



उत्तर प्रदेश UTTAR PRADESH

L 242561

{1}

TRANSFER DEED

GHAZIABAD  
Remission  
Of Stamp Duty Vide  
Notification  
No 1 dated 16/01/1937

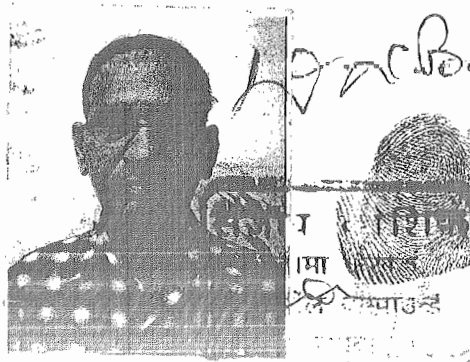
THIS DEED OF TRANSFER is executed at Ghaziabad on this 1st day of April, 2010.

BETWEEN

1. ZEUS INFRASTRUCTURE PVT LTD, a company incorporated under the companies Act, 1956 with its registered office at C-22, IIIrd Floor, RDC, Raj Nagar, Ghaziabad -201002, through its authorized signatory Shir D.N. Bansal S/o Shri Umrao Singh R/o Hira Colony, Sikandrabad duly authorized vide Board's Resolution dated 20-1-2010, 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 FIRST PART.

*Shir D.N. Bansal*

*Shri Umrao Singh*



31 MAR 2010

5-51

130

..... विक्रय .....  
..... कर करने का प्रयोजन .....  
स्टाम्प केता का नाम व पुरा पता .....  
स्टाम्प की धनराशि .....  
.....

लेखपत्र द्वारा प्रमाणित  
हाल लेख 9355

अनिल कुमार कंसल स्टाम्प विक्रेता  
लाइसेंस नम्बर 352  
लाइसेंस की अवधि 31 मार्च  
तेहलाल कम्पाउन्ड, गाजियाबाद

*[Signature]*

अंतरण पत्र

10,000.00 40 10,040.00 2,000  
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री लैण्डक्राफ्ट डेवलपर्स प्रा० लि० द्वारा तेज बहादुर सिंह  
पुत्र श्री बलवन्त सिंह  
व्यवसाय व्यापार  
निवासी स्थायी 221/एफ ए न्यू कोट गांव गा बाद  
अस्थायी पता  
ने यह लेखपत्र इस कार्यालय में दिनांक 1/4/2010 समय 2:36PM  
बजे निबन्धन हेतु पेश किया।

*[Signature]*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*  
उप निबन्धक (पंचम)  
गाजियाबाद  
1/4/2010

निष्पादन लेखपत्र वाद सुनने व झगड़ाने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त  
विक्रेता

श्री जयस इन्फ्रा प्रा० लि० द्वारा डी एन बंसल  
पुत्र श्री उमराव सिंह  
पेशा व्यापार  
निवासी हीरा कालोनी सिकन्दराबाद

*[Signature]*



श्री लैण्डक्राफ्ट डेवलपर्स प्रा० लि० द्वारा तेज बहादुर सिंह  
पुत्र श्री बलवन्त सिंह  
पेशा व्यापार  
निवासी 221/एफ ए न्यू कोट गांव गा बाद

*[Signature]*



ने निष्पादन स्वीकार किया।  
जिनकी पहचान श्री सत्यपाल सिंह  
पुत्र श्री रामचन्द्र सिंह  
पेशा व्यापार

*[Signature]*

निवासी ग्राम महारौली गा बाद  
व श्री दीपक गुप्ता  
पुत्र श्री रतन लाल गुप्ता  
पेशा व्यापार  
निवासी 214 रामनगर गा बाद  
ने की।

