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24/10

AGM (AM)
AM (SM)
SOT M
26/10/2016

As directed placed before the committee
in its meeting dated 13/12/2016. We may
file for records.

As directed placed before the committee
in its meeting dated 13/12/2016. We may
file for records.

R. K. Verma
15/12/2016

Sec (RK).

222

(122)

Date: 21st October 2016

To,

The Honorable R.M. Lodha Committee

In matter of PACL Ltd.,

Sub: Removal of Property from Auction List (Auction
PACL.com) Property No. B-196, Sector-44, Noida

Respected Sir,

Your kind attention is invited towards the Property No. B-196, Sector-44, Noida U.P. listed in auction list of PACL properties which are uploaded on the website AuctionPACL.com

I humbly want to submit certain facts regarding this property which had been purchase by me in the year 2004 from M/s PGF Ltd.

The chain of events and documentation regarding property No. B-196, Sector-44, Noida is as follows;

1. That the Noida Authority allotted the above said property in favour of M/s Umang Appliance and Equipments Pvt. Ltd., vide their allotment Letter No. NOIDA/DM(R)/94/349 dated 01.08.1994, and the Lease Deed of the above said property was duly registered in the office of Sub-registrar Noida, vide Book No. I, Volume No. 320 on Pages 143 to 168 as Document No. 1944 and Musanna No. 1945 on dated 27.07.2000 and the Noida Authority had handed over the actual physical possession of the above said property to M/s Umang Appliance and Equipments Pvt. Ltd. vide Letter No. PE-II/1382 dated 31.07.2000.

2. That on the request of M/s Umang Appliance and Equipments Pvt. Ltd., Noida Authority had issued the Transfer Permission/ Transfer Memorandum vide their Letter No. NOIDA/RES. PLOTS/3930 dated 18.08.2000 and after that M/s Umang Appliance and Equipments Pvt. Ltd., through its Director Shri Ved Prakash Jain son of Shri M.L. Jain through his registered G.P.A. holder Shri B.K. Kalia son of Shri Ram Swaroop and the G.P.A. was duly registered in the office of Sub-registrar Noida, vide Book No. IV, Volume No. 42/114 on Pages 355/143 to 148 as Document No. 2855 on dated 02.08.2015 transferred the above said property in favour of M/s PGF Ltd., and the transferred deed was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 322 on Pages 1 to 22 as Document No. 2132 and Musanna No. 2133 on dated 02.08.2000.
3. That M/s PGF Ltd., had executed an Agreement to sell in respect of the above said property with Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida and the Agreement to Sell was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 552 on Pages 113 to 122 as Document No. 4147 on dated 18.08.2004.

4. That on the request of M/s PGF Ltd., Noida Authority had issued the Transfer Permission/ Transfer Memorandum vide their Letter No. NOIDA/RES. PLOTS/681 dated 27.08.2004 and after that M/s PGF Ltd., transferred the above said property in favour of Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida and the Transfer Deed cum Sale Deed was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 563 on Pages 349 to 364 as Document No. 5263 and Musanna No. 5264 on dated 14.09.2004.
5. That the Noida Authority had mutated the above said property in favour of Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida vide their Letter No. NOIDA/RES.PLOTS/2003/3822 dated 01.11.2004 & Regn No. 30015388.

And now Shri Rajesh Chauhan is the registered owner of the Property No. B-196, Sector-44, Noida, from the date of 01.11.2004.

Further, it is also conveyed that PACL had no right on above mentioned property and I am the absolute owner of the Property from 01.11.2004. I had built my house on the said plot and living there since then.

I am holding all the above mentioned original documents with me and also in peaceful possession of the said property, would request you to provide your precious time for hearing where all documents in original can be shown to you, also it is requested to remove above mentioned property from the auction list of PACL properties which are in listed in AuctionPACL.com.

In anticipation of your favourable and early response, reply is eagerly awaited.

Thanking you

Yours faithfully,



(Rajesh Chauhan)

S/o Late Shri U.S. Chauhan

R/o B-196, Sector-44, Noida

District Gautam Budh Nagar, U.P.

Mob - 98110 26059

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NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building Sector VI
NOIDA - 201301

Residential Plots Department

No NOIDA/Res Plots/2003/
Run Date 29-10-04
REG. 30015388.0

3822

T-11-4

REGISTERED

✓

Shri/Smt/Km/M/s RAJESH CHAUHAN
C-123, SECTOR 26 NOIDA

Subject: Mutation of Residential FLAT NO/Plot No. 44/B-196 SECTOR- 44, NOIDA

Sir/Madam,

The above mentioned residential plot stands mutated in your name on the basis of transfer deed executed between Sh./Smt./Km. M/S PGF LIMITED THROUGH SIGN. ATUL SRIVASTAVA

S/o, D/o, W/o. Sh H C SRIVASTAVA

R/o Z-432/B, SECTOR 12 NOIDA (Transferor)

And RAJESH CHAUHAN

S/o, W/o, D/o U S CHAUHAN

R/o C-123, SECTOR 26 NOIDA (Transferee)

And registered with sub-registrar Noida vide bahi No Zild NO Page No Sl. No. A D Book No I Zild
No 563 Page No 349/364 Sl No 5264-5263 on Dated 14-09-04

Dy. Manager/Office Suptd
Residential Plots

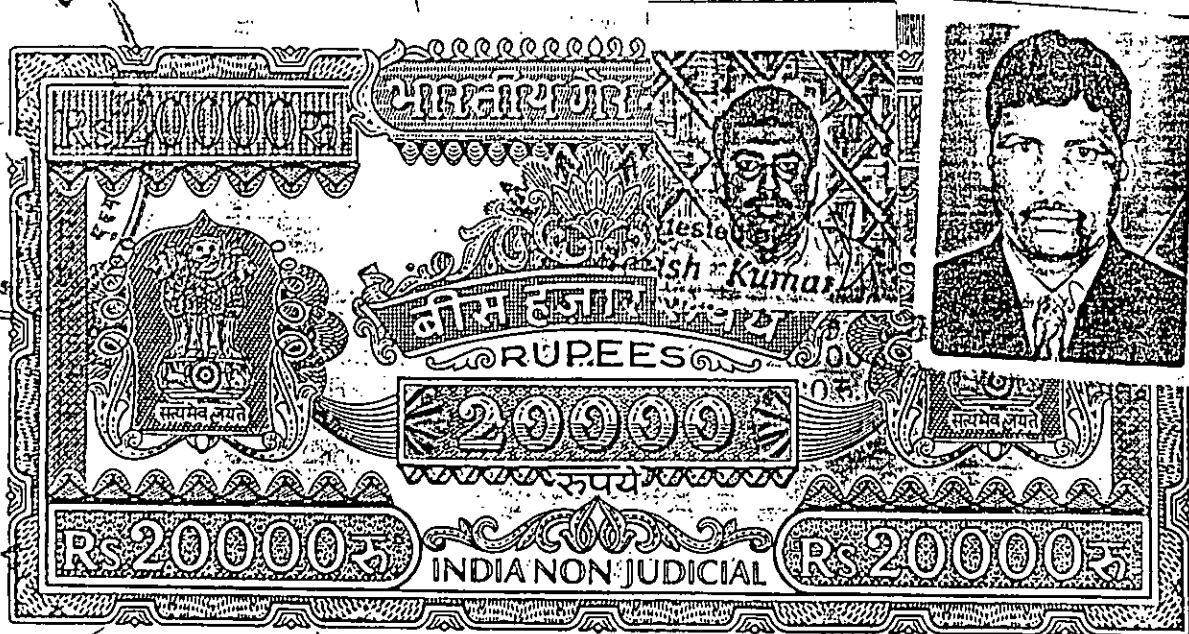


Signature
OSD CRJ

2-196/114

5263 290500/- EC/-

167



0200 12969

TRANSFER DEED cum SALE DEED

TOTAL CONSIDERATION	: RS. 56,20,000/-
STAMP DUTY	: RS. 2,90,500/-
STAMP DUTY ALREADY PAID	
ON AGREEMENT TO SELL	: Rs. 2,25,500/-
ROAD	: 30.00 MTR. WIDE ROAD
CORNER	: NO
PARK FACING	: NO
CONSTRUCTION	: VACANT PLOT

THIS TRANSFER DEED CUM SALE DEED is made and executed at NOIDA, on this 19th day of SEPTEMBER, 2004., Between M/S. PGF LIMITED., having its Registered Office at SCO-1042-43, IIND FLOOR, SECTOR-22-B, CHANDIGARH-160022., through its authorized Signatory SHRI ATUL SRIVASTAVA SON OF SHRI H.C. SRIVASTAVA, RESIDENT OF Z-432/B, SECTOR-12, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P., (duly authorized vide Board's Resolution Dated 02/08/2004)., of the First Part hereinafter called the "TRANSFEROR".

AND

SHRI RAJESH CHAUHAN SON OF LATE SHRI U.S. CHAUHAN RESIDENT OF C-123, SECTOR- 26, NOIDA, DISTT. GAUTAMBUDH NAGAR, U.P., of the Second part hereinafter Called the "TRANSFeree"

For PGF LIMITED

Atul Srivastava
AUTHORISED SIGNATORY

R.R. Chauhan



सं. 141-20000
13 SEP 2004
स्टाम्प नं. ☒ है जाति
दिना नं. ☒ रजिस्ट्रार
सं. ☒ वाचक/गोचर

Rajesh Chauhan

S/o. late Sh. U. S. Chauhan

Noida

T. Recd. 56 20000

पं. राजेश चौहान प्रान. शालक ग्राम शिव लालपुर म.प. 64 48000
5000 2003 5020 20000
बी. नं. 100/1/2004/20000
पं. 10-2-432/13/12 नं. 22540
दि. यह लेख पं. 14/9/04
बिना गीत नं. 14/9/04
रजिस्ट्रार पं. 14/9/04

रजिस्ट्रार
14/9/04

रजिस्ट्रार
16/9/04

56 20000 = 20000
रजिस्ट्रार पं. 14/9/04
रजिस्ट्रार पं. 14/9/04
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रजिस्ट्रार पं. 14/9/04
रजिस्ट्रार पं. 14/9/04
रजिस्ट्रार पं. 14/9/04

Rajesh Chauhan

R.K. Chauhan



बाकी मूल प्रतीक नं. 14/9/04
हा बिन्दु अंश नं. 14/9/04

रजिस्ट्रार
पं. 14/9/04

#165



0200 602570

(The expression and words of the TRANSFEROR and the TRANSFEREE shall mean and include their legal heirs, successors, assignees, nominees, executors, administrators and legal representatives and any person or persons claiming through or in trust for them respectively).

WHEREAS the TRANSFEROR aforesaid is the LAWFUL TRANSFEREE & in POSSESSION of A RESIDENTIAL LEASE HOLD VACANT PLOT No. 196 AREA MEASURING "448.50" Sq. Mtrs., SITUATED IN BLOCK - "B", OF SECTOR - 44, within NEW OKHLA INDUSTRIAL DEVELOPMENT AREA (NOIDA)-201301 of DISTT. GAUTAMBUDH NAGAR (U.P.), duly Allotted by the NOIDA AUTHORITY., hereinafter referred to as the "SAID PROPERTY", and the same in question is bounded as under:

For PGF LIMITED

Hul Srinawa

AUTHORISED SIGNATORY

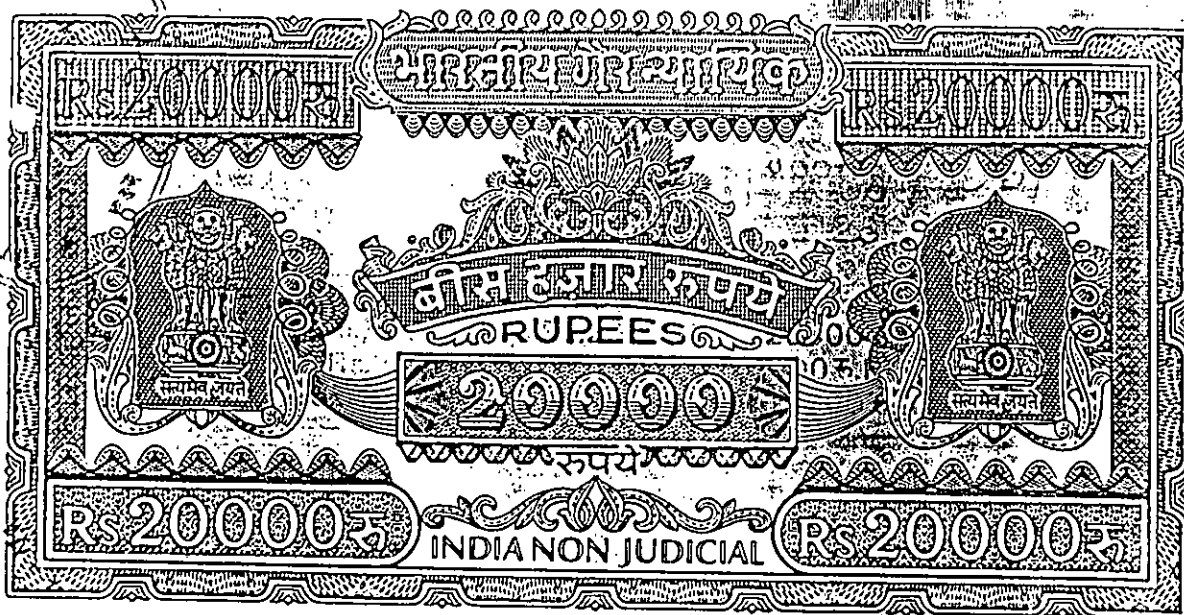
R K Chauhan



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AND WHEREAS, both the parties have already entered into an AGREEMENT TO SELL DATED 18/08/2004 and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. 1, Volume No. 552, on pages 113 to 122 Document No. 4147 Dated 18/08/2004., on which a stamp duty of Rs. 2,25,500/- has already been paid by the Transferee aforesaid.

AND WHEREAS the TRANSFEROR aforesaid has obtained the permission to transfer the said residential property in favour of the TRANSFEREE from the NOIDA AUTHORITY vide their TRANSFER MEMORANDUM NO. NOIDA/RES. PLOTS/ 687 DATED 27/08/2004. Regn. Id. 30015388.

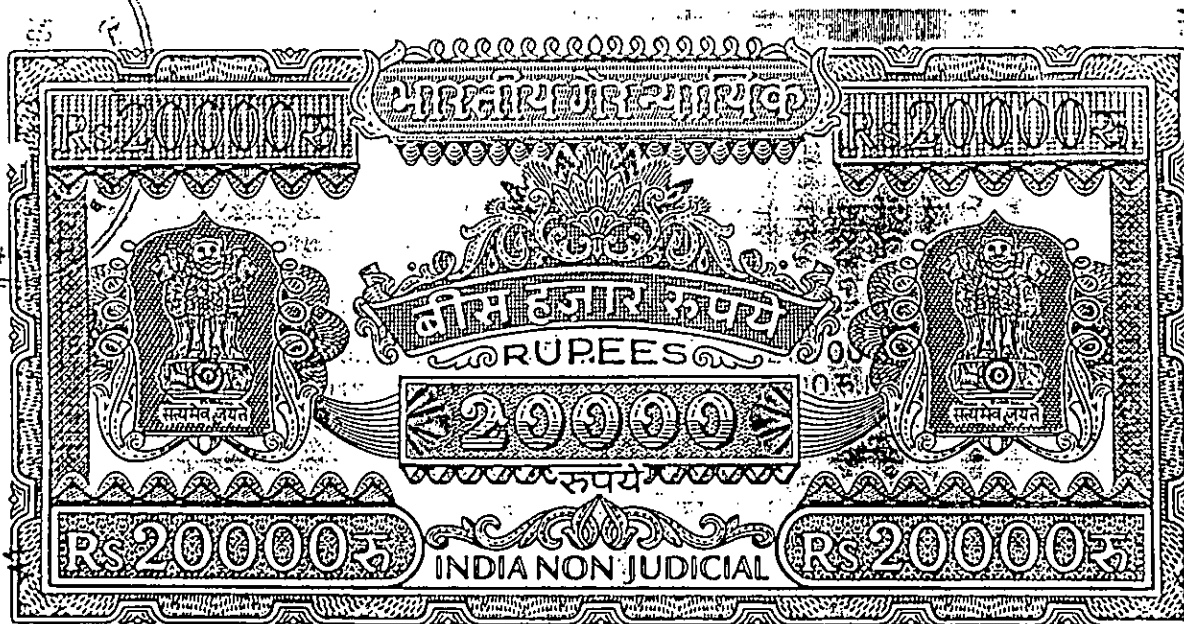
For PGE LIMITED

Abhishek Singh
AUTHORISED SIGNATORY

R.K. Khanna



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0200 8-297

ON THE NORTH BY : PLOT NO. B-197, SECTOR -44
ON THE SOUTH BY : PLOT NO. B-195 SECTOR - 44
ON THE EAST BY : PLOT NO. B-142, SECTOR - 44
ON THE WEST BY : 30.00 MTR. WIDE ROAD

Having been transferred in favour of the TRANSFEROR aforesaid after the prior permission of the Noida Authority vide TRANSFER DEED cum SALE DEED Dated 21/08/2000., and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. I, Volume No. 322, on pages 1 to 22, Document No. 2132 & Mussanna No. 2133 Dated 21/08/2000.

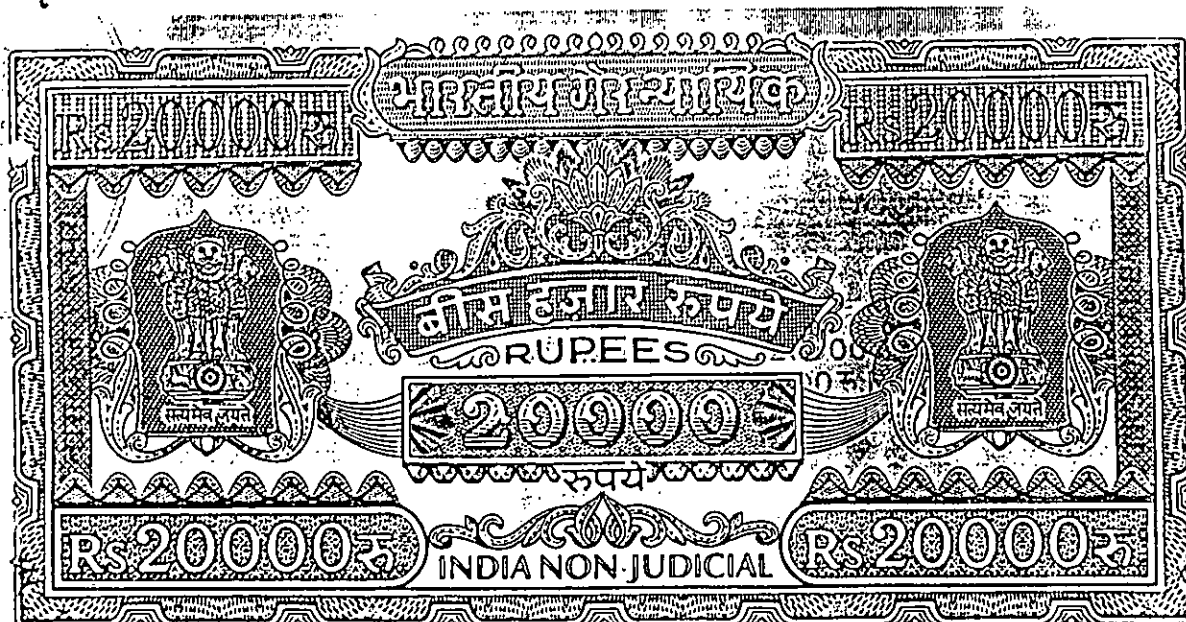
For PGF LIMITED

Ashutosh Srivastava
AUTHORISED SIGNATORY

R.K. Khanna



#3
162



0200 502972

AND WHEREAS the above said Residential plot was allotted & leased in favour of the ACTUAL ALLOTTEE, aforesaid by the NOIDA AUTHORITY VIDE LEASE DEED Dated 25/07/2000., and the same was duly registered in the Office of Sub-Registrar, NOIDA, Distt. Gautambudh Nagar, U.P. Vide Book No. 1, Volume No. 320 on pages 143 to 168 Document No. 1944 & Mussanna No. 1945 Dated 27/07/2000.

AND WHEREAS the TRANSFEROR aforesaid has agreed to sell, transfer and convey their rights, ownership, interest there to, along with the Lease Hold rights in the said Plot for total consideration of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) to the TRANSFEREE which the TRANSFEREE has also agreed to acquire the same for this very amount.

For PGF LIMITED

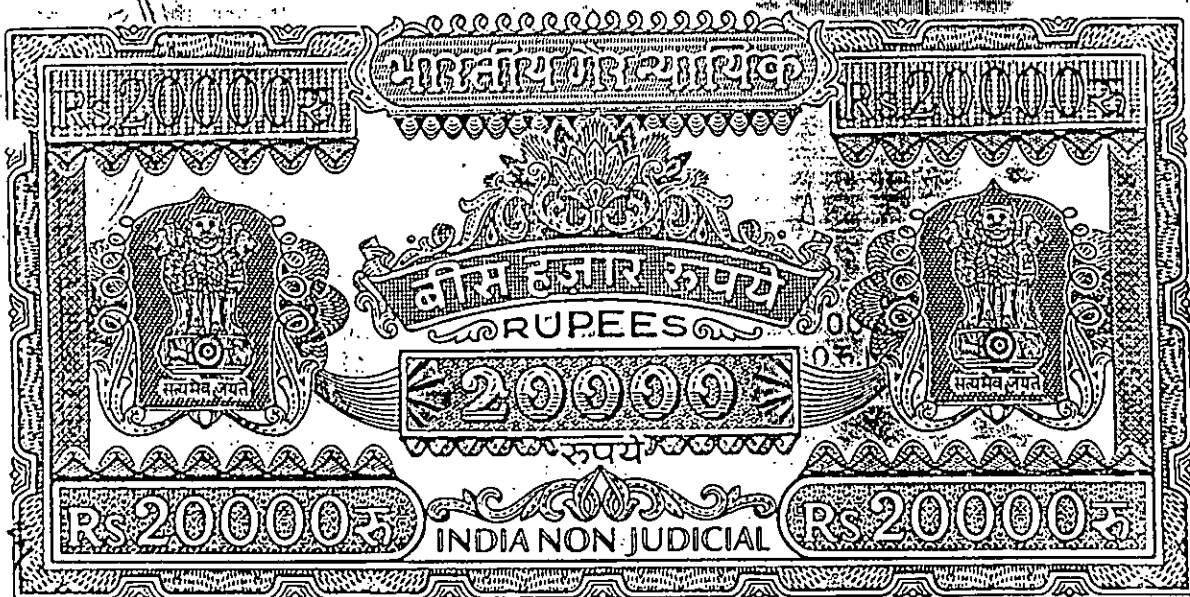
Hul Givarkava

AUTHORISED SIGNATORY

R.K. Chauhan



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NOW THIS TRANSFER DEED CUM SALE DEED WITNESSETH AS UNDER:

1. That the TRANSFEROR aforesaid has transferred by assignment their Lease hold rights and their ownership in the said RESIDENTIAL LEASE HOLD VACANT PLOT No. "196" AREA MEASURING 448.50 SQ. MTRS., SITUATED IN BLOCK "B" OF SECTOR "44" NOIDA DISTT. GAUTAM BUDH NAGAR, U.P. in favour of the TRANSFEREE for a total sale consideration of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY)

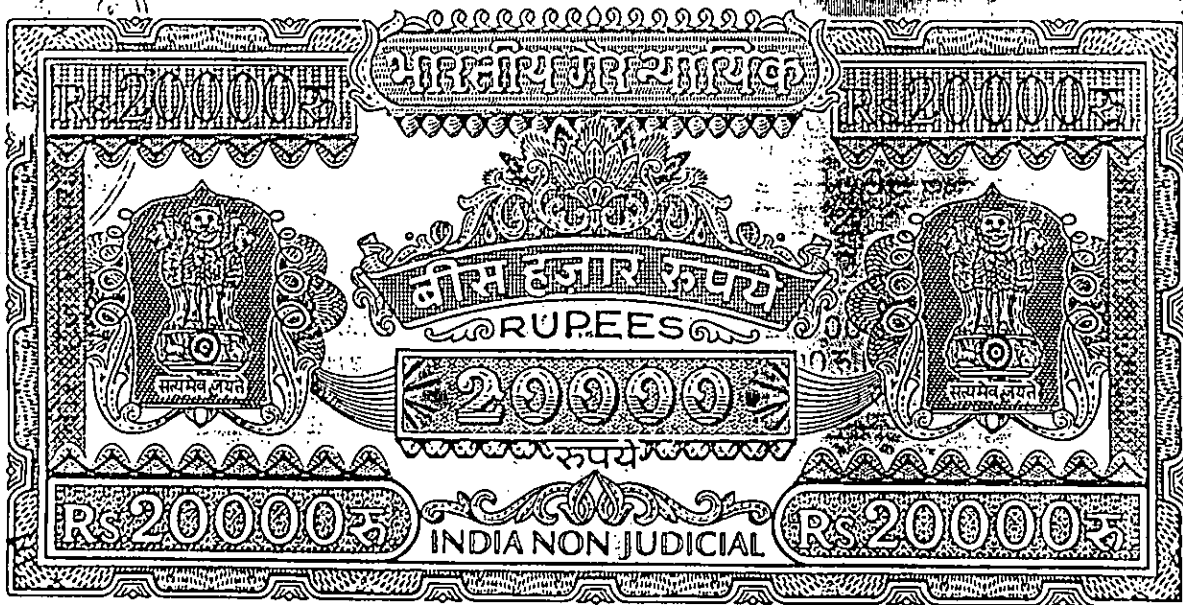
2. That the TRANSFEROR aforesaid has received and acknowledged & confirmed the payment of a sum of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) from the TRANSFEREE as a full and final payment against total sale consideration of the said Residential Plot and do hereby acknowledges the receipt thereof and that the payment has been made in the following manner:

For PGF LIMITED

Abulhasan
AUTHORISED SIGNATORY

R.K. Chauhan





0200 1 129

MODE OF PAYMENT

AMOUNT

Vide Cheque No. 701119 Dated	Rs. 2,50,000/-
Vide Cheque No. 701120 Dated	Rs. 17,50,000/-
Vide Pay order No.640916 Dated 27/08/2004	Rs. 31,00,000/-
Vide Pay order No.640929 Dated 13/09/2004	Rs. 5,20,000/-
All of State Bank of India, Sector-2, Noida	
Total	Rs. 56,20,000/-

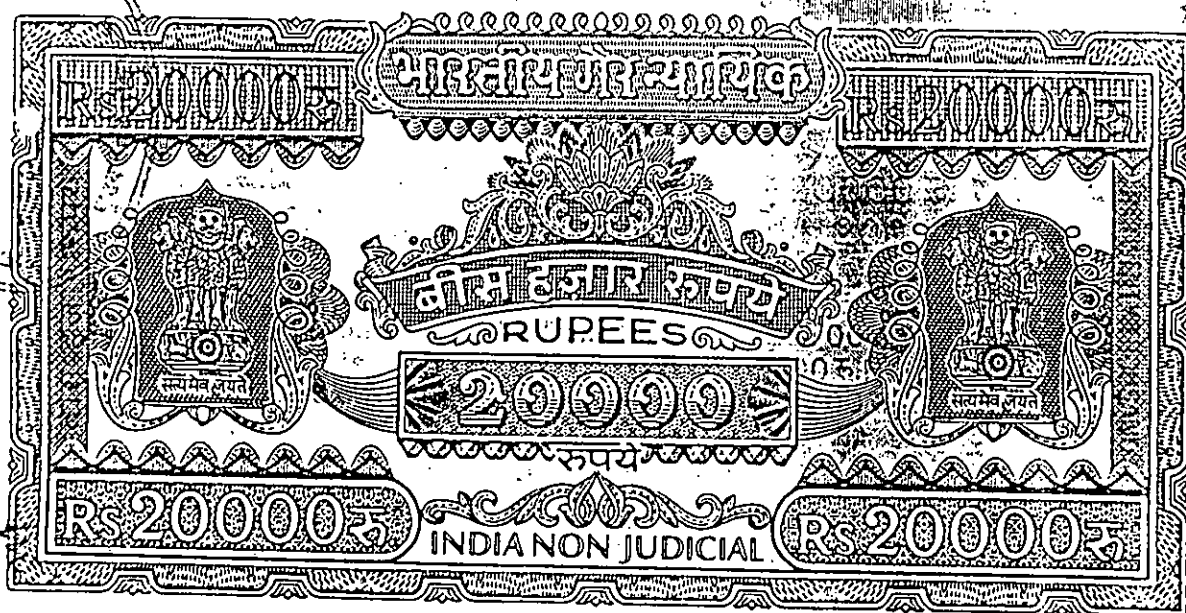
3. That there is no balance due towards the TRANSFEREE to be paid to the TRANSFEROR in respect of the said residential Property.

For PGF LIMITED

AUTHORISED SIGNATORY

R.K. Chauhan





4. That the TRANSFEROR aforesaid as lessee of lease hold rights hereby transfers to the TRANSFEREE all the said residential Plot described and comprised in the aforesaid lease TO HOLD the same to the TRANSFEREE for the residue now for an expired period of the said term of 90 years subject henceforth to the payment of the rent reserved by and the performance and observance of covenants and conditions on the part of the lessee contained in the aforesaid lease.

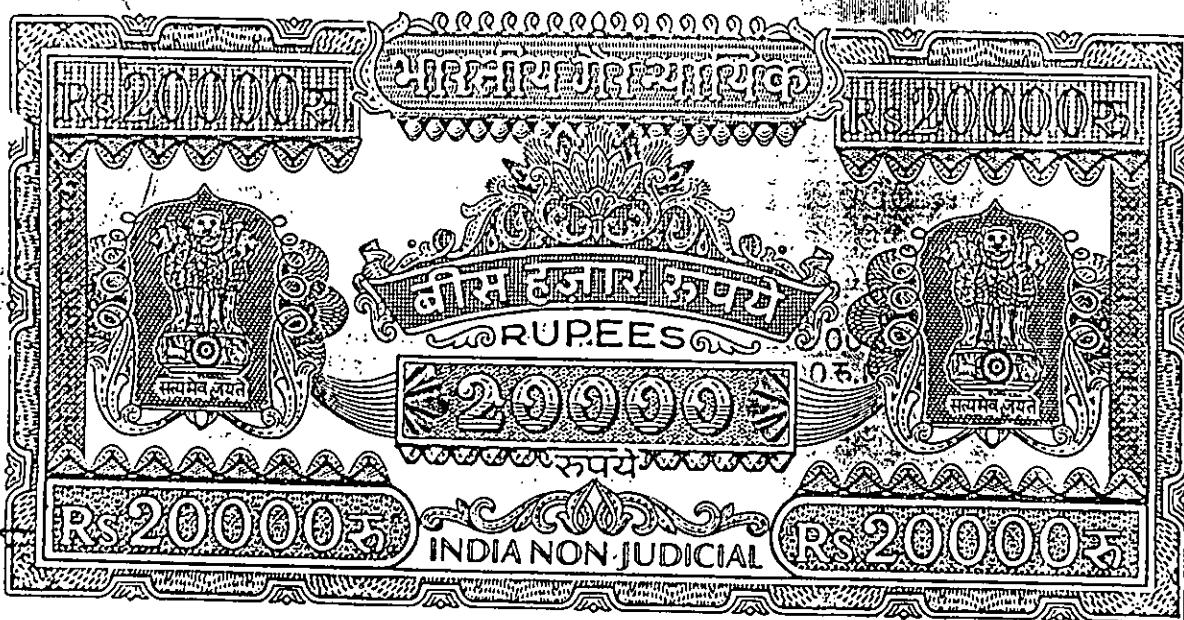
5. That in pursuance of the consideration aforesaid the TRANSFEROR as owner hereby transfers to the TRANSFEREE ALL the said residential Property TO HOLD the same as absolute owner but subject to such covenants in the aforesaid lease as may relate to such Plot.

For PGF LIMITED

Hul Brivastawa
AUTHORISED SIGNATORY

R.K. Chauhan





01.08.2017

6. That the TRANSFEROR has assured the TRANSFEREE that the said residential Plot is free from all sorts of encumbrances such as sale, gift, lien, mortgage, pledge, litigation, injunction, attachment and decree of any Court of law, and all the installments of the said plot have been paid to the Noida Authority if proved otherwise the TRANSFEROR aforesaid shall be liable and responsible for the same and the TRANSFEREE shall have the rights to recover the entire amount with cost, interest and expenses from the other movable and immovable properties of the TRANSFEROR

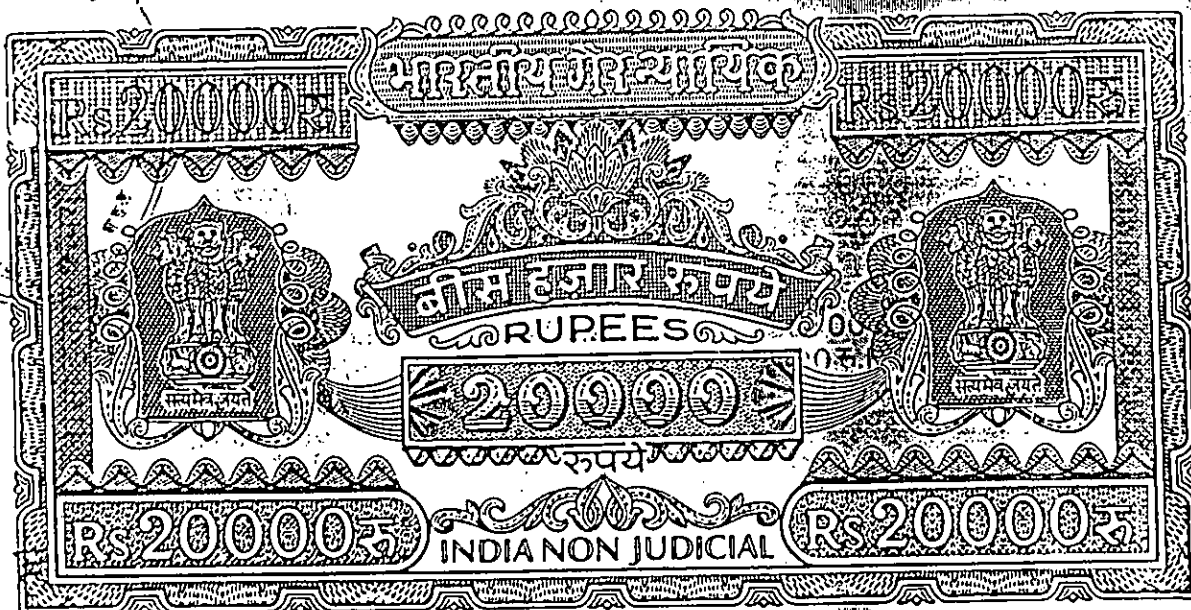
7. That the TRANSFEROR aforesaid has transferred and assigned ALL their lease hold rights, claims and ownership in the said residential Plot and claim in the said residential property TO HOLD the same to the TRANSFEREE finally, absolutely and forever.

For PGF LIMITED

Hulsiwastava
AUTHORISED SIGNATORY

R.K. Chauhan





8. That the TRANSFEREE aforesaid may now get their names mutated in the records of NOIDA AUTHORITY or any other competent authority against the said property for which the TRANSFEROR shall not have any objection.

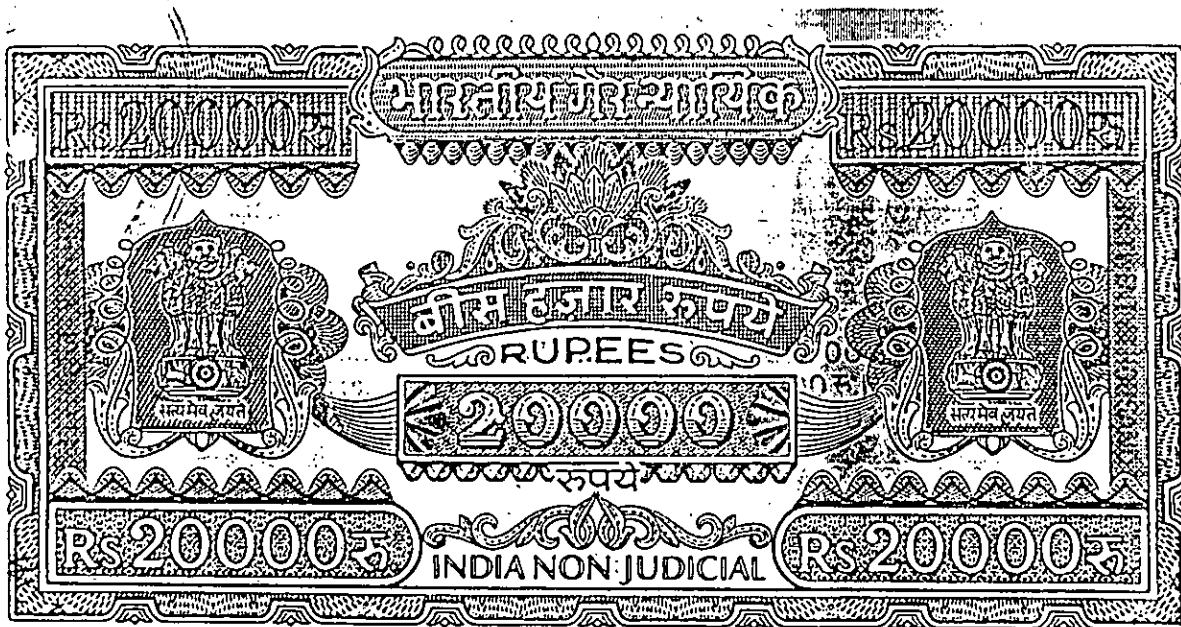
9. That the TRANSFEROR aforesaid has handed over the actual Vacant, physical and peaceful possession of the said residential Property to the TRANSFEREE on the spot along with all paper in original related to the said Residential Property

For PGF LIMITED

Atul K. Singh
AUTHORIZED SIGNATORY

R. K. Khanna





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10. That now the TRANSFEROR has been left with no right, title, interest claim or concern of any nature with the said property and the TRANSFEREE has become the absolute owner of the said property without any objection/hindrances by the TRANSFEROR or any other person claiming under the TRANSFEROR.

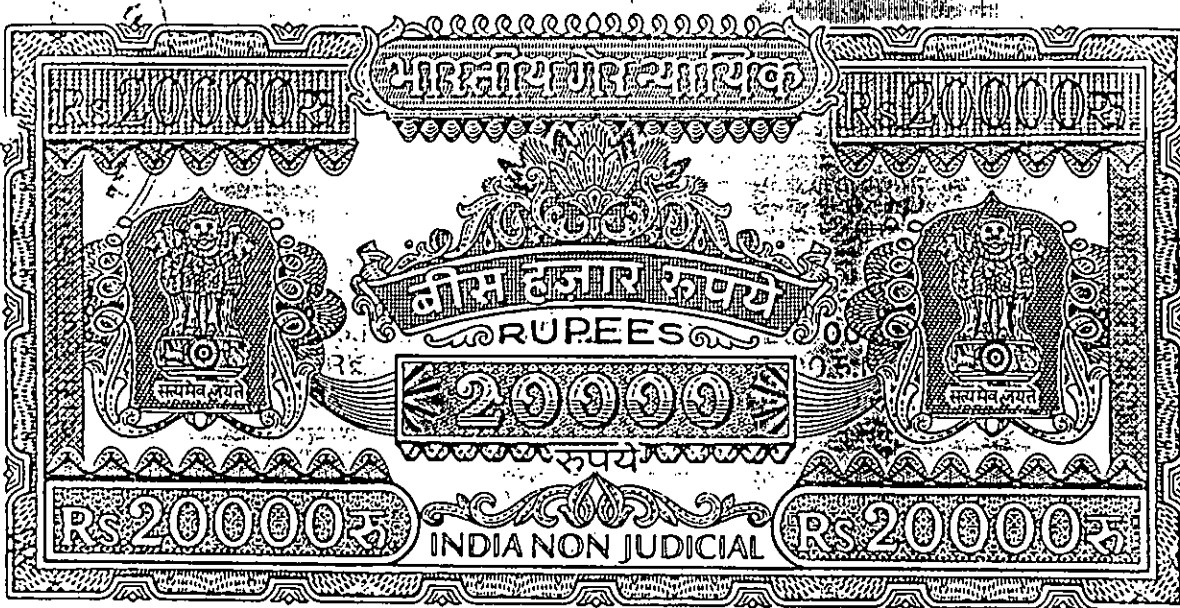
11. THAT the TRANSFEREE shall be entitled to enjoy full rights and interest in the said property in any manner according to the bye-laws of the NOIDA.

