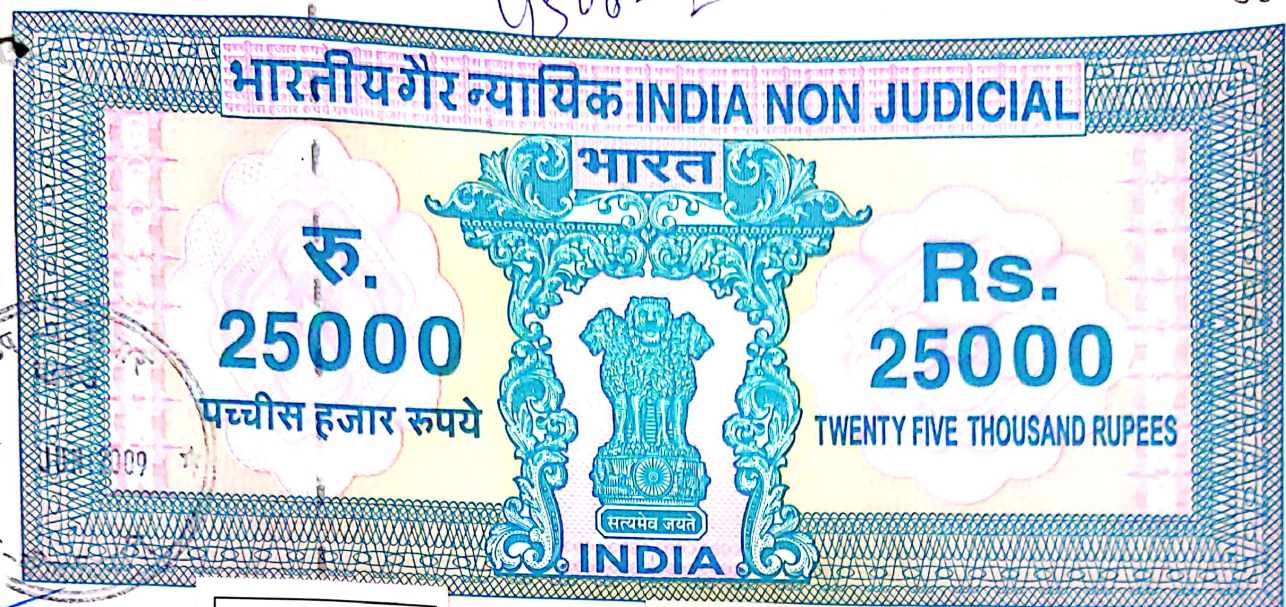


4508-1

30



उत्तर प्रदेश

SH

A 015350



DEED WITHIN
NOIDA



DEED WITHIN
NOIDA

**DEED OF CHANGE IN SHAREHOLDING
(CIS DEED)**

Percentage of Change in share	: 100%
Sale Consideration	: NIL
VALUE FOR THE PURPOSE OF STAMP DUTY:	Rs. 4,00,00,000/-
Stamp Duty paid @5%	: Rs. 20,00,000/-
Total Plot area	: 3200 Sq. mtrs
Total Covered area	: 200.00 Sq. Mtrs (TIN SHED)
Value of Boundary wall	: Rs. 7,00,000/-
Circle rate of land	: Rs. 12,000/- per sq. mtrs
Circle rate of Construction	: Rs. 4,500/- per sq. mtrs

For Fantastic Project Pvt. Ltd.

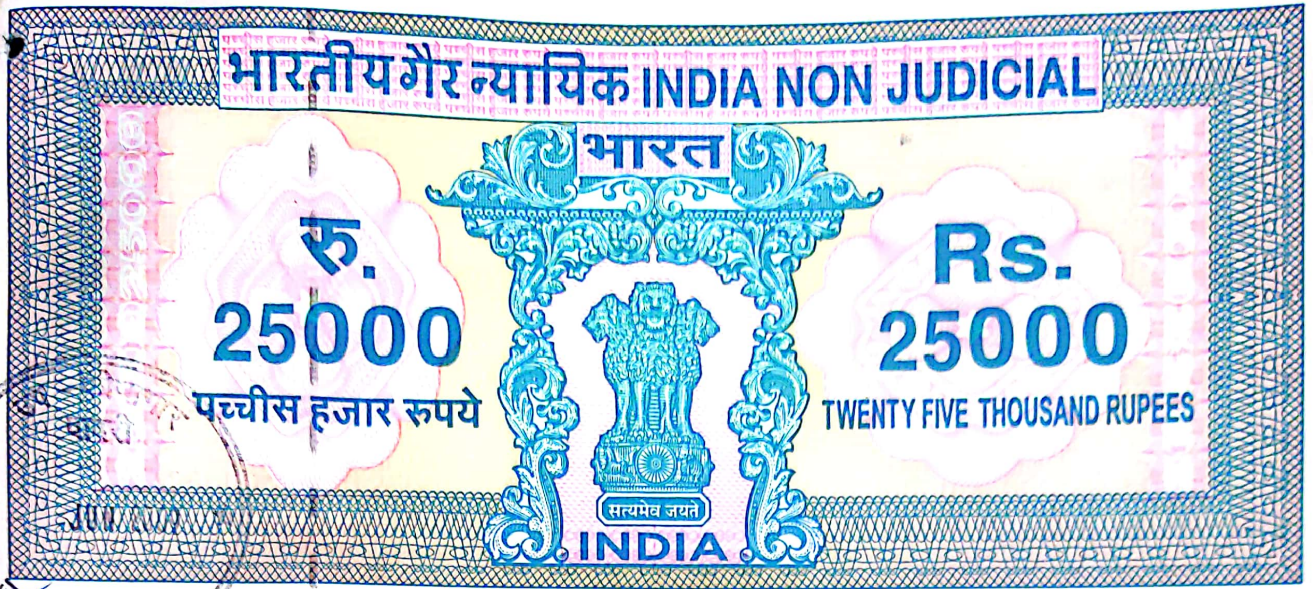
[Signature]

Director

For Fantastic Project Pvt. Ltd.

[Signature]

Director



उत्तर प्रदेश UTTAR PRADESH

A 015351

(2)

This CIS DEED is made and executed at NOIDA on this 30th day of JUNE 2009, between **M/s FANTASTIC PROJECTS PVT LTD** through its Director **SHRI MANOJ GARG** Son of SHRI JOGESHWAR DAYAL GARG Resident Of G-39, PREET VIHAR, DELHI-110092 duly authorized vide Board Resolution dated 29-06-2009 passed by the Board of Directors of the Company, (Transferring 100% share of the company), of the one part, hereinafter called the TRANSFEROR.

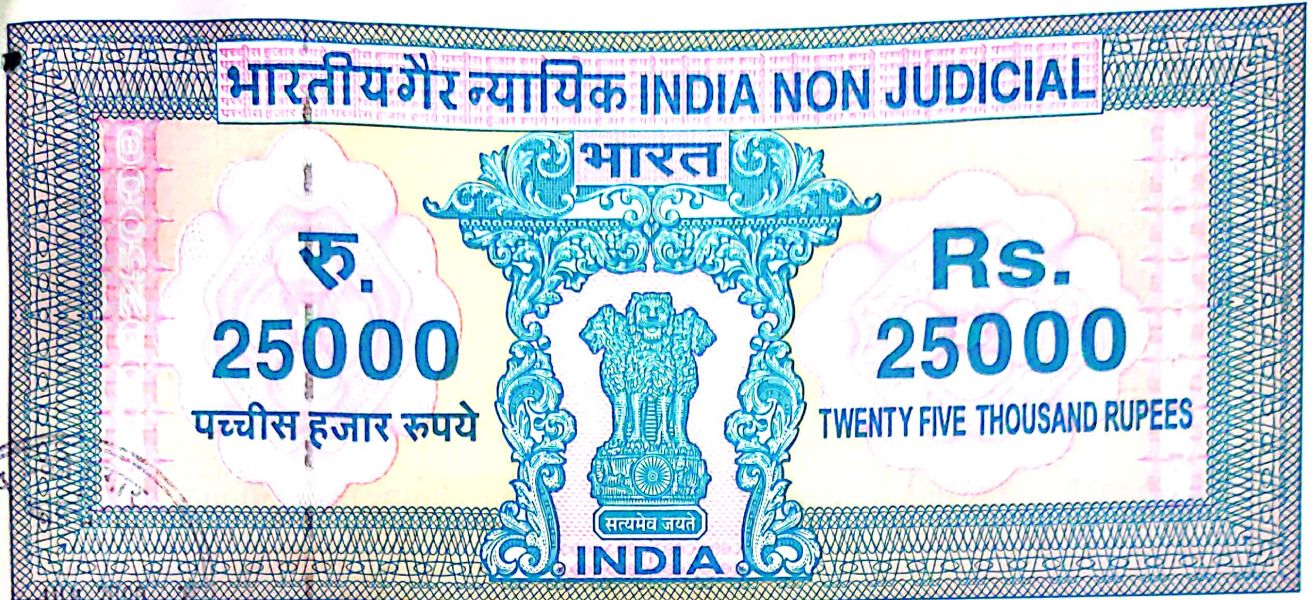
For Fantastic Projects Pvt. Ltd.



