



उत्तर प्रदेश UTTAR PRADESH

125891

### TRANSFER DEED

This Transfer Deed is entered and executed at Greater Noida, Uttar Pradesh on this 22<sup>nd</sup> day of September 2014.

BETWEEN

M/s. SHRI BALAJI HI-TECH CONSTRUCTIONS PRIVATE LIMITED, a company incorporate under the companies Act, 1956 having its registered office at Unit No.-101, 1<sup>st</sup> Floor, V4 Tower, Plot No. 4, Community Centre, Karkardooma, Delhi-110092 through its authorized signatory Mr. Sachin Dutta S/o. Mr. R. K. Dutta R/o. C-112, Sector-41, Noida-201301 authorized vide Board Resolution dated 22.09.2014 hereinafter referred to as "First Party" (Which its successors in interest, assigns and legal representatives of the FIRST PARTY/ Transferor.

AND

M/s. NEWTECH LA PALACIA PVT. LTD., a company duly incorporated and validity existing under the Companies Act 1956, having its registered office at D-16/410, Block-D, Pocket-16, Sector-7, Rohini, Delhi-110085 through its Director Mr. Sanjeev Kumar S/o. Sri Shambhu Nath Pandey R/o. A-44, Gyandeev Apartments, Mayur Vihar Phase-I, Delhi-110091 authorized vide Board Resolution dated 19-09-2014, hereinafter referred to as the "Second Party", which expression shall unless repugnant or contrary to the context hereof, be deemed to mean and include its successors, administrators, assignees, representatives and authority holders) of the SECOND PART/ Transferee.

*Sachin Dutta*  
For Sr. Balaji Hi-Tech Constructions Pvt. Ltd.  
Director

NEWTECH LA PALACIA PVT. LTD.

*Sanjeev*  
DIRECTOR

क्रेता

Registration No. : 30027

Year : 2014

Book No. : 1

0201 मै0 न्यूटेक ला पैलेसिया प्रा0लि0 द्वारा संजीव कुमार  
रामू नाथ पाण्डेय  
डी-16/410 प्लाक डी पार्क-16 से0-7 रोडिणी दिल्ली-85



आज दिनांक 22/09/2014 को

वही सं. 1 जिल्द सं. 16871

पृष्ठ सं. 25 से 38 पर क्रमांक 30027

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
उपनिबन्धक सदर  
गौतमबुद्धनगर  
22/9/2014

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WHEREAS the First Party is the sub- lessee of Plot No. GH-09A, Techzone-IV, Greater Noida having land area 12479 sq.mts. hereinafter referred to as the "Plot of Land" (as per lease plan attached as annexure) by virtue of Sub-Lease Deed dated 31.07.2013 executed by Greater Noida Industrial Development Authority (GNIDA) & M/S. AMRAPALI DREAM VALLY PRIVATE LIMITED in favour of M/S SHRI BALAJI HI-TECH CONSTRUCTIONS PRIVATE LIMITED which was registered as Registration No. 19514, Book No.-I in the office of Sub-Registrar, Sadar, Gautam Budh Nagar (U.P.) on 31.07.2013.

AND WHEREAS the Lease hold rights in plot No. GH-09A, Techzone-IV, Greater Noida admeasuring 12479 sq.mts. are hereby transferred/sold/assigned by parent company M/S SHRI BALAJI HI-TECH CONSTRUCTIONS PRIVATE LIMITED, the First Party/ Transferor to its 95% Subsidiary company M/S NEWTECH LA PALACIA PVT. LTD with all rights, titles, interests and liabilities for total consideration of Rs. 18,56,84,533/- (Eighteen Crores Fifty Six Laes Eighty Four Thousand and Five Thirty Three Only), which has been paid by the Second Party to the First Party and the First Party hereby acknowledges the receipt as full and final consideration for transferring the lease hold rights in the above said plot of land to the Second Party. Permission from Greater Noida Authority to execute the transfer Deed in favour of Subsidiary Company M/S NEWTECH LA PALACIA PVT. LTD. for implementation, development, construction, marketing & sale of the units (plots/flats) spaces, developed/constructed on the above said property has been obtained vide its letter dated 29.01.2014 bearing reference No. GNIDA/Bullders/2014/746 on following terms and conditions:-

