

उत्तर प्रदेश UTTAR PRADESH

L 400823

-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 23<sup>rd</sup> day of August, 2010.

**BETWEEN**

1. LUNAR 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. Dayanand 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.

*Dayanand Bansal*

*TijB Singh*

- 2 AUG 2010

क्रमांक... पुस्तक... विक्रेता की तिथि...  
 स्थापित कर के का प्रयोजन...  
 स्थापित कर का नाम व पूरा पता...  
 स्थापित कर का प्रमाण... 100...

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

अंतिम स्तर कंसल स्टांप विक्रेता

संकेत संख्या 352

संकेत संख्या का अंतिम दो अंकी  
 प्रमाणित कर का प्रमाण...

*[Signature]*

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

2:34PM

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 ल्यूनर इन्फ्रा0 प्रा0लि0 द्वारा दयानन्द बंसल

पुत्र श्री उमराव सिंह

पेशा अन्य

निवासी हीरा कालानी रेलवे रोड सिकन्द्राबाद

बु0शहर

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।

गिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा अन्य

निवासी ग्राम महरीली 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 अंगूठे नियमानुसार लिये गये हैं।

*[Signature]*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010



उत्तर प्रदेश UTTAR PRADESH

L 400801

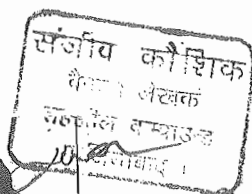
(2)

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.

*Dr. C. Bandal*

*Tej B Singh*



*Dr. C. Bandal*



2 AUG 2010

कम साख्त... 432... विक्रय की तिथि...  
स्टाम्प क्रय करने का प्रयोजन...  
स्टाम्प क्रय का लाभपूर्व 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

सहस्रौल कम्पाउण्ड, गाजियाबाद

*[Signature]*

विक्रेता

Registration No.:

3836

Year:

2,010

Book No.:

1

0101 ल्यूनर इन्फ्रॉ प्रॉलि0 द्वारा दयानन्द बंसल

उमराव सिंह

हीरा कालोनी रेलवे रोड सिकन्द्राबाद दु0शहर

अन्य

*[Signature: Dal-Bansal]*





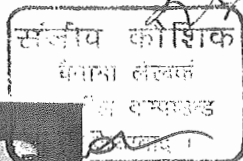
उत्तर प्रदेश UTTAR PRADESH

L 400802

(3)

**WHEREAS**

- A. By an indenture of Sale deeds, executed on dated 18.5.2004, 20.5.2004, 31.5.2004, 21.6.2004, 25.6.2004, 21.7.2004, 27.10.2004, 3.01.2005, 8.7.2005, 11.7.2005, 25.7.2005, 10.1.2006, Shri Rajpal, vijaypal Singh S/o Shri Kale, Vijay S/o Shri Sheeshpal, Smt Saroj W/o Sheeshpal, Shri Jitendra S/o Shri Rajpal, Shri Sanjeev S/o Shri Kirpal, Smt. Munoi W/o Kirpal, Shri Rohit S/o Shri Narander, Smt. Renu W/o Narendra, Shri Anar Singh, kale S/o Shri Jeevan Singh, Rajpal S/o Bhoopal, Bhoopal S/o Shri Maghraj, Shri Gangaram S/o Shri Kiran Singh, Shri Asharam, Omprakesh, Mehendra S/o Shri Nandan, Shri Bijender, Manoj, Rohitash S/o Shri Ramesh, smt Angoori W/o Shri Ramesh, Smt Premwati W/o Shri Mange, Shri Madanpal, Rajendra kuamr S/o Shri Mange, Smt Munesh W/o Devendra, Shri Sachin, Rinku S/o Shri Devendra, Shri Sachin, Vikki, Sanjay, Sanju S/o Gulveer, Smt Bala & Kavita W/o Gulveer, Shri Ishwar Singh S/o Shri Kadamoo, Shri Kauwarpal Singh S/o Shri Ishwar Singh, Shri Tejpal Singh S/o Shri Kale, Shri Brijpal Singh & Vikas S/o Tejpal singh, Smt Omwati W/o Pritam Singh, Shri Harveer, Vijendra S/o Shri Pritam Singh, Shri Dayachand, Jaichand, Gyandendra, Rajender S/o Shri Ramchandra, Rajveer, Jaiveer, S/o Shri Tikam Singh, Shri Tikam Singh S/o Shri Kalloo,



