

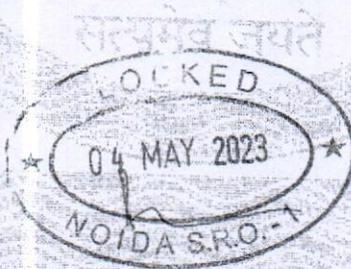


INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature.....
ACC Name: SURENDER KUMAR ACC Code-UP14003804
ACC Address: Sec-33 Noida, Mobile-9811548948
License No-81, Tehsil & District-Dadri, G.B. Nagar

Certificate No.	: IN-UP95786712423028V
Certificate Issued Date	: 27-Apr-2023 02:54 PM
Account Reference	: NEWIMPACC (SV)/ up14003804/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400380485101675263674V
Purchased by	: ANJANA GUPTA
Description of Document	: Article 23 Conveyance
Property Description	: D-153,HOSIERY COMPLEX,PHASE-II, NOIDA, G.B.NAGAR, U.P.
Consideration Price (Rs.)	:
First Party	: SHRESID INTERIORS PVT LTD
Second Party	: ANJANA GUPTA
Stamp Duty Paid By	: ANJANA GUPTA
Stamp Duty Amount(Rs.)	: 12,50,000 (Twelve Lakh Fifty Thousand only)



Handwritten signature

Please write or type below this line

IN-UP95786712423028V

Ms Aehish Pipes

Anjana

For SHRESID INTERIORS PVT. LTD.

Handwritten initials
Authorized Signatory



JD 0020180583

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Statutory Alert:

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

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S. B. Singh Baisoya
Advocate
S.R. NOIDA

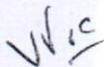


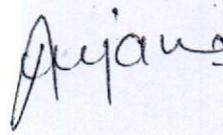
(2)

TRANSFER DEED CUM SALE DEED

IN RESPECT OF INDUSTRIAL PLOT NO. 153, BLOCK-D HOSIERY COMPLEX
PHASE-II EXTENSION NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR
PRADESH, TOTAL PLOT AREA MEASURING 1000.0 SQ. MTRS, ALONGWITH
BUILT UP STRUCTURE STANDING THEREON HAVING ITS TOTAL COVERED
AREA 400.00 SQ, MTRS (shed).

For SHRESID INTERIORS PVT. LTD.


Authorised Signat



बही सं०: 1

रजिस्ट्रेशन सं०: 3508

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
अंतरण कर्ता: 1

श्री M/S SHRESID INTERIORS PVT. LTD के द्वारा
विमल प्रकाश , पुत्र श्री शिवानन्द शर्मा

निवासी: 44 जी पॉकेट ए-1 मयूर विहार फेस-3 दिल्ली

व्यवसाय: अन्य

अंतरीति: 1



श्रीमती अंजना गुप्ता, पत्नी श्री सुरेश कुमार गुप्ता

निवासी: बी 51 इन्दरपुरी आई ए आर आई दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1



श्री सुरेश कुमार गुप्ता , पुत्र श्री एच एल गुप्ता

निवासी: बी 51 इन्दरपुरी आई ए आर आई दिल्ली

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री प्रमोद कुमार , पुत्र श्री हरबीर सिंह

निवासी: आरसी 36 शिव पार्क खोडा कालोनी जिला
गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दीपक गुप्ता प्रभारी
उप निबंधक : सदर प्रथम
गौतम बुद्ध नगर
04/05/2023

विवेक शर्मा .
निबंधक लिपिक गौतम बुद्ध नगर
04/05/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए है।
टिप्पणी: उक्त प्रतिफल की धनराशि बजरिऐ बैंकिंग के
माध्यम से विक्रिता ने प्राप्त करना स्वीकार किया।

प्रिंट करें

(5)

There is no machinery and plant are existing in the said property. The property is being transferred on "as is where is basis".

And whereas the TRANSFEROR has / have obtained the permission to transfer the above said Property in favour of the TRANSFEREE from the NOIDA AUTHORITY, vide their Transfer memorandum No. NOIDA/ (IND.)/2023/1513 DATED 25th APRIL 2023 AND Regn. ID. 90136457.

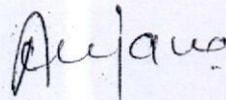
And whereas the TRANSFEROR aforesaid is /are desirous to transfer and sell his / her/ their Lease Hold Rights in the said Property as is where is basis for a total sale consideration of **Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only)** to the TRANSFEREE and the TRANSFEREE has also agreed to acquire and purchase the same for this consideration set forth.