1. M/S NEWTECH LA PALACIA PVT. LTD. (Subsidiary Company) shall be solely responsible for all assets, rights, interests and liabilities of plot of land.
2. The First Party is not left with any kind of right, lien or claim over the above said plot of land and in any development, construction, marketing rights or any part of the structure built thereon.
3. All terms & conditions of Brochure/ Allotment/Lease Deed/Sub-Lease Deed as issued, published & executed by the Greater Noida Development Authority shall be binding on the Second Party/Subsidiary Company as were applicable on Lessee/Allottee/Sub Lessee.
4. The First Party shall make itself available whenever presence of its representative would be required for implementation of the Development Construction and marketing of the project to be developed on the said plot of land.
5. The Second Party shall be liable for compliance of State Government Orders issued by the Tax and Registration Department of Uttar Pradesh and conditions mentioned in the Sub-Lease Deed dated 31.07.2013, registered as Document No. 19514 on 31.07.2013 which shall continue to have full force and effect.

*Sachin Datta*  
DIRECTOR

Contd.  
NEWTECH LA PALACIA PVT. LTD.  
*Anjeen*  
DIRECTOR

20 24/09/14

रिजिस्ट्रार के कार्यालय में  
 स्टाम्प विक्रय की तिथि  
 स्टाम्प कय करने का प्रयोजन  
 स्टाम्प देता का नाम व पूरा पता  
 स्टाम्प की मात्रा  
 सनीज कुमार खन्ना स्टाम्प सिकेता  
 ब्लाक नं० 61 एलओ अक्टो 31-03-2014  
 उपनिबन्धक कार्यालय परिसर गेट नं० 1

Newtech La Palacia Pvt. Ltd.  
 GH-09A, Techzone-IV  
 G. Noida (W)

ने निम्नलिखित जानकारी किता  
 185,684,583.1800 श्री शिवान प्रकाश  
 पुत्र श्री के०सी०प्रकाश  
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 10,000.00 50 10,050.00 2,500  
 फॉर्म रजिस्ट्री नकल के प्रतीक प्रमाण अक्षर कथन

मे० श्री बालाजी हाई-टेक कंसल्टन्स प्रा० लि० द्वारा सदिन दत्ता  
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 अक्षांश पता यूनिट नं०-101 वी 4 टावर प्लॉट नं०-14 कम्युनिटी सेन्टर कड़कड़मा  
 नै.क.केंद्र नं० 101 वी 4 टावर प्लॉट नं०-14 कम्युनिटी सेन्टर कड़कड़मा  
 दिनांक 22/9/2014 समय 4:36PM



रजिस्ट्रार अधिकारी के हस्ताक्षर

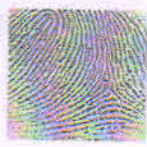
पंजीकृत नमूने का प्रमाण अंगुली निम्नानुसार है

उपनिबन्धक सदर

निष्ठावन सौख्यवा बाद मनरो व समझने मजमून व प्राप्ति धनराशि व प्रलेखनमात्र उक्त  
 विवेका

गौतम बुद्ध नगर  
 22/9/2014

मे० श्री बालाजी हाई-टेक कंसल्टन्स प्रा० लि० द्वारा  
 सदिन दत्ता  
 पुत्र श्री आर०के०दत्ता  
 पेशा व्यापार  
 निवासी यूनिट नं०-101 वी 4 टावर प्लॉट नं०-14  
 कम्युनिटी सेन्टर कड़कड़मा दिल्ली



मे० न्यूटेक ला पैलेसिया प्रा० लि० द्वारा सनीज कुमार  
 पुत्र श्री शम्भू नाथ पाण्डेय  
 पेशा  
 निवासी डी-16/410 ब्लाक डी पार्कट-16 से०-7  
 रोहिणी दिल्ली-85