For Fantastic Projects Pvt. Ltd.

Director





उत्तर प्रदेश UTTAR PRADESH

A 015352

(3)

AND

M/s FANTASTIC PROJECTS PVT LTD through its Director MRS. LALITA GARG Wife of SHRI MANOJ GARG Resident Of G-39, PREET VIHAR, DELHI-110092 duly authorized vide Board Resolution dated 29-06-2009 passed by the Board of Directors of the Company, (acquiring 100% share of the company), of the second part, hereinafter called the TRANSFEREE.

For Fantastic Projects Pvt. Ltd.

Director

For Fantastic Projects Pvt. Ltd.

Director

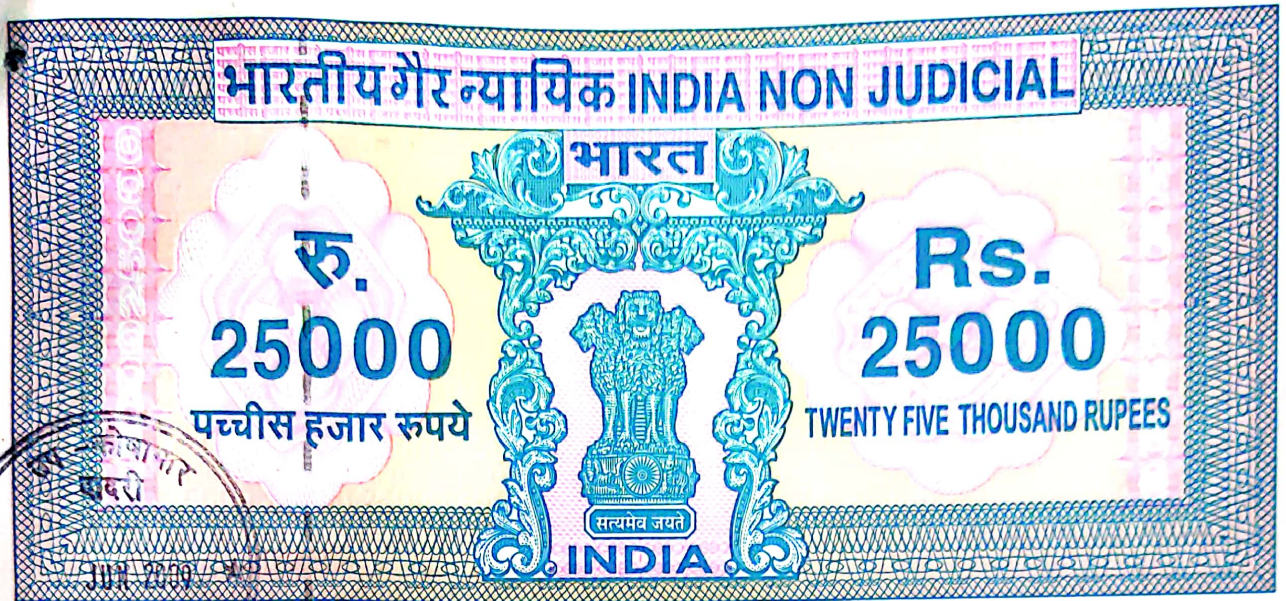


(4)

(The words and expressions First party and the Second party, shall, unless the context does not so admit, mean and include their heirs, executors, administrators, representatives, successors and permitted assigns AND wherever the context requires, " SINGULAR" shall mean and be construed as "PLURAL and "MASCULINE" shall mean and be construed as the "Feminine" AND wherever the word and expression NODA occur in this C.I.S. Deed, the same shall mean and stand for New Okhla Industrial Development Authority).

MK

Sabita



उत्तर प्रदेश UTTAR PRADESH

A 015354

(5)

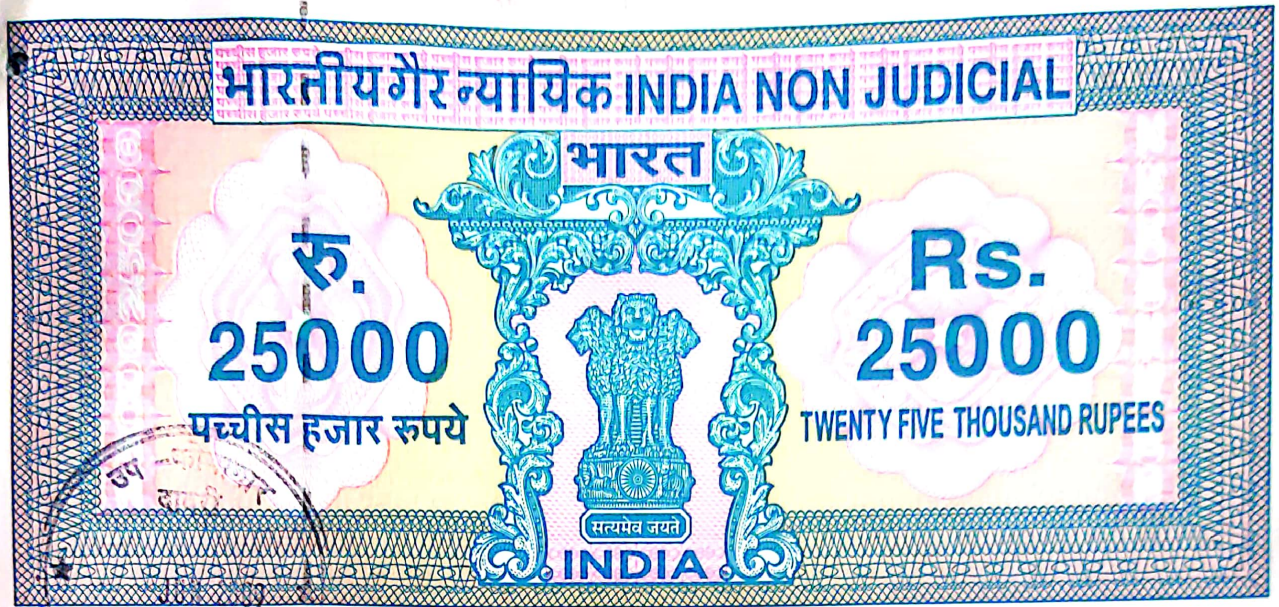
Whereas the Transferor aforesaid is the Allottee, Lessee and in possession of Industrial Plot bearing No. 247/11 , Situated in Block D, Situated at Sector-63 NOIDA District Gautam Budh Nagar-U.P. Total land area measuring 3200 Sq. Mtrs alongwith Built-up structure standing thereon having its total Covered area 200 sq. mtrs (Tin shed) duly allotted by the NOIDA AUTHORITY, hereinafter referred to as the Property, which is bounded as under: -

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015355

(6)

ON THE NORTH BY

: 18.0 MTRS WIDE ROAD

ON THE SOUTH BY

: Plot No. D-242, Sector-63, NOIDA

ON THE EAST BY

: Plot No. D-247/12, Sector-63, NOIDA

ON THE WEST BY

: Plot No. D-247/10, Sector-63, NOIDA

For Fantasy P. Ltd.

Handwritten signature



For Fantasy P. Ltd.

Handwritten signature
Director



कार्यालय उप कोषागार
दादरी
27 JUN 2009
स्टाम्प नं० 216 25002
स्टाम्प नं० 212 में शामिल किया गया
उप रोकड़िया