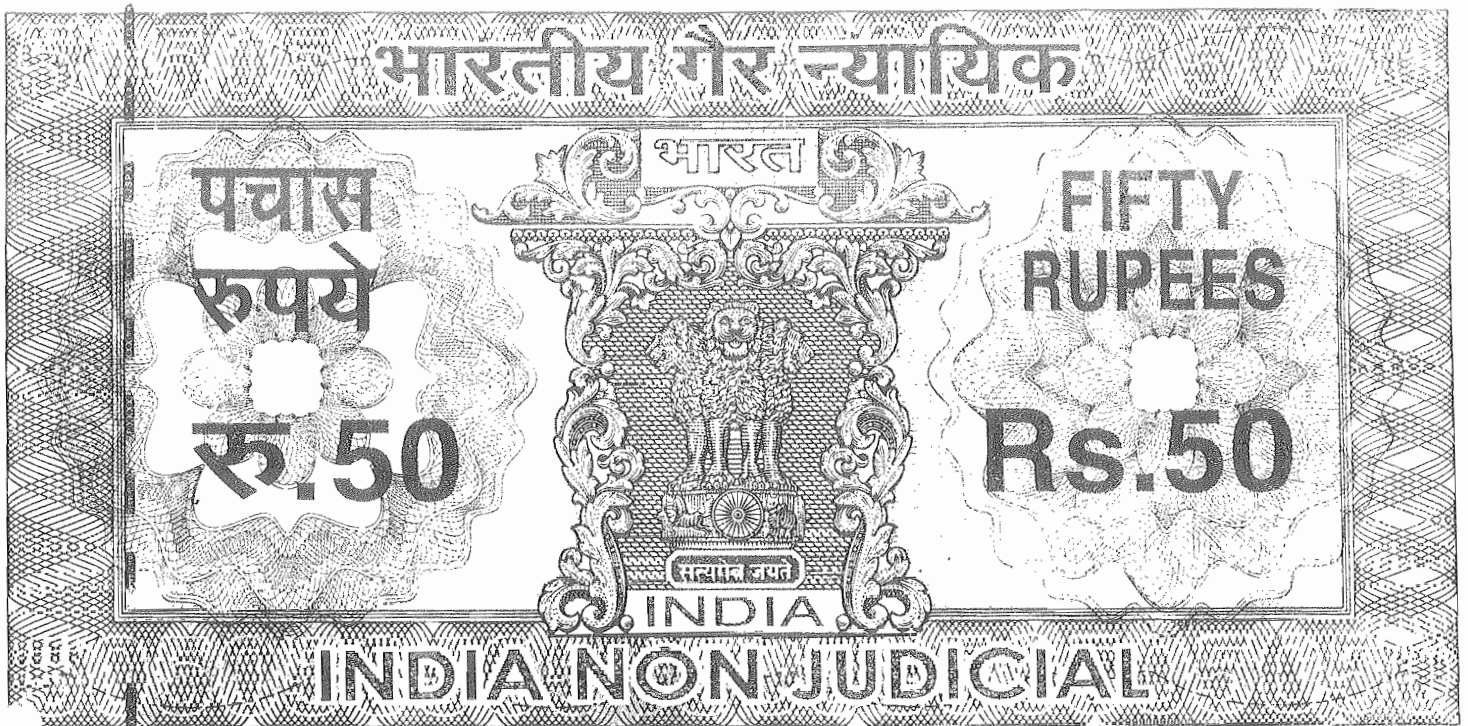
*[Signature]*



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*  
उप निबन्धक (पंचम)  
गाजियाबाद  
1/4/2010



उत्तर प्रदेश UTTAR PRADESH

N 281676

{2}

AND

2. LANDCRAFT DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 with its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot no. 13, Karkardooma Community Centre, Delhi 110092 & Corporate office at C-22, IIIrd Floor, RDC, Raj Nagar, Ghaziabad through its authorized signatory Mr. Tej Bahadur Singh S/o Shri Balwant Singh R/o 221/FA, New kot Gaon, Ghaziabad, U.P. duly authorized vide Board's Resolution dated 20-1-2010, 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 SECOND PART.

*Tej Bahadur Singh*

*Tej Bahadur Singh*



31 MAR 2010

विक्रय की तिथि.....

4 क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि.....

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

सुनील ३१ मार्च

निरंशले कल्याण, गान्धियाबाद

*Amil*

**विक्रेता**

Registration No.: 1666

Year : 2,010

Book No. : 1

0101 जयूस इन्फ्रा० प्रा०लि० द्वारा डी एन बंसल

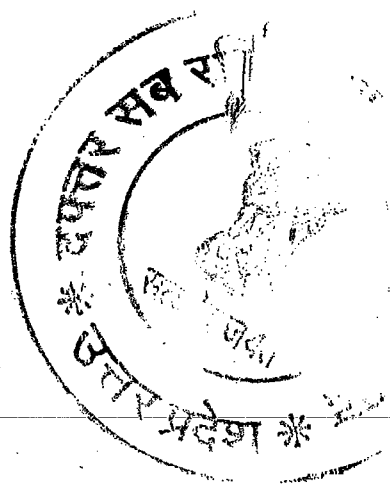
उमराव सिंह 19/08/2024

हीरा कालोनी सिकन्द्राबाद

**व्यापार**



REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE  
FOR THE YEAR 1881  
IN RESPONSE TO A RESOLUTION OF THE HOUSE OF REPRESENTATIVES  
PASSED MAY 11, 1879  
AND  
A RESOLUTION OF THE SENATE  
PASSED MAY 11, 1879  
BY THE COMMISSIONER OF THE GENERAL LAND OFFICE  
J. M. SMITH  
WASHINGTON: GOVERNMENT PRINTING OFFICE  
1882