12. That the TRANSFEREE claims to be GENERAL i.e falls within the definition of the prescribed categories.

For PGF LIMITED
Shubhrajasthwar
AUTHORISED SIGNATORY

R.K. Chauhan





0200 001 1 11

13. That the TRANSFEROR/TRANSFEE 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.

14. That the Plot under transfer shall be mutated in favour of the TRANSFEE on receipt & acceptance of certified copy of the Transfer Deed by the Authority. A certificate to that effect shall be issued to the Transferee.

15. THAT the TRANSFEE shall be liable to pay balance installments of plot premium if any along with interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/ any other dues shall be payable @ 14% percent per annum. In case of default interest shall be levied @ 17% percent per annum compounded half yearly on delayed period.

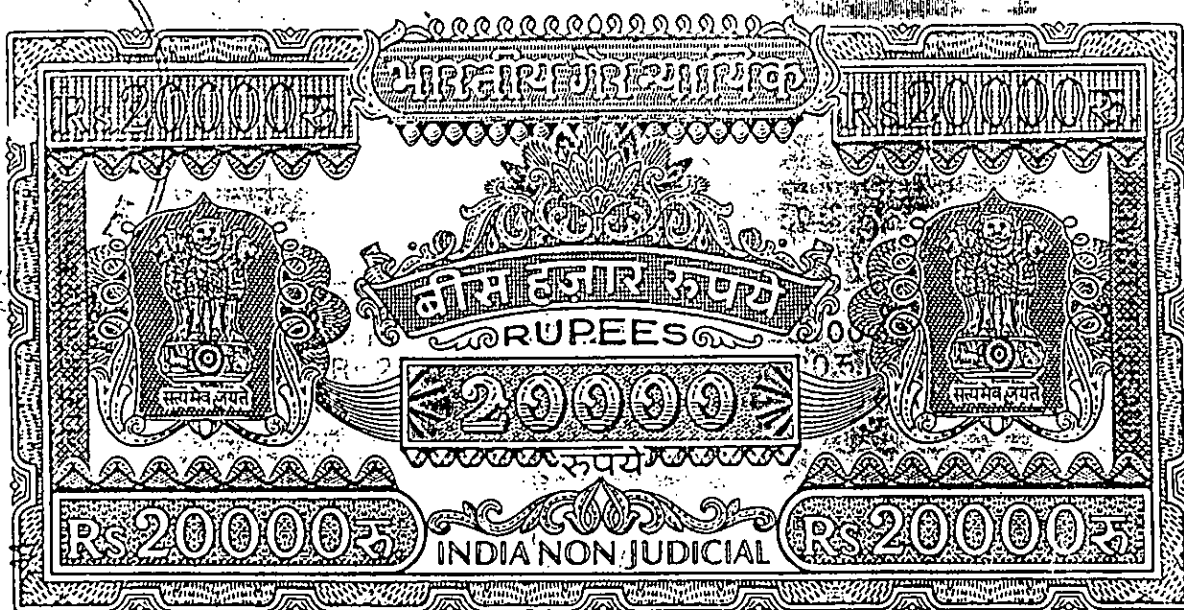
For PGF LIMITED

Hul Prakash

AUTHORISED SIGNATORY

R.K. Chauhan





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16. THAT the ONE TIME LEASE RENT has been paid.

17. That the TRANSFEREE shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell Noida within balance construction period as per terms of lease deed of plot which is upto 24/07/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.

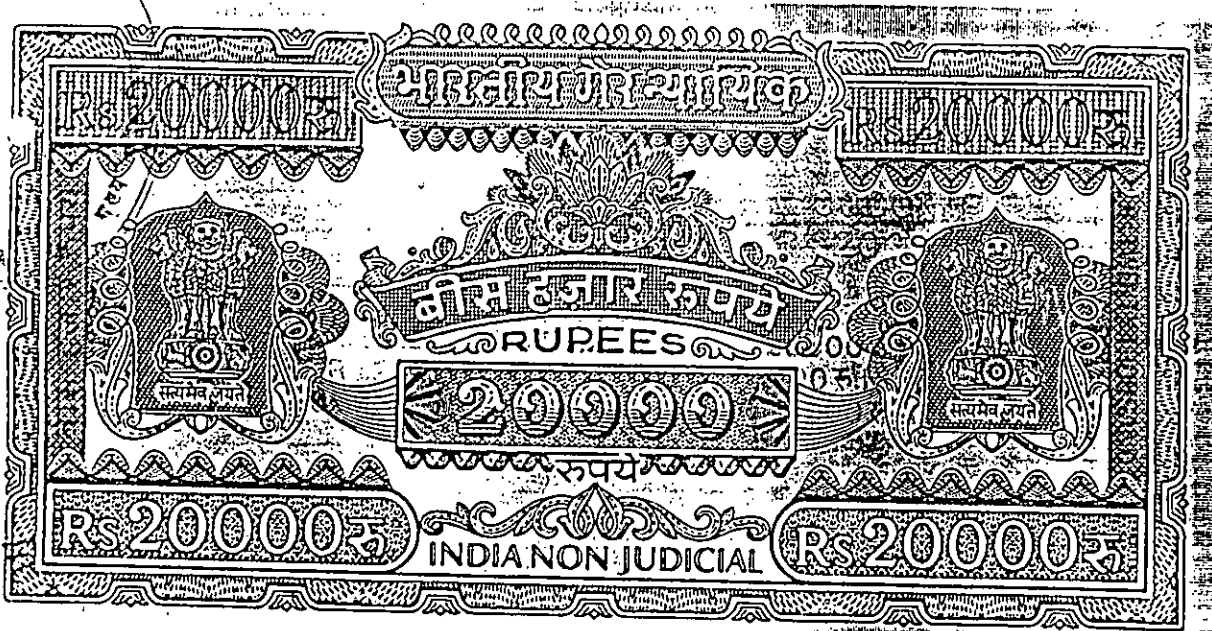
18. That the TRANSFEREE shall be bound by the terms and conditions of Lease Deed of plot executed on 01/08/1994 subject to the amendments indicated in the transfer memorandum.

For PGF LIMITED

Hulbiastava
AUTHORISED SIGNATORY

R.K. Chauhan





0200 002982

19. That the TRANSFEREE would enjoy the Lease hold rights for a period of 90 years from 01/08/1994.
20. That the TRANSFEREE automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz -a-viz the building plan approved by NOIDA.
21. That the TRANSFEROR their spouse/dependent children would not be eligible to obtain any house/flat/ plot in NOIDA under any residential/housing scheme of NOIDA.

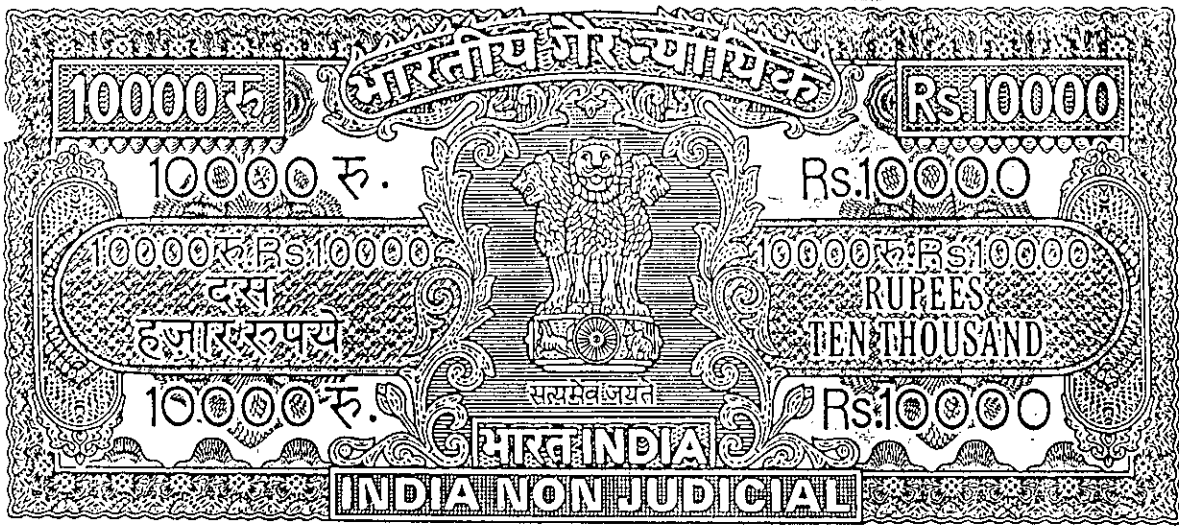
For PGF LIMITED

Atul Srivastava
AUTHORISED SIGNATORY



R.K. Chauhan





22. That the TRANSFEREE shall put the property in the use exclusively for residential purposes and shall not use it for any purposes other than residential.

23. THAT the TRANSFEREE shall inherit all the liabilities of this Plot that may accrue in future.

For PGF LIMITED

Subhivastava
AUTHORISED SIGNATORY

R.R. Chauhan



500 Rs.

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150



IN WITNESSES WHEREOF THE TRANSFEROR AND THE TRANSFEREE HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF FOLLOWING WITNESSES:

WITNESSES :-

1. K-C. SHARMA
S/o Shri K S. SHARMA
A-67, SECTOR 1-20
Anand

For PGF LIMITED

AUTHORISED SIGNATORY
TRANSFEROR



R.K. Chauhan

TRANSFEREE

2. PARENDER LOMAR
S/o Shri R.B. SINGH
A-44-A, SECTOR 1-20
Anand

Drawn by

Harish Kumar

(Deed Valuer) Notary

License No. 6

Valid upto 31/12/2005

Received Fee Rs. 2000/-

Signature

no. 156 SDO /
13 SEP 2004
तारीख 14/9/04
विभागाध्यक्ष/सहायक सचिव
प्रशासनिक/विकास/संवर्धन विभाग



एही दूक नं० I 563 349 के पृष्ठ 364 द० नं० 5263/5264
जिल्द 364
वष बाज दिनांक 14/9/04 को रजिस्ट्री की गई।
एव रजिस्ट्रार-1 तोपडा

(148)
(14)

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

Residential Plots Department

Location : 44/B-196

No. NOIDA/Res Plots/ 681

Run Date 27/08/2004

Regn.Id. 30015388

TRANSFER MEMORANDUM

Subject :

Transfer Permission in respect of Residential Sector / Plot No 44/B-196 NOIDA Complex

Sector / Plot No. 44/B-196, NOIDA allotted/transferred

through X society to

Shri/Smt/Km PGF LTD TH SIG. ATUL SRIVASTAVA

S/o, W/o, D/o Shri H C SRIVASTAVA

R/o Z, 432B, SECTOR 12 NOIDA

is henceforth transferred in favour of Shri/Smt/Km RAJESH CHAUHAN

S/o, W/o, D/o Shri U S CHAUHAN (LATE)

R/o C-123, SECTOR 26 NOIDA

on the basis of No Objection Certificate no. X dated X issued by the Society,
subject to the following terms and conditions :

1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
2. The transfer charges applicable are @ Rs 732 per square meter.
3. The Transferor/Transferee claims that subject property is not mortgaged and is free from all incumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
4. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar, NOIDA within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed the transfer application. If transferee fails to execute and register the transfer deed within 60 days from the date of issue of this Memorandum, then transferee/transferor is liable to pay penalty at prevailing rate applicable from time to time at present this penalty for delay in executing the transfer deed is Rs 50/- per day. The transferee shall submit the transfer deed in the office of Residential Plot Deptt. within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
5. The plot under transfer shall be mutated in favour of Transferee on receipt and acceptance of certified copy of the transfer deed by the Authority. A certificate to that effect shall be issued to the Transferee.
6. The Transferee, shall be liable to pay balance instalment of the plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @ 14% p.a. In case of default, interest shall be levied @ 17% p.a. compounded half yearly for delayed period.
7. The ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of the prevailing allotment rate of NOIDA on the date of issue of this Transfer Memorandum. The lease rent would be payable @ one percent of the revised premium. The lease rent can be enhanced after every 10 years subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.

OR

One time lease rent has been paid.



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

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8. The Transferee shall complete the construction of plot and shall obtain Occupancy Certificate of plot from Building Cell, NOIDA within balance construction period as per terms of lease deed of plot which is upto 24.7.95. Extension of time for construction of plot and for obtaining occupancy certificate will be granted as per terms of lease deed of plot as per then prevailing extension policy of NOIDA.

OR

Occupancy Certificate of plot has been issued on.....

9. The transferee shall be bound by the terms and condition of lease deed of plot executed on 01/08/1994 subject to the amendments indicated in the Transfer Memorandum.
10. The Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building viz a viz the building plan approved by NOIDA.
11. The Transferee would enjoy the lease hold rights for a period of 90 years from 01/08/1994
12. The Transferor, their spouse/dependent children would not be eligible to obtain any plot/flat/house in NOIDA under any residential/housing schemes of NOIDA.
13. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
14. The Transferee shall inherit all the liabilities of this plot that may accrue in future.

Office Suptd/Dy. Manager
Residential Plots

Copy to :-

1. Sh./Smt./Km. (Transferor).. PGF LTD TH SIG. ATUL SRIVASTAVA
Z-432B, SECTOR 12 NOIDA
2. Sh./Smt./Km. (Transferee).. RAJESH CHAUHAN
C-123, SECTOR 26 NOIDA
3. (Society).....
4. Sr.F and AO(RAA), NOIDA

Office Suptd/Dy. Manager
Residential Plots



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

APPLICATION FORM FOR TRANSFER OF RESIDENTIAL PLOT

Valid for a period of six months from the date of issue

Price: Rs. 100/- (One hundred only)

S.No. 4947

Date of Issue: 16/08/04

Asstt. General Manager (Residential),
NOIDA

Signature & Designations
of issuing Authority

I/We Transferor(s)

Through its Authorised Signatory
S/o, W/o, D/o, Shri. Atul Srivastava S/o H.C. Srivastava
Z-432/B, Sector-12, NOIDA

R/o

Authorised Signatory GPA of (Name of Allottee) Sh./Smt./Ku/Ms.
(To be filled the bank at the time of sale of transfer form)

S/o, W/o, Shri.

R/o

Want to transfer my/our Flat/Plot No. 176 Block B Sector 44 having an area of sq. Mtr

in favour of Sh./Smt./Km (Transferee)

S/o, W/o, D/o, Shri.

R/o

Transferor(s) and the Transferee(s) have read and understood the terms the conditions for transfer of allotment of plot & undertake to abide by the same and accordingly apply for transfer of the above stated plot

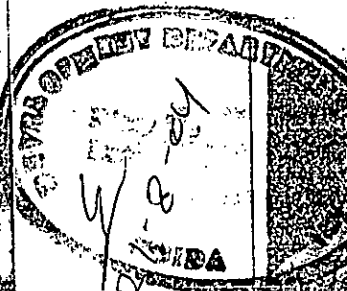
For P.G.F.

Account No., Signature of Transferor (Name of GPA Holder)
Above Signature are attested

Signature, Name Designation
and seal of the Bank Officer
Attesting the signature

Account No., Signature of Transferee
Above Signatures are attested

Signature, Name Designation
and seal of the Bank Office:
Attesting the signature



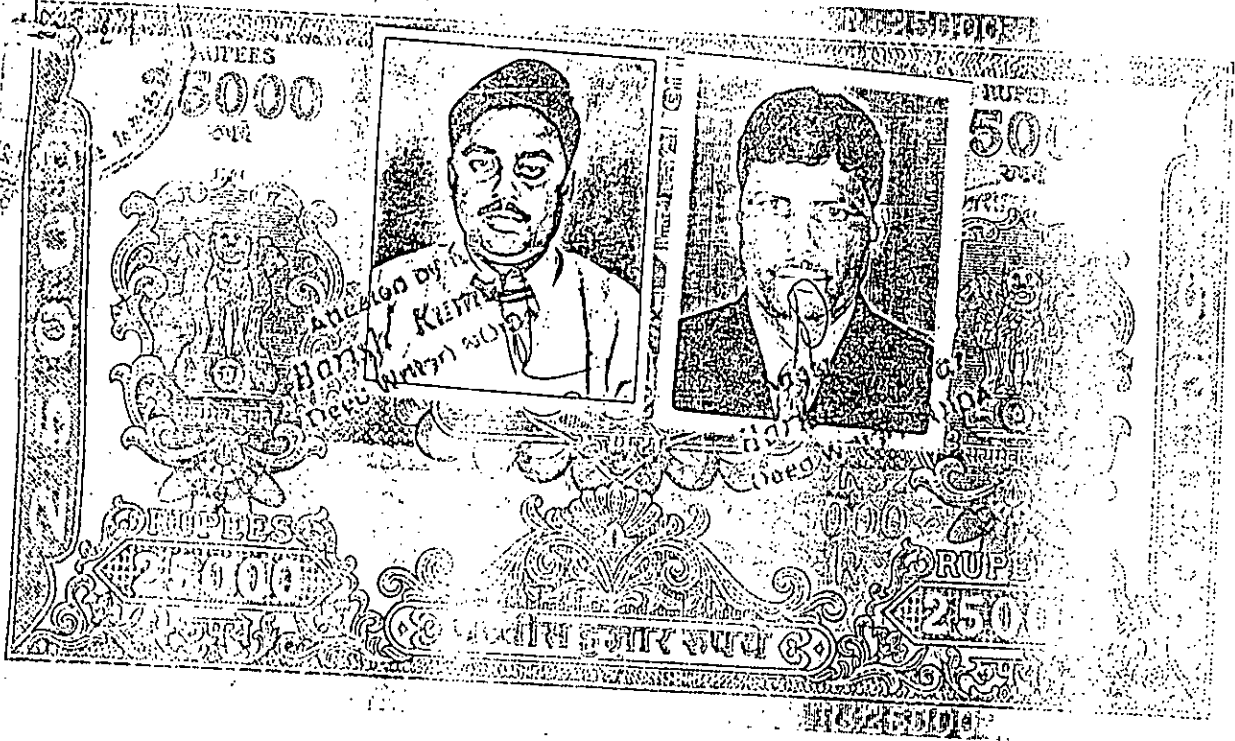
FOR THE MAIN BANK LTD.

MANAGER
NOIDA



1147

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0207

AGREEMENT TO SELL

TOTAL CONSIDERATION : RS. 56,20,000/-
STAMP DUTY @ 4% : RS. 2,25,500/-

This AGREEMENT TO SELL is made and executed at NOIDA on this the 18th day of AUGUST, 2004 between M/S. PGF LIMITED., having its Registered Office at SCO-1042-43, IIND FLOOR, SECTOR-22-B, CHANDIGARH-160022., through its authorized Signatory, SHRI ATUL SRIVASTAVA SON OF SHRI H.C. SRIVASTAVA, RESIDENT OF Z-432/B, SECTOR-12, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P., (duly authorized vide Board's Resolution Dated 02/08/2004)., of the first part hereinafter called the "VENDOR."

AND

SHRI RAJESH CHAUHAN SON OF LATE SHRI U.S. CHAUHAN RESIDENT OF C-123, SECTOR- 26, NOIDA, DISTT. GAUTAMBUDH NAGAR, U.P., of the Other Part hereinafter called the "VENDEE."

For PGF LTD.
[Signature]
Authorized Signatory

[Signature]



[Signature]

Ag 5620,000

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12/5/2019

Hal Sivertson

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18/3/04

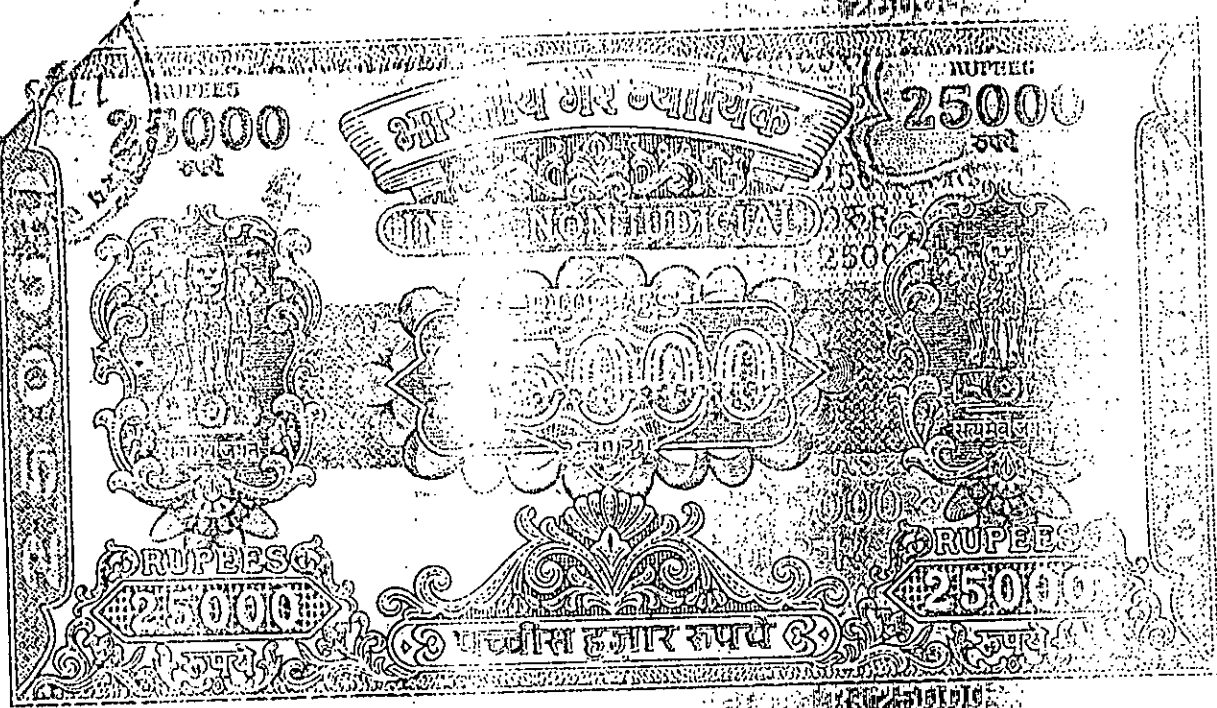
Spilhaus

P. K. Lankar

Qamul

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(The expression and words of the VENDOR and the VENDEE shall mean and include their legal heirs, successors, assignees, nominees, executors, administrators and legal representatives and any person or persons claiming through or in trust for them respectively).

WHEREAS the VENDOR aforesaid is the LAWFUL TRANSFEREE & in POSSESSION of A RESIDENTIAL LEASE HOLD VACANT PLOT No. 196 AREA MEASURING 448.50 Sq. Mtrs., SITUATED IN BLOCK - "B", OF SECTOR - 44, WITHIN NOIDA - 201301 DISTT. GAUTAMBUDH NAGAR, U.P., duly allotted by the NOIDA AUTHORITY. Hereinafter referred to as the "SAID PROPERTY." and the same in question is bounded as under:-

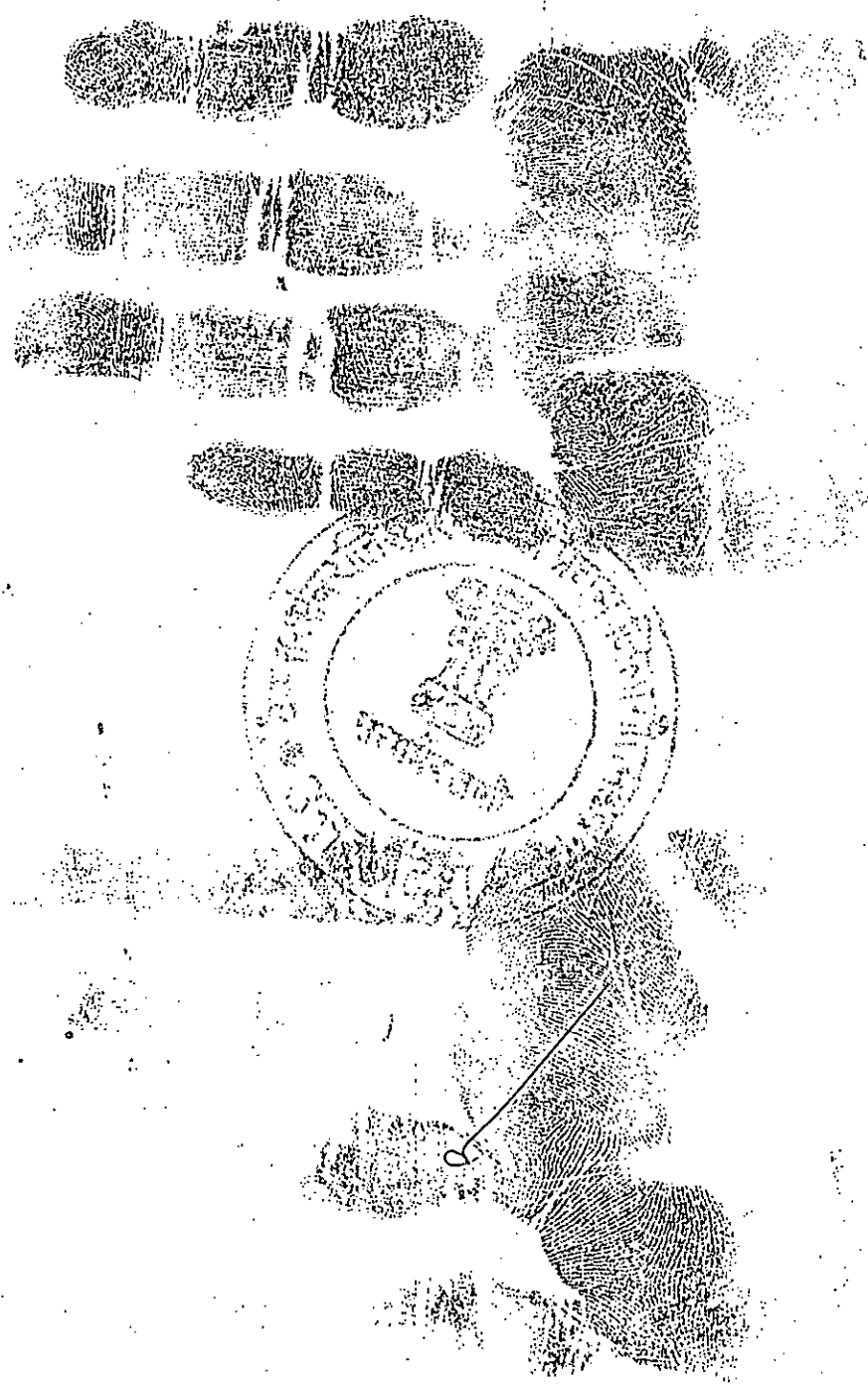
For P.G.F. LTD.
Authorized Signatory

R.R. Chaudhary

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Form No. 210
Part III
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ON THE NORTH BY : PLOT NO. B-197, SECTOR -44
ON THE SOUTH BY : PLOT NO. B-195 SECTOR - 44
ON THE EAST BY : PLOT NO. B-142, SECTOR - 44
ON THE WEST BY : 30.00 MTR. WIDE ROAD

Having been transferred in favour of the VENDOR aforesaid after the prior permission of the Noida Authority vide **TRANSFER DEED cum SALE DEED** Dated 21/08/2000., and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. 1, Volume No. 322, on pages 1 to 22, Document No. 2132 & Mussanna No. 2133 Dated 21/08/2000.

For P.G.F. LTD.
Handwritten Signature
Authorized Signatory

Handwritten Signature

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ਦਰਜ਼ਾ ਨੰ. 220 ਦੇ ਅਧੀਨ
ਦਿੱਤਾ ਗਿਆ ਹੈ

ਸਹਿਮਤੀ
ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ





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AND WHEREAS the abovesaid Residential Plot was allotted & Leased in favour of the Actual Allottee by the NOIDA AUTHORITY vide LEASE DEED Dated 25/07/2000., and the same was duly registered in the Office of Sub-Registrar, NOIDA, Distt. Gautambudh Nagar, U.P. Vide Book No. I, Volume No. 320 on pages 143 to 168 Document No. 1944 & Mussanna No. 1945 Dated 27/07/2000.

AND WHEREAS the VENDOR aforesaid is desirous to sell the abovesaid residential property to the Vendee and the Vendee has also agreed to purchase the same for the total Sale consideration of. Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY)

For A.B.F. LTD.
Authorized Signatory

(Signature)
R.K. Chaur

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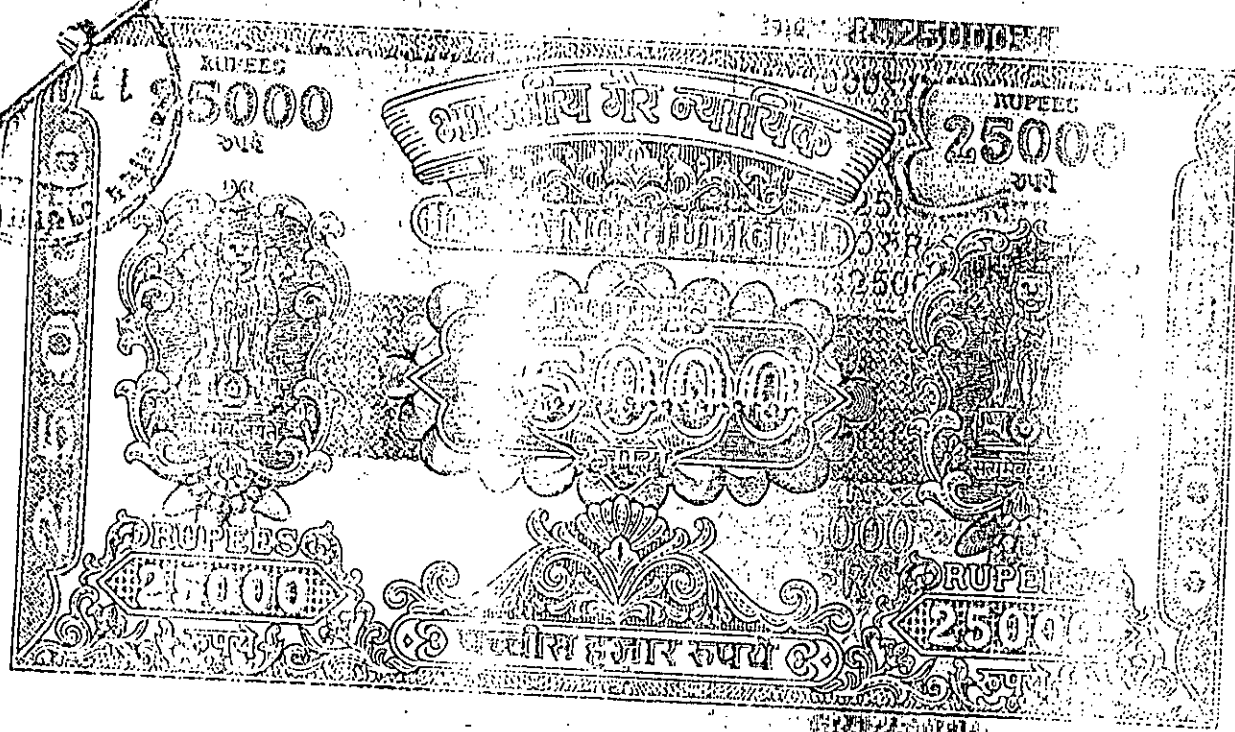
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NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said residential PLOT No. B-196 AREA MEASURING 448.50 Sq. Mtrs., SECTOR - 44, NOIDA, Distt. Gautambudh Nagar, U.P. has been settled as Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) between both the Parties.
2. That the VENDOR aforesaid has received a sum of Rs. 20,00,000/- (RUPEES TWENTY LACS ONLY) from the VENDEE as Advance/Part Payment against total sale consideration of the said residential plot and do hereby acknowledges the receipt thereof and the said payment has been made as under:

MODE OF PAYMENT

AMOUNT

Vide Cheque No. 701119 Dated
Vide Cheque No. 701120 Dated
Both of State Bank of India, Sector-2, Noida
Total :

Rs. 2,50,000/-
Rs. 17,50,000/-
=====

Rs. 20,00,000/-
=====

For PGF LTD.
Authorized Signatory



136

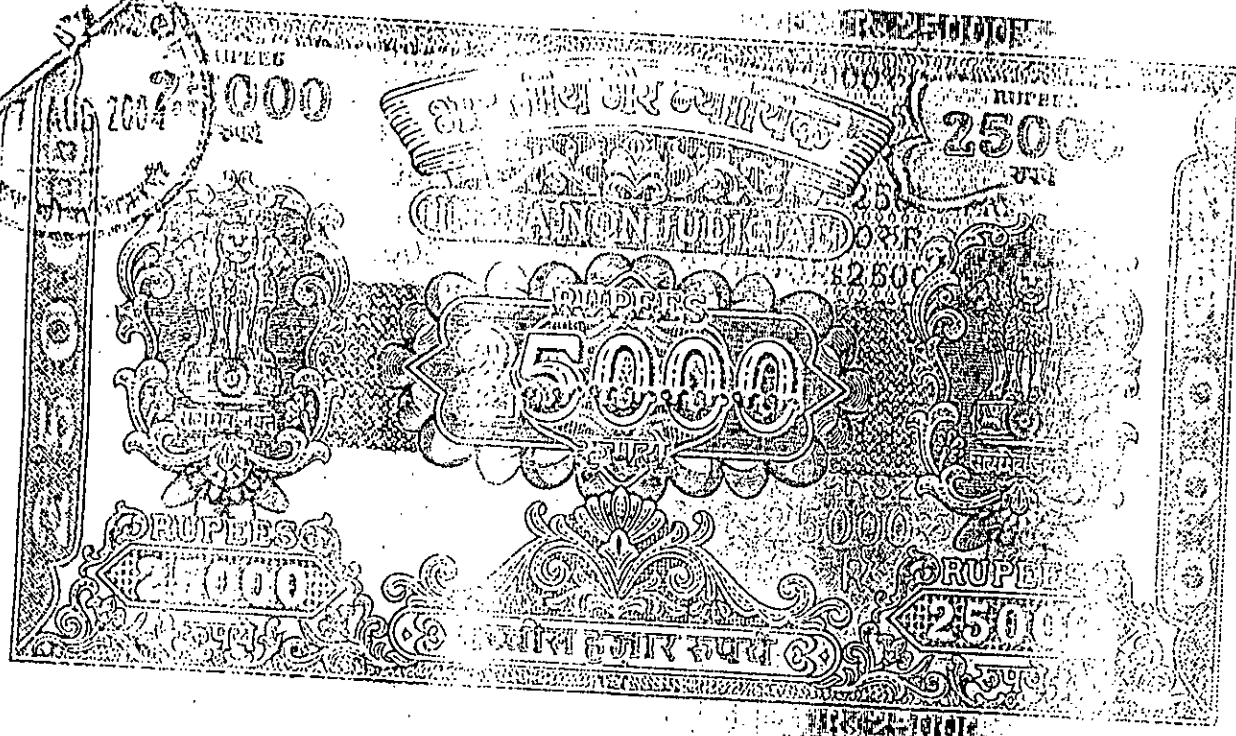
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3. That there is a balance of Rs. 36,20,000/- (Rupees THIRTY SIX LACS & TWENTY THOUSAND ONLY) is yet to be paid, shall be paid by the VENDEE to the VENDOR aforesaid at the time of execution of final Transfer Deed in respect of the abovesaid Residential Property.
4. That the VENDOR aforesaid shall apply and obtain the NO DUES CERTIFICATE/ NO OBJECTION CERTIFICATE regarding the abovesaid Residential Property from the Accounts Deptt. NOIDA AUTHOIRTY, WATER & SEWER DEPARTMENT NOIDA or whatsoever required for the purposes of transfer of the said Residential Plot.

FOR PGE LTD.
Atul Kumar
Authorised Signatory

G. R. Chaudhary



134

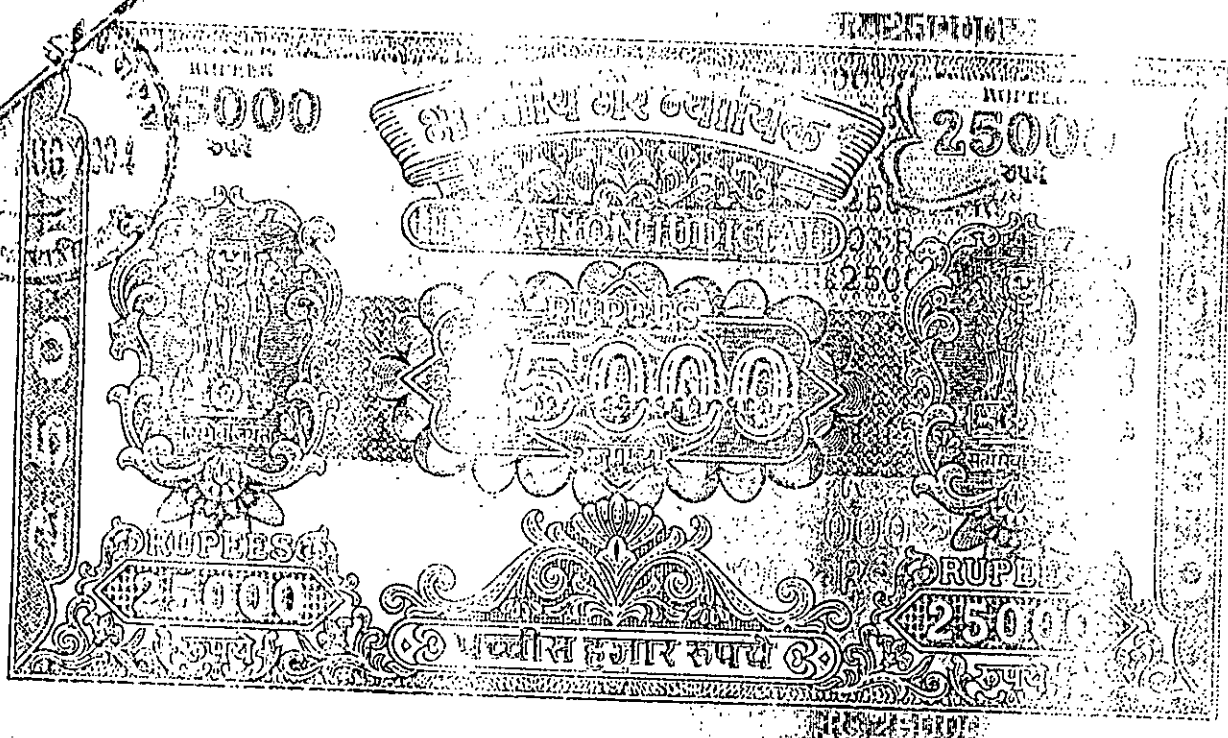
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रकम नं०... 220... के अधिक
मिला गया है

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5. That the VENDOR shall also apply and obtain the permission to transfer the said property from the NOIDA AUTHORITY in favour of the VENDEE or his nominee(s) and shall execute the Transfer Deed within prescribed period after such permission.

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

For PGE LTD.
Authorized Signatory

Q.R. Khan



132

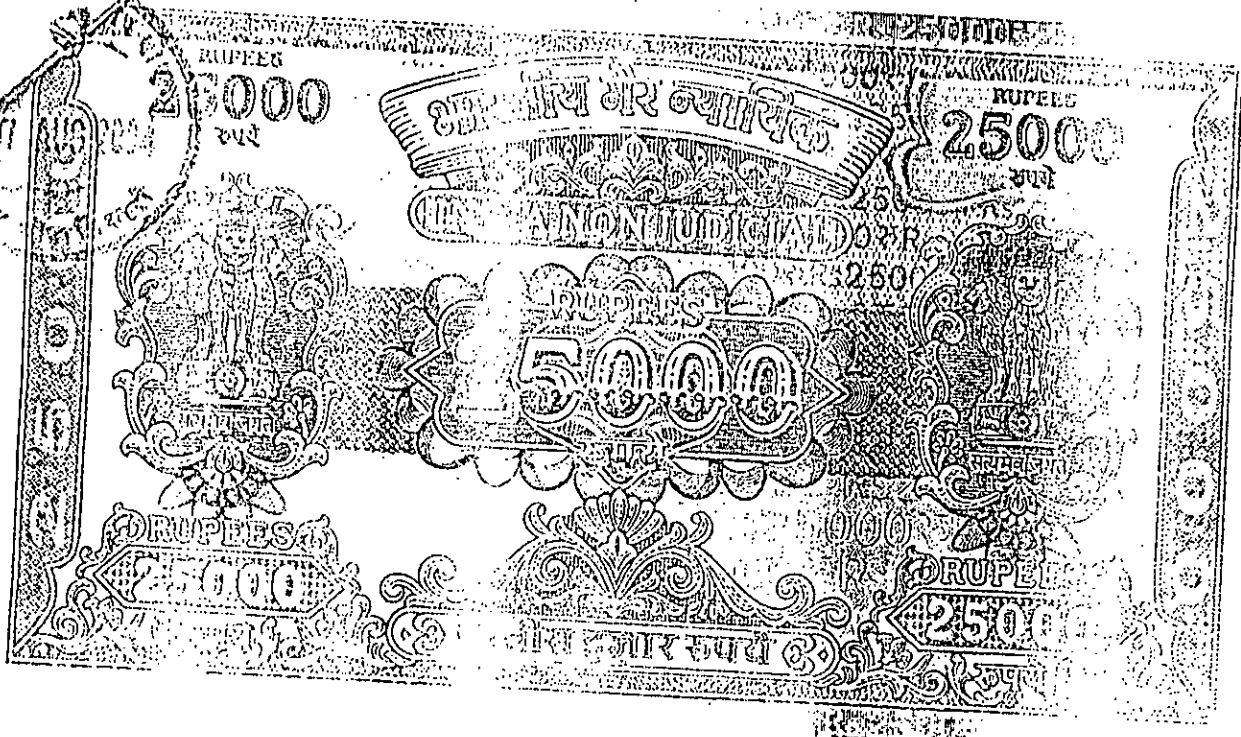
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महाराष्ट्र सरकार
अ. नं०. 17, 0000





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7. That the VENDEE shall have the rights to get executed the TRANSFER DEED of the said property either in his favour or in favour of his nominee or nominee(s) to which the VENDOR shall not have any objection.
8. That the VENDOR aforesaid shall hand-over the Actual, peaceful, Vacant and physical Possession of said Residential Property to the VENDEE at the time of execution of final Transfer Deed cum Sale Deed.
9. That the expenses to be incurred for the execution of the Transfer Deed, the stamp duty, registration fees regarding the said Property & all other legal expenses shall be borne by the VENDEE.