क्रेता

Registration No. : 4508

Year : 2009

Book No. : 1

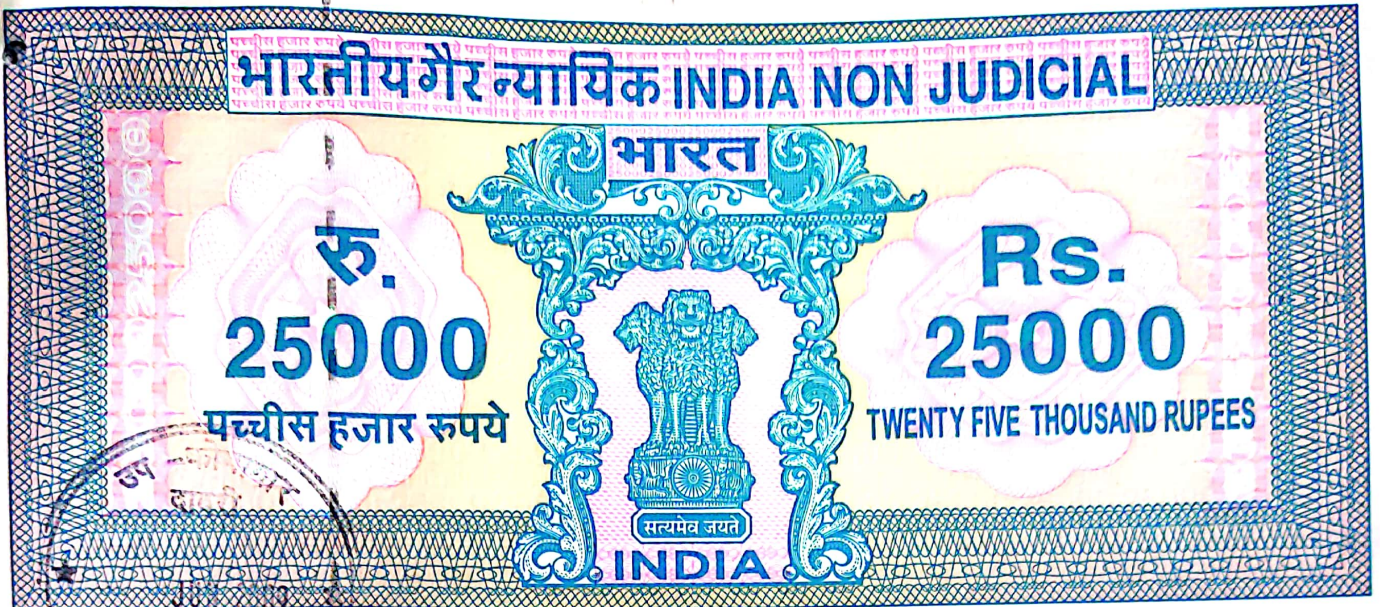
0201 M/s Fantastic Projects P Ltd द्वारा ललिता गर्ग

पत्नी मनोज गर्ग

जी 39 प्रीत विहार दिल्ली

व्यापार





उत्तर प्रदेश UTTAR PRADESH

A 015355

(6)

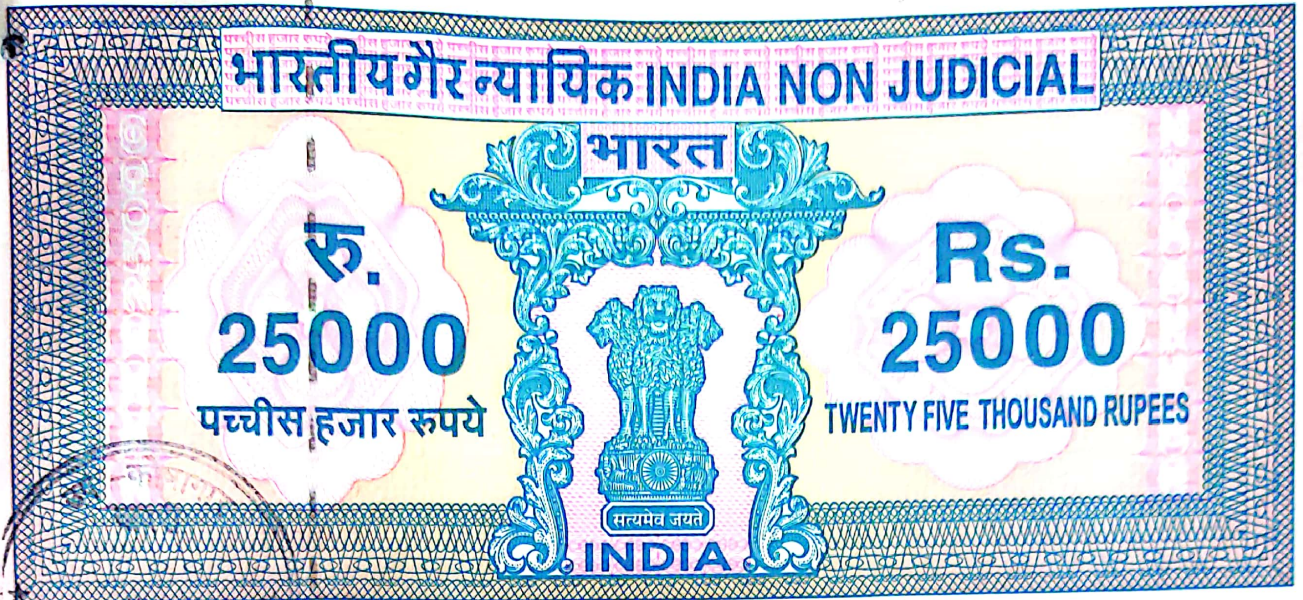
ON THE NORTH BY
ON THE SOUTH BY
ON THE EAST BY
ON THE WEST BY

: 18.0 MTRS WIDE ROAD
: Plot No. D-242, Sector-63, NOIDA
: Plot No. D-247/12, Sector-63, NOIDA
: Plot No. D-247/10, Sector-63, NOIDA

For Fantastical Sign P. & L. Ltd.
Director

For Fantastical Sign P. & L. Ltd.
Salita
Director





उत्तर प्रदेश UTTAR PRADESH

A 015356

(7)

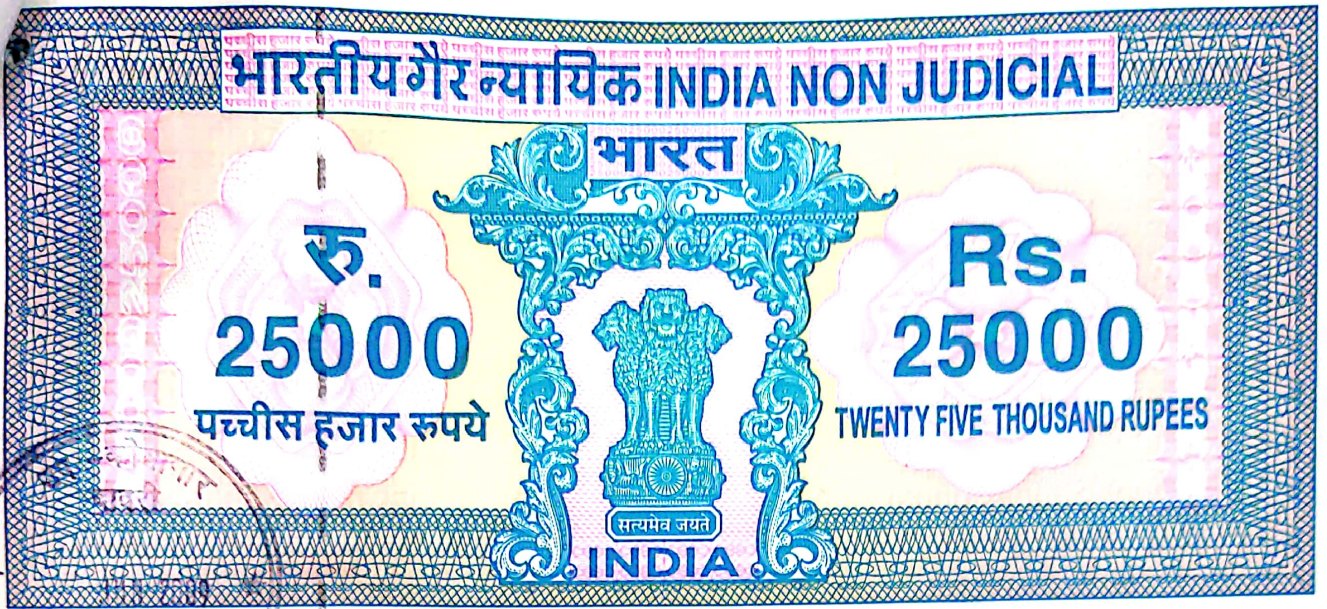
And whereas the LEASE DEED of the said property has been executed by the Noida authority in favour of **M/s FANTASTIC PROJECTS PVT LTD**, and the same was duly registered in the office of Sub-Registrar NOIDA in book No. I, Volume No. 1375 on pages 107 TO 136 as Document No. 3419 AND MUSANNA NO. 3420 dated 20.04.2006.

For Fantastic Projects Pvt. Ltd.

