

2734
2011

TRANSFER DEED

Remission of
Stamp Duty vide
Notification No. 1
Dated 16/01/1937

THIS DEED OF TRANSFER is executed at Ghaziabad on this 9th day of May, 2011

BETWEEN

Ansal Landmark Townships 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 Varun Gupta, son of Shri Ajay Kumar Gupta, resident of 106, Bahubali Enclave, Delhi – 110 092, duly authorised vide Board resolution dated 02.05.2011, 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. AAECA8892P) (I.D. No. / PAN No. AGUPG8090Q)

AND

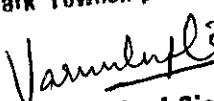
Ansal Urban Condominiums Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 115, Ansal Bhawan, 16, K.G. Marg, New Delhi – 110 001, through its authorised representative, Shri Abhinav Srivastava, son of Shri A.K. Srivastava, presently residing of Flat 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 24.03.2011, 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. AAHCA2956R) (I.D. No. / PAN No. BVOPS3331J)

WHEREAS:

A. The Transferor Company owns several parcels of land in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad.

For Ansal Landmark Townships Pvt. Ltd.


Varun Gupta
Authorized Signatory

Land Transfer Deed No. 2734
Date 16/01/2011

Land Transfer Deed No. 2734
Date 16/01/2011

अंतरण पत्र

10,000.00	60	10,060.00	3,000
फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग

श्री मै0 अंसल अर्बन द्वारा अभिनव श्रीवास्तव
 पुत्र श्री ए0के0 श्रीवास्तव
 व्यवसाय व्यापार/अन्य/स्त्री
 निवासी स्थायी 202 पांडवनगर मयूर विहार दिल्ली
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय में दिनांक 9/5/2011
 वजे निबन्धन हेतु पेश किया।



समय 3:06PM



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M. Mittal
प्रभारी

उप निबन्धक प्रथम

गाजियाबाद

9/5/2011

निष्पादन लेखपत्र वाद सुनने व समझने भज्मन व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
 विक्रेता

क्रेता



श्री मै0 अंसल लैण्डमार्क द्वारा वरुण गुप्ता
 पुत्र श्री अजय कुमार गुप्ता
 पेशा व्यापार/अन्य/स्त्री
 निवासी 106 बाहुबली एन्क दिल्ली

श्री मै0 अंसल अर्बन द्वारा अभिनव श्रीवास्तव
 पुत्र श्री ए0के0 श्रीवास्तव
 पेशा व्यापार/अन्य/स्त्री
 निवासी 202 पांडवनगर मयूर विहार दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री नितिन गुप्ता
 पुत्र श्री चन्द्र मोहन गुप्ता
 पेशा व्यापार/अन्य/स्त्री

निवासी पी-3/42ए DLF सिटी गुडगाव हरियाणा

व श्री दीपक शर्मा
 पुत्र श्री केएल शर्मा

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गावाद

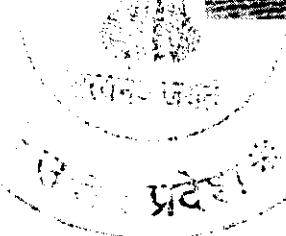
ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

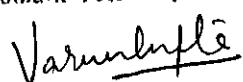
M. Mittal
प्रभारी
उप निबन्धक प्रथम
गाजियाबाद
9/5/2011



B. The Transferor Company is desirous of transferring all its rights, title, claim and interest in land admeasuring 10.982 Hect. owned by the Transferor Company in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad to the Transferee Company, details whereof is as under:

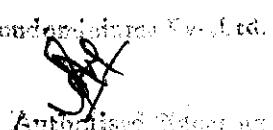
- (a) Land admeasuring 0.079 Hect. in Khasra no. 994m;
- (b) Land admeasuring 0.091 Hect. in Khasra no. 995m;
- (c) Land admeasuring 0.091 Hect. in Khasra no. 997m;
- (d) Land admeasuring 0.374 Hect. in Khasra no. 1037m;
- (e) Land admeasuring 1.594 Hect. in Khasra no. 1038;
- (f) Land admeasuring 0.549 Hect. in Khasra no. 1039m;
- (g) Land admeasuring 0.392 Hect. in Khasra no. 1040m;
- (h) Land admeasuring 0.117 Hect. in Khasra no. 1041m;
- (i) Land admeasuring 0.996 Hect. in Khasra no. 1042m;
- (j) Land admeasuring 1.265 Hect. in Khasra no. 1043;
- (k) Land admeasuring 0.4615 Hect. in Khasra no. 1044m;
- (l) Land admeasuring 0.044 Hect. in Khasra no. 1045m;
- (m) Land admeasuring 0.398 Hect. in Khasra no. 1046m;
- (n) Land admeasuring 0.024 Hect. in Khasra no. 1047m;
- (o) Land admeasuring 0.160 Hect. in Khasra no. 1048m;
- (p) Land admeasuring 0.249 Hect. in Khasra no. 1260m;
- (q) Land admeasuring 0.367 Hect. in Khasra no. 1261;
- (r) Land admeasuring 0.304 Hect. in Khasra no. 1262;

For Ansai Landmark Townships Pvt. Ltd.



