

उत्तर प्रदेश UTTAR PRADESH

EL 637445

TRANSFER DEED

GHAZIABAD

Remission of Stamp Duty

Notification no. 1, dated 16/01/1937



(As made applicable to the State of Uttar Pradesh vide Notification No. M599/X-501, dated March 25, 1942 issued by the State Finance Department of Uttar Pradesh)

For Voyage Real Estate (F) Ltd.

Jaini Spl

Director/Auth. Signatory

or Landcraft Developers Pvt. Ltd.

[Signature]
Authorised Signatory

24

27 NOV 2018

क्या करके का बयान
क्या फंता का नाम व पुरा पता

श्री वोज रियल इस्टेट प्रा० लि० द्वारा
जयवीर सिंह
जयवीर सिंह



क्या की धनगति

रजिस्ट्रार कुम्हार मार्ग 100

पत्र संख्या-33

पत्रोंस को सूचीबद्ध करने की अवधि 21-3

अनुसूचित निदेशक के पास साल के 2024

अंतरण पत्र

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री वोज रियल इस्टेट प्रा० लि० द्वारा
जयवीर सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री भंवर सिंह
व्यवसाय : अन्य
निवासी: गुलधर-2, रेलवे कालोनी, जागृति विहार, गाजियाबाद

Jain Singh



श्री, वोज रियल इस्टेट प्रा० लि० द्वारा

जयवीर सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
27/11/2018 एवं 03:38:46 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभारी
उप निबंधक :सदर पंचम
गाजियाबाद
27/11/2018

गाजियाबाद सदर पंचम लिपिक
कनिष्ठ सहायक (निबंधन) - नियमित



This Deed of Transfer (hereinafter "Deed") is executed at Ghaziabad on this 27th day of November, 2018.

BETWEEN

Landcraft Developers Private Limited (PAN-AABCL1391F), a company registered under the Companies Act, 1956 (currently operating under Companies Act, 2013) having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No. 13, Karkardooma Community Centre, Delhi - 110092 and Corporate office at Golf Links, N.H.-24, Near Columbia Asia Hospital, Village Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, U.P., through its Director/authorized signatory **Mr. Vikash Jain S/o Shri Ramesh Chandra Jain**, R/o 07, Chhipaity, Etawah, U.P. duly authorized vide board resolution dated 01-11-2018, passed by board of directors, (hereinafter referred to as the "Transferor"), which expression, unless excluded by or repugnant of the context or meaning thereof, shall mean and include its successors-in- interest and permitted assigns of the First Part;

AND

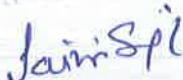
Voyage Real Estate Private Limited (PAN-AACCV3105E), a company registered under the provisions of the Companies Act, 1956 (currently operating under Companies Act, 2013), having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No. 13, Karkardooma Community Centre, Delhi - 110092 and Corporate office at Golf Links, N.H.-24, Near Columbia Asia Hospital, Village Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, U.P., through its Director/authorized signatory **Shri Jaiveer Singh S/o Shri Bhawar Singh**, R/o Guldhar -II, Railway Colony, (Jagarti Vihar), Ghaziabad, duly authorized vide board resolution dated 25-07-2016, passed by board of directors, (hereinafter referred to as the "Transferee"), which expression, unless excluded by or repugnant of the context or meaning thereof, shall mean and include its successors-in- interest and permitted assigns of the Other Part.

The expressions "Transferor" and "Transferee" are hereinafter collectively referred to as the "Parties" and individually as "Party".

For Landcraft Developers Pvt. Ltd.


Authorized Signatory

For Voyage Real Estate (P) Ltd.


Director/Auth. Signatory

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री लेण्डक्राफ्ट डवलपर्स प्रा० लि० के द्वारा विकाश जैन,
पुत्र श्री रमेश चन्द जैन

निवासी: 07, छिपैटी, इटावा,

व्यवसाय: अन्य

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क्रेता: 1

श्री वोयज रियल इस्टेट प्रा० लि० के द्वारा जयवीर सिंह,
पुत्र श्री भंवर सिंह

निवासी: गुलधर-2, रेलवे कालोनी, जागृति विहार,
गाजियाबाद

व्यवसाय: अन्य

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ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री उपेन्द्र कुमार, पुत्र श्री बलवीर सिंह