Director

For Fantastic Projects Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015357

(8)

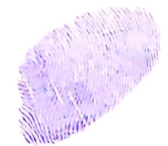
And whereas the TRANSFEROR aforesaid had moved an application on dated 26.06.2009 to the NOIDA AUTHORITY for change in Constitution / SHAREHOLDING from **M/s FANTASTIC PROJECTS PVT LTD**, to **M/s FANTASTIC PROJECTS PVT LTD**

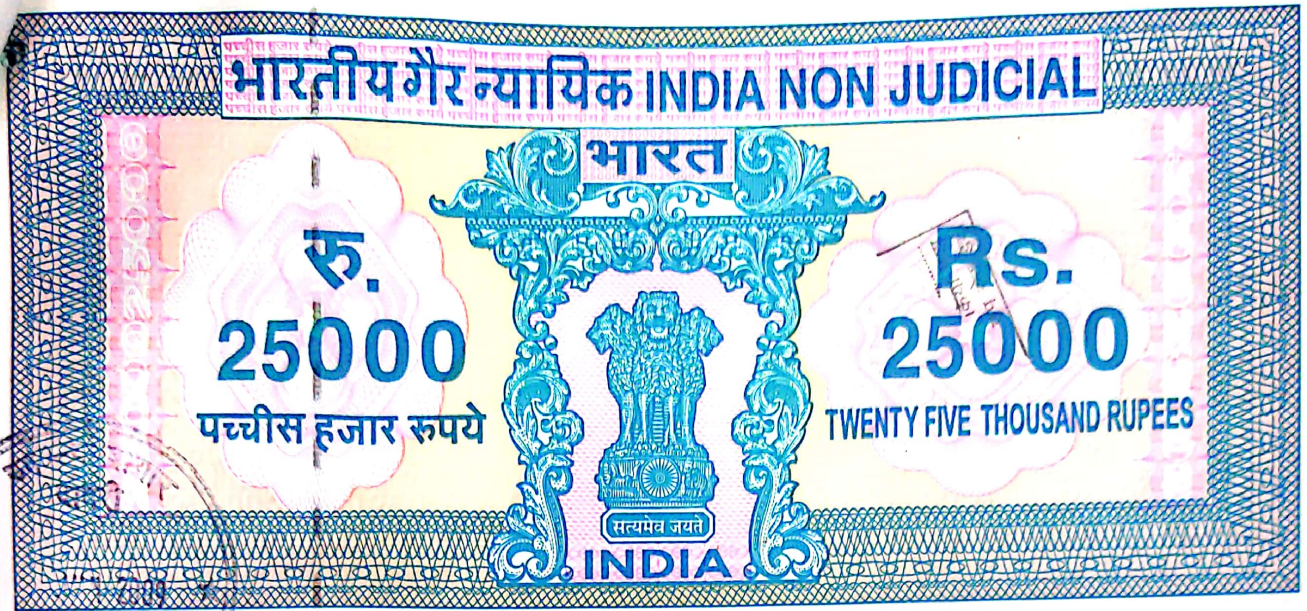
And whereas the NOIDA AUTHORITY has approved the same and has issued a letter of Change in Constitution / SHAREHOLDING from **M/s FANTASTIC PROJECTS PVT LTD**, to **M/s FANTASTIC PROJECTS PVT LTD**, vide their CIS Letter No. NOIDA / DGM (IND) / 2009 / 2581 DATED 29.06.2009

For Fantastic Projects Pvt. Ltd.
Director



For Fantastic Projects Pvt. Ltd.
Salika
Director





उत्तर प्रदेश UTTAR PRADESH

A 015358

(9)

NOW THIS CIS DEED WITNESSETH AS UNDER: -

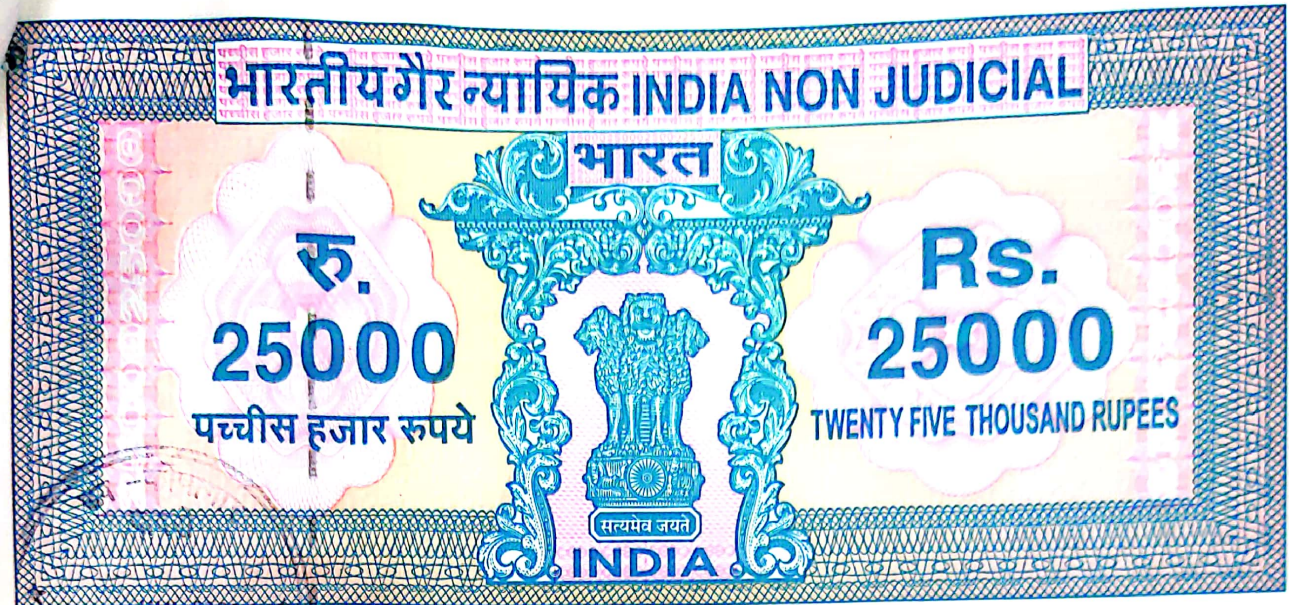
1. That the TRANSFEROR aforesaid has transferred by assignment its Lease Hold rights in the said Industrial Plot bearing No. 247/11 , Situated in Block D, Situated at Sector-63 NOIDA District Gautam Budh Nagar-U.P. Total land area measuring 3200 Sq. Mtrs alongwith Built-up structure standing thereon having its total Covered area 200 sq. mtrs (Tin shed) in favour of the Transferee, without any sale consideration.

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015359

(10)

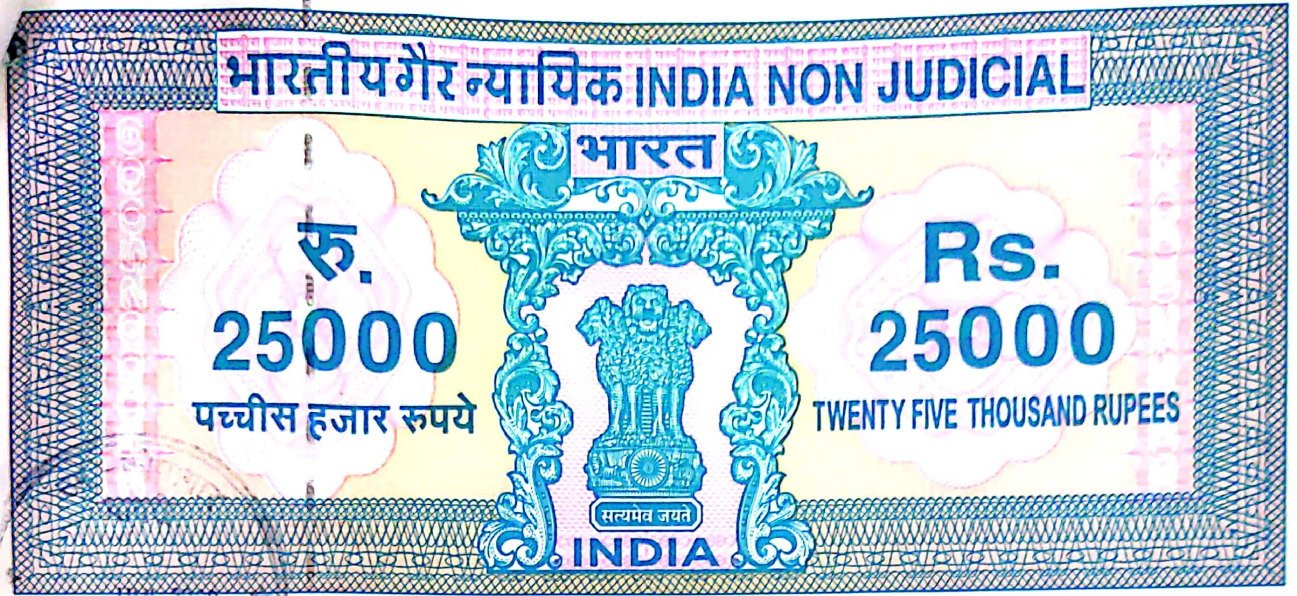
2. That the TRANSFEROR aforesaid has assured the TRANSFEREE that the said property is free from all sorts of encumbrances such as sale, gift, lien, mortgage, attachment, exchange, loan, dispute, pledge, litigation, injunction and decree of any court of law, if proved otherwise the Transferor shall be liable and responsible for the same and the Transferee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the Transferor.