For P/GF LTD.
Authorized Signatory

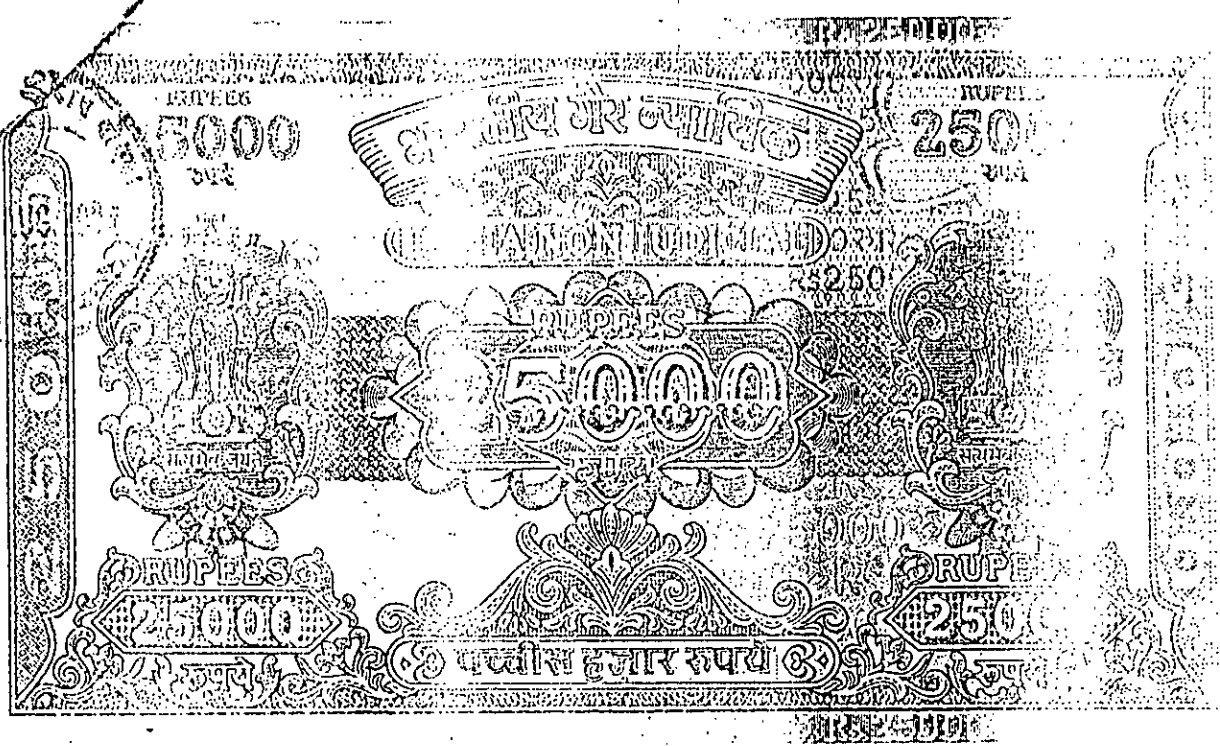
R. K. Lani



ਨੰ. 727 25002
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 ਰਸਮ ਨੰ. 720
 ਪਿਤਾ ਦਾ ਨਾਂ: 
 ਭਾਗ ਸਕਾਰ, ਸੰਗਰਮ

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10. That the VENDOR shall be liable to incur all out-standing dues and demands in respect of the said property to the date hereof and that all future dues shall be paid by the VENDEE.

11. That in case of breach of terms and conditions of this AGREEMENT TO SELL by the VENDOR aforesaid the VENDEE shall have the right to get executed and registered the Transfer Deed of the said property in their favour through the specific performance of this AGREEMENT TO SELL by a Court of Law.

Handwritten signature
Attorney-at-Law
Sole Agent

Handwritten signature
R.R. Chaudhary



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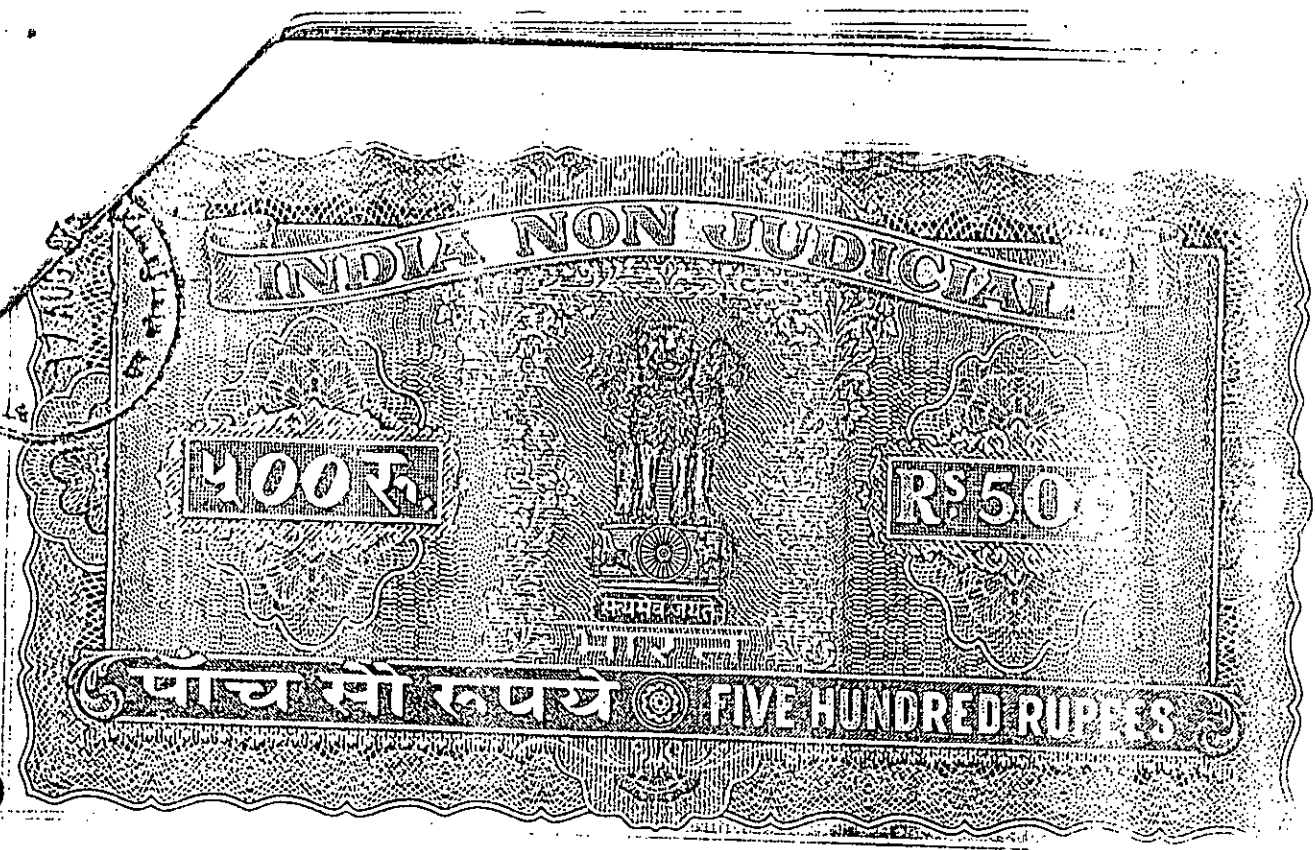
रजिस्ट्रार नं०... 220

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IN WITNESSES WHEREOF THE VENDOR AND THE VENDEE HAVE
SET THEIR RESPECTIVE HANDS TO EXECUTE THIS AGREEMENT
TO SELL ON THIS THE 18th DAY OF MONTH August AND THE
YEAR 2004 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

1. K. C. SHARMA
S/o Shri L. S. SHARMA
R/o A-67, SECTOR-30
Noida

For P/G F
VENDOR
Authorised Signature

2. KAMAL SHARMA
S/o Shri K. P. SHARMA
R/o A-44-A/116 Noida

For VENDEE

Drafted by
Harish Kumar
(Deed Writer) Noida
Licence No. 8
Valid upto 31/3
Charged Fee Rs.

Signature

(125)

नं० ११११
17 AUG 2004
रजिस्ट्रार नं० 220 मे मासिक
बिखा गया।
रजिस्ट्रार
रजिस्ट्रार



एडी बूक नं० I जिल्द 552 के पृष्ठ 113 पर 4147
को रजिस्ट्री की गई।
18/8/2004
उप रजिस्ट्रार-1, मीरजापुर

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noida

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
OFFICE OF THE PROJECT ENGINEER JAL WORK CIRCLE-II
WATER WORKS COMPOUND, SECTOR-5, NOIDA

No. Noida PE/Jal. C. 1st/REVI/484

Dated :- 6/8/04

NO DUES CERTIFICATE

To,

M/S. P & E Ltd.

B-196 SECTOR-44
NOIDA

NOIDA

DISTT. G. B. NAGAR (U.P.)

With ref. to your application dated 3/8/04 it is to inform you that the statement of
Account of Premises No. B-196 Sector No. 44 is as under :-

1. Water Bill/Sewer Connection dues cleared upto vide Challan
No. For Rs. deposited on
date in Bank subject to verification of deposit from bank collection
statement.

2. No Water/Sewer Connection has been released from this office as per official inspection/
inspected by Shri. R. S. Singh maintenance charges cleared
upto 31/8/04 vide Challan No. 272 for Rs.
5785 deposited on 6/8/04 in bank subject to verification
of deposit from bank collection statement.

3. Water dues or any other dues found in future, for the period before issuing No Dues Certificate,
can be recover in future bills.

Bill clerk/Asst Acctt/Acctt/Sr. Acctt.

PROJECT ENGINEER

JAL WORK CIRCLE-II

NOIDA



PGF LIMITED

87
129

EXTRACTS OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PGF LIMITED HELD ON MONDAY, 2ND AUGUST, 2004 AT 11.00 A.M. AT 2ND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI - 110 063

"RESOLVED THAT the consent of the Board be and is hereby accorded to sale of Lease hold rights of Plot situated at Block - B, Plot No. - 196, Sector - 44, Noida (U P) admeasuring 450 sq. mts. and for this purpose Mr. Mantosh Jaggi, Deputy Manager (I&P), Mr. K.K. Srivastava, Executive (I&P) and Mr. Atul Srivastava - Authorised Signatory be and are hereby authorised jointly or severally to sign and execute Transfer Deed, Agreement to Sell & GPA and to sign and execute receipt of consideration and to sign and execute any other documents in connection with the aforesaid plots and to do all such acts incidental thereto on behalf of the Company.

RESOLVED FURTHER THAT a certified to be true copy of the Resolution be forwarded to the concerned authorities as and when required duly certified by Company Secretary cum Sr. Manager (Finance) of the Company."

Certified to be true copy
for PGF LIMITED

(PREM SETHI)

COMPANY SECRETARY CUM SR. MANAGER (FINANCE)

EXTRACTS OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PGF LIMITED HELD ON MONDAY, 2ND AUGUST, 2004 AT 11.00 A.M. AT 2ND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI - 110 063

"RESOLVED THAT the consent of the Board be and is hereby accorded to sale of Lease hold rights of Plot situated at Block - E, Plot No. - 196, Sector - 44, Noida (U P) measuring 450 sq. mts. and for this purpose Mr. Mantosh Jaiswal, Deputy Manager (ISD), Mr. K K Srivastava, Executive (ISD) and Mr. Atul Srivastava - Authorised Signatory be and are hereby authorised jointly or severally to sign and execute Transfer Deed, Agreement to Sell & GPA and to sign and execute receipt of consideration and to sign and execute any other documents in connection with the aforesaid plots and to do all such acts incidental thereto on behalf of the Company.

RESOLVED FURTHER THAT it be certified to be true copy of the Resolution be forwarded to the concerned authorities as and when required duly certified by Company Secretary cum Sr. Manager (Finance) of the Company."

Certified to be true copy
for PGF LIMITED

Prem Sethi

(PREM SETHI)

COMPANY SECRETARY CUM SR. MANAGER (FINANCE)

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TRANSFER DEED OF LEASE HOLD RIGHTS

01DD 209180

IN RESPECT OF RESIDENTIAL VACANT LEASE HOLD PLOT OF LAND NO. 196,
BLOCK-B , SECTOR-44, NOIDA, DISTT. GAUTAM BUDH NAGAR, (U.P.),
ADMEASURING TOTAL AREA 450.00 SQ.MTRS.

ACTUAL PREMIUM :- RS. 8,00,000/-

COVERED AREA :- NIL

RENTAL VALUE :- NIL

STAMP DUTY PAID VIDE THIS
TRANSFER DEED OF LEASE
HOLD RIGHTS

:- RS. 2,16,000/-

For PGF L.:

Authorized Signatory



नं. 124/25000 (121) KGF LID.

H. 209

स्टाम्प नं. 0
किया गया
कोषाध्यक्ष/गीतमयूख

5020 + 20 = 5020
श्री... के कोषाध्यक्ष श्री...
पेशा...
है यह लेख पत्र कार्यालय में रजिस्ट्रार नौदरा पं० दादरी
जिसका गीतमयूख नाम में आज दिनांक...
प्रथम सभ्य... के निष्पक्ष हेतु प्रस्तुत किया।

सब रजिस्ट्रार
नौदरा प्रथम

21-8-2000

निकषत्र का निष्पक्ष सुन व समझाए उपलब्ध श्री...
श्री... के कोषाध्यक्ष श्री...
पेशा...
है यह लेख पत्र कार्यालय में रजिस्ट्रार नौदरा पं० दादरी
जिसका गीतमयूख नाम में आज दिनांक...
प्रथम सभ्य... के निष्पक्ष हेतु प्रस्तुत किया।

सब रजिस्ट्रार
नौदरा प्रथम

21-8-2000

निकषत्र का निष्पक्ष सुन व समझाए उपलब्ध श्री...
श्री... के कोषाध्यक्ष श्री...
पेशा...
है यह लेख पत्र कार्यालय में रजिस्ट्रार नौदरा पं० दादरी
जिसका गीतमयूख नाम में आज दिनांक...
प्रथम सभ्य... के निष्पक्ष हेतु प्रस्तुत किया।

सब रजिस्ट्रार
नौदरा प्रथम

साथी भले प्रतीत होते हैं प्रथम/द्वितीय साक्षी
का चिन्ह जमा किया गया है।



01DD 209181

(2)

This Transfer Deed of lease Hold rights is made and executed at Noida, on this 21st day of August 2000 , between M/S. UMANG APPLIANCES & EQUIPMENTS (P) LTD. THROUGH ITS DIRECTOR SHRI. VED PRAKASH JAIN S/O SHRI. M.L. JAIN R/O D-28, SECTOR-21, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P) THROUGH ATTORNEY HOLDER MR. B.K. KALIA S/O SHRI. RAM SWAROOP R/O 1042/43, SECTOR-22B, CHANDIGARH VIDE G.P.A. DATED 02/08/1995 AND THE SAME WAS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR, NOIDA IN BOOK NO. IV, VOLUME NO. 42/114 ON PAGES 355/143 TO 148 AT NO. 2855 DATED 02/08/1995 , of the First Part hereinafter called the TRANSFEROR.

For PGF LIMITED

Authorised Signatory

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14 AUG 2020

स्टाम्प नं०..124.....

किया गया/

कोषाध्यक्ष/गीतामनसुह



21/08/2020

21/08/2020



(3)

01DD 209182

A N D

M/S PGF LTD., A PUBLIC LIMITED COMPANY INCORPORATED UNDER THE COMPANIES ACT. 1956, HAVING ITS REGISTERED OFFICE AT SCC-1042-43, IIND FLOOR, SECTOR-22B, CHANDIGARH - 160022, THROUGH ITS MANAGER AUTHORISED SIGNATORY SHRI. ANAND KUMAR S/O SHRI. P. ELAPPA REDDY R/O IIND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI, of the second part hereinafter called the TRANSFEREE.

(The expression and words of the Transferor and the Transferee shall mean and includes their legal heirs, nominees, assignees, executors, successors, administrators, Trustee and all legal representatives respectively).

[Handwritten signature]

For PGF LIMITED
[Handwritten signature]
Authorised Signatory

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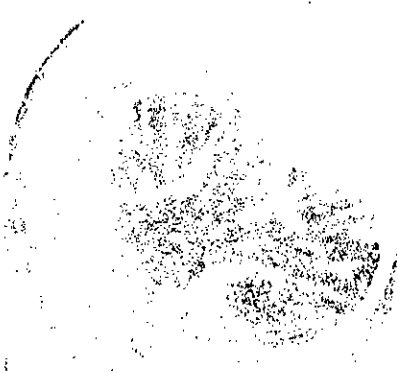
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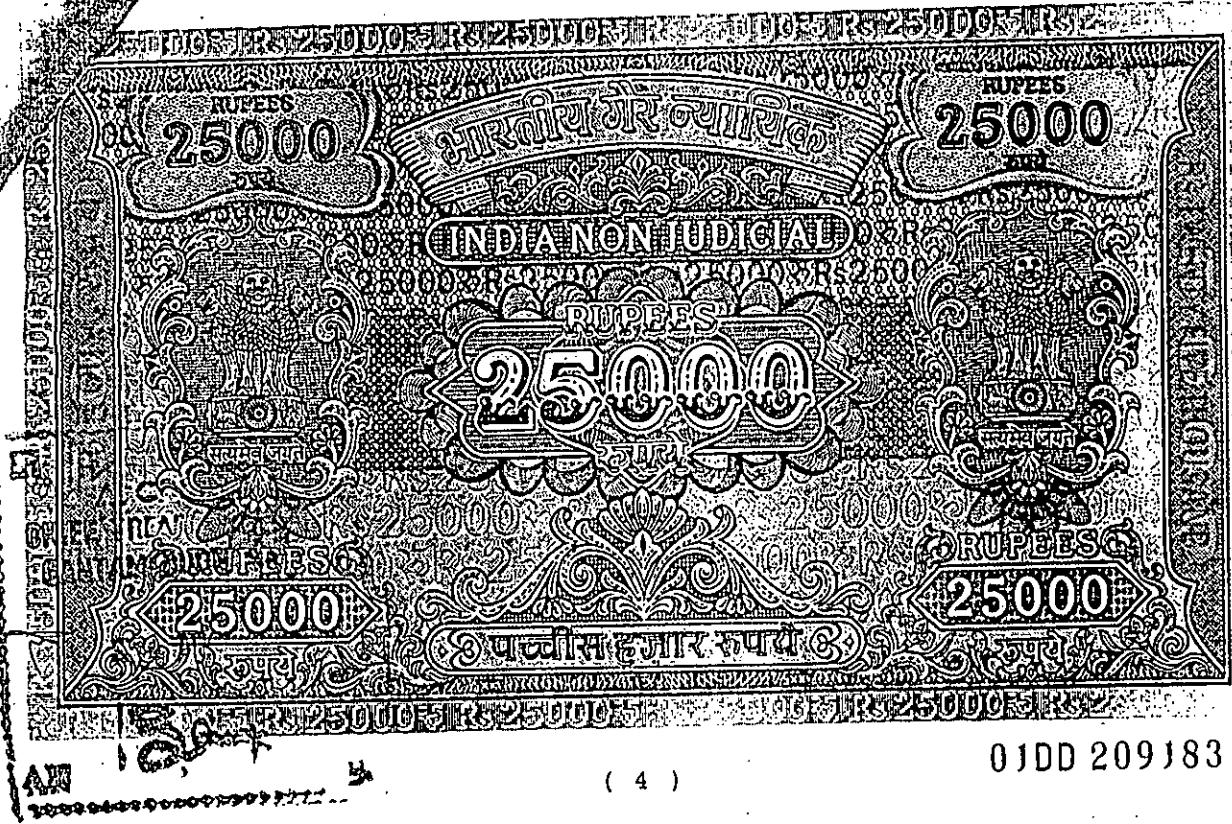
14 AUG 2000

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कोषाध्यक्ष/गोतमबुद्ध नगर





01DD 209183

(4)

WHEREAS the Transferor aforesaid is an actual and absolute Allottee , Lessee and in possession of a Residential Vacant lease hold plot of land No. 196, situated in Block-B, Sector-44, Noida, Distt. Gautam Budh Nagar, (U.P.), admeasuring total area 450.00 Sq.Mtrs. and which is bounded as under :-

ON THE NORTH BY	:- PLOT NO. B-197, SECTOR-44, NOIDA.
ON THE SOUTH BY	:- PLOT NO. B-195, SECTOR-44, NOIDA.
ON THE EAST BY	:- PLOT NO. B-142, SECTOR-44, NOIDA.
ON THE WEST BY	:- 30.00 MTRS. WIDE ROAD.

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For PGF LIMITED

[Handwritten signature]
Authorised Signatory

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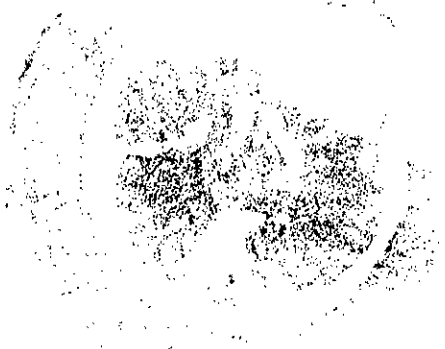
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किया गया/ रोकड़िया

कोणाच्यक्ष/गोतमबुद्ध नगर



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114



(5)

01DD 209184

HAVING BEEN LEASED TO THE TRANSFEROR BY THE N.O.I.D.A. VIDE LEASE DEED DATED 25/07/2000 WHICH IS DULY REGISTERED WITH SUB-REGISTRAR-IST, NOIDA IN BOOK NO. I, VOLUME NO. 320 ON PAGES 143 TO 168 AT NO. 1944 AND MUSANNA NO. 1945 DT. 27/07/2000.

AND WHEREAS the above said Transferor has agreed to transfer their lease hold rights in the said plot of land, unto the transferee and the transferee has also agreed to acquire the same for the total premium of Rs. 8,00,000/- (Rupees Eight Lacs only).

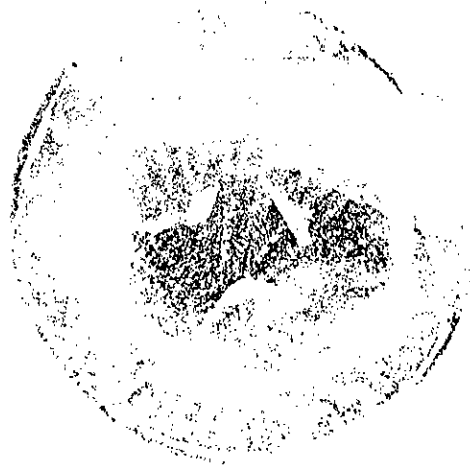
AND WHEREAS the abovesaid Transferor have already applied and obtained the Transfer permission in favour of the abovesaid transferee in respect of the lease hold rights in the abovesaid plot of land, from the N.O.I.D.A. vide their transfer Memorandum No. NOIDA/Res Plots/3930 Dated 18/08/2000.

For PGF LIMITED

Authorised Signatory

113

नं० 128 रूपये 2000
14 AUG 2000
स्टाम्प नं० 124
किया गया/ रोकडिया
कोषाध्यक्ष/गीतमबुद्ध नगर



128 रूपये 2000

कोषाध्यक्ष/गीतमबुद्ध नगर



01DD 209185

(6)

NOW THIS TRANSFER DEED OF LEASE HOLD RIGHTS IS WITNESSETH AS UNDER :-

1. That the total premium of the Lease hold right in the abovesaid plot of land has been settled as Rs. 8,00,000/- (Rupees Eight Lacs Only) between the Transferor and the Transferee.
2. That the Transferor has received an amount of Rs. 8,00,000/- (Rupees Eight Lacs Only) from the transferee as full and final premium of the lease hold rights in the abovesaid plot of land and the details of payments are as under:-
 - (a) Rs. 2,70,000/- by Cheque Dated 02.08.1995.
 - (b) Rs. 5,30,000/- (Rupees five lacs Thirty Thousand only) shall be paid by the Vendee as directly to NOIDA AUTHORITY.

[Handwritten signature]

For PGF LIMITED
[Handwritten signature]
Authorised Signatory

12P. 28000

111

14 AUG 2000

गणना नं०... 24... में शा...
गणना/ रोजगार

कोषाध्यक्ष/गीतमबुद्ध नमद



79
110



(7)

01DD 209186

3. That now there is no balance due, towards the TRANSFEREE, to be paid to the transferor aforesaid/N.O.I.D.A. in connection with the lease hold rights in the abovesaid plot of land.
4. That the transferor aforesaid has assured the transferee that the abovesaid vacant plot of land is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, Dispute, injunction, litigations, Bank or Private Loans, Securities, Guaranties, attachment with any decrees of any 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 right to recover all his losses and damages, from the other moveable and immoveable properties of the transferor with the legal interest and expenses thereof at the cost, risk and expenses of the Transferor.

For PGF LIMITED

Authorised Signatory

109

नं०... 30... 8-000

14 AUG 1950

स्टाम्प नं०... 124... 200

किया गया/ शकिया

कोषाध्यक्ष/गोतमपुर नगर



2000/10/10

2000/10/10



(8)

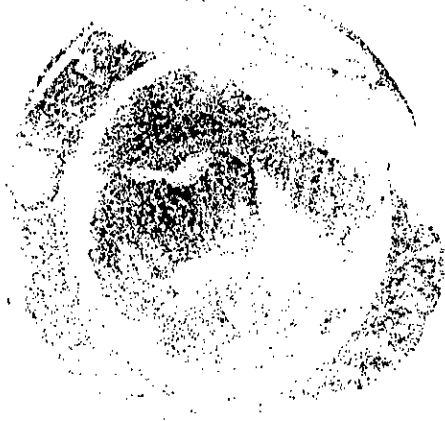
01DD 209187

5. That the physical and vacant peaceful possession of the said vacant plot of land has been handed over by the transferor to the transferee on the spot, legally.
6. That the transferor has transferred all the rights, title and interest in the said vacant plot of land unto the transferee by the virtue of this transfer deed of lease hold rights, which has been executed by way of assignment under Article-63 (Schedule I-B) of Indian Stamp Act, 1899.

For PGF LIMITED

Authorised Signatory

नं०... 121 ... 25000 (107)
14 AUG 713
स्टाम्प नं०... 124 ...
किया गया/ किडनी
कोषाध्यक्ष/गीतमबुद्ध नगर



प्राप्त/...



01BB 300863

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(9)

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. on 18/08/2000 in connection with the abovesaid plot of land.
8. That the transferee shall also be bound by all the terms and conditions of the original lease deed, which was executed by the N.O.I.D.A in favour of the Transferor on 25/07/2000.
9. 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.
10. That the transferee aforesaid shall be entitled to construct the residential building on the said vacant plot of land, according to the Bye-laws of N.O.I.D.A.

For PGF LIMITED

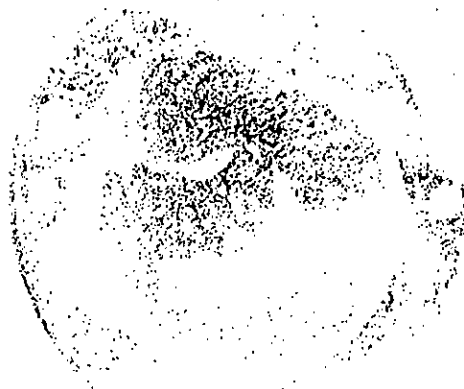
Authorised Signatory

105

स्टाम्प नं०. 1024.....

किया गया।

कोषाध्यक्ष/गौतमबुद्ध नगर





196440

(10.)

11. That the Stamp Duty, Registration fees and Documentation charges of Deed Writer/Advocate of this TRANSFER DEED OF LEASE HOLD RIGHTS has been paid by the Transferee according to the rules and regulations of U.P. State Govt.
12. That the TRANSFEROR/TRANSFEE 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.

For PGF LIMITED

 Authorized Signatory



नं० ३३... स्पाये १०००१

14 AUG 2000

स्टाम्प नं० १२५... में मासिक

किया गया/ रोकड़िया

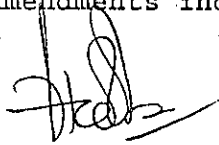
कोषाध्यक्ष/गौतमबुद्ध नगर

103

संयोजक/...

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13. That the plot under transfer shall be mutated in favour of the transferee on receipt & acceptance of certified copy of the transfer deed by the authority. A certificate to that effect shall be issued to the transferee.
14. That the transferee shall be liable to pay balance instalment of plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @ 15% p.a. In case of default, interest shall be levied @ 20% p.a. half yearly, compounded for delayed period.
15. That the Transferor has paid One Time Lump Sump Lease Rent of the said Plot of Land to the N.O.I.D.A. according to the transfer memorandum Dated 18/08/2000.
16. That the transferee shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell, Noida within balance construction period as per terms of lease deed of plot which is upto 24/07/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.
17. That the transferee shall be bound by the terms & conditions of the lease deed of plot executed on 25/07/2000 subject to the amendments indicated in the Transfer Memorandum.

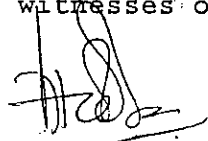


For PGF LIMITED


Authorised Signatory

(12)

18. That the transferee would enjoy the lease hold rights for a period of 90 years from 25/07/2000.
19. That the transferee automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz-a-viz the building plan approved by Noida.
20. That the transferor, their spouse/ dependent/ children would not be eligible to obtain any plot/flat/house in any scheme of Noida for the plot, or housing scheme of NOIDA.
21. That the transferee shall put the property in the use of exclusively for residential purpose and shall not use it for any purpose other then residential.
22. That the transferee shall inherits all the liabilities of this plot that may accrue in future.
23. That the Circle rate of the said plot of land is Rs. 6000/- per Sq.mtrs. which has been fixed by the Collector Gautam Budh Nagar, (U.P.). But the Stamp duty has been paid by the Transferee @ Rs. 6000/- per Sq.mtrs.
24. That the attestation of the photo affixed on this document has been attested by the Deed Writer on the identification of the witnesses of this document.



For PGF LIMITED

Authorised Signatory

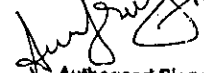
IN WITNESSES WHEREOF, both the parties have signed this TRANSFER DEED of lease hold rights , at Noida on this 21st day of August 2000, in the presence of the following witnesses :-

WITNESSES :-

1. R.G. DIXIT
S/o Late Shri. Ganga Prasad
C-610, Sector-19, NOIDA (U.P)


TRANSFEROR

For PGF LIMITED


Authorized Signatory

2. 
H-C Srivastava
2432B/12 Noida

TRANSFeree


21-8-2000

99

10 वा युक्त नं०... I 322 1 22 2132-33

सं. या. प्रिनां. 24/2/2000 रजिस्ट्रार. श्री. श्री. ५

रजिस्ट्रार-I. (बोर्ड)



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

REGISTERED

Administrative Office
Sector-VI, NOIDA-201301
Distt. Gautam Budh Nagar (U.P.)

Residential Plots Deptt

No. NOIDA/Res Plots/

Dated :

TRANSFER MEMORANDUM

Subject: Transfer permission in respect of Residential Plot No. B-196 Sector 44 NOIDA Complex, transferred through power of attorney.
Plot No. 196 Block B Sector 44 Noida allotted/transferred through misusing Appellate Equip. Director society to Sh./Smt./Km. Sh. Ved Prakash Jain
S/o, W/o, D/o Shri M. L. Jain
R/o D-28 Sec-21 Noida
is henceforth transferred in favour of Sh./Smt./Km. M/s. P.G.F. Ltd. through its manager
Sh. Arvind Kumar S/o, W/o, D/o Shri (L) P. S. Babbar Reddy
through Sh./Smt./Km. B.K. Kalra R/o Unit 100, Noida
S/o, W/o, D/o Shri Ram Sagar R/o 104/43, Sector
Chandigarh Power of Attorney holder of
Shri/Smt./Km. Ved Prakash Jain R/o D-28
Sec-21 Noida the present allottee of plot on
the basis of No Objection Certificate No. 103/15 dated 25/11/15 issued by the Society,
subject to the following terms & conditions:-

1. The validity & authenticity of the power of attorney has been verified by the Transferee.
2. The Transferee has also furnished an Indemnity Bond that in case of any damage/claim raised by any person, then the Transferee shall indemnify the Authority.
3. The Transferee claims to be General i.e. falls within the definition of the prescribed categories.
4. The transfer charges are applicable @ Rs. 103/15 per sqmts. i.e. 25/11/15 % of the prevailing sector rate.
5. The Transferor/Transferee claims that subject property is not mortgaged and is free from all incumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
6. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar, Noida within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed by the person who has signed the transfer application. In case transfer deed is executed by a person other than the power of attorney holder who has signed the transfer application, then addl. transfer charges as per policy of the Authority, shall be required to be deposited before acceptance of the transfer deed. If the Transferor/Transferee fails to execute & registered the transfer deed within 60 days from the date of this memorandum, then this transfer memorandum shall be required to be revalidated subject to payment of penalty at prevailing rate applicable from time to time.

time (Present penalty for delay in executing transfer deed is Rs. 10/- per day for the actual period of delay over & above the given period of 60 days).

7. The plot under transfer shall be mutated in favour of the Transferee on receipt & acceptance of certified copy of the transfer deed by the Authority. A certificate to that effect shall be issued to the Transferee.
8. The Transferee shall be liable to pay balance instalment of plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/another dues shall be payable @15% p.a. In case of default, interest shall be levied @ 20% p.a. compounded half yearly for delayed period.
9. The ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of the prevailing allotment rate of NOIDA on the date of issue of this Transfer Memorandum. The lease rent would be payable @ one percent of the revised premium. The lease rent can be enhanced after every 10 years subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.

OR
One time lease rent has been paid.

10. The Transferee shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell Noida within balance construction period as per terms of lease deed of plot extended period which is upto 24/12/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.

OR
Occupancy Certificate of plot has been issued on 25/12/2000.

11. The transferee shall be bound by the terms & conditions of lease deed of plot executed on 25/12/2000 subject to the amendments indicated in the Transfer Memorandum.
12. The Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building viz a viz the building plan approved by NOIDA.
13. The transferee would enjoy the lease hold rights for a period of 90 years from 25/12/2000.
14. The Transferee, their spouse/dependent children would not be eligible to obtain any plot/flat/house in NOIDA under any residential/housing schemes of NOIDA.
15. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
16. The Transferee shall inherit all the liabilities of this plot that may accrue in future.

Office Supdt./Dy. Manager
Residential Plots

Copy to:-

1. Sh./Smt./Km. B.K. Kalia
1042/43 Sector Chanoli gash
(Transferor/Power of Attorney Holder of present allottee of plot)
2. Sh./Smt./Km. P.G.F. (td through Dy. Manager Sh. Anand Kumar.
Ind. Flar, Vaishali Building Community, Palam, Noida-63
(Transferee of the above mentioned plot). The transfer is being permitted subject to the above conditions and the same shall be binding on him/her/they).
3. (Society).

Office Supdt./Dy. Manager
Residential Plots

नवीन ओखला औद्योगिक विकास प्राधिकरण, नोएडा

प्रशासनिक भवन, सेक्टर-६, नोएडा गाजियाबाद (उ०प्र०)

कब्जा प्रमाण पत्र

पत्र संख्या NO/DH/DM(R)/4387

दिनांक 25-7-2000

माबंदी का नाम एवं पता

M/S Umang Appliances and Equipment Pvt. Ltd.
Household Electricals Sh. Vardhman Jain & Co.
Sh. M. L. Jain R/o E-73/18, NO/DH Household Electricals
Sh. B. R. Kalia & Co. R/o S. K. R/o 10/43, Sector-28B
Chandigarh (Punjab)

मूखण्ड नम्बर 196

ब्लॉक नम्बर B

सेक्टर 44

मूखण्ड की स्थिति

मूखण्ड का क्षेत्रफल तथा मो०

दिप्पणी

उत्तर 8-7-95, Sector-44

दक्षिण Plot No. 8-7-95, Sector-44

14.95 X 30.00 = 448.50 Sqm.

पूर्व Plot No. 8-7-95, Sector-44, 30m wide Road.

