

8-1521/06

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

THE TREASURY
GHAZIABAD
29 MAR 2010
OFFICE

उत्तर प्रदेश UTTAR PRADESH

L 236472

{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 29 day of
March, 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 20-01-2010, 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.

Shri D.N. Bansal

Shir D.N. Bansal

29 March 2010

क्रम संख्या 121 विक्रय की विधि

स्वाम्य क्रय करने का प्रयोजन

स्वाम्य क्रेता का नाम व पूरा पता

स्वाम्य की धनराशि

अखिल भारतीय स्टाम्प विक्रेता

ला.सि.स. क्र. 352

ल.सि.स. क्र. 31 मार्च

गाजियाबाद, गाजियाबाद

[Signature]
अंतरण पत्र

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

श्री लैण्डक्राफ्ट डेवलप प्रालि द्वारा बहादुर सिंह
पुत्र श्री बलवन्त सिंह
पेशा व्यापार
निवासी स्थायी 221/एफ ए न्यू कोट गांव गा बाद
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 30/3/2010 समय 1:32PM
बजे निबन्धन हेतु पेश किया।

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
[Signature]
प्रभारी
उप निबन्धक (पंचम)
गाजियाबाद
30/3/2010

निष्पादन लेखपत्र वाद सुनने व भझने मजमून व प्राप्त धनराशि रु प्रलेखानसार उक्त
विक्रेता क्रेता

श्री ज्यूस इन्फ्रा प्रालि द्वारा डी एन बंसल
पुत्र श्री उमराव सिंह
पेशा व्यापार
निवासी हीरा कालोनी सिकन्दराबाद

[Signature]



श्री लैण्डक्राफ्ट डेवलप प्रालि द्वारा 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 अन्य

निवासी महरौली गा बाद

व श्री दीपक गुप्ता

पुत्र श्री रतन लाल गुप्ता

पेशा अन्य

निवासी 214 रामनगर गा बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
[Signature]
प्रभारी
उप निबन्धक (पंचम)
गाजियाबाद
30/3/2010

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268823

{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 20-01-2010, 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.

19-11-2010

Tej Bahadur Singh

29 MAR 2010

क्र. संख्या १५/१२... विक्रेता की तिथि...
स्टाम्प शुल्क करने का प्रयोजन...
स्टाम्प केला का नाम व पूरा पता...
स्टाम्प की धनराशि...

अमिता कुमार कंसल स्टाम्प विक्रेता

लालीत नम्बर 352

लालीत की अवधि 31 मार्च
तक... कात्यायन, गाजियाबाद

[Signature]
विक्रेता

Registration No.: 521

Year: 2,010

Book No.: 1

0101 ज्यूस इन्फा0 प्रा0लि0 दार डी एन बंसल

उमराव सिंह

हीरा कालोनी सिकन्दराबाद

व्यापार

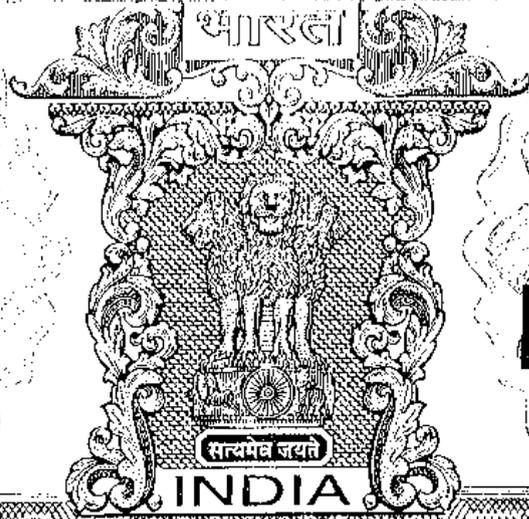
[Signature]



भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268824

{3}

WHEREAS

- A. By an indenture of Sale deeds, executed on dated 25.7.2005, 2.8.2006 Jaiprakesh, Ram nath, Satyaprakesh, Gyanchand S/o Atar Singh, Rajnesh, Manesh S/o Prakesh, Jagdish S/o Hardan Singh resident of Vill- Mehrauli , Ghaziabad , seller , as authority on one hand , and ZEUS INFRASTRUCTURE PVT LTD, purchaser, on the other hand, all rights including title and possession on land admeasuring 0.2020 Hect, bearing khasra no. 370, situated at Vill Mehrauli , Pargana Dasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on 25.7.2005 registry no. 3984, 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:

1975. Bansal

Im B Singh

23 MAR 2010

कम संख्या 125/121 विभाग की लिखित प्रमाणित
 स्टाम्प क्रय करने का प्रयोजन
 स्टाम्प क्रेता का नाम व पूरा पता श्री 03 व्यापक
 स्टाम्प की थनराशि

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



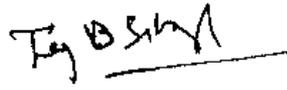
क्रेता

Registration No. : 521

Year: 2,010

Book No. : 1

0201 लेण्डक्राफ्ट डेवलपमेंट प्रा0लि0 द्वारा बहादुर सिंह
 बलवन्त सिंह
 221/एफ ए न्यू कोट गाँव गा बाद
 व्यापार




भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268821

(4)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
370	371,373	369	281	368

B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 0.1355 Hect, bearing khasra no. 370, situated at Vill, Mehrauli, Pargana - Dasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.

1920. Bandal

By B.S. Singh

1920. Bandal





उत्तर प्रदेश UTTAR PRADESH

N 268822

(5)

- C. The transferor Company is the holding company of the Transferee Company and currently holds 99.997% of the total issued and paid up share capital of the Transferee 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 0.1355 Hect, bearing khasra no. 370 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:-