निवासी: डी-33, सैक्टर-9, न्यू विजय नगर,
गाजियाबाद

व्यवसाय: अन्य

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पहचानकर्ता : 2

श्री गौरव शर्मा, पुत्र श्री विनोद कुमार शर्मा

निवासी: के एम-118, कविनगर, गाजियाबाद

व्यवसाय: अन्य

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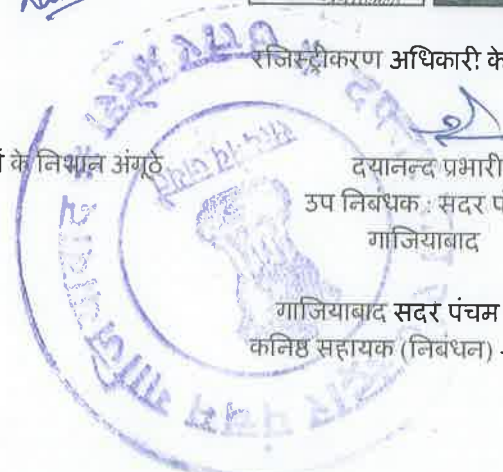


रजिस्ट्रार अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी :

दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
कनिष्ठ सहायक (निबंधन) - नियमित



WHEREAS:

- A. The Transferor by virtue of sale deed bearing registration No. 6142 dated 24.08.2018 for Khasra No. 399, 400 & 405 registered in the office of Sub Registrar, Ghaziabad, became the absolute owner of all rights including title and possession of contiguous land parcel total admeasuring 0.2170 hect., comprised in Khasra No. 399 having area admeasuring 0.0695 hect., Khasra No. 400 having area admeasuring 0.0695 hect., Khasra No. 405 having area admeasuring 0.0780 hect., situated at village Mehrauli, Pargna Dasna, Teshil & District Ghaziabad, Uttar Pradesh (hereinafter collectively referred to as "Property"). The Sijra plan is annexed herewith as Annexure-B. The details and the chain of flow of the title of the said Property in favour of the Transferor is as under;

Khasra No.	Sale Deed Registration No.	Date of Sale Deed	Khata No.	Area (hect.)
399	6142	24.08.2018	1102	0.0695
400	6142	24.08.2018	1102	0.0695
405	6142	24.08.2018	206	0.0780
		Total		0.2170

- B. The said Property is bounded as under:

Khasra No.	East	West	North	South
399	Rajwaha	Khasra no. 400	Khasra no. 398	Part of Khasra no. 399
400	Khasra no. 399	Khasra No.396 & 402	Khasra no. 397 & 398	Part of khasra no. 400
405	Khasra no. 407	Khasra no. 358	Khasra no. 404	Part of Khasra no. 405

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For Voyage Real Estate (P) Ltd.

Jamr S/C

Director/Auth. Signatory

For Landcraft Developers Pvt. Ltd.

Director/Auth. Signatory



संजीव कौशिक

अध्यक्ष

दस्तावेज लेखक व ब्योचिगणन (उत्तरे)



- C. The Transferor has acquired absolute rights, title, claim and interest in the said Property vide the aforementioned sale deeds.
- D. The Transferee is a wholly owned subsidiary of the Transferor and Transferor currently holds 99.34% of the total issued and paid up share capital of the Transferee, as per the certificate issued by the Authorities concerned i.e. Registrar of Companies, bearing No. ROC/Misc/holding subsidiary/20-042364/1446, dated 12.06.2018. A copy of said certificate is enclosed herewith as Annexure -A.
- E. The Transferor has agreed to transfer the said Property, i.e. land total admeasuring 0.2170 hect., comprised of Khasra No. 399 admeasuring 0.0695 hect., Khasra No. 400 admeasuring 0.0695 hect., Khasra No. 405 admeasuring 0.0780 hect., situated at village Mehrauli, Pargna Dasna, Teshil & District Ghaziabad, Uttar Pradesh, absolutely and forever to the Transferee, on the terms and conditions mentioned herein.
- F. The Transferor and the Transferee are private limited companies as defined in the Companies Act, 1956/2013 and are limited by shares. The Transferor holds 99.34% share capital of the Transferee. Since, the Transferor holds more than 90 percent of the share capital of Transferee, therefore on the basis of the central Notification No. 1, dated January 16, 1937, which has been made applicable to the State of Uttar Pradesh vide Notification No. M599/X-501, dated March 25, 1942 issued by the State Finance Department of Uttar Pradesh, the Transferor and the Transferee are exempted from payment of stamp duty under Indian Stamp Act, 1899. The said notifications have not been cancelled and are in existence till date and the exemptions provided under the said Notifications are applicable.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For Voyage Real Estate (P) Ltd.

