



सत्यमेव जयते

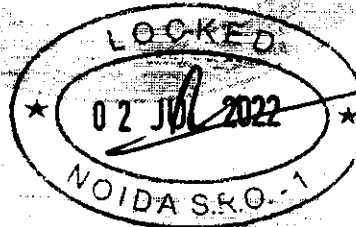
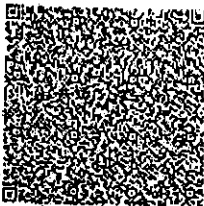
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP32370554686980U
 Certificate Issued Date : 02-Jul-2022 12:37 PM
 Account Reference : NEWIMPAQC (SV)/UP/14001904/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400190456644278679066U
 Purchased by : KAILASH HEALTHCARE LTD
 Description of Document : Article 23 Conveyance
 Property Description : RESIDENTIAL PLOT NO. 048, BLOCK-B, SECTOR-71, NOIDA
 Consideration Price (Rs.) :
 First Party : LATIKA KUMARI PANIGRAHY
 Second Party : KAILASH HEALTHCARE LTD
 Stamp Duty Paid By : KAILASH HEALTHCARE LTD
 Stamp Duty Amount (Rs.) : 15,35,000
 (Fifteen lakh Thirty Five Thousand only)

₹15,35,000



Kaply



Kaply



Kailash Healthcare Limited

R. Thakur

(Authorised Signatory)

R. Thakur

0002381637

Statutory Alert:

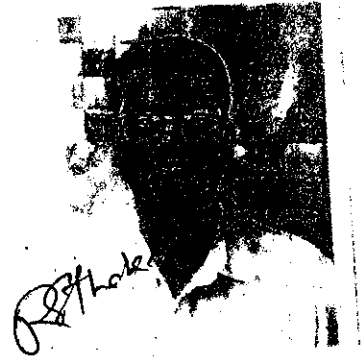
1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate may be available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

मे/हम एतद द्वारा घोषणा करती हैं/करत
हैं कि यह फोटो स्टेट प्रति मूल दस्तावेज
की सही और यथांग प्रति है
दिनांक.....निष्पादक/उप स्थापक

Rajy

Rajy





TRANSFER DEED CUM SALE DEED

(According to Circle Rate List Part 2 Format 2 k(1) on Page No. 19, V. Code No. 0077).

In respect of Residential Lease Hold Plot BEARING No. 48, BLOCK-B, Situated at Sector-71, NOIDA, District Gautam Budh Nagar-(U.P.), Total plot area measuring 450 sq. mtrs, alongwith built-up structure standing thereon having its total Covered area 471.39 Sq. Mtrs.

Kaply

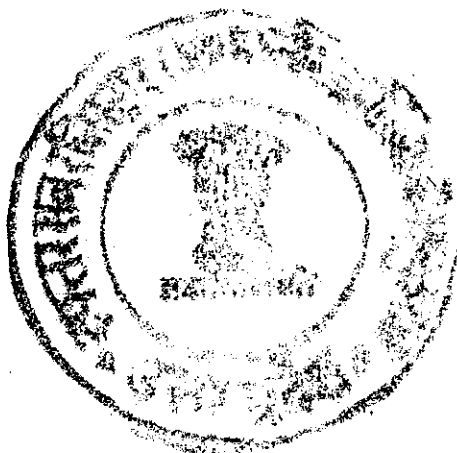

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[Signature]
[Signature]

Kailash Healthcare Limited

[Signature]
(Authorised Signatory)


[Signature]

| | |
|--------------------------|--------------------------------|
| Total Sale Consideration | : Rs. 3,07,00,000/- |
| Value for Stamp duty | : Rs. 3,06,95,850/- |
| Stamp duty paid @5% | : Rs. 15,35,000/- |
| Plot area | : 450.00 Sq. mtrs |
| Covered area | : 471.39 Sq. Mtrs |
| Park Facing | : No |
| Corner | : No |
| Road | : 12.00 MTRS WIDE |
| Circle Rate per sq. mtrs | : Rs. 52,500/- (for land) |
| Circle Rate per sq. mtrs | : Rs. 15,000/- (for Const.) |
| Category of Construction | : "SUPER-A" |

