

2 - 1665/010



उत्तर प्रदेश UTTAR PRADESH

L 242562

{1}

TRANSFER DEED

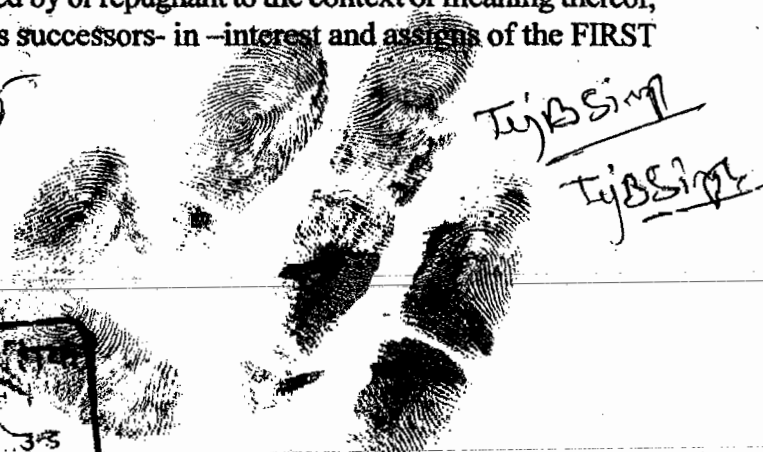
GHAZIABAD
Remission
Of Stamp Duty Vide
Notification
No 1 dated 16/01/1937

THIS DEED OF TRANSFER is executed at Ghaziabad on this 1st day of April, 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, IIIrd Floor, RDC, Raj Nagar, Ghaziabad -201002, through its authorized signatory **shri DEEPAK GUPTA** s/o **shri RATAN LAL GUPTA** r/o 214, Ram Nagar, Ghaziabad, uly authorized vide Board's Resolution dated 20-1-2010, 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



31 MAR 2010

441

संख्या..... दिनांक.....

स्टाम्प क्रय करने का प्रमाण.....

स्टाम्प केता का नाम व पुरा नाम श्री लैण्डक्राफ्ट डेवलपर्स प्रा लि गा बाद

स्टाम्प की धनराशि 500/- द्वारा लेज बढ़ाए

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

कार्य की अवधि 31 मार्च
तेहसिल कान्हाउन्ड, गाजियाबाद

Anil

अंतरण पत्र

10,000.00

40

10,040.00

2,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री लैण्डक्राफ्ट डेवलपर्स प्रा लि द्वारा तेजबहादुर सिंह
पुत्र श्री बलवन्त सिंह

व्यवसाय व्यापार

निवासी स्थायी 221/एफ ए न्यू कोट गांव गा बाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 1/4/2010

समय 2:29PM

बजे निबन्धन हेतु पेश किया।

TJ B Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निबन्धक (पंचम)

गाजियाबाद

1/4/2010

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री फ्रेन्ड्स लैण्ड एन्ड एस्टेट डेवलपर्स प्रा लि द्वारा दीपक

गुप्ता

पुत्र श्री रतन लाल गुप्ता

पेशा व्यापार

निवासी 214 रामनगर गा बाद

Deepak Gupta



श्री लैण्डक्राफ्ट डेवलपर्स प्रा लि द्वारा तेजबहादुर सिंह

पुत्र श्री बलवन्त सिंह

पेशा व्यापार

निवासी 221/एफ ए न्यू कोट गांव गा बाद

TJ B Singh



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा व्यापार

निवासी ग्राम महरीली गा बाद

व श्री डी एन बंसल

पुत्र श्री उमराव सिंह

पेशा व्यापार

निवासी हीरा कालोनी सिकन्दराबाद

ने की।

10498



प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निबन्धक (पंचम)

गाजियाबाद

1/4/2010



भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 281686

{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.** uly authorized vide Board's Resolution dated 20-1-2010, 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.

Deepak Gupta

Tej Bahadur Singh



कोशिका
लेखक
चन्द्र



क्रम संख्या ५५२/५५१ विक्रय की तिथि.....
 स्टाम्प क्रय करने का प्रयोजन.....
 स्टाम्प क्रोता का नाम व पूरा पता मे ०३ धा ५२.....
 स्टाम्प की धनराशि ५६/.....