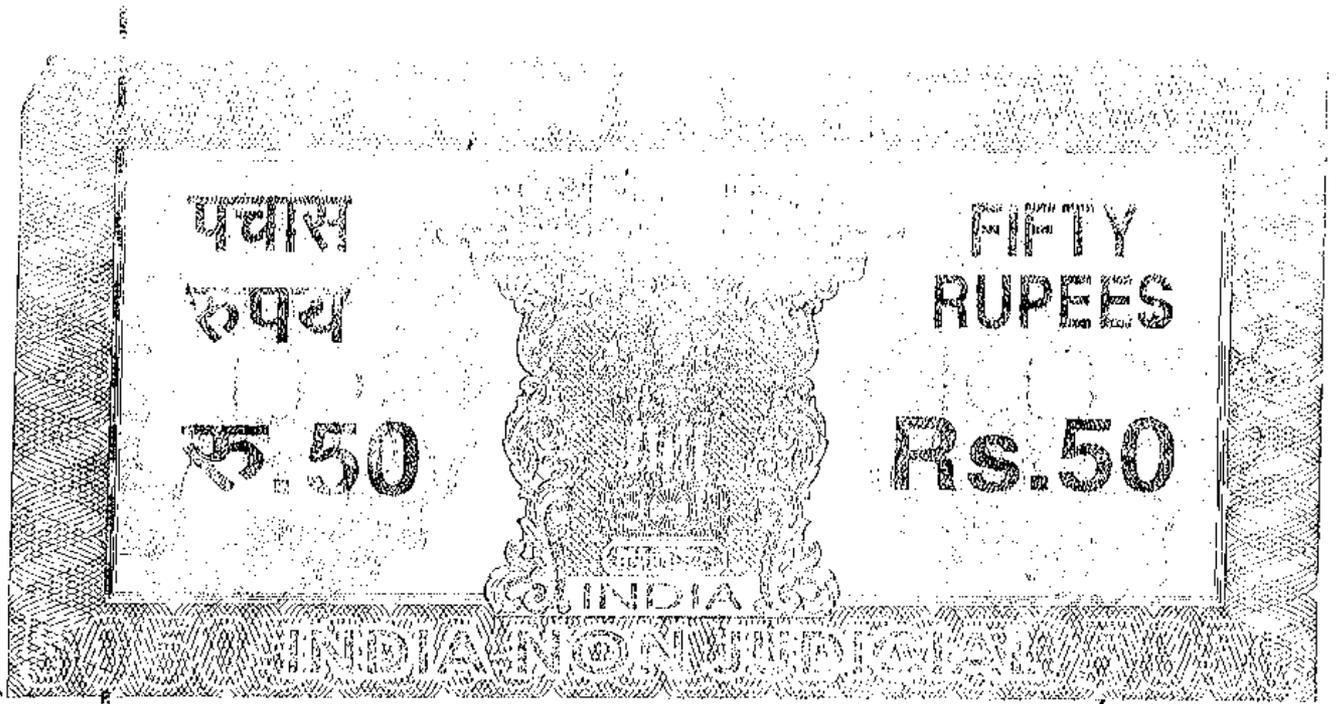
Govt. Bawal

Ty B Singh



Ty B Singh
Jana





उत्तर प्रदेश UTTAR PRADESH

N 268825

(6)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
370	371,373	369	281	368

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 exempted under the said notifications are applicable. In the similar circumstanced case, vide and adjudication order dated

Agnc. Boudel

Ty BSA

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268826

{7}

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.

L. N. C. Bansal

Ty B Singh

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268827

(8)

**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 0.1355 Hect. bearing Khasra 370 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.

19/10/2018

Ty B S M P

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268829

{9}

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.

H. C. Bansal

Ty. D. Singh

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 268830

{10}

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. (Zeus Infrastructure Pvt Ltd)
Through its authorized signatory
Shir D.N. Bansal Transferor

Shir D.N. Bansal

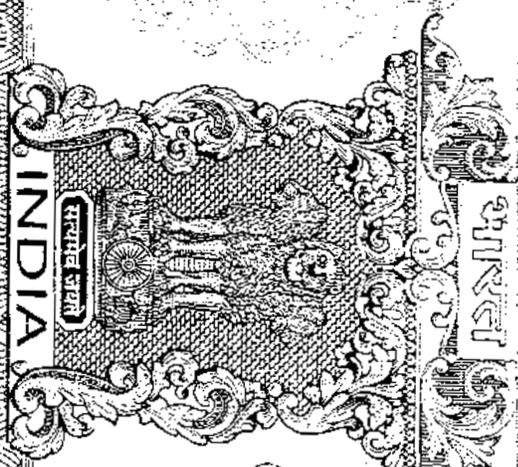
2. (Landcraft Developers Pvt Ltd)
Through its authorized signatory
Mr. Tej Bahadur Singh Transferee

Tej Bahadur Singh

भारतीय नैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

RS.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

{11}

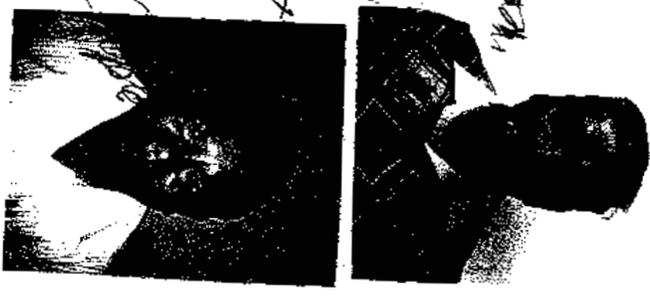
N 268828

Raman. Barwal

Sanjeev Kaushik

WITNESSES:-
1. *Barwal*,
Satyapal Singh S/o Ram Charnder Singh
R/o Mehrouli Distt. Ghaziabad

2. *Deepak Gupta*
Shri DEEPAK GUPTA s/o shri RATAN LAL GUPTA
r/o 214, Ram Nagar, Ghaziabad.



Deepak Gupta

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

Sanjeev Kaushik

29 MAR 2010

क्रम संख्या 129/12 विक्रय की तिथि 29/3/10
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प केता का नाम व पूरा पता ली 03 एनएल
स्टाम्प की धनराशि 500

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

लाइसेंस की अवधि 31 मार्च
तहसील कम्पाउन्ड, गाजियाबाद



आज दिनांक 30/03/2010 को
बही सं. 1 जिल्द सं. 2360
पृष्ठ सं. 245 से 255 पर क्रमांक 1521

रजिस्ट्रीत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

30/3/2010

