



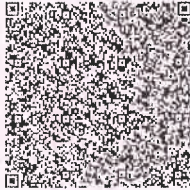
INDIA NON JUDICIAL
Government of Uttar Pradesh

J 1186/2023

e-Stamp

Signature: [Signature]
ACC Name: KIRANPAI SINGH, ACC Code: UP14003904
ACC Add: Sub-Registrar, Noida, Mob: 9810811293
License No.: 60/99, Noida Distt. G.B. Nagar, UP

Certificate No. : IN-UP12911205617757V
 Certificate Issued Date : 20-Jan-2023 03:53 PM
 Account Reference : NEWIMPACC (SV)/ up14003904/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400390418349426503374V
 Purchased by : MAX ESTATES 128 PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO.TS-02,JAYPEE GREENS WISH TOWN,SECTOR-128,NOIDA,G.B NAGAR,U.P.
 Consideration Price (Rs.) :
 First Party : MAX ESTATES 128 PRIVATE LIMITED
 Second Party : MAX ESTATES 128 PRIVATE LIMITED
 Stamp Duty Paid By : MAX ESTATES 128 PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 21,26,25,000
 (Twenty One Crore Twenty Six Lakh Twenty Five Thousand only)



Please write or type below this line



JD 0020163693

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoestamp.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.

MAX ESTATES 128 PRIVATE LIMITED MAX ESTATES 128 PRIVATE LIMITED MAX ESTATES 128 PRIVATE LIMITED MAX ESTATES 128 PRIVATE LIMITED MAX ESTATES 128 PRIVATE LIMITED



DEED OF CHANGE OF CONSTITUTION
(CIC/CIS DEED)

In respect of vacant plot / land bearing no. TS-02 admeasuring 10 acres i.e., 40,468.56 square meters situated at Jaypee Greens Wish Town, Sector - 128, Noida, District Gautam Budh Nagar, Uttar Pradesh.

Sale Consideration	: NIL
Location of Property	: TS-02, Jaypee Greens Wish Town, Sector - 128, Noida
Cost of Plot as per circle rate for the Stamp duty purpose	
40,468.56 sq. mtrs. x Rs. 1,05,081.25	
(including additional 7.5% for expressway)	: Rs. 425,24,87,314.36/-
Stamp duty paid on	: Rs. 425,24,87,314.36/-
Stamp Duty paid @ 5%	: Rs. 21,26,25,000/-
e-Stamp Certificate No	: IN-UP12911205617757V
Issued on	: January 20th 2023
Plot/Land area	: 40,468.56 sq. mtrs
Covered area	: NIL (Vacant plot)
Circle Rate per sq. mtrs for land	: 78,750
Value as per Circle Rate	: Rs. 318,68,99,432.64/-
(for Group Housing Plot - Category C plus 7.5% extra as plot abutting expressway)	: Rs. 1,05,081.25/-
Percentage of change in shares	: 100%
Appointment Token No.	: 202300743004754

That the stamp duty has been paid on this CIC/CIS Deed, as per circle rate issued vide office order dated 24.08.2022 by New Okhla Development Authority, being at the rate of Rs. 97,750/- per Sq. mtrs. for group housing plots - Category C in Sector-128 plus additional rate of 7.5% thereon on





account of the plot being located on the western side (right side) of the expressway, totaling to Rs. 1,05,081.25/- per Sq. mtrs.

Stamp Duty of Rs. 21,26,25,000/- (Rupees Twenty One Crore Twenty Six Lakh Twenty Five Thousand only), calculated at the rate of 5% of the circle rate of the Property, has been paid on this CIC/CIS Deed for stamp duty purpose only, vide e-stamp Certificate No. IN-UP12911205617757V, certificate issued on dated January 20th 2023 by Stock Holding Corporation of India Ltd. through Mr. Kiran Pal Singh, E-Stamp Vendor ACC Code No. UPECOLUP14003904 & License No. 60, Noida, District Gautam Budh Nagar, U.P.