NOW THIS TRANSFER DEED WITNESSETH AS UNDER: -

1. That the TRANSFEROR has / have transferred by assignment his/her/their/its Lease hold rights in the said property as is where is basis in favour of the TRANSFEREE for the total Sale consideration of **Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only)**.
2. That the TRANSFEROR aforesaid has / have received, confirmed & acknowledged a sum of **Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only)** as full and final payment of the sale consideration of the said Industrial Property as is where is basis, from the TRANSFEREE the receipt of which the TRANSFEROR has already acknowledged. That the payment has been made in the following manner:-

For SHRESID INTERIORS PVT. LTD.


Authorised Signatory




e stamp Certificate No. IN-UP95786712423028V

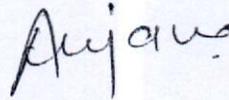
(6)

<u>MODE OF PAYMENT</u>	<u>DATED</u>	<u>AMOUNT</u>
Vide Cheque No. 883646	31.10.2022	Rs. 35,00,000/-
Vide Cheque No. 883647	01.11.2022	Rs. 30,00,000/-
Vide Cheque No. 976284	02.05.2023	Rs. 75,00,000/-
Vide Cheque No. 976286	03.05.2023	Rs. 40,00,000/-
Vide Cheque No. 976287	04.05.2023	Rs. 67,50,000/-
All drawn on SBI, INDERPURI NEW DELHI 110012		
TDS		Rs. 2,50,000/-

TOTAL AMOUNT Rs.2,50,00,000/-

For SHRESID INTERIORS PVT. LTD.


Authorised Signatory

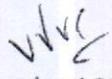


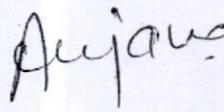


(7)

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 as Lessee hereby transfers to the TRANSFEREE all the LEASE hold rights in the said property described and comprised in the aforementioned LEASE to hold the same to the TRANSFEREE for the remaining unexpired period of the said terms of 90 years subject henceforth to the performance and observances of covenants and conditions on the part of the lessee contained in the aforementioned LEASE deed and thereafter in perpetuity as may be permitted/ sanctioned by the NOIDA AUTHORITY.
5. That the TRANSFEROR hereby covenants with the TRANSFEREE that the rents, covenants and conditions in the said LEASE deed reserved and contained have on the part of the TRANSFEROR been duly paid and observed and performed upto the date of transfer and that it has done nothing to incur forfeiture or to invalidate the LEASE executed by the Noida authority.

For SHRESID INTERIORS PVT. LTD.


Authorised Signatory



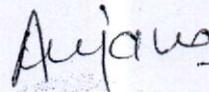

(8)

6. That the TRANSFEROR has / have assured the TRANSFEREE that the said property is free from all sorts of encumbrances such as Charges, Sale, lien, Gift, Pledge, Loan, Dispute, Prior Agreements, Mortgage, Litigation, Injunction, Exchange, Bank or Pvt. Loan, Financial Institutions, UPSEB/ Trade Tax Department, Sales Tax, Labour Department, Excise Department, Income Tax, Securities, Guarantees, Attachment with any decree of Hon'ble Court of law, and otherwise if it is proved in future then the TRANSFEROR shall be liable and responsible for the same and the TRANSFEREE shall have the rights to recover all their losses and damages with cost and expenses from the movable and immovable properties of the TRANSFEROR aforesaid with the legal interest thereon.
7. That the TRANSFEROR aforesaid has / Have transferred and assigned ALL his/her/their/its lessee's rights in the said Property TO HOLD the same to the TRANSFEREE finally, absolutely and forever.
8. That the TRANSFEROR aforesaid has handed over the lawful actual and peaceful and physical possession of the said property to the TRANSFEREE on the spot.
9. That the TRANSFEREE is / are at liberty to get his/her/their its name mutated in the records of NOIDA AUTHORITY or any other concerned Authority against the said property for which the TRANSFEROR has got no objection and that the TRANSFEROR shall cooperate with the TRANSFEREE in getting it so transferred and mutated in TRANSFEREE's name.

For SHRESID INTERIORS PVT. LTD.



Authorized Signatory





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4. The TRANSFEREE shall be bound by the terms and conditions of LEASE DEED executed between the lessee and Noida on **09-JAN-1997**, subject to the changes mentioned in the transfer memorandum and otherwise from time to time.
5. The TRANSFEREE automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/LEASE DEED.
6. The TRANSFEREE shall be running the project of "**MFG. OF READYMADE GARMENTS**" The TRANSFEREE shall be liable to fulfill various requirement laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be considered as per rules and regulations of the Authority and shall be implemented only after the prior approval of such changes from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and conditions of transfer/LEASE/transfer deed and shall invite necessary action for cancellation/revocation of LEASE/Tr. Deed.
7. The TRANSFEREE shall not rent out/sublet the premises (partly/fully) without prior permission of the Authority.