उत्तर प्रदेश UTTAR PRADESH

N 281677

{3}

WHEREAS

- A. By an indenture of Sale deeds, executed on dated 13.1.2005, 25.7.2005, 25.7.2005, 4.8.2005, 8.8.2005, 12.9.2005, 10.2.2006, 10.2.2006, 10.2.2006, 2.8.2006 Ramchander Singh, Gillaram S/o Jai Singh, Aman Singh S/o Tanshukh, Kishan, Narender S/o Charn Singh, Jaiprakesh, Ram nath, Satyaprakesh, Gyanchand S/o Atar Singh, Rajnesh, Manesh S/o Prakesh, Jugveer Singh S/o Bhagmal, Gajab Singh S/o Charan Singh, Kale Singh, Muleram s/o Jeevan Singh, Brahm Singh, Mahaveer Singh, Sardar Singh, Anar Singh, Katar Singh, S/o Jeevan Singh, Jagdish s/o Hardan Singh resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and ZEUS INFRASTRUCTURE PVT LTD, purchaser, on

*L. N. Bansal*

*T. N. Singh*

स्टाम्प की धनराशि..... 102

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

लाल देव की मूर्ति 31 मार्च  
तेहरासरी कम्पाउण्ड, गान्धीनगर

# प्रेता

Registration No. : 1666

**Year : 2,010**

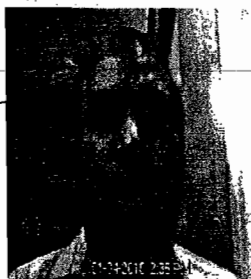
Book No. : 1

0201 लैण्डक्राफ्ट डेवल० प्रा०लि० द्वारा तेज बहादुर सिंह

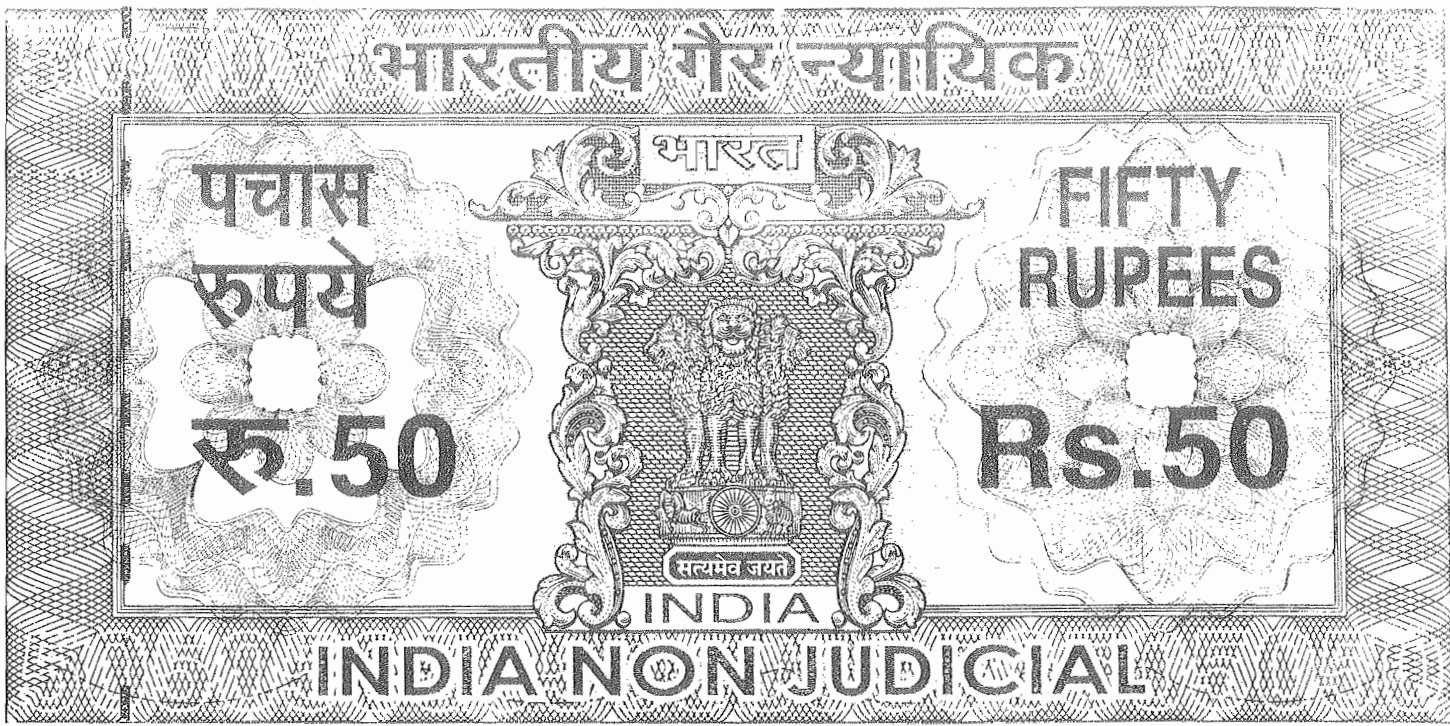
बलवन्त सिंह

221/एफ ए न्यू कोट गांव गा बाद

**व्यापार**

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उत्तर प्रदेश UTTAR PRADESH