Director/Auth. Signatory

For Voyage Real Estate (P) Ltd.

Director/Auth.



संजीव कौशिक
अध्यक्ष

दस्तावेज लेखक

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NOW, THEREFORE, THIS DEED OF TRANSFER WITNESSTH AS UNDER:

1. The circle rate value, as prescribed by the collector is Rs. 16,700/-per square mtr. and the Transferor hereby agrees to convey/ transfer the said Property, i.e. land total admeasuring 0.2170 hect., comprised of Khasra No. 399 admeasuring 0.0695 hect., Khasra No. 400 admeasuring 0.0695 hect., Khasra No. 405 admeasuring 0.0780 hect., situated at village Mehrauli, Pargna Dasna, Teshil & District Ghaziabad, Uttar Pradesh, along with the rights, title and interest therein, with all the benefits, advantages, easementary rights, equities, claims, demands, privileges and appurtenants thereto etc., attached to the said Property, in favour of the Transferee at the above- stated circle rate valuation.
2. The Transferor has delivered the actual physical possession of the said Property to the Transferee as per the site plan attached herewith as Annexure -C, on the execution of this deed.
3. That the Transferor hereby confirms, admits and acknowledges, that the Transferor has been left with no right, title, interest, claim or lien of any nature whatsoever in the said Property, hereby transferred and the same has become the absolute and exclusive property of the Transferee and the Transferee shall be free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means they like, without any interference, hindrance, demand, objection, claim or interruption from the Transferor or any person(s) claiming under or through the Transferor or in trust for the Transferor.
4. That the Transferee shall be at liberty to get the said Property mutated in its own name in the records of concerned authorities including municipal authorities on the basis of this Deed.
5. That the Transferor agrees and undertakes to sign and execute any other required documents for transfer of ownership, title of the said Property in favour of the Transferee in the records of concerned authorities, if required.

Landcraft Developers Pvt. Ltd.

Authorised Signatory

For Voyage Real Estate (P) Ltd.

Jain S/1

Director/Auth. Signatory

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6. That all the taxes, cesses or dues, outgoings, demands, maintenance charges (if any), water charges, electricity charges of any agency/authority/state body, in respect of said Property have been paid and cleared by the Transferor up to the date of execution of this Deed absolutely and thereafter, it shall be the responsibility of the Transferee. Any demand in future by any authority/agency/state body etc. on any account or reason in respect of the holding/ownership/use and occupation of the said Property hereby transferred related to or in respect of the period prior to the date of execution of this Deed shall be paid up/discharged/liquidated by the Transferor without any demur and the Transferor shall at all times also keep the Transferee indemnified against all such demand / taxes / charges, etc.
7. That all the title documents whether original/copies in respect of the chain of title of the said Property have been handed over by the Transferor to the Transferee at the time of execution of this Deed.
8. The Transferor hereby confirms, represents and warrants that:
 - (a) The Property is freely transferable and not subject to any encumbrances;
 - (b) It has the power, capacity and authority to sign, execute and deliver and comply with the terms and conditions laid down in this Deed and to duly and validly perform the transactions contemplated herein and has taken all necessary actions to execute and authorise the execution, delivery and performance of this Deed;
 - (c) this Deed and the transactions contemplated herein constitute its legal, valid and binding obligations, which are enforceable against it in accordance with the terms contained herein;
 - (d) all consents, approvals, authorisations, of any person or governmental authority, the absence of which would adversely affect the legal and valid execution, delivery and performance by the transferor of this Deed or the documents and instruments contemplated hereby and thereby or its taking of any actions contemplated herein and therein, have been obtained;
 - (e) no litigation, arbitration or administrative proceedings or investigations of, or before, any court, arbitral body or agency have been started or pending against the transferor in connection with the said Property;

For Voyage Real Estate (P) Ltd.

Jain Sij

Director/Auth. Signatory

Landcraft Developers P. E. Ltd.

[Signature]
Authorised Signatory

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(f) the Transferor understands and confirms that execution of this Deed is in its best commercial interest and its execution hereof is not vitiated by any fraud, misrepresentation or coercion.

