

उत्तर प्रदेश UTTAR PRADESH

L 400821

-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 25 day of August, 2010.

BETWEEN

1. OCEAN 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. D.N. Bansal S/o Shri Umrao Singh R/o Heera Colony, Railway Road, Sikandrabad, District Bulandshaher, 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.

D.N. Bansal

Ty B Sim

2 AUG 2010
 482
 100

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

अमित कुमार कंसल स्टाम्प विक्रेता
 लाइसेंस नम्बर 352
 लाइसेंस की अवधि 31 मार्च
 लहरीली कांथाउन्ड, गाजियाबाद

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 सी-22 आर डी सी राजनगर गा बाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 27/8/2010 समय 2:22PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी,

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010

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

क्रेता

श्री ओसियन इन्फ्रा0 प्रा0लि0 द्वारा डी एन बंसल

पुत्र श्री उमराव सिंह

पेशा अन्य

निवासी सी-22 आर डी सी राजनगर गा बाद



श्री लैण्डक्राफ्ट डेवलपर्स प्रा0लि0 द्वारा तेजबहादुर सिंह

पुत्र श्री बलवन्त सिंह

पेशा अन्य

निवासी सी-22 आर डी सी राजनगर गा बाद



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री राधपाल सिंह

पुत्र श्री राम चन्द्र सिंह

पेशा अन्य

निवासी ग्राम महरीली गा बाद

व श्री दीपक गुप्ता

पुत्र श्री रतन लाल

पेशा अन्य

निवासी 214 राम नगर गा बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी

उप निबन्धक (पंचम)

गाजियाबाद

27/8/2010



उत्तर प्रदेश UTTAR PRADESH

L 400773

(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.

W. N. Bansal

Ty B Singh

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

सादर
 सादर

विक्रेतां

Book No. : 1

उमराव सिंह

सी-22 आर डी सी राजनगर गा बाद

अन्य



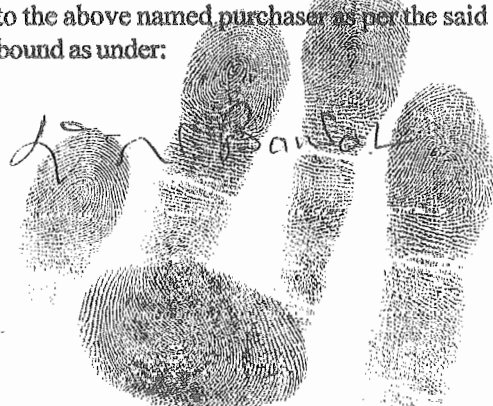


उत्तर प्रदेश UTTAR PRADESH

L 400774

WHEREAS

A. By an indenture of Sale deed, executed on dated 10.9.2004, 7.1.2005, 13.1.2005, 15.1.2005, 15.1.2005, 18.1.2005, 18.1.2005 Babooram S/o Yadram, Vikram Singh S/o Kirhan Shai, Ramchander, Gillaram S/o Jai singh, Balle s/o shyama, Dayanand, Anand, Narednder S/o Nahar Singh, Smt Kiran W/o Nahar Singh, Jai Singh, Ran Singh, Ranveer S/o Rama, Yashpal, Krishanpal, Sarveshpal, Inderpal S/o Raghuveer, Smt Sureshwati W/o Raghuveer, Rajpal Singh, Vijaypal Singh, s/o Moher Singh, Brahm Singh, Leele S/o Dhan Singh, Sureshpal Singh, Karamveer Singh S/o Kiran Singh, Moolchand, Ompal, Ramveer, Vedpal, S/o Jeet Ram, Vinod Choudhary S/o Gajraj, resident of Vill- Mehrauli, Ghaziabad, seller, as authority on one hand, and OCEAN INFRASTRUCTURE PVT LTD, purchaser, on the other hand, all rights including title and possession on land admeasuring 4.5774Hect., bearing khasra no. 372, 385, 386, 387, 388, 380, 285M, 289M, 290M, 275, 288, 291, 316, 315M, situated at Vill Mehrauli, Pargana Daasna, Thesil & Disstt. Ghaziabad, Utter Pradesh and registered on 10.9.2004 registry no. 5255, 7.1.2005 registry no. 136, 13.1.2005 registry no. 269, 15.1.2005 registry no. 302, 15.1.2005 registry no. 304, 15.1.2005 registry no. 305, 18.1.2005 registry no. 345, 18.1.2005 registry no. 347 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:



Ty B Simp

2 AUG 2010

कम सख्या... 405... विक्रय की तिथि.....
स्टाम्प कर करने का प्रयोजन.....
स्टाम्प देता का नाम व पूरा पता.....
स्टाम्प की प्रतिलिपि (छा).....

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

अमित कुमार कंसल स्टाम्प विक्रेता

साइंस नम्बर 352

महिला की अवधि 31 मई

महिला कंसल स्टाम्प विक्रेता

[Signature]

क्रेता

Registration No. : 3833

Year : 2010

Book No. : 1

0201 लैण्डक्राफ्ट डेवलपर्स प्रा0 लि0 द्वारा गेजमहादुर सिंह

बलवन्त सिंह

सी-22 आर डी सी राजनगर गा बाद

अन्य

Ty 85 Am



[Faint, mostly illegible text in Hindi, likely a description of the property or a legal notice.]





उत्तर प्रदेश UTTAR PRADESH

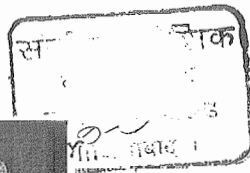
L 400775

(4)

KHASRA NO. EAST		WEST	NORTH	SOUTH
372	380	371	373	381
385	386	384	377	390
386	Rajwaha	385	377	387
387	Rajwaha	385	386	388
388	Rajwaha	390	387	389
380	378,379	372,373,381	375	382,384
285M	286,287	312,313	289	284,314
289M	272,288	298,299	290	285
290M	271,272	291	Rasta	289
275	276,278	Nali	274	278,279,280
288	282	285,289	272	287
291	290	292	Rasta	298
316M	Part 316M	320	315	318,319
315	314	306	310,311	316