पश्चिम 30m wide Road Plot No. B-142, Sector-44

मे/हम ने मूखण्ड नम्बर

196

ब्लॉक नम्बर

B

सेक्टर

44

का कब्जा

दिनांक 31/7/2000 को लिया है।

मे/हम मूखण्ड के आकार, क्षेत्रफल तथा निम्नानुदेशों से सहमत हैं/हैं। तथा इस मूखण्ड पर किसी प्रकार का अधिकार नहीं है। तथा मूखण्ड रिक्त है।

कब्जा देने वाले का हस्ताक्षर

[Signature]
31/7/2000

अवर अभियन्ता

सिविल निर्माण ख० (द्वितीय) नोएडा

कब्जा प्राप्त करने वाले का हस्ताक्षर

[Signature]
31.7.2000

मूखण्ड स्वामी

पत्रांक नोएडा/ PRD / 13821

प्रतिलिपि :-

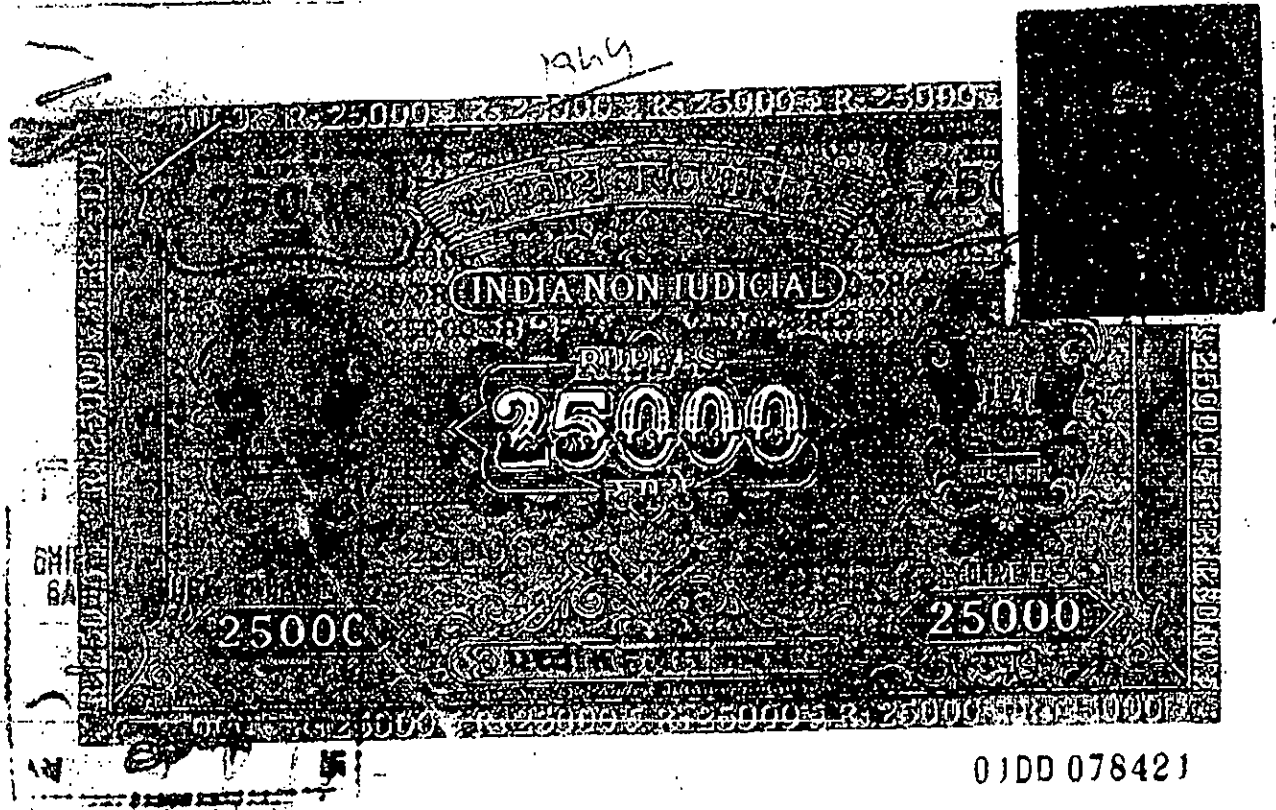
1. मूखण्ड स्वामी।
2. विकास प्रयाग (आ०)
3. वरिष्ठ लेखाधिकारी (आ०)
4. परियोजना अभियन्ता (जल)
5. परियोजना अभियन्ता (वि/क०)
6. अवर अभियन्ता।

दिनांक 31/7/2000

[Signature]
31/7/2000

अवर अभियन्ता

सि० नि० उ० नोएडा

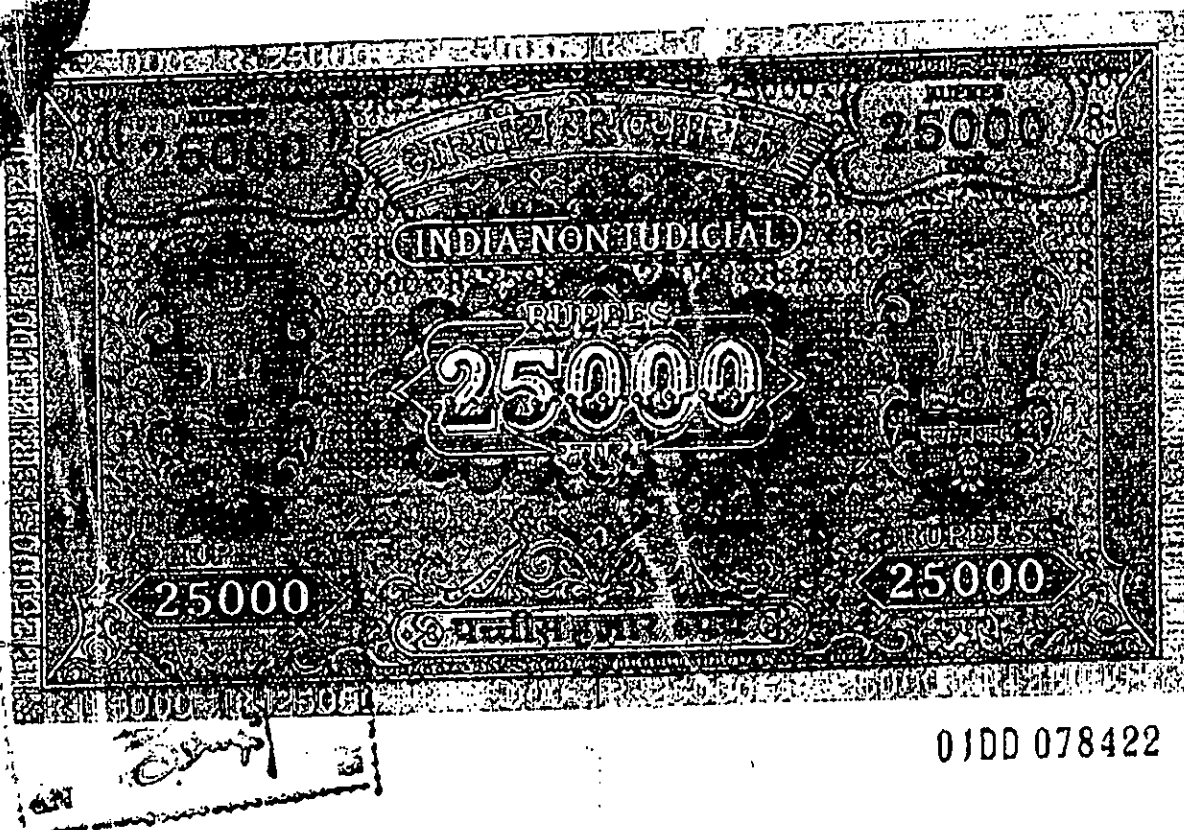


3/8

LEASE DEED


(RAJIV SINHA)
FOR AND ON BEHALF OF NOIDA





(2)

IN RESPECT OF RESIDENTIAL PLOT NO. B-196, SECTOR-44,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P).

(RAJIV SINHA)
FOR AND ON BEHALF OF NOIDA

LEASE DEED

THIS LEASE DEED made on the 25th day of July in the year ~~one thousand nine hundred ninety~~ Two thousand between the New Okhla Industrial Development Authority, a body corporate constituted under section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No. 6 of 1976 hereinafter called the "Lessor" which the expression shall, unless the context does not so admit includes its successor, assigns) of the one part and M/S Umang Apphian and Equipment (P) Ltd. Through its Director Sh. Ved Prakash Sh. M. L. Jan 40 E. 1 vide through Sh. B. K. Kalia Sh. Ram Swaroop Sh. O. 1042/43 Sector 22 B. Chandigarh duly constituted attorney under the (hereinafter called the "Lessee" which expression shall, unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns) of the other part.

dated dated 24/8/95

WHEREAS the plot hereinafter described forms part of the land acquired under the land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing residential building according to set backs and building plan approved by the Lessor.

I. NOW THIS LEASE DEED WITNESSETH AS FOLLOW

That in consideration of the premium of Rs. 5,46,750-00 (Rupees) Five lakh forty six thousand seven hundred fifty only out of which Rs. 1,68,750 (Rupees) One lakh sixty eight thousand seven hundred fifty only have been paid by the lessee to the lessor (the receipt where of the Lessor both hereby acknowledge) and the balance of which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below along with interest @ 15% or 16% p.a. compounded every half yearly from the date of allotment, on the balance outstanding amount on timely payment.

If the Lessee fails to deposit instalments with interest by the specified dates, the interest on defaulted amount for delayed period shall be charged @ 20% p.a.

compounded every half yearly.

(i)	Rs. 37800-0	on or before	1. 2. 95
(ii)	Rs. 37800-0	on or before	1. 8. 95
(iii)	Rs. 37800-0	on or before	1. 2. 96
(iv)	Rs. 37800-0	on or before	1. 8. 96
(v)	Rs. 37800-0	on or before	1. 2. 97
(vi)	Rs. 37800-0	on or before	1. 8. 97
(vii)	Rs. 37800-0	on or before	1. 2. 98
(viii)	Rs. 37800-0	on or before	1. 8. 98
(ix)	Rs. 37800-0	on or before	1. 2. 99
(x)	Rs. 37800-0	on or before	1. 8. 99

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and Agreement herein contained and on the part of the lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the lessee, all that plot of land numbered as 196 situated in Block B, at Sector No 44 in the New Okhla Industrial Development Area, District Gautam Budh Nagar contained by measurement 440.50 Square Meters be the same, a little more or less, and bounded.

ON THE NORTH BY B-197/44
ON THE SOUTH BY B-195/44
ON THE EAST BY B-142/44
ON THE WEST BY 30.00 mt wide Road

(66)
(91)

removing the erections building, fixtures and things before within the period therein specified the demised premises shall be re-allotted and the lessee may be paid such amount as may work out in accordance with the principle given in sub-clause (a) above, provided that the Lessor may at its option agree to purchase the said erection, building and fixtures upon payment to the lessee price therefore and for his interest in the premises as may be mutually agreed upon :

(B) If lessee is found to have obtained the allotment and the lease of the demised premises by any mis-representation and mis-statement or fraud or suppression of material fact the lease may be determined 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. Entire money deposited will also be forfeited in favour of the lessor.

(C) Any losses suffered by the lessor on a fresh grant of demised premises for breaches of conditions aforesaid on the part of the lessee or any persons claiming through or under him shall be recoverable by the Lessor.

(D) All notice orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, U.P. 1976 (No. 6 of 1976) or any rules or regulation made there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

(E) All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The lessor may also authorise any of its other officers to exercise all or any of the powers exercisable by it under this lease.

PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

(F) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.

(G) Any relaxation, concession or indulgence granted by the Lessor to the lessee shall not in any way prejudice the legal right of the Lessor.

(H) The Chief Executive Officer or the lessor reserve the right to make such additions and alterations or modifications in these terms and conditions as may be considered just expedient.

(I) In the event of any dispute arising with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of Distt. Court at Gautam Budh Nagar or the High Court of Judicature at Allahabad.

IN WITNESS WHEREOF the parties hereto have set their hand on the day and in the year herein first above written

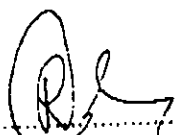
In the presence

(1) Witness.

Signature.....

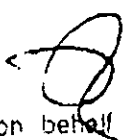
Name.....

Address.....



Ram Chandra Dixit

C-610 Sec 19, No 07

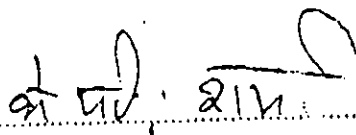

for and on behalf of Lessor

(2) Witness

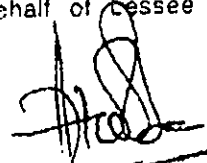
Signature.....

Name.....

Address.....


S/o Jitendra Kumar
762/2131, Jitendra

for and on behalf of Lessee



Certified that this is true and exact copy of the original in all respect.

LESSEE




For and on behalf of Lessor

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

MAIN ADMINISTRATIVE BLOCK,
SECTOR-VI, NOIDA-201301.

REGISTRATION NO. 3/721
PLOT CODE - 3

NO. NOIDA/DM(R)/94/349
DATED : 1 ST AUGUST, 1994.

Umang Appliances&Equipments Pv
F-13 Sector-XI
Noida

SUB : PROVISIONAL ALLOTMENT OF RESIDENTIAL PLOT UNDER
RESIDENTIAL PLOT SCHEME 1994 (II)

Dear Sir/Madam,

Plot No. B-196- Sector-44 (FACING MAJOR ROAD) PROVISIONALLY has been allotted to you on "AS IS WHERE IS BASIS" on lease for a period of 90 years from the date of execution of lease deed/legal documentation. The above allotment is subject to evaluation of eligibility, terms and conditions as stated in the brochure of the concerned scheme and in the subsequent letters issued by this office from time to time. The details of allotted plot are as under :

a)	Plot area in sq.mt.	:	450.00
b)	Premium of plot @ Rs. 1200.00 per sqm.	:	Rs. 540000.00
c)	Location charges (if any) @ Rs.15/- per sqm.	:	Rs. 6750.00
d)	Total premium of plot	:	Rs. 546750.00
e)	Amount deposited as Registration Money	:	Rs. 50000.00
f)	Allotment money payable	:	Rs. 112000.00
g)	Balance to be recovered in 10 equal half yearly instalments	:	Rs. 378000.00
h)	One time lease rent	:	Rs. 60142.50
i)	Total amount payable by 31.08.94	:	Rs. 178892.50

The above amount should be deposited by the allottee in UNION BANK OF INDIA SECTOR-29 NOIDA through the enclosed challan by bank draft/cash. The deposits would be made within 30 days from the date of issue of this letter i.e. by 31.08.94, failing which cancellation of allotment may be exercised followed by forfeiture of deposits. Extension for deposits may not be permitted.

The balance 70% premium of plot shall be payable to NOIDA in lumpsum within 60 days from the date of allotment without any interest OR in 10 half yearly instalment alongwith interest @ 15% p.a. half yearly from the date of allotment of the balance outstanding amount on timely payment. The payment of first instalment together with the interest will fall due after six months from the date of issue of allotment letter. In case of delay in payment interest on delayed amount for delayed period shall be charged @ 24% p.a. compounded every half yearly.

The above allotment letter is being issued on the basis of the information furnished by the allottee. If the allotment/lease/possession of plot is obtained by any misrepresentation, suppression of material fact, mis-statement or fraud, allotment/lease may be cancelled/determined and the possession of the plot and building thereon (if exists) may be resumed by the Authority and the allottee/lessee will not be entitled to any compensation. Entire money deposited will also be forfeited in favour of Authority. Besides this Authority will be at liberty to initiate legal action against such allottee/lessee.

The allotment is purely provisional and being made under the terms and conditions mentioned in the brochure of Residential Plot Scheme 1994(II) and can only be regularised after completing the required formalities as mentioned in the brochure of the scheme. You are requested to submit the following documents within 30 days from the date of issue of this letter, failing which it will be presumed that you are not eligible for allotment under this scheme and accordingly have nothing to submit and action to withdraw the allotment shall be taken and amount deposited will be refunded to you as per clause 13 of the brochure.

1. Annexure-A / B / C.
2. Affidavit duly notarised.
3. Photograph / signature duly attested by banker/Gazetted Officer.
4. Authorisation letter to sign the application form on behalf of Company.

Allottee of category (I) to (IV) are requested to clear upto date dues of their industrial unit/commercial establishment/institution and submit the NO DUES CERTIFICATE issued from the concerned Accounts Officer, NOIDA before execution of lease deed when he/she is called to do so.

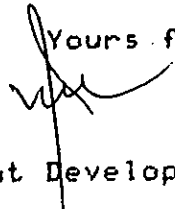
Area of plot allotted or handed over may vary from the size of the plots advertised in the scheme and applied for. If the area of the plot indicated in the allotment letter issued by the Authority or actually handed over to the allottee is found to be in excess or less than the area applied for, a proportionate change in the amount of premium would be made. No dispute would be allowed to be raised by the allottee on the ground of variation in the size of the plot. He would also have no right to change of plot or refund of earnest money deposited by him, on

[Signature]

this account. If the variation between the plot and area applied for and the area allotted is more or less than 20% and the allottee is unwilling to accept the enhanced or reduced area, registration money deposited by the allottee will be refunded without interest if he applies for refund within 30 days from the date of issue of allotment letter. The premium of excess area, if any, shall be recoverable with interest at rate specified in the scheme from the date of communication made from the office of the Development Manager (Res.), NOIDA to this effect. Similarly, the amount paid in excess, in case of area allotted, lower side shall be adjusted against premium amount on the date of communication from the Development Manager (Res.), NOIDA to this effect.

Encl : Challan.

Yours faithfully,


Assistant Development Manager

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24/10
ACM (AN)
ACM (SM)
ACM
26/10/2016

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(67)
(86)

Date: 21st October 2016

To,

The Honorable R.M. Lodha Committee

In matter of PACL Ltd.,

Sub: Removal of Property from Auction List (Auction
PACL.com) Property No. B-196, Sector-44, Noida

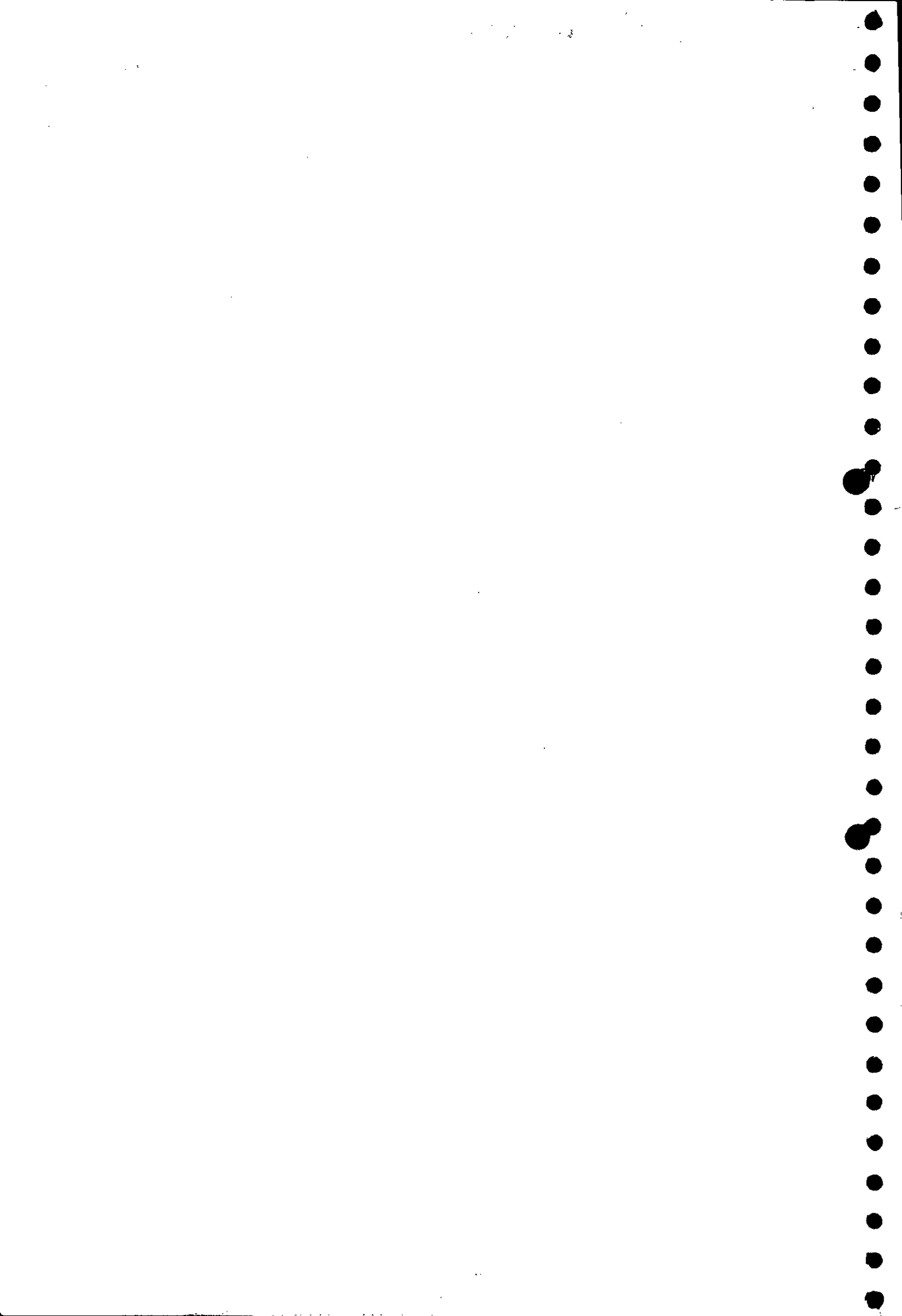
Respected Sir,

Your kind attention is invited towards the Property No. B-196, Sector-44, Noida U.P. listed in auction list of PACL properties which are uploaded on the website AuctionPACL.com

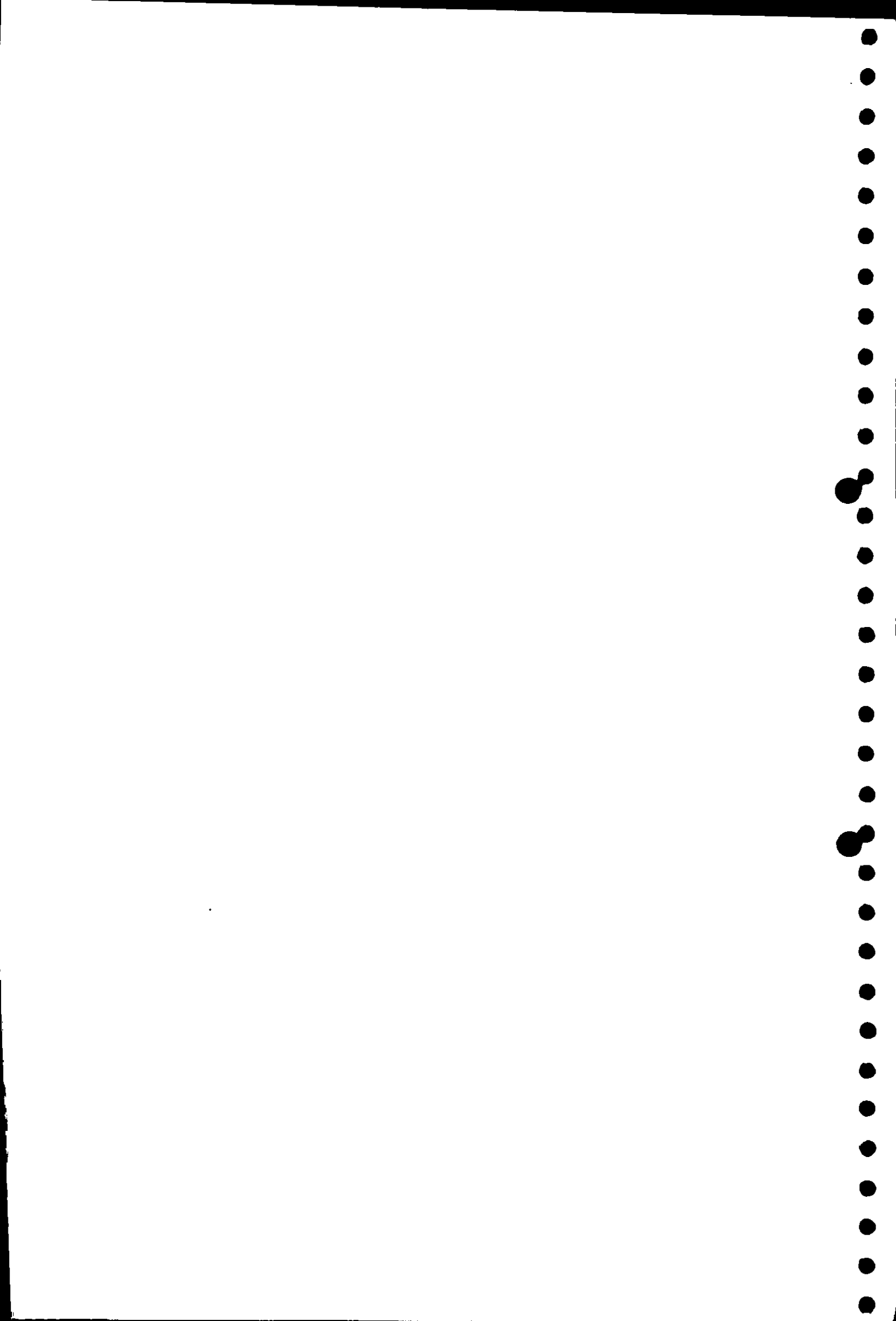
I humbly want to submit certain facts regarding this property which had been purchase by me in the year 2004 from M/s PGF Ltd.

The chain of events and documentation regarding property No. B-196, Sector-44, Noida is as follows;

1. That the Noida Authority allotted the above said property in favour of M/s Umang Appliance and Equipments Pvt. Ltd., vide their allotment Letter No. NOIDA/DM(R)/94/349 dated 01.08.1994, and the Lease Deed of the above said property was duly registered in the office of Sub-registrar Noida, vide Book No. I, Volume No. 320 on Pages 143 to 168 as Document No. 1944 and Musanna No. 1945 on dated 27.07.2000 and the Noida Authority had handed over the actual physical possession of the above said property to M/s Umang Appliance and Equipments Pvt. Ltd. vide Letter No. PE-II/1382 dated 31.07.2000.



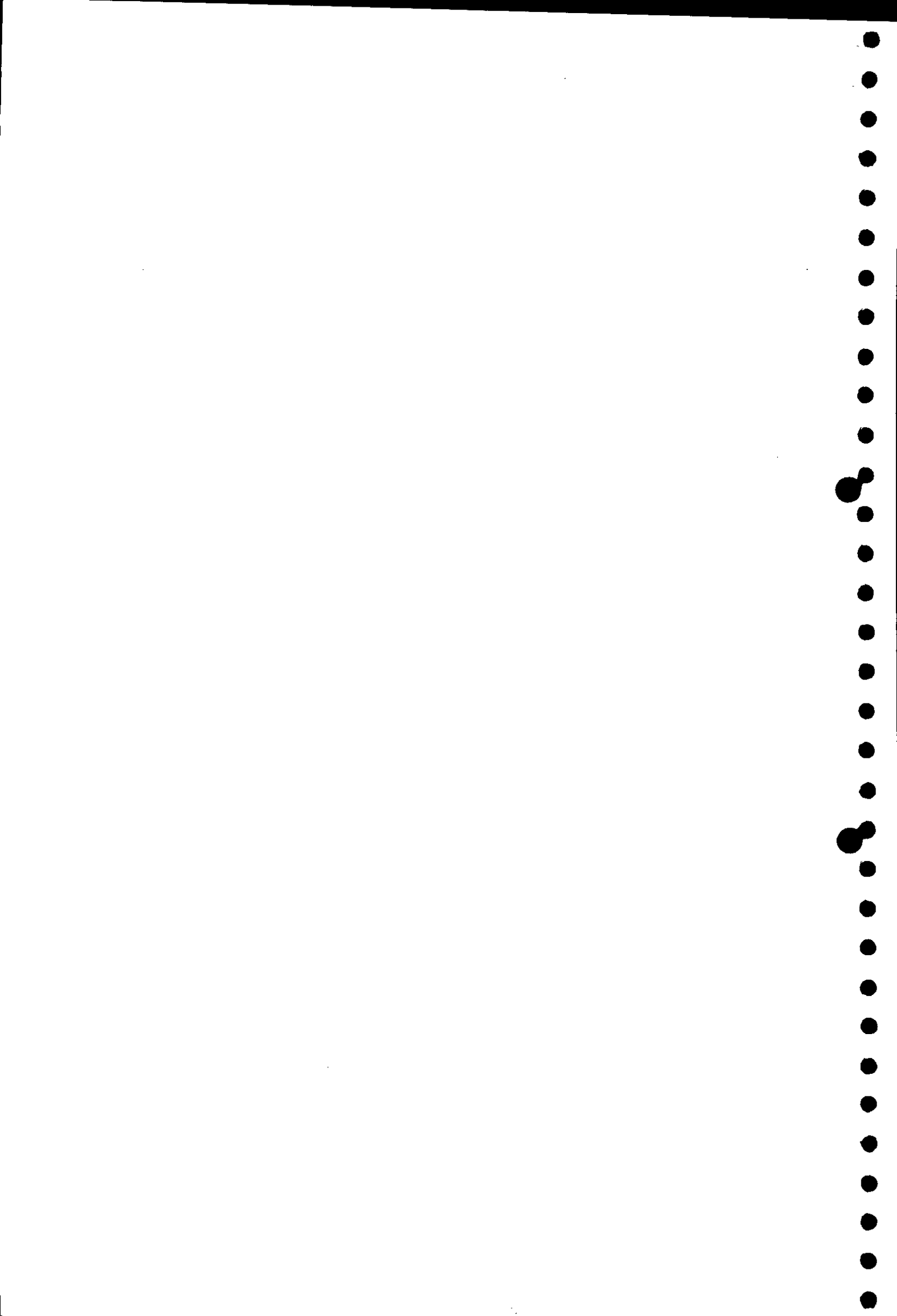
2. That on the request of M/s Umang Appliance and Equipments Pvt. Ltd., Noida Authority had issued the Transfer Permission/ Transfer Memorandum vide their Letter No. NOIDA/RES. PLOTS/3930 dated 18.08.2000 and after that M/s Umang Appliance and Equipments Pvt. Ltd., through its Director Shri Ved Prakash Jain son of Shri M.L. Jain through his registered G.P.A. holder Shri B.K. Kalia son of Shri Ram Swaroop and the G.P.A. was duly registered in the office of Sub-registrar Noida, vide Book No. IV, Volume No. 42/114 on Pages 355/143 to 148 as Document No. 2855 on dated 02.08.2015 transferred the above said property in favour of M/s PGF Ltd., and the transferred deed was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 322 on Pages 1 to 22 as Document No. 2132 and Musanna No. 2133 on dated 02.08.2000.
3. That M/s PGF Ltd., had executed an Agreement to sell in respect of the above said property with Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida and the Agreement to Sell was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 552 on Pages 113 to 122 as Document No. 4147 on dated 18.08.2004.



4. That on the request of M/s PGF Ltd., Noida Authority had issued the Transfer Permission/ Transfer Memorandum vide their Letter No. NOIDA/RES. PLOTS/681 dated 27.08.2004 and after that M/s PGF Ltd., transferred the above said property in favour of Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida and the Transfer Deed cum Sale Deed was duly registered in the office of Sub-registrar vide Book No. I, Volume No. 563 on Pages 349 to 364 as Document No. 5263 and Musanna No. 5264 on dated 14.09.2004.
5. That the Noida Authority had mutated the above said property in favour of Shri Rajesh Chauhan son of Late Shri U.S. Chauhan resident of C-123, Sector-26, Noida vide their Letter No. NOIDA/RES.PLOTS/2003/3822 dated 01.11.2004 & Regn No. 30015388.

And now Shri Rajesh Chauhan is the registered owner of the Property No. B-196, Sector-44, Noida, from the date of 01.11.2004.

Further, it is also conveyed that PACL had no right on above mentioned property and I am the absolute owner of the Property from 01.11.2004. I had built my house on the said plot and living there since then.



-4-

I am holding all the above mentioned original documents with me and also in peaceful possession of the said property, would request you to provide your precious time for hearing where all documents in original can be shown to you, also it is requested to remove above mentioned property from the auction list of PACL properties which are in listed in AuctionPACL.com.

In anticipation of your favourable and early response, reply is eagerly awaited.

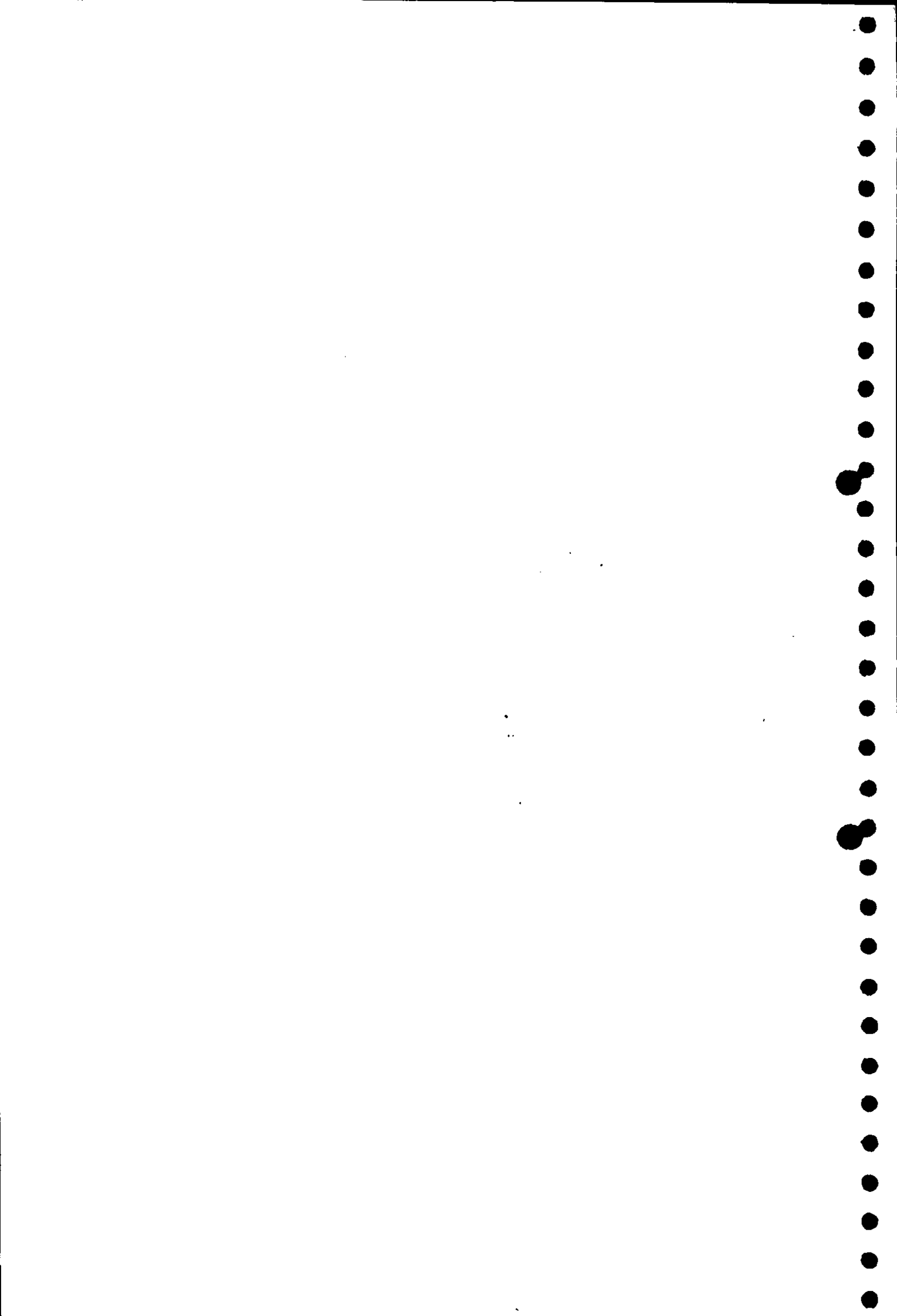
Thanking you

Yours faithfully,



(Rajesh Chauhan)
S/o Late Shri U.S. Chauhan
R/o B-196, Sector-44, Noida
District Gautam Budh Nagar, U.P.

mob - 98110 26059



(82)

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building Sector VI
NOIDA – 201301

Residential Plots Department

No NOIDA/Res Plots/2003/
Run Date 29-10-04
REG. 30015388.0

REGISTERED

✓
Shri/Smt/Km/M/s RAJESH CHAUHAN
C-123, SECTOR 26 NOIDA

Subject: Mutation of Residential FLAT NO/Plot No. 44/B-196 SECTOR- 44, NOIDA

Sir/Madam,

The above mentioned residential plot stands mutated in your name on the basis of transfer deed executed between Sh./Smt./Km. M/S PGF LIMITED THROUGH SIGN. ATUL SRIVASTAVA

S/o, D/o, W/o. Sh H C SRIVASTAVA

R/o Z-432/B, SECTOR 12 NOIDA (Transferor)

And RAJESH CHAUHAN

S/o, W/o, D/o U S CHAUHAN

R/o C-123, SECTOR 26 NOIDA (Transferee)

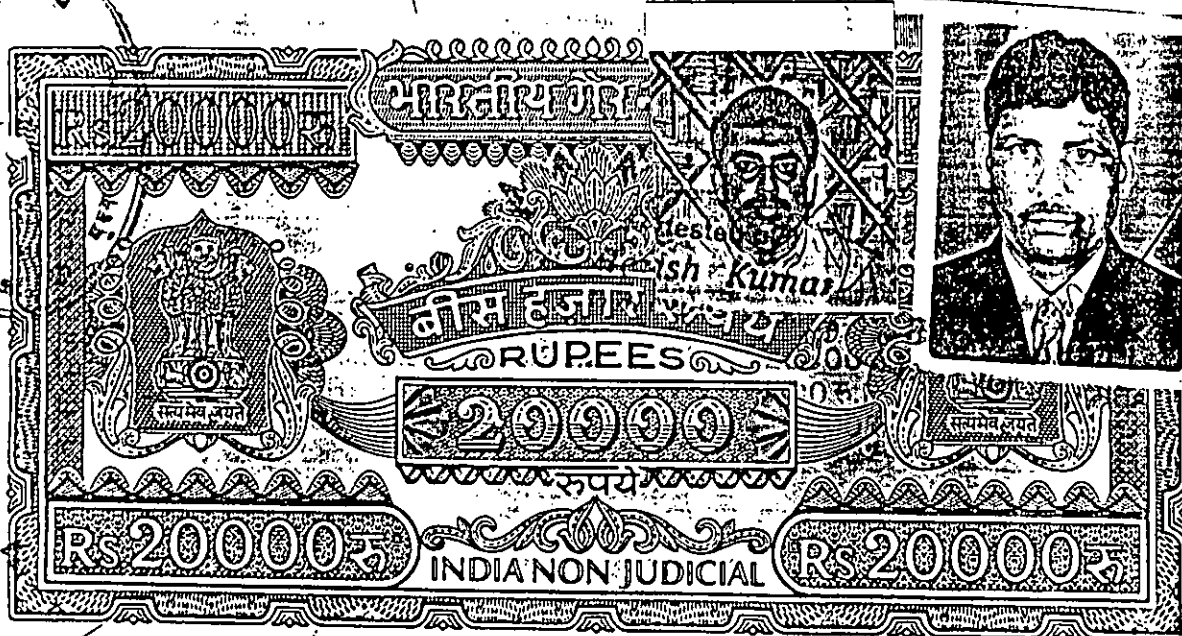
And registered with sub-registrar Noida vide bahi No Zild NO Page No Sl. No. A D Book No I Zild

No 563 Page No 349/364 SI No 5264-5263 on Dated 14-09-04

Dy. Manager/Office Suptd
Residential Plots



Received
15
O S D CRY



0200 12969

TRANSFER DEED cum SALE DEED

TOTAL CONSIDERATION	: RS. 56,20,000/-
STAMP DUTY	: RS. 2,90,500/-
STAMP DUTY ALREADY PAID	
ON AGREEMENT TO SELL	: Rs. 2,25,500/-
ROAD	: 30.00 MTR. WIDE ROAD
CORNER	: NO
PARK FACING	: NO
CONSTRUCTION	: VACANT PLOT

THIS TRANSFER DEED CUM SALE DEED is made and executed at NOIDA, on this 19th day of SEPTEMBER 2004., Between M/S. PGF LIMITED., having its Registered Office at SCO-1042-43, IIND FLOOR, SECTOR-22-B, CHANDIGARH-160022., through its authorized Signatory SHRI ATUL SRIVASTAVA SON OF SHRI H.C. SRIVASTAVA, RESIDENT OF Z-432/B, SECTOR-12, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P., (duly authorized vide Board's Resolution Dated 02/08/2004), of the First Part hereinafter called the "TRANSFEROR".

AND

SHRI RAJESH CHAUHAN SON OF LATE SHRI U.S. CHAUHAN RESIDENT OF C-123, SECTOR- 26, NOIDA, DISTT. GAUTAMBUDH NAGAR, U.P., of the Second part hereinafter Called the "TRANSFeree"

For PGF LIMITED

Atul Srivastava
AUTHORISED SIGNATORY

R.K. Chauhan



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13 SEP 2004
स्टाम्प नं०...
दिया गया...

Rajesh Chauhan

S/o. late Sh. U.S. Chauhan

Noide

T. Recd. 5620000

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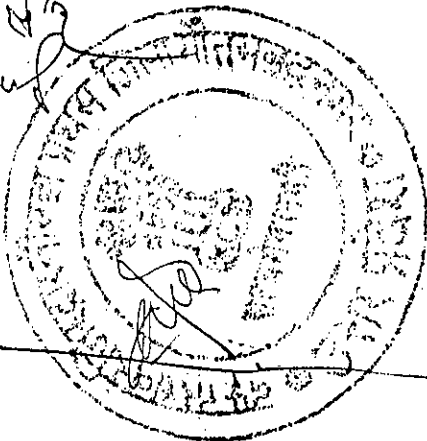
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R.K. Chauhan



बाकी मले प्रतीत...
का बिन्दु अंक... लिखा गया है।

रजिस्ट्रार
बीकानेर



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(The expression and words of the TRANSFEROR and the TRANSFEREE shall mean and include their legal heirs, successors, assignees, nominees, executors, administrators and legal representatives and any person or persons claiming through or in trust for them respectively).