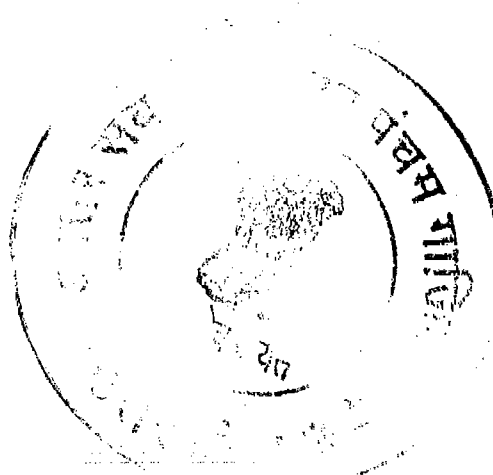
लाहौर की पत्राधि 31 मार्च
तहसिल कन्हाउड, गाजियाबाद

विप्रे

Book No. : 1

व्यापार

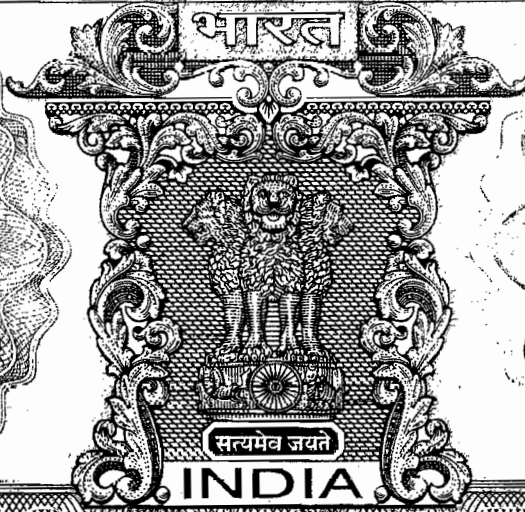
Deepak Gupta



भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 281687

{3}

WHEREAS

- A. By an indenture of Sale deed, executed on January 20, 2005, Shri Dharmpal, Satpal S/o Shri Raghuveer, 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 Kamal 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 2.0046 Hect., bearing khasra no. 281,375, 376, 384, 389, 393,398 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:

Deepak Gupta

Taj Singh

क्रम संख्या 143/44 विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता लेखक, कलकत्ता

साम्य की धनराशि 56/.....

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

जादवेस की अवधि 31 मार्च

तहसील कानाउन्ड, गोजियाबाद

प्रेता

Registration No. : 1665

Year : 2,010

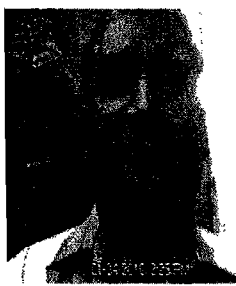
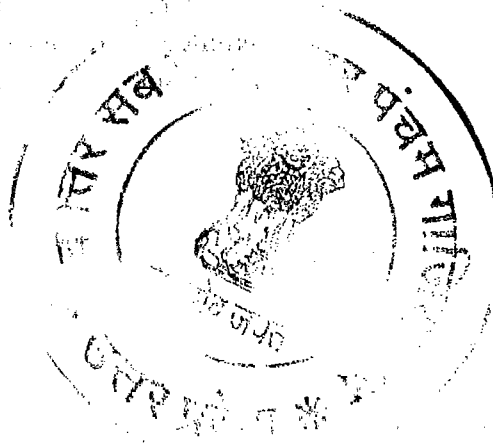
Book No. : 1