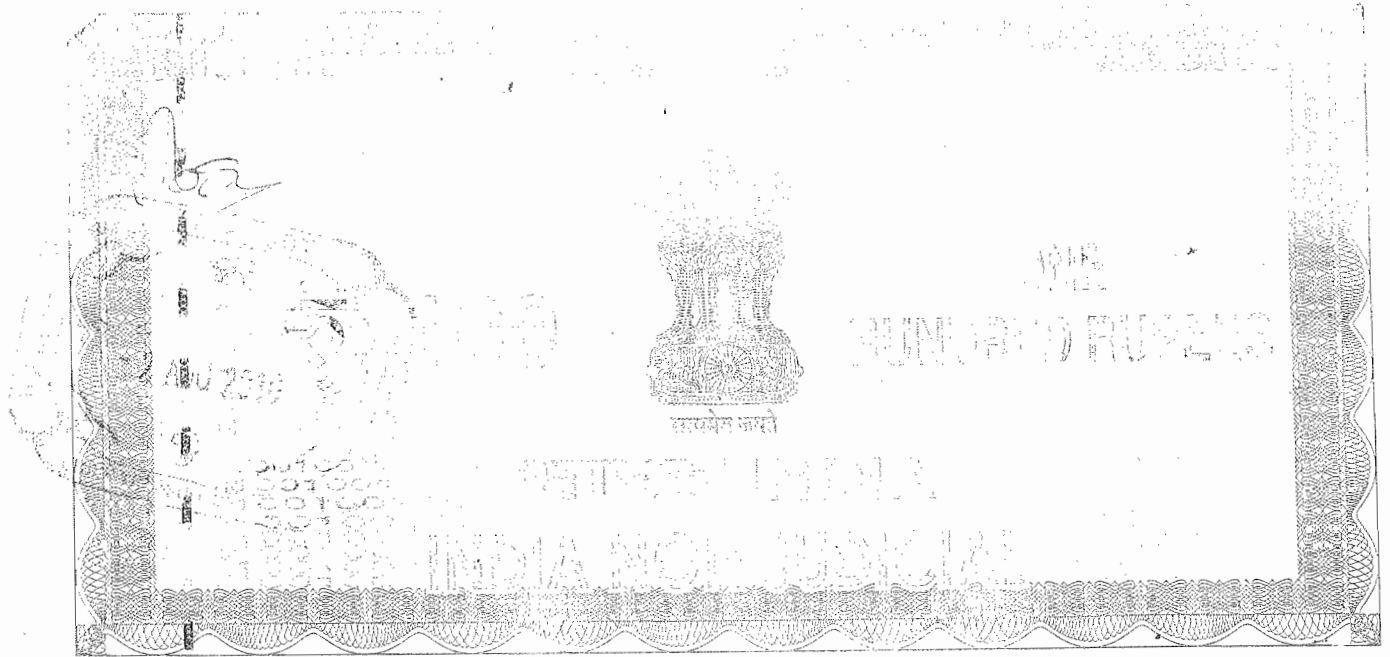
L. C. Bansal

Taj B Singh



Taj B Singh





उत्तर प्रदेश UTTAR PRADESH

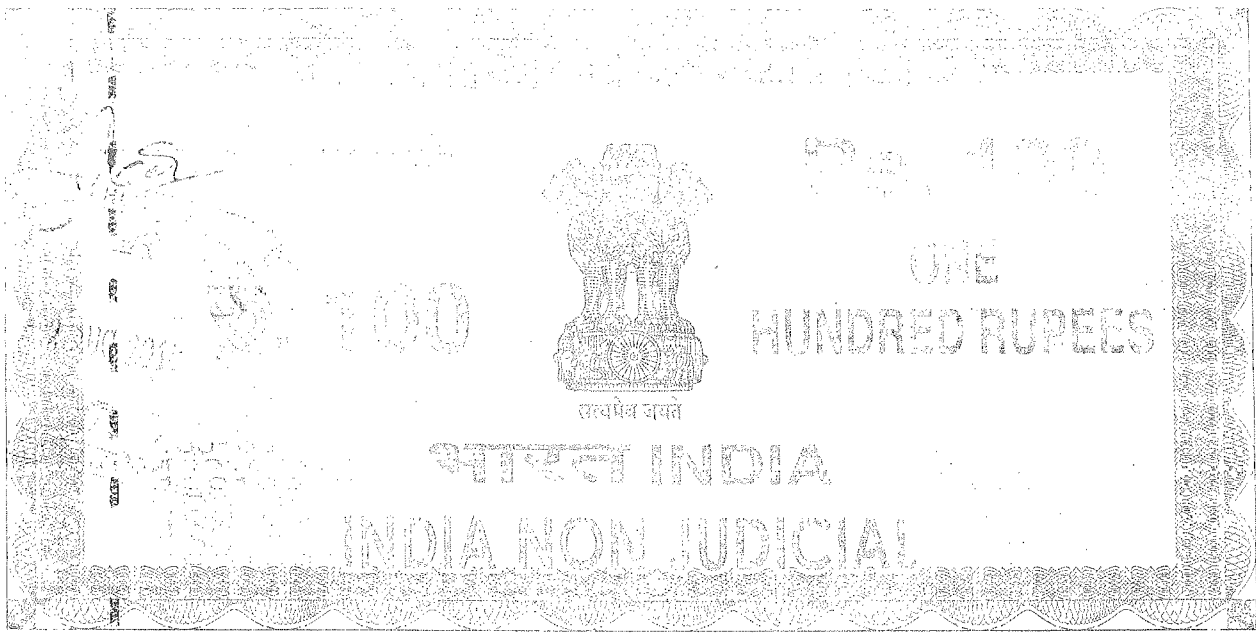
L 400776

(5)

