

उत्तर प्रदेश UTTAR PRADESH

L 400824

-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 23rd day of August, 2010.

BETWEEN

1. ACCORD 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. Deepak Gupta S/o Shri Ratan Lal, R/o 214, Ram Nagar, Ghaziabad, 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.

Deepak Gupta

Ty B Singh

- 2 AUG 2010

कम लक्ष्य... 5.86... विक्रय की तिथि...
 स्टांप का करने का प्रयोजन...
 स्टांप लेता का भाड़ा व पुरा पता...
 स्टांप की प्रतिलिपि...

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

अजित कुमार कंसल स्टांप विक्रेता

लाइसेंस नम्बर 352

लाइसेंस की अवधि 31 मार्च
 लाइसेंस प्रमाणित है

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 2:40PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
 विक्रेता

श्री अकोर्ड इन्फ्रा0 प्रा0लि0 द्वारा दीर्घक गुप्ता

पुत्र श्री रतन लाल गुप्ता

पेशा अन्य

निवासी 214 रामनगर गा बाद

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।

जिनकी पहचान श्री सत्यपाल सिंह

पुत्र श्री रामचन्द्र सिंह

पेशा अन्य

निवासी ग्राम महरौली गा बाद

व श्री डी एन बंसल

पुत्र श्री उमराव सिंह

पेशा अन्य

निवासी हीरा कालोनी सिकन्दाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010



उत्तर प्रदेश UTTAR PRADESH

L 400756

(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.

Deepak Gupta

Tej B Singh

नमः राज्या... 381 विद्यार्थी की विधि
 स्थापन कर करने का प्रयोजन
 स्थापन के लिए नमः नमः पुरा पता
 स्थापन की योजना 100

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

लाइसेंस नम्बर 352

लोहचरमेयः श्री अजयसिंह 31 पणार्थी

~~SECRET~~ ~~SECRET~~ ~~SECRET~~

विक्रेता

Registration No.:

3838

Year :

2,010

Book No. :

1

0101 अकोर्ड इन्फ्रा० प्रा०लि० द्वारा दीपक गुप्ता

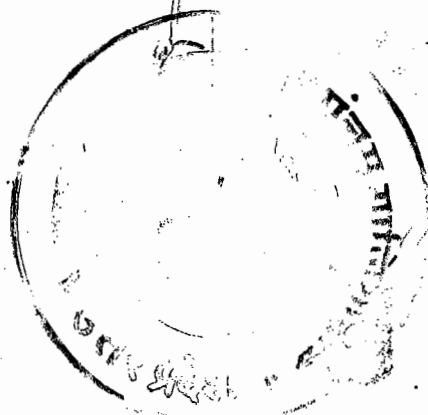
रतन लाल गुप्ता

214 रामनगर गा बाद

અન્ય



The first of these is the fact that the
 government has been unable to raise
 the necessary funds to carry out
 its policy. This is due to a
 combination of factors, including
 the fact that the government has
 been unable to raise the necessary
 funds to carry out its policy.
 This is due to a combination of
 factors, including the fact that
 the government has been unable to
 raise the necessary funds to carry
 out its policy. This is due to a
 combination of factors, including
 the fact that the government has
 been unable to raise the necessary
 funds to carry out its policy.





उत्तर प्रदेश UTTAR PRADESH

L 400757

(3)

