



उत्तर प्रदेश UTTAR PRADESH

L 400822

-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 23rd day of August, 2010.

BETWEEN

1. **SWATHE 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 Mr. D.N. Bansal S/o Shri Umrao Singh R/o Heera Colony, Railway Road, Sikandrabad, District Bulandshaher, U.P., duly authorized vide Board's Resolution dated 5.7.2010, 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.

D.N. Bansal

Ty B Singh

- 2 AUG 2010

कम लागू... 383... विक्रय की तिथि...
 स्टाम्प क्रय करने का प्रयोजन...
 स्टाम्प क्रय का नाम व पूरा पता...
 स्टाम्प की मात्रा... 100/

LANDCRAFT DEVELOPERS PVT. LTD.
 C-22, R.D.C., RAJ NAGAR
 GHAZIABAD (U.P.)

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

अंतरण पत्र

10,000.00 20 10,020.00 1,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री लैण्डक्राफ्ट डेवलपर्स प्रा0लि0 द्वारा तेजबहादुर सिंह
 पुत्र श्री बलवन्त सिंह

पेशा अन्य

निवासी स्थायी : 221/एफ ए न्यू कोट गांव गा बाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 27/8/2010 समय 2:28PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार/उक्त

विक्रेता

क्रेता

श्री स्वाति इन्फ्रा0 प्रा0लि0 द्वारा डी एन बंसल

पुत्र श्री चमराव सिंह

पेशा अन्य

निवासी सी-22 राजनगर गा बाद

श्री लैण्डक्राफ्ट डेवलपर्स प्रा0लि0 द्वारा तेजबहादुर सिंह

पुत्र श्री बलवन्त सिंह

पेशा अन्य

निवासी 221/एफ ए न्यू कोट गांव गा बाद

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा अन्य

निवासी ग्राम महरौली गा बाद

व श्री दीपक गुप्ता

पुत्र श्री रतनलाल गुप्ता

पेशा अन्य

निवासी 214 रामनगर गा बाद

ने की।

प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गए हैं।



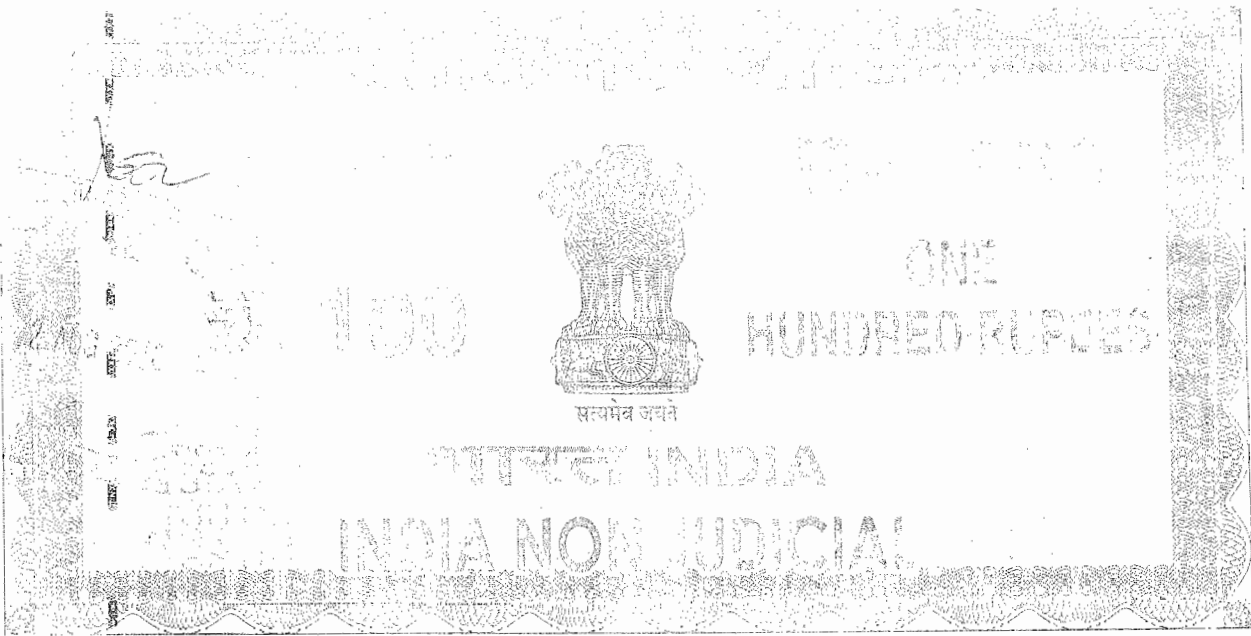
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010