For SHRESID INTERIORS PVT. LTD.

VVK

Authorised Signatory



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12. If the TRANSFEREE/ TRANSFEROR does not abide by the terms and conditions of allotment/LEASE and building regulation and directions or any other rules framed by the Authority, the LEASE may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
13. TRANSFEREE will not operate the project before execution of transfer deed and without grant of NOC by U.P. Pollution control Board and approval of Hon'ble National Green Tribunal.
14. That the TRANSFEREE shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of Noida Area.
15. Transfer is approved subject to submission of no Objection Certificate from A.O. (IAA), NOIDA OR/PE (JAL), NOIDA.
16. The TRANSFEREE shall be bound by the terms of allotment/LEASE deed/transfer deed/as they stand amended from time to time and shall also be bound by all the rules and regulations framed by the Authority in this regard.

For SHRESID INTERIORS PVT. LTD.

[Handwritten Signature]

Authorised Signatory

[Handwritten Signature]



(13)

17. The TRANSFEREE shall be governed by provisions of U.P. Industrial Area Development Act, 1976.
18. The TRANSFEREE may mortgage the property to any financial institution including banks without the permission from the Authority provided full payment towards premium, interest thereon one time LEASE rent has been paid.
19. In the event of any dispute legal jurisdiction shall be district court of GautamBudh Nagar, and Hon`ble High court of Allahabad.
20. It shall be exclusive responsibility and liability of the TRANSFEREE to Indemnify Noida against all claims and damages made by any Financial / Institutional / Bank / U.P.S.E.B. / Trade Tax Department. / Noida (Ind. Area Accounts &Jal Department.) / Directorate of Industries, U.P. and/or by any of the earlier lessee / TRANSFEROR / TRANSFEREE and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.
21. If there is any revision in the rate this will be applicable on the TRANSFEREE.
22. If any unauthorized activity /construction is found, the allotment shall be cancelled without any notice.

For SHRESID INTERIORS PVT. LTD.

V.V.S.
Authorised Signatory

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23. That criminal and civil liability, whichever may arise on account of pollution or emission of any toxic or likewise material shall be borne by the Transferor/TRANSFeree. The liability of compensation on account of polluter pay principle will be charged by the TRANSFEROR/TRANSFeree of Properties.
24. That this Transfer memorandum is being issued as per directions of Hon'ble National Green Tribunal order dated 10.04.2013 in application No. 1/2012 SANJAY AGNIHOTRI V/s UNION OF INDIA Ors.
25. Each tenant/allottee will ensure compliance of all statutory rules and regulations of the various department's of both central and state government (e.g. Factory, Labour, Electricity, Fire, Building Construction, Directorate of Industries, Pollution Control Board, Employees State Insurance Corporation, Provident Fund etc.).
26. Even after issue of this letter, the allottee shall be liable to pay the amount due to application of GST on the services rendered by NOIDA authority.

For SHRESID INTERIORS PVT. LTD.

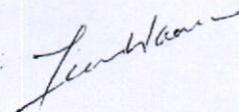
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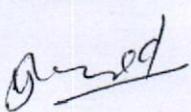
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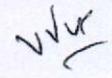

IN WITNESS WHEREOF, both the parties have signed this TRANSFER DEED CUM SALE DEED AT NOIDA on this 4th day of MAY 2023, in the presence of the following witnesses: -

Witnesses: -

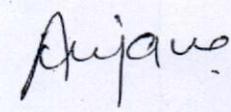
1. 
SHRI SURESH KUMAR GUPTA
Son of SHRI H.L. GUPTA
resident of B-51,
INDERPURI, I.A.R.I. CENTRAL DELHI 110012
(AADHAAR NO. XXXX XXXX 0034)

2. 
PRAMOD KUMAR
Son of SHRI HARBIR SINGH
R/o RC-36 SHIV PARK
KHORA COLONY, GHAZIABAD
U.P.201001
(AADHAAR NO. XXXX XXXX 7936)

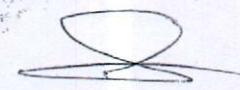
For SHRESID INTERIORS PVT. LTD.

TRANSFEROR 
Authorized Signatory




TRANSFEEEEE




S. B. Singh Baisoya
Advocate
S.R. NOIDA