And whereas the Transferor aforesaid has obtained the permission to transfer the said property in favour of the Transferee from the Greater Noida Industrial Development Authority vide their Transfer Memorandum No.
Property/Transfer Letter/2021/762 on dated 23-11-2021.

And Whereas the Transferor aforesaid has sold the above said property in favour of the transferee for the total sale consideration of RS. 60,00,000/-(RUPEES SIXTY LAKH ONLY) and the Transferee have also agreed to acquire the same for this very amount.

NOW THIS TRANSFER DEED WITHNESSETH AS UNDER:-

- That the total sale consideration of the above said property has been settled to as RS. 60,00,000/-(RUPEES SIXTY LAKH ONLY) in between both the parties.
- That the Transferor has received a sum of RS. 60,00,000/-(RUPEES SIXTY LAKH ONLY) from the Transferee as full and final payment, the receipt of which the Transferor hereby acknowledges and the payments have been made in the following manner:-

have been made in	DATED	AMOUNT (RS.)
By Cheque No. 000004	29-08-2021 02-09-2021	2,00,000/- 7,00,000/-
By Cheque No. 000006 By RTGS No. BDBLR52021101600004119 BDBLR52021111800005142	16-10-2021 18-11-2021 30/11/2021	5,00,000/- 10,00,000/- 60,000/-
By TDS 1% By RTGS BDBLR52021113000002106	30/11/2021	35,40,000/-

60,00,000/-TOTAL





IN WITNESS WHEREOF the Transferor and the Transferee have set their respective hands on this Transfer Deed on the day and month above written, at Greater Noida, Distt. Gautam Budh Nagar, U.P., in the presence of the following witnesses.

WITNESSES:

1.

Semplon

(Transferor)

SUNIL KUMAR S/O. SH. AJAY PAL R/O. VILLAGE NAVADA DISTT. G. B. NAGAR

(Transferee)

2.

7,30

VIPIN KASANA S/O. SH. RAJENDRA KASANA R/O. CH-19, SECTOR-70, NOIDA G. B. NAGAR

DRAFTED BY OMPRAKASH BAISOYA, ADVOCATE, DISTT. G. B. NAGAR

OM PRAKASI BAISOYA

Ch. No. 105-108 Sub Registrar Office Compound Greater Nolda; G.B. Nagur Mah. 9810596262





TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WOTH THE Residential House No.-48 having a total Area of 173.54 Sq. Mtrs. & Covered Area-42.92 Sq. Mtrs. in the Housing Complex "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh developed by M/s. Varun Beverages Ltd..

Stamp Duty Paid on:Sale Consideration :Stamp Duty :Circle Rate for Plot :Circle Rate for Covered:
Rs. 60,00,000/Rs. 3,00,000/Rs. 27,000/Rs. 15,000/-

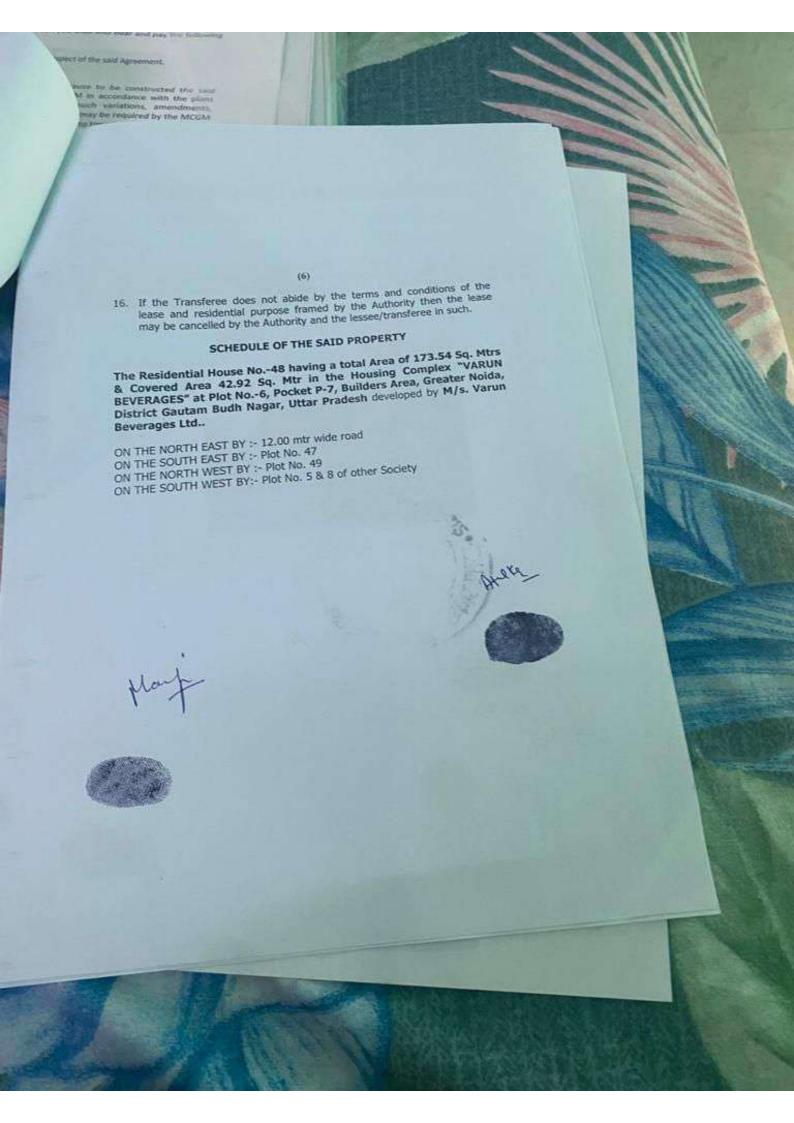
This Transfer Deed is made and executed at GREATER NOIDA on this 30th day of November 2021 between SMT. MANJU KHARI (PAN NO. AQKPK8809P, AADHAR NO. 6453 1080 9239) W/O. SHRI VIRENDRA KUMAR SINGH R/O. FLAT NO.-3, TYPE-4, AMBEDKAR POLYTECH COMPOUND, SHAKARPUR, DELHI-110092, of the first part, hereinafter called the TRANSFEROR.