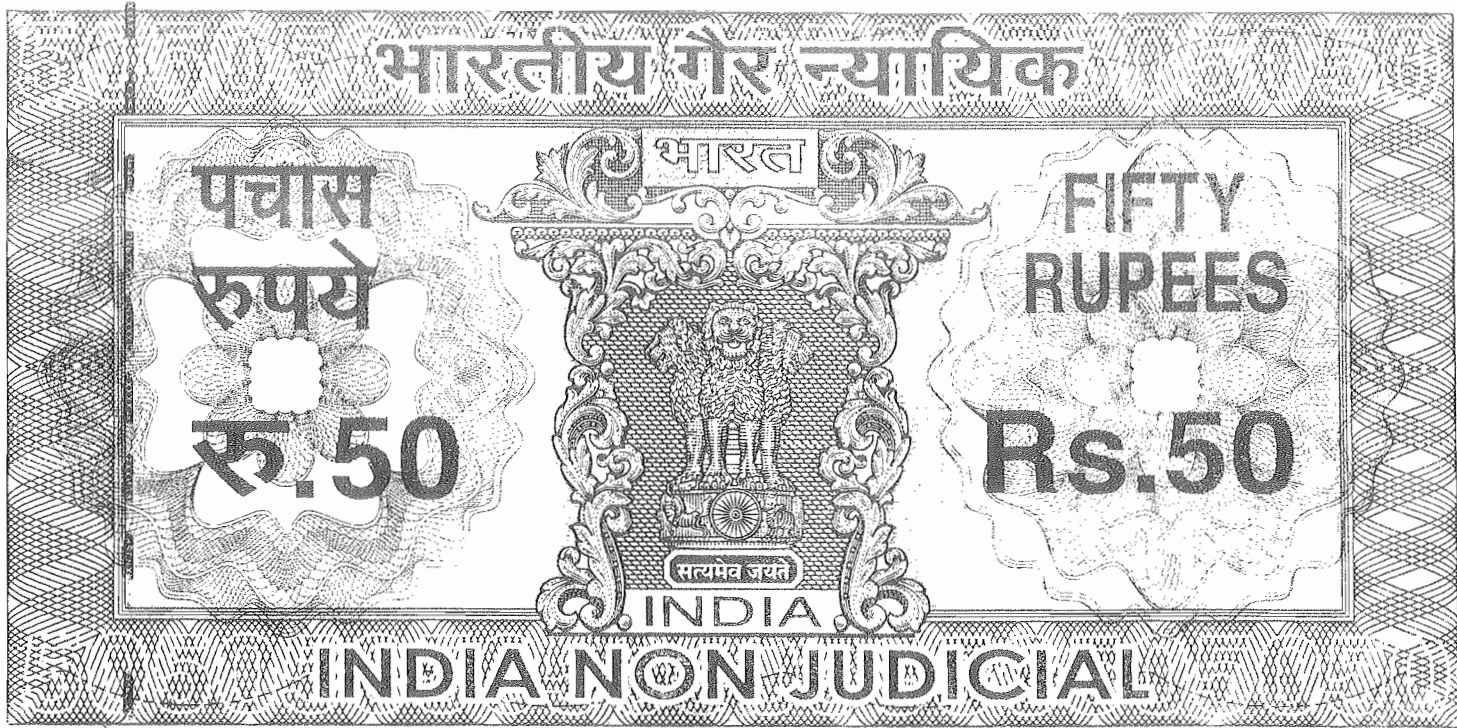
N 281678

{4}

the other hand, all rights including title and possession on land admeasuring 1.8267 Hect, bearing khasra no. 380, 287, 373, 370, 381, 280, 371, 279, 274M, 272 M situated at Vill Mehrauli, Pargana Dasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on 13.1.2005 registry no. 269, 25.7.2005 registry no. 3984, 25.7.2005 registry no. 3976, 4.8.2005 registry no. 4135, 8.8.2005 registry no. 4225, 12.9.2005 registry no. 4789, 10.2.2006 registry no. 786, 10.2.2006 registry no. 788, 10.2.2006 registry no 790, 10.2.2006 registry no 789, 2.8.2006 registry no. 5350 in the office of Sub Registrar, Ghaziabad, were granted to the above named purchaser as per the said sale deed. The aforesaid land is bound as under:

*[Handwritten signature]*

*[Handwritten signature]*



उत्तर प्रदेश UTTAR PRADESH

N 281679

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KHASRA NO.	EAST	WEST	NORTH	SOUTH
380	378,379	372,373,381	375	382,384
287	275	285	288	286
373	375,380	281,370	374	371,372
370	371,373	369	281	368
381	380	368	371,372	382
280	279	282	275	281
371	372	368,370	373	381
279	278	280,281	275	374
274M	Rajwha	Nali	271	275,276
272M	Nali	289	271	288