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

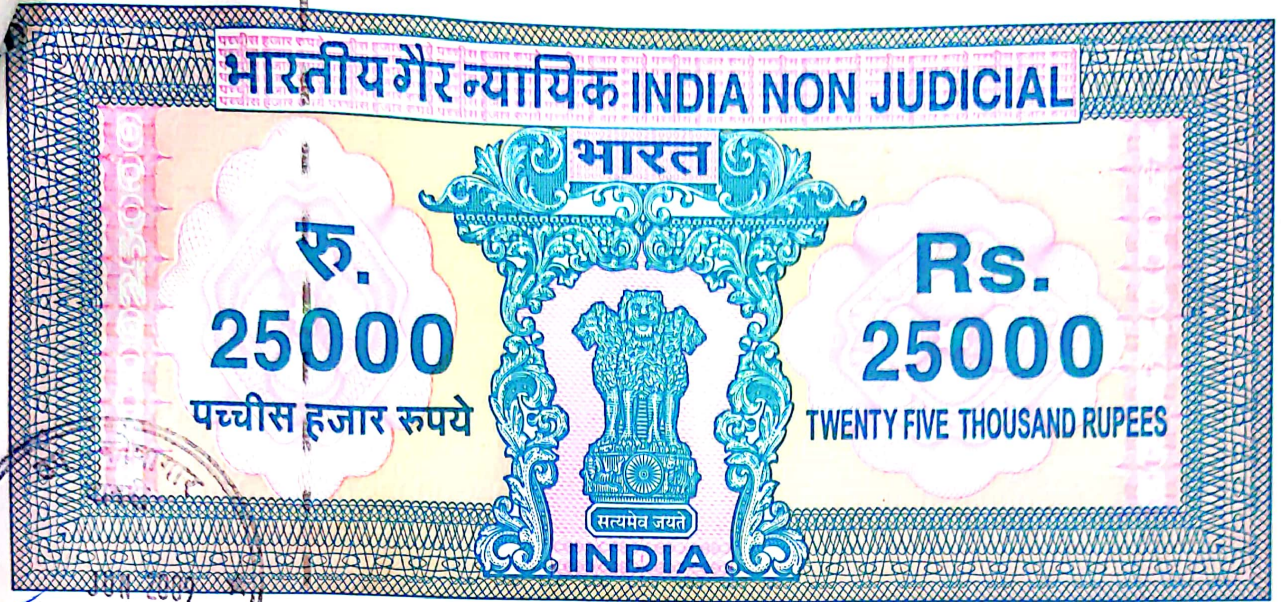
A 015360

(11)

3. That the Transferor aforesaid has handed over the lawful actual, peaceful and vacant physical possession of the said property to the above-said Company on the spot.
4. That the TRANSFEREE is at liberty to get 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.

For Fantastic Project Pvt. Ltd.
[Signature]
Director

For Fantastic Project Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

A 015361

(12)

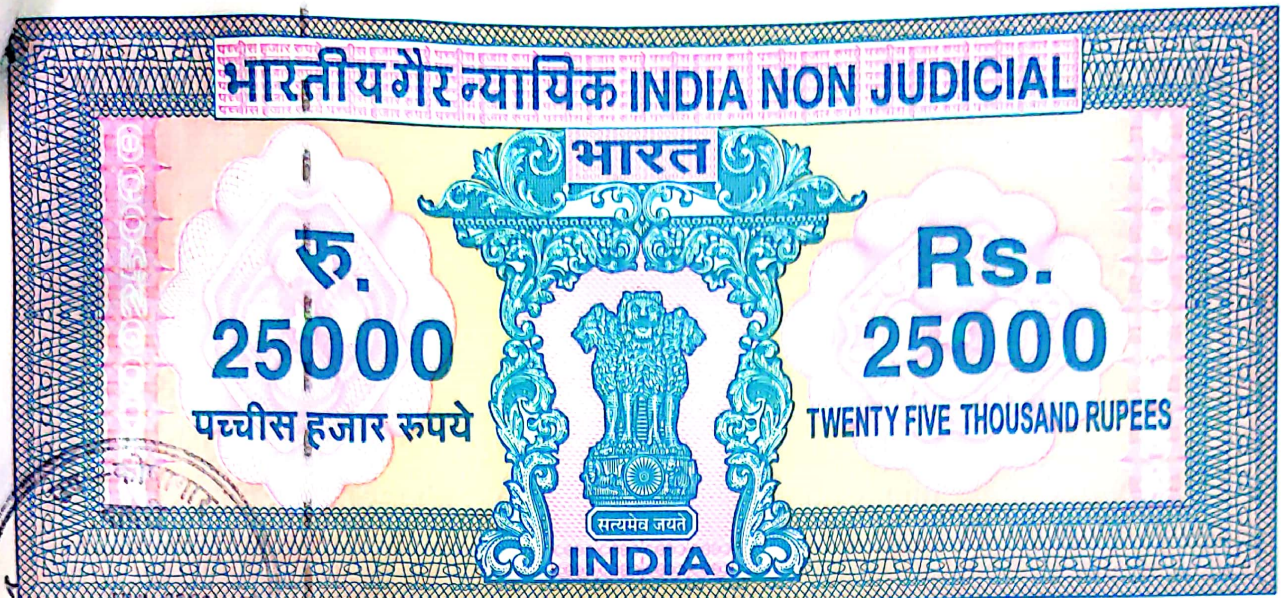
5. That the TRANSFEREE shall be bound by the terms and conditions of LEASE DEED executed between the Lessee and NOIDA subject to the changes mentioned in the CIC / CIS Letter and otherwise from time to time.
6. That the TRANSFEREE automatically would inherit all the assets and liabilities connected with 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.

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015362

(13)

7. That the TRANSFEREE shall be bound by the terms and conditions 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.

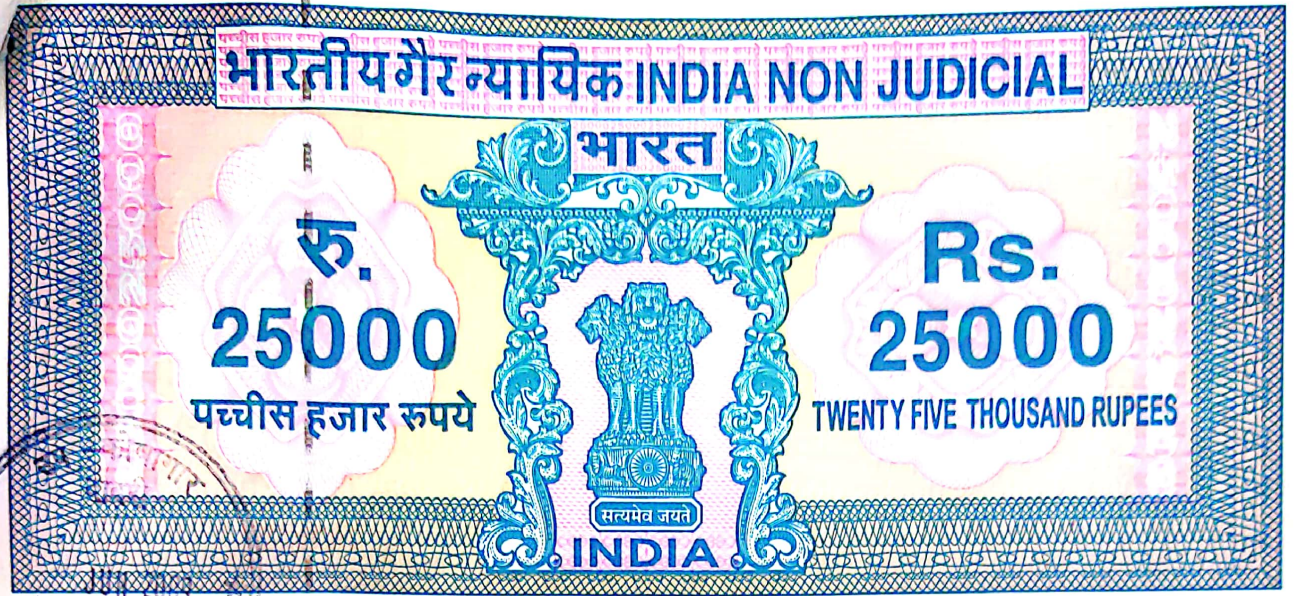
8. That the Transfer is for the balance period of 90 years w.e.f. date of allotment.