Ty B Singh

2 AUG 2010

क्रम नम्बर 424..... विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पता.....

.....

स्टाम्प का दायरगिरी.....

LANDCRAFT DEVELOPERS PVT. LTD.

C-22, R.D.C., RAJ NAGAR

CHAZIABAD (U.P.)

अविनाश कुमार कसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

लाइसेंस की अवधि 31 मार्च

तहसील कुशीमण्डल जिला बलरामपुर

*[Signature]*

क्रेता

Registration No. : 3836

Year : 2,010

Book No. : 1

0201 लैण्डक्राफ्ट डेवलपर्स प्रा0लि0 द्वारा तेजबहादुर सिंह

बलवन्त सिंह

221/एफ ए न्यू कोट गांव गा बाद

अन्य

*Ty's Sim*





उत्तर प्रदेश UTTAR PRADESH

L 400803

(4)

Shri Mahipal, Rajaram S/o Shri Kiran Singh, Shri Mukesh S/o Shri Ramanand, Smt Rajeshwari W/o Shri Ramanand, Shai, Shri Nanak Singh S/o Shri Mange, Shri Manesh S/o Suresh, Vikrant S/o Shri Sureshpals Singh, Smt Satveeri W/o Sureshpal Singh, Smt Jugwati W/o Shri Moher Singh, Shri Brijpal S/o Charan Singh, Shri Bhagat Singh S/o Shri Maha Singh, Shri Naher Singh S/o Shri Bhagwan Shai, Shri Sanserpall S/o Shri Raghuvveer, Shri Satyapal, Satyaveer, Surenderpal S/o Shri Charan Singh, Shri Ramanand S/o Shri Kale, Shri Rambhool Singh, Surender kuamr, Nareshpal Singh S/o Shri Jage, Smt Archana Mittal W/o Shri DR. Ramavtar Mittal, M/s Columbia Ashiya Hospitals P. Ltd resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and LUNAR INFRASTRUCTURE PVT LTD, purchaser, on the other hand, all rights including title and possession on land admeasuring 3.5284 Hect, bearing khasra no. 374, 397, 299, 377, 378, 379, 391, 278, 383, 395, 285M, 289M, 290M, 286, 271, 272, situated at Vill Mehrauli, Pargana Daasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on 18.5.2004, registry no. 3288, 18.5.2005 registry no 3287, 20.5.2004 registry no. 3341, 31.5.2004 registry no. 3512, 21.6.2004 registry no. 3999, 21.6.2004 registry no. 3997, 25.6.2004 registry no. 4050, 21.7.2004 registry no. 4399, 27.10.2004 registry no. 6053, 31.1.2005 registry no. 65, 8.7.2005 registry no. 3678, 11.7.2005 registry no. 3695, 25.7.2005 registry no. 3980, 25.7.2005 registry no. 3986, 25.7.2005 registry no. 3990, 4.5.2006 registry no. 3411, 3.6.2009 registry no. 2333 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:

K. N. C. Bansal

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

L 400804

(5)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
374	277,375	281	278,279	373
397	398	395,396	391	400
299	289	300	297,298	312
377	Rajwaha	378	376	385,386
378	376,377	380	379	384,385
379	376	380	375	378
391	389	393	390	397,398
278	277	275,279	275,276	374
383	280,281	284	286	281
395	397	394	393	396
271	Rajwaha	290	Rasta	272
272M	274	289	271	288
285M	286,287	312,313	289	284,314
289M	272,288	298,299	290	285
290M	271,272	291	Rasta	289
286	282	284,285	287	283

