



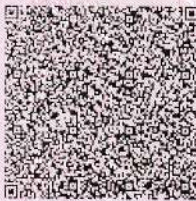
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP24136417729283U  
Certificate Issued Date : 16-Feb-2022 03:40 PM  
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0138788483171871U  
Purchased by : MESSERS ZAK VENTURE PRIVATE LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : OFFICE NO.2502,5TH FLOOR,TOWER NO.2,ETT-2 PLOT  
NO.36,BLOCK B,SECTOR-132,NOIDA GB NAGAR,UP,201301  
Consideration Price (Rs.) :  
First Party : SMRITI SINGH  
Second Party : MESSERS ZAK VENTURE PRIVATE LIMITED  
Stamp Duty Paid By : MESSERS ZAK VENTURE PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 6,80,000  
(Six Lakh Eighty Thousand only)



Please write or type below this line

*Smriti*

For ZAK Venture Private Limited

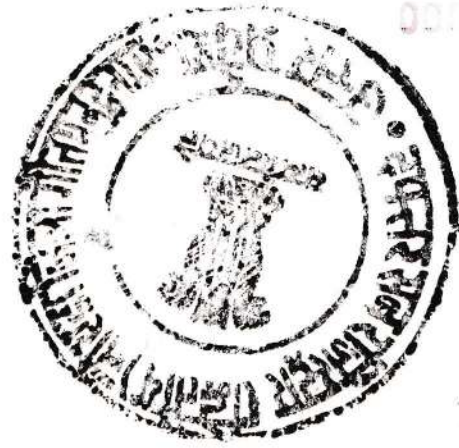
*Director*  
Director

QT 0006497873

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of 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 genuineness is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.







**TRANSFER DEED CUM SALE DEED**  
(ITES OFFICE SPACE)

**IN RESPECT OF ITES OFFICE SPACE UNIT NO. 2502 ON 05<sup>TH</sup> FLOOR, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA", DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 2032 SQ. FT., i.e., 188.85 SQ. MTRS COVERED AREA 109.49 SQ. MTRS., THROUGH M/S YORK TECH PVT. LTD.**

*Smiti*

For ZAK Venture Private Limited

*Wahy*  
Director





Sale Consideration	:	Rs. 1,35,98,400/-
Market Value	:	Rs. 70,75,000/-
Stamp duty paid @ 5%	:	Rs. 6,80,000/-
Super Area	:	"188.85" Sq. Mtrs.
Covered Area	:	109.49 Sq. Mtrs
Floor	:	05 <sup>TH</sup>
Two Covered Parking	:	YES
Circle Rate	:	Rs. 1,52,250/- per sq. mtrs.
		70% rebate for 05 <sup>th</sup> floor

This **TRANSFER DEED** is made and executed at Noida, Distt. Gautam Budh Nagar, Uttar Pradesh on this 17<sup>TH</sup> day of FEBRUARY, 2022, between **MRS. SMRITI SINGH** (AADHAR NO. XXXX XXXX 1058, PAN-BKZPS8181G) W/O SHRI AMIT KUMAR VERMA R/O FLAT NO. F-603 SAKET DHARM APARTMENT PLOT NO. E-10 SECTOR-61 NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, of the First Part, hereinafter called the **TRANSFEROR.**



For ZAK Venture Private Limited



Director





पट्टाधिकार का अंतरण / विक्रय पत्र

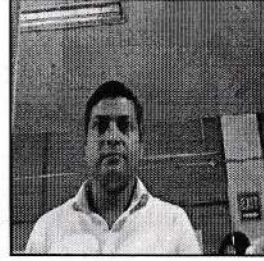
बही सं०: 1

रजिस्ट्रेशन सं०: 1523

वर्ष: 2022

प्रतिफल- 13598400 स्टाम्प शुल्क- 680000 बाजारी मूल्य - 7075000 पंजीकरण शुल्क - 136000 प्रतिलिपिकरण शुल्क - 80 योग : 136080

