

1866

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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

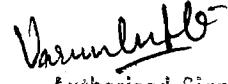
BETWEEN

Sarvsanjhi Constructions Private Limited, a company incorporated under the
Companies Act, 1956 having its registered office at 11th 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 Sarvsanjhi Constructions Private Limited

For Ansal Landmark Township Pvt Ltd,


Auth. Signatory / Director


Authorised Signatory

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. AAIC84023Q)
 I.D. No. / PAN No. BVOP8331J

AND

Ansal Landmark Townships Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 11th Floor, Narain Manzil, 23, Barakhmba 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. AAECA8892P)
 I.D. No. / PAN No. AGUPG8090Q

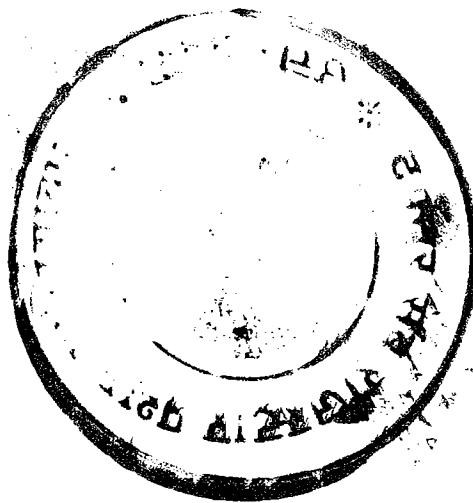
W H E R E A S:

A. The Transferor Company has purchased several parcels of land admeasuring 4.8948 Hect. in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad in the following manner:

For Sanskriti Constructions Company (P) Ltd

Auth. Signatory / Director

Varun Gupta
 Authorised Signatory



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Book No.:

Year: 2011

1806

Registration No.:

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10641748/10641749

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(i) Land admeasuring 1.6130 Hect., being 0.1590 Hect. in Khasra no. 1051/1m, 0.1380 Hect. in Khasra no. 1192m, 0.4300 Hect. in Khasra no. 987, 0.4430 Hect. in Khasra no. 998 and 0.4430 Hect. in Khasra no. 999 recorded in Khata Khatauni no. 1019 vide Sale deed no. 4968 dated 07.10.2004 from Sh. Briham Dutta, Sh. Ramesh Chand, Sh. Balesh Chand, Sh. Mahesh Chand, Sh. Kiran Dutta, Sh. Raj Kumar, Sh. Pavit Kumar, Sh. Ashok Kumar (minor) and Smt. Saroj Devi;

(ii) Land admeasuring 0.6400 Hect., being 0.4420 Hect. in Khasra no. 1037/1 recorded in Khata Khatauni no. 1657, 0.0105 Hect. in Khasra no. 1036/4m recorded in Khata Khatauni no. 1497 and 0.1875 Hect. in Khasra no. 1038/2 recorded in Khata Khatauni no. 1656 vide sale deed no. 5130 dated 19.10.2004 from Sh. Jagdish Chand, Sh. Rajeshwar, Sh. Gaurav, Sh. Saurav, Smt. Nirmala Devi, Sh. Abhilash and Smt. Gulam Devi;

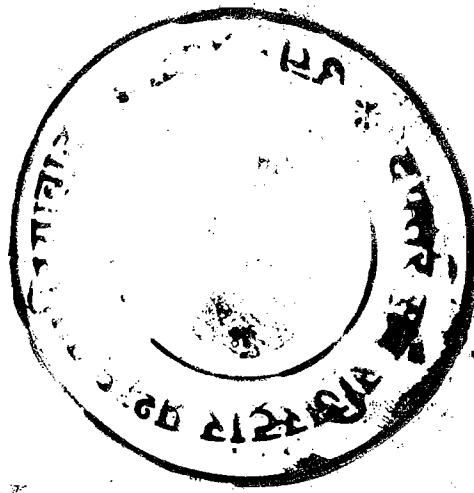
(iii) Land admeasuring 0.0820 Hect. in Khasra no. 1053 recorded in Khata Khatauni no. 1751 vide sale deed no. 5823 dated 01.12.2004 from Sh. Sharda Nand and Sh. Daya Nand;

For Servaajil Consult. & Engg. Company (P) Ltd.


Auth. Signatory / Director

For Ansal Landmark Township Pvt. Ltd.


Vaibhav Patel
Authorized Signatory



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Registration No.: 1806 Year: 2011 Book No.: 1

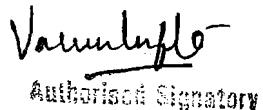
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(iv) Land admeasuring 0.3537 Hect., being 0.0076 Hect. in Khasra no. 950, 0.0152 Hect. in Khasra no. 955, 0.0304 Hect. in Khasra no. 956 and 0.0329 Hect. in Khasra no. 957 recorded in Khata Khatauni no. 1386 and 0.0126 Hect. in Khasra no. 954m recorded in Khata Khatauni no. 1599, 0.2550 Hect. in Khasra no. 1705 recorded in Khata Khatauni no. 141 vide exchange order no. 8/05-06 dated 29.07.2006 from M/s. Innovation Promoters Private Limited;

