

8 - 1526/6/0

5-2-25



उत्तर प्रदेश UTTAR PRADESH

(1)

L. 236470

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. FRIENDS LAND AND ESTATE DEVELOPERS PVT LTD, a company incorporated under the companies Act, 1956 with its registered office at C-22, 11th Floor, RDC, Raj Nagar, Ghaziabad -201002, through its duly authorized signatory **shri DEEPAK GUPTA** s/o **shri RATAN LAL GUPTA** r/o 214, Ram Nagar, Ghaziabad, 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.

Deepak Gupta

Tajendra Singh

29 MAR 2010

क्रमांक ४४
स्वायं प्रेरित कर्ता का प्रमाणित
स्वायं प्रेरित का नाम व पुरा पता
स्वायं प्रेरित का पता

राजिनाथ कुमार वंशज स्वाम्य विक्रेता

राजिनाथ वंशज 352

राजिनाथ वंशज 352

राजिनाथ वंशज 352

अंतरण पत्र

10,000.00

40

10,040.00

2,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लागू

श्री लैण्डकाफ्ट डेवलपमेंट प्रा० लि० द्वारा तेज बहादुर सिंह

पुत्र श्री बलवन्त सिंह

पेशा व्यापार

निवासी स्थानी 221/एफ ए न्यू कोट गा बाव

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 30/3/2010 समय 1:54PM

द्वारे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

30/3/2010

निष्पादन लेखपत्र काद सुनने व एगमने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री फ्रेन्ड्स लेण्ड एन्ड एस्टेट डेवलपमेंट द्वारा दीपक

गुप्ता

पुत्र श्री रतन लाल गुप्ता

पेशा व्यापार

निवासी 214 रामनगर गा बाव



श्री लैण्डकाफ्ट डेवलपमेंट प्रा० लि० द्वारा तेज बहादुर

सिंह

पुत्र श्री बलवन्त सिंह

पेशा व्यापार

निवासी 221/एफ ए न्यू कोट गा बाव



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा व्यापार

निवासी महरौली गा बाव

य श्री डी एन बंसल

पुत्र श्री रामचन्द्र सिंह

पेशा व्यापार

निवासी हीरा कालोनी सिक्काबाद

ने को।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे निबन्धनानुसार लिखे गये हैं।

अंतरण पत्र

अंतरण पत्र

अंतरण पत्र

अंतरण पत्र

अंतरण पत्र



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

30/3/2010

पचास

रुपय

₹ 50

FIFTY
RUPEES

RS. 50

उत्तर प्रदेश UTTAR PRADESH

N 268801

(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, 11th 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.

Tej Bahadur Singh

Deepti Gupta

क्र.स संख्या 89/88 विक्रेता की तिथि 2010
स्थाप्य क्रय करने का प्रयोग
स्टाम्प वेता का नाम व पूरा पता जेष्ठ कृष्ण
स्टाम्प की धनराशि 2

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

विक्रेता

Registration No.: 1526

Year: 2010

Book No.: 1

0101 फ्रेन्ड्स लेण्ड एन्ड एस्टेट डेवलप द्वारा दीपक गुप्ता

रतन लाल गुप्ता

214 रामनगर गा बाय

व्यापार

Deepals Gupta



पचास

रुपये

₹ 50

FIFTY
RUPEES

Rs. 50

उत्तर प्रदेश UTTAR PRADESH

N 268802

{3}

WHEREAS

- A. By an indenture of Sale deed, executed on January 20, 2005, Shri Dharpal, Satpal S/o Shri Raghuvver, Bijender Singh, Suganpal S/o Shri Suke, Kuldeep, Sandeep, Pradeep S/o Narender Singh, Smt. Anaro Devi W/o Narender Singh, Ramphal, Ruganpal S/o Shri Moola, Brijpal S/o Asharam, Nepal Singh S/o Shri Karnal Singh, Subhash Chand, Ajeet Kumar S/o Shri Ilam Singh, Smt. Jeet Kaur w/o Ilam Singh resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and **FRIENDS LAND AND ESTATE DEVELOPERS PVT LTD**, purchaser, on the other hand, all rights including title and possession on land admeasuring 1.5180 Hect., bearing khasra no. 281, 317, situated at Vill Mehrauli, Pargana Daasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on January 20, 2005 at Bahi No. 1, Jild No. 1112, pages no. 67 to 278, registered no. 401 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:

Deeprajit Gupta

Ty. 268802

क्रम संख्या १०/४४ विक्रय की तिथि २३/०५/१०
 स्टाम्प क्रय करने का प्रयोजन
 स्टाम्प क्रेता का नाम व पूरा पता लेखेंडक्राफ्ट डेवलपर्स
 स्टाम्प की पंजीकृत स्थिति

अनिल कुमार कंसल स्टाम्प विक्रेता
 लाइसेंस नम्बर 352
 लाइसेंस की अवधि 31 मार्च
 लेखेंडक्राफ्ट डेवलपर्स, गांधीनगर