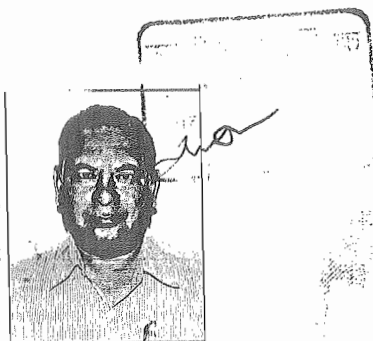
WHEREAS

A. By an indenture of Sale deeds, executed on dated 4.6.2004, 10.6.2004, 21.6.2004, 25.6.2004, 29.7.2004, 14.1.2005, 20.1.2005, 22.1.2005, Shri Satveer Singh, Bhagwant S/o Shri Chandermal, Shri Tejpal & Vccrpal S/o Shri Amichand, Smt Pramwati W/o Shri Mange, Shri Madanpal, Rajendra Singh S/o Shri Mange, Smt Munesh W/o Shri Devendra, Shri Sachin & Ranku S/o Shri Devendra, Shri Sachin, Vikki S/o Shri Gulveer and Smt Bala & Kavita W/o Shri Gulveer, Sanjay & Sangu S/o Shri Gulveer, Smt Omwati W/o Shri Pritam Singh, Shri Harveer, Vigendra s/o Shri Pritam Singh, Shri Dayachand, Jaichand, Gyanender, Rajender S/o Shri Ramchander, Shri Kamwarpal S/o Shri Bishamber and Smt. Sunita W/o Jagdish, Shri Dharmpal, Satpal S/o Raghuveer, Shri Bijendra, Shri Suganpal s/o Suke, Shri Kuldeep, Sandeep, Pradeep, S/o Shri Narander, Smt Anaro Devi W/o Shri Narander, Shri Ramphal, Ruanpal, S/o Shri Moola, Shri Brijpal S/o Asharam, Shri Napal Singh S/o Shri kamal Singh, Shri Subhash Chand, Ajit Kumar S/o Ilam Singh, Smt Jeet kaur W/o Ilam Singh, Shri Ram Singh, Raghuveer S/o Shri Indraj, Shri Virender, Harendr, Rajender S/o Ram

Deephale Gupla

Ty B Sirm

Deephale



- 2 AUG 2010

क्रम संख्या... 382... विक्रय की तिथि.....
स्टाम्प कर करने का प्रयोजन..... 8.....
स्टाम्प क्रेता का नाम व पता.....
स्टाम्प की मात्रा... 100/.....

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

अनिल कुमार कौशल स्टाम्प विक्रेता

कार्डनंबर नम्बर 352

कार्डनंबर की अवधि 31 माह

कार्डनंबर कम्प्यूटर नम्बर गांधीबाद

Anil

क्रेता

Registration No. : 3838

Year : 2,010

Book No. : 1

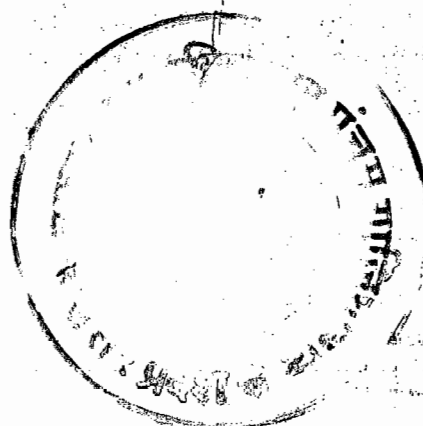
0201 लैण्डक्राफ्ट डेवलपर्स प्रा0लि0 द्वारा तेजबहादुर सिंह

बलवन्त सिंह

221/एफ ए न्यू कोट गांव गा बाद

अन्य

TJB Singh





उत्तर प्रदेश UTTAR PRADESH

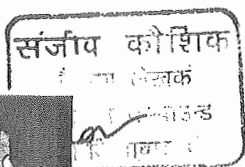
L 400758

(4)

Singh, Shco Dan Singh, Vedpal Singh, Sohaupal, S/o Shri Bhagmal, Shri Pawan, Monu S/o Shri Jawahar, Smt Rajkumari W/o Jawahar Singh, Shri Harvansh S/o Shri Rajkaran, Shri Chaterpal, Rajender S/o Shri Raghuveer, Smt. Prakash W/o Raghuveer, Shri Abhey Singh, S/o Shri Khubee, Shri Pritam Singh, Shri Ratan Singh, Chamman Singh, Vijay S/o Rajkaran Singh, resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and ACCORD INFRASTRUCTURE PVT LTD, purchaser, on the other hand, all rights including title and possession on land admeasuring 3.5219 Hec, bearing khasra no. 292M, 300, 284, 286, 390, 310, 282, 283, 280, 371, 296, 297, 298, 301, 309, 311, 312, 313, situated at Vill Mehrauli, Pargana Daasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on registry no. 3622, 4.6.2004 registry no. 3724, 10.6.2004 registry no. 3998, 21.6.2004 registry no. 4049, 25.6.2004 registry no. 4042, 25-6-2004 registry no. 4551, 29.7.2004 registry no. 288, 14.1.2005 registry no. 403. 20.1.2005 registry no.413 22.1.2005, registry no. 412, 22.1.2005 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:

Debate Gupta

Ty B Singh





उत्तर प्रदेश UTTAR PRADESH

L 400759

(5)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
296	297	294, 295	293, 294	301
297	298	296	292	299, 300, 301
298	289	297	291, 292	299
301	300	295, 302	296, 297	309
292M	291	293	Rasta	297, 298
300	299	301	297	312
309	312	302, 308	301	310, 311
311	313	310	309, 312	315
312	285	309	299, 300	311, 313
313	285	311	312	314
284	281, 283	314	285, 286	317
286	280	285, 284	287	283, 284
390	388, 389	393, 383	384, 385	391
310	311	308	309	315
282	275	288	274	280
283	280, 281	284	286	281
280	279	283, 286	275	281
371	372	368, 370	373	381