H. C. Bansal

T. G. Singh





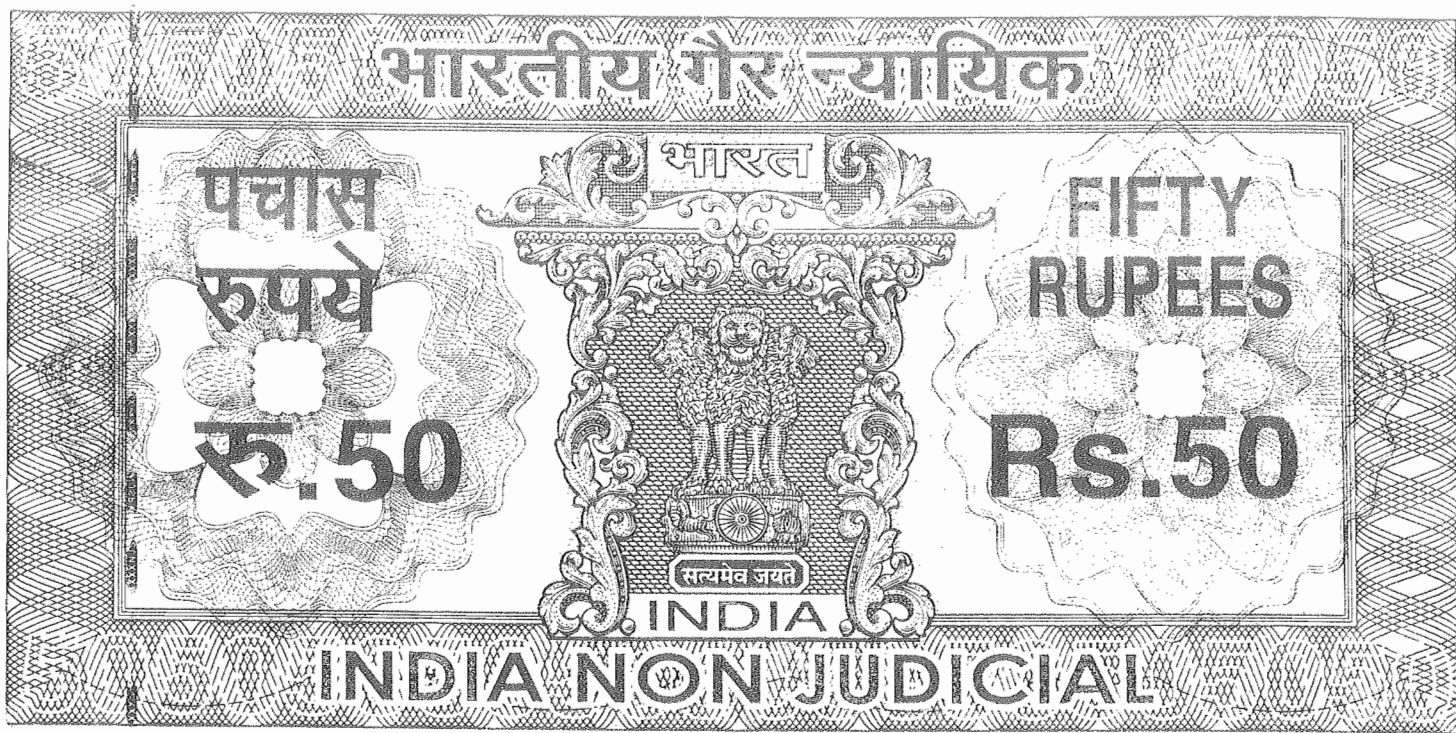
उत्तर प्रदेश UTTAR PRADESH

N 281680

{6}

- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 1.8267 Hect, bearing khasra no. 380, 287, 373, 370, 381, 280, 371, 279, 274M, 272 M situated at Vill, Mehrauli, Pargana – Dasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.
- C. The transferor Company is the holding company of the Transferor Company and currently holds 99.997% of the total issued and paid up share capital of the Transferor Company, as per certificate issued by the Authorities concerned i.e. Registrar of Joint Stock Companies and the said certificate is enclosed herewith as Annexure – A.
- D. The Transferor Company has agreed to transfer the land admeasuring 1.8267 Hect, bearing khasra no. 380, 287, 373, 370, 381, 280, 371, 279, 274M, 272 M, situated at Vill Mehrauli, Pargana – Daasna, Teshil & Distt Ghaziabad, i.e. a part of the above mentioned land to the Transferee Company. The said land shall hereinafter be referred to as the 'Said land'. The said land is bound as under:-