This CIC / CIS DEED is made and executed at NOIDA on this 24th day of January 2023, between, **MAX ESTATES 128 PRIVATE LIMITED (formerly known as ACCORD HOTELS AND RESORTS PRIVATE LIMITED)** (PAN - AAFC8223P) having its registered office at Max House, 1, Dr. Jha Marg, Okhla, New Delhi - 110020 through its Authorized Signatory Puneet Sood (Aadhaar No. XXXX XXXX 6172) (Mobile No. 9811087169) son of Ramesh Sood resident of 60, Sansad Vihar, West Enclave Pitampura, North West Delhi, Delhi - 110034 duly authorized vide Board Resolution dated November 9th 2022 passed by the Board of Directors of the company, of the one part, hereinafter called the FIRST PARTY.

AND

MAX ESTATES 128 PRIVATE LIMITED (formerly known as ACCORD HOTELS AND RESORTS PRIVATE LIMITED) (PAN - AAFC8223P) having its registered office at Max House, 1, Dr. Jha Marg, Okhla, New Delhi-110020, through its Authorized Signatory Puneet Sood (Aadhaar No. XXXX XXXX 6172) (Mobile No. 9811087169) son of Ramesh Sood resident of 60, Sansad Vihar, West Enclave Pitampura, North West Delhi, Delhi -



आवेदन सं०: 202300743004754

पट्टाधिकार का अंतरण / विक्रय पत्र

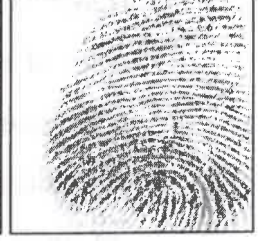
बही सं०: 1

रजिस्ट्रेशन सं०: 486

वर्ष: 2023

प्रतिफल- 0 स्टाम्प शुल्क- 212625000 बाजारी मूल्य - 4252487315 पंजीकरण शुल्क - 42524900 प्रतिलिपिकरण शुल्क - 100 योग : 42525000

श्री मैक्स ईस्टेट्स 128 प्रा0लि0 द्वारा
पुनीत सूद अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री रमेश सूद
व्यवसाय : नौकरी
निवासी: 60 संसद विहार वेस्ट एन्कलेव पीतमपुरा नार्थ वेस्ट दिल्ली




श्री, मैक्स ईस्टेट्स 128 प्रा0लि0 द्वारा

पुनीत सूद अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
24/01/2023 एवं 01:57:17 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ओमकार वर्मा प्रभारी
उप निबंधक : सदर द्वितीय
गौतम बुद्ध नगर
24/01/2023
सर्वश
निबंधक लिपिक
24/01/2023

प्रिंट करें



110034 duly authorized vide Board Resolution dated November 9th 2022 passed by the Board of Directors of the company of the second part, hereinafter called the SECOND PARTY.

(The expression and words of the FIRST PARTY and the SECOND PARTY shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

Whereas the FIRST PARTY aforesaid is the lessee, and the registered holder and in possession of vacant plot / land bearing no. TS-02 admeasuring 10 acres i.e., 40,468.56 square meters situated at Jaypee Greens Wish Town, Sector - 128, Noida, District Gautam Budh Nagar, Uttar Pradesh duly allotted by the Yamuna Expressway Industrial Development Authority ("YEIDA") through Jaypee Infratech Limited ("JIL") (hereinafter referred to as the "PROPERTY") and which is bounded as under: -

ON THE NORTH BY : AS PER SITE PLAN
 ON THE SOUTH BY : AS PER SITE PLAN
 ON THE EAST BY : AS PER SITE PLAN
 ON THE WEST BY : AS PER SITE PLAN

And whereas the SUB-LEASE DEED of the above said PROPERTY had been executed by YEIDA through JIL acting through its authorized representative, Shri. Sameer Gaur, son of Jai Prakash Gaur, resident of Sector-128, Noida, U.P., in favour of ACCORD HOTELS AND RESORTS PRIVATE LIMITED (now known as MAX ESTATES 128 PRIVATE LIMITED) acting through its authorized signatory Smt. Prabha Gupta, daughter of Late Shri Amba Prasad, resident of A-15, Second Floor, Hauz Khas, New Delhi-110016 and the said SUB-LEASE DEED was duly registered in the office of Sub-Registrar NOIDA in Book No. I, Volume/Jild No. 1346 on pages 361 to 406 as Document No. 4059 dated 02.12.2008. At the