Deepale Gupta

Ty B Stamp



उत्तर प्रदेश UTTAR PRADESH

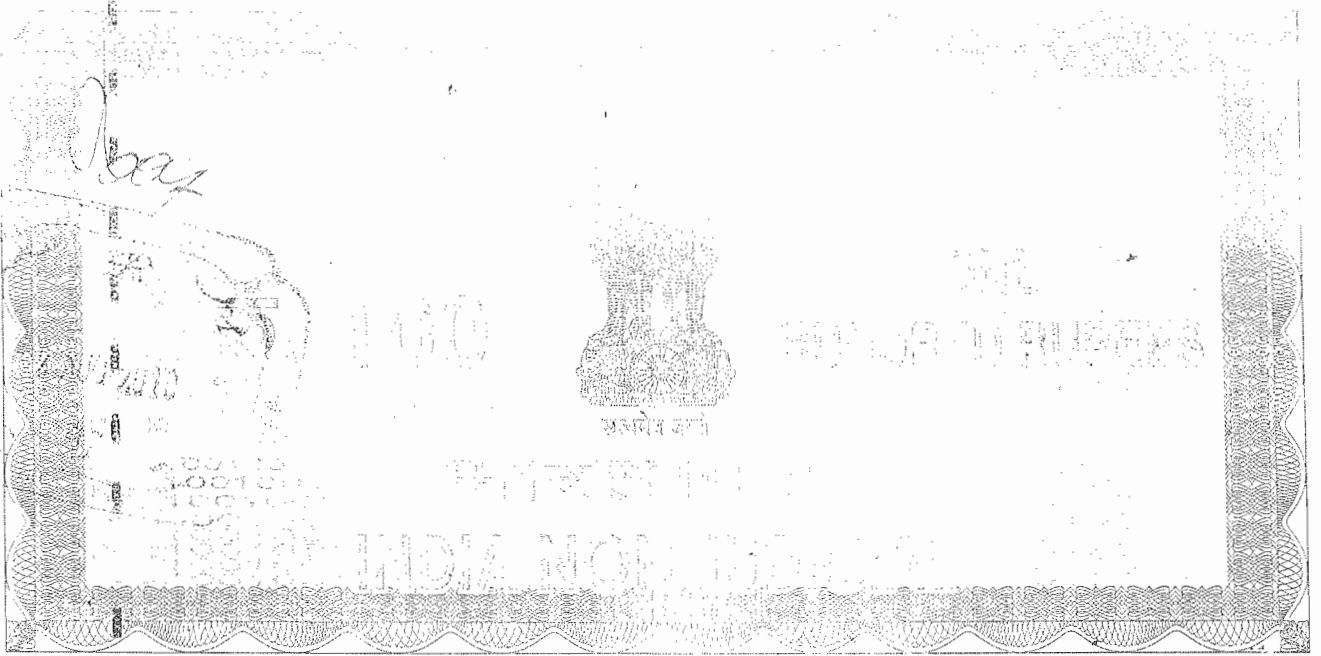
L 400761

(7)

KHASRA NO.	EAST	WEST	NORTH	SOUTH
296	297	294, 295	293, 294	301
297	298	296	292	299, 300, 301
298	289	297	291, 292	299
301	300	295, 302	296, 297	309
292M	291	293	Rasta	297, 298
300	299	301	297	312
309	312	302, 308	301	310, 311
311	313	310	309, 312	315
312	285	309	299, 300	311, 313
313	285	311	312	314
284	281, 283	314	285, 286	317
286	280	285, 284	287	283, 284
390	388, 389	393, 383	384, 385	391
310	311	308	309	315
282	275	288	274	280
283	280, 281	284	286	281
280	279	283, 286	275	281
371	372	368, 370	373	381

Deepale Gupta

Ty B Singh



उत्तर प्रदेश UTTAR PRADESH

L 400760

(6)

B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 3.5219 Hec. Bearing Khasara No. 292M, 300, 284, 286, 390, 310, 282, 283, 280, 371, 296, 297, 298, 301, 309, 311, 312, 313, situated at Vill, Mehrauli, Pargana – Daasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh.