0201 लैण्डक्राफ्ट डेवल० प्रा०लि० द्वारा तेजबहादुर सिंह

बलवन्त सिंह

221/एफ ए न्यू कोट गांव गा बाद

व्यापार

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उत्तर प्रदेश UTTAR PRADESH

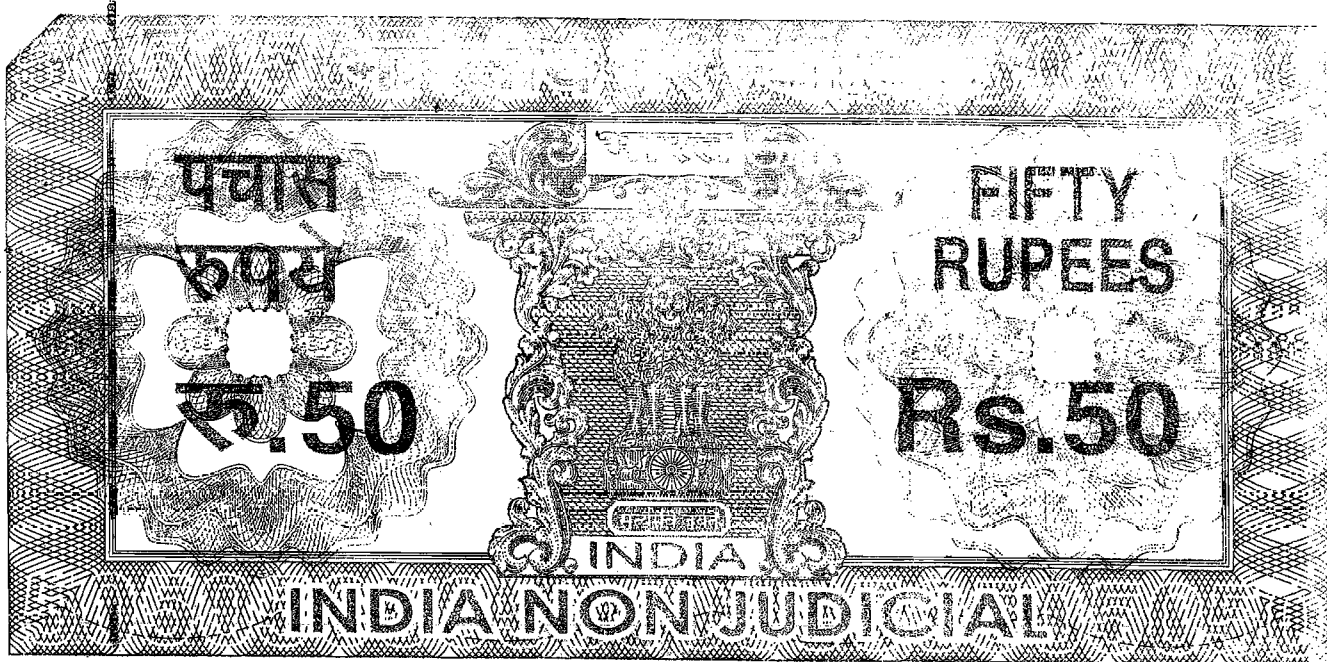
N 281688

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KHASRA NO.	EAST	WEST	NORTH	SOUTH
281	373, 374, 279	284, 317	280, 283	369, 370
375	Rajbaha	373, 374	277	380, 376, 379
376	Rajbaha	378, 379	375	377
384	385	382, 383	380, 378	390
389	Rajbaha	390, 391	388	398
393	390, 391	360, 361, 366	383	394, 395
398	Rajbaha	397	389, 391	399, 400

Deepak Gupta

Tij B Singh



उत्तर प्रदेश UTTAR PRADESH

N 281689

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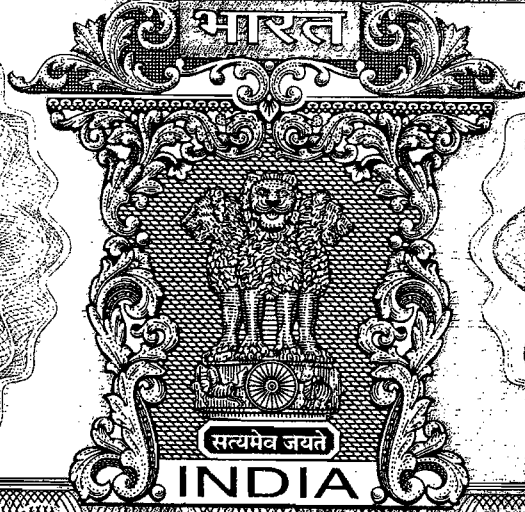
- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 2.0046 Hect. Bearing Khasara No. 281,375, 376, 384, 389, 393, and 398 situated at Vill, Mehrauli, Pargana – Dasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.
- C. The transferor Company 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 2.0046 Hect. Bearing Khata no. 493 and Khasra no. 281, 389, 393, 398, 375, 376, 384 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