Anil

क्रेता

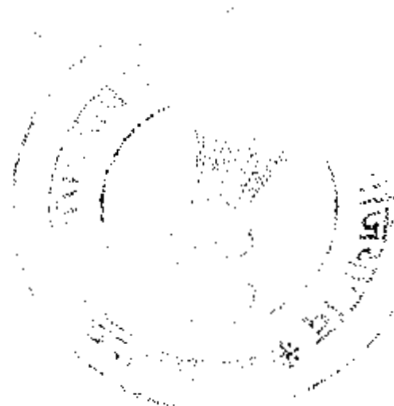
Registration No. : 1526

Year : 2,010

Book No. : 1

0201 लेखेंडक्राफ्ट डेवलपर्स प्रा० लि० द्वारा तेज बहादुर सिंह
 धनयन्त सिंह
 221/एफ ए न्यू कोट गांधी
 व्यापार

Tej Bahadur Singh



पचास
रुपय

FIFTY
RUPEES

₹ 50

Rs.50

उत्तर प्रदेश UTTAR PRADESH

N 268803

{4}

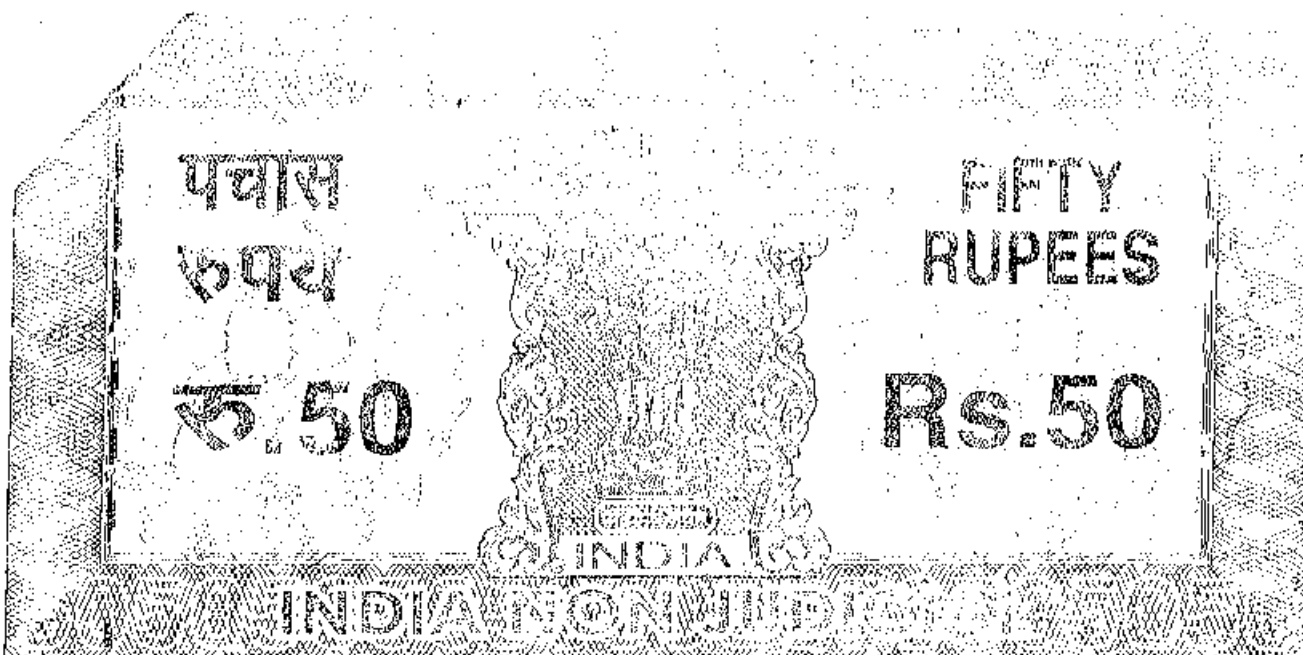
KHASRA NO.	EAST	WEST	NORTH	SOUTH
281	373, 374, 279	284, 317	280, 283	369, 370
317	369, 281	316, 318, 336	284, 314	337

B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 1.3964 Hect. Bearing Khasara No. 281, 317, situated at Vill, Mehrauli, Pargana - Daasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.