9. That in the event the said Property gets acquired by any government authority or any constituent body, then the Transferee shall have sole and absolute right to claim compensation in respect of the said Property and to do all the deeds to secure the same and the Transferor or its nominees shall not have any right or interest whatsoever, in respect of the same. The Transferor hereby unequivocally and unconditionally surrenders all its rights in favour of the Transferee in respect of the same.
10. Any term or provision of this Deed which is determined by a competent authority to be invalid, illegal, prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity, illegality, prohibition or unenforceability without invalidating or rendering illegal, prohibited or unenforceable the remaining terms and provisions hereof, and any such invalidity, illegality, prohibition or unenforceability in any jurisdiction shall not invalidate or render illegal, prohibited or unenforceable such term or provision in any other jurisdiction.
11. Courts at Ghaziabad shall have exclusive jurisdiction in all the matters arising under this Deed and the Parties hereby unconditionally submit to the said jurisdiction.

Landcraft Developers Pvt. Ltd.


Authorised Signatory

For Voyage Real Estate (P) Ltd.


Director/Auth. Signatory



भारत सरकार
कारपोरेट कार्य मंत्रालय
कार्यालय कम्पनी रजिस्ट्रार,
उत्तर प्रदेश,
37/17, वेस्टकाट बिल्डिंग, दि माल
कानपुर - 208001 (उ.प्र.)
ई-मेल / E-mail : roc.kanpur@mca.gov.in



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
OFFICE OF REGISTRAR OF COMPANIES,
UTTAR PRADESH

37/17, Westcott Building, The Mall
Kanpur - 208001 (U.P.)

फोन / Phone : 0512 - 2310443 / 2310434

No. ROC/Misc/holding subsidiary/20-042364/1446

Dated 12th JUNE, 2018

✓ Voyage Real Estate Private Limited,
Parmesh Corporate Towers, 309,
3rd Floor, Plot No.13,
Karkardooma Community Centre,
Delhi-110092.

Sub: Confirmation Certificate regarding Holding and Subsidiary relationship between Voyage Real Estate Private Limited and Landcraft Developers Private Limited.

Sir,

With reference to your letter dated 05.06.2018 on the subject cited above, I am to state that Landcraft Developers Private Limited (CIN U45201DL2005PTC132131) having its Registered Office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No.13, Karkardooma Community Centre, Delhi-110092 is holding 15,00,000 Equity Shares of Rs. 10/- each totalling Rs. 1,50,00,000/- i.e. 99.34% shares in Voyage Real Estate Private Limited (CIN U70102DL2006PTC149286) having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No.13, Karkardooma Community Centre, Delhi-110092. The issued, subscribed and paid up capital of Voyage Real Estate Private Limited is Rs. 1,51,00,000/- divided into 1510,000 equity shares of Rs 10/- each and as such as on date Voyage Real Estate Private Limited is a 99.34% subsidiary of Landcraft Developers Private Limited.

The above certified information is based on the records available in MCA Portal, Letter No. ROC/Misc/5306 dated 11.09.2017 issued by the Registrar of Companies, NCT of Delhi & Haryana and the affidavit filed by Shri Rakesh Kumar Goel, Director of Landcraft Developers Private Limited and Shri Vipin Kumar Mittal, Director of Voyage Real Estate Private Limited and also Certificate dated 15.05.2018 from M/s. Abhishek Chaurasia & Associates, Company Secretaries.

In terms of the Provisions of Section 399 of the Companies Act, 2013, the required information/documents can also be accessed from the Ministry's website www.mca.gov.in or certified copy of the said documents can also be obtained on payment of the prescribed fee. Also refer to the provisions of Section 2(87) of the Companies Act, 2013 in the matter

For Landcraft Developers Pvt. Ltd.


Authorized Signatory




Registrar (U.P.)

Authorized Signatory

p/2



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The above certified information is issued on the request of the company. In case, it is produced for the purpose of exemption from payment of revenue, the concerned department may take appropriate action on the merits of the case under the relevant laws, rules, regulations and due diligence without prejudice to the facts mentioned in it.



Yours faithfully,

(SUDHIR KAPOOR)
REGISTRAR OF COMPANIES,
UTTAR PRADESH,
KANPUR.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For Voyage Real Estate (P) Ltd.

Director/Auth. Signatory



222

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Handwritten numbers: 1092 and 50.



11/11/15	11/11/15	11/11/15	11/11/15
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For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For Voyage Real Estate (P) Ltd.