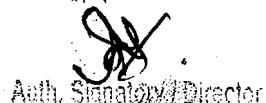
(v) Land admeasuring 0.8883 Hect., being 0.0684 Hect. in Khasra no. 950, 0.1368 Hect. in Khasra no. 955, 0.2736 Hect. in Khasra no. 956 and 0.2961 Hect. in Khasra no. 957 recorded in Khata Khatauni no. 1386 and 0.1134 Hect. in Khasra no. 954m recorded in Khata Khatauni no. 1599 vide exchange order no. 10/05-06 dated 29.07.2006 from M/s. Ajnara Farms and Services Limited ;

(vi) Land admeasuring 0.0337 Hect. in Khasra no. 984 recorded in Khata Khatauni no. 1130 vide exchange order no. 11/05-06 dated 29.07.2006 from M/s. Surya Merchants Limited;

For Ansai Landmark Developers Pvt. Ltd.


Varun Singh
Authorised Signatory

For Sarvashil Construction Company (P) Ltd.


Auth. Signatory / Director

नुज़कु
मार-81, लहसुन कोटी





(vii) Land admeasuring 0.0065 Hect. in Khasra no. 1051/2 recorded in Khata Khatauni no. 762 vide exchange order no. 16/05-06 dated 29.07.2006 from M/s. Gaursons India Limited;

(viii) Land admeasuring 0.4930 Hect., being 0.0315 Hect. in Khasra no. 1045/1 and 0.4615 Hect. in Khasra no. 1044 recorded in Khata Khatauni no. 762 vide exchange order no. 13/05-06 dated 29.07.2006 from M/s. Gaursons India Limited; and

(ix) Land admeasuring 0.7846 Hect., being 0.5271 Hect. in Khasra no. 1043, 0.1520 Hect. in Khasra no. 1262, 0.0065 Hect. in Khasra no. 1045/2 and 0.0990 Hect. in Khasra no. 1265 recorded in Khata Khatauni no. 141 vide exchange order no. 19/05-06 dated 07.08.2006 from M/s. Innovation Promoters 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 Loni, Tehsil and District Ghaziabad and the same shall hereinafter be referred to as the **Said Land**.

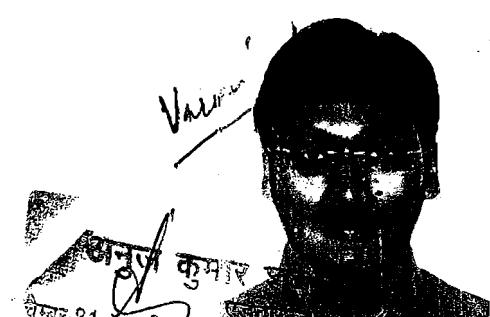
For Sarvsaathi Constructions Company (P) Ltd.


Auth. Signatory / Director

For Ansari Landmark Group Pvt. Ltd.


Vaenukumar

Authorised Signatory



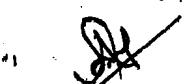


C. The Transferor Company is the subsidiary company of the Transferee Company and the Transferee Company currently holds 100% of the total issued and paid up share capital of the Transferor Company, as per certificates issued by the Office of the Registrar of Companies, NCT of Delhi and Haryana dated 22.09.2010 and the Office of the Registrar of Companies, UP and Uttarakhand dated 19.10.2010 and the said certificate 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.

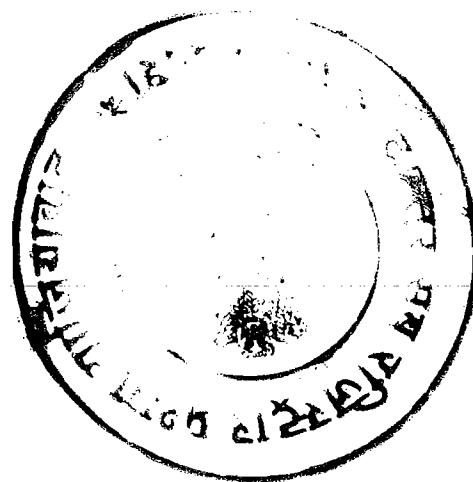
E. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. The 100% share capital issued by the Transferor company is in the beneficial ownership of the Transferee Company and thus the transfer of the entire rights, title and interest of the Transferor 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

For Sanyanji Constructions Company (P) Ltd.


Auth. Signatory / Director

For Ansal Landmark Township Pvt. Ltd.


Authorised Signatory



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.

