



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Acc Name **REKHA GUPTA** ACC Code. UP14016404

Acc Address : Sub Registrar Office Gr. Noida

Mob:- 9717377388

Umsr No. 214 Tehsil & District- G.B. Nagar

Certificate No.

: IN-UP16524690385868V

Certificate Issued Date

: 24-Jan-2023 04:26 PM

Account Reference

: NEWIMPACC (SV)/ up14016404/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401640426713684334704V

Purchased by

: GYGY INFRADESIGN PRIVATE LIMITED

Description of Document

: Article 24 Copy or Extract

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: GYGY INFRADESIGN PRIVATE LIMITED

Second Party

: OTHERS

Stamp Duty Paid By

: GYGY INFRADESIGN PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 50
(Fifty only)

Please write or type below this line

कमल प्र स्टेशन अपप 23590,000/- रु।

This Stamp Paper Attached

With Certified

Copy No.- 687 Of 2023

कायोलय उपनिर्देशक नोएडा प्रथम

नकल संख्या 687 मध

50 मधुन एक किता स्टम्प पर

फोटो स्टेट जारी हो गई ।

पता -

सुना -

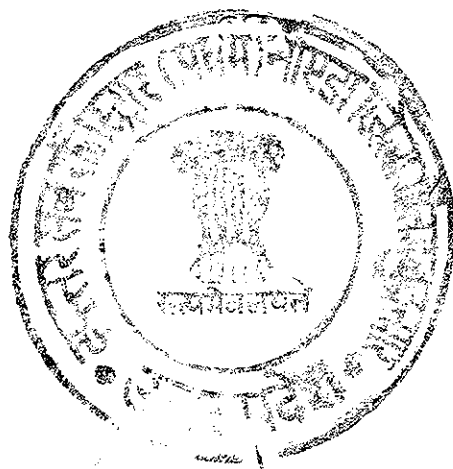
सुना प्रसिद्धि

उप निदेशक प्रथम

नोएडा

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority





INDIA NON JUDICIAL

Government of Uttar Pradesh

Signature

Acc Name: TEJHA GUPTA ACC Code: UP14016404

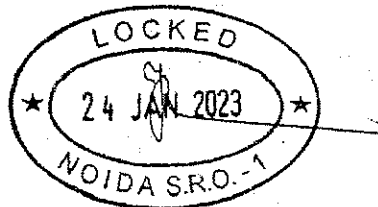
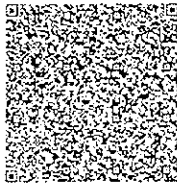
e-Stamp

Acc Address: Sub Registrar Office Gr. Noida

Mob.: - 9717377388

License No. 214 Tehsil & District- G.B. Nagar

Certificate No. : IN-UP15947008193732V
 Certificate Issued Date : 24-Jan-2023 12:53 PM
 Account Reference : NEWIMPACC (SV)/ up14016404/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401640425462577291245V
 Purchased by : GYGY INFRADESIGN PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO. 002, SITUATED AT SECTOR-140, NOIDA, DISTRICT GAUTAM
 BUDH NAGAR, UTTAR PRADESH
 Consideration Price (Rs.) :
 First Party : NCLT THROUGH ROHTAS PROJECTS LIMITED
 Second Party : GYGY INFRADESIGN PRIVATE LIMITED
 Stamp Duty Paid By : GYGY INFRADESIGN PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 2,35,90,000
 (Two Crore Thirty Five Lakh Ninety Thousand only)



Please write or type below this line

For Rohtas Projects Limited

Authorised Signatory

For GYGY INFRADESIGN PVT. LTD.

Authorised Signatory



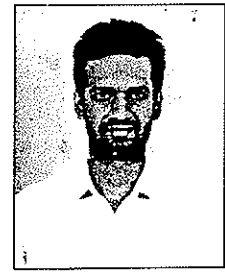
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Statutory Alert:

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2. The stamping and the certificate is the property of the Government.
3. The stamping and the certificate is the property of the Government.