C. The transferor Company is the holding company of the Transferor Company and currently holds 99.997% 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 3.5219 Hect. Bearing, Khasara No. 292M, 300, 284, 286, 390, 310, 282, 283, 280, 371, 296, 297, 298, 301, 309, 311, 312, 313 situated at Vill Mehrauli, Pargana – Daasna, Teshil & Distt Ghaziabad, 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

Trig B Singh

उत्तर प्रदेश UTTAR PRADESH

L 400762

(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 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 and 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 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 3.5219 Hect. bearing Khasra No. 292M, 300, 284, 286, 390, 310, 282, 283, 280, 371, 296, 297, 298, 301, 309, 311, 312, 313 situated at Vill Mehrauli, Pargana- Daasna, Tehsil & Distt Ghaziabad as book valuation in favour of the Transferee Company.

Depalo Chatter

Tijosia



उत्तर प्रदेश UTTAR PRADESH

L 400763

(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:-

SIGNED EXECUTED& DELIVERED

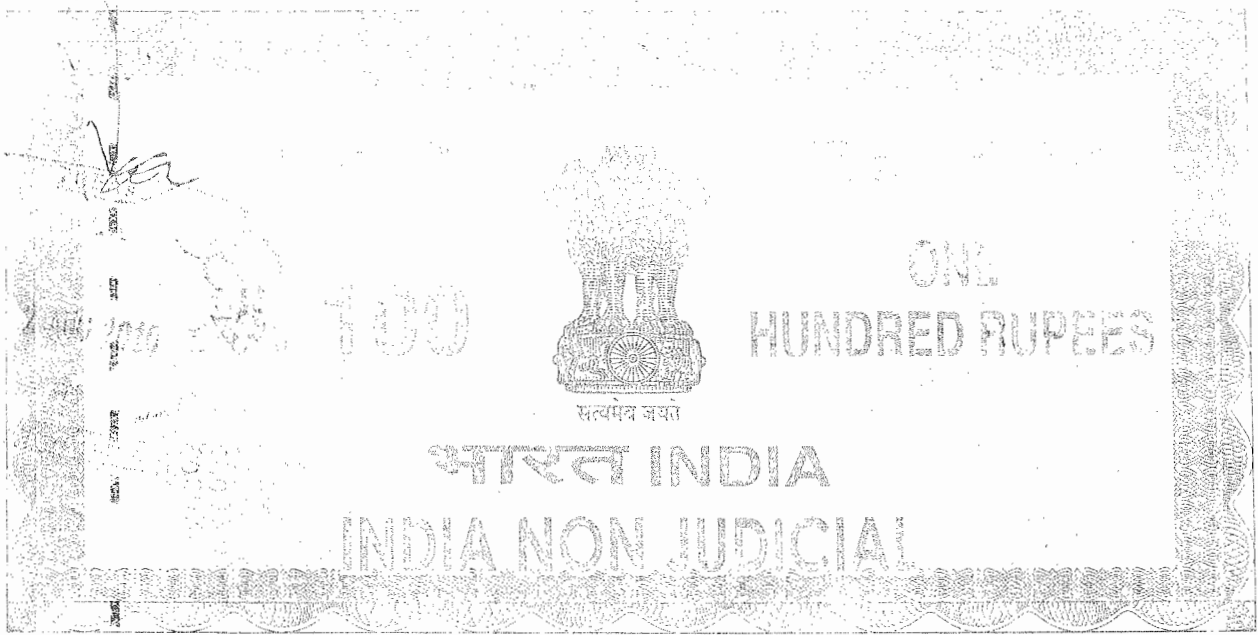
1. (Accord Infrastructure Pvt Ltd)
Through its Authorized Signatory
Shri Deepak Gupta

Deepak Gupta.....Transferor

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

..... Transferee

Tej Bhauder Singh



उत्तर प्रदेश UTTAR PRADESH


L 400764

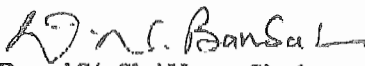
(10)

Deephale Gupta

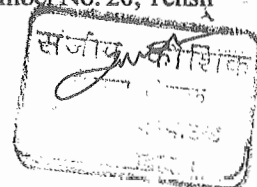
Ty B Singh

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 Writer, Chamber No. 20, Tehsil
Compound, Ghaziabad



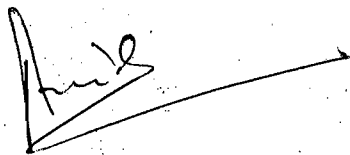
352 दिनांक 27/08/2010
पृष्ठ सं. 206 से 215 पर क्रमांक 3838
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अनिल कुमार कसल स्टाम्प विक्रेता

लाइसेंस नम्बर 352

लाइसेंस की अवधि 31 मार्च
तहसील कम्पाउन्ड, गाजियाबाद



आज दिनांक 27/08/2010 को

बही सं. 1 जिल्द सं. 2446

पृष्ठ सं. 206 से 215 पर क्रमांक 3838

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010