श्री मै० ZAK VENTURE PRIVATE LIMITED द्वारा डायरेक्टर द्वारा  
काशिफ हसन अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री शहीद अली  
व्यवसाय : अन्य  
निवासी: सी 905 लिंकन टावर गैड ओमैक्स अपोजिट पंचशील बालक इंटर कॉलेज  
सेक्टर 93बी नॉएडा उत्तर प्रदेश 201304



श्री, मै० ZAK VENTURE PRIVATE  
LIMITED द्वारा डायरेक्टर द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक  
08/03/2022 एवं 04:05:00 PM बजे  
निबंधन हेतु पेश किया।

काशिफ हसन अधिकृत  
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
ओमकार वर्मा (प्रभारी)  
उप निबंधक :सदर द्वितीय  
गौतम बुद्ध नगर  
08/03/2022  
  
विक्रम शर्मा  
निबंधक लिपिक

प्रिंट करें



4  
AND

**M/S ZAK VENTURE PRIVATE LIMITED, (PAN-AAACZ9321J)** THROUGH ITS DIRECTOR **MR. KASHIF HASAN** (AADHAR NO. XXXX XXXX 5971) S/O MR. SHAHID ALI R/O C-905 LINCOLN TOWER GRAND OMAXE OPPOSITE PANCHSHEEL BALAK INTER COLLEGE SECTOR-93B NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH-201304, VIDE BOARD RESOLUTION DATED-24-12-2021, PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, of the Second Part, hereinafter called the **TRANSFEREE**.

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

WHEREAS Transferor aforesaid is an actual and absolute allottee, lessee, owner and in possession of ITES OFFICE SPACE UNIT NO. **2502 ON 05<sup>TH</sup> FLOOR**, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA", DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 2032 SQ. FT., i.e., **188.85** SQ. MTRS COVERED AREA 109.49 SQ. MTRS., THROUGH M/S YORK CALLTECH PVT. LTD., hereinafter called the said property and which is bounded as under :-

ON THE NORTH BY	: AS PER SITE
ON THE SOUTH BY	: AS PER SITE
ON THE EAST BY	: AS PER SITE
ON THE WEST BY	: AS PER SITE

For ZAK Venture Private Limited

*Kashif*  
Director





बही सं०: 1

रजिस्ट्रेशन सं०: 1523

वर्ष: 2022

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

श्रीमती स्मृति सिंह, पत्नी श्री अमित कुमार वर्मा

निवासी: फ्लैट न० एफ 603 साकेत धर्म अपार्टमेंट प्लाट  
न० ई 10 सेक्टर 61 नॉएडा उत्तर प्रदेश

व्यवसाय: अन्य

अंतरीति: 1



श्री मै० ZAK VENTURE PRIVATE LIMITED द्वारा  
डायरेक्टर के द्वारा काशिफ हसन, पुत्र श्री शहीद अली  
निवासी: सी 905 लिंकन टावर गैड ओमैक्स अपोजिट  
पंचशील बालक इंटर कॉलेज सेक्टर 93बी नॉएडा उत्तर  
प्रदेश 201304

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री विजय साह, पुत्र श्री सत्य नारायण साह

निवासी: 12-एल सेकंड फ्लोर पॉकेट 4 ईएचएस फ्लैट्स  
मयूर विहार फेज 3 ईस्ट दिल्ली

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री प्रकाश कुमार, पुत्र श्री राधे श्याम सिंह

निवासी: 482 थर्ड फ्लोर गली न० 6 सरपंच का बाड़ा  
मंडावली फाज़लपुर दिल्ली

व्यवसाय: अन्य



ने की। पं० अति: भद्र सुक्षिप्ता के निशान अंगठ  
नियमानुसार लिए गए हैं।  
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओमकार वर्मा (प्रभारी)  
उप निबंधक : सदर द्वितीय  
गौतम बुद्ध नगर  
विवेक शर्मा  
निबंधक लिपिक



AND WHEREAS the Tripartite Sub-Lease Deed of the said property has been executed by the "New Okhla Industrial Development Authority" through "M/s YORK CALLTECH PRIVATE LIMITED" in favour of MRS. DR. SMRITI SINGH W/O SHRI AMIT VERMA, (ORIGINAL ALLOTTEE), vide Tripartite Sub-Lease Deed Dated which is duly registered in the office of Sub. Registrar-II, NOIDA, in Book No. I, Volume No. **6518** on pages **397** to **426** at Document No. **190**, on Dated **09-01-2015**, issued by M/s YORK TECH PVT LTD.