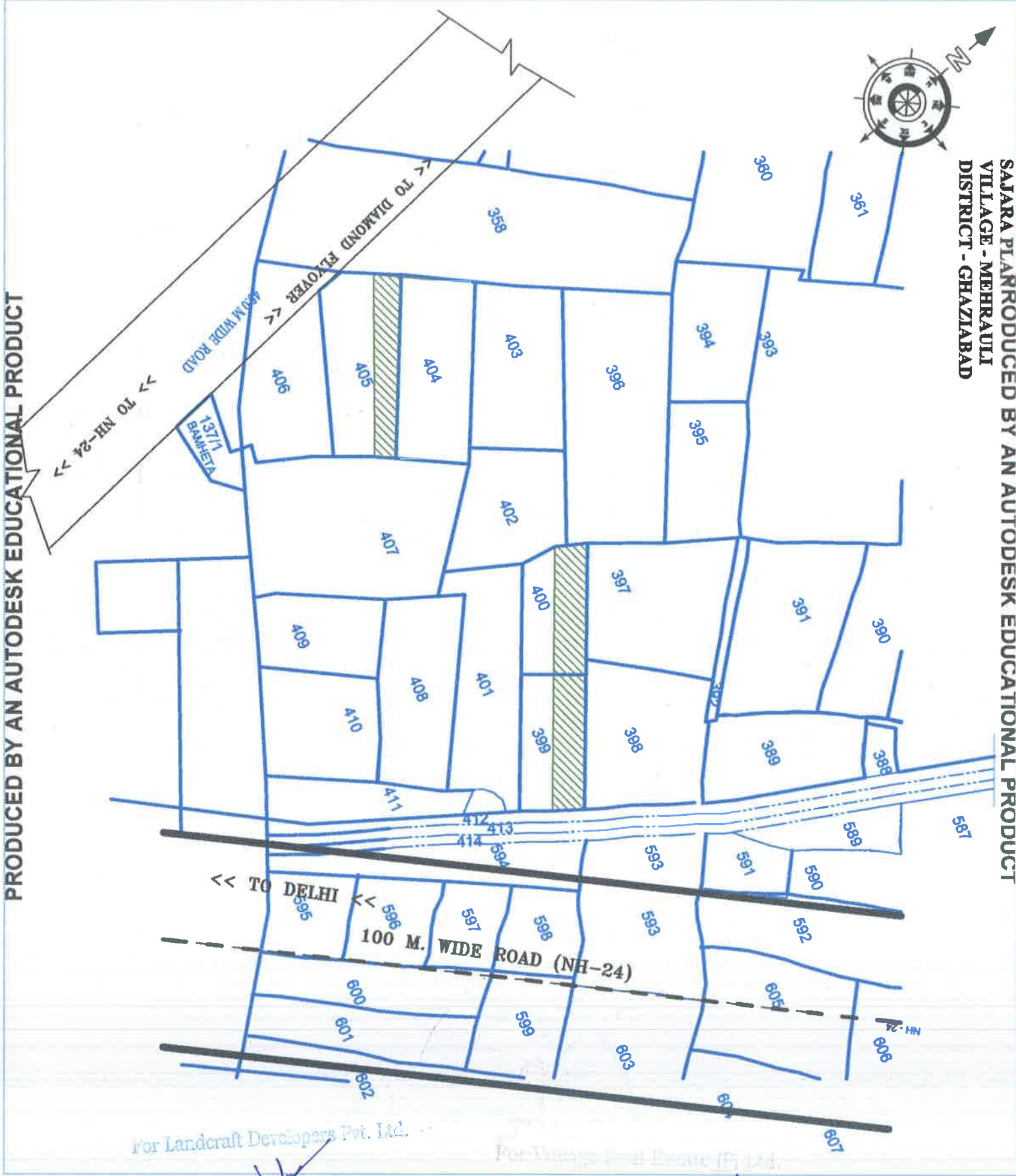
Jain Sril

Director/Auth. Signatory



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SAJARA PLARPRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
VILLAGE - MEHRAULI
DISTRICT - CHAZIABAD



For Landcraft Developers Pvt. Ltd.

For Village Panchayat (P) Ltd.