[e-Stamp Certificate No.IN-UP32370664686380U dt.02.07.2022]

This **TRANSFER DEED CUM SALE DEED** is made and executed at NOIDA on this **02nd day of JULY 2022**, between **SMT. LATIKA KUMARI PANIGRAHY (Aadhar: XXXX XXXX 9751, PAN: AANPP4859R)**, daughter of **SHRI SHYAM SUNDER PANIGRAHY**, resident of D-155, Sarita Vihar, South Delhi, New Delhi - 110076 of the one part, hereinafter called the TRANSFEROR.

AND

M/S KAILASH HEALTHCARE LIMITED (PAN: AABCK8840N), a Company incorporated and validly existing under the Companies Act, 2013, having Registered Office at A-101, New Ashok Naga, East Delhi, Delhi - 110096 and acting through **Sh. Ravi Shankar Thakur (Aadhar: XXXX XXXX 5628)** son of **LATE SHRI BASUDEO THAKUR**, resident of 1492, Sector-37, Arun Vihar, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201303, Authorised Signatory of the Company duly authorized vide **Board Resolution dated 20.06.2022** of the second part, hereinafter called the TRANSFEREE.

Kopy



Kopy



Kailash Healthcare Limited

R. Thakur

(Authorised Signatory)

Sh. Ravi Shankar Thakur

Sh. Ravi Shankar Thakur

R. Thakur



आवेदन सं०: 202200743044379

पट्टाधिकार का अंतरण / विक्रय पत्र

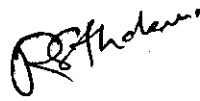
बही सं०: 1

रजिस्ट्रेशन सं०: 4190

वर्ष: 2022

प्रतिफल- 30700000 स्टाम्प शुल्क- 1535000 बाजारी मूल्य - 30695850 पंजीकरण शुल्क - 307000 प्रतिलिपिकरण शुल्क - 80 योग : 307080

श्री मै० कैलाश हेल्थकेयर लि० द्वारा
रवि शंकर ठाकुर अधिकृत पदाधिकारी/ प्रतिनिधि;
पुत्र श्री स्व० बासुदेव ठाकुर
व्यवसाय : नौकरी
निवासी: 1492, सेक्टर-37, अरूण विहार, नोएडा, उ०प्र०-201303




श्री, मै० कैलाश हेल्थकेयर लि० द्वारा

रवि शंकर ठाकुर अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/07/2022
एवं 01:46:57 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजेश कुमार .

उप निबंधक : सदर प्रथम

गोतम बुद्ध नगर

02/07/2022

दीपक गुप्ता .

निबंधक लिपिक

02/07/2022



(3)

(The expression and words of the TRANSFEROR and the TRANSFEREE shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

WHEREAS the TRANSFEROR aforesaid is Lessee, Owner and in possession of **Residential Lease Hold Plot bearing No. 48, Block-B, Situated at Sector-71, NOIDA, District Gautam Buddha Nagar-(U.P.) - 201301, Total plot area measuring 450 sq. mtrs., alongwith built-up structure standing thereon having its total Covered area 471.39 sq. mtrs.** The plot was allotted by NOIDA AUTHORITY, hereinafter referred to as PROPERTY and which is bounded as under:-

| | |
|----------|--------------------------|
| NORTH BY | : Master Green |
| SOUTH BY | : 12 meter wide Road |
| EAST BY | : B-49, Sector-71, Noida |
| WEST BY | : B-47, Sector-71, Noida |


And whereas the LEASE DEED of the said Residential Property has been executed by the NOIDA AUTHORITY in favour of the TRANSFEROR aforesaid and the same was duly registered in the office of Sub-Registrar, NOIDA, in Book No. I, Volume No. 571 on Pages 847 to 872 as Document No. 6104 and Musanna No. 6105 dated 01.10.2004.

