



हरियाणा HARYANA

51AA 771649

TID No/→ 19735
Date/→ 11-12-8

Attested
for Sub Registrar
Gurgaon

02 MAY 2021

2833

2019/11/11 Adh N. 1078/11

JITENDER KUMAR
STAMPENDOR
GURGAON



This Transfer deed has been presented for registration in accordance with provisions of Rule 119, Part 1-B, Chapter 1 of the Haryana Stamp Manual, 1970. The provisions of the aforesaid rules have been directed to be implemented by the Financial Commissioner and Secretary to the Government of Haryana, Revenue Department vide letter bearing Memo. no. 2940-STR-1-2000/10748, Chandigarh dated 11.10.2000 pertaining to exemption from stamp duty in a case where transfer takes place between parents company and subsidiary company as contemplated under Rule 119(mentioned above) of the Haryana Stamp Manual, 1970.

TRANSFER DEED

Nature of Document	:	Transfer Deed
Village/District	:	Tigra, Tehsil & Distt. Gurgaon
Area	:	17 Kanal 0 Marla
Total Consideration	:	Rs.2,30,27,389/-
Stamp Duty	:	Nil
Stamp No./Date	:	Not Applicable

THIS TRANSFER DEED is executed at Gurgaon on 10th day of December'2008

Between

1).M/s Garland Estates Pvt.Ltd, having its registered office at D-26, Defence Colony, New Delhi- 110024, represented through its authorized Signatory Surinder Kumar duly authorised vide Company Resolution dated 01-09-2008 (hereinafter referred to as 'TRANSFEROR', which expression shall unless repugnant to the context mean and includes their legal heirs, successors, administrators, executors, nominees & assigns) on one hand.(Min Mikar No.1)

2).M/s Hammock Buildwell Pvt.Ltd, having its registered office at 17-B, Asaf Ali Road, New Delhi- 110002, represented through its authorized Signatory Surinder Kumar, duly authorised vide Company Resolution dated 14-10-2008 (hereinafter referred to as 'TRANSFEROR', which expression shall unless repugnant to the context mean and includes their legal heirs, successors, administrators, executors, nominees & assigns) on one hand.(Min Mikar No.2)

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Gurgaon

02 MAY 2009

प्रलेख नः 19735

दिनांक 11/12/08

डीड का नाम PURCHASE FROM COMPENSATION		
तहसील/सब-तहसील गुडगांवा	गांव/शहर तिगरा	स्थित तिगरा
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 1 Kanal	
धन संबंधी विवरण		
राशि 23,027,389.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 0.00 रुपये	
स्टाम्प की राशि 0.00 रुपये	रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क
रुपये		

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 11/12/2008 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी M/s. Garland पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी D-26 Defence Colony New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

श्री M/s. Garland Estates Pvt.Ltd. thru Surinder Kumar(OTHER), M/s. Hammock Buildwell Pvt.Ltd. thru (OTHER)

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru:- Anil Mishra क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।
व श्री/श्रीमती/कुमारी Mahesh K. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।
साक्षी नः 1 को हम नम्यरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

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AND

M/s. Aparajit Promoters Pvt.Ltd, having its registered office at 17-B, Asaf Ali Road, New Delhi-110002, represented through its authorized Signatory Anil Mishra duly authorized vide Company Resolution dated 01-09-2008 & 14-10-2008, (hereinafter referred to as 'TRANSFEREE, which expression shall unless repugnant to the context mean and includes their legal heirs, successors, administrators, executors, nominees & assigns) on the other hand

WHEREAS, the TRANSFEROR is the legal, lawful owner in possession of piece and parcel of agricultural land bearing Khewat/Khata No.45/52, Mustil No. 36, Kila No.1/2/2(0-9) salam, Khewat/Khata. No. 244/265, Mustil No. 36, Kila No.10/1(3-8) salam, Khewat/Khata. No.227/245, Mustil No. 36, Kila No. 11/2 (1-14) salam, Khewat/Khata No. 230 min/249, Mustil No. 36, Kila No. 1/1/2/3 (2-19) salam, total land admeasuring 8 Kanal 10 Marla salam (Min Mikar No.1) & Khewat/Khata No. 48/55, Mustil No. 36, Kila No. 2min east south (4-15), 9(3-15) salam land admeasuring 8 Kanal 10 Marla (Min Mikar No.2) thus total land of all Khewats admeasuring 17 Kanal 0 Marla vide Jamabandi Year 2001-2002 situated in the revenue estate of village Tigra, Tehsil & District Gurgaon, Haryana (herein after referred to as the "Said Land"). The Aks- Shizra of the said land is attached alongwith the deed.