[Signature]
Authorized Signatory

[Signature]
Director/ Auth. Signatory

UNION OF INDIA Driving Licence (UP) (NT)

UP14 20140007818

जारी करने की तिथि / Date of Issue: 18/03/2014

वैधता / Validity: 17/03/2019

जन्म तिथि / Date of Birth: 11/01/1960

Blood Group: UNKNOWN

नाम / Name: **JAIVEER SINGH**

पिता/पति का नाम / Son/Daughter/Wife of: **BHAWAR SINGH**



Government of India

विकास जैन / Vikash Jain

जन्म तिथि/DOB: 20/04/1981

पुरुष / MALE

4727 8165 7644

मेरा आधार, मेरी पहचान



BAR ASSOCIATION GHAZIABAD

UPENDRA KUMAR
(Advocate)

Father's Name: Sh. Balveer Singh

Chamber : 577


Enrol. No. : UP-5509/12

Address : D-33, Sec.-9 New Vijay Nagar, Ghaziabad

Mobile No. : 08410270234

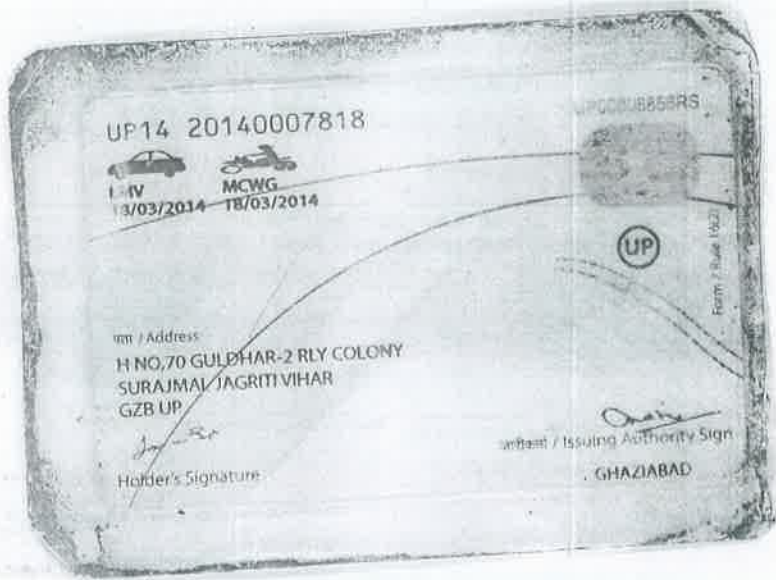
President: *Bh*
Bhartandu Sharma

Secretary: *Gir*
Girraj Singh



[Handwritten Signature]

Jain Sir



UP14 20140007818



L-IV



MCWG

13/03/2014 18/03/2014

UP00UB858RS

UP

Partly Valid (03/2014)

पता / Address
H NO, 70 GULDHAR-2 RLY COLONY
SURAJMAL JAGRITI VIHAR
GZB UP

Holder's Signature

Issuing Authority Sign
GHAZIABAD



भारतीय वाहन निरीक्षण प्राधिकरण
Central Motor Vehicle Inspector Authority of India

पता:
S/O: रमेश चंद्र जैन, 07, चिपलित, इटावा, इटावा,
उत्तर प्रदेश - 206001

Address:
S/O: Ramesh Chand Jain, 07, Chhipalita,
Etawah, Uttar Pradesh - 206001

4727-8165 7644

IN THE WITNESS WHEREOF, THE TRANSFEROR AND THE TRANSFEREE HAVE SIGNED THIS TRANSFER DEED AFTER UNDERSTANDING THE CONTENTS, ON THE PLACE, DAY, MONTH AND YEAR ABOVE WRITTEN, AND IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

Singed Executed & Delivered by Transferor
For Landcraft Developers Private Limited

(For Landcraft Developers Pvt. Ltd.)

Director/ Authorized Signatory

Authorised Signatory

Singed Executed & Delivered by Transferee
For Voyage Real Estate Private Limited

(For Voyage Real Estate (P) Ltd.)

Director/ Authorized Signatory

Director/Authorized Signatory

WITNESSES :-

1- *Uphandra*
Uphandra Kumar S. Shri Balveer Singh
R/o - D-33, Sector -9, New Vijay Nagar
Ghaziabad

2-

hauran
Goran Kumar S. Sh. Vinod Kumar
20 Jan 23



संजीव कौशिक
दस्तावेज लेखक एसोसिएशन (रजि० १०)

hauran
संजीव कौशिक
अध्यक्ष
दस्तावेज लेखक एसोसिएशन (रजि० १०)

Drafted by - SANJEEV KAUSHIK, Deed Writer, Chamber No. 20, Tehsil
Compound, Ghaziabad

संजीव कौशिक
अध्यक्ष
दस्तावेज लेखक एसोसिएशन (रजि०)

बही संख्या 1 जिल्द संख्या 7384 के पृष्ठ 375 से 402 तक
क्रमांक 7860 पर दिनांक 27/11/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी

उप निबंधक : सदर पंचम

गाजियाबाद

27/11/2018