आवेदन सं०: 202300743004754

बही सं०: 1

रजिस्ट्रेशन सं०: 486

वर्ष: 2023

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

अंतरण कर्ता: 1

श्री मैक्स ईस्टेड्स 128 प्रा0 लि0 के द्वारा पुनीत सूद, पुत्र श्री रमेश सूद

निवासी: 60 संसद विहार वेस्ट एन्कलेव पीतमपुरा नार्थ वेस्ट दिल्ली

व्यवसाय: नौकरी

अंतरीति: 1



श्री मैक्स ईस्टेड्स 128 प्रा0 लि0 के द्वारा पुनीत सूद, पुत्र श्री रमेश सूद

निवासी: 60 संसद विहार वेस्ट एन्कलेव पीतमपुरा नार्थ वेस्ट दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अक्षय लाल, पुत्र श्री अतुल लाल

निवासी: 405 नीलगिरी अपार्टमेंट्स अलकनन्दा आली दक्षिण दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मनीष सक्सैना, पुत्र श्री आनन्द मोहन सक्सैना

निवासी: जी 58 ए सेक्टर गामा 2 ग्रेटर नोएडा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के ज्ञान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:ओमकार वर्मा प्रभारी
उप निबंधक: सदर द्वितीय
गौतम बुद्ध नगर
24/01/2023सर्वश्री
निबंधक लिपिक गौतम बुद्ध नगर
24/01/2023

प्रिंट करें

time of the said SUB-LEASE DEED, the shareholders and directors of the FIRST PARTY were as follows:

1. Vasant Baliga Madhav : 99.99% shareholder / director;
2. Prabha Gupta : 0.01% shareholder / director;
3. Ramesh Chand : Director
4. Dharam Pal Rawat : Director

And whereas the FIRST PARTY aforesaid had moved an application on 20.06.2018 to YEIDA for change in shareholding of the ACCORD HOTELS AND RESORTS PRIVATE LIMITED (now known as MAX ESTATES 128 PRIVATE LIMITED) for transfer of 100% share in the above said company/Property, and YEIDA had issued a letter No. YEA/PROPERTY/LFD/SDZ/411/2018 dated 29.11.2018 approving and recognizing the said change in shareholding and the following new shareholders and directors in the above said company:

1. Mr. Sunil Chopra : 96.10% shareholder / director
2. Ms. Rita Chopra : 3.80% shareholder / director
3. Ms. Neha Chopra : 0.10% shareholder / director

And whereas the FIRST PARTY aforesaid thereafter had moved applications on 06.09.2022, 04.11.2022 and 19.12.2022, to YEIDA for subsequent change in shareholding i.e., transfer of 100% shares in the above said company/Property, and the change in name of the said company from **M/s ACCORD HOTELS AND RESORTS PRIVATE LIMITED to M/s MAX ESTATES 128 PRIVATE LIMITED, i.e., the SECOND PARTY.** In this regard, YEIDA has issued letter no. YEA/PROPERTY/SDZ/7731/2022 dated 30.12.2022 and letter no. YEA/PROPERTY/SDZ/7732/2022 dated 30.12.2022 approving and recognizing the said change in shareholding and change in the name of the FIRST PARTY to the SECOND PARTY and calling





upon the said company to execute this deed, and now the shareholders and directors in the above said company are as follows:

- | | | |
|------------------------|---|----------------------|
| 1. Max Estates Limited | : | 100% shareholder |
| 2. Mr. Sahil Vachani* | : | shareholder |
| 3. Mr. Rishi Raj* | : | shareholder/director |
| 4. Mr. Nitin Kumar* | : | shareholder/director |
| 5. Mr. Rohit Rajput* | : | shareholder |
| 6. Mr. Anshul Gaurav* | : | shareholder/director |
| 7. Mr. Bishwajit Das* | : | shareholder |