WHEREAS the TRANSFEROR aforesaid is the LAWFUL TRANSFEREE & in POSSESSION of A RESIDENTIAL LEASE HOLD VACANT PLOT No. 196 AREA MEASURING "448.50" Sq. Mtrs., SITUATED IN BLOCK - "B", OF SECTOR - 44, within NEW OKHLA INDUSTRIAL DEVELOPMENT AREA (NOIDA)-201301 of DISTT. GAUTAMBUDH NAGAR (U.P.), duly Allotted by the NOIDA AUTHORITY., hereinafter referred to as the "SAID PROPERTY", and the same in question is bounded as under:

For PGF LIMITED

Atul Srivastava
AUTHORISED SIGNATORY

R R Chauhan



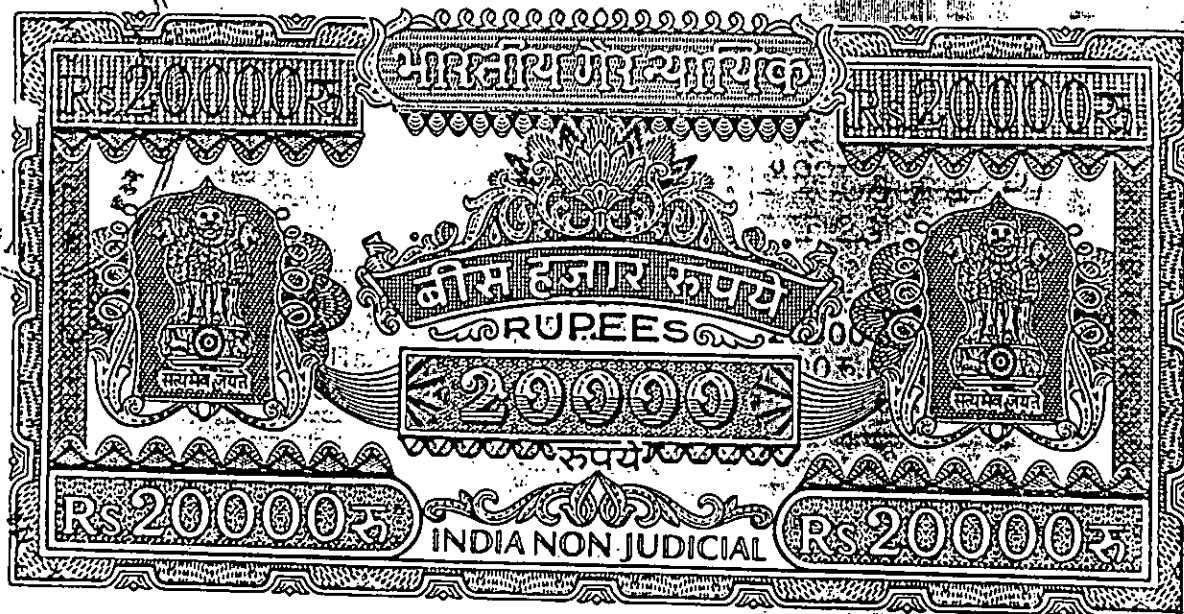
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AND WHEREAS, both the parties have already entered into an AGREEMENT TO SELL DATED 18/08/2004 and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. I, Volume No. 552, on pages 113 to 122 Document No. 4147 Dated 18/08/2004., on which a stamp duty of Rs. 2,25,500/- has already been paid by the Transferee aforesaid.

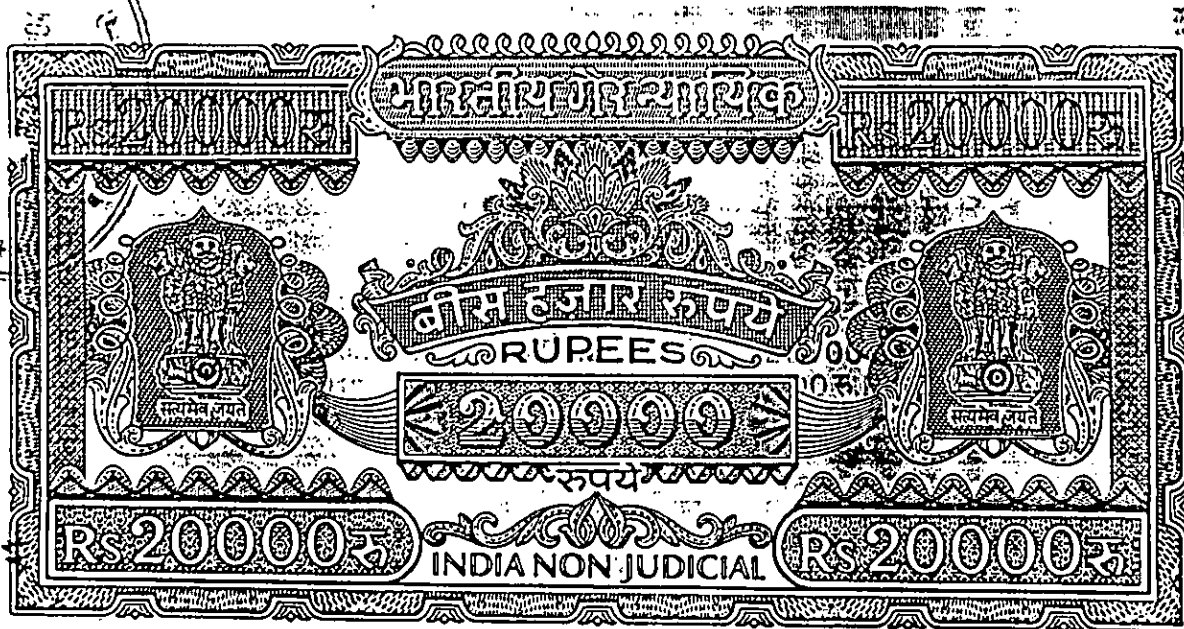
AND WHEREAS the TRANSFEROR aforesaid has obtained the permission to transfer the said residential property in favour of the TRANSFEREE from the NOIDA AUTHORITY vide their TRANSFER MEMORANDUM NO. NOIDA/RES. PLOTS/ 687 DATED 27/08/2004. Regn. Id. 30015388.

For PGF LIMITED

Abhishek Singh
AUTHORISED SIGNATORY

R.K. Khan





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ON THE NORTH BY : PLOT NO. B-197, SECTOR -44
ON THE SOUTH BY : PLOT NO. B-195 SECTOR - 44
ON THE EAST BY : PLOT NO. B-142, SECTOR - 44
ON THE WEST BY : 30.00 MTR. WIDE ROAD

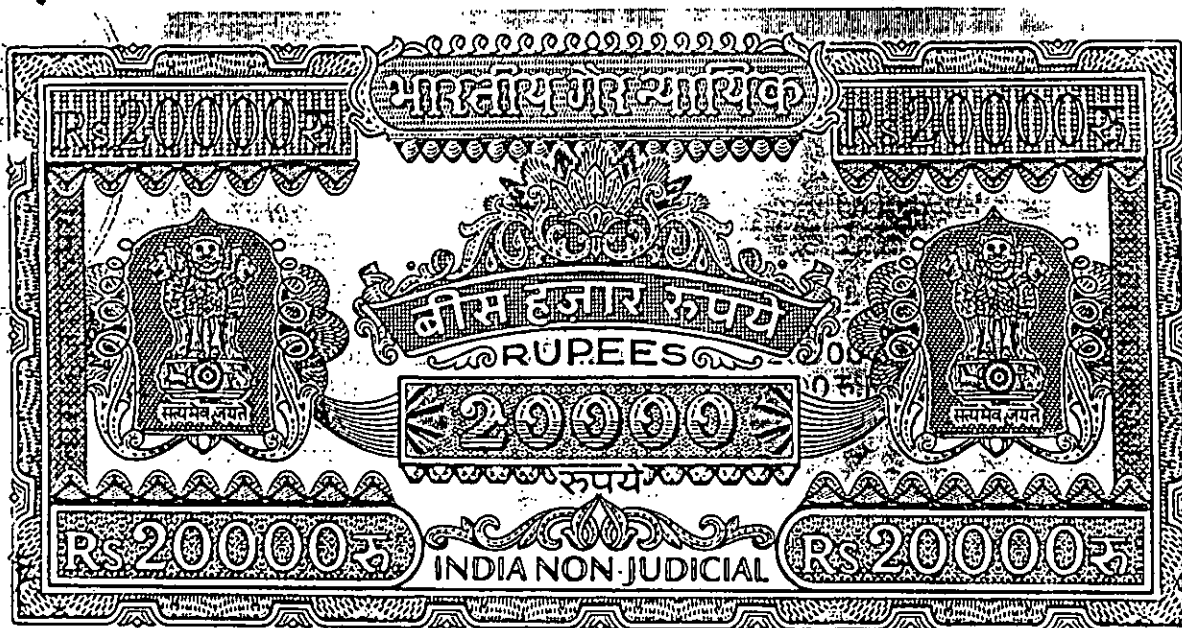
Having been transferred in favour of the TRANSFEROR aforesaid after the prior permission of the Noida Authority vide TRANSFER DEED cum SALE DEED Dated 21/08/2000., and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. I, Volume No. 322, on pages 1 to 22, Document No. 2132 & Mussanna No. 2133 Dated 21/08/2000.

For PGF LIMITED

H. S. Srivastava
AUTHORISED SIGNATORY

R. K. Chauhan





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AND WHEREAS the above said Residential plot was allotted & leased in favour of the ACTUAL ALLOTTEE, aforesaid by the NOIDA AUTHORITY VIDE LEASE DEED Dated 25/07/2000., and the same was duly registered in the Office of Sub-Registrar, NOIDA, Distt. Gautambudh Nagar, U.P. Vide Book No. I, Volume No. 320 on pages 143 to 168 Document No. 1944 & Mussanna No. 1945 Dated 27/07/2000.

AND WHEREAS the TRANSFEROR aforesaid has agreed to sell, transfer and convey their rights, ownership, interest there to, along with the Lease Hold rights in the said Plot for total consideration of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) to the TRANSFEREE which the TRANSFEREE has also agreed to acquire the same for this very amount.

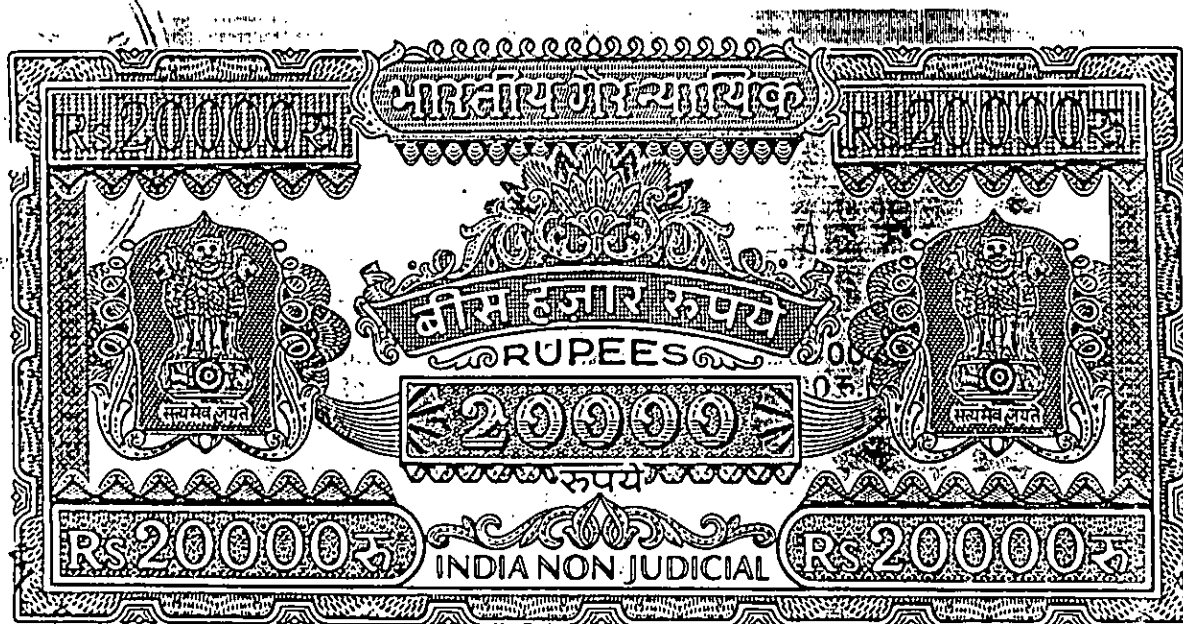
For PGF LIMITED

Atul G. Narayana

AUTHORISED SIGNATORY

R.K. Chauhan





NOW THIS TRANSFER DEED CUM SALE DEED WITNESSETH AS UNDER:

1. That the TRANSFEROR aforesaid has transferred by assignment their Lease hold rights and their ownership in the said RESIDENTIAL LEASE HOLD VACANT PLOT No. "196" AREA MEASURING 448.50 SQ. MTRS., SITUATED IN BLOCK "B" OF SECTOR "44" NOIDA DISTT. GAUTAM BUDHI NAGAR, U.P. in favour of the TRANSFEREE for a total sale consideration of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY)

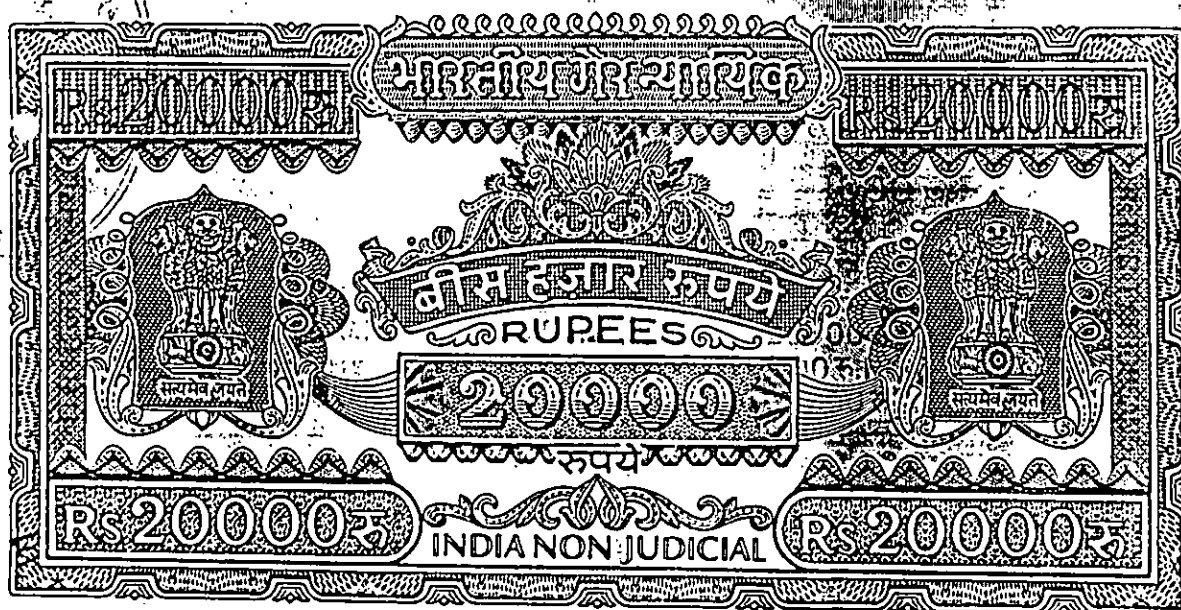
2. That the TRANSFEROR aforesaid has received and acknowledged & confirmed the payment of a sum of Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) from the TRANSFEREE as a full and final payment against total sale consideration of the said Residential Plot and do hereby acknowledges the receipt thereof and that the payment has been made in the following manner:

For PGF LIMITED

Abul Srivastava
AUTHORISED SIGNATORY

R.K. Chauhan





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MODE OF PAYMENT

AMOUNT

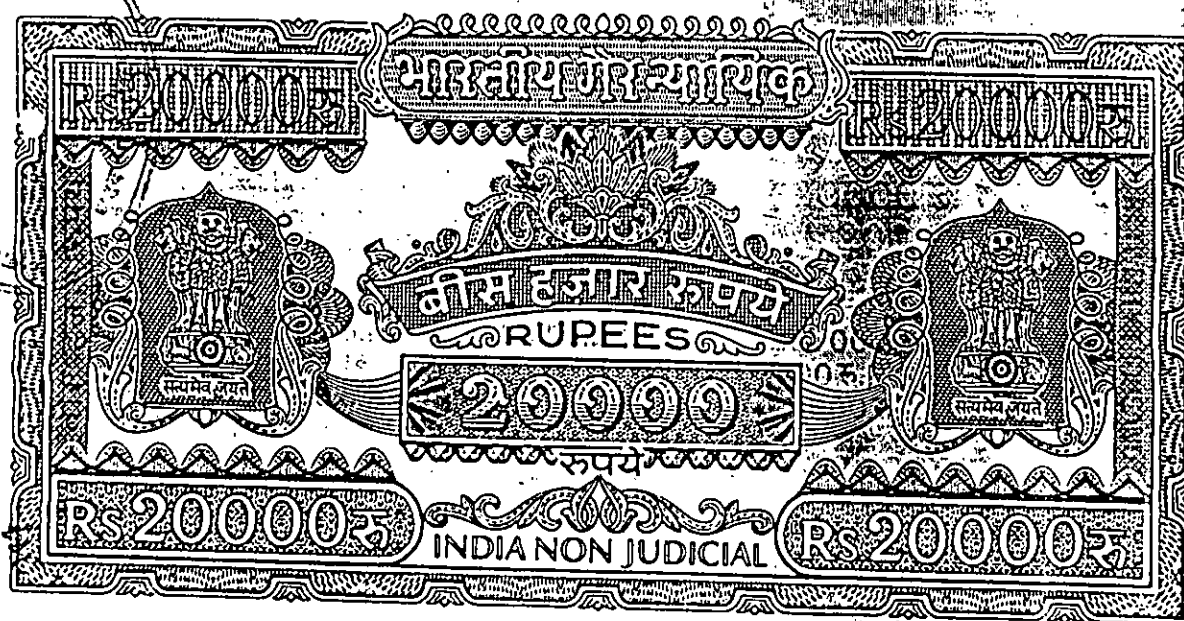
Vide Cheque No. 701119 Dated	Rs. 2,50,000/-
Vide Cheque No. 701120 Dated	Rs. 17,50,000/-
Vide Pay order No.640916 Dated 27/08/2004	Rs. 31,00,000/-
Vide Pay order No.640929 Dated 13/09/2004	Rs. 5,20,000/-
All of State Bank of India, Sector-2, Noida	
Total	Rs. 56,20,000/-

3. That there is no balance due towards the TRANSFEREE to be paid to the TRANSFEROR in respect of the said residential Property.

For PGF LIMITED
Anil Kivastawa.
 AUTHORIZED SIGNATORY

R.K. Chauhan





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4. That the TRANSFEROR aforesaid as lessee of lease hold rights hereby transfers to the TRANSFEREE all the said residential Plot described and comprised in the aforesaid lease TO HOLD the same to the TRANSFEREE for the residue now for an expired period of the said term of 90 years subject henceforth to the payment of the rent reserved by and the performance and observance of covenants and conditions on the part of the lessee contained in the aforesaid lease.

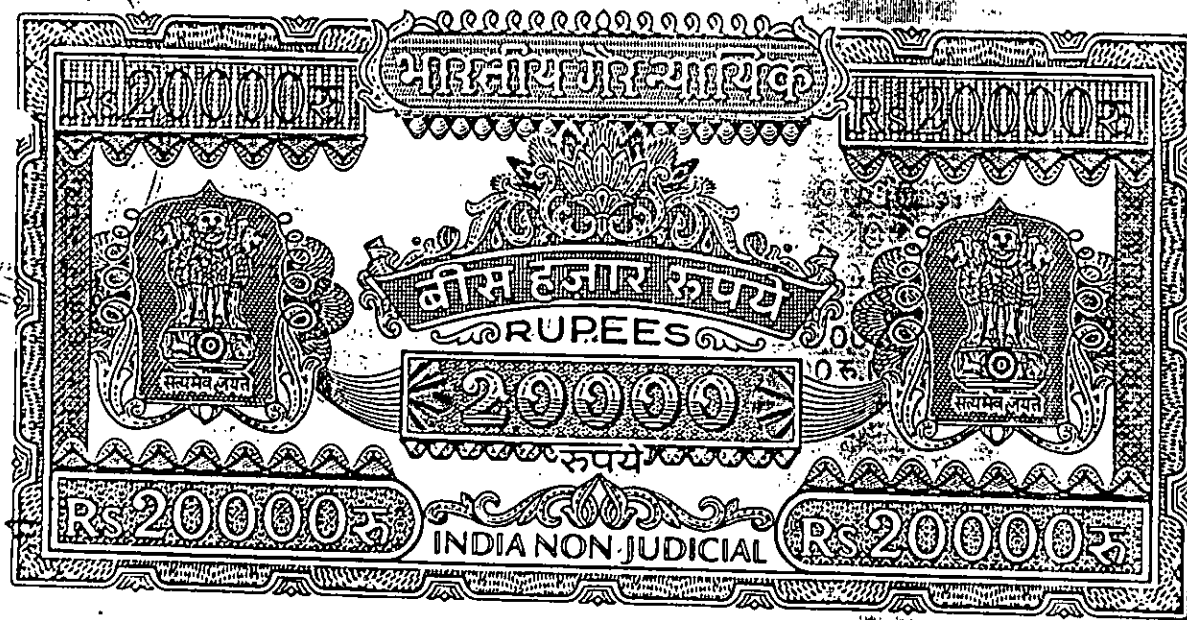
5. That in pursuance of the consideration aforesaid the TRANSFEROR as owner hereby transfers to the TRANSFEREE ALL the said residential Property TO HOLD the same as absolute owner but subject to such covenants in the aforesaid lease as may relate to such Plot.

For PGF LIMITED

Hul Srivastava
AUTHORISED SIGNATORY

R.K. Chauhan





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6. That the TRANSFEROR has assured the TRANSFEREE that the said residential Plot is free from all sorts of encumbrances such as sale, gift, lien, mortgage, pledge, litigation, injunction, attachment and decree of any Court of law, and all the installments of the said plot have been paid to the Noida Authority if proved otherwise the TRANSFEROR aforesaid shall be liable and responsible for the same and the TRANSFEREE shall have the rights to recover the entire amount with cost, interest and expenses from the other movable and immovable properties of the TRANSFEROR

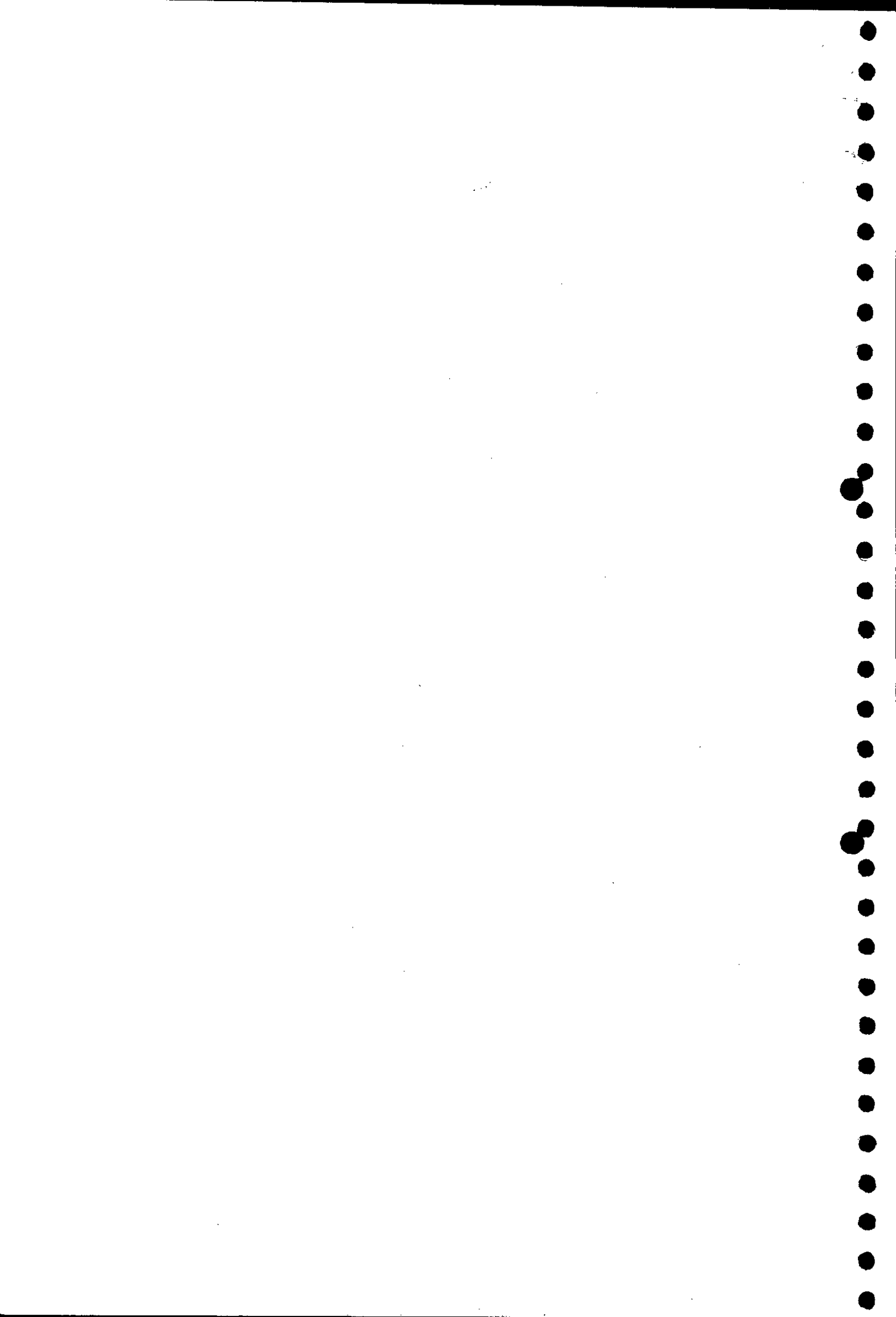
7. That the TRANSFEROR aforesaid has transferred and assigned ALL their lease hold rights, claims and ownership in the said residential Plot and claim in the said residential property TO HOLD the same to the TRANSFEREE finally, absolutely and forever.

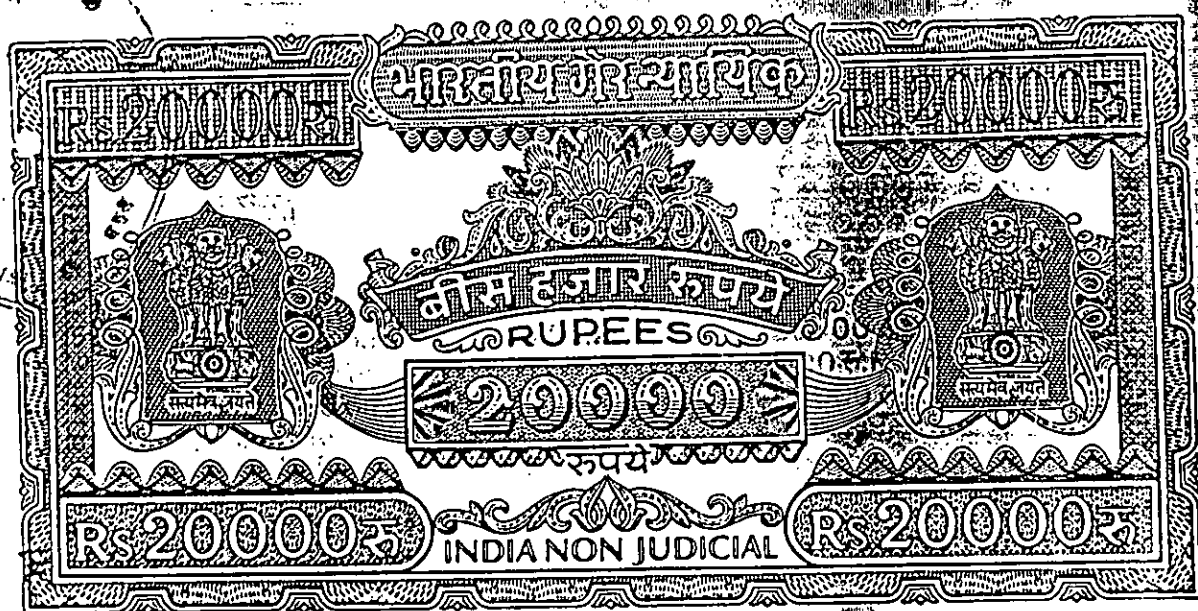
For PGF LIMITED

Atul Srivastava
AUTHORISED SIGNATORY

R.K. Chauhan







8. That the TRANSFEREE aforesaid may now get their names mutated in the records of NOIDA AUTHORITY or any other competent authority against the said property for which the TRANSFEROR shall not have any objection.

9. That the TRANSFEROR aforesaid has handed over the actual Vacant, physical and peaceful possession of the said residential Property to the TRANSFEREE on the spot along with all paper in original related to the said Residential Property

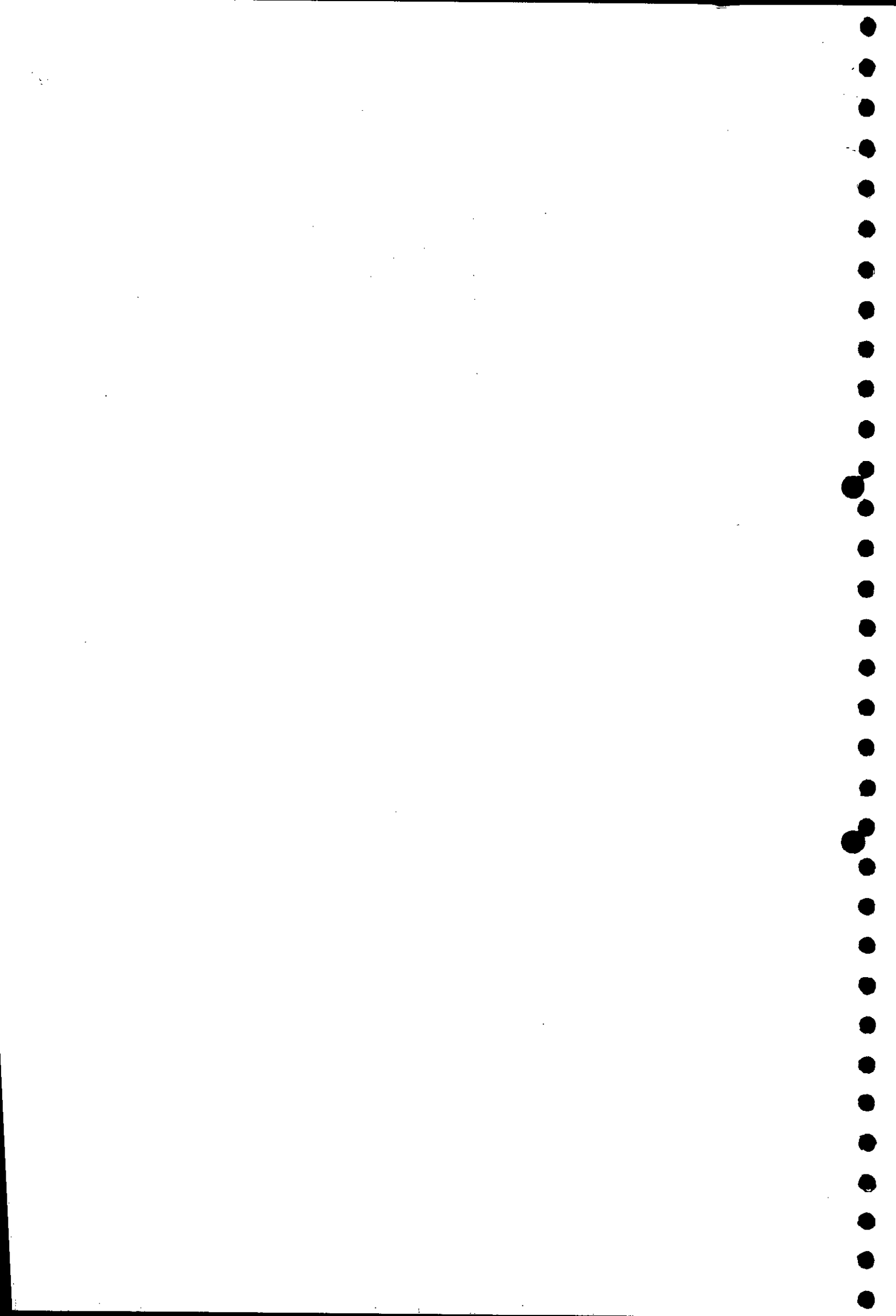
For PGF LIMITED

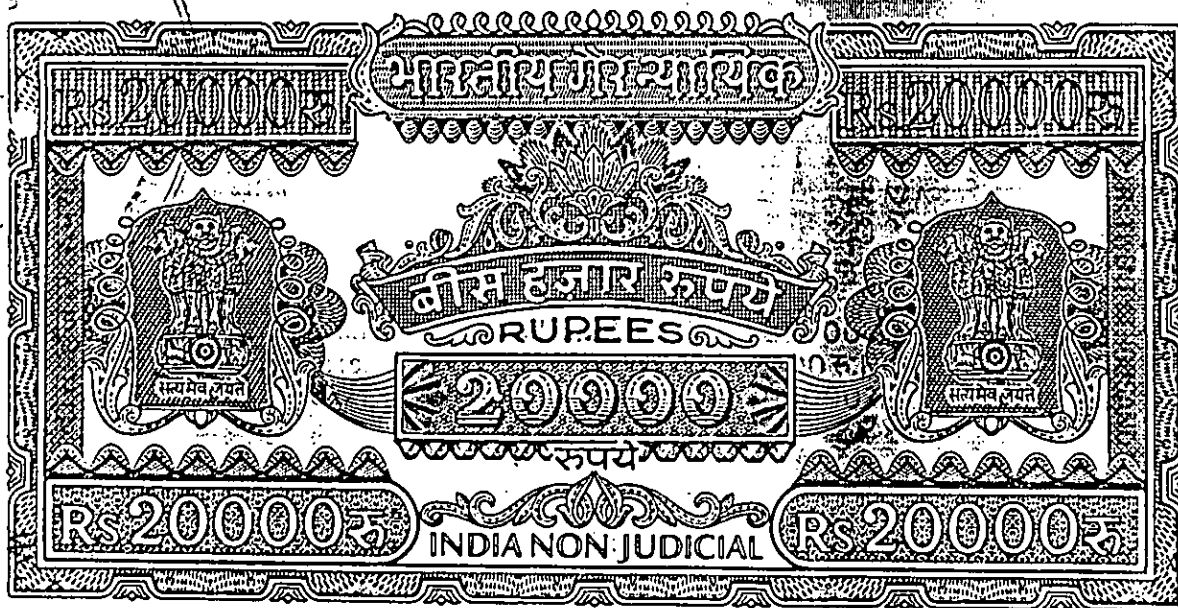
Atul Srivastava
AUTHORIZED SIGNATORY



R.K. Chauhan







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10. That now the TRANSFEROR has been left with no right, title, interest claim or concern of any nature with the said property and the TRANSFEREE has become the absolute owner of the said property without any objection/hindrances by the TRANSFEROR or any other person claiming under the TRANSFEROR.

11. THAT the TRANSFEREE shall be entitled to enjoy full rights and interest in the said property in any manner according to the bye-laws of the NOIDA.

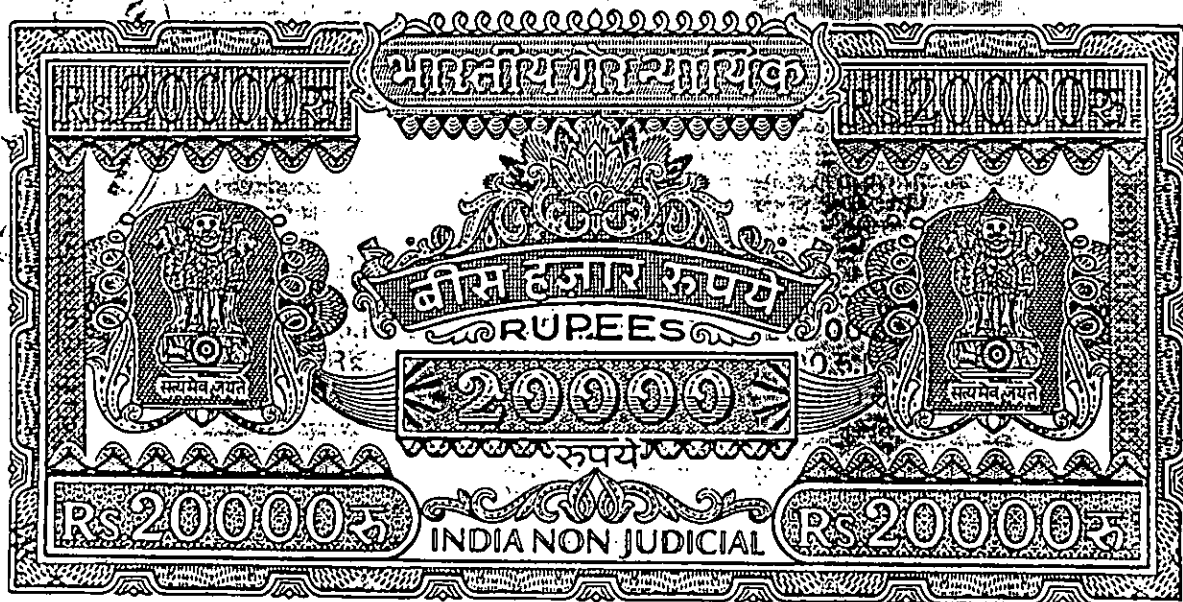
12. That the TRANSFEREE claims to be GENERAL i.e falls within the definition of the prescribed categories.

For PGF LIMITED

Sh. Praveen
AUTHORISED SIGNATORY

R.K. Chauhan





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13. 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.

14. That the Plot under transfer shall be mutated in favour of the TRANSFeree on receipt & acceptance of certified copy of the Transfer Deed by the Authority. A certificate to that effect shall be issued to the Transferee.

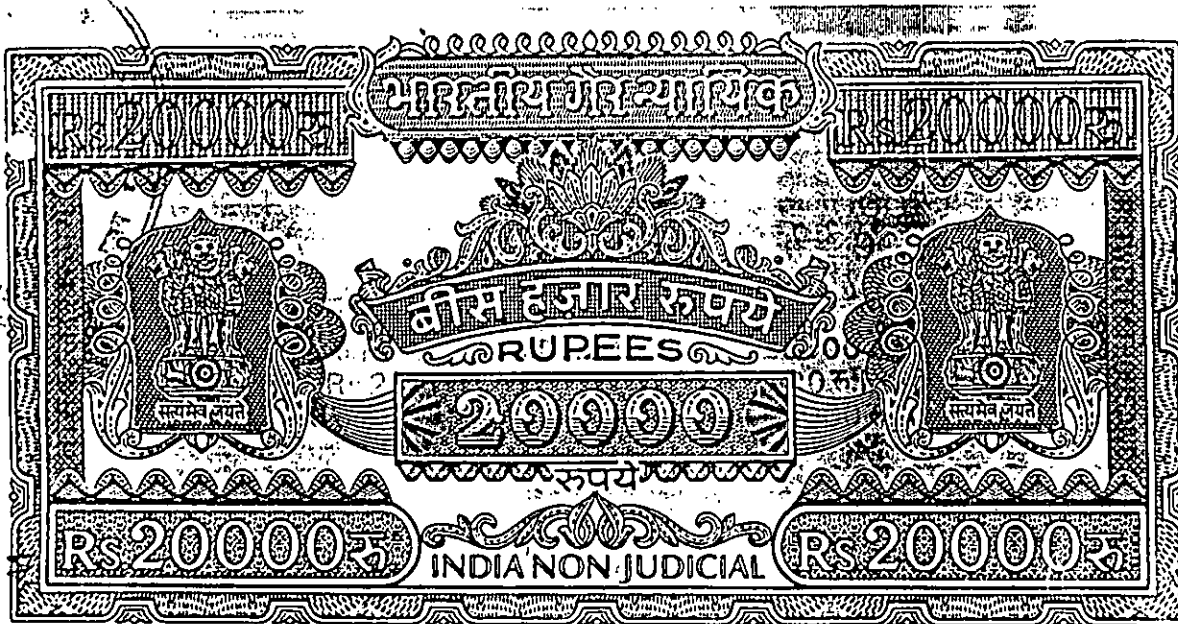
15. THAT the TRANSFeree shall be liable to pay balance installments of plot premium if any along with interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/ any other dues shall be payable @ 14% percent per annum. In case of default interest shall be levied @ 17% percent per annum compounded half yearly on delayed period.

For PGF LIMITED

Hal Brivastan
AUTHORISED SIGNATORY

R.K. Chauhan





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16. THAT the ONE TIME LEASE RENT has been paid.

17. That the TRANSFEREE shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell Noida within balance construction period as per terms of lease deed of plot which is upto 24/07/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.