उत्तर प्रदेश UTTAR PRADESH

L 400780

(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 Bhadur Singh S/o Shri Balwant Singh R/o 221/FA, New Kot Gaon, Ghaziabad, U.P., duly authorized vide Board's Resolution dated 6.7.2010, 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.

W. N. Bansal

Tej B Singh

- 2 AUG 2010

क्र. संख्या... 412... विक्रय की तिथि.....
स्टाम्प काय करने का प्रयोजन..... 3.....
स्टाम्प केता का नाम व पूरा पता.....
स्टाम्प का भतःसि. 105.....

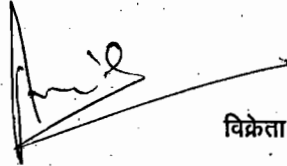
LANDCRAFT DEVELOPERS PVT. LTD.
C-22, R.D.C., RAJ NAGAR
GHAZIABAD (U.P.)

अनिल कुमार कंसल स्टाम्प विक्रेता

लाईसेंस नम्बर 352

लाईसेंस की अवधि 31 मार्च

हस्ताक्षर कम्पाउन्ड, गाजियाबाद



विक्रेता

Registration No.: 3835

Year: 2,010

Book No.: 1

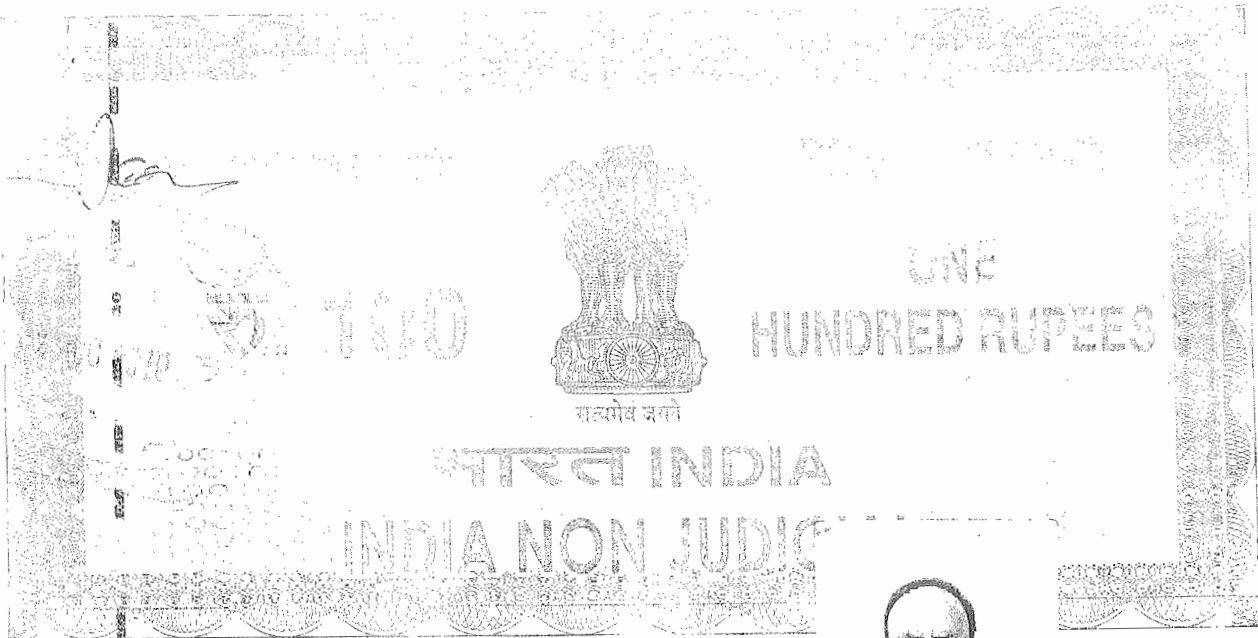
0101 स्वाति इन्फा0 प्रा0लि0 द्वारा डी एन बंसल