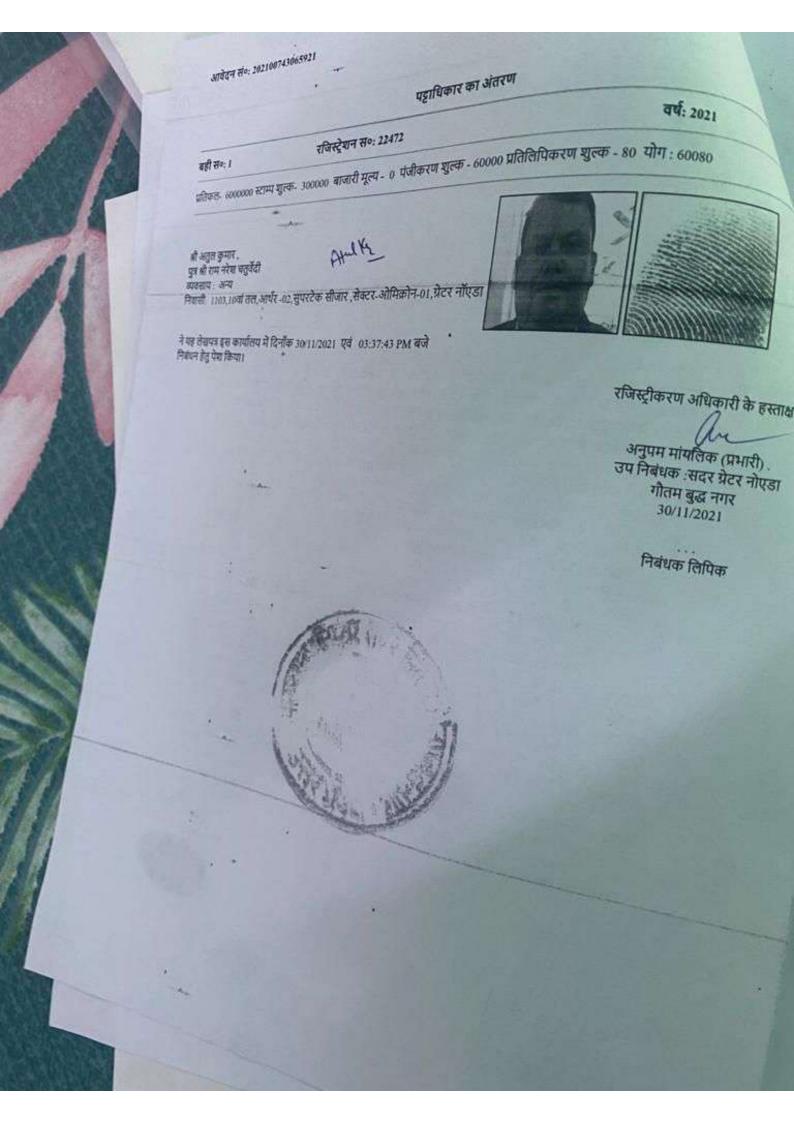
AND

MR. ATUL KUMAR (PAN NO. BWTPK5890G, AADHAR NO. 7071 2935 2285) S/O. MR. RAM NARESH CHATURVEDI R/O. 1103, 10TH FLOOR, ARTHUR-02, SUPERTECH CZAR, SECTOR-OMICRON-01, GREATER NOIDA, of the Second part hereinafter called the TRANSFEREE.