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015363

(14)

9. That the Transferee shall be governed by provisions of U.P. Industrial and Development Act 1956.

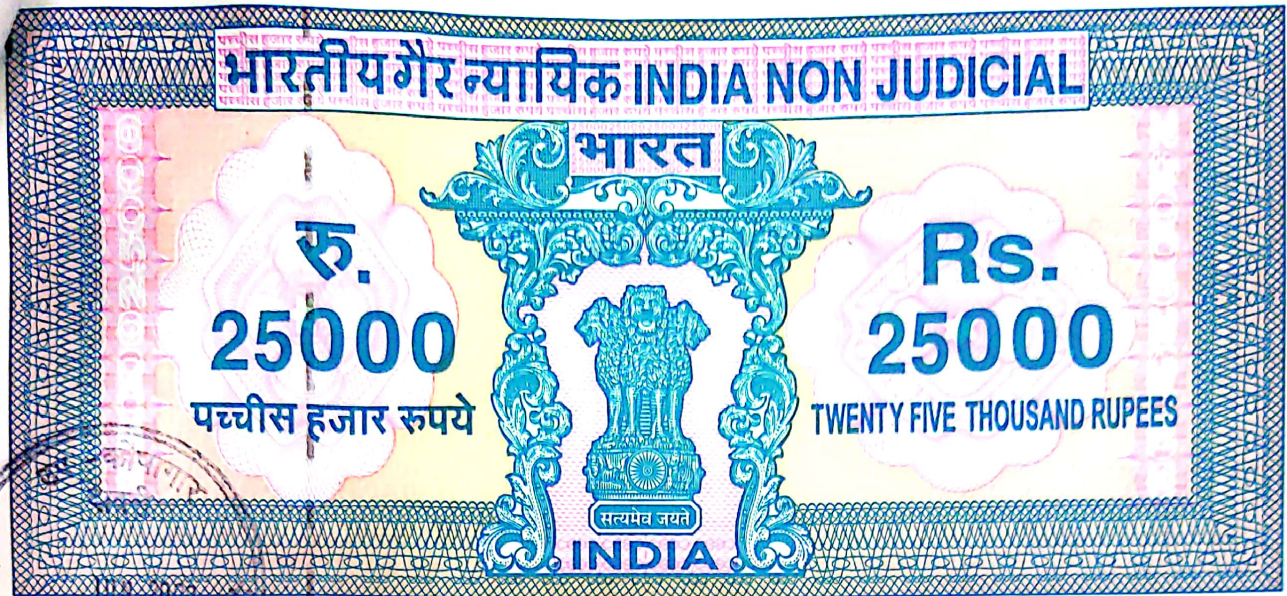
10. That in the event of any dispute legal jurisdiction shall be district Court of Gautam Budh Nagar, and Hon'ble High Court of Allahbad.

For Fantastic Project Pvt. Ltd.
Director



For Fantastic Project Pvt. Ltd.
Director





उत्तर प्रदेश UTTAR PRADESH

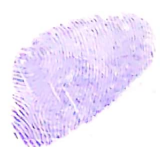
A 015364

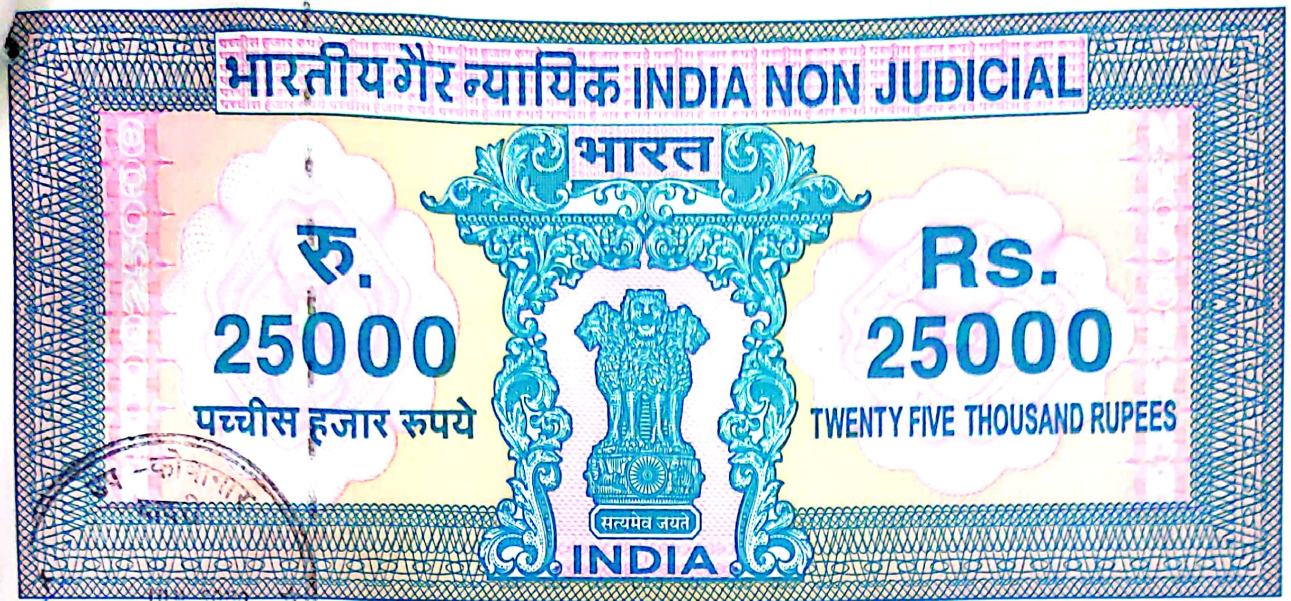
(15)

11. That the terms and conditions mentioned in the ALLOTMENT LETTER and terms and conditions of LEASE DEED of the said INDUSTRIAL property shall be binding on the Transferee aforesaid and the Transferee shall follow up all the rules and regulations of the NOIDA AUTHORITY as they are amended from time to time.

For authentic

For Fantastic





उत्तर प्रदेश UTTAR PRADESH

A 015365

(16)

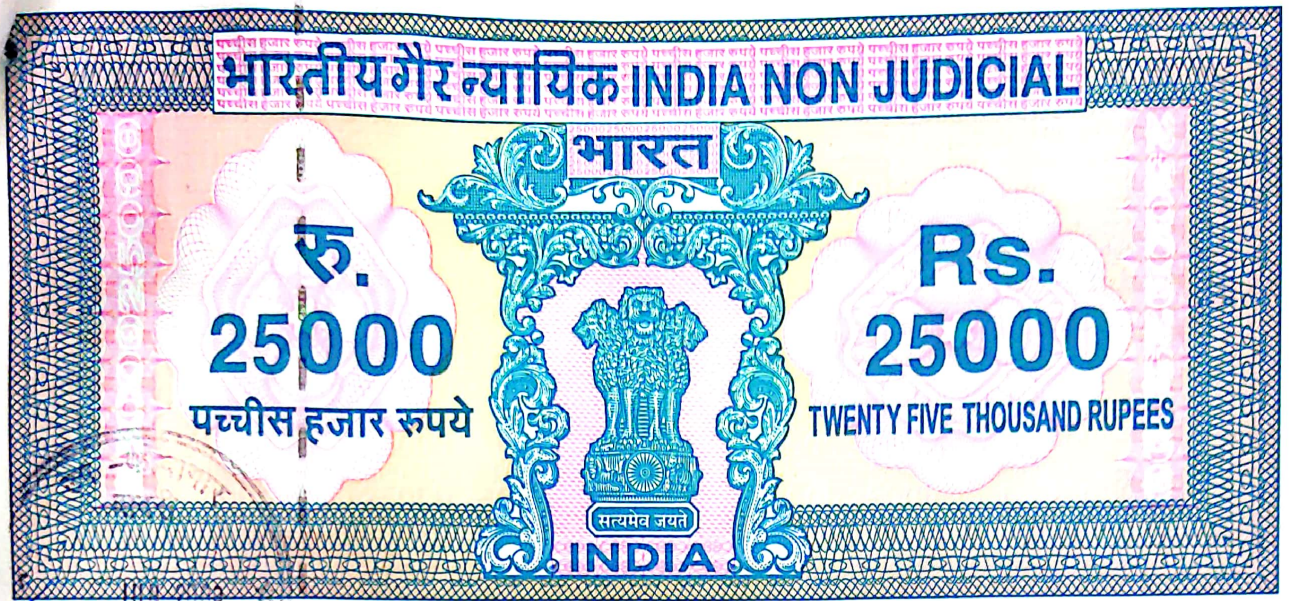
12. That the purpose for signing and execution of this CIS DEED between the Transferor and the Transferee arisen only to witness and to effect the changes in the shareholders of as well as for prompting the payment of U.P. State's revenue as per provisions of Indian stamp act on account of transfer and creation of implied interest of the Transferee in the immovable property comprising of LEASE HOLD Industrial Plot bearing No. 247/11, Situated in Block D, Situated at Sector-63 NOIDA District Gautam Budh Nagar-U.P. Total land area measuring 3200 Sq. Mtrs alongwith Built-up structure standing thereon having its total Covered area 200 sq. mtrs (Tin shed) held and owned by the Transferor Company.