Rajeev Kumar (supra)
Advocate
Chamber No.899
Reg. No. UP10307/16
Mob:- 9717377303



TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WITH PLOT NO. 002, SITUATED AT SECTOR-140,
NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P., PLOT AREA
MEASURING 20,000 SQ. MTRS.

Total Consideration : Rs. 19,38,96,770/-

Cost of Land of IT Plot as per circle rate list

20,000 sq. mtrs x Rs. 22,000/-

per sq. mtrs : Rs. 44,00,00,000/-

Cost of land as per Noida Authority

Allotment cost for IT Plot

20,000 sq. mtrs x Rs. 23,140/-

per sq. mtrs : Rs. 46,28,00,000/-

For Rohtas Projects Limited

Authorised Signatory

For GYGY INFRADESIGN PVT. LTD.

Authorised Signatory



Stamp duty paid on	:	Rs. 47,18,00,000/-
Stamp duty payable @ 5%	:	Rs. 2,35,90,000/-
Registration fee@1%	:	Rs. 47,18,000 + 100
Plot area	:	20,000 sq. mtrs
Total covered area	:	600 sq mtr (temporary construction for labour & side construction) 600 x 15,000= 90,00,000/-
Metro Facing	:	No
Expressway facing	:	No
Circle Rate for land	:	Rs. 22,000/- per sq mtrs
Allotment rate of Noida Authority	:	Rs. 23,140/- per sq mtrs

That the stamp duty has been paid on this TRANSFER DEED OF LEASE HOLD RIGHTS as per circle rate issued on dated 06.08.2020 as per Part-2, format-2(K-1) on page No. 23, against V code No. 0148, @ Rs. 22,000/- per Sq. mtrs for Institutional/IT/ITES Plot and the Noida Authority allotment rate for plot w.e.f. 24.08.2022 for Sector-140, is Rs. 23,140/-.

That the Stamp Duty has been paid on this Transfer Deed of Lease Hold Rights vide e-stamp Certificate No. IN-UP15947008193732V, certificate issued on dated 24.01.2023, by Stock Holding Corporation of India Limited.


This TRANSFER DEED OF LEASE HOLD RIGHTS is made and executed at NOIDA on this 24th day of January 2023, between M/s Rohtas Projects Limited (PAN: AACCR7598H) through its Authorized Signatory Mr. SANJAY SHARMA S/O SH. DINESH KUMAR SHARMA, (Aadhaar Card No. 836023655612) (Mobile No. 96433 32201),

For Rohtas Projects Limited




Authorised Signatory





For GYGY INFRADESIGN PVT. LTD.



Authorised Signatory







आवेदन सं०: 202300743005383

पट्टाधिकार का अंतरण / विक्रय पत्र

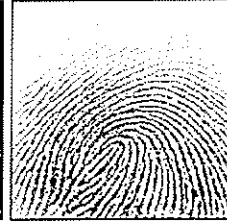
वही सं०: 1

रजिस्ट्रेशन सं०: 532

वर्ष: 2023

प्रतिफल- 193896770 स्टाम्प शुल्क- 23590000 बाजारी मूल्य - 47,800000 पंजीकरण शुल्क - 4718000 प्रतिलिपिकरण
शुल्क - 80 योग : 4718080

श्री मैसर्स जीबाईजीबाई इन्फ्राडिजाईन प्रा लि द्वारा
नवनीत जितेन्द्र दुहान अधिकृत पदाधिकारी: प्रतिनिधि,
पुत्र श्री जितेन्द्र सिंह दुहान
व्यवसाय: अन्य
निवासी: प्लॉट नं० 452 द्वितीय तल द्वारका सेक्टर 19
दिल्ली