Deepak Gupta

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

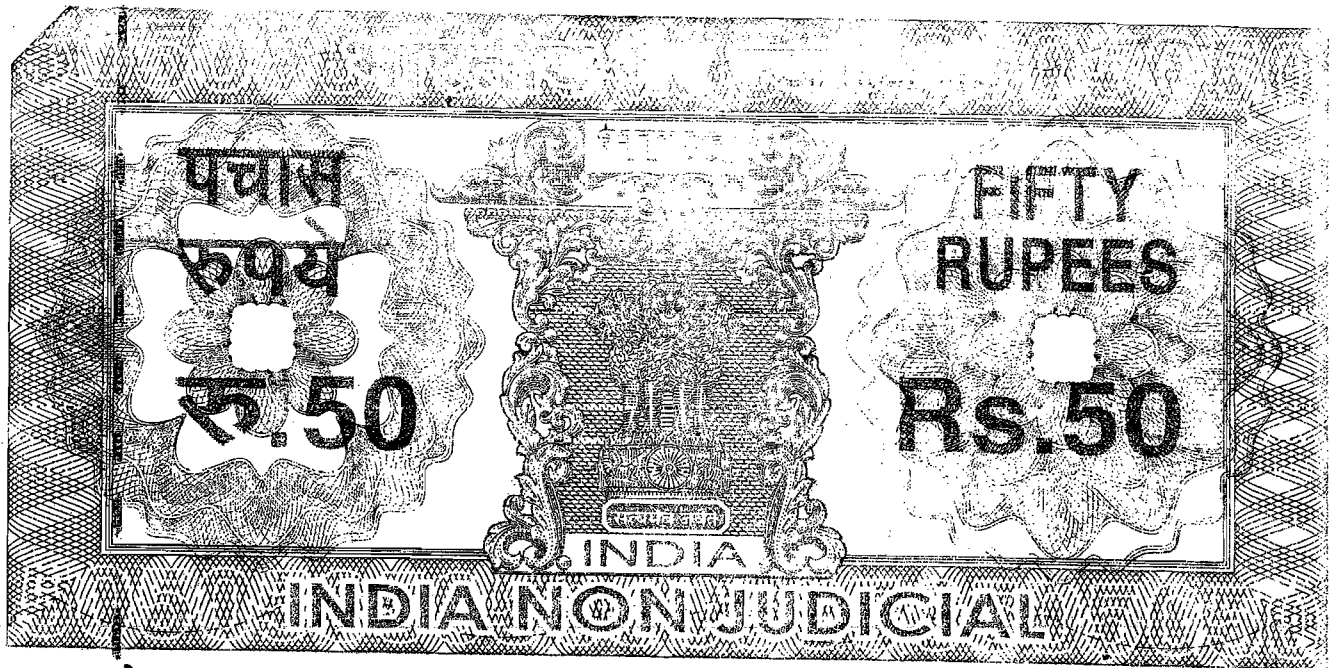
N 281690

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KHASRA NO.	EAST	WEST	NORTH	SOUTH
281	373, 374, 279	284, 317	280, 283	369, 370
375	Rajbaha	373, 374	277	380, 306, 379
376	Rajbaha	378, 379	375	377
384	385	382, 383	380, 378	390
389	Rajbaha	390, 391	398	398
393	390, 391	360, 361, 366	383	394, 395
398	Rajbaha	397	389, 391	399, 400