WHEREAS in terms of aforesaid Transfer deed and revenue documents TRANSFEROR is full fledged and lawful owner in possession of the land referred to above and is competent and entitled to transfer the same in favour of the TRANSFEREE.

WHEREAS Shri Surinder Kumar has been duly authorized vide resolution dated 01-09-2008 & 14-10-2008 duly passed by Board of Directors of the TRANSFEROR to accept Transfer consideration, execute and get registered present Transfer deed and to deliver actual physical possession of the land described above to the TRANSFEROR.

WHEREAS Shri Anil Mishra has been duly authorized vide resolution dated 01-09-2008 & 14-10-2008 duly passed by Board of Directors of the TRANSFEREE to pay the Transfer consideration amount, execute and get registered present Transfer deed and to obtain actual physical possession of the land described from the TRANSFEREE.

WHEREAS the TRANSFEROR was/is desirous of transferring the aforesaid land together with all rights, easements etc. appurtenant thereto. The TRANSFEROR had approached the TRANSFEREE for Transfer of the land hereinbefore

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02 MAY 2008

Reg. No.
19735

Reg. Year
2008-2009

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Surinder Kumar

क्रेता

thru:- Anil Mishra

गवाह 1:- H.R.Khatana

गवाह 2:- Mahesh K.Chauhan

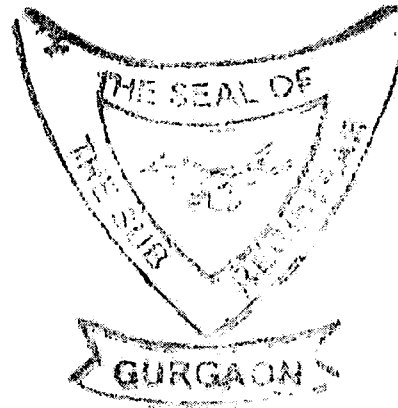
प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,735 आज दिनांक 11/12/2008 को वही न: 1 जिल्द न: पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

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described and the same is being transferred in favour of the TRANSFEREE on the terms and conditions set out in this Transfer deed.

NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-

1. That the total Transfer consideration in respect of has been settled at Rs. 2,30,27,389/- (Rupees.Two Crore Thirty Lacs Twenty Seven Thousand Three Hundred Eighty Nine only).This Transfer consideration amount shall be paid by the TRANSFEREE to the TRANSFEROR in form of issue of 1331 equity shares of Rs.10/- each at Rs.8,637=43/- fully paid up aggregating to Rs.1,14,96,420/- (Rs. One Crore Fourteen Lacs Ninety Six Thousand Four Hundred Twenty only) (Min Mikar No.1) & 1335 equity shares of Rs.10/- each at Rs.8.637=43/- each aggregating to Rs.1,15,30,969/-(Rs. One Crore Fifteen Lacs Thirty Thousand Nine Hundred Sixty Nine only) (Min Mikar No.2).
2. That the TRANSFEREE has become full fledged and lawful owner in possession of the aforesaid land alongwith all rights appurtenant thereto and TRANSFEREE shall be entitled to hold and enjoy the same absolutely without any let, hindrance, interruption, disturbances, claim or demand from the TRANSFEROR or any person claiming under or through the TRANSFEROR. The TRANSFEROR has not been left with any right, title or interest whatsoever with the aforesaid land. Actual physical possession has been delivered at the spot to the TRANSFEREE.
3. That the TRANSFEREE shall be entitled to use and utilize the aforesaid land in any manner deemed fit by it and the TRANSFEROR undertakes not to raise any objection to the same. The TRANSFEROR has assured the TRANSFEREE that TRANSFEROR has got a clear marketable title in respect of the land detailed above and that it is entitled to transfer the same to the TRANSFEREE. TRANSFEROR has further assured the TRANSFEREE that the property being transferred is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint orders attachments etc. and no litigation or dispute whatsoever is pending in respect of the same before any court or authority. TRANSFEROR has further assured the TRANSFEREE that it has not entered into any agreement of Transfer in favour of any other third party relating to the land detailed above except the agreement in favour of mentioned above.