श्री. मैसर्स जीबाईजीबाई
इन्फ्राडिजाईन प्रा लि द्वारा

नवनीत जितेन्द्र दुहान
अधिकृत पदाधिकारी/
प्रतिनिधि

ये यह लेखपत्र इस कार्यालय में
दिनांक 24/01/2023 एवं
02:27:53 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक :सदर प्रथम
गौतम बुद्ध नगर
24/01/2023

विवेक शर्मा,
निबंधक लिपिक
24/01/2023



resident of FLAT NO. 120, PLOT NO. 3, RASHI APARTMENT, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110075, duly authorized vide Board Resolution dated 08 AUGUST 2022 passed by the Board of Directors of the Company, of the first part hereinafter called the TRANSFEROR, in line with the Resolution Plan Jointly submitted by the Wing Construction and Developers Private Limited and Consortium of Rajbir Singh Goyat and Antriksh Infradesign Private Limited (name changed to GYGY Infra design Private Limited) (hereinafter referred to as the "APPROVED RESOLUTION PLAN") which was approved by the Hon'ble National Company Law Tribunal, New Delhi Bench III, by an order dated 13.12.2021, in IA No. 2871 of 2021 of CP/IB. No. 1022(ND)/2018 in the matter of Gautam Mullick & Ors Vs Rohtas Projects Limited (hereinafter referred to as the "NCLT ORDER").

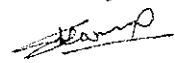
AND

M/s Gygy Infradesign Private Limited (PAN: AANCA7607H) having its registered office at 452, Second Floor, Sector-19, Dwarka, New Delhi-110085, through its Authorize Signatory/Director MR. NAVNEET DUHAN (Aadhaar No. 243154601331) (Mob. No. 9999995856) S/O SH. JITENDER SINGH DUHAN R/O FLAT NO. 604, H-7, VALLEY SHILP, NAVI MUMBAI, SECTOR-36, KHARGHAR, KHARGAR RAIGARH, MAHARASHTRA-410210, duly authorized vide Board Resolution dated 19TH JANUARY 2023 passed by the Board of Directors of the Company, of the second part hereinafter called the TRANSFEREE.


(The expression and words of the Transferor and the Transferee whereby they occur in the body of this deed, shall mean and includes their respective heirs, successors, legal representatives, nominees, assignees, executors, authorized agents and administrators etc. unless and until it is repugnant to the context or meaning thereof).

AND WHEREAS the Transferor aforesaid is the Lessee, Registered Owner and in possession of a Lease Hold PLOT NO. 002, SITUATED AT SECTOR-140, NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P., PLOT AREA MEASURING 20,000 SQ. MTRS., duly allotted/Transferred by the NOIDA AUTHORITY (hereinafter referred to as the PROPERTY) and which is bounded as under: -

For Rohtas Projects Limited


Authorized Signatory

For GYGY INFRADESIGN PVT. LTD.


Authorized Signatory

वही सं०: 1

रजिस्ट्रेशन सं०: 532

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु
प्रलेखानुसार उक्त

अंतरण कर्ता: 1

श्री रोहताश प्रोजेक्ट्स लि द्वारा द
नेशनल कंपनी लॉ ट्रिब्यूनल के द्वारा
संजय शर्मा, पुत्र श्री दिनेश कुमार शर्मा
निवासी: फ्लैट नं० 120 प्लॉट नं० 3 राशी
अपार्टमेंट सेक्टर 7 द्वारका साउथ वेस्ट
दिल्ली

व्यवसाय: अन्य

अंतरीति: 1



श्री मैसर्स जीबाईजीबाई इन्फ्राडिजाईन
प्रा लि के द्वारा नवनीत जितेन्द्र दुहान,
पुत्र श्री जितेन्द्र सिंह दुहान
निवासी: प्लॉट नं० 452 द्वितीय तल
द्वारका सेक्टर 19 दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री देशराज सिंह, पुत्र श्री ओम प्रताप