AND whereas the TRANSFEROR aforesaid has obtained the permission to transfer the said Residential property in favour of the TRANSFEREE aforesaid, from the NOIDA AUTHORITY; vide Transfer Memorandum No. NOIDA/(Res.)/6541 dated 01.07.2022 and Registration ID.: 60059151.







Kailash Healthcare Limited

(Authorised Signatory)





बही सं०: 1

रजिस्ट्रेशन सं०: 4190

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

अंतरण कर्ता: 1

श्रीमती लतिका कुमारी पाणिग्राही, पुत्री श्री श्याम सुन्दर पाणिग्राही

निवासी: डी-155, सरिता विहार, साउथ दिल्ली, नई दिल्ली-110076

व्यवसाय: अन्य

अंतरीति: 1

Kapil



श्री मै० कैलाश हेत्यकैपर लि० के द्वारा रवि शंकर ठाकुर, पुत्र श्री स्व० बासुदेव ठाकुर

निवासी: 1492, सेक्टर-37, अरूण विहार, नोएडा, उ०प्र०-201303

व्यवसाय: नौकरी

R. Thakur



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री सुभाष चन्द्र झा, पुत्र श्री पंच नाथ झा

निवासी: ए-18/6, सेक्टर-71, नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2

S. B. Jha



श्री अरविन्द कुमार रथ, पुत्र श्री शशिभूषण रथ

निवासी: जी-155, सरिता विहार, नई दिल्ली-110076

व्यवसाय: अन्य

Rath



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rajesh Kumar
राजेश कुमार

उप निबंधक : सदर प्रथम
गौतम बुद्ध नगर
02/07/2022

दीपक गुप्ता
निबंधक लिपिक गौतम बुद्ध नगर
02/07/2022

ने की। प्रत्यक्षतः भद्र साक्षिणों के निर्वाचन आगे नियमानुसार लिए गए हैं।
टिप्पणी:



(4)

And whereas the TRANSFEROR aforesaid for his / her / their bonafide need and requirement has agreed to sell /Transfer the said Residential Property in favour of the TRANSFEREE aforesaid for the **total sale consideration of Rs.3,07,00,000/- (Rupees Three Crore Seven Lakh only)** and the TRANSFEREE also agreed to acquire the same for this very amount.

NOW THIS TRANSFER DEED CUM SALE DEED WITNESSETH AS UNDER: -

1. That the Total Sale consideration of the said Residential Property bearing **Plot No. 48, Block-B, Situated at Sector-71, NOIDA, District Gautam Buddha Nagar-(U.P.) - 201301**, Total plot area measuring **450 sq. mtrs**, alongwith built-up structure standing thereon having its total **Covered area 471.39 sq. mtrs.** has been settled at **Rs.3,07,00,000/- (Rupees Three Crore Seven Lakh only)** in between both the parties aforesaid.
2. That the TRANSFEROR aforesaid has received an amount of **Rs. 3,07,00,000/- (Rupees Three Crore Seven Lakh only)** from the TRANSFEREE aforesaid, as full and final payment, the receipt of which the TRANSFEROR hereby acknowledges. The payment has been made in the following manner:-

MODE OF PAYMENT

DATED

AMOUNT

Cheque No. 851762

21.06.2022

Rs. 30,70,000/-

Cheque No. 851765

22.06.2022

Rs. 2,73,23,000/-

drawn on PNB, Bhoja Mkt., Sector-27, Noida

TDS on Property

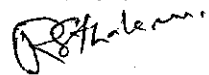
(under Section 194 IA of Income Tax)

Rs. 3,07,000/-

Total:

Rs. 3,07,00,000/-

Kailash Healthcare Limited


(Authorised Signatory)












