. 621 vide Sale deed no. 5189 dated 23.10.2004 from Sh. Jagdish Chand, Sh. Gaurav, Sh. Saurav, Smt. Nirmala Devi and Sh. Abhilash;
- (ii) Land admeasuring 0.0870 Hect. in Khasra no. 1195m recorded in Khata Khatauni no. 701 vide sale deed no. 5813 dated 01.12.2004 from Sh. Sharda Nand;
- (iii) Land admeasuring 0.5750 Hect. in Khasra no. 1040 recorded in Khata Khatauni no. 6 vide exchange order no.22/05-06 dated 07.08.2006 from Panchsheel Promoters Private Limited;
- (iv) Land admeasuring 2.7850 Hect. in Khasra no. 989/2 recorded in Khata Khatauni no. 210 vide exchange order no.21/05-06 dated 07.08.2006 from Gaursons India Limited; and
- (v) Land admeasuring 0.4418 Hect., being 0.0658 Hect. in Khasra no. 1257, 0.0402 Hect. in Khasra no. 1270/1, 0.0380 Hect. in Khasra no. 1649/1, 0.0164 Hect. in Khasra no. 1672m, 0.0139 Hect. in Khasra no.

For Aerle Properties (P) Ltd.

Auth. Signatory / Director

For Ansal Landmark Pvt Ltd,

Authorised Signatory



*Vaundhara*

0201  
 106 बाइबल की एक प्रत  
 अथवा कृष्ण गुला  
 श्री 0 अंशल वैद्यकीयशास्त्र प्रकाश गुला  
 व्यापार/अर्थ/रक्षा

Registration No. : 1776 Year : 2,011 Book No. : 1

केला

1677m and 0.0266 Hect. in Khasra no. 1682 recorded in Khata Khatauni no. 1186 and 0.354 Hect. in Khasra no. 1681 recorded in Khata Khatauni no. 1185, 0.0095 Hect. in Khasra no. 982 recorded in Khata Khatauni no. 453, 0.0601 Hect. in Khasra no. 1658, 0.0616 Hect. in Khasra no. 1701, 0.0095 Hect. in Khasra no. 1702 and 0.0648 Hect. in Khasra no. 1704 recorded in Khata Khatauni no. 2232 vide exchange order no.01/05-06 dated 29.07.2006 from Surya Merchants 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 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 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, For Aerie Properties (P) Ltd. For Ansal Landmark Township Pvt Ltd,

Auth. Signatory / Director

Authorized Signatory

अनुज कुमार शर्मा  
जिला-81, तहसील कपूर







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 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.

For Aerie Properties (P) Ltd.

Auth. Signatory / Director

For Apsal Landmark Township Pvt Ltd,

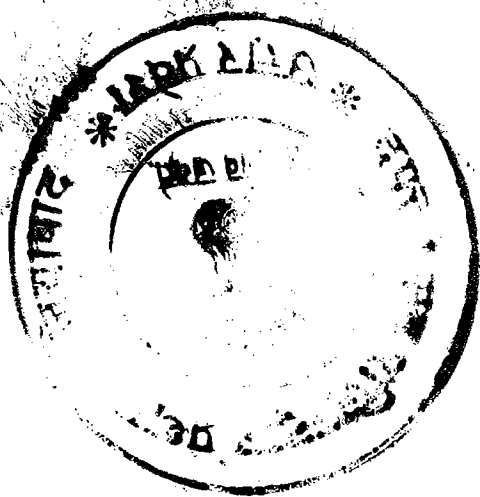
*Varnunyle*

Authorised Signatory



अनुज कुमार शर्मा  
एडवोकेट





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

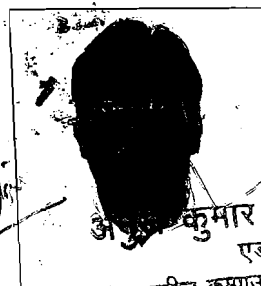
1. The Transferor Company hereby transfers its entire rights, title and interest in the Said Land situated at Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad in favour of the Transferee Company.
2. The Transferor Company shall deliver the legal possession of the Said Land to the Transferee 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 relevant revenue/statutory records in the absence of the Transferor Company.