निवासी: नगला अबाबदमई जनेसर एटा
उ०प्र०

व्यवसाय: अन्य

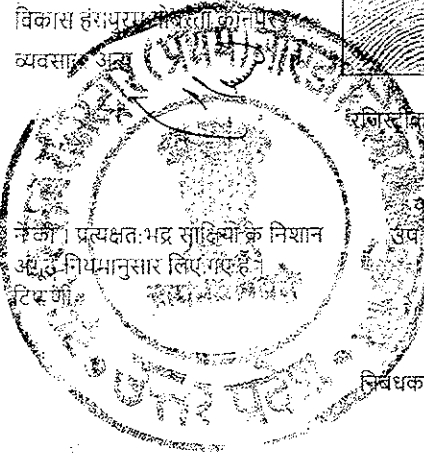
पहचानकर्ता: 2



श्री संजीव कुमार दुबे, पुत्र श्री प्रमोद
कुमार दुबे

निवासी: हाउस नं० 3 सी 492 आवास
विकास हंसपुरा पोस्टा कोतपुर

व्यवसाय: अन्य



रजिस्ट्रार/अधिकारी के हस्ताक्षर

संजय कुमार सिंह

उपनिबंधक: सदर प्रथम

गौतम बुद्ध नगर

24/01/2023

विवेक शर्मा

निबंधक लिपिक गौतम बुद्ध नगर

24/01/2023

NORTH BY : AS PER SITE PLAN ATTACHED

SOUTH BY : AS PER SITE PLAN ATTACHED

EAST BY : AS PER SITE PLAN ATTACHED

WEST BY : AS PER SITE PLAN ATTACHED

AND WHEREAS the LEASE DEED of the abovesaid IT/ITES plot has been executed by the Noida authority in Favour of **Rohtas Projects Limited** and the lease deed was duly registered in the office of Sub-Registrar-I NOIDA, Vide Book No. I, ZILD No. 1325 on pages 299 to 326 as S.NO./Document No. 3617 on dated 22.10.2008.

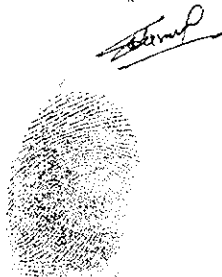
And whereas the permission to transfer the above said Institutional Property in favour of the Transferee aforesaid is received from the NOIDA AUTHORITY, vide their Transfer memorandum No. NOIDA/Ind./2023/234 Date 17.01.2023 and Registration ID No. 40010431.

And whereas pursuant to above, the Transferor aforesaid is desirous to transfer its lease hold rights in the said Property to the Transferee, pursuant to the order of Hon'ble National Company Law Tribunal, New Delhi, dated 13.12.2021 as per the terms & conditions of the approved Resolution Plan, and the Transferee has also agreed to acquire the same in line with the terms of APPROVED RESOLUTION PLAN.

And Whereas the above said Transferor has transferred the above said land and building only. There is no plant, machinery or any other equipment installed in the said premises.

For Rohtas Projects Limited

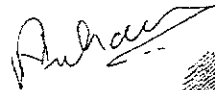

Authorised Signatory



For GYGY INFRADESIGN PVT. LTD.


Authorised Signatory









NOW THIS TRANSFER DEED OF LEASE HOLD RIGHTS
WITNESSETH AS UNDER: -

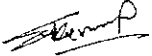
1. That the Transferor aforesaid has transferred by assignment his lease hold rights in the said Institutional property in favour of the Transferee, pursuant to the order of Hon'ble NCLT, in line with the terms of the approved Resolution Plan, for the total consideration / dues to be paid to Noida authority amounting to Rs. 19,38,96,770/- (Rupees NINETEEN CRORE THIRTY-EIGHT LACS NINETY-SIX THOUSAND SEVEN HUNDRED SEVENTY only).
2. That the Transferor aforesaid has confirmed and acknowledged a sum of Rs. 19,38,96,770/- (Rupees NINETEEN CRORE THIRTY-EIGHT LACS NINETY-SIX THOUSAND SEVEN HUNDRED SEVENTY only) as full and final payment of the consideration / dues of the said Institutional Property, to be paid to Noida Authority, from the Transferee. The receipt / confirmation of receipt of which the Transferor aforesaid has already acknowledged. That the payment of the dues to the Noida Authority has been made in the following manner: -