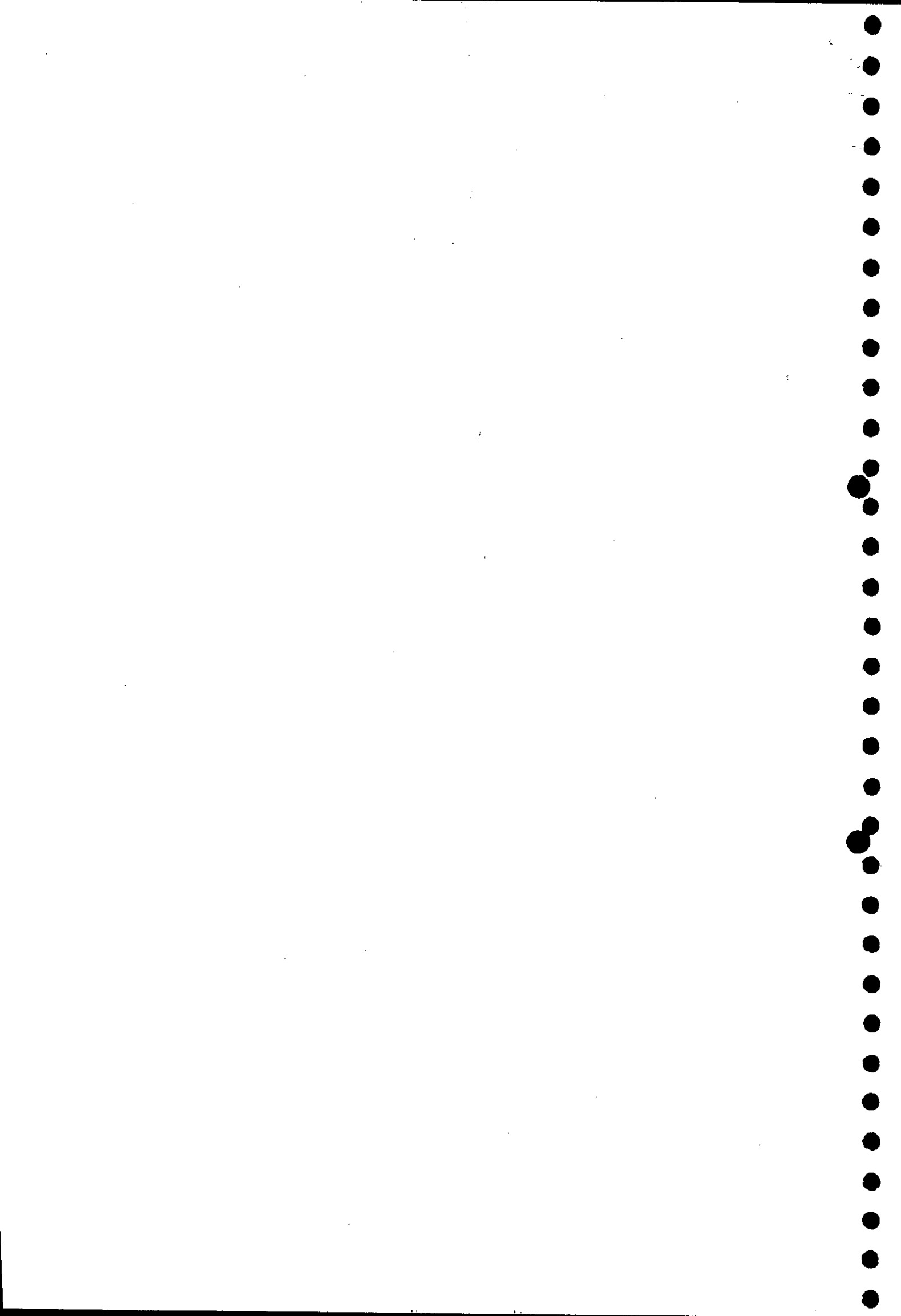
18. That the TRANSFEREE shall be bound by the terms and conditions of Lease Deed of plot executed on 01/08/1994 subject to the amendments indicated in the transfer memorandum.

For PGF LIMITED

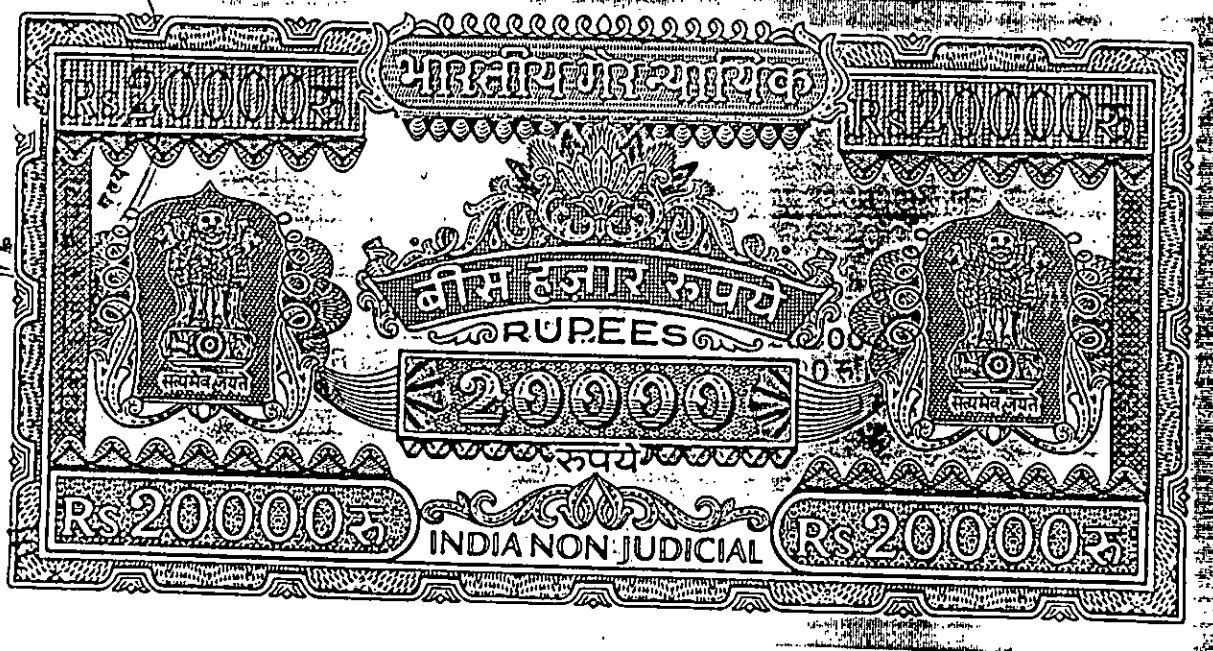
Subhishatava
AUTHORISED SIGNATORY

R.K. Chauhan





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19. That the TRANSFEREE would enjoy the Lease hold rights for a period of 90 years from 01/08/1994.
20. That the TRANSFEREE automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz -a-viz the building plan approved by NOIDA.
21. That the TRANSFEROR their spouse/dependent children would not be eligible to obtain any house/flat/ plot in NOIDA under any residential/housing scheme of NOIDA.

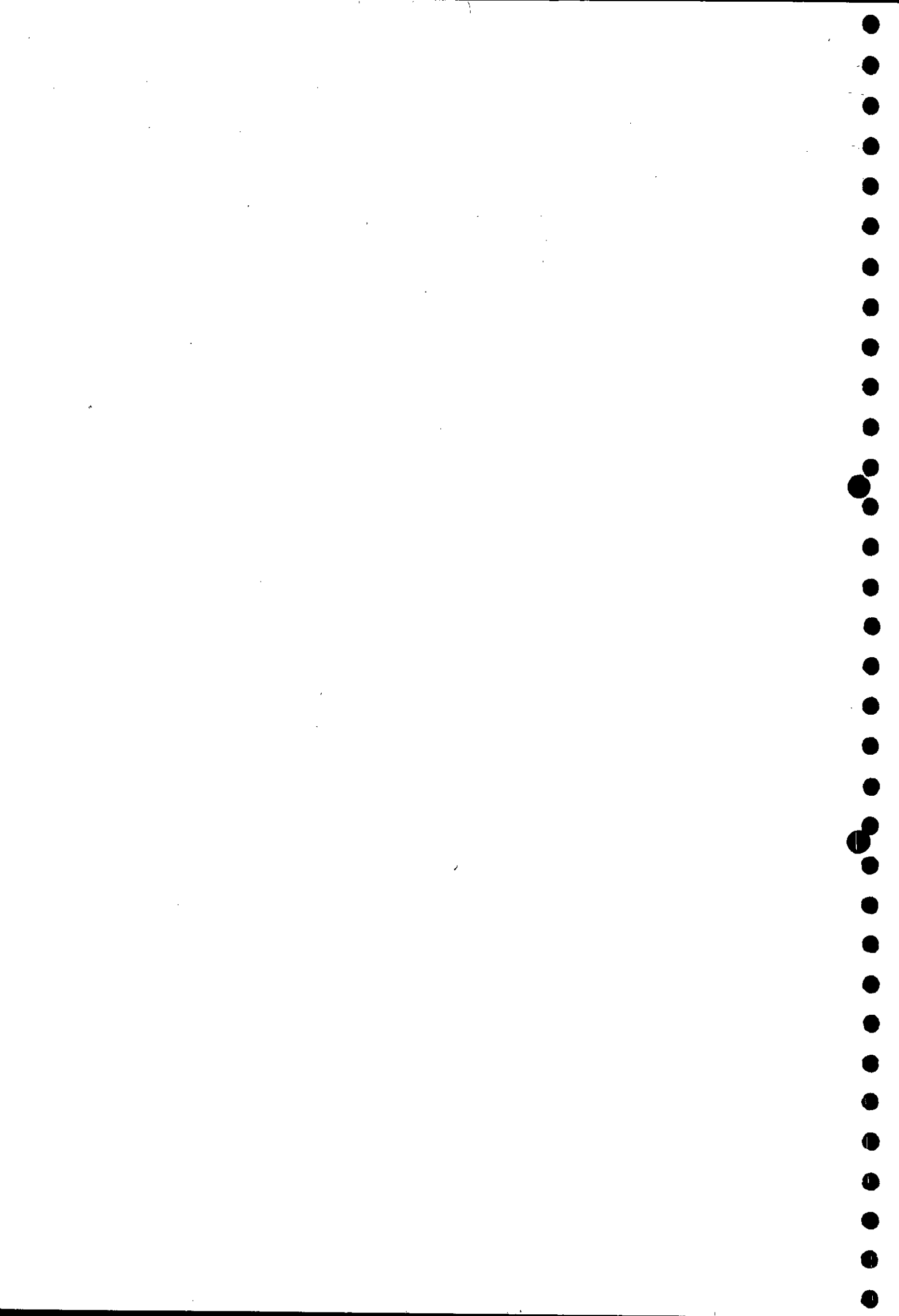
For PGF LIMITED

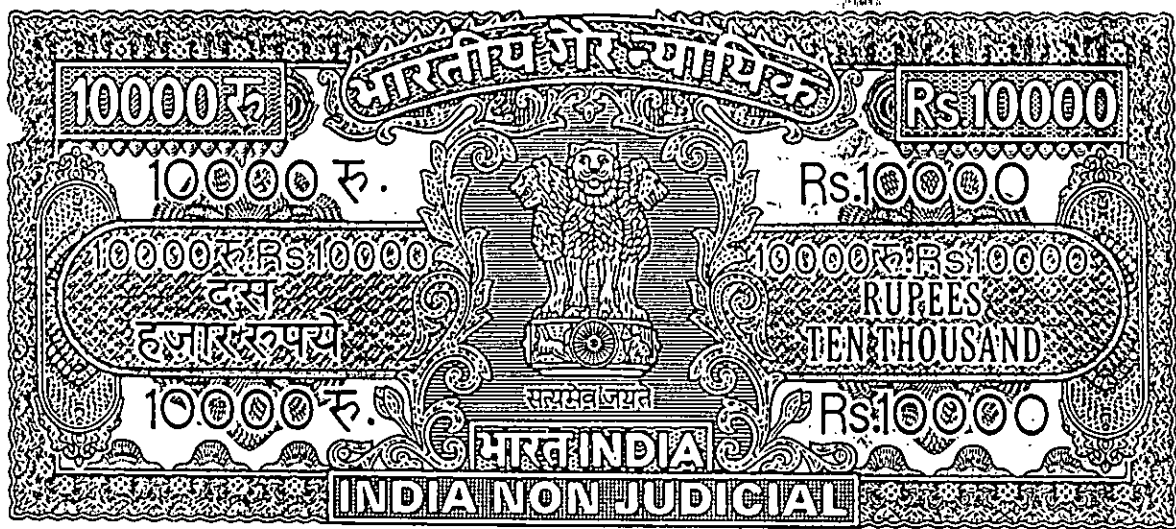
Ashwiniastawa
AUTHORISED SIGNATORY



R.K. Chauhan







03AA 9 869

22. That the TRANSFEREE shall put the property in the use exclusively for residential purposes and shall not use it for any purposes other than residential.

23. THAT the TRANSFEREE shall inherit all the liabilities of this Plot that may accrue in future.

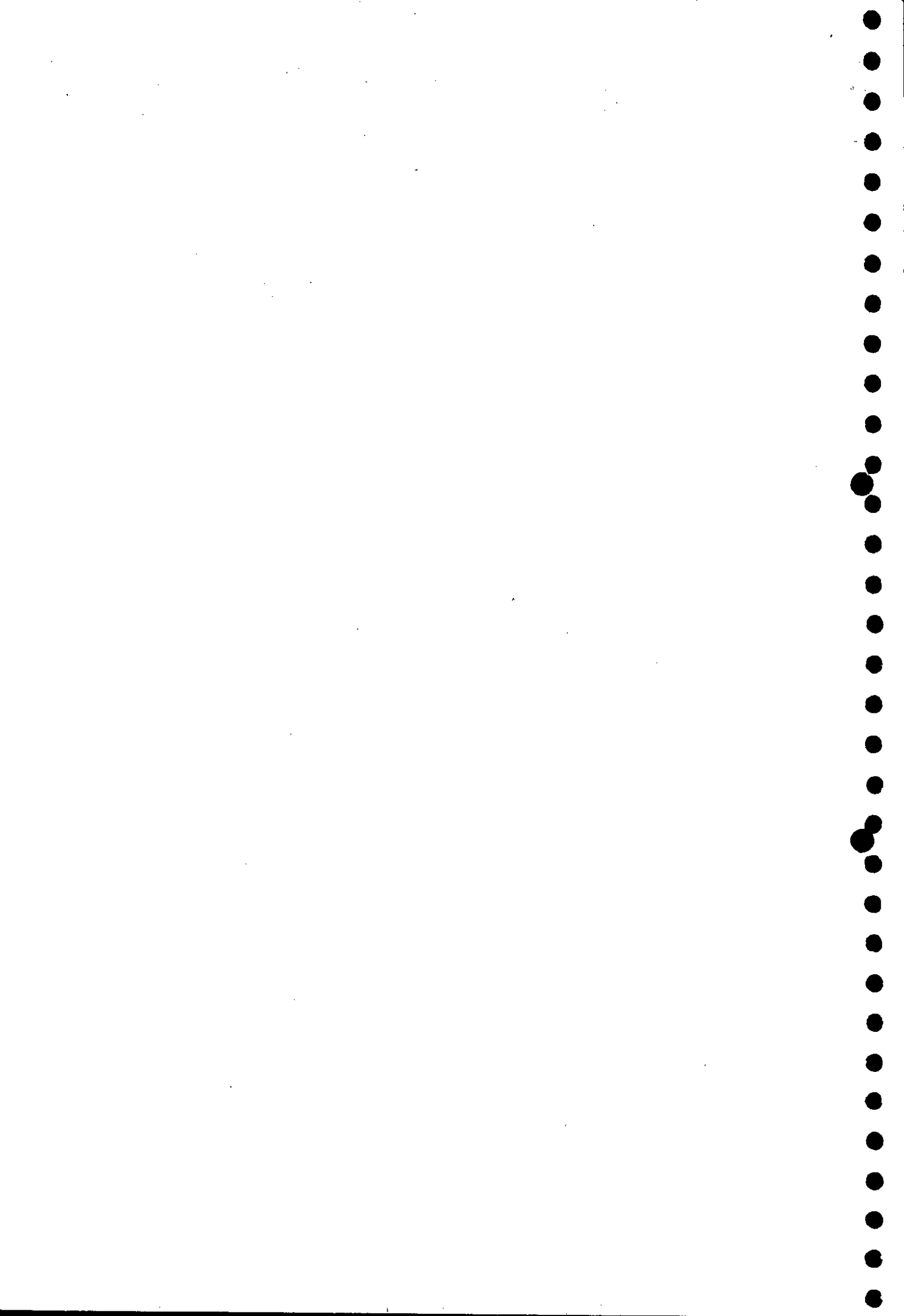
For PGF LIMITED

Atul Kishore

AUTHORISED SIGNATORY

R.R. Chaudhary







IN WITNESSES WHEREOF THE TRANSFEROR AND THE TRANSFEREE HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF FOLLOWING WITNESSES:

WITNESSES :-

1. K-C. SHARMA
S/o Shri K.S. SHARMA
No A-67. SECTOR 17-B
AND

For PGF LIMITED

Haldirastha
AUTHORISED SIGNATORY
TRANSFEROR



R.K. Chauhan
TRANSFEREE

2. PRENDER LOMAR
S/o Shri R.B. SINGH
No A-44-A. SECTOR 16
AND

Drawn by
Harish Kumar
(Deed Writer) Notes
Licence No. 8
Valid upto 31/12/2005
Received Fee Rs. 2000/-
HH
Signature

नं० 156 र. 500/.....
13 SEP 2004
खत नं० 191/.....
दिनांक/.....
प्राप्त/.....



एवी पुक नं० T 563 के पृष्ठ 349 द० नं० 5263/5264
वष बाब दिनांक 14/9/04 को रजिस्ट्री की गई।
प्रब रजिस्ट्री नं० नोएडा

(40)
(62)

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

Residential Plots Department
Location : 44/B-196

No NOIDA/Res Plots/ 681
Run Date 27/08/2004
Regn.Id. 30015388

TRANSFER MEMORANDUM

Subject :

Transfer Permission in respect of Residential Sector / Plot No 44/B-196 NOIDA Complex

Sector / Plot No. 44/B-196, NOIDA allotted/transferred

through X society to

Shri/Smt/Km PGF LTD TH SIG. ATUL SRIVASTAVA

S/o, W/o, D/o Shri H C SRIVASTAVA

R/o Z, 432B, SECTOR 12 NOIDA

is henceforth transferred in favour of Shri/Smt/Km RAJESH CHAUHAN

S/o, W/o, D/o Shri U S CHAUHAN (LATE)

R/o C-123, SECTOR 26 NOIDA

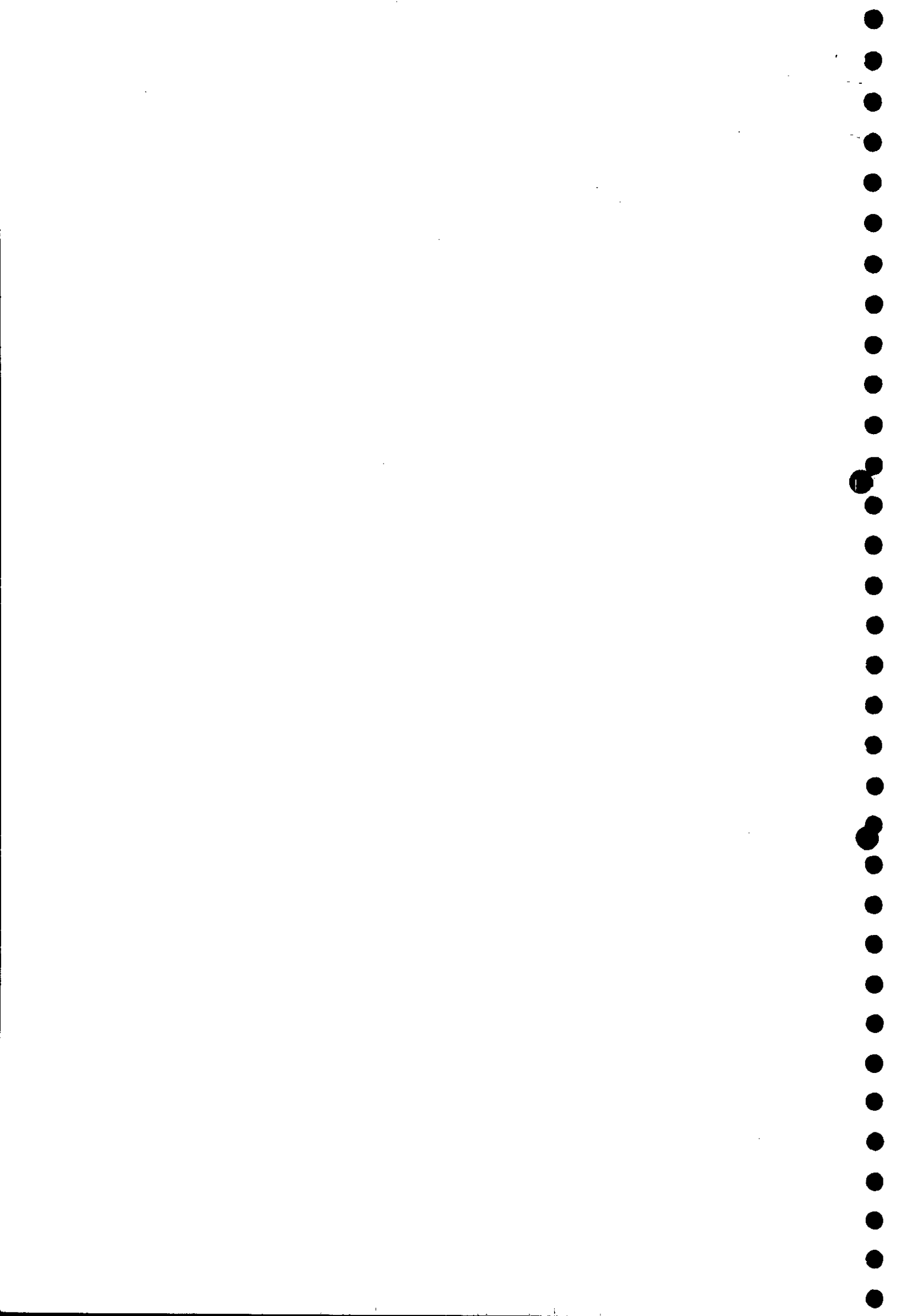
on the basis of No Objection Certificate no. X dated X issued by the Society,
subject to the following terms and conditions :

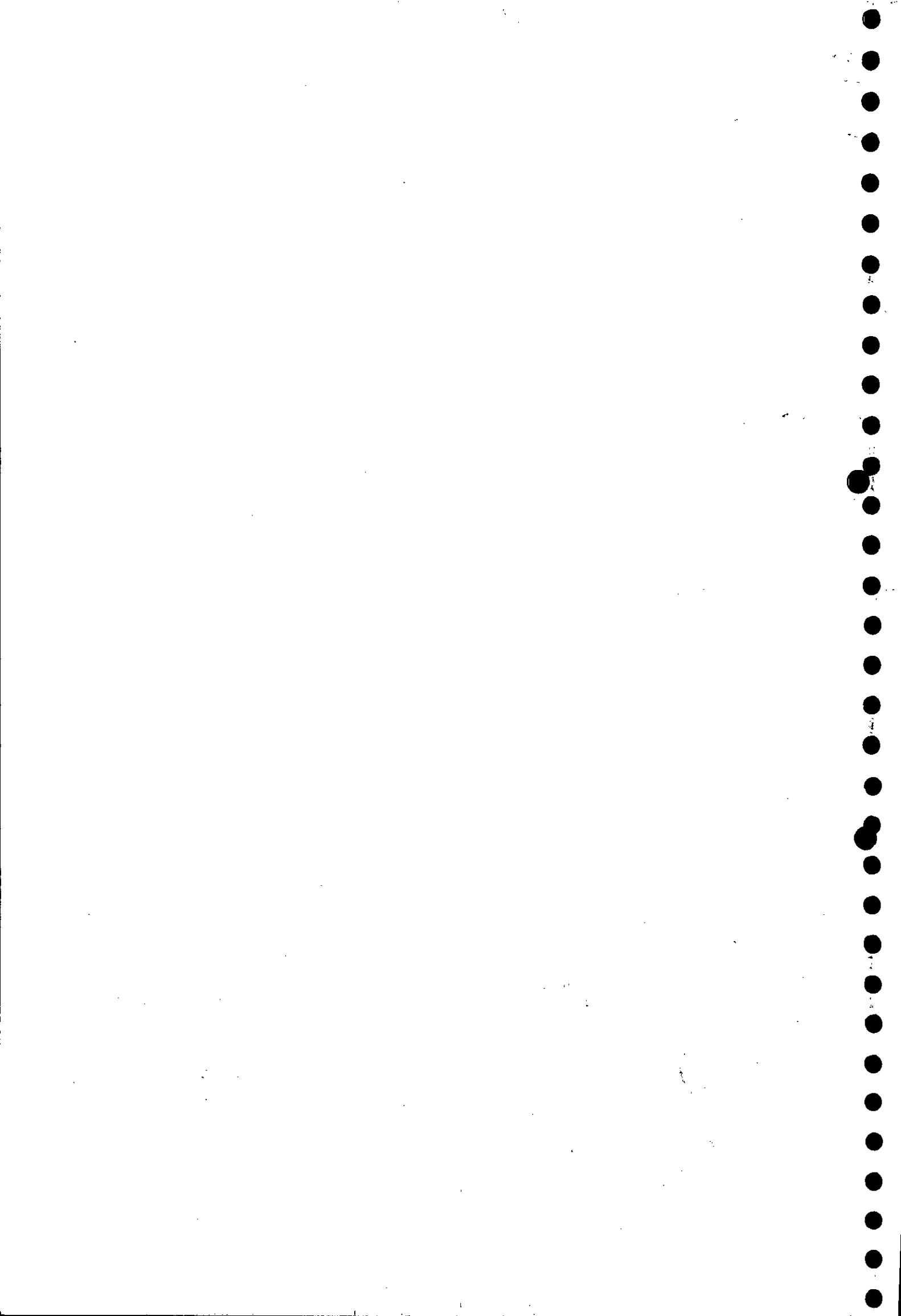
1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
2. The transfer charges applicable are @ Rs 732 per square meter.
3. The Transferor/Transferee claims that subject property is not mortgaged and is free from all incumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
4. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar, NOIDA within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed the transfer application. If transferee fails to execute and register the transfer deed within 60 days from the date of issue of this Memorandum, then transference/transferee is liable to pay penalty at prevailing rate applicable from time to time at present this penalty for delay in executing the transfer deed is Rs 50/- per day. The transferee shall submit the transfer deed in the office of Residential Plot Deptt. within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
5. The plot under transfer shall be mutated in favour of Transferee on receipt and acceptance of certified copy of the transfer deed by the Authority. A certificate to that effect shall be issued to the Transferee.
6. The Transferee, shall be liable to pay balance instalment of the plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @ 14% p.a. In case of default, interest shall be levied @ 17% p.a. compounded half yearly for delayed period.
7. The ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of the prevailing allotment rate of NOIDA on the date of issue of this Transfer Memorandum. The lease rent would be payable @ one percent of the revised premium. The lease rent can be enhanced after every 10 years subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.

OR

One time lease rent has been paid.







NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

APPLICATION FORM FOR TRANSFER OF RESIDENTIAL PLOT

Valid for a period of six months from the date of issue

Price: Rs. 100/- (One hundred only)

S.No.

Date of Issue:

Asstt. General Manager (Residential),
NOIDA

Signature & Designations
of issuing Authority

I/We Transferor(s)

S/o, W/o, D/o, Shri

R/o

Authorised Signatory GPA of (Name of Allottee) Sh./Smt./Ku/MS.

(To be filled the bank at the time of sale of transfer form)

S/o, W/o, Shri

R/o

Want to transfer my/our Flat/Plot No. 176 Block B Sector 44 having an area of sq. Mtr

In favour of Sh/Smt/Km (Transferee)

S/o, W/o, D/o, Shri

R/o

Transferor(s) and the Transferee(s) have read and understood the terms the conditions for transfer of allotment of plot & undertake to abide by the same and accordingly apply for transfer of the above stated plot

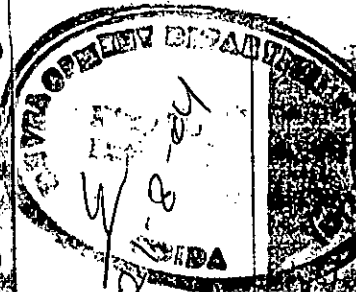
For

Account No., Signature of Transferor(s) GPA Holder
Above signature are attested

Signature, Name Designation
and seal of the Bank Officer
Attesting the signature

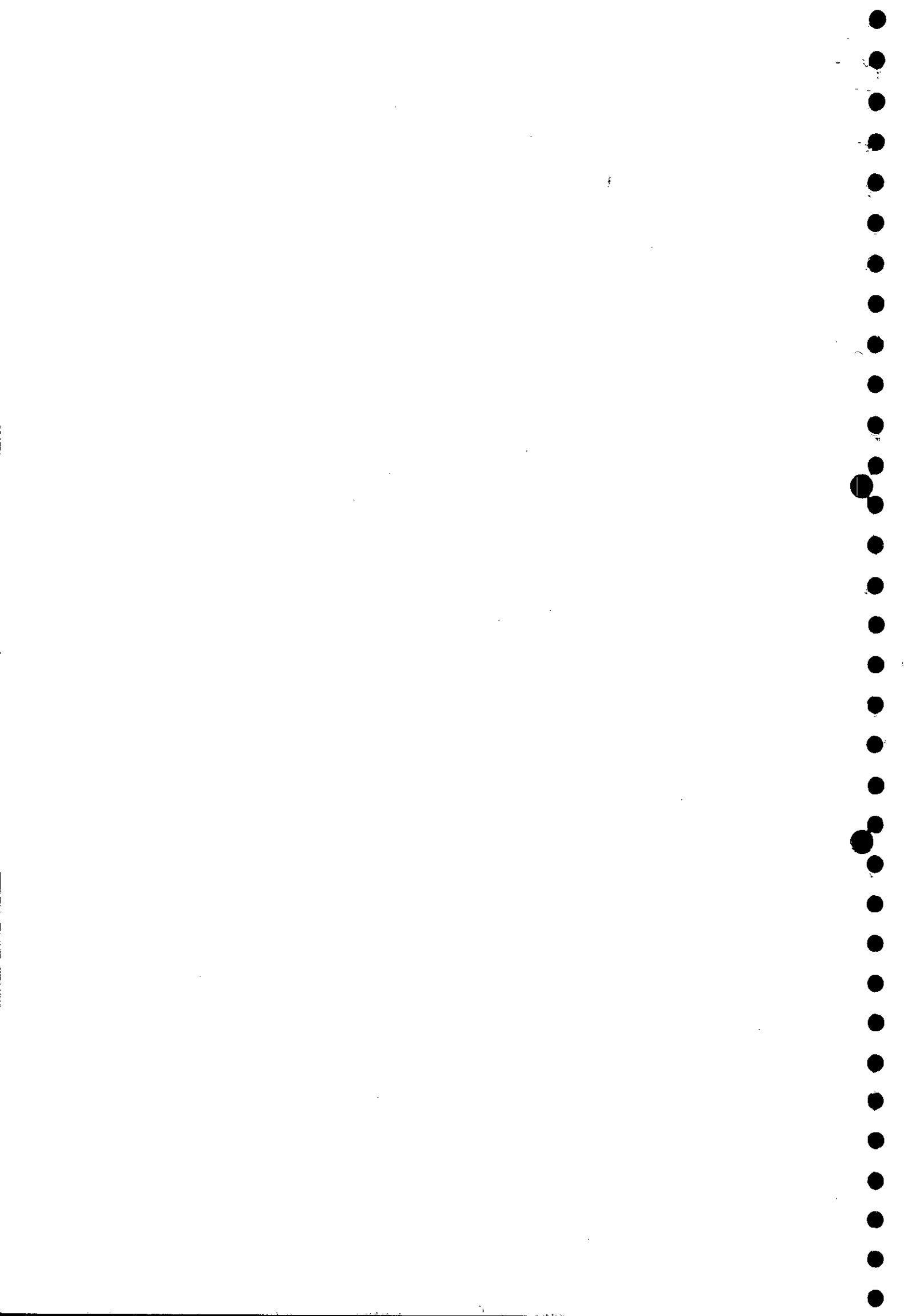
Account No., Signature of Transferee
Above Signatures are attested

Signature, Name, Designation
and seal of the Bank Officer
Attesting the signature



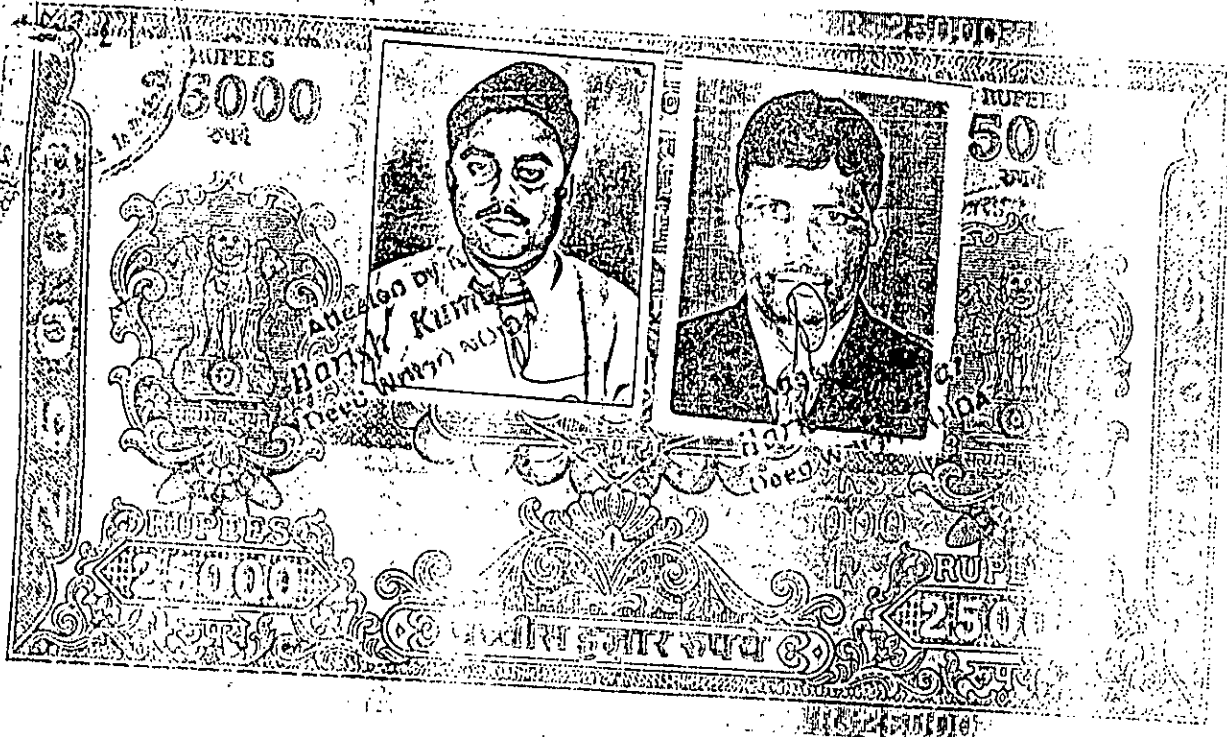
FOR THE MAIN TAIL BANK LTD.
MANAGER (Main Tail Bank Ltd.)
NOIDA (Gautam Buddha Nagar)





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AGREEMENT TO SELL

TOTAL CONSIDERATION : RS. 56,20,000/-
STAMP DUTY @ 4% : RS. 2,25,500/-

This AGREEMENT TO SELL is made and executed at NOIDA on this the 18th day of AUGUST, 2004 between M/S. PGF LIMITED., having its Registered Office at SCO-1042-43, IIND FLOOR, SECTOR-22-B, CHANDIGARH-160022., through its authorized Signatory SHRI ATUL SRIVASTAVA SON OF SHRI H.C. SRIVASTAVA, RESIDENT OF Z-432/B, SECTOR-12, NOIDA, DISTT. GAUTAM BUDH NAGAR, U.P., (duly authorized vide Board's Resolution Dated 02/08/2004)., of the first part hereinafter called the "VENDOR."

AND

SHRI RAJESH CHAUHAN SON OF LATE SHRI U.S. CHAUHAN RESIDENT OF C-123, SECTOR- 26, NOIDA, DISTT. GAUTAMBUDH NAGAR, U.P., of the Other Part hereinafter called the "VENDEE."

For PGF LTD.
[Signature]
Authorized Signatory

[Signature] R.K. L...



[Signature] R.K. Chauhan

10... 250...
1
Rajesh Chauhan
18/04/04

Rajesh Chauhan S/O Late Shree V.S. Chauhan
H/o C-123 Sector 26 Noida

AG 5620000

5000 200 5000 2000 2000000 44

महाराष्ट्र राज्य सरकार
2-132 B 12

18/04/04

Halsinverkar

महाराष्ट्र राज्य सरकार
2000000 2000000 2000000 2000000
2-132 B 12

महाराष्ट्र राज्य सरकार
18/04/04

Halsinverkar

P.K. Chauhan

Cancel



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(The expression and words of the VENDOR and the VENDEE shall mean and include their legal heirs, successors, assignees, nominees, executors, administrators and legal representatives and any person or persons claiming through or in trust for them respectively).

WHEREAS the VENDOR aforesaid is the LAWFUL TRANSFEREE & in POSSESSION of A RESIDENTIAL LEASE HOLD VACANT PLOT No. 196 AREA MEASURING 448.50 Sq. Mtrs., SITUATED IN BLOCK - "B", OF SECTOR - 44, WITHIN NOIDA - 201301 DISTT. GAUTAMBUDH NAGAR, U.P., duly allotted by the NOIDA AUTHORITY. Hereinafter referred to as the "SAID PROPERTY." and the same in question is bounded as under:-

R. K. Chaudhary

FOR P.G.F. LTD.
R. K. Chaudhary
Authorized Signatory

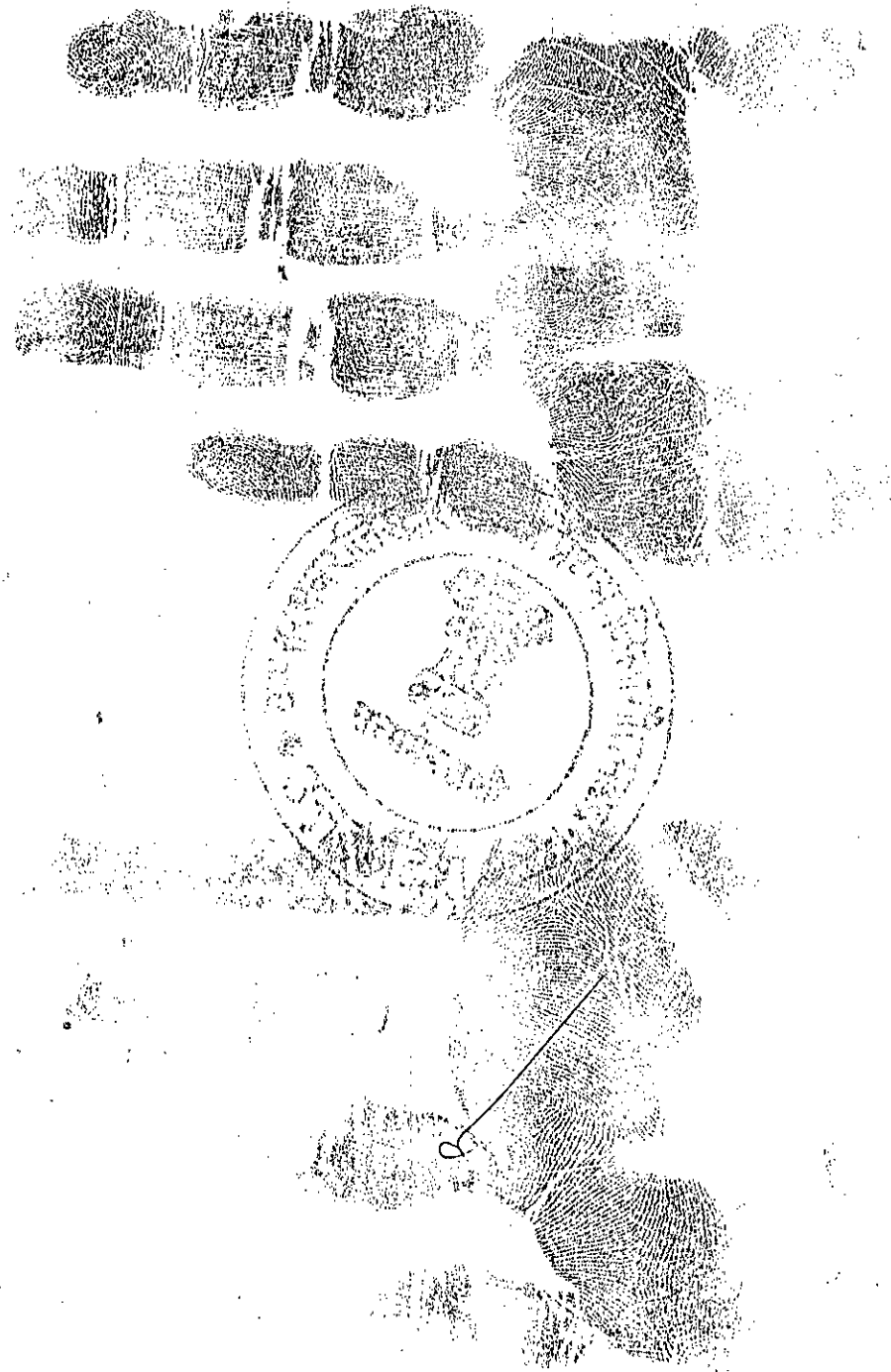
R. K. Chaudhary



9

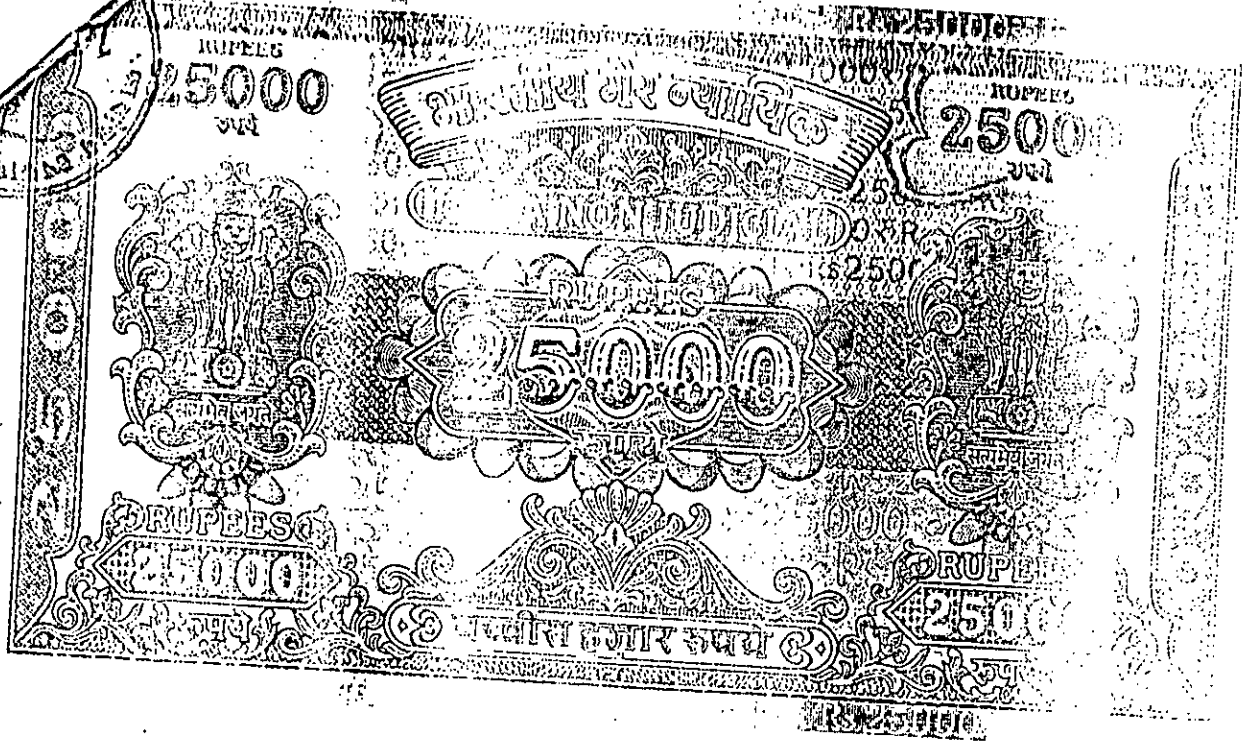
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17 125000
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17 125000
17 125000

x



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0201

ON THE NORTH BY : PLOT NO. B-197, SECTOR -44
ON THE SOUTH BY : PLOT NO. B-195 SECTOR - 44
ON THE EAST BY : PLOT NO. B-142, SECTOR - 44
ON THE WEST BY : 30.00 MTR. WIDE ROAD

Having been transferred in favour of the VENDOR aforesaid after the prior permission of the Noida Authority vide TRANSFER DEED cum SALE DEED Dated 21/08/2000., and the same was duly registered in the office of Sub-Registrar, Noida Vide Book No. 1, Volume No. 322, on pages 1 to 22, Document No. 2132 & Mussanna No. 2133 Dated 21/08/2000.