* Holding one share in the company as a nominee of Max Estates Limited

NOW THIS CIS / CIC DEED WITNESSETH AS UNDER: -

1. That the FIRST PARTY aforesaid has made this CIC / CIS Deed for 100% un-divided share in the above said company/Property for vacant plot / land bearing no. TS-02 admeasuring 10 acres i.e., 40,468.56 square meters situated at Jaypee Greens Wish Town, Sector - 128, Noida, District Gautam Budh Nagar, Uttar Pradesh in favour of the SECOND PARTY without any consideration. There has been no consideration exchanged between the parties for execution of this CIC / CIS Deed. This CIC/ CIS Deed is made solely for the purpose of payment of corresponding stamp duty due to change in shareholding.
2. That the FIRST PARTY aforesaid has assured the SECOND PARTY that the said PROPERTY, is free from all sorts of encumbrances such as sale, gift, lien, mortgage, attachment, exchange, loan, dispute, pledge, litigation, injunction and decree of any court of law, if proved otherwise the FIRST PARTY shall be liable and responsible for the same.
3. That the FIRST PARTY aforesaid has transferred and assigned their 100% un-divided share and lease hold rights in the said PROPERTY in favour of the SECOND PARTY and the PROPERTY will vest in the name of MAX






ESTATES 128 PRIVATE LIMITED and shall continue to vest in it and held and enjoyed for the remaining period of 90 years commencing from February 28, 2003.

4. That the above change in constitution / shareholding has been approved by YEIDA, and the SECOND PARTY has paid INR 18,25,61,400/- alongwith GST amounting to INR 3,28,61,052/- towards change in shareholding charges on 5th September, 2022 vide UTR No. ICICR42022090500102591 dated 5th September, 2022 from ICICI Bank Limited and INR 10,000/- alongwith GST amounting to INR 1800/- through UTR No. ICIJ222480000976 dated 5th September, 2022 from ICICI Bank Limited towards processing fee to YEIDA. Further, the SECOND PARTY has also paid INR 3,48,24,814.33/- towards additional change in shareholding charges alongwith GST on 14th December, 2022 vide UTR No. ICICR42022121400104531 dated 14th December, 2022 from ICICI Bank Limited in accordance with letter No. YEA/PROPERTY/LFD/SDZ/7509/2022 dated 09.12.2022 issued by YEIDA calling upon the SECOND PARTY to pay the said additional change in shareholding charges.
5. That the SECOND PARTY is at liberty to get his / their name mutated in the records of YEIDA or any other concerned authority against the 100% un-divided share in the said PROPERTY for which the FIRST PARTY has got no objection.
6. That the SECOND PARTY shall be bound by the terms and conditions of SUB-LEASE DEED executed between the Lessee/FIRST PARTY and YEIDA, through JIL subject to the changes mentioned in the abovesaid CIC / CIS letters issued by YEIDA and otherwise from time to time.
7. That the SECOND PARTY automatically would inherit all the assets and liabilities connected with 100% un-divided share in the above PROPERTY





including liabilities on account of deviation, its use, in respect of violation of other terms and conditions of the allotment/lease deed.

8. That the SECOND PARTY shall be bound by the terms and conditions of allotment/lease deed/ transfer deed/C.I.C./C.I.S. Deed, provisions of U.P. Industrial area Development Act 1976 as they stand amended from time to time and shall also be bound by all the rules and regulations framed by YEIDA in this regard.
9. That in the event of any dispute, legal jurisdiction shall be district Court of Gautam Budh Nagar, and Hon'ble High Court of Allahabad.
10. That the terms and conditions mentioned in the said SUB-LEASE DEED of the said PROPERTY shall be binding on the SECOND PARTY aforesaid and the SECOND PARTY shall follow up all the rules and regulations of YEIDA as they are amended from time to time.
11. That all the terms and conditions amended by YEIDA from time to time shall be binding on the SECOND PARTY.
12. That the purpose for signing and execution of this CIC/CIS DEED between the FIRST PARTY and the SECOND PARTY has arisen only to witness and to effect the changes in constitution / shareholding of the shareholders of as well as for prompting the payment of U.P. State's revenue as per provisions of Indian stamp act on account of transfer and creation of implied interest of the SECOND PARTY in the said PROPERTY, which was held and owned by the FIRST PARTY on a LEASEHOLD BASIS.
13. That after the change in constitution / change in shareholding the position of shareholder /Director of M/S **MAX ESTATES 128 PRIVATE LIMITED** regarding their share in the company/Property shall be as under: -