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4. That TRANSFEROR further undertakes that in case any outstanding amount or dues, taxes, charges or liens etc. are discovered subsequently in that event the TRANSFEROR shall be liable to pay the same.
5. That the TRANSFEROR has assured the TRANSFEREE that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the land transferred to the TRANSFEREE and in case any such dues are found payable the same shall be paid by the TRANSFEROR. The TRANSFEROR has assured the TRANSFEREE that no amount towards any account upto date of execution and registration of this Transfer deed is outstanding or payable to any authority /agency and in case any such dues are found payable upto the date of execution of this Transfer deed, the same shall be paid by the TRANSFEROR .
6. That in the event of aforesaid land / part thereof being lost to the TRANSFEREE on account of defective title of the TRANSFEROR or on account of any concealment on the part of the TRANSFEROR, in that event the TRANSFEROR shall recoup the TRANSFEREE for such loss together with all litigation expenses incurred by the TRANSFEREE and damages suffered by it.
7. That the TRANSFEROR is not left with any right, interest or title in the land in question which has become the absolute property of the TRANSFEREE.
8. That the TRANSFEREE shall be entitled to get sanctioned mutation in its favour on the basis of this Transfer deed so as to reflect its name as owner in possession of the same. TRANSFEROR undertakes not to raise any objection to the same. TRANSFEROR shall execute all such documents and do all requisite acts, deeds and things as may be required for getting incorporated name of the TRANSFEREE as owner in the revenue record.

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IN WITNESS WHEREOF both TRANSFEROR and TRANSFEREE
aforementioned have executed this Transfer deed on the date and
place first mentioned above

WITNESSES

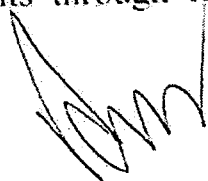
TRANSFEROR

1.



District Courts, Gurgaon

(1) M/s Garland Estates Private Limited
through its duly authorized person.
2) M/s Hammock Buildwell Private
Limited through its duly authorized
person 

TRANSFEREE

M/s Aparajit Promoters Private Limited
through its through its duly authorized
person. 

2.


Mahesh. K. Chauhan
Advocate, Gurgaon

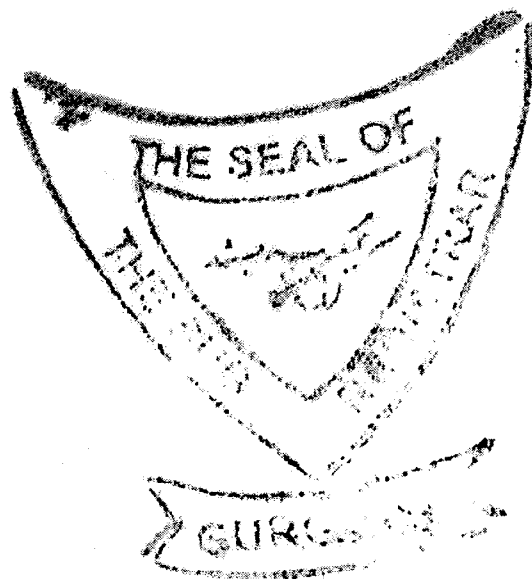
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वसीका नं० 1973 S अपि वही नं० 1
 दिनांक नं० 11008 नं० 20.2/ पर
 पाना दिनांक 1
 दिनांक 896 नं० 61
 दिनांक 11-12 को एवं संकेत
 किया गया। 28

संयुक्त सच रजिस्ट्रार
 मुहम्मदीव



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