MODE OF PAYMENT

जिसमें भूखण्ड के विरुद्ध समस्त देयता का भुगतान मानचित्र स्वीकृत होने की तिथि से 06 माह के अन्दर किये जाने की वचनबद्धता प्रदर्शित की गई है, उसका अनुपालन किया जायेगा।

3. That there is no amount whatsoever payable by the Transferee to the Transferor regarding the transfer of the said Industrial Property.

For Rohtas Projects Limited

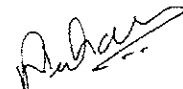

Authorised Signatory



For GYGY INFRADESIGN PVT. LTD.


Authorised Signatory



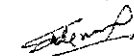






4. That the Transferor hereby transfers to the transferee all the lease hold rights in the said property described and comprised in the aforementioned lease to hold the same to the transferee for the remaining unexpired period of the said terms of 90 years subject henceforth to the performance and observances of covenants and conditions on the part of the lessee contained in the aforementioned lease deed and thereafter in perpetuity as may be permitted/ sanctioned by the NOIDA AUTHORITY.
5. That the Transferor hereby covenants with the Transferee that the Lease rents, covenants and conditions in the said lease deed reserved and contained have on the part of the Transferor been duly paid and observed and performed upto the date of transfer and that he/she/their has done nothing to incur forfeiture or to invalidate the lease executed by the Noida authority.
6. Transferor has assured the Transferee that the said Industrial Property is free from all sorts of encumbrances, such as Charges, Sale, lien, Gift, Pledge, Loan, Dispute, Prior Agreements, Mortgage, Litigation, Injunction, lis-pendens, Exchange, Bank or Private Loan, Financial Institutions, UPSEB/ Trade Tax Department, Sales Tax, Labour Department, Excise Department, Income Tax, Securities, Guarantees, Attachment with any

For Rohtas Projects Limited

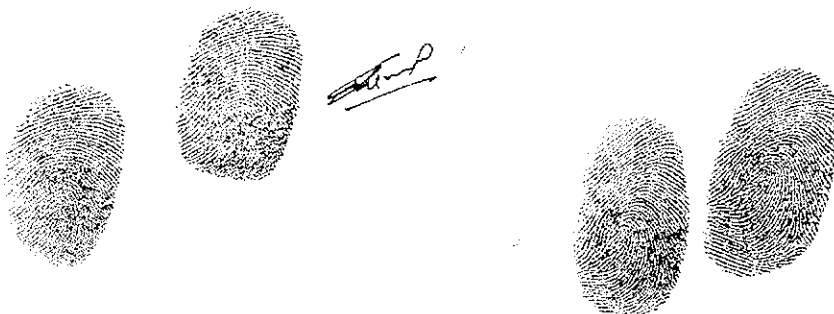


Authorised Signatory

For GYGY INFRADESIGN PVT. LTD.



Authorised Signatory





decree of Hon'ble Court of Law, and otherwise, if it is proved in future then the Transferor shall be liable and responsible for the same and the Transferee shall have the rights to recover all their losses and damages with cost and expenses from the movable and immovable properties of the Transferor aforesaid with the legal interest thereon.

7. That the TRANSFEROR aforesaid has transferred and assigned all their lessee's rights in the said property TO HOLD the same to the TRANSFEE finally, absolutely and forever.
8. That the transferor aforesaid has handed over the lawful actual, peaceful and vacant physical possession of the said Industrial property to the Transferee on the spot along-with all the original documents.
9. That the Transferee is at liberty to get their name mutated in the records of NOIDA AUTHORITY or any other concerned Authority, against the said property for which the transferor has got no objection.
10. That the Transferor aforesaid is no way connected with the said property any manner whatsoever after the execution of this TRANSFER DEED.
11. That the Transfer memorandum shall be the part of this Transfer cum Sale deed executed between the Transferor and the Transferee. And the Transfer memorandum is reproduced below:-
12. That the henceforth Lease Rent shall be payable as per prevailing policy of the Authority.