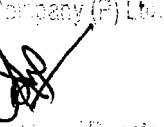
NOW, THEREFORE, THIS TRANSFER DEED WITNESSTH AS UNDER:

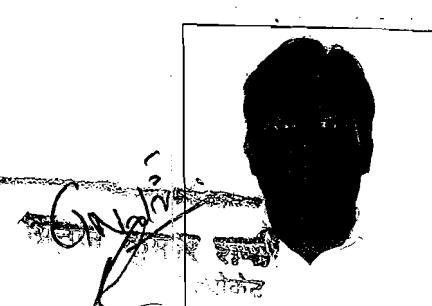
1. The Transferor Company hereby transfers its entire rights, title and interest in the Said Land situated at Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad in favour of the Transferee Company.
2. The Transferor Company shall deliver the legal possession of the Said Land to the Transferee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

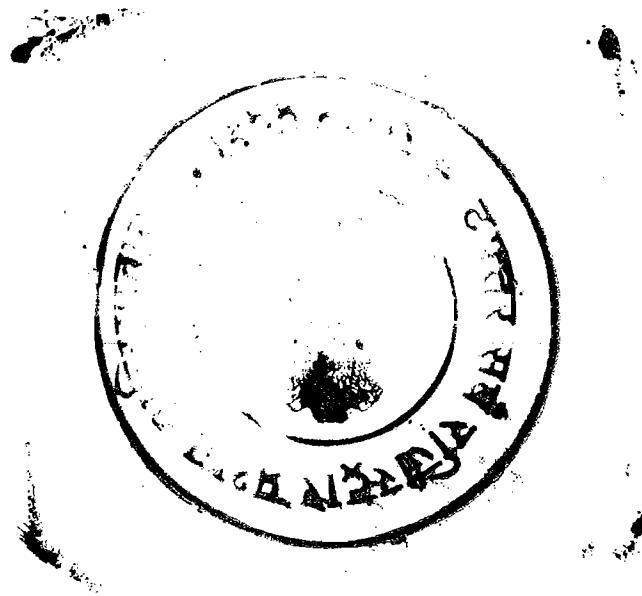
For Ansal Landings & Developments Pvt. Ltd.

For Sarvanganj Constructions Company (P) Ltd.

Auth. Signature / Printout


Varun Gupta
Authorised Signatory





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

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

No. ROC/Misc/ 6593

22/9/10

To

SARVSDANJHI CONSTRUCTIONS PRIVATE LIMITED,
11th Floor, Narain Manzil,
23, Barakhamba Road,
NEW DELHI-110001.

Sub: Issuance of Status letter/information about Subsidiary Holding relationship of
SARVSDANJHI CONSTRUCTIONS 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 Sarvdsanjhi Constructions Private Limited (*the company*) and in view of its latest Annual Return made upto 26.07.2010 filed with this office on 16.08.2010, the company becomes a subsidiary company of Ansal Landmark Townships Private Limited having its Registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001, which holds along with its nominee/joint holders, the entire share capital of the company.

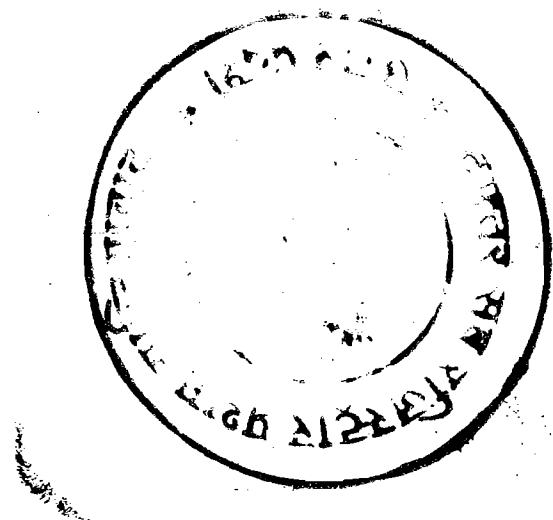
In terms of the provisions of section 810 of the Companies Act, 1956, certified copy of the said documents can also be obtained on payment of prescribed fee.

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.

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./2558

Dated: 19.10.2010

M/s. Sarvsanjhi Constructions Private Limited
11th 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 11th 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. Sarvsanjhi Constructions Private Limited, having its registered office at 11th 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. Sarvsanjhi Constructions Private Limited is Rs. 100000/- divided into 10000 equity shares of Rs.10/- each and therefore M/s Sarvsanjhi Constructions 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/6593 dated 22.09.2010 and Annual Return made up to 26.7.2010 of M/s. Sarvsanjhi Constructions Private Limited filed with ROC, NCT of Delhi & Haryana , affidavit filed by Shri Naresh Ghai is director of M/s. Sarvsanjhi Constructions Private Limited and M/s. Ansal Landmark Townships Private Limited & Shri Sanjiv Malhotra, director of M/s. Sarvsanjhi Constructions 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.



Yours faithfully,

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



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.

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.

Sarvsanjhi Constructions Private Limited
through its authorised representative

Nitin Gupta

S/o Shri Chander Mohan Gupta
R/o P-3/42A, DLF City,
Phase-II, Gurgaon.

Encl. no. D/329/2004

2.

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

DLM - D-4873

(Abhinav Srivastava)
TRANSFEROR

Ansal Landmark Townships Private Limited,
through its authorised representative

(Varun Gupta)
TRANSFeree

Drafted by

अनुज कुमार शर्मा
एड्युकेट
घर्ष्वर-81, तहसील कर्कलुक, साजियासार



28/3/2011

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J. H. M. B.

ପାତାରେ ବୁଦ୍ଧିମତ୍ତା ବିନାପାତ୍ରରେ

॥ इति इत्युपर्याप्तम् ॥

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28/03/2011