*For Transferor Company* — *Tyassing*



उत्तर प्रदेश UTTAR PRADESH

N 281681

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KHASRA NO.	EAST	WEST	NORTH	SOUTH
380	378,379	372,373,381	375	382,384
287	275	285	288	286
373	375,380	281,370	374	371,372
370	371,373	369	281	368
381	380	368	371,372	382
280	279	282	275	281
371	372	368,370	373	381
279	278	280,281	275	374
274M	Rajwha	Nali	271	275,276
272M	Nali	289	271	288

*kgnc Bansal*

*Ty B3imp*



उत्तर प्रदेश UTTAR PRADESH

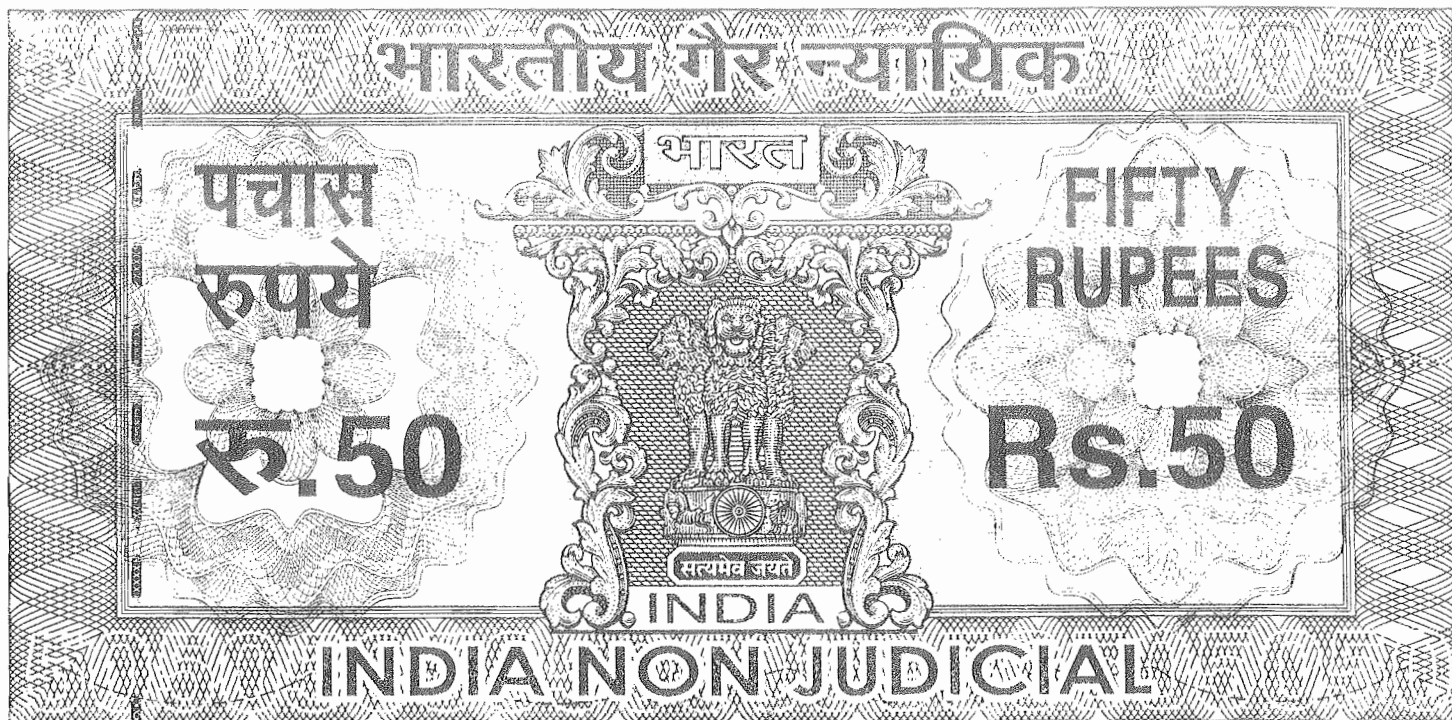
N 281682

{8}

- E. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. The 99.997% Share capital issued by the Transferor Company is in the beneficial ownership of the Transferee company and in view of the vesting of the rights and title in the said land in the transferee company, it 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. In the similar circumstanced case, vide adjudication order dated 29.11.2003, made by ADM (F&R), Gautam Budh Nagar, under section 31 of the Indian Stamp Act, 1899, the said exemption was granted in the Document No. 7331/2003 executed by the allottee company in favour of the lessee company on 1.12.2003 and registered in the office of Sub Registrar, Noida. Hence no stamp duty is being paid on this document.