L. N. Bansal

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

L 400805

(6)

- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 3.5284 Hect. Bearing Khasara No. 374, 397, 299, 377, 378, 379, 391, 278, 383, 395, 285M, 289M, 290M, 286, 271, 272, situated at Vill, Mehrauli, Pargana – Daasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.
- 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 3.5284 Hect. Bearing, Khasara No. 374, 397, 299, 377, 378, 379, 391, 278, 383, 395, 285M, 289M, 290M, 286, 271, 272, 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:-

K. N. Bansal

T. J. Singh



उत्तर प्रदेश UTTAR PRADESH

L 400806

(7)

PHASRA NO.	EAST	WEST	NORTH	SOUTH
374	277,375	281	278,279	373
397	398	395,396	391	400
299	289	300	297,298	312
377	Rajwaha	378	376	385,386
378	376,377	380	379	384,385
379	376	380	375	378
391	389	393	390	397,398
278	277	275,279	275,276	374
383	280,281	284	286	281
395	397	394	393	396
271	Rajwaha	290	Rasta	272
272M	274	289	271	288
285M	286,287	312,313	289	284,314
289M	272,288	298,299	290	285
290M	271,272	291	Rasta	289
286	282	284,285	287	283

L. N. C. Bansal

L. N. C. Bansal

उत्तर प्रदेश UTTAR PRADESH

L 400807

(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 Transferee Company is in the beneficial ownership of the Transferor 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 WITNESSES 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 3.5284 Hect. bearing Khasra No. 374, 397, 299, 377, 378, 379, 391, 278, 383, 395, 285M, 289M, 290M, 286, 271, 272 situated at Vill Mehrauli, Pargana- Daasna, Tehsil & Distt Ghaziabad as book valuation in favour of the Transferee Company.

*Dr. R. Bansal*

*Ty B Singh*



उत्तर प्रदेश UTTAR PRADESH

L 400808

(9)

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]*  
D. N. Bansal

*[Signature]*  
T. B. Singh



उत्तर प्रदेश UTTAR PRADESH

L 400809

(10)

**SIGNED EXECUTED & DELIVERED**

1. (Lunar Infrastructure Pvt Ltd)  
Through its Authorized Signatory  
Shri Dayanand Bansal

*Dayanand Bansal* Transferor

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

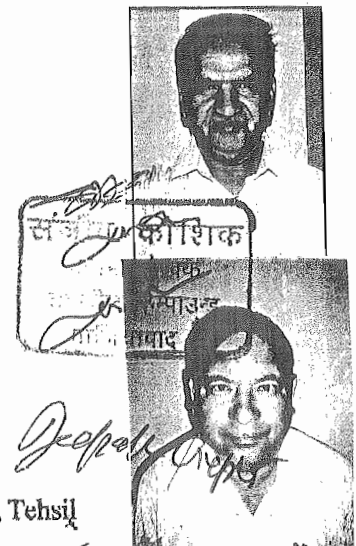
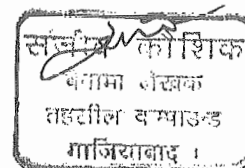
*Tej Bhadur Singh* Transferee

**WITNESSES:-**

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

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

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



2 AUG 2010

क्रम संख्या..... दिनांक की तिथि.....  
सिद्धि करी करी का प्रयोजन.....  
सामग्री के नाम से पूरी बात.....  
सामग्री की वस्तु.....

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

अतिरिक्त कुम्हार कराल स्टाम्प विक्रेता  
संख्या 352  
लाइसेंस की अवधि 31 मार्च  
मुद्रांकन अधिकारी

आज दिनांक 27/08/2010 को  
बही सं. 1 जिल्द सं. 2446  
पृष्ठ सं. 174 से 183 पर क्रमांक 3836  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010