For Rohtas Projects Limited

Authorised Signatory

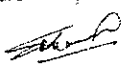
For GYGY INFRADESIGN PVT. LTD.

Authorised Signatory



13. That any other dues/arrears shall be recovered from the transferee subject to interest applicable at the time of recovery of dues. In case of default in payment present rate of interest is 15% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.
14. The Transferee shall come into commercial production within One year from the date of Transfer Memorandum. In case of breach of terms & conditions of lease/transfer deed will be cancelled / revoked and the possession shall be resumed by the Authority.
15. The Transferee shall be bound by the terms and conditions of lease deed executed between the lessee and Noida on 22-October-2008 subject to the changes mentioned in the transfer memorandum and otherwise, from time to time.
16. The Transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.
17. The Transferee shall be running the project of IT/ITES ENABLED SERVICES. The Transferee shall be liable to fulfill various requirements laid down by the U.P., Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be considered as per rules and regulations of the Authority

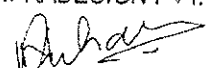
For Rontas Projects Limited


Authorised Signatory





For GYGY INFRADESIGN PVT. LTD.


Authorised Signatory







and shall be implemented only after the prior approval of such changes from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and conditions of transfer/lease/transfer deed and shall invite necessary action for cancellation/revocation of lease/tr.deed.

18. The Transferee shall not rent out/sublet the premises (part/fully) without prior permission of the Authority.

19. The Transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms and conditions framed by Noida in this regard from time to time.

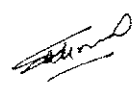
20. In case transferor is a bonafide lessee then he shall execute the transfer deed with the transferee within 90 days from the date of issue of Transfer memorandum. In case of default penalty shall be @Rs.50/- per day upto 200 sq. mtr plot area, @Rs. 100/- per day upto plot area of 800 sq. mtr and Rs. 200/- per day for plot area above 800 sq. mtrs and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same with the Sub-Registrar NOIDA. The Transfer memorandum shall be the part of Transfer deed executed between the Transferor and Transferee.

21. The Transfer is for the balance period of 90 years w.e.f. date of execution of Lease Deed.


For Rohtas Projects Limited


Authorised Signatory

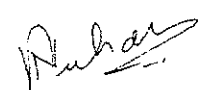


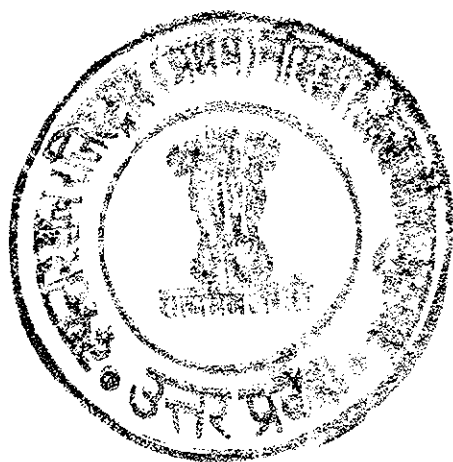


For GYGY INFRADESIGN PVT. LTD.


Authorised Signatory







22. That in case property is being transferred by UPFC, NOIDA (U/S-29), necessary legal document shall be executed by UPFC NOIDA and certified copy of the same shall be submitted to this office within 60 days from issue of this Transfer memorandum.
23. If the Transferee/ Transferor does not abide by the terms and conditions of allotment/lease and building regulation and directions or any other rules framed by the Authority, the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
24. Transferee will not operate the project before execution of transfer deed and without grant of NOC by U.P. Pollution Control Board and approval of Hon'ble National Green Tribunal.
25. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of Noida Area.
26. That Transfer is approved subject to submission of No Objection Certificate from A.O. (IAA), NOIDA or / PE (JAL) NOIDA.
27. The Transferee shall be bound by the terms of allotment/lease deed/transfer deed/as they stand amended from time to time and shall also be bound by all the rules and regulations framed by the Authority in this regard.