For: P G F LTD.
[Signature]
Authorized Signatory

[Signature: R.K.]

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पुस्तक नं० 1

पुस्तक नं० 1

पुस्तक नं० 1





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AND WHEREAS the abovesaid Residential Plot was allotted & Leased in favour of the Actual Allottee by the NOIDA AUTHORITY vide LEASE DEED Dated 25/07/2000., and the same was duly registered in the Office of Sub-Registrar, NOIDA, Distt. Gautambudh Nagar, U.P. Vide Book No. 1, Volume No. 320 on pages 143 to 168 Document No. 1944 & Mussanna No. 1945 Dated 27/07/2000.

AND WHEREAS the VENDOR aforesaid is desirous to sell the abovesaid residential property to the Vendee and the Vendee has also agreed to purchase the same for the total Sale consideration of. Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY)

For P & F LTD.
[Signature]
Authorized Signatory

[Signature: R.K. Chaudhary]

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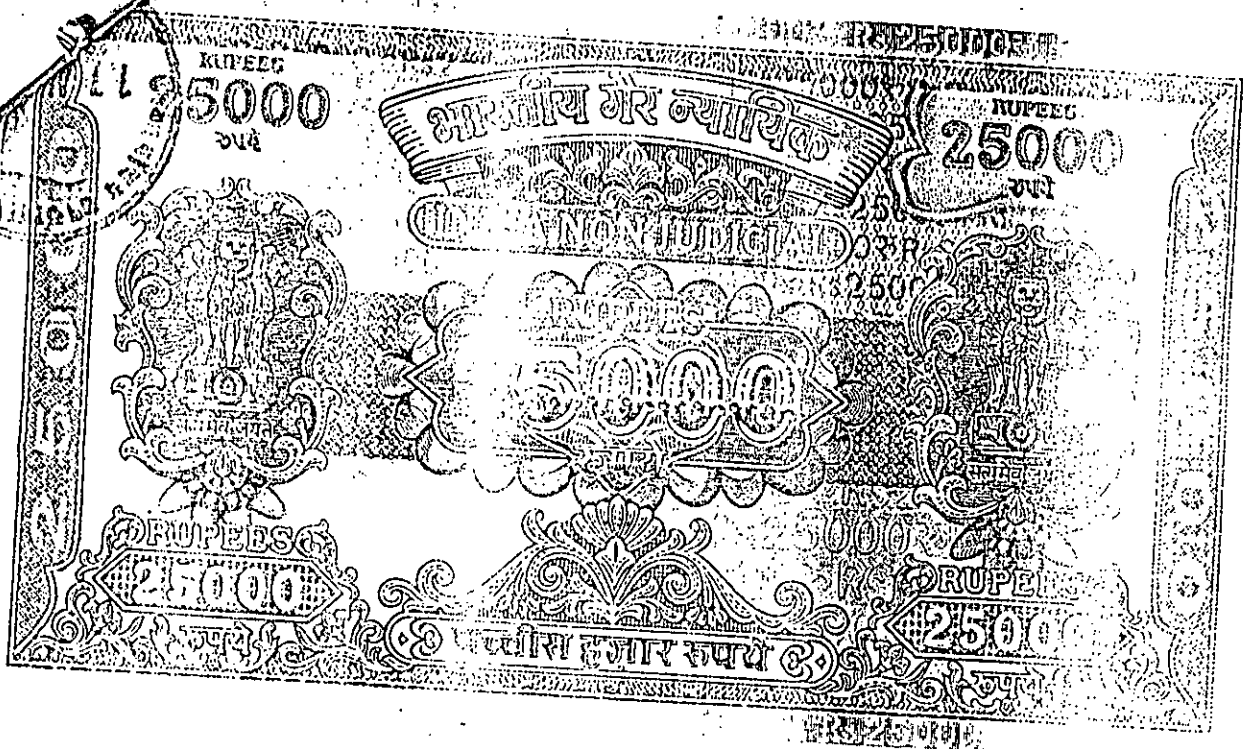
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NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said residential PLOT No. B-196 AREA MEASURING 448.50 Sq. Mtrs., SECTOR - 44, NOIDA, Distt. Gautambudh Nagar, U.P. has been settled as Rs. 56,20,000/- (RUPEES FIFTY SIX LACS TWENTY THOUSAND ONLY) between both the Parties.
2. That the VENDOR aforesaid has received a sum of Rs. 20,00,000/- (RUPEES TWENTY LACS ONLY) from the VENDEE as Advance/Part Payment against total sale consideration of the said residential plot and do hereby acknowledges the receipt thereof and the said payment has been made as under:

MODE OF PAYMENT

AMOUNT

Vide Cheque No. 701119 Dated
Vide Cheque No. 701120 Dated
Both of State Bank of India, Sector-2, Noida
Total :

Rs. 2,50,000/-
Rs. 17,50,000/-
=====
Rs. 20,00,000/-
=====

For P G F LTD.
[Signature]
Authorised Signatory

[Signature]



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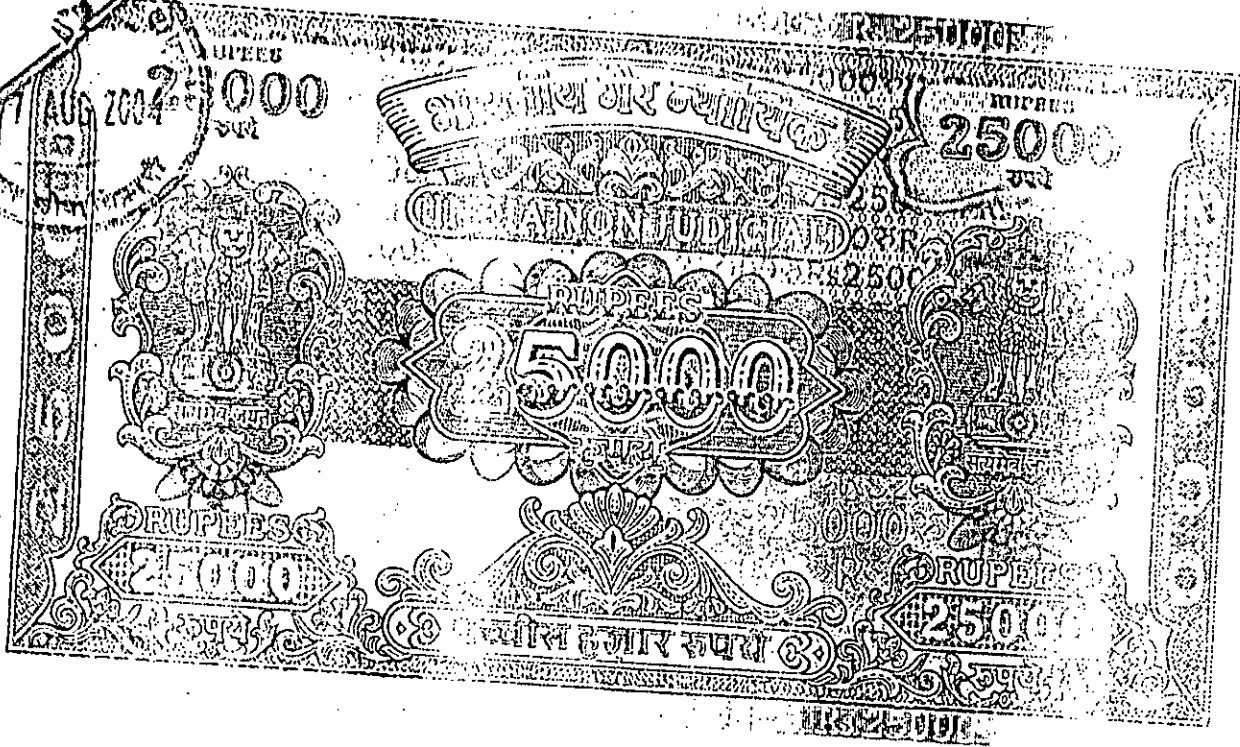
to 224 25000

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3. That there is a balance of Rs. 36,20,000/- (Rupees THIRTY SIX LACS & TWENTY THOUSAND ONLY) is yet to be paid, shall be paid by the VENDEE to the VENDOR aforesaid at the time of execution of final Transfer Deed in respect of the abovesaid Residential Property.

4. That the VENDOR aforesaid shall apply and obtain the NO DUES CERTIFICATE/ NO OBJECTION CERTIFICATE regarding the abovesaid Residential Property from the Accounts Deptt. NOIDA AUTHORITY, WATER & SEWER DEPARTMENT NOIDA or whatsoever required for the purposes of transfer of the said Residential Plot.

FOR PGF LTD.
Authorized Signatory

G. R. Hand



48

नं०... 225... 25000

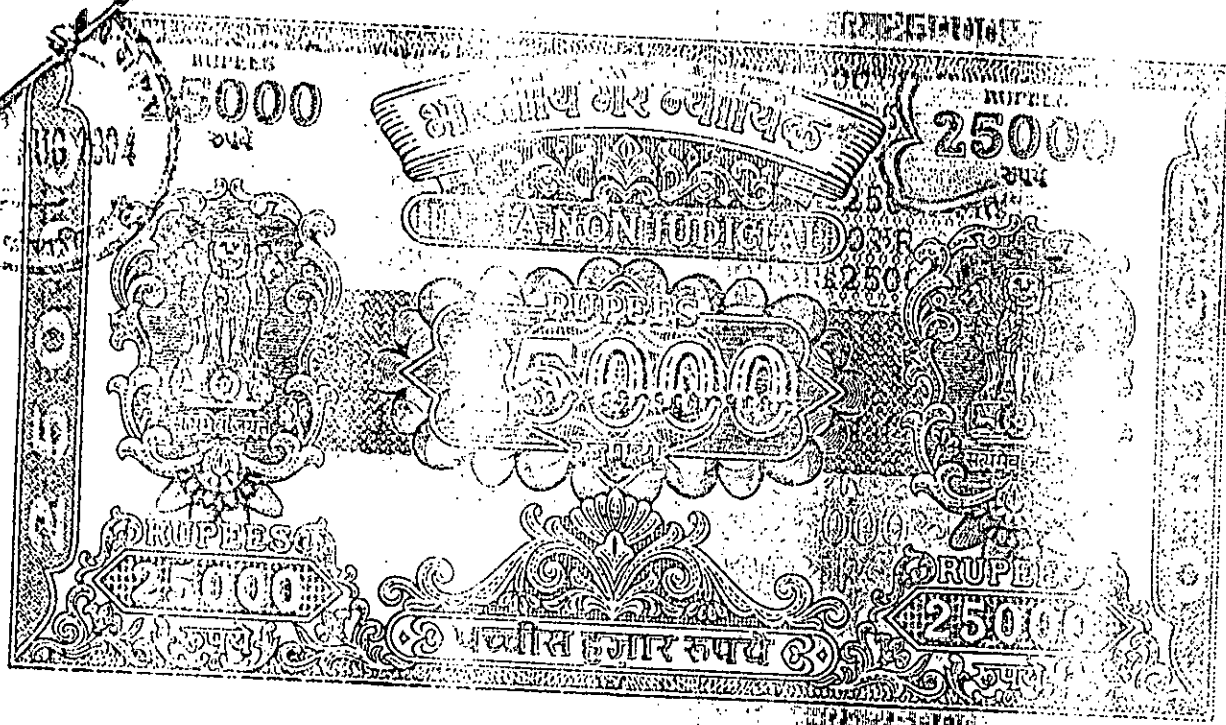
17 OCT 1971

रजाम नं०... 220... के मासिक
किताब नं० 1

मुद्रा प्रमाणिका
उप को सहाय, नौकरी



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5. That the VENDOR shall also apply and obtain the permission to transfer the said property from the NOIDA AUTHORITY in favour of the VENDEE or his nominee(s) and shall execute the Transfer Deed within prescribed period after such permission.

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

For PGF LTD.
[Signature]
Authorized Signatory

[Signature] R.K. Chauhan

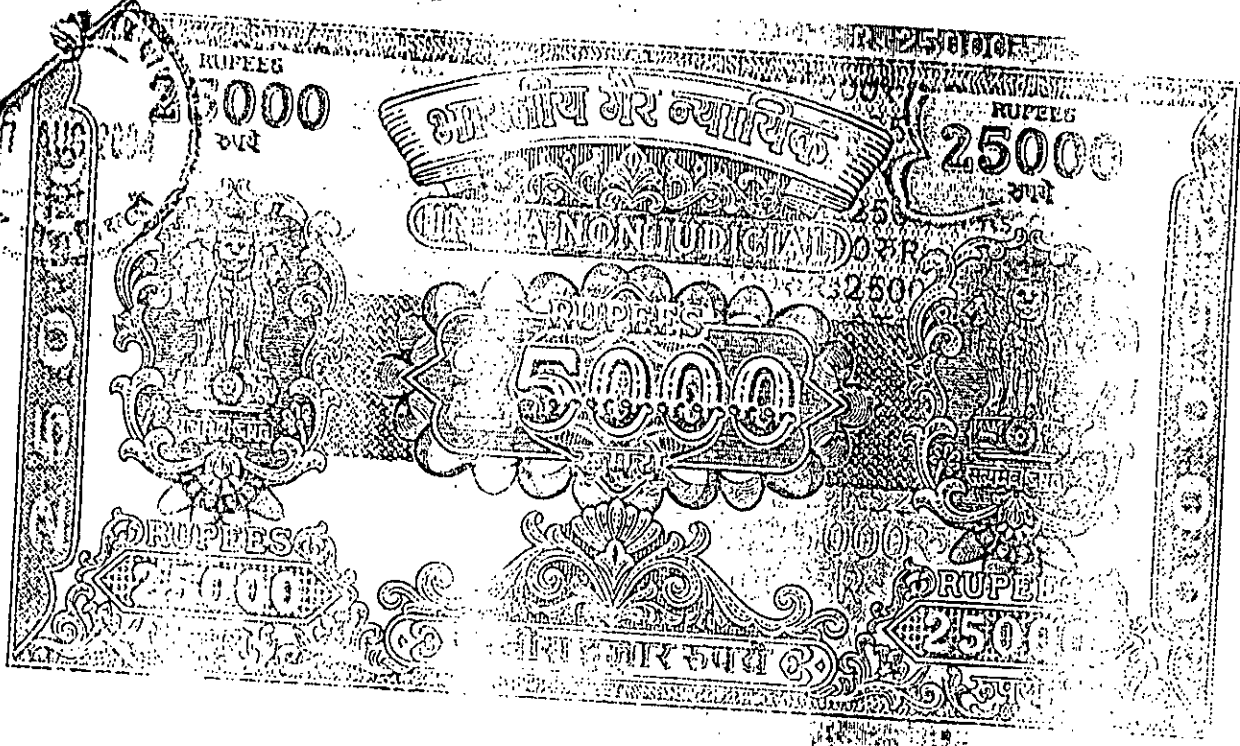


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no. 224 250007
17 APR 1944
रजिस्ट्रार नं० 220 के अधिन
लिखित रूप में
[Signature]
उप दीर्घा 17, गीर्वा



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7. That the VENDEE shall have the rights to get executed the TRANSFER DEED of the said property either in his favour or in favour of his nominee or nominee(s) to which the VENDOR shall not have any objection.
8. That the VENDOR aforesaid shall hand-over the Actual, peaceful, Vacant and physical Possession of said Residential Property to the VENDEE at the time of execution of final Transfer Deed cum Sale Deed.
9. That the expenses to be incurred for the execution of the Transfer Deed, the stamp duty, registration fees regarding the said Property & all other legal expenses shall be borne by the VENDEE.

For P/OE LTD.
Authorized Signatory

R.K. Lani



(44)

नं०... ७२७... २५००८

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रकम नं०... २२०

दिनांक...

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10. That the VENDOR shall be liable to incur all out-standing dues and demands in respect of the said property to the date hereof and that all future dues shall be paid by the VENDEE.

11. That in case of breach of terms and conditions of this AGREEMENT TO SELL by the VENDOR aforesaid the VENDEE shall have the right to get executed and registered the Transfer Deed of the said property in their favour through the specific performance of this AGREEMENT TO SELL by a Court of Law.

Handwritten signature
 18/10/1914
 Attorney
 for the Vendor

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 R.R. Hand



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नं०... 228... 2500

17 12 1994

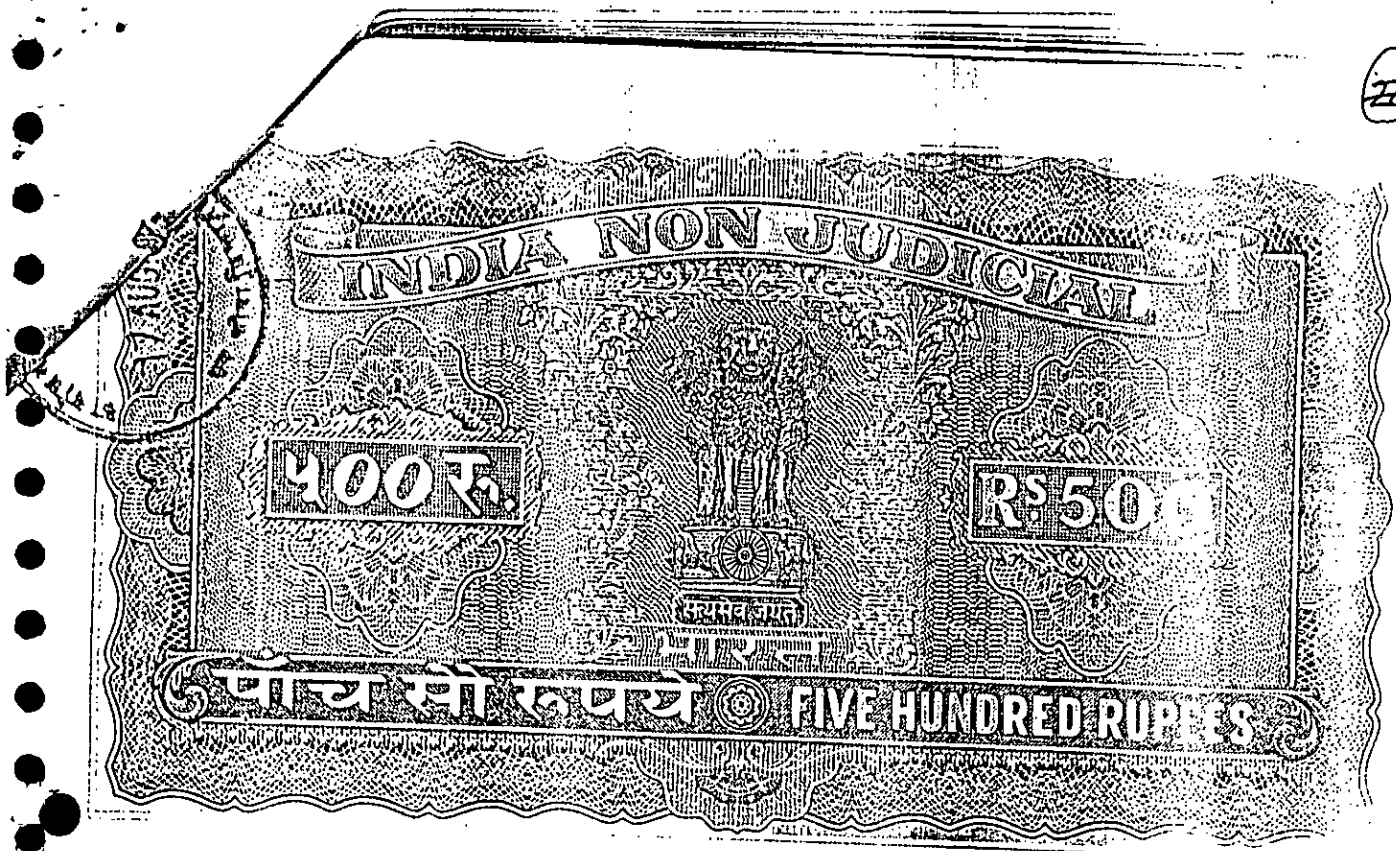
रजम नं०... 220... मे समित

किया गया।

डा. कोटवाल, मीरपुर



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IN WITNESSES WHEREOF THE VENDOR AND THE VENDEE HAVE SET THEIR RESPECTIVE HANDS TO EXECUTE THIS AGREEMENT TO SELL ON THIS THE 18th DAY OF MONTH AUGUST, AND THE YEAR 2004 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

1. K.C. SHARMA
S/o Shri L.S. SHARMA
R/o A-67, SECTOR-30
NOIDA

For P/G F
VENDOR
Authorised Signature

2. KAMAR SHARMA
S/o Shri L.P. SHARMA
R/o A-44-A/116 NOIDA

VENDEE:

Drafted by
Harish Kumar
(Deed Writer) Noida
Licence No. 8
Valid upto 31/3
Prescribed Fee Rs.

Signature

नं० ११११ राय ५००

17 AUG 2004

महाम नं० 220 मे सावित्र

किया गया।

उप निदेशिका, नारायण



एडी वृत्त नं० I जिल्ला SS2 के पृष्ठ 113 4147

पर आज दिनांक 18/8/2004 को गजाली को गई।

उप निदेशिका-1, नारायण

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noida

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
OFFICE OF THE PROJECT ENGINEER JAL WORK CIRCLE-II
WATER WORKS COMPOUND, SECTOR-5, NOIDA

No. Noida PE/Jal. C. 1st/REVI 484
Dated :- 6/8/04

NO DUES CERTIFICATE

To,

M/S. PHE Ltd.

B-196 SECTOR-44
NOIDA

NOIDA

DISTT. G. B. NAGAR (U.P.)

With ref. to your application dated 3/8/04 it is to inform you that the statement of Account of Premises No. B-196 Sector No. 44 is as under :-

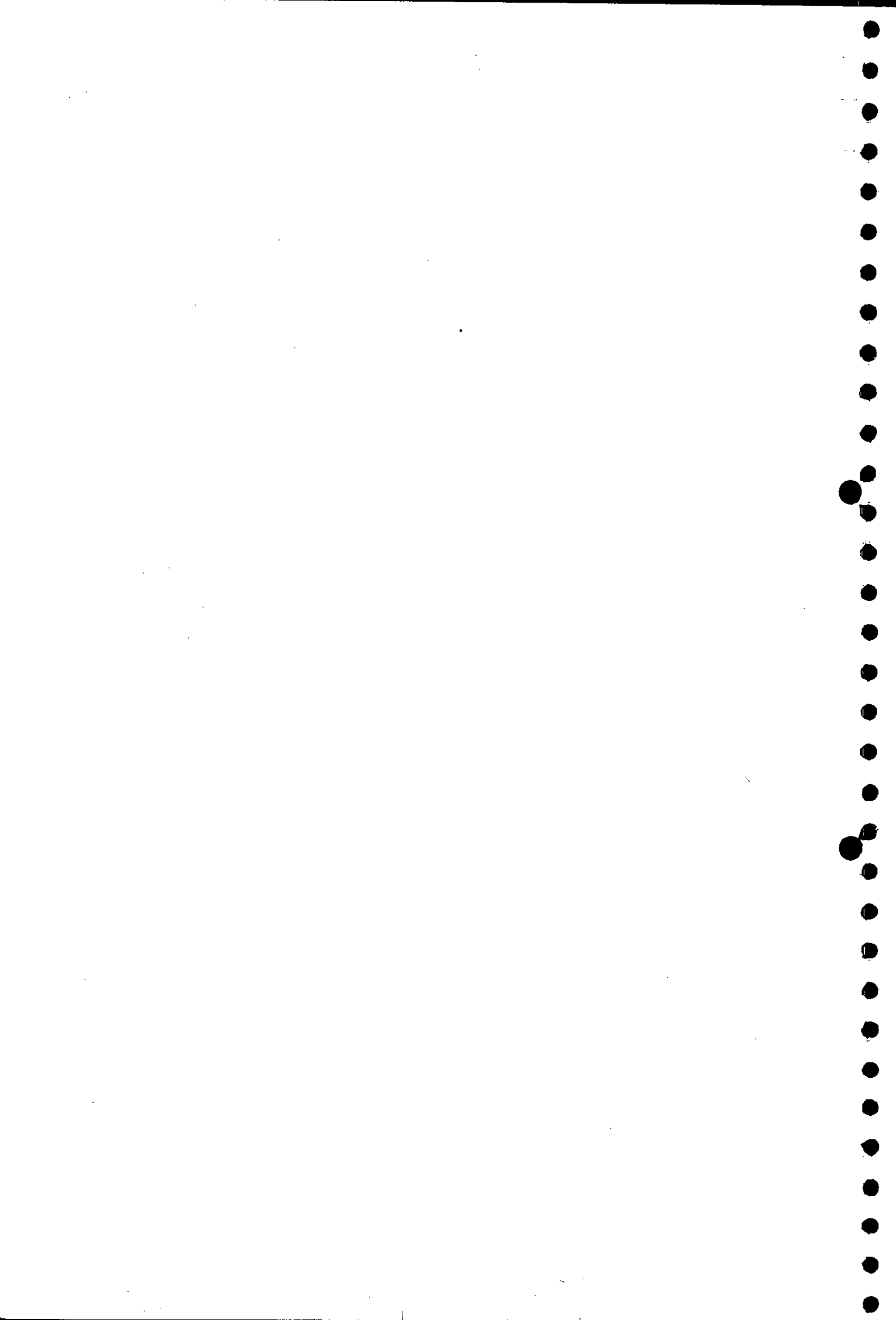
1. Water Bill/Sewer Connection duse cleared upto vide Challan No. For Rs. deposited on date. In Bank subject to verification of deposit from bank collection statement.

2. No Water/Sewer Connction has been released from this office as per official inspection/inspected by Shri. R. S. Singh maintenance chaarges cleared upto 31/8/04 vide Challan No. 272 for Rs. 5185 deposited on 6/8/04 in bank subject to verification of deposit from bank collection statement.

3. Water dues or any other dues found in future, for the period before issuing No Dues Certificate, can be recover in future bills.

Bill clerk/Asst Acctt/Acctt/Sr. Acctt.

PROJECT ENGINEER
JAL WORK CIRCLE-II
NOIDA



EXTRACTS OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PGF LIMITED HELD ON MONDAY, 2ND AUGUST, 2004 AT 11.00 A.M. AT 2ND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI - 110 063

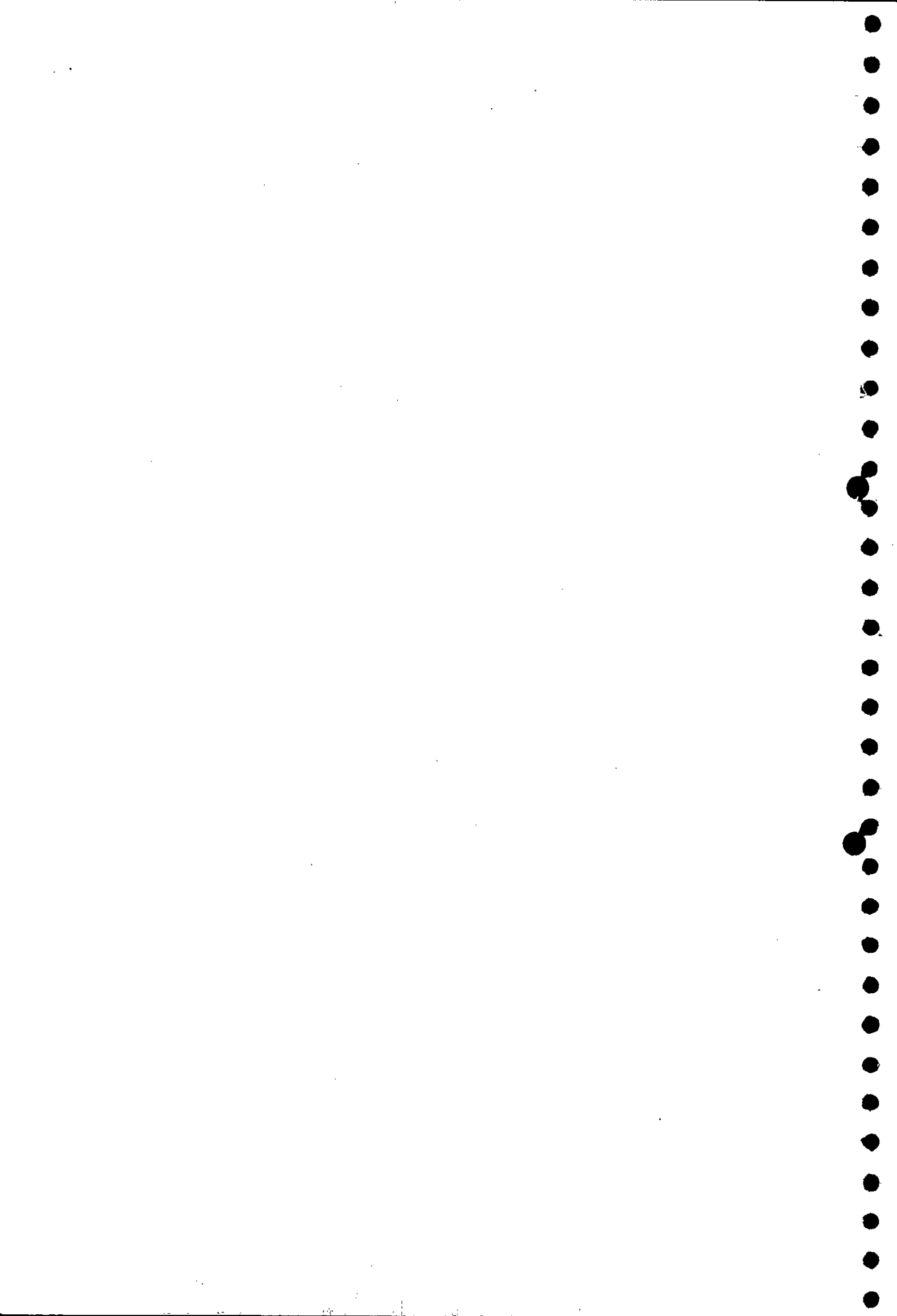
"RESOLVED THAT the consent of the Board be and is hereby accorded to sale of Lease hold rights of Plot situated at Block - B, Plot No. - 196, Sector - 44, Noida (U P) admeasuring 450 sq. mts. and for this purpose Mr. Mantosh Jaggi, Deputy Manager (I&P), Mr. K.K. Srivastava, Executive (I&P) and Mr. Atul Srivastava - Authorised Signatory be and are hereby authorised jointly or severally to sign and execute Transfer Deed, Agreement to Sell & GPA and to sign and execute receipt of consideration and to sign and execute any other documents in connection with the aforesaid plots and to do all such acts incidental thereto on behalf of the Company.

RESOLVED FURTHER THAT it is certified to be true copy of the Resolution be forwarded to the concerned authorities as and when required duly certified by Company Secretary cum Sr. Manager (Finance) of the Company."

Certified to be true copy
for PGF LIMITED

Prem Sethi
(PREM SETHI)

COMPANY SECRETARY CUM SR. MANAGER (FINANCE)



EXTRACTS OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PGF LIMITED HELD ON MONDAY, 2ND AUGUST, 2004 AT 11.00 A.M. AT 2ND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI - 110 063

"RESOLVED THAT the consent of the Board be and is hereby accorded to sale of Lease hold rights of Plot situated at Block - B, Plot No. - 196, Sector - 44, Noida (U P) measuring 450 sq. mts. and for this purpose Mr. Mantosh Jaiswal, Deputy Manager (I&P), Mr. K K Srivastava, Executive (I&P) and Mr. Atul Srivastava - Authorised Signatory be and are hereby authorised jointly or severally to sign and execute Transfer Deed, Agreement to Sell & GPA and to sign and execute receipt of consideration and to sign and execute any other documents in connection with the aforesaid plots and to do all such acts incidental thereto on behalf of the Company.

RESOLVED FURTHER THAT it be certified to be true copy of the Resolution be forwarded to the concerned authorities as and when required duly certified by Company Secretary cum Sr. Manager (Finance) of the Company."

Certified to be true copy
for PGF LIMITED

Prem Sethi

(PREM SETHI)

COMPANY SECRETARY CUM SR. MANAGER (FINANCE)

P 2132-20 f-116 UP

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TRANSFER DEED OF LEASE HOLD RIGHTS 01DD 209180

IN RESPECT OF RESIDENTIAL VACANT LEASE HOLD PLOT OF LAND NO. 196,
BLOCK-B , SECTOR-44, NOIDA, DISTT. GAUTAM BUDH NAGAR, (U.P.),
ADMEASURING TOTAL AREA 450.00 SQ.MTRS..

ACTUAL PREMIUM	: -	RS. 8,00,000/-
COVERED AREA	: -	NIL
RENTAL VALUE	: -	NIL
STAMP DUTY PAID VIDE THIS TRANSFER DEED OF LEASE HOLD RIGHTS	: -	RS. 2,16,000/-

For PGF L:

Authorized Signatory



35 नं० 124... 25000 P.G.F. L.D.

H. 202

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स्टाम्प नं०.....

किया गया/

कोषाध्यक्ष/गीतमन्त्र

[Signature]

5020 + 20 = 5020

विशेषज्ञ द्वारा प्रतिशुद्ध योग शब्द लगभग 100

की... के कोषाध्यक्ष श्री... 1042/143/22 B 243/112

पेशा... दिनांक...
है यह लेख सच कार्यालय एवं रजिस्ट्रार की सेवा पं० दादरी
जिसका गीतमन्त्रनमः में आज दिनांक... के निषेध...
समय मध्य... के निषेध... हेर प्रस्तुत किया। अजिटर

सब रजिस्ट्रार
नोएडा मध्य

21-8-2020

[Signature]

300 काट

नियमन का निषेधन एवं य समय पर उपलब्ध श्री...
जिनकी प... के...
ने स्वीकार किया...
है...
स्वीकार किया।

जिनकी प... के...
पेशा...
2 = 1432/112

सब रजिस्ट्रार
नोएडा मध्य

21-8-2020

विशेषज्ञ द्वारा प्रतिशुद्ध योग शब्द लगभग

की... के कोषाध्यक्ष श्री...
पेशा... दिनांक...
है यह लेख सच कार्यालय एवं रजिस्ट्रार की सेवा पं० दादरी
जिसका गीतमन्त्रनमः में आज दिनांक... के निषेध...
समय मध्य... के निषेध... हेर प्रस्तुत किया।

सब रजिस्ट्रार
नोएडा मध्य

[Signature]

[Signature]

[Signature]



साथी को प्रतीत होने में प्रथम/द्वितीय साथी
का चिन्ह अंगुठा निशान... लगाया गया है।

[Signature]



(2)

This Transfer Deed of lease Hold rights is made and executed at Noida, on this 21st day of August 2000 , between M/S. UMANG APPLIANCES & EQUIPMENTS (P) LTD. THROUGH ITS DIRECTOR SHRI. VED PRAKASH JAIN S/O SHRI. M.L. JAIN R/O D-28, SECTOR-21, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P) THROUGH ATTORNEY HOLDER MR. B.K. KALIA S/O SHRI. RAM SWAROOP R/O 1042/43, SECTOR-22B, CHANDIGARH VIDE G.P.A. DATED 02/08/1995 AND THE SAME WAS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR, NOIDA IN BOOK NO. IV, VOLUME NO. 42/114 ON PAGES 355/143 TO 148 AT NO. 2855 DATED 02/08/1995 , of the First Part hereinafter called the TRANSFEROR.

For PGF LIMITED

Authorised Signatory

33

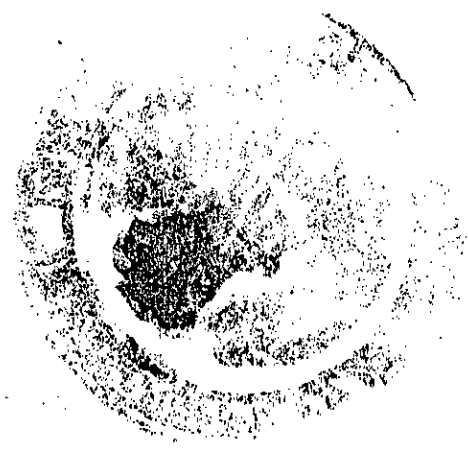
नं०. 125... रुपये 25000/-

14 AUG 2000

स्टाम्प नं०. 124... में

किया गया/

कोषाध्यक्ष/गीतमबुद्ध नगर





(3)

01DD 209182

A N D

M/S PGF LTD., A PUBLIC LIMITED COMPANY INCORPORATED UNDER THE COMPANIES ACT. 1956, HAVING ITS REGISTERED OFFICE AT SCC-1042-43, IIND FLOOR, SECTOR-22B, CHANDIGARH - 160022, THROUGH ITS MANAGER AUTHORISED SIGNATORY SHRI. ANAND KUMAR S/O SHRI. P. ELAPPA REDDY R/O IIND FLOOR, VAISHALI BUILDING, PASCHIM VIHAR, NEW DELHI, of the second part hereinafter called the TRANSFEREE.

(The expression and words of the Transferor and the Transferee shall mean and includes their legal heirs, nominees, assignees, executors, successors, administrators, Trustee and all legal representatives respectively).