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

A 015366

(17)

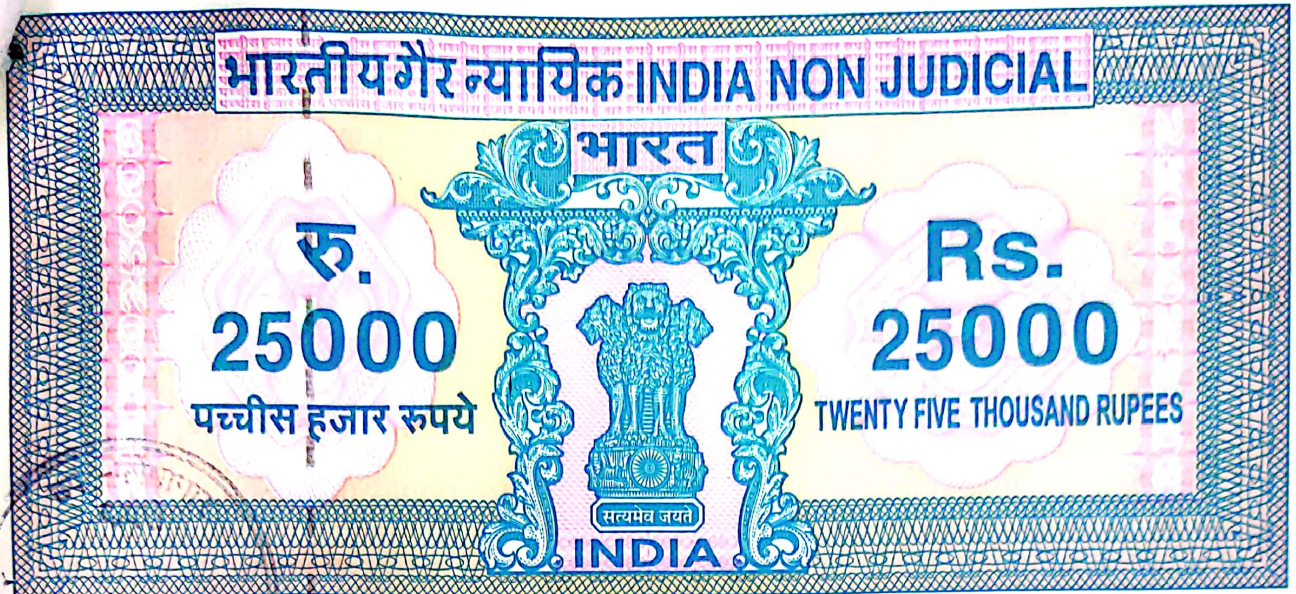
13. That all the terms and conditions amended by NOIDA AUTHORITY from time to time shall be binding on the Transferee.

For Fantasia Project Pvt. Ltd.

[Signature]
Director

For Fantasia Project Pvt. Ltd.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

A 015367

(18)

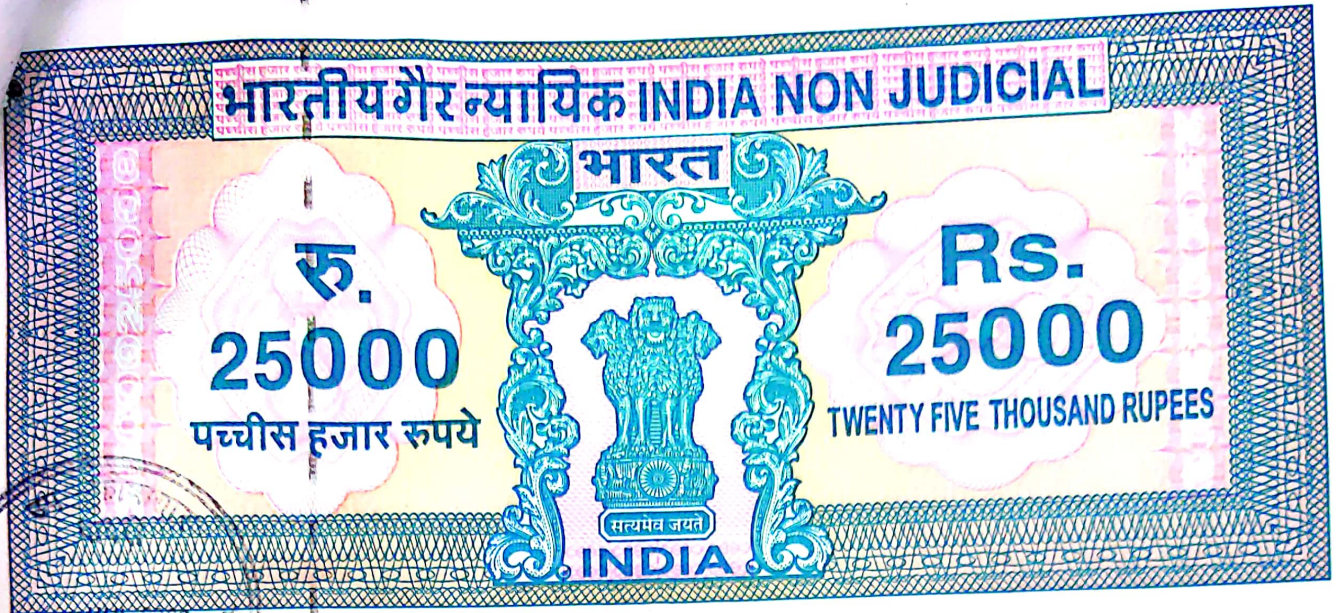
14. That after the change in CONSTITUTION the position of /Director/Share holder of the Comapny, regarding their share in the property shall be as under:

For Fantastic Project Pvt. Ltd.

Director

For Fantastic Project Pvt. Ltd.

Director



JUN 2009
उत्तर प्रदेश UTTAR PRADESH

A 015368

(19)

1) MANOJ GARG

DIR. S.HOLDER

10%

2) LALIT GARG

DIR. S.HOLDER

10%

3) HIMACHAL ENVIRONMENTAL ENGG. CO

ONLY S.HOLDER

80%

For Fantastic Projects Pvt. Ltd.
Director

For Fantastic Projects Pvt. Ltd.
Director

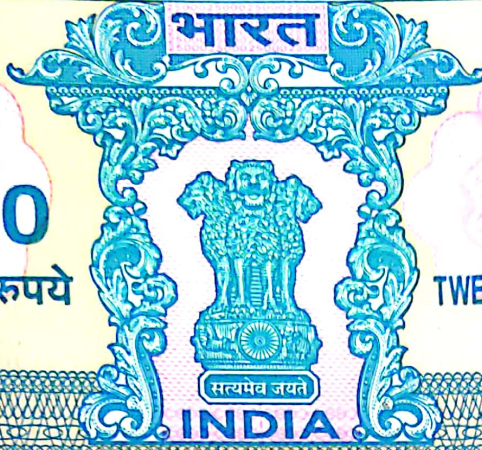




भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

JUN 2009

उत्तर प्रदेश UTTAR PRADESH

A 015369

(20)

IN WITNESS WEHEREOF, both the parties hereto have set their respective hands on this CIS DEED at NOIDA, on this 30th day of JUNE 2009, in the presence of the following witnesses.

WITNESS:-

1. SH. SANJAY GARG
S/O LATE SH. R.L. GARG
K10 G-93 PREET VIHAR DELHI

For Fantastic Project

TRANSFEROR

Director



2. SH. T.K. GHOSH
S/O SH. J.K. GHOSH
K10 B-35 GHAR DANDA APP.
SHERASTHA VIHAR DELHI-2

For Fantastic Project

TRANSFEEEE

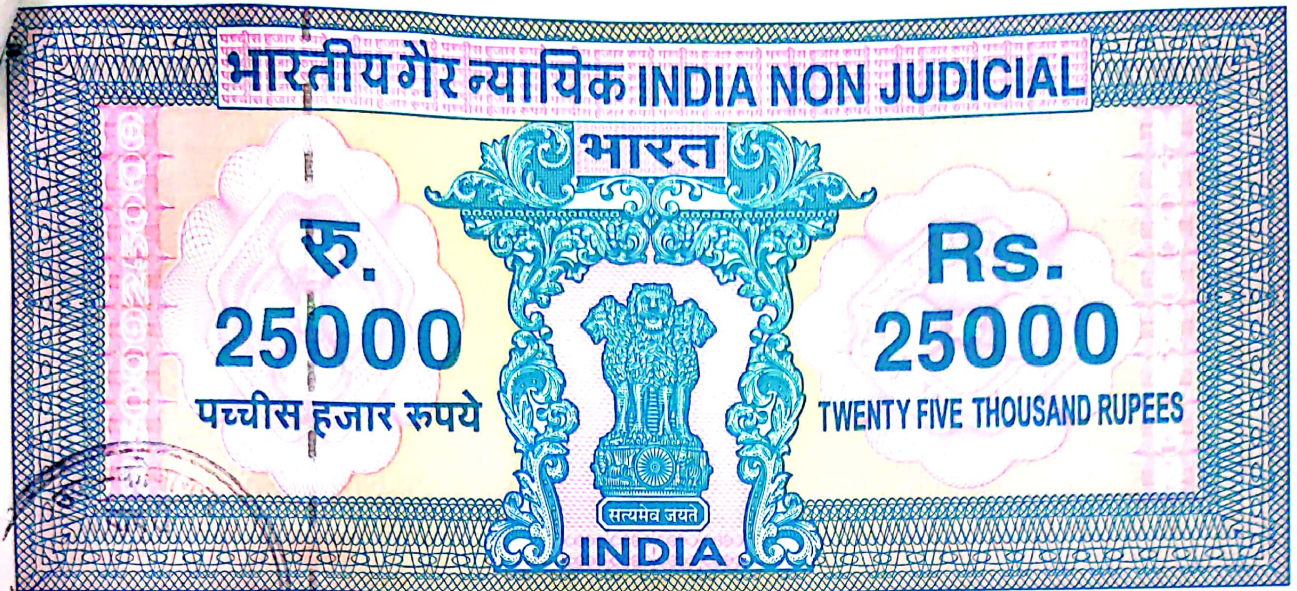
Director



DRAFTED BY
PRAMOD KUMAR GOYA
DEED WRITER NOIDA
LIC. No.-33 Valid Up To



Scanned with OKEN Scanner



JUN 2009
उत्तर प्रदेश UTTAR PRADESH

A 015370

(११)

This stamp paper is attached with the CIS DEED in respect of Industrial Plot bearing No. 247/11, Situated in Block D, Situated at Sector-63 NOIDA District Gautam Budh Nagar-U.P.