- B. The transferor thus, acquired absolute rights, title, claim and interest in the above mentioned land admeasuring 4.5774 Hec., bearing khasra no. 372, 385, 386, 387, 388, 380, 285M, 289M, 290M, 275, 288, 291, 316, 315M, 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 Join Stock Companies and the said certificate is enclosed herewith as Annexure – A.
- D. The Transferor Company has agreed to transfer the land admeasuring 4.5774 Hect. Bearing Khasra no. 372, 385, 386, 387, 388, 380, 285M, 289M, 290M, 275, 288, 291, 316, 315M, situated at Vill Mehrauli , Pargana – Dasna, 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:-

K. N. C. Bansal

Ty. D. Singh



उत्तर प्रदेश UTTAR PRADESH

L 400777

(6)

KHASRA NO. EAST		WEST	NORTH	SOUTH
372	380	371	373	381
385	386	384	377	390
386	Rajwaha	385	377	387
387	Rajwaha	385	386	388
388	Rajwaha	390	387	389
380	378,379	372,373,381	375	382,384
285M	286,287	312,313	289	284,314
289M	272,288	298,299	290	285
290M	271,272	291	Rasta	289
275	276,278	Nali	274	278,279,280
288	282	285,289	272	287
291	290	292	Rasta	298
316M	Part 316M	320	315	318,319
315	314	306	310,311	316

19-11-2015

Taj B Singh

उत्तर प्रदेश UTTAR PRADESH

L 400778

(7)

- F. 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.

**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 4.5774 Hec. bearing Khasra no. 372, 385, 386, 387, 388, 380, 285M, 289M, 290M, 275, 288, 291, 316, 315M, situated at Vill Mehrauli, Pargana- Daasna, Tehsil & Distt Ghaziabad as book valuation in favour of the Transferee Company.

W. N. Bansal

Ty. D. Singh



उत्तर प्रदेश UTTAR PRADESH

L 400817

(8)

- 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. (Ocean Infrastructure Pvt Ltd)
Through its Authorized Signatory
Shri D. N. Bansal

[Signature] Transferor

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

..... Transferee
[Signature]



उत्तर प्रदेश UTTAR PRADESH

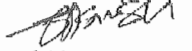
L 400779

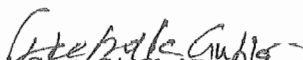
(9)

L.N.C. Bansal

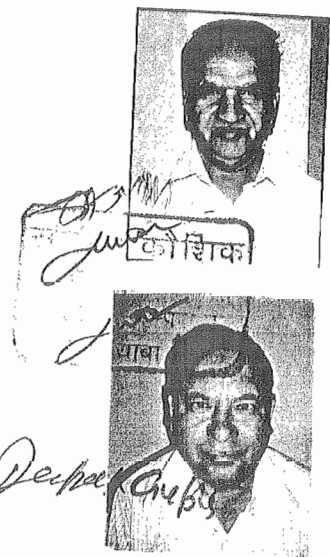
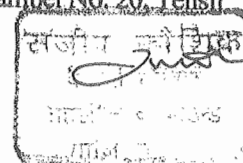
Ty B Singh

WITNESSES:-

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

2. 
Deepak Gupta S/o Shri Ratan Lal
R/o 214, Ram Nagar, Ghaziabad.

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

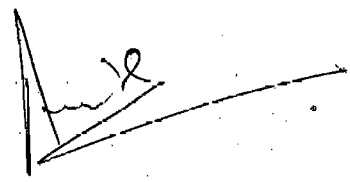


2010

.....
.....
.....
.....

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

अनिल कुमार कंसल स्टाम्प विक्रेता
लाइसेंस नम्बर 352
लाइसेंस की अवधि 31 मार्च
वर्तमान कम्पाउन्ड, गाजियाबाद



आज दिनांक 27/08/2010 को
वही सं. 1 जिल्द सं. 2446
पृष्ठ सं. 142 से 150 पर क्रमांक 3833
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रभारी
उप निबन्धक (पंचम)
गाजियाबाद
27/8/2010

