

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 12/10/2020

Certificate No. EAL2020J29

GRN No. 67775053



Stamp Duty Paid : ₹ 3769910
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Orient paper Industry

H.No/Floor : 7

Sector/Ward : Xx

LandMark : Bhoinagar

City/Village : Bhoinagar

District : Bhubaneswar

State : Odisha

Phone: 93*****71



Buyer / Second Party Detail

Name : Orient electric limited

H.No/Floor : Xx

Sector/Ward : Xx

LandMark : Xx

City/Village: Xx

District : Delhi

State : Delhi

Phone : 93*****71

Purpose : Change of the Name

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

For Orient Paper & Industries Ltd.

Authorised Signatory





DEED OF TRANSFER

THIS INDENTURE is made this 11TH day of January Two Thousand
Twenty (2021)

BETWEEN

For Orient Paper & Industries Ltd.
Sandeep Singh
Authorized Signatory



प्रलेख नं:5276

दिनांक:11-01-2021

डीड संबंधी विवरण		
डीड का नाम RECONSTRUCTION OR AMALGAMATION OR MERGER/DE-MERGER OF COMPANIES		
तहसील/सब-तहसील बल्लभगढ़	गांव/शहर बल्लभगढ़	स्थित Sector 4 5 6 24 25 2AcreAbove
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		हरियाणा स्टेट इंडस्ट्रियल एंड इन्फ्रास्ट्रक्चर डेवलपमेंट कारपोरेशन क्षेत्र
पता : Faridabad/Faridabad Hsvp/Industrial Estate/-6/11		
भवन का विवरण		
भूमि का विवरण		
व्यवसायिक Industrial	20275.08 Sq. Meters	
धन संबंधी विवरण		
राशि 251327088 रुपये	कुल स्टाम्प ड्यूटी की राशि 3769906 रुपये	
स्टाम्प नं : EAL2020J29	स्टाम्प की राशि 3769910 रुपये	
रजिस्ट्रेशन फीस की राशि 50000 रुपये	EChallan:71137823	पेस्टिंग शुल्क 3 रुपये
Drafted By: Self	Service Charge:200	

यह प्रलेख आज दिनांक 11-01-2021 दिन सोमवार समय 3:09:00 PM बजे श्री/श्रीमती/कुमारी ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI निवास 64VARDAN APARTMENT I P EXT PATPERGANJ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Orient Paper & Industries Ltd.

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

हस्ताक्षर प्रस्तुतकर्ता Authorised Signatory
ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 11-01-2021
Authorised Signatory
ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी ORIENT ELECTRIC LTD THROUGH SAIBAL SENGUPTA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0-रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अंदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SAPAN KUMAR MISHRA पिता ADV निवासी DELHI HIGH COURT व श्री/श्रीमती/कुमारी SANYUKTA MUKHERJEE पिता ABHINAV PRATA निवासी GGN ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह सभी नं:2 की पहचान करता है।

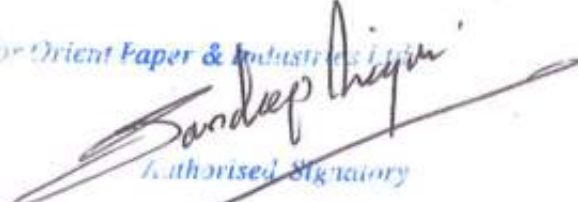
दिनांक 11-01-2021

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

ORIENT PAPER & INDUSTRIES LIMITED CIN L21011OR1936PLC000117, having PAN AAACO3279J a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII Plot No 7, Bhoinagar, Bhubaneswar Odisha 751012, and also its Corporate Office at Birla Building, 13th floor R. N. Mukherjee Road Kolkata 700001, through its Authorized Signatory **MR. SANDEEP BIYANI** (Aadhar No. 383343318325) S/o Sh. Chiranji Lal Biyani R/o House No. 64, Vardan Apartment, Plot No. 64, LP.Extension, Patparganj, Delhi -110092, who has been duly authorized by a resolution passed by the Board of Directors of the said Company in its Meeting held on 11.11.2020 hereinafter referred to and called as "TRANSFEROR" (which expression shall unless excluded by or repugnant to shall mean and include its, successor or successors-in-office, and/or assigns) of the **FIRST PART;**

AND

ORIENT ELECTRIC LIMITED, CIN L31100OR2016PLC025892, having (PAN AACCO3929R) a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII PLOT NO 7, Bhoinagar,

For Orient Paper & Industries Ltd.