3. That there is no balance amount due towards the TRANSFEREE to be paid to the TRANSFEROR aforesaid in respect of the said property.
4. That the TRANSFEROR aforesaid has assured the TRANSFEREE that the above said Residential property is free from all sorts of encumbrances, as lien, gift, pledge, loan, dispute, mortgage, Bank Loan or private Loan, litigation, attachment, injunction, exchange and decree of any court of law, if it is proved otherwise, the TRANSFEROR shall be liable and responsible for the same and the TRANSFEREE shall have the rights to recover the entire amount of loss incurred by them with cost and expenses from the movable and immovable properties of the TRANSFEROR.
5. That the TRANSFEROR aforesaid has handed over the actual, physical and vacant possession of the said Residential Property to the TRANSFEREE aforesaid on the spot, legally at the time of execution and registration of this TRANSFER DEED along with all original documents.
6. That the TRANSFEROR aforesaid has Transferred all his / their Lease Hold rights, title and interest in respect of the said Residential Property TO HOLD the same by the TRANSFEREE finally, absolutely and forever according to the bye-laws of NOIDA AUTHORITY.

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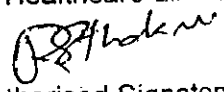





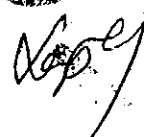
Kailash Healthcare Limited
Dr. Thakur
(Authorised Signatory)

Dr. Thakur



7. That the TRANSFEREE is / are at liberty to get his / their names mutated in the records of NOIDA AUTHORITY or any other concerned authority against the said property for which the TRANSFEROR has no objection.
8. That now the TRANSFEROR have been left with no right, title, interest claim or concern of any nature with the said property and the TRANSFEREE has become the absolute owner of the said property without any objection/hindrances by the TRANSFEROR or any other person claiming under the TRANSFEROR.
9. That TRANSFEROR / TRANSFEREE claims that subject property is not mortgaged and is free from all encumbrances, In case the property is mortgaged then the transfer permission automatically stands revoked.
10. That the TRANSFEREE will submit a certified copy of Transfer Deed duly registered with the office of Sub-Registrar NOIDA within 60 days from the date of issue of this Memorandum. This Transfer Deed is required to be signed by the person who has signed the Transfer application, If the Transferee fails to execute and register the transfer deed within 60 days from the date of issue of this Transfer Memorandum, then the TRANSFEREE / TRANSFEROR is liable to pay penalty at prevailing rate applicable from time to time at present this penalty for delay in executing the transfer deed is Rs. 50/- per day. The TRANSFEREE shall submit the Transfer Deed in the office of Residential Plot Dept., within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.

Kailash Healthcare Limited


(Authorised Signatory)









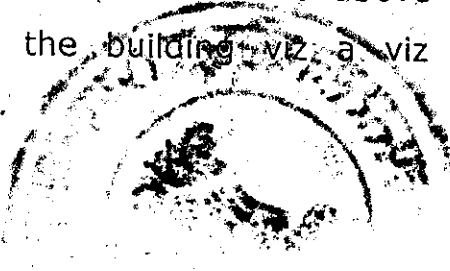

11. That the plot under transfer shall be mutated in favour of the TRANSFEREE on receipt and acceptance of certified copy of the Transfer Deed by the Authority. Mutation letter certificate to that effect shall be issued to the TRANSFEREE.
12. That the TRANSFEREE shall be liable to pay the balance installments of the plot premium along-with interest thereon by the due dates mentioned in the Lease Deed of Plot. The interest on the balance plot premium / any other dues shall be payable applicable under the scheme in case of default, interest shall be levied applicable under the scheme compounded half yearly for delayed period.
13. That the one-time lease rent has been paid.
14. That the Occupancy Certificate of the said plot has been issued on 14.11.2014.
15. That the TRANSFEREE shall be bound by the terms and conditions of Lease Deed of plot executed on 01.10.2004 subject to the amendments indicated in the Transfer Memorandum.
16. That the TRANSFEREE automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz. a viz the building plan approved by NOIDA.