Typosist

Deepak Gupta





उत्तर प्रदेश UTTAR PRADESH

N 268804

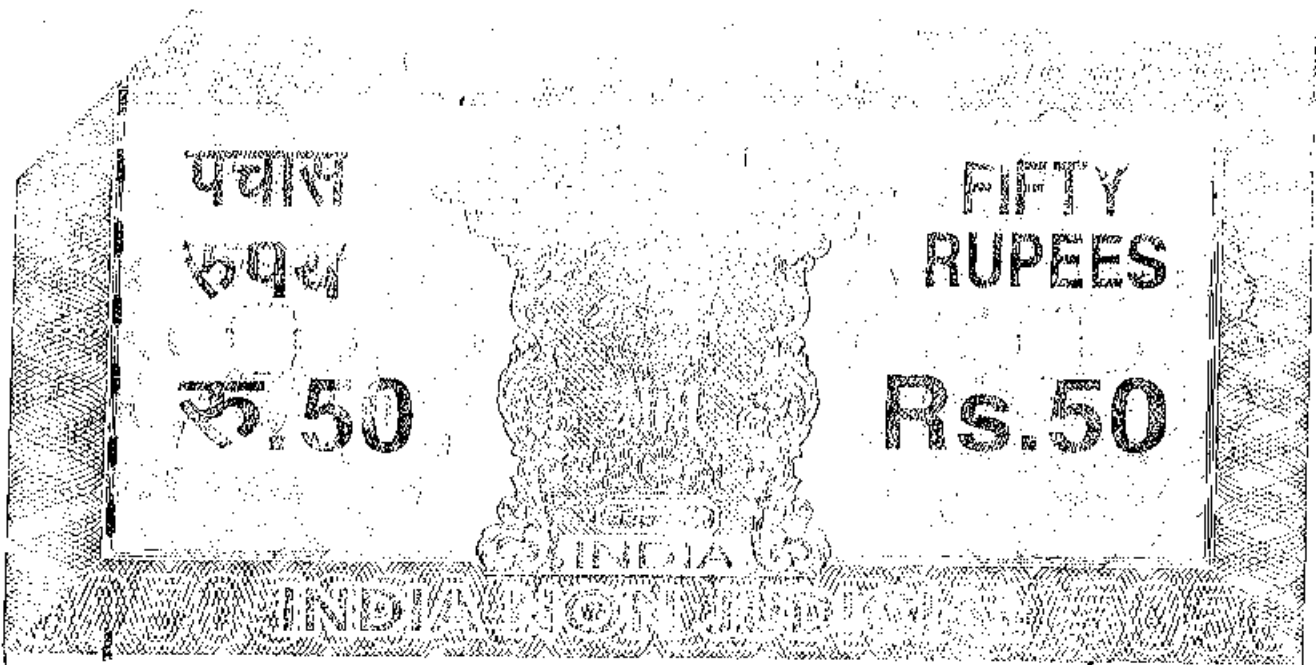
{5}

- C. The transferee Company is the holding company of the Transferor Company and currently holds 100% 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.
- D. The Transferor Company has agreed to transfer the land admeasuring 1.3964 Hect. Bearing Khata no. 493 and Khasra no. 281, 317, situated at Vill Mehrauli, Pargana - Dasna, 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:-



Deepak Gupta





उत्तर प्रदेश UTTAR PRADESH

N 268805

(6)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
281	373, 374, 279	284, 317	280, 283	369, 370
317	369, 281	316, 318, 336	284, 314	337

E. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. The 100% 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 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.

Deepika Gupta

[Signature]

पचास

रुपये

₹ 50

FIFTY
RUPEES

Rs. 50

INDIA

उत्तर प्रदेश UTTAR PRADESH

(7)

N 268806

**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 1.3964 Hect. bearing Khata no. 493 and Khasra no. 281, 317, situate at Vill Mehrauli, Pargana- Dasna, 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.

Taj 13578

Deepak Gupta

पञ्चाश

रुपये

₹ 50

FIFTY
RUPEES

RS. 50

INDIA

उत्तर प्रदेश UTTAR PRADESH

N 268807

(8)

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.

TG 3543

Dec 1946 Compld

पञ्च

०५५

५०

FIFTY
RUPEES

RS. 50

उत्तर प्रदेश UTTAR PRADESH

(9)

N 263800

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.

Dee/pals Comp/9

Transferee

FIFTY
RUPEES

Rs. 50

उत्तर प्रदेश UTTAR PRADESH

(10)

N 259809

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. (Friends Land And Estate Developers Pvt Ltd)
Through its authorized signatory
(SHRI DEEPAK GUPTA). Transferor

Deepak Gupta

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

Tej Bahadur Singh

Deepak Gupta

पञ्चाङ्ग

२५/५

५३३

१५५१
RUPES

५३३

उत्तर प्रदेश UTTAR PRADESH

(11)

Deed of Gift

१५५१

WITNESSES:-

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



2.
D.N. Bansal S/o Shri Umrao Singh
R/o Hira Colony, Sikandrabad.

D.N. Bansal

१५५१



Drafted by – Sanjeev Kaushik Deed Writer, Chamber No. 26,
Compound, Ghaziabad

18/66

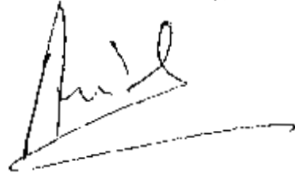
6. 10. 1951

अनिल कुमार बंसल स्वतन्त्र विक्रेता
लार्जिंस नम्बर 352

आ. सं. पी. ला. वि. 31 भा. 2

सहस्रक कम्पाउन्ड, गाजियाबाद

सहस्रक कम्पाउन्ड, गाजियाबाद



आज दिनांक 30/03/2010 को

वही सं. 1 जिल्द सं. 2360

पृष्ठ सं. 302 से 312 पर क्रमांक 1526

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

30/3/2010