 Authorized Signatory






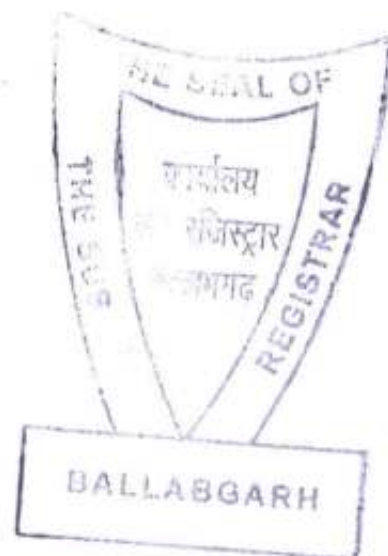
Bhubaneswar Odisha 751012 through its Authorized Signatory MR. SAIBAL SEN GUPTA (Aadhar No. 968096662424) S/o Sh. Manindra Nath Sengupta R/o 801 Arihant Altura Plot No. GH3 Abhay Khand -2, Indrapuram Shipra Sun City, Ghaziabad, Uttar Pradesh - 201014 who has been duly authorized by a resolution passed by the Board of Directors of the said Company in its Meeting held on 27.04.2020 hereinafter referred to and called as "TRANSFEREE" (which expression shall unless excluded by or repugnant to shall mean and include its, successor or successors-in-office, and/or assigns) of the **SECOND PART**;

WHEREAS the Transferor herein was the lawful owner of Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad by virtue of purchase from the Urban Estate Department. That the Deed of Conveyance was Registered in the office of Sub Registrar Ballabgarh vide Serial No.6131 Volume No.646 Pages No.35-46 dated 28.03.1973 and as such the title holder company M/s Orient General Industries Limited.

AND WHEREAS Vide an order dated 21.02.1995 passed by the Hon'ble High Court of Orrisa, Cuttack in Company Petition No. 16 of 1994, the scheme of amalgamation between Orient General Industries Limited and Orient Paper & Industries Limited was allowed and accordingly all

For Orient Paper & Industries Ltd.

 Authorized Signatory





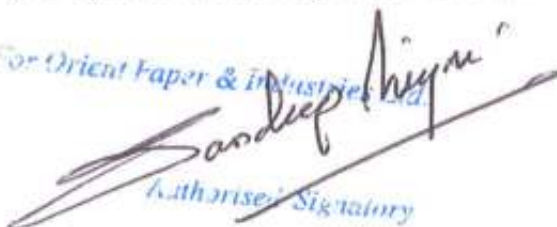
properties, rights and interest of Orient General Industries Limited stood transferred in favour of M/s Orient Paper & Industries Limited.

AND WHEREAS the Transferor herein became the owner of Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad in the records of Haryana State Industrial and Infrastructure Development Corporation Limited ("HSIIDC").

AND WHEREAS the Transferor herein submitted a scheme of demerger u/s 230 & 232 of the Companies Act, 2013, which was listed as Company Application No. CP/(CAA)/No. 395/KB/2017 before the National Company Law Tribunal, Kolkata bench.

AND WHEREAS the National Company Law Tribunal, Kolkata bench, vide order dated 09.11.2017, approved the scheme of demerger and a new Company named Orient Electric Ltd, the Transferee herein and was demerged from the parent Company Orient Paper & Industries Ltd.

AND WHEREAS the Transferee in compliance of the order dated 09.11.2017 passed by National Company Law Tribunal, Kolkata bench had filed an application for determination of stamp duty before S.D.M office at Ballabhgarh and where by the total stamp duty to the tune of Rs. 37, 69,907 (Thirty Seven Lacs Sixty Nine Thousand Nine Hundred and Seven Rupees)

For Orient Paper & Industries Ltd.

Authorised Signatory





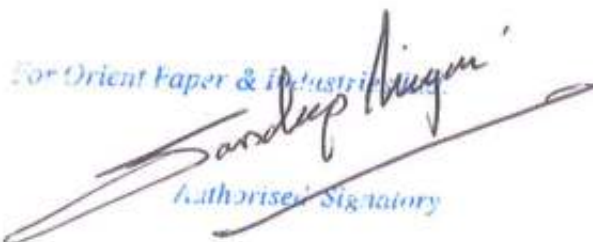
is determined and the same has been paid by the Transferee on 25.09.2020 vide SBI Challan no. 0067775053. Also further Transferee has taken NOC form Haryana State Industrial and Infrastructure Development Corporation Limited ("HSIIDC") vide Application ID 2020SEP29628.

AND WHEREAS in terms of the scheme of demerger, the immovable properties, as morefully detailed in the **Schedule** hereunder became the property of the Transferee herein.

AND WHEREAS, the Transferee herein are desirous of recording their right, title and interest on Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad described in the **Schedule** hereunder, and consequent to the Demerger, the Transferor & Transferee herein are desirous of executing this Indenture.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said indenture and in consideration of the approval of the scheme of demerger on 09.11.2017, by the National Company Law Tribunal, Kolkata bench, in Company Application No. CP/(CAA)/No. 395/KB/2017, the Transferor herein doth hereby release and discharge the properties transferred by these presents and the

For Orient Paper & Industries Ltd.