Deepak Gupta

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

N 281691

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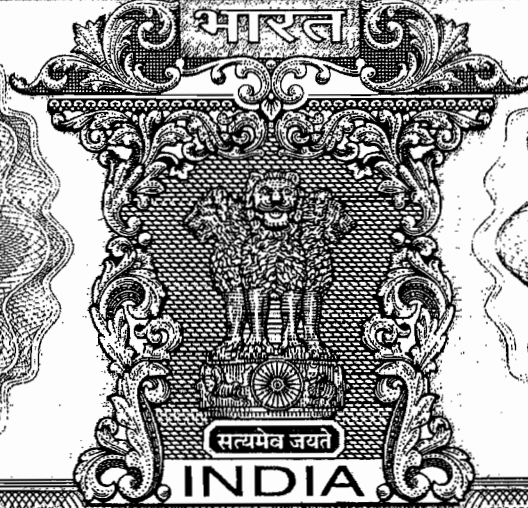
- E. The Transferor Company and the Transferee Company are limited by shares as defined in the Companies Act, 1956. The 100% Share capital issued by the Transferor Company is in the beneficial ownership of the Transferee company and in view of the vesting of the rights and title in the said land in the 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 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.

Deepak Ruler

Ty B. Singh

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

N 281692

{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 2.0046 Hect. bearing Khata no. 493 and Khasra no. 281, 389, 393, 398, 375, 376, 384, 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.

Deepak Gupta

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

N 281694

{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.

Jeopals Gupta

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

{10}

N 281695

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

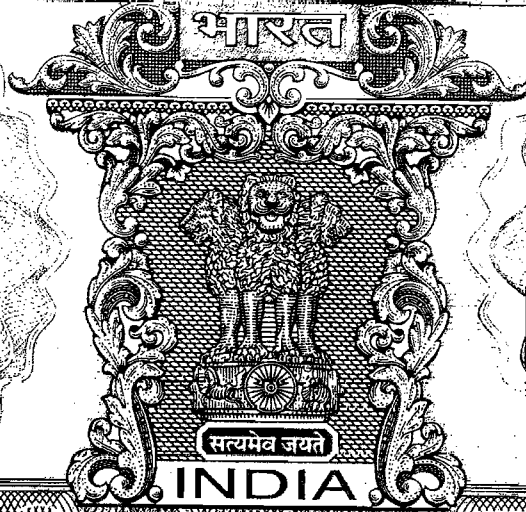
Deepak Gupta

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

Tej Bahadur Singh

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH


N 281693

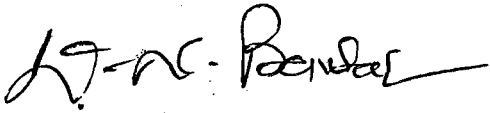
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Deepale Gupta

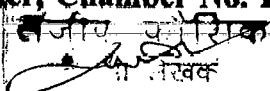
Tij Singh

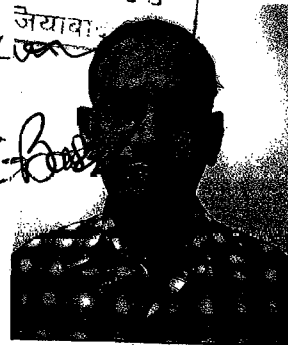
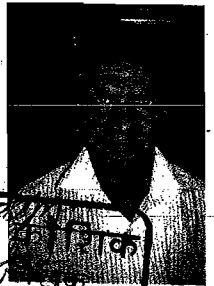
WITNESSES:-

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.

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


संजीव कौशिक
देह लिखक
घाज़िआबाद



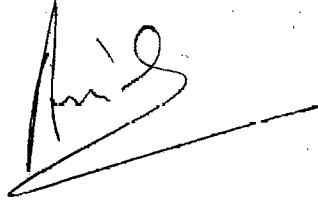
31 MAR 2010

क्रम संख्या ५५५/५५५ विक्रय की तिथि.....
स्टाम्प क्रय करने का प्रयोजन.....
स्टाम्प क्रेता का नाम व पूरा पता अनिल कुमार
स्टाम्प की धनराशि 56/-

अनिल कुमार कंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

लाइसेंस की अवधि 31 मार्च
तल्लुका कम्पाउन्ड, गाजियाबाद



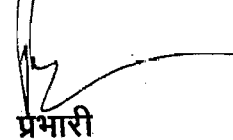
आज दिनांक 01/04/2010 को

वही सं. 1 जिल्द सं. 2365

पृष्ठ सं. 322 से 332 पर क्रमांक 1665

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

1/4/2010