Copy



Copy







Kailash Healthcare Limited

R. H. Kulkarni

(Authorised Signatory)

R. H. Kulkarni







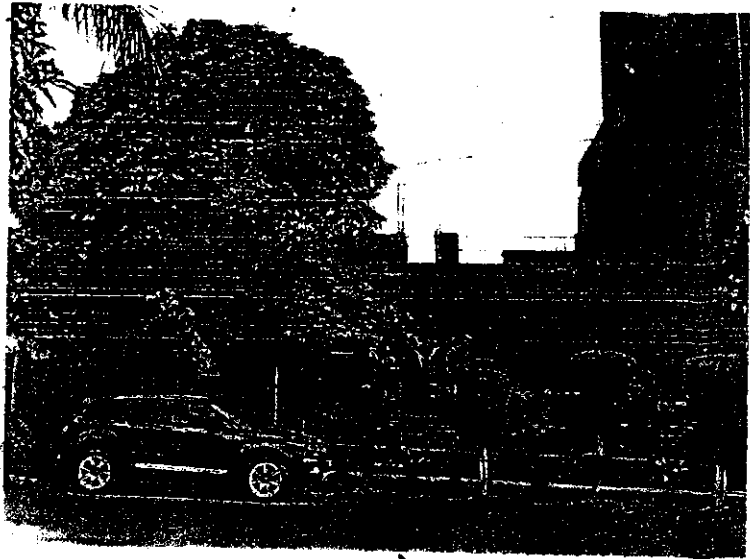
17. That the TRANSFEREE would enjoy the lease hold rights for a period of 90 years from 01.10.2004.
18. That the TRANSFEROR, their spouse/ dependent children would not be eligible to obtain any plot/ flat / house in NOIDA under any residential / housing schemes of NOIDA.
19. That the TRANSFEREE shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
20. That the TRANSFEREE shall inherit all the liabilities of this plot that may accrue in future. However, the liability, if any, upto the date of transfer will be borne by the TRANSFEROR.
21. That the Transfer Memorandum No. NOIDA/(Res.)/6541 dated 01.07.2022 and Registration ID.: 60059151 is being granted by New Okhla Industrial Development Authority subject to realization of deposited amount shown in the Challan.

PHOTOGRAPH OF WITNESSES

1.



2.



Kailash Healthcare Limited

(Authorised Signatory)



IN WITNESSES WHEREOF both the parties hereto have signed this TRANSFER DEED CUM SALE DEED at NOIDA on the day, month and the year first above written in the presence of the following witnesses.

WITNESSES:-

1

Subhash

Subhash



Kopy Kopy
TRANSFEROR



SUBHASH CHANDRA JHA
[AADHAAR NO.XXXX XXXX 4833]
S/O SH. PANCH NATH JHA
R/O A-18/6, SECTOR-71, NOIDA.

2.

Arbinda Kumar Rath

ARBINDA KUMAR RATH
[AADHAAR NO.XXXX XXXX 7925]
S/O SH. SASIBHUSHANA RATH
R/O G-155, SARITA VIHAR,
NEW DELHI-110076.

Kailash Healthcare Limited
TRANSFeree

Arbinda Kumar Rath
(Authorised Signatory)



DRAFTED BY

L.C. Sharma

L.C. SHARMA

Deed Writer, Noida,

License No.12,

Valid Upto 31.03.2023

Received Fee Rs. Nil

Arbinda Kumar Rath
Arbinda Kumar Rath

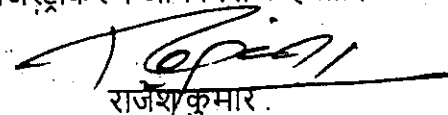
आवेदन सं०: 202200743044379

बही संख्या 1 जिल्द संख्या 11368 के पृष्ठ 365 से 388 तक क्रमांक 4190 पर दिनांक 02/07/2022 को रजिस्ट्रीकृत किया गया।