Authorised Signatory

Ansai Urban Condominiums Pvt. Ltd.


Anil Agarwal
Authorised Signatory

विक्रेता

Registration No.: 2734

Year : 2,011

Book No. : 1

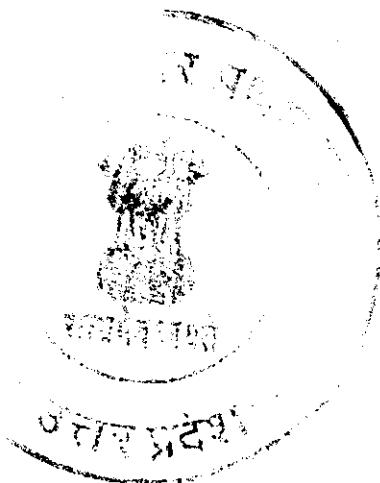
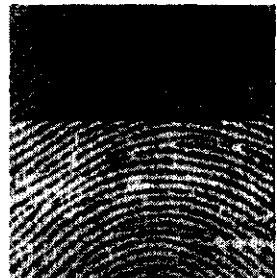
0101 मैं 0 अंसल लैण्डमार्क द्वारा वरुण गुप्ता

अजय कुमार गुप्ता

106 बाहुबली एन्क दिल्ली

व्यापार/अन्य/स्त्री

Vamdev



- (s) Land admeasuring 0.605 Hect. in Khasra no. 1263m;
- (t) Land admeasuring 0.266 Hect. in Khasra no. 1264;
- (u) Land admeasuring 0.329 Hect. in Khasra no. 1265;
- (v) Land admeasuring 0.089 Hect. in Khasra no. 1266;
- (w) Land admeasuring 0.427 Hect. in Khasra no. 1267m;
- (x) Land admeasuring 0.063 Hect. in Khasra no. 1656m;
- (y) Land admeasuring 0.208 Hect. in Khasra no. 1657m;
- (z) Land admeasuring 0.116 Hect. in Khasra no. 1658m;
- (aa) Land admeasuring 0.123 Hect. in Khasra no. 1701m;
- (bb) Land admeasuring 0.0107 Hect. in Khasra no. 1702m;
- (cc) Land admeasuring 0.215 Hect. in Khasra no. 1703m;
- (dd) Land admeasuring 0.279 Hect. in Khasra no. 1704m;
- (ee) Land admeasuring 0.683 Hect. in Khasra no. 1705; and
- (ff) Land admeasuring 0.013 Hect. in Khasra no. 1195/1706m.

The above mentioned lands shall hereinafter be collectively referred to as the **Said Land**.

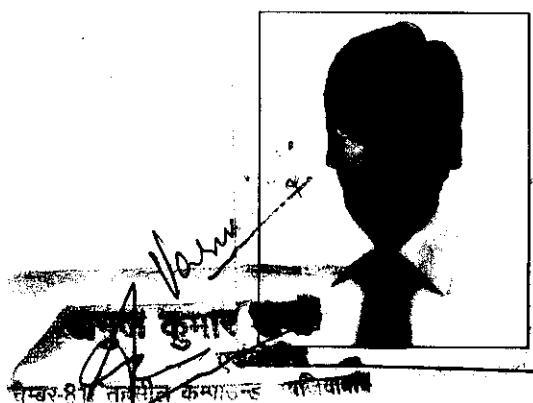
C. The Transferor Company has absolute right, title, claim and interest in the Said Land in Village Dundahera, Pargana Loni, Tehsil and District Ghaziabad.

Ansal Urban Condominiums Pvt. Ltd.

For Ansal Landmark Townships Pvt. Ltd.


Varun Bhat
Authorised Signatory


Anil Bhat
Authorised Signatory



क्रेता

Registration No. : 2734

Year : 2,011

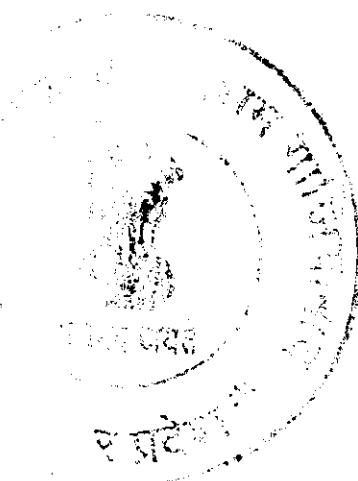
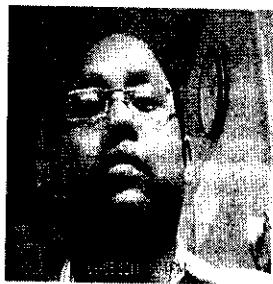
Book No. : 1