For Aerie Properties (P) Ltd.

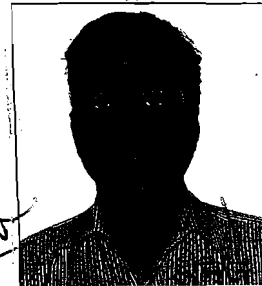
For Ansal Landmark Township Pvt Ltd.

Auth. Signatory / Director

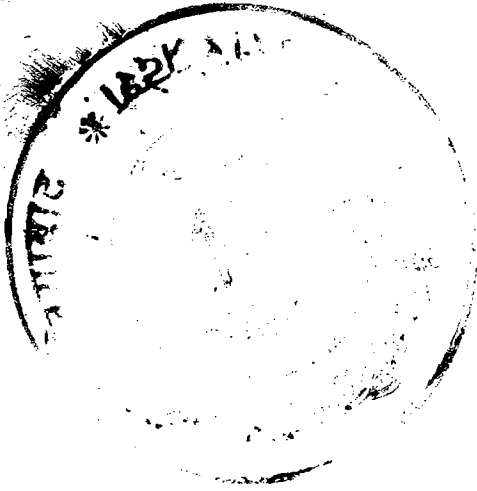
Authorized Signatory



अनुप कुमार शर्मा  
एडवोकेट  
गाजियाबाद



श्रीमान शर्मा



**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

**Aerie Properties Private Limited**  
through its authorised representative

2.



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


  
(Abhinav Srivastava)  
**TRANSFEROR**

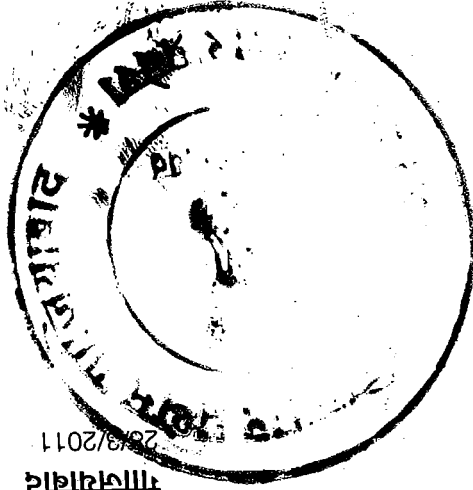
**Ansal Landmark Townships Private Limited,**  
through its authorised representative

D/L No D-4073

  
(Varun Gupta)  
**TRANSFEEEE**

*Drafted by*

  
**अनिल कुमार**  
एडवोकेट  
बैर-81, तेहसील कम्पाउन्ड, गाजियाबाद



28/03/2011

गणितयावद

उप निबन्धक प्रथम

*M. H. P.*  
प्रभादी

रजिस्ट्रार ऑफिस के हस्ताक्षर

रजिस्ट्रार किया गया ।

पृष्ठ सं. 161 से 178 पर कमांक 1776

वही सं. 1 निबन्ध सं. 8800

आज दिनांक 28/03/2011 को

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/ 6590

To

28/9/10

✓ AERIE 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 AERIE 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 Aerie 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./2557**

**Dated: 19.10.2010**

**M/s. Aerie 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. Aerie 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. Aerie Properties Private Limited is Rs. 100000/- divided into 10000 equity shares of Rs.10/- each and therefore M/s Aerie 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/6590 dated 22.09.2010 and Annual Return made up to 26.7.2010 of M/s. Aerie Properties Private Limited filed with ROC, NCT of Delhi & Haryana, affidavit filed by Shri Naresh Ghai a director of M/s. Aerie Properties Private Limited and M/s. Ansal Landmark Townships Private Limited & Shri Sanjiv Malhotra, director of M/s. Aerie 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 & UTTARAKHAND,  
KANPUR