For Rohtas Projects Limited

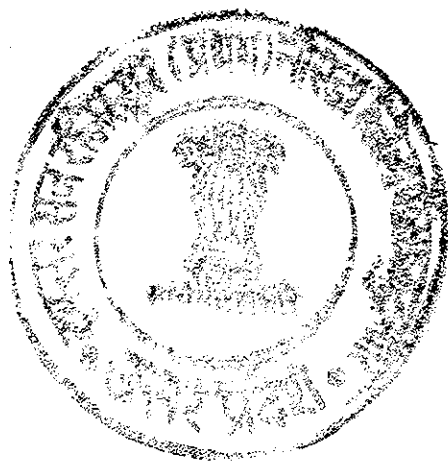
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28. The Transferee shall be governed by provisions of U.P. Industrial Area Development Act, 1976.

29. The Transferee may mortgage the property to any financial institution including Banks without the permission from the Authority provided full payment towards premium, interest, thereon, one time lease rent has been paid.

30. In the event of any dispute legal Jurisdiction shall be District Court of Gautam Budh Nagar, and Hon`ble High court of Allahabad.

31. That it shall be exclusive responsibility and liability of the Transferee to Indemnify Noida against all claims and damages made by any Financial / Institutional / Bank / U.P.S.E.B. / Trade Tax Department. / Noida (Ind. Area Accounts & Jal Department.) / Directorate of Industries. U.P and/or by any of the earlier lessee / Transferor / Transferee and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.

32. That if there is any revision in the rate this will be applicable on the Transferee.

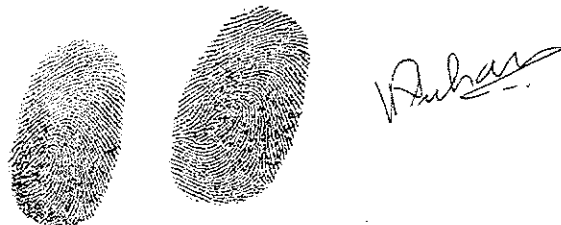
33. That if any unauthorized activity/construction is found, the allotment shall be cancelled without any notice.

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34. That criminal and civil liability, whichever may arise on account of pollution or emission of any toxic or likewise material shall be born by the Transferor/Transferee. The liability of compensation on account of polluter pay principle will be charged by Transferor/Transferee of Properties.

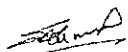
35. This Transfer Memorandum is being issued as per directions of Hon'ble National Green Tribunal order dated 10.04.2013 in Application No. 1/2012 Sanjay Agnihotri V/s Union of India Ors.

36. Each tenant/allottee will ensure compliance of all statutory rules & regulations of the various departments of both central and state government (e.g. Factory, Labour, Electricity, Fire, Building Construction, Directorate of industries, Pollution control board, Employees state insurance corporation, Provident Fund etc).

37. Even after issue of this letter, the allottee shall be liable to pay the amount due to application of GST on the services rendered by the Noida Authority.