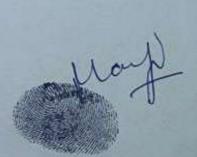


(The expression and words of the Transferor and the Transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

WHEREAS the Transferor has been allotted & subleased a The Residential House No.-48 having a total Area of 173.54 Sq. Mtrs & Covered Area- 42.92 Sq. Mtrs. in the Housing Complex earlier DEVYANI BEVERAGES LTD. Now "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh developed by M/s. Varun Beverages Ltd. (hereinafter referred to as the "said plot/Dwelling Unit") by M/s Varun Beverages Ltd., a Company duly incorporated under the Indian Companies Act, 1956 and having its plant at Plot No.-2, Surajpur Bypass Road, Greater Noida, Distt. G. B. Nagar. The Lease Deed of the plot admeasuring 15378 Sq. Mtrs Approx. has been executed by Greater Noida Industrial Development Authority in favour of M/s Varun Beverages Ltd. and is duly registered in the office of Sub Registrar Varun Beverages Ltd. and is duly registered in the office of Sub Registrar Gautam Budh Nagar on Book No. 1, Zild No.-194, Page No.-481/520, Document No. 5533, on Dated 15-09-1999.

That the Transferor is Registered Member / Allottee & Sub Lessee of the said property vide Sub-Lease Deed executed between Greater Noida Industrial Development Authority, **M/s Varun Beverages Ltd.** and the Transferor Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi Which is registered in the office of Sub-Registrar Gautam

And whereas One Transfer Deed in respect of the said property has been executed and the same was registered in the office of Sub-Registrar, Gautam executed and the same was registered in the office of Sub-Registrar, Gautam executed and the same was registered in the office of Sub-Registrar, Gautam executed and No.-1, Jild No.-12615, pages-155/190, Document No.-Budh Nagar, on Bahi No.-1, Jild No.-12615, pages-155/190, Document No.-3936, on dated 25/02/2013.







Date: 22.08.2022

SECTOR 18 NOIDA BRANCH C-32 Commercial Complex Sec-18, Nolda - 201301 (UP) Tel: Ph-0120-2512832, 0120-2512833 ubin0917966@unionbankofindia.ban

To Whomsoever It May Concern

This is to state that Mr Atul Kumar S/o Mr Ram Naresh Chaturvedi and Mrs Neeti Sharma W/o Mr Atul Kumar, R/o B 707 Icon Apartment Sector CHI 03 Greater Noida UP 201308 had availed Home Loan (A/c No. 560631001847644) of Rs. 40.00 Lakhs from our bank which is paid off in full and final on 22.08.2022. There is no outstanding liability of the customer in this account as on date.

The loan was sanctioned against Mortgage of under construction flat/Unit No R004L001103 on 10th Floor Block Arthur 2, Plot No GH 02, Sector Omicron 1, Greater Noida, UP.

Note: This Letter is issued at the specific request of the customer and without any responsibility of Bank Officials and the Bank.

For UNION BANK OF INDIA

Chief Manager



Date: 22-08-2022

SECTOR 18 NOIDA BRANCH C-32 Commercial Complex Sec-18, Noida – 201301 (UP) Tel: Ph-0120-2512832, 0120-2512833 E-mail: ubin0917966@unionbankofindia.bank

To Whomsoever It May Concern

This is to certify that Mr Atul Kumar S/O Mr Ram Naresh Chaturvedi R/O B 707 Icon Apartment Sector CHI 03 Greater Noida 201308 had availed Vehicle Loan (A/c no. 560761001052234) of Rs 11,99,000/- which was fully repaid on 17.08.2022 and the account was closed. The loan was availed to purchase brand new Toyota Innova 2.4 GX 7S 2020, Engine No. 2GDA394501, Chassis No. MBJJB8EM5015787840120 and our Bank Charge (E-Corporation Bank, Now Known as Union Bank of India) was registered on this RC No. UP16CN0908. We confirm that there is no outstanding liability of the party in this loan account as on date and we have no objection in removing our Bank charge on this above said vehicle.

Note: This Letter is issued at the specific request of the customer and without any responsibility of Bank Officials and the Bank.

For UNION BANK OF INDIA

Branch Manager