उमराव सिंह 

सी-22 राजनगर गा बाद

अन्य

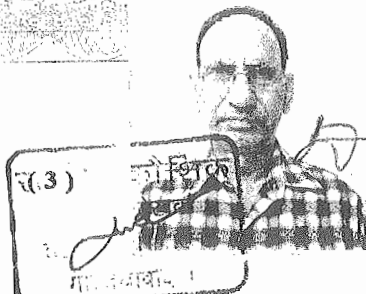




उत्तर प्रदेश UTTAR PRADESH

WHEREAS

- A. By an indenture of Sale deeds, executed on dated 3.6.2005, 20.7.2005, 17.1.2006, 10.2.2006, 3.8.2006, 5.9.2006, 7.9.2006, 25.9.2006, 8.11.2006, Krishhanpal, Sureshpal, Surenderpal S/o Sardar Singh, Alhal Singh, Santram S/o Shri Kale, Vijaypal, Anangpal S/o Shri Kabool Singh, Ashu D/o Rishipal, Nisha D/o Rishipal, Pooja D/o Rihipal, Ashish S/o Satpal, Gaurav S/o Satpal, Mahveer, Ompal, Satveer, Reshveer, Ikbal S/o Ummed, Kishanlal, Ratanla, Rajpal S/o tirkha, Sarvesh S/o Mage Ram, Pawan Kumar S/o Mahender Singh, Nepal Singh S/o Kanwal Singh, Subhesh Chand S/o Ilam Singh, Virender Kumar S/o Ram Singh, Kale, Mahaveer, Sarder Singh, Brahm Singh, Anar Singh, Katar Singh, Mule Singh S/o Jeevan Singh, Sheeshpal S/o Balwant, Dharmpal S/o Atar Singh, Smt. Parkshi W/o Bhoori Singh, Charan Singh S/o Nathoo, Rishipal Singh, Kauwarpal Singh, Satyaveer Singh S/o Charn Singh, Sadi, Bhagmal S/o Kharak Singh, Satpal Singh S/o Nathuwa, resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and SWATHE INFRASTRUCTURE PVT LTD, purchaser, on the other hand, all rights including title and possession on land admeasuring 1.6451 Hect, bearing khasra no. 231, 232, 233, 238, 243, 577M, 657 M situated at Vill Mehrauli, Pargana Daasna, Thesil & Disstt. Ghaziabad, Uttar Pradesh and registered on 3.6.2005, registry no. 2972, 20.7.2006 registry no. 3884, 17.1.2006 registry no. 330, 17.1.2006 registry no. 332, 17.1.2006 registry no. 334, 17.1.2006 registry no. 336, 10.2.2006 registry no. 787, 3.8.2006 registry no. 5383, 5.9.2006 registry no. 6054,



L 400781

L. B. Bhandal

L. B. Singh

LANDCRAFT DEVELOPERS PVT. LTD.
C-22, R.D.C., RAJ NAGAR
GHAZIABAD (U.P.)

लाईसेंस की अवधि 31 मार्च
तक साल कम्पाउन्ड. गाजियाबाद

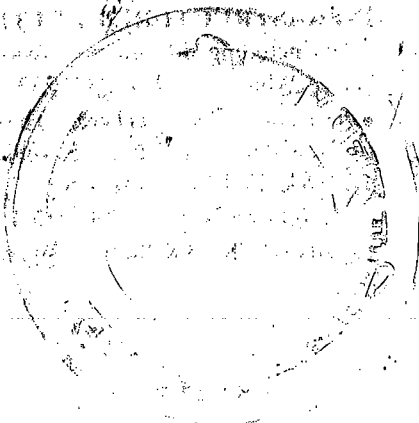
प्रेता

Book No. : 1

बलवन्त सिंह

221/एफ ए न्यू कोट गांव गा बाद

अन्य



उत्तर प्रदेश UTTAR PRADESH

L 400782

7.9.2006 registry no. 6116, 25.9.2006 registry no. 6406, 8.11.2006 registry no. 7163 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:

KHASRA NO.	EAST	WEST	NORTH	SOUTH
231	230	232	232	270/3
232	231	239	233,234	231 & Nali
233	230	234	229	232
238	234	248,249	236,237	239
243	Nali	244	242	Nali
577M	657	577/1	575,576	580
657M	N.H. 24	577	657, Balance Part 654	

B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 1.6451 Hect, bearing khasra no. 231, 232, 233, 238, 243, 577M, 657M, situated at Vill, Mehrauli, Pargana – Daasna, 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.