For Fantastic Project
Director

For Fantastic Project
Salida Director

कार्यालय उप कोठागार
दादरी
27 JUN 2009
स्टाम्प नं० 291
स्टाम्प नं० 292 में शामिल किया गया
उप रोकडिया

आज दिनांक 30/06/2009 को
वही सं. 1 जिल्द सं. 2481
पृष्ठ सं. 67 से 226 पर कमांक 4508
रजिस्ट्रीकृत किया गया !

विनोद कुमार धाण्डे

30/6/2009



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

Location No. 63/D-247/11

No. NOIDA/Ind/1949
Date: 22-May-2012 25-5-12
Regn.Id:60240022

M/s. FANTASTIC PROJECTS PVT. LTD.
D-247/11, SECTOR -63, NOIDA

Dear Sir,

Please refer to your letter dated 09-Apr-2012 regarding
~~Equitable Mortgage/Colateral Securities~~ permission in favour of
ORIENTAL BANK OF COMMERCE, 7, MAHILA COLONY, G.N, DELHI-31


for financing the approved project. In this connection, we
are pleased to inform you that Equitable Mortgage/Colateral Securities permission in favour of
ORIENTAL BANK OF COMMERCE, 7, MAHILA COLONY, G.N, DELHI-31

is hereby granted for financing the project. The Authority
will have first charge on the property i.e plot no. 63/D-247/11
towards transfer charges, annual lease rent and other
local taxes in case of for closure

All other terms and conditions of lease deed/transfer deed
Dated 07-Apr-2006 shall remain unaltered.


Thanking you,

Yours faithfully


Manager(Ind.)

Copy to :-

Sub Registrar, Sector-33, NOIDA


Manager(Ind.)

For Himachal Environmental Engg. Co. Pvt. Ltd.


Authorised Signatory



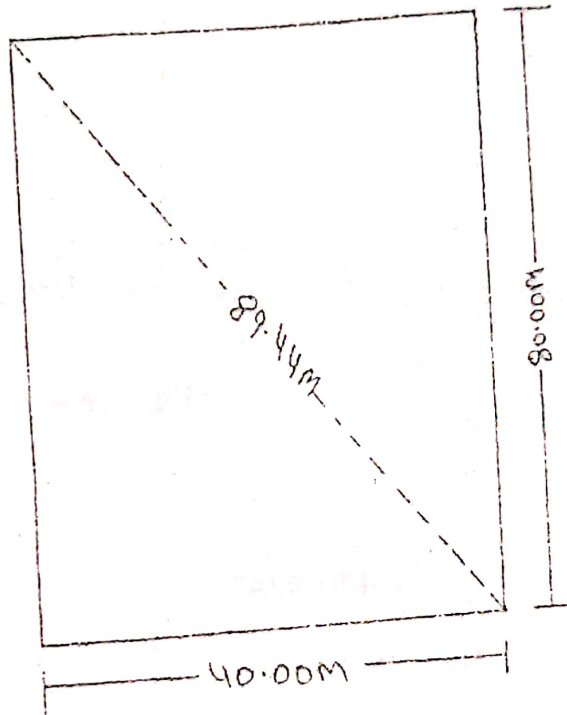
Site Plan of Plot No. D-247/10, 11, 12 Sec-63

Not to the scale.

Area $\rightarrow 40.00 \times 80.00 \text{ m} = 3200.00 \text{ sqm.}$

18.00m wide Road

Plot No. D-247/10



Plot No. D-247/12

Plot No. D-242

C.S.

APE (B)

C.C.D-I

NCIDA



Dear Sir

Please
CENTAL BANK C.
ing the approved.
to inform you the
X OF C

Main Administrative Building, Sector VI
NOIDA - 201301

No. NO 17A/2nd/1949
Date: 22-May-2012 25-5-12
Regn.Id:60240022

29/8/2020
15.33.44

Please refer to your letter dated 09-Apr-2012 regarding ~~Equitable Mortgage~~/Collateral Securities permission in favour of ORIENTAL BANK OF COMMERCE, 7, MAHILA COLONY, G.N, DELHI-31

for financing the approved project. In this connection, we are pleased to inform you that Equitable Mortgage/Colateral Securities permission in favour of ORIENTAL BANK OF COMMERCE, 7, MAHILA COLONY, G.N, DELHI-31

is hereby granted for financing the project. The Authority will have first charge on the property i.e plot no. 63/D-247/11 towards transfer charges, annual lease rent and other local taxes in case of for closure

All other terms and conditions of lease deed/transfer deed
Dated 07-Apr-2006 shall remain unaltered.

Thanking you,

Yours faithfully

Manager(Ind.)

Copy to :-

Sub Registrar, Sector-33, NOIDA

Manager(Ind.)

For Himachal Environmental Engg. Co. Pvt. Ltd.


Authorised Signatory

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Administrative Block, Sector-6 Noida

PROVISIONAL

LOCATION : 63/D-247/11

NO. NOIDA/DGM(IND)-2009/ 2581
DATE : 22/06/09

M/S. FANTASTIC PROJECTS PVT. LTD.
D-247/11, SECTOR -63,
NOIDA

Sub:- Change in Shareholding of functional unit M/S. FANTASTIC PROJECTS PVT. LTD.

Dear Sir/Madam,

Please refer to your letter dated 26/06/2009 regarding change in Shareholding/Directors of M/S. FANTASTIC PROJECTS PVT. LTD. In this connection it is to inform you that the Authority has accepted in-principle the change in shareholding as per details given below:-

1. MANOJ GARG	DIR./S.HOLDER	10%
2. LALITA GARG	DIR./S.HOLDER	10%
3. M/S HIMACHAL ENVIRONMENTAL ENGG. CO. PVT. LTD. ONLY S.HOLDER		80%

The above 100% of change in shareholding is provisionally approved with charges amounting to Rs. 943000- subject to execution of necessary legal documentation/change in shareholding deed within 30 days from issue of this letter. All other terms & condition of the allotment will remain unchanged.

Yours faithfully

Manager (Ind.)

Copy to :

1. AO (IAA) for information.
2. A.I.G. (Stamp), Sub Registrar Office, Sector -33, NOIDA

Manager (Ind.)



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

Location : 63/D-247/11

Futi/Part Renting

**M/S FNTASTIC PROJECTS PVT. LTD.
D-247/11, SECTOR -63, NOIDA**

No/NOIDA/GM(IND)/221 7762

Dated : 01-Mar-2012

Regn.Id. 60240022

Dear Sir/ Madam,

Please refer to your letter Dated:01-Feb-201 regarding subletting permission of Industrial premises pf Plot/Shed No 63/D-247/11 in favour of M/s. HIMACHAL ENVIRONMENTAL ENGG. CO. PVT.LTD.

for mfg.of MFG. OF AIR & WATER POLLUTION CONTROL EQUIPMENT.

The Authority is pleased to inform you thatsubletting permission in favour of M/s HIMACHAL ENVIRONMENTAL ENGG. CO. PVT.LTD.

has been granted subject to the following terms and conditions:-

1. The renting permission shall be valid for ten years provided no evidence/ information comes to the notice of the Authority that the tenant has been misusing the premises.
2. A new tenant could be considered for the same premises only after the allottee himself obtains the de-registration certificate of his tenant from the SSI and surrender the approval in original taken against the premise by his tenant. It may be noted that the same shall be on the alottee to ensure that his premises are not misused and also it shall be his responsibility to surrender to the Authority in original all the approvals granted to his tenant. Only on surrender of the above approvals case shall be considered for rent permission to the new tenant.
3. A.D.O.(Industries) in all cases of withdrawal of renting request change in tenancy shall ensure that information regarding the same is sent to Chief Controller of Imports and Exports, New Delhi and also Collector, Customs to link up the cases and taken further necessary action as per rules in such cases.
4. In case the allottee has availed capital subsidy against the premises then no circumstances renting permission shall be allowed unless the allottee refunds the entire case subsidy to the concerned Authority. This shall be equally applicable in these cases also where the original allottee continues to function and is only given a portion of his premises on rent.
5. You are also requested to submit "NO OBJECTION CERTIFICATE" from U.P Pollution Control Board ,Ghaziabad.

Yours Faithfully,


Manager(Ind.)