*Handwritten signature: H. C. Bansal*

*Handwritten signature: T. B. Singh*



उत्तर प्रदेश UTTAR PRADESH

N 281683

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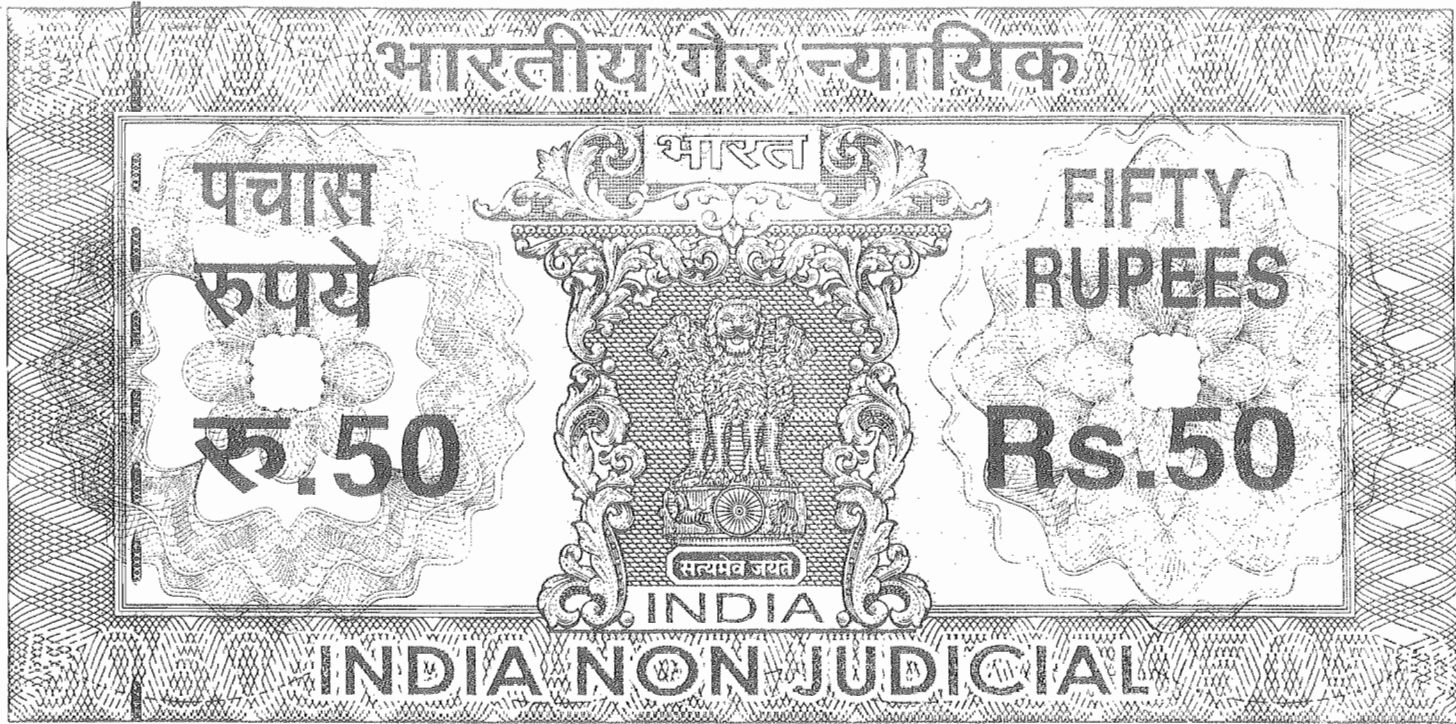
**NOW, THEREFORE, THIS DEED OF TRANSFER WITNESSTH AS  
UNDER**

1. In view of the transfer of the said land as book valuation the Transferor Company transfer all the rights in the said land admeasuring 1.8267 Hect. bearing Khasra 380, 287, 373, 370, 381, 280, 371, 279, 274M, 272 M, situated at Vill Mehrauli, Pargana- Daasna, Tehsil & Distt Ghaziabad as book valuation in favour of the Transferee Company.
2. The Transferor Company has delivered actual 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 record of the concerned authorities, in the absence of Transferor Company.

IN THE WITNESS WHEREOF, the Transferor Company and the Transferee Company have signed this transfer deed after understanding the contents of the place, day, month and year above written , and in the presence of the following witnesses:-