- | | | |
|------------------------|---|------------------|
| 1. Max Estates Limited | : | 100% shareholder |
| 2. Mr. Sahil Vachani* | : | shareholder |

A blue circular stamp with the text "Max Estates 128 Private Limited" is visible. Next to it is a purple ink signature and a purple ink fingerprint.

A blue circular stamp with the text "Max Estates 128 Private Limited" is visible. Next to it is a purple ink signature and a purple ink fingerprint.

PROPERTY PHOTOGRAPH

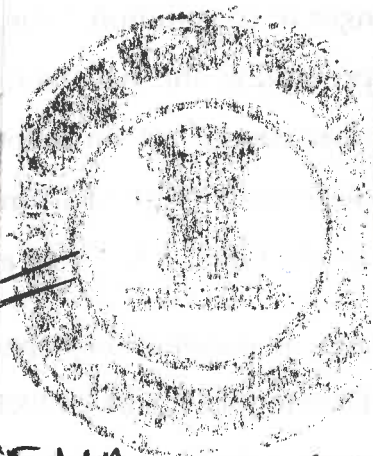


WITNESSES X PHOTOGRAPH

(2)



MANISH SAXENA

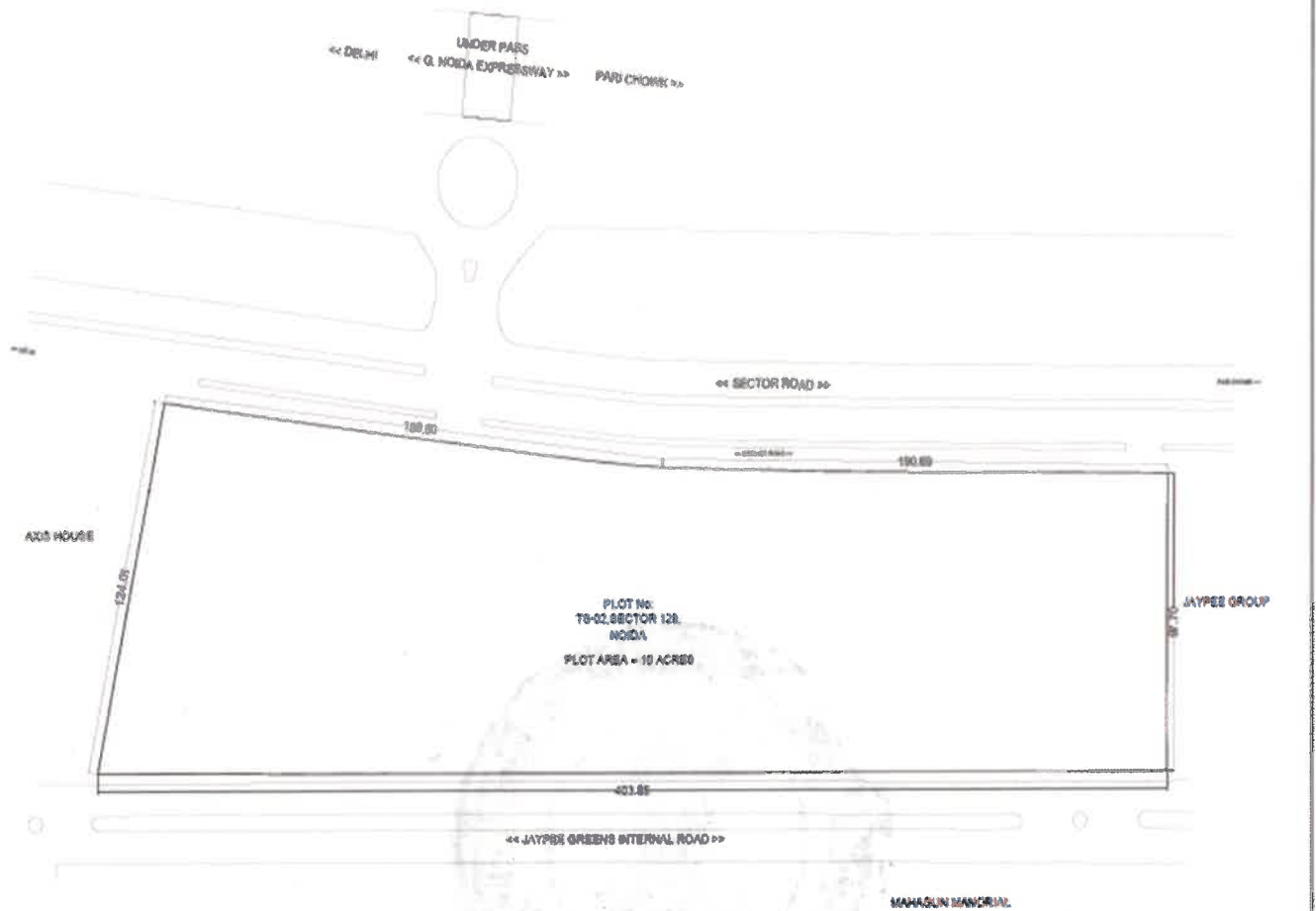



(1)



AKSHAY LALL

SITE PLAN



PLOT AREA = 10 ACRES	CLIENT Max Estates 128 Pvt. Ltd.	PROJECT TS-02, SECTOR - 128, NOIDA, U.P.	
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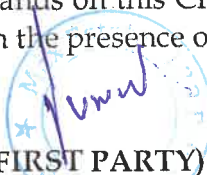
3. Mr. Rishi Raj* : shareholder/director
 4. Mr. Nitin Kumar* : shareholder/director
 5. Mr. Rohit Rajput* : shareholder
 6. Mr. Anshul Gaurav* : shareholder/director
 7. Mr. Bishwajit Das* : shareholder

* Holding one share each in the company as a nominee of Max Estates Limited