38. यह अन्तरण ज्ञाप इस शर्त के साथ जारी किया जा रहा है कि आपके द्वारा प्रस्तुत शपथ पत्र दिनांक 08.12.2022 जिसमें भूखण्ड के विरुद्ध समस्त देयता का भुगतान मानचित्र स्वीकृत होने की तिथि से 06 माह के अन्दर किये जाने की वचनबद्धता प्रदर्शित की गई है, उसका अनुपालन किया जायेगा।

For Rohlas Projects Limited

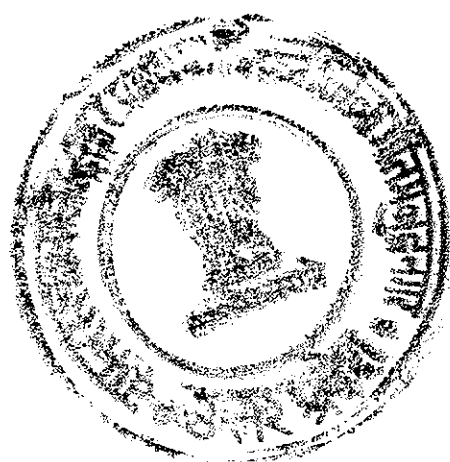

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39. यह अन्तरण ज्ञाप इस शर्त के साथ जारी किया जा रहा है कि भूखण्ड के विरुद्ध पूर्ण देयता का भुगतान प्राधिकरण को प्राप्त नहीं हो जाता है तब तक भूखण्ड पर किसी भी प्रकार का तृतीय पक्षीय अधिकारी सृजित नहीं किये जायेंगे। उक्त के अतिरिक्त कार्यालय पत्र संख्या नोएडा/ औद्योगिक/ 2022/ 1649 दिनांक 14.12.2022 की शर्तें भी बाध्यकारी होंगी।

40. यह अन्तरण ज्ञाप आपके द्वारा अन्तरण शुल्क के मद में ₹0 4,72,05,600/- एवं समयवृद्धि शुल्क ₹0 21930000/- जमा के आधार पर किया जा रहा है।

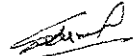
That all the terms and conditions amended by the Noida authority from time to time shall be binding on the Transferee

That this document has been drafted by the ADVOCATE on the basis and in light of documentary evidence, which was provided by the Transferee to the ADVOCATE and under the verbal statement of the Transferee.

That the attestation of the photo affixed on this document has been attested by the ADVOCATE on the identification of the witnesses of this Document.

Stamp Duty of Rs. 2,35,90,000/- (Rupees Six Lakh Twenty Five Thousand only) has been paid on this Transfer Deed cum Sale Deed for stamp duty purpose only, vide e-stamp Certificate No. IN-UPIN-UP15947008193732V, certificate issued on dated 24.01.2023.

For Rohtas Projects Limited



Authorised Signatory

For GYGY INFRADESIGN PVT. LTD.



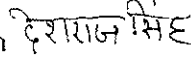
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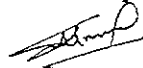


IN WITNESS WHEREOF, both the parties have signed this TRANSFER DEED OF LEASE HOLD RIGHTS at NOIDA on the 24th day of January 2023, in the presence of the following witnesses:-

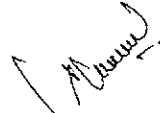
Witnesses: -

1. Mr. Deshraj Singh 
S/O Sh. Om Prakash
R/O Nagala Avabadmai Jalesar
Etah U.P. 207302


For Rohtas Projects Limited


Authorised Signatory


TRANSFEROR 

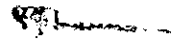

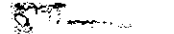

2. Mr. Sanjeev Kumar Dubey
S/o Sh. Pramod Kumar Dubey
R/o H.No. 3C/492, Awas Vikas
Hanspuram nabasta, Kanpur-208021

For GYGY INFRADESIGN PVT. LTD.


Authorised Signatory

TRANSFeree


Rajeev Kumar Gupta
Advocate
Chamber No. 669
Reg. No. UP10307/16
Mob.: - 9717377388

आवेदन सं०: 202300743005383

बही संख्या 1 जिल्द संख्या 11700 के पृष्ठ 353 से
382 तक क्रमांक 532 पर दिनांक 24/01/2023 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

24/01/2023

Photo Copy Attached

Sub Registrar-I
Noida

25-1-2023

Compared By Reader

Examiner