Dr. R. C. Bansal

T. J. B. Singh



उत्तर प्रदेश UTTAR PRADESH

L 400783

(5)

- D. The Transferor Company has agreed to transfer the land admeasuring 1.6451 Hect, bearing khasra no. 231, 232, 233, 238, 243, 577M, 657M situated at Vill Mehrauli, Pargana -- Daasna, Teshil & Distt Ghaziabad, to the Transferee Company. The said land shall hereinafter be referred to as the 'Said land'. The said land is bound as under:-

KHASRA NO.	EAST	WEST	NORTH	SOUTH
231	230	232	232	270/3
232	231	239	233,234	231 & Nali
233	230	234	229	232
238	234	248,249	236,237	239
243	Nali	244	242	Nali
577M	657	577/1	575,576	580
657M	N.H. 24	577	657, Balance Part 654	

Lg-a.C. Bansal

Ty B Singh

उत्तर प्रदेश UTTAR PRADESH

(6)

L 400785

- 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.

**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 1.6451 Hect. bearing Khasra 231, 232, 233, 238, 243, 577M, 657M situated at Vill Mehrauli, Pargana- Daasna, Tehsil & Distt Ghaziabad as book valuation in favour of the Transferee Company.

kg-n. Bansal

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

L 400786

(7)

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:-

SIGNED EXECUTED & DELIVERED

1. (Swathe Infrastructure Pvt Ltd)
Through its Authorized Signatory
Shri D. N. Bansal

D. N. Bansal Transferor

2. (Landcraft Developers Pvt Ltd)
Through its Authorized Signatory
Shri Tej Bhadur Singh

Tej Bhadur Singh Transferee



उत्तर प्रदेश UTTAR PRADESH

L 400784

(8)

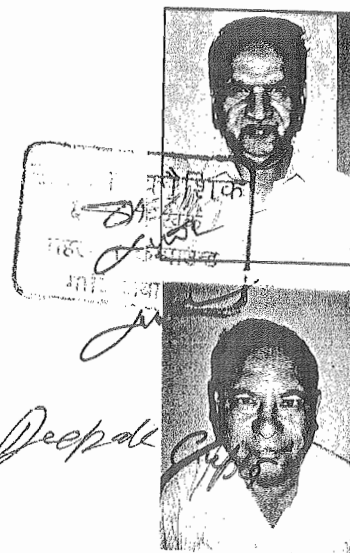
W. R. Bansal

Ty B. Singh

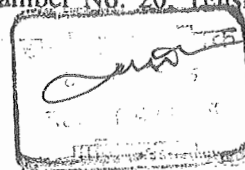
WITNESSES:-

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

2. *Deepak Gupta*
Deepak Gupta S/o Shri Ratanlal Gupta
R/o 214, Ram Nagar, Ghaziabad.



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

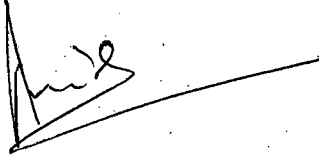


- 2 AUG 2010

बन्धन संख्या 515 विक्रय की दिशि
स्टाम्प क्रय करने का प्रतीजन
स्टाम्प केला का नाम व पता
स्टाम्प की शर्तें (odd)

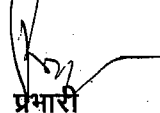
LANDCRAFT DEVELOPERS PVT. LTD.
C-22, R.D.C., RAJ NAGAR
GHAZIABAD (U.P.)

अनिल कुमार कंसल स्टाम्प विक्रेता
लाईसेंस नम्बर 352
लाईसेंस की अवधि 31 मार्च
गहमाल कम्पाउन्ड, गाजियाबाद



आज दिनांक 27/08/2010 को
वही सं. 1 जिल्द सं. 2446
पृष्ठ सं. 165 से 173 पर क्रमांक 3835
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रभारी
उप निबन्धक (पंचम)
गाजियाबाद
27/8/2010