0201 मे० अंसल अर्बन द्वारा अभिनव श्रीवास्तव

ए०के० श्रीवास्तव

202 पांडवनगर मथुर विहार दिल्ली

व्यापार/अन्य/स्त्री



D. The Transferor Company is the parent company of the Transferee Company and the Transferor Company currently holds 91.96% of the total issued and paid up share capital of the Transferee Company, as per certificates issued by the Office of the Registrar of Companies, NCT of Delhi and Haryana dated 13.04.2011 and the Office of the Registrar of Companies, UP and Uttarakhand dated 25.04.2011 and the said certificates are enclosed herewith as **Annexure A and Annexure B**.

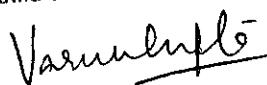
E. The Transferor Company has agreed to transfer all its rights, title, claim and interest in the Said Land in favour of the Transferee Company by virtue of the present Deed.

F. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. That 91.96% 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.

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.

For Ansal Landmark Townships Pvt. Ltd.



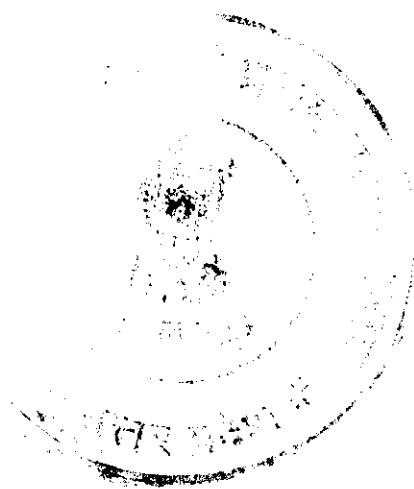
Authorized Signature

Ansal Urban Condominium Pvt. Ltd.



Authorized Signature







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./ 269

Dated: 26.4.2011

M/s. Ansal Urban Condominiums Private Limited
115, Ansal Bhawan,
16, K.G. Marg,
New Delhi-110001.

Sub.: Status regarding subsidiary/holding company.

Sir,

I have to refer to your letter dated 18.04.2011 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 105990 equity shares of Rs. 1/- each totaling Rs.105990/- i.e. 91.96% shares in M/s. Ansal Urban Condominiums Private Limited, having its registered office at 115, Ansal Bhawan, 16, K.G. Marg, New Delhi-110001 and as per documents/papers furnished by the company, the paid up share capital of M/s. Ansal Urban Condominiums Private Limited, is Rs. 115260/- divided into 115260 equity shares of Rs.1/- each and therefore M/s Ansal Urban Condominiums 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/245 dated 13.04.2011 and Annual Return made up to 27.09.2010 of M/s. Ansal Urban Condominiums Private Limited filed with ROC, NCT of Delhi & Haryana, affidavit filed by Shri Vivek Gandhi and Shri Prabhu Nath Misra, a director of M/s. Ansal Urban Condominiums Private Limited and a certificate given by M/s. M.L. Puri & Co., Chartered Accountants dated 30.03.2011.

Your attention is also invited that e-governance project namely MCA-21 has been implemented w.e.f. 18.3.2006. The required information/documents can be accessed from the Ministry's website www.mca.gov.in.

Yours faithfully,

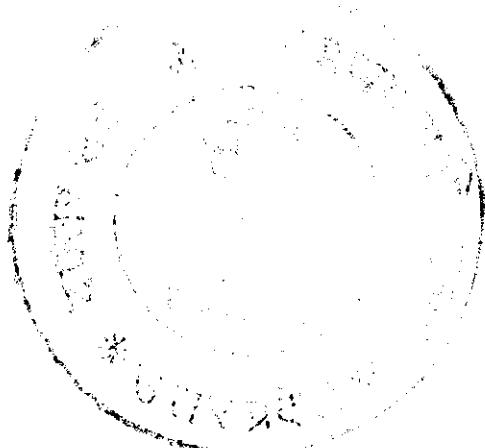
(M.P. SHAH)
REGISTRAR OF COMPANIES,
UTTAR PRADESH & UTTARAKHAND,
KANPUR

Endt.No.ROC/Misc./

Dated

Copy to the Additional District Magistrate(Finance & Revenue), Ghaziabad for information.

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





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./

Dated:

M/s. Ansal Urban Condominiums Private Limited
115, Ansal Bhawan,
16, K.G. Marg,
New Delhi-110001.