*[Signature]*

*[Signature]*



उत्तर प्रदेश UTTAR PRADESH

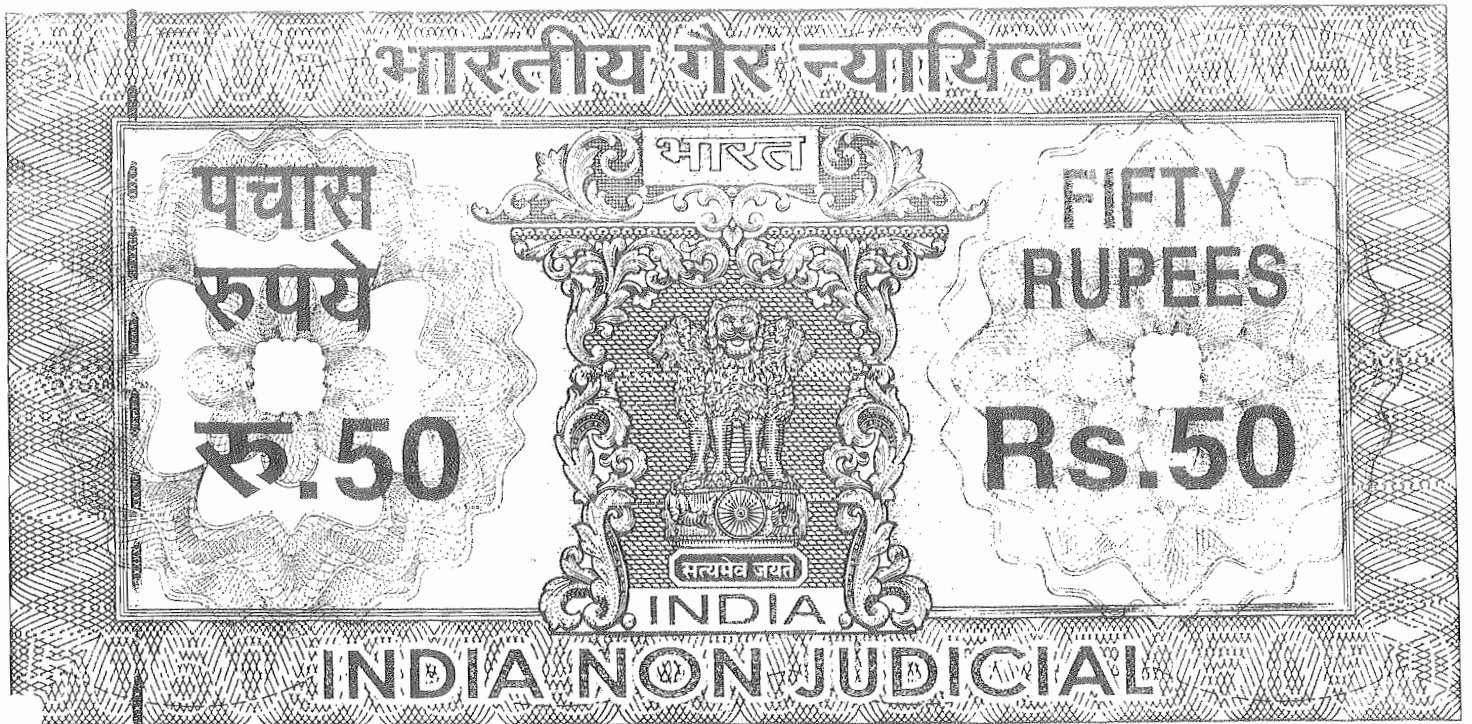
N 281684

{10}

SIGNED EXECUTED& DELIVERED

1. (Zeus Infrastructure Pvt Ltd)  
Through its authorized signatory  
Shir D.N. Bansal. Transfcror
2. (Landcraft Developers Pvt Ltd)  
Through its athorized signatory  
Mr. Tej Bahadur Singh Transferee





उत्तर प्रदेश UTTAR PRADESH

N 281685

{11}

*Ram Chander Singh*

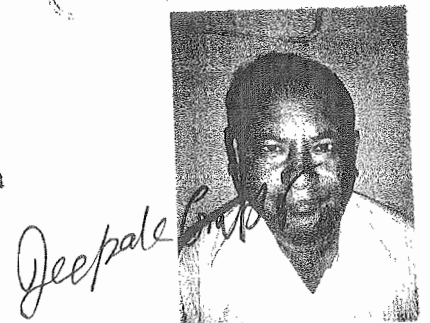
*Tigra Singh*

WITNESSES:-

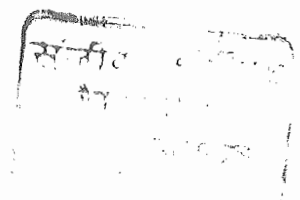
1.  
Satyapal Singh S/o Ram Chander Singh  
R/o Mehrouli Distt. Ghaziabad



2. *Deepak Gupta*  
Shir DEEPAK GUPTA s/o shri Ratan lal Gupta  
R/o 214, Ram Nagar, Ghaziabad,



Drafted by – Sanjeev Kaushik Deed Writer, Chamber No. 20, Tehsil  
Compound, Ghaziabad



440/430

क्रम संख्या.....विक्रय की तिथि.....  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रेता का नाम व पूरा पता.....  
स्टाम्प की धनराशि.....

अनिल कुमार कंसल स्टाम्प विक्रेता

लार्डसेंस नं-बर 352

लार्डसेंस की अवधि 31 मार्च  
तहसील कांदागढ़, गाजियाबाद

आज दिनांक 01/04/2010 को  
बही सं. 1 जिल्द सं. 2365  
पृष्ठ सं. 333 से 343 पर क्रमांक 1666  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

1/4/2010