14. Stamp Duty of Rs. 21,26,25,000/- (Rupees Twenty One Crore Twenty Six Lakh Twenty Five Thousand only), calculated at the rate of 5% of the circle rate of the Property, has been paid on this CIC/CIS Deed for stamp duty purpose only, vide e-stamp Certificate No. IN-UP12911205617757V, certificate issued on dated January 20th 2023 by Stock Holding Corporation of India Ltd. through Mr. Kiran Pal Singh E-Stamp Vendor ACC Code No. UPECOLUP14003904 & License No. 60, Noida, District Gautam Budh Nagar, U.P.

Photograph of witness No. 1 & Photograph of witness No. 2

IN WITNESS WHEREOF, both the parties hereto have set their respective hands on this CIC/CIS DEED at NOIDA, on this 24th day of January 2023 in the presence of the following witnesses.

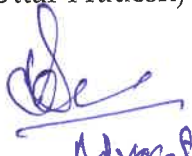

 (FIRST PARTY)


 (SECOND PARTY)

WITNESSES:-

1. Akshay Lall (s/o Atul Lall, r/o E28, First Floor, Kalindi Colony, New Delhi 110065)

2. Manish Saxena (s/o Shri Anand Mohan, r/o G-58A, Sector Gamma 2 Greater Noida District Gautam Budh Nagar, Uttar Pradesh)

Drafted by 
 Advocate

आवेदन सं०: 202300743004754

बही संख्या 1 जिल्द संख्या 13318 के पृष्ठ 207 से 246 तक
क्रमांक 486 पर दिनांक 24/01/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ओमकार वर्मा प्रभारी
उप निबंधक : सदर द्वितीय
गौतम बुद्ध नगर
24/01/2023

प्रिंट करें