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Your attention is also invited that e-governance project namely MCA-21 has been implemented w.e.f. 18.3.2006. 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

Endt.No.ROC/Misc./ 270

Dated 25.4.2011

✓ Copy to the Additional District Magistrate(Finance & Revenue), Ghaziabad for information.

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



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. 26235703/4/5 Fax No. 26235702)

No. ROC/Misc/ 241 -

13-4-011

To

ANSAL URBAN CONDOMINIUMS PRIVATE LIMITED,
115, Ansal Bhawan,
16, K.G. Marg,
NEW DELHI-110001.

Sub: Issue of Status letter/intimation in respect of holding and subsidiary company in respect of Ansal Landmark Townships Private Limited as holding company and **Ansul Urban Condominiums Private Limited** its subsidiary company.

D/Sir(s),

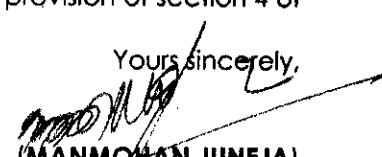
I am to refer to your letter No. nil dated 31st March, 2011 on the subject cited above and to state that in view of the latest Annual Return made upto 27.09.2010 filed by Ansal Urban Condominiums Private Limited (**the company**) with this office on 06.04.2011, an Affidavit filed by Shri Vivek Gandhi, Director of the company and a Certificate dated 30.03.2011 of M/s. M.L. Puri & Co., Chartered Accountants, the company becomes a subsidiary of Ansal Landmark Townships Private Limited having its Registered Office at 11th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001.

The above information is based upon the Annual Return made upto 27.09.2010 and the documents furnished by the above companies along with its letter referred to above and thereafter this office is not aware about any change in shareholding pattern of the said company, if any.

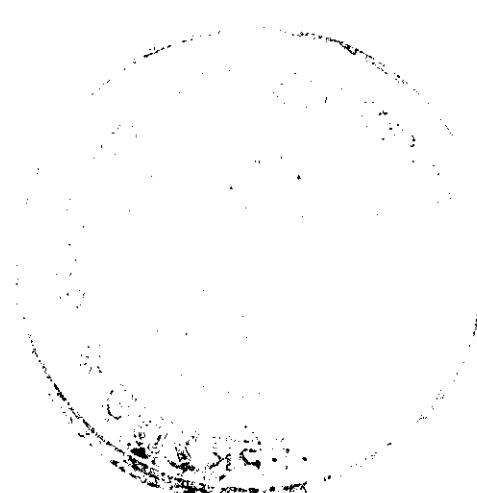
In terms of the provisions of section 610 of the Companies Act, 1956, certified copy of the said documents can also be obtained on payment of prescribed fee.

Your attention is also invited that e-governance project namely MCA-21 has been implemented w.e.f. 18.03.2006 In terms of the provisions of section 610 of the Companies Act, 1956, the required information/ document(s) can also be accessed from the Ministry's website www.mca.gov.in, or certified copy of the said documents can also be obtained on payment of prescribed fee. Also refer to the provision of section 4 of the Companies Act, 1956 in the matter.

Yours sincerely,


(MANMOHAN JUNEJA)
REGISTRAR OF COMPANIES,
NCT OF DELHI & HARYANA.

Note :- This letter is issued on the request of the concerned authority/company and should not be termed as exemption to the captioned company from payment of revenue, if any, to the Government Authority. In case, this letter is produced for such purpose, the concerned Department may take appropriate action on the merits of the case under the relevant laws, rules, regulations and due diligence without prejudice to the facts mentioned in this letter.



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.

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.

Ansal Landmark Townships Private Limited
through its authorised representative

Nitin Gupta
S/o Shri Chander Mohan Gupta
R/o P-3/42A, DLF City,
Phase - II, Gurgaon
Enrl. No. D/329/2009

for Ansal Landmark Townships Pvt. Ltd.

Varun Gupta
Authorised Signatory
(Varun Gupta)
TRANSFEROR

2.

Deepak Sharma
S/o Shri K.L. Sharma
Tehsil Compound
Ghaziabad, (U.P.)
D/L No. D - 4873

Ansal Urban Condominiums Private Limited
through its authorised representative

Ansal Urban Condominiums Pvt. Ltd.

Abhinav Srivastava
Authorised Signatory
TRANSFeree

अभिनव सृष्टि एडवोकेट
माना-81, तहसील कम्पाउन्ड, गाजियाबाद



नितिं गुप्ता
एडवोकेट
माना-81 कम्पाउन्ड, गाजियाबाद



दीपक शर्मा
माना-81 तहसील कम्पाउन्ड, गाजियाबाद

आज दिनांक 09/05/2011 को

वही सं. 1 जिल्द सं. 8877

पृष्ठ सं. 359 से 374 पर कमांक 2734

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Momtaz Hef

प्रभारी

उप निबन्धक प्रथम

गाजियाबाद

9/5/2011

गोपनीय