AND WHEREAS the abovesaid Transferor have already applied and obtained the Transfer permission in favour of the abovesaid TRANSFEREE, in respect of the lease hold rights in the abovesaid property, from the New Okhla Industrial Development Authority vide their Transfer Memorandum No. **NOIDA/INSTITUTIONAL/2022/3363 DATE 08-FEB-2022, Registration Id: 90113069, ON THE BASIS OF NO OBJECTION CERTIFICATE, DATED 29-12-2021, ISSUED BY M/S YORK TECH PVT., LTD.**

**NOW THIS TRANSFER DEED WITNESSETH AS UNDER :-**

1. That the total consideration of the abovesaid property has been settled as Rs. 1,35,98,400/- (Rupees ONE CRORE THIRTY FIVE LAKH NINETY EIGHT THOUSAND FOUR HUNDRED Only) between the Transferor and the TRANSFEREE.
2. That the Transferor have received an amount of Rs. 1,35,98,400/- (Rupees ONE CRORE THIRTY FIVE LAKH NINETY EIGHT THOUSAND FOUR HUNDRED Only) from the TRANSFEREE as full and final consideration of the said property and the details of payments are as under :-


For ZAK Venture Private Limited

  
Director





MODE OF PAYMENT	DATED	AMOUNT
RTGS/NEFT/IMPS UTR NO.		
676151641	09-12-2021	Rs. 14,00,000/-
ICICR520220203004438651	03-02-2022	Rs. 33,18,115/-
D.D. NO. 435000	02-02-2022	Rs. 19,94,301/-
D.D. NO. 435003	02-02-2022	Rs. 67,50,000/-
BOTH DRAWN ON KOTAK MAHINDRA BANK.		
1% TDS HAS BEEN PAID		Rs. 1,35,984/-
		-----
TOTAL AMOUNT		Rs. 1,35,98,400/-



For ZAK Venture Private Limited

  
Director







3. That now there is no balance due, towards the TRANSFEREE, to be paid to the Transferor aforesaid/NOIDA in connection with the abovesaid property.
4. That the Transferor aforesaid have assured undertake and indemnify, the Transferee, that the abovesaid property is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, dispute, injunction, litigation, banks or private Loans, Securities, Guarantees, attachment with any decrees of any Hon'ble Court of Law from Lower to higher Jurisdiction in all over India or abroad and if it is proved otherwise in future, then the Transferor shall be liable and responsible for the same and the TRANSFEREE shall have the right to recover all their losses and damages, from the other movable and immovable properties of the Transferor with the legal interest and expenses thereof at the cost, risk and expenses of the Transferor.
5. That the physical and vacant peaceful possession of the said institutional property have been handed over by the Transferor to the TRANSFEREE on the spot.
6. That the Transferor have transferred all the rights, title and interest in the said property with ownership unto the TRANSFEREE by the virtue of this Transfer deed of lease hold rights.



For ZAK Venture Private Limited

  
Director







7. That the Transferor and the TRANSFEREE shall be bound by all the terms and conditions of the Transfer Memorandum, which has been issued by the N.O.I.D.A. in connection with the abovesaid property.
8. That the terms and conditions of the N.O.I.D.A. as amended from time to time by the N.O.I.D.A. shall also be binding on the TRANSFEREE.
9. That the TRANSFEREE aforesaid shall be entitled to construct the institutional building or as allowed by the Noida Authority on the said property, according to the Bye-laws of N.O.I.D.A.
10. That the 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.
11. The TRANSFEREE shall be bound by the terms and condition of sub lease deed of flat executed on **09-01-2015**.
12. That the TRANSFEREE would enjoy the lease hold rights for a period of 90 years.