Compared by Reader

Examiner

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेश कुमार

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

02/07/2022

Photo Copy Attested

Sub Registrar-I

Noida

05.07.2022



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector-VI
NOIDA-201301



100093698-20220701-3-2

TRANSFER MEMORANDUM

Request Ref. No.: 211888

Request Date: 30-Jun-2022

Location: 71/B-048

Noida/(Res)/

16541
Date: 01-Jul-2022

Registration.Id : 60059151

Subject : Transfer Permission in respect of Residential Sector / Plot No 71/B-048, NOIDA Complex

Sector / Plot No. 71/B-048, NOIDA allotted/transferred through society to LATIKA KUMARI PANIGRAHY S/o W/o H/o SHYAM SUNDER PANIGRAHY D-155 SARITA VIHAR DELHI -110076 is henceforth transferred in favour of KAILASH HEALTHCARE LTD THROUGH RAVI SHANKAR THAKUR S/o W/o H/o BASUDEO THAKUR REGD. OFFICE :- A-101 NEW ASHOK NAGAR EAST DELHI 110096 on the basis of No Objection Certificate no.....dated.....issued by the Society,

1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
2. The transfer charges applicable are @ Rs 1700.74 per sqmt. amounting to 765333.00
3. The Transferor/Transferee claims that subject property is not mortgaged and is free from all incumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
4. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar NOIDA within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed the transfer application. If transferee fails to execute and register the transfer deed within 60 days from the date of issue of this Memorandum, then transferor/transferee is liable to pay penalty at prevailing rate applicable from time to time at present this penalty for delay in executing the transfer deed is Rs 50/- per day. The transferee shall submit the transfer deed in the office of Residential Plot Dept. Within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
5. The plot under transfer shall be mutated in favor of Transferee on receipt and acceptance of certified copy of the transfer deed by the Authority. A certificate to that effect shall be issued to the Transferee.
6. The Transferee, shall be liable to pay balance instalment of the plot premium along with interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable applicable under the scheme In case of default, interest shall be levied applicable under the scheme compounded half yearly for delayed period.
7. The ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of fixed. The prevailing allotment rate of NOIDA on the date of issue of this Transfer Memorandum. The lease rent would be payable @ one percent of the revised premium. The lease rent can be enhanced after every 10-year subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.

OR



[Signature]



One-time lease rent has been paid.

8. The Transferee shall complete the construction of plot and shall obtain Occupancy Certificate of plot from Building Cell, NOIDA within balance construction period as per terms of lease deed of plot which is Upto..... Extension of time for construction of plot and for obtaining occupancy certificate will be granted as per terms of lease deed of plot as per then prevailing extension policy of NOIDA.

OR

Occupancy Certificate of plot has been issued on.....14.11.2014.....

9. The transferee shall be bound by the terms and condition of lease deed of plot executed on 01-Oct-2004 subject to the amendments indicated in the Transfer Memorandum.
10. The Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building viz-a viz the building plan approved by NOIDA.
11. The Transferee would enjoy the lease hold rights for a period of 90 years from 01-Oct-2004
12. The Transferor, their spouse/dependent children would not be eligible to obtain any plot/flat/house in NOIDA under any residential/housing schemes of NOIDA.
13. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
14. The Transferee shall inherit all the liabilities of this plot that may accrue in future.
15. This Permission is being granted subject to realisation of deposited amount shown in the challan.

Office Suptd/Manager/Desk Officer/AGM

Copy to:-

1. Transferor LATIKA KUMARI PANIGRAHY S/o W/o H/o SHYAM SUNDER PANIGRAHY D-155 SARITA VIHAR DELHI -110076
2. Transferee KAILASH HEALTHCARE LTD THROUGH RAVI SHANKAR THAKUR S/o W/o H/o BASUDEO THAKUR REGD. OFFICE :- A-101 NEW ASHOK NAGAR EAST DELHI 110096
3. (Society).....
4. Sr.F and AO(RAA),NOIDA

Office Suptd/Manager/Desk Officer/AGM

ASHOK KUMAR VERMA
Dy. Manager (Res. Plot)
NOIDA