 Authorised Signatory

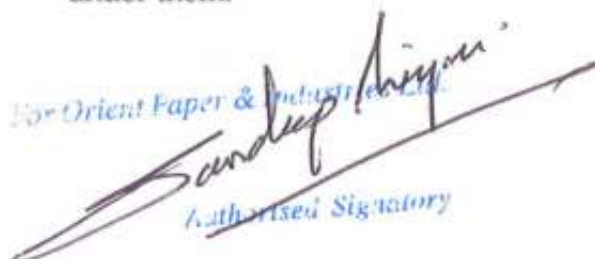




Transferor as beneficial owner doth hereby transfer, grant, convey, assign and assure unto and to the use of the Transferee, free from all encumbrances with respect to the Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad more fully and particularly described in the **Schedule** written hereunder together with and all estates, rights, title, interests, claim and demand whatsoever of the Transferors on the said properties in law and equity **TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS** the same to the unto and to the use of the Transferee.

The Transferor doth hereby covenant with the Transferee as follows:

- a. That the interest, the Transferor doth hereby profess to transfer, subsist and they have good right, full power and absolute authority to transfer, grant, convey, assign and assure the said properties transferred by these presents in compliance with the Order passed by the National Company Law Tribunal, Kolkata bench, in Company Application No. CP/(CAA)/No. 395/KB/2017, approved on 09.11.2017.
- b. That the Transferee shall hereafter peaceably and quietly hold, possess and enjoy the said properties without any claim or demand whatsoever from the Transferor or any person claiming through or under them.

For Orient Paper & Industries Ltd.

 Authorised Signatory





- c. That the Transferor covenants with the Transferee, its successors-in-interest and assigns that they shall at the request and cost of the Transferee do or execute or cause to be done or executed all lawful acts, deed or things whatsoever for further and more perfecting the title of the said properties or any part thereof transferred by these presents.
- d. That the Transferee shall be entitled to mutate their name in the records of the Faridabad Municipal Corporation with respect to the said properties.

SCHEDULE ABOVE REFFRED TO:

Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad and the plot is bounded by:

North: Industrial Plot No.10

South: Industrial Plot No.12

East: Service Road and thereafter Mathura Road

West: Industrial Plot No.14 &15

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the Within named "Transferor"	SIGNED, SEALED AND DELIVERED by the Within named "Transferee"
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For Orient Paper & Industries Ltd.

 Authorised Signatory





For Orient Paper & Industries Ltd.

Authorized Signatory

Signature of the Transferor

ORIENT PAPER & INDUSTRIES LIMITED CIN L21011OR1936PLC000117, having PAN AAACO3279J a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII Plot No 7, Bhoinagar, Bhubaneswar Odisha 751012, and also its Corporate Office at Birla Building, 13th floor R. N. Mukherjee Road Kolkata 700001, through its Authorized Signatory MR. SANDEEP BIYANI (Aadhar No. 383343318325 S/o Sh. Chiranjil Lal Biyani R/o House No. 64, Vardan Apartment, Plot No. 64, I.P.Extension, Patparganj, Delhi -110092,

Witness:

Sanyukta Mukherjee W/o Sh. Abhinav Pratap R/o Flat no.14, Building no.121, Silver Oaks, Apartment, DLF Phase -1, Sikanderpur Ghosi, Gurgaon, Haryana
Aadhar - 578288195843



Signature of the Transferee

ORIENT ELECTRIC LIMITED, CIN L31100OR2016PLC025892, having (PAN AACCO3929R) a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII PLOT NO 7, Bhoinagar, Bhubaneswar Odisha 751012 through its Authorized Signatory MR. SAIBAL SEN GUPTA (Aadhar No. 968096662424) S/o Sh. Manindra Nath Sengupta R/o 801 Arihant Altura Plot No. GH3 Abhay Khand -2, Indrapuram Shipra Sun City, Ghaziabad, Uttar Pradesh - 201014

Witness:

Sapan Kumar Mishra
S/o Sh. Pramod Narayan Mishra
R/o C-507, Grand Ajnara
Heritage, Sec-74, Noida, UP - 201301
D/L NO. UP1620160026732

For Orient Paper & Industries Ltd.

Authorized Signatory



Reg. No.

Reg. Year

Book No.

5276

2020-2021

1



विक्रेता



क्रेता



गवाह

For Orient Paper & Industries Ltd.
Sandeep Mishra
Authorised Signatory

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI

क्रेता :- ORIENT ELECTRIC LTD THROUGH SAIBAL SENGUPTA

गवाह 1 :- SAPAN KUMAR MISHRA

गवाह 2 :- SANYUKTA MUKHERJEE



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5276 आज दिनांक 11-01-2021 को बही नं. 1 जिल्द में 146 के पृष्ठ नं 123 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 156 के पृष्ठ संख्या 94 से 96 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 11-01-2021

उप/सयुक्त पंजीयन अधिकारी(बल्लभगढ़)