For ZAK Venture Private Limited



Director







13. That the transferor and transferee would execute and registered the lease deed within 90 days from the date of Transfer Memorandum. In case of failure to execute & register the lease deed within stipulated period of 90 days from the date of issue of this Transfer memorandum. The Transfer Memorandum shall be the part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied @Rs. 50/- per day upto 200 sq. mtrs. Plot area @ 100/- per day upto plot area of 800 sq. mtrs, and @ 200/- per day for plot area above 800 sq. mtrs
14. That the Transferee shall be liable to use the unit/building for the purpose of IT/ITES.
15. No permission for change of project will be considered.
16. That the transferee has paid one time lease rent.
17. In case of Institutional plot/premises, transferee shall get One-Year period from making the unit functional without payment of charges.
18. That if the Transferee does not abide by the terms and conditions of allotment/lease deed/sub-lease deed and building regulation and directions or any other rules framed by the Authority, the lease deed/sub-lease deed shall 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.



For ZAK Venture Private Limited



Director







19. That the transfer of Institutional property is an act between Transferor(s) and Transferee(s) and as such any lines claims damages compensation adverse court order etc. arising thereof subsequently would be the sole liability of transferee(s) and NOIDA would remain indemnified against the same.
20. The TRANSFEREE shall put the property in the use exclusively from the purpose only, for which the same has been allotted and shall not use it for any other purpose.
21. That the Transferee shall be bound by the terms of allotment/lease deed/ sub-lease deed rules and regulations framed by the Authority in this regard.
22. That in the event of any dispute legal jurisdiction shall be District court of Gautam Budh Nagar and Hon'ble High Court of Allahabad.
23. That the Transferee shall be governed by provisions of U.P. Industrial Development Act, 1976 and the Rules/Regulations framed or directions issued thereunder.
24. The above transfer memorandum is being issued with the approval of Competent Authority.



For ZAK Venture Private Limited

  
Director







25. That the contents / matters of this document has been read by the parties and they have signed it, before reading and verified the contents of this documents.
26. That this document has been drafted by the Deed Writer on the basis and light of documentary evidence, which was provided by the Transferor /Transferee to the Deed Writer under the verbal statement of the Transferor /Transferee, and for which the all liabilities and responsibility shall be of both the parties, and Deed Writer shall have not any kinds of liabilities and responsibility in this Transfer deed.

IN WITNESSES WHEREOF, this TRANSFER DEED has been signed and executed at Noida, Distt. Gautam Budh NAGAR, Uttar Pradesh in the presence of the following witnesses :-

WITNESSES:-

1.



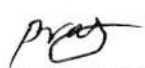

TRANSFEROR

MR. VIJAY SAH  
S/O SHRI SATYA NARAYAN SAH  
R/O 12-L 02<sup>ND</sup> FLOOR POCKET-4  
EHS FLATS MAYUR VIHAR PHASE-3  
EAST DELHI  
AADHAR NO. XXXX XXXX 5407

For ZAK Venture Private Limited

Director

2.



TRANSFEEER


MR. PRAKASH KUMAR  
S/O LATE SHRI RADHE SHYAM SINGH  
R/O HOUSE NO. 482 03<sup>RD</sup> FLOOR  
GALI NO. 6 SARPANCH KA BADA MANDAWALI  
FAZALPUR DELHI-110092  
AADHAR NO. XXXX XXXX 9801

**DRAFTED BY**  
**ARUN MOHAN**  
**(Deed Writer)**  
**CHAMBER No. 29**  
**SECTOR-32 NOIDA**

आवेदन सं०: 202200743008853

बही संख्या 1 जिल्द संख्या 12601 के पृष्ठ 93 से 120 तक क्रमांक  
1523 पर दिनांक 08/03/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
ओमकार वर्मा (प्रभारी)

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

08/03/2022



DRAFTED BY  
ARUN MOHAN  
(Deed Writer)  
CHAMBER NO.  
SECTOR 22, NO. 1