For PGF LIMITED

Authorised Signatory

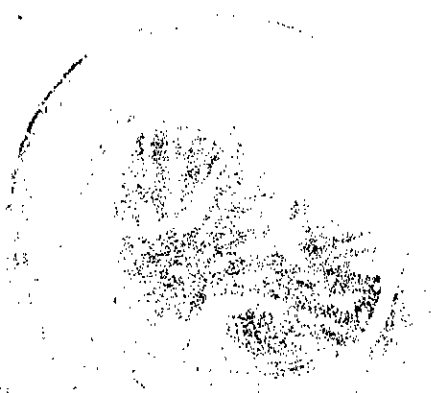
31

नं०... 125... खनद. 20000..

14 AUG 2000

स्टाम्प नं० 124..... में शामिल
किया गया/ राकित्तना

कोषाध्यक्ष/गोतमबुद्ध नगर



30



(4)

01DD 209183

WHEREAS the Transferor aforesaid is an actual and absolute Allottee , Lessee and in possession of a Residential Vacant lease hold plot of land No. 196, situated in Block-B, Sector-44, Noida, Distt. Gautam Budh Nagar, (U.P.), admeasuring total area 450.00 Sq.Mtrs. and which is bounded as under :-

ON THE NORTH BY	:- PLOT NO. B-197, SECTOR-44, NOIDA.
ON THE SOUTH BY	:- PLOT NO. B-195, SECTOR-44, NOIDA.
ON THE EAST BY	:- PLOT NO. B-142, SECTOR-44, NOIDA.
ON THE WEST BY	:- 30.00 MTRS. WIDE ROAD.

For PGF LIMITED

Authorised Signatory

29

नं०... 127... रुपये... 2000

14 AUG 2000

स्टाम्प नं०... 124... व प्राप्ति

किया गया/ रोकड़िया

कोषाध्यक्ष/गोतमबुद्ध नगर





(5)

01DD 209184

HAVING BEEN LEASED TO THE TRANSFEROR BY THE N.O.I.D.A. VIDE LEASE DEED DATED 25/07/2000 WHICH IS DULY REGISTERED WITH SUB-REGISTRAR-IST, NOIDA IN BOOK NO. I, VOLUME NO. 320 ON PAGES 143 TO 168 AT NO. 1944 AND MUSANNA NO. 1945 DT. 27/07/2000.

AND WHEREAS the above said Transferor has agreed to transfer their lease hold rights in the said plot of land, unto the transferee and the transferee has also agreed to acquire the same for the total premium of Rs. 8,00,000/- (Rupees Eight Lacs only).

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 plot of land, from the N.O.I.D.A. vide their transfer Memorandum No. NOIDA/Res Plots/3930 Dated 18/08/2000.

For PGF LIMITED

Authorized Signatory

27

नं० 1281 रूपये 780000

14 AUG 2000

स्टास्य नं० 124 से सम्मिलित

किया गया/ रोकड़िया

कोषाध्यक्ष/गीतमबुद्ध नगर



पुस्तक संख्या

पुस्तक संख्या

77
26



(6)

01DD 209185

NOW THIS TRANSFER DEED OF LEASE HOLD RIGHTS IS WITNESSETH AS UNDER :-

1. That the total premium of the Lease hold right in the abovesaid plot of land has been settled as Rs. 8,00,000/- (Rupees Eight Lacs Only) between the Transferor and the Transferee.
2. That the Transferor has received an amount of Rs. 8,00,000/- (Rupees Eight Lacs Only) from the transferee as full and final premium of the lease hold rights in the abovesaid plot of land and the details of payments are as under:-
 - (a) Rs. 2,70,000/- by Cheque Dated 02.08.1995.
 - (b) Rs. 5,30,000/- (Rupees five lacs Thirty Thousand only) shall be paid by the Vendee as directly to NOIDA AUTHORITY.

For PGF LIMITED

Authorised Signatory

25 12P 28000

14 AUG 2000

मं० 124 मं० 124

गया/ रोहिता
कोषाध्यक्ष/गीतमंथन मण्ड



18
21



(7)

01DD 209186

3. That now there is no balance due, towards the TRANSFEREE, to be paid to the transferor aforesaid/N.O.I.D.A. in connection with the lease hold rights in the abovesaid plot of land.
4. That the transferor aforesaid has assured the transferee that the abovesaid vacant plot of land is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, Dispute, injunction, litigations, Bank or Private Loans, Securities, Guaranties, attachment with any decrees of any 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 right to recover all his losses and damages, from the other moveable and immoveable properties of the transferor with the legal interest and expenses thereof at the cost, risk and expenses of the Transferor.

For PGF LIMITED

Authorised Signatory

23

नं०... 130... 85000

14 AUG 1981

स्टाम्प नं०... 124... [Signature]

किया गया/ [Signature]

कोषाध्यक्ष/गीतशकुन्तल नगर



2. 1. 1981

2. 1. 1981



(8)

01DD 209187

5. That the physical and vacant peaceful possession of the said vacant plot of land has been handed over by the transferor to the transferee on the spot, legally.
6. That the transferor has transferred all the rights, title and interest in the said vacant plot of land unto the transferee by the virtue of this transfer deed of lease hold rights, which has been executed by way of assignment under Article-63 (Schedule I-B) of Indian Stamp Act, 1899.

[Handwritten Signature]

For PGF LIMITED

[Handwritten Signature]
 Authorised Signatory

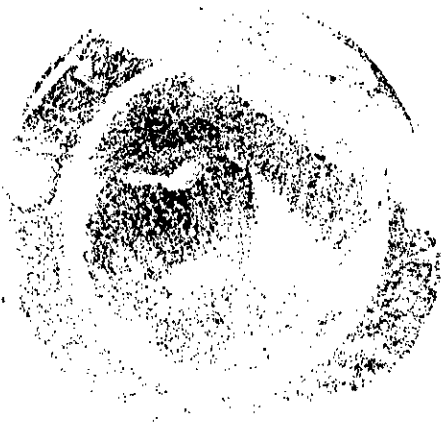
(21)

नं०... ३१... २५०००

14 AUG 2021

स्टाम्प नं०... १२४...
किया गया/

कोषाध्यक्ष/गोतमबुद्ध नगर



पृष्ठ संख्या ००१



01BB 300863

AN

(9)

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. on 18/08/2000 in connection with the abovesaid plot of land.
8. That the transferee shall also be bound by all the terms and conditions of the original lease deed, which was executed by the N.O.I.D.A in favour of the Transferor on 25/07/2000.
9. 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.
10. That the transferee aforesaid shall be entitled to construct the residential building on the said vacant plot of land, according to the Bye-laws of N.O.I.D.A.

For PGF LIMITED

Authorized Signatory

19

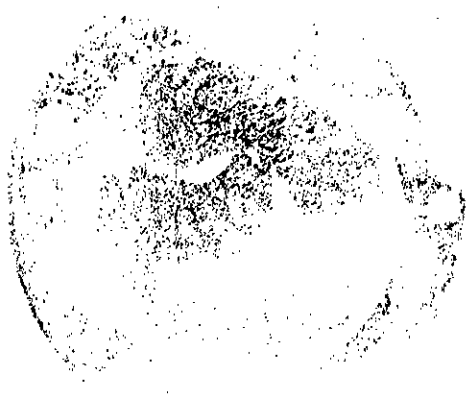
नं०... 132... 1508

14 AUG 2001

स्टाम्प नं०. 124..... में शा/म...

किया गया/

कोषाध्यक्ष/गीतमबुद्ध नगर





(10.)

196440

11. That the Stamp Duty, Registration fees and Documentation charges of Deed Writer/Advocate of this TRANSFER DEED OF LEASE HOLD RIGHTS has been paid by the Transferee according to the rules and regulations of U.P. State Govt.
12. That the TRANSFEROR/TRANSFEE 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.

For PGF LIMITED

Authorized Signatory

नं० ३३... रूपरे १०००१

14 AUG 2000

स्टांप नं० १२१... में साहित्य

किया गया/ रोकड़िया

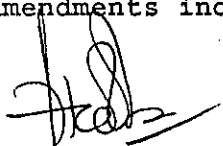
कोषाध्यक्ष/गौतमबुद्ध नगर

14 AUG 2000

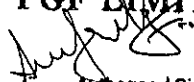
14 AUG 2000

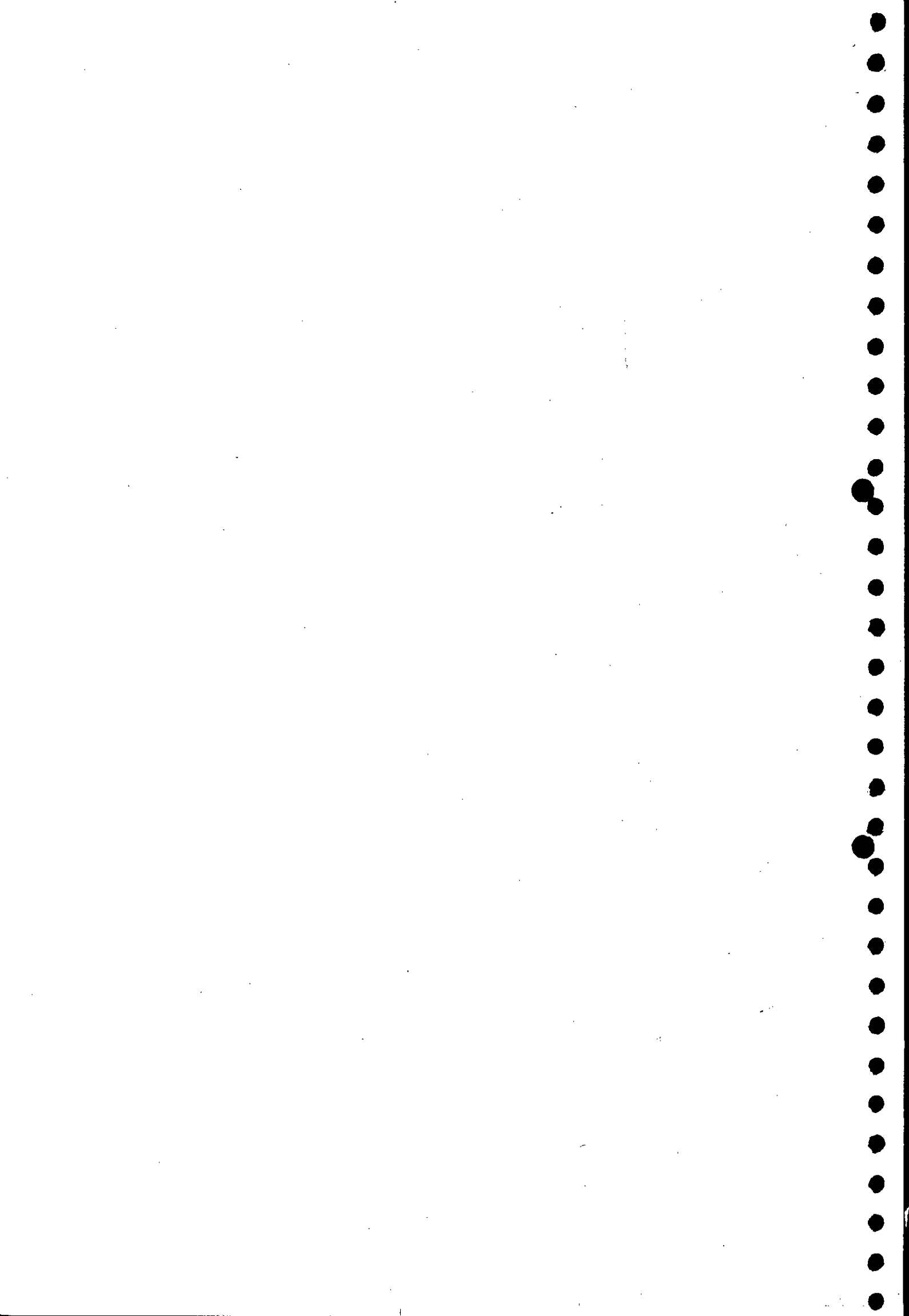
(11)

13. That the plot under transfer shall be mutated in favour of the transferee on receipt & acceptance of certified copy of the transfer deed by the authority. A certificate to that effect shall be issued to the transferee.
14. That the transferee shall be liable to pay balance instalment of plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @ 15% p.a. In case of default, interest shall be levied @ 20% p.a. half yearly, compounded for delayed period.
15. That the Transferor has paid One Time Lump Sump Lease Rent of the said Plot of Land to the N.O.I.D.A. according to the transfer memorandum Dated 18/08/2000.
16. That the transferee shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell, Noida within balance construction period as per terms of lease deed of plot which is upto 24/07/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.
17. That the transferee shall be bound by the terms & conditions of the lease deed of plot executed on 25/07/2000 subject to the amendments indicated in the Transfer Memorandum.



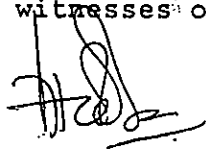
For PGF LIMITED


Authorised Signatory



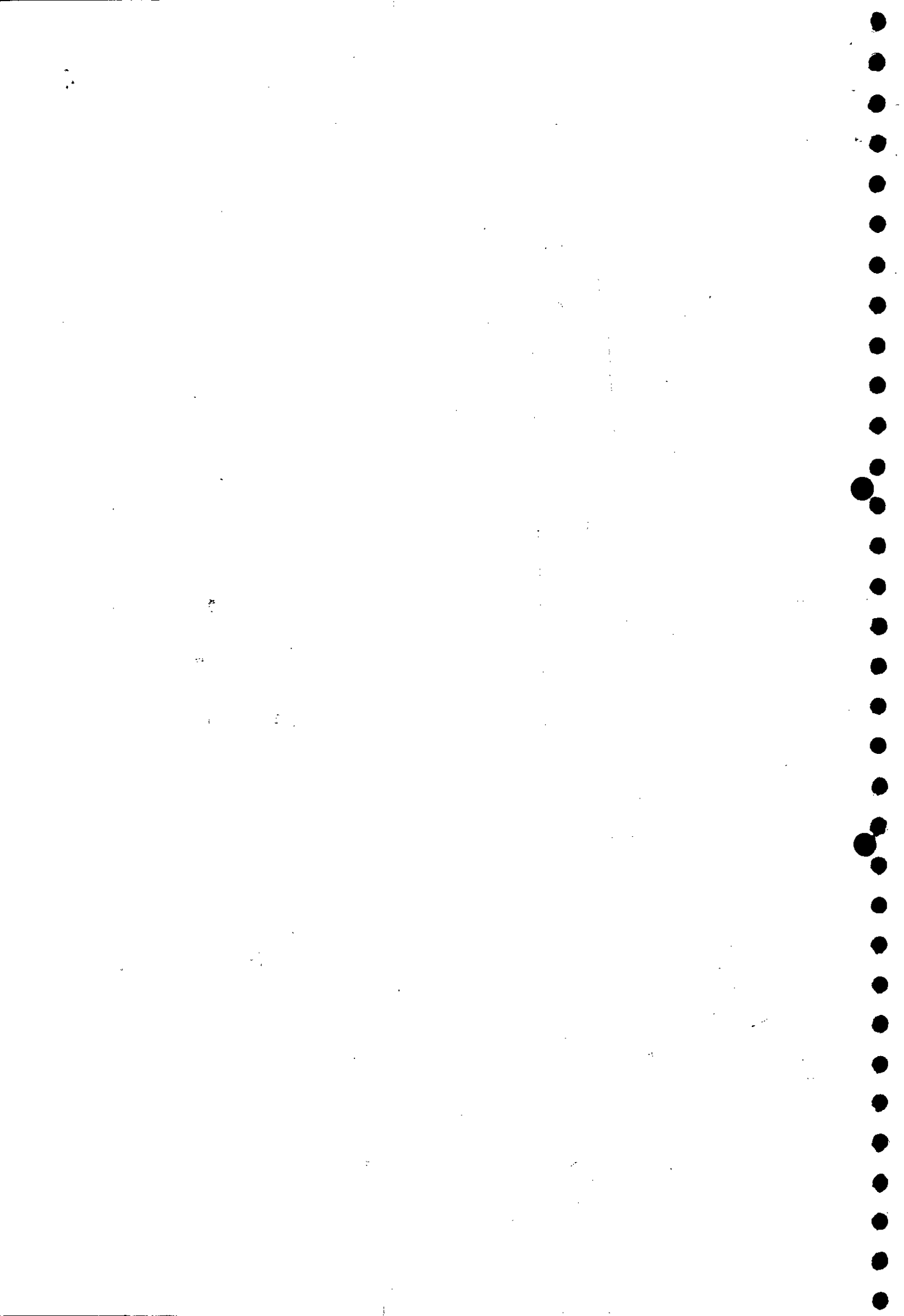
(12)

18. That the transferee would enjoy the lease hold rights for a period of 90 years from 25/07/2000.
19. That the transferee automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz-a-viz the building plan approved by Noida.
20. That the transferor, their spouse/ dependent/ children would not be eligible to obtain any plot/flat/house in any scheme of Noida for the plot, or housing scheme of NOIDA.
21. That the transferee shall put the property in the use of exclusively for residential purpose and shall not use it for any purpose other then residential.
22. That the transferee shall inherits all the liabilities of this plot that may accrue in future.
23. That the Circle rate of the said plot of land is Rs. 6000/- per Sq.mtrs. which has been fixed by the Collector Gautam Budh Nagar, (U.P.). But the Stamp duty has been paid by the Transferee @ Rs. 6000/- per Sq.mtrs.
24. That the attestation of the photo affixed on this document has been attested by the Deed Writer on the identification of the witnesses of this document.



For PGF LIMITED

Authorised Signatory



IN WITNESSES WHEREOF, both the parties have signed this TRANSFER DEED of lease hold rights , at Noida on this 21st day of August 2000, in the presence of the following witnesses :-

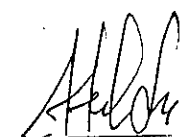
WITNESSES :-

1. R.G. DIXIT
S/o Late Shri. Ganga Prasad
C-610, Sector-19, NOIDA (U.P)

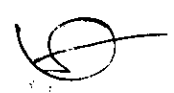

TRANSFEROR

For PGF LIMITED

Authorized Signatory

2. 
H.C. Srivastava
2432B/12 noide

TRANFEEEE



21-8-2000

13

10 वा पुष्प नं०... I 322 1 2132-33

एव याद पिनांक 21/8/2000 रजिस्ट्रार की वही 13

उप-रजिस्ट्रार-1, (बोरो)



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

REGISTERED

Administrative Office
Sector-VI, NOIDA-201301
Distt. Gautam Budh Nagar (U.P.)

Residential Plots Deptt

No. NOIDA/Res Plots/

Dated :

TRANSFER MEMORANDUM

Subject: Transfer permission in respect of Residential Plot No. 196 Sector 44 NOIDA Complex, transferred through power of attorney.

Plot No. 196 Block B Sector 44 Noida allotted/ transferred through

Sh./Smt./Km. M/s. P.G.F. Ltd through Director

S/o, W/o, D/o Shri. M. 1. Sai Bopchappa

R/o. D-28 Sec-21 Noida

is henceforth transferred in favour of Sh./Smt./Km. M/s. P.G.F. Ltd through Director

Sh. Arund Kumar S/o, W/o, D/o Shri (U) P. Elappa Reddy

through Sh./Smt./Km. R/o. 1st Floor Vaidhali Building, Pacham Vihar, Noida

S/o, W/o, D/o Shri. B.K. Kalika

Chandigarh R/o. 104/43 Sector

Shri/Smt./Km. Ved Prakash Jain Power of Attorney holder of

the present allottee of plot, on

the basis of No Objection Certificate No. dated issued by the Society,

subject to the following terms & conditions:

1. The validity & authenticity of the power of attorney has been verified by the Transferee.
2. The Transferee has also furnished an Indemnity Bond that in case of any damage/claim raised by any person, then the Transferee shall indemnify the Authority.
3. The Transferee claims to be General i.e. falls within the definition of the prescribed categories.
4. The transfer charges are applicable @ Rs. 1031.25 per sq.mts. i.e. 25015 % of the prevailing sector rate.
5. The Transferor/Transferee claims that subject property is not mortgaged and is free from all incumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
6. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar, Noida within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed by the person who has signed the transfer application. In case transfer deed is executed by a person other than the power of attorney holder who has signed the transfer application, then addl. transfer charges as per policy of the Authority, shall be required to be deposited before acceptance of the transfer deed. If the Transferor/Transferee fails to execute & register the transfer deed within 60 days from the date of this memorandum, then this transfer memorandum shall be required to be revalidated subject to payment of penalty at prevailing rate applicable from time to time.

time (Present penalty for delay in executing transfer deed is Rs. 10/- per day for the actual period of delay over & above the given period of 60 days).

7. The plot under transfer shall be mutated in favour of the Transferee on receipt & acceptance of certified copy of the transfer deed by the Authority. A certificate to that effect shall be issued to the Transferee.

8. The Transferee shall be liable to pay balance instalment of plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/another dues shall be payable @15% p.a. In case of default, interest shall be levied @20% p.a. compounded half yearly for delayed period.

9. The ground rent/lease rent would be payable at the revised premium of the plot which would be calculated on the basis of the prevailing allotment rate of NOIDA on the date of issue of this Transfer Memorandum. The lease rent would be payable @ one percent of the revised premium. The lease rent can be enhanced after every 10 years subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.

OR
One time lease rent has been paid.

10. The Transferee shall complete the construction of plot & shall obtain Occupancy Certificate of plot from Building Cell Noida within balance construction period as per terms of lease deed of plot extended period which is upto 24/12/2005. Extension of time for construction of plot & for obtaining occupancy certificate will be granted as per terms of lease deed of plot & as per than prevailing extension policy of NOIDA.

OR
Occupancy Certificate of plot has been issued on 24/12/2005.

11. The Transferee shall be bound by the terms & conditions of lease deed of plot executed on 25/12/2000 subject to the amendments indicated in the Transfer Memorandum.

12. The Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building viz a viz the building plan approved by NOIDA.

13. The transferee would enjoy the lease hold rights for a period of 90 years from 25/12/2000.

14. The Transferee, their spouse/dependent children would not be eligible to obtain any plot/flat/house in NOIDA under any residential/housing schemes of NOIDA.

15. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.

16. The Transferee shall inherit all the liabilities of this plot that may accrue in future.

Office Supdt./Dy. Manager
Residential Plots

Copy to:-

1. Sh./Smt./Km. B.K. Kalia

1042/43 Sector Chandigarh

(Transferor/Power of Attorney Holder of present allottee of plot)

2. Sh./Smt./Km. P.G.F. (H) through Dy. Manager Sh. Anand Kumar.

Ind. Flar, Vaishali Building, Community, Palam, New Delhi-63

(Transferee of the above mentioned plot). The transfer is being permitted subject to the above conditions and the same shall be binding on him/her/they).

3. _____

(Society).

Office Supdt./Dy. Manager
Residential Plots

नवीन ओखला औद्योगिक विकास प्राधिकरण, नोएडा

प्रशासनिक भवन, सेक्टर-६, नोएडा गावियाबाद (३०३०)

कब्जा प्रमाण पत्र

पत्र संख्या NOIDA/DM(R)/4387

आवेदो का नाम एवं पता

M/S Urmang Appointments and Equipment P.L. Ltd.

दिनांक 25-7-2000

Hough & Co. Director & Sh. Vaidya & Co. Director

Sh. M. L. Jain R/o E-73/IX, NOIDA Hough & Co. Director

Sh. B. K. Kalia R/o Sh. N. S. Kalia R/o 104/43, Sector-28B

Chandigarh (Urmang)

प्लॉट नम्बर 196

ब्लॉक नम्बर B

सेक्टर 44

प्लॉट की स्थिति

प्लॉट का क्षेत्रफल वर्ग मी०

दिप्पणी

उत्तर 8-7-95, Sector-44

दक्षिण 8-7-95, Sector-44

14.95 X 30.00 = 448.50 Sqm.

पूर्व 8-7-95, Sector-44 30m wide Road.

पश्चिम 8-7-95, Sector-44 30m wide Road Plot No B-142 Sector-44

वे/हम ने प्लॉट नम्बर 196

ब्लॉक नम्बर B

सेक्टर 44

का कब्जा

दिनांक को किया है।

वे/हम प्लॉट के आकार, क्षेत्रफल तथा निम्नानुवृत्ति से सहमत हैं/हैं। तथा इस प्लॉट पर किसी प्रकार का जतिकरण नहीं है। तथा प्लॉट खाली है।

कब्जा देने वाले का हस्ताक्षर

Bmk
31/7/2000

अवर अभियन्ता

सिविल निर्माण-६ (द्वितीय) नोएडा

कब्जा प्राप्त करने वाले का हस्ताक्षर

H. S. Kalia
31.7.2000

प्लॉट स्वामी

पत्रांक नोएडा/ PRD / 1382

प्रतिलिपि :-

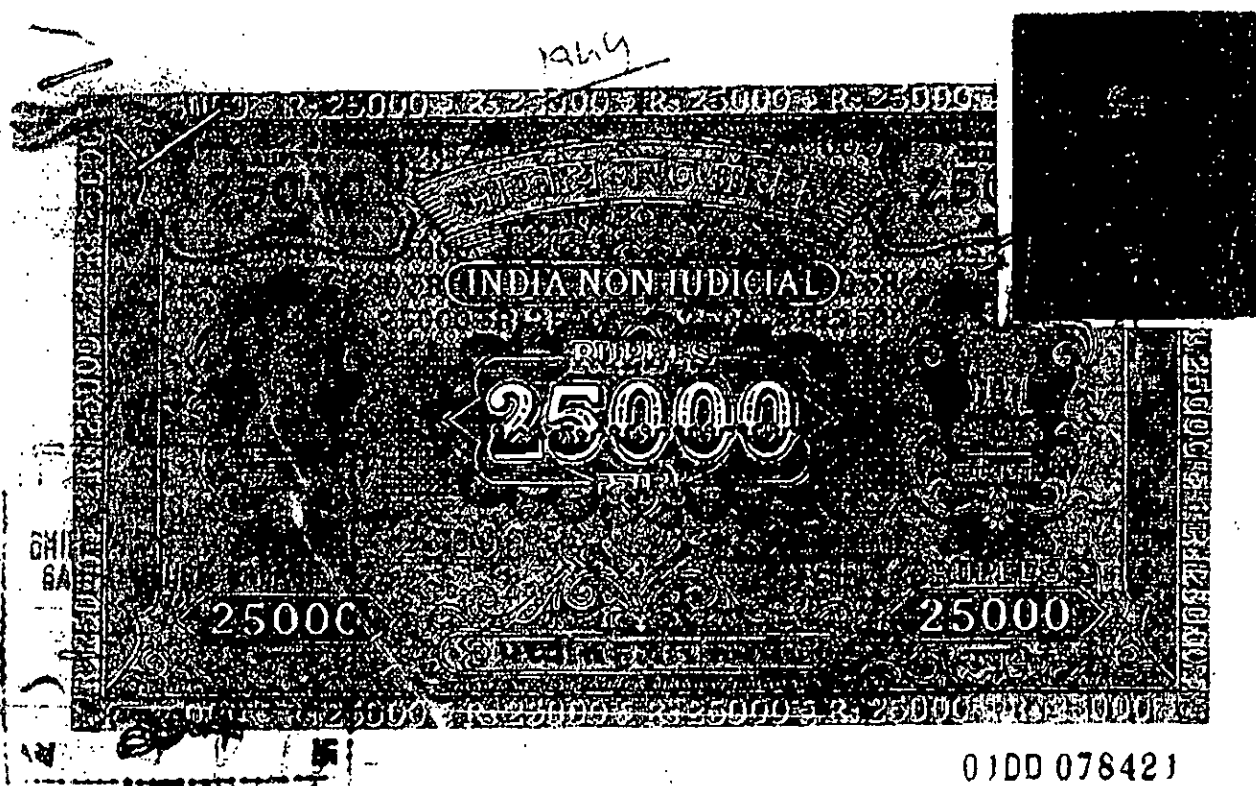
१. प्लॉट स्वामी।
२. विकास प्रबाधक (आ०)
३. वरिष्ठ लेखाधिकारी (आ०)
४. परियोजना अभियन्ता (जन)
५. परियोजना अभियन्ता (बि/क०)
६. अवर अभियन्ता।

दिनांक 31/7/2000

Bmk
31/7/2000

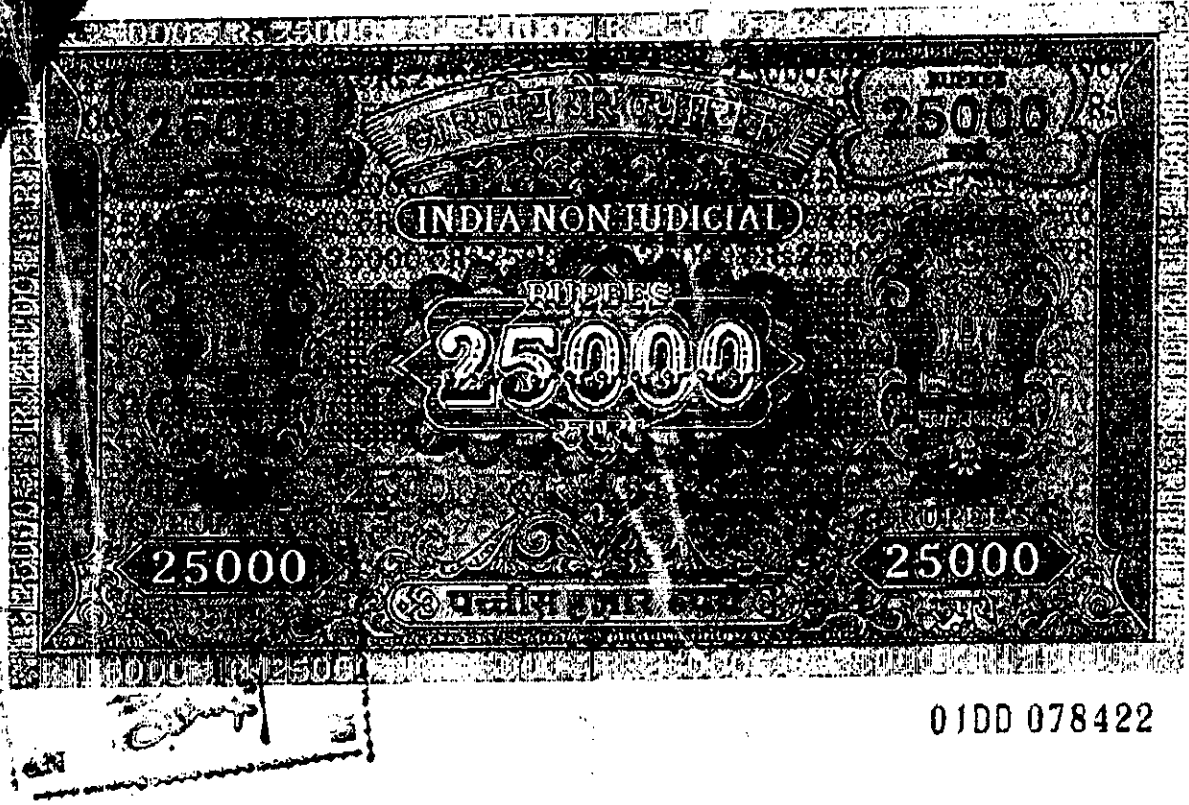
अवर अभियन्ता

सि० नि० उ० ग० द्वितीय नोएडा



LEASE DEED

(RAJIV SINHA)
FOR AND ON BEHALF OF NOIDA



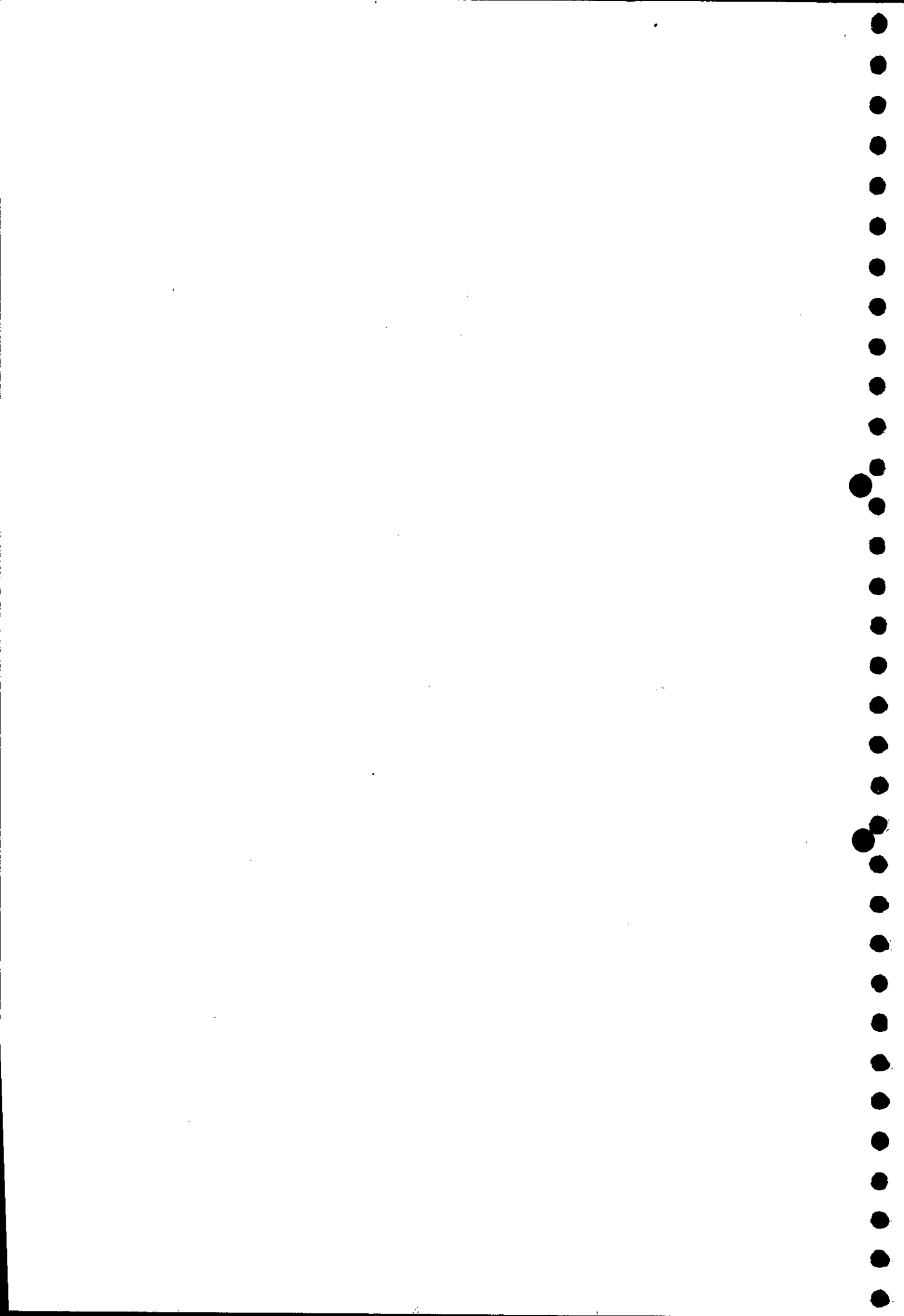
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(2)

IN RESPECT OF RESIDENTIAL PLOT NO. B-196, SECTOR-44,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P).

(RAJIV SINHA)
FOR AND ON BEHALF OF NOIDA



LEASE DEED

THIS LEASE DEED made on the 25th day of July in the year ~~one thousand nine hundred ninety~~ Two thousand between the New Okhla Industrial Development Authority, a body corporate constituted under section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act, No. 6 of 1976 hereinafter called the "Lessor" which the expression shall, unless the context does not so admit includes its successor, assigns) of the one part and M/S Umang Apphian and Equipments (P) Ltd. Through its Director Sh. Ved Prakash Sh. M. L. Jain 40 E. 1 Wade Through Sh. B. K. Kalia Sh. Ram Swaroop 2/0 1042/43 Sector 22 B Chandigarh duly constituted attorney under the (hereinafter called the "Lessee" which expression shall, unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns) of the other part.

WHEREAS the plot hereinafter described forms part of the land acquired under the land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

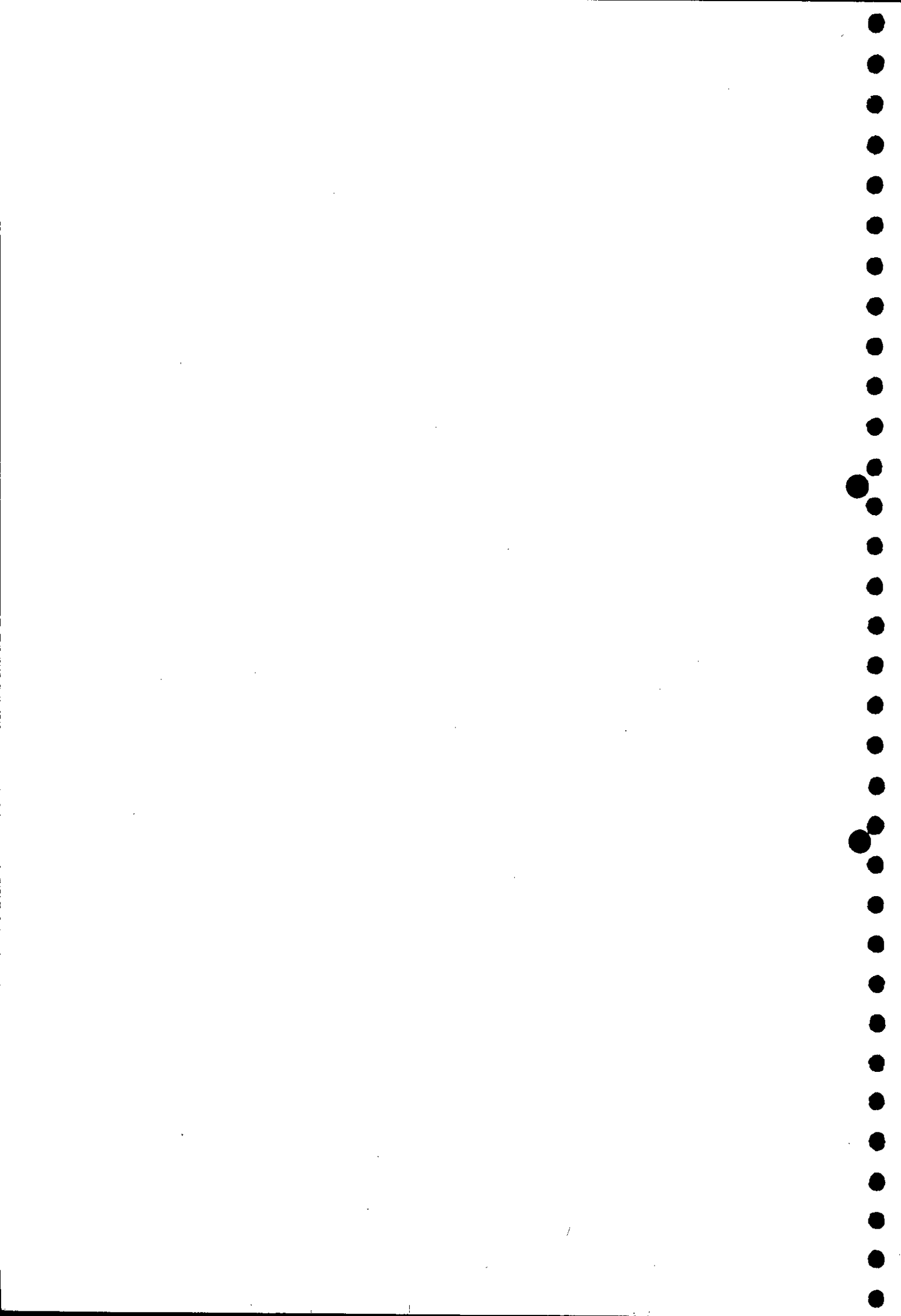
WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing residential building according to set backs and building plan approved by the Lessor.

1. NOW THIS LEASE DEED WITNESSETH AS FOLLOW

That in consideration of the premium of Rs. 5,46,750-0 (Rupees) Five Lacs forty six thousand seven hundred fifty only out of which Rs. 1,68,750/- (Rupees) One Lacs sixty eight thousand seven hundred fifty only have been paid by the lessee to the lessor (the receipt where of the Lessor both hereby acknowledge) and the balance of which is to be paid by the Lessee in the manner hereinafter provided in instalments on dates specified below along with interest @ 15% or 10% p.a. compounded every half yearly from the date of allotment, on the balance outstanding amount on timely payment.

If the Lessee fails to deposit instalments with interest by the specified dates, the interest on defaulted amount for delayed period shall be charged @ 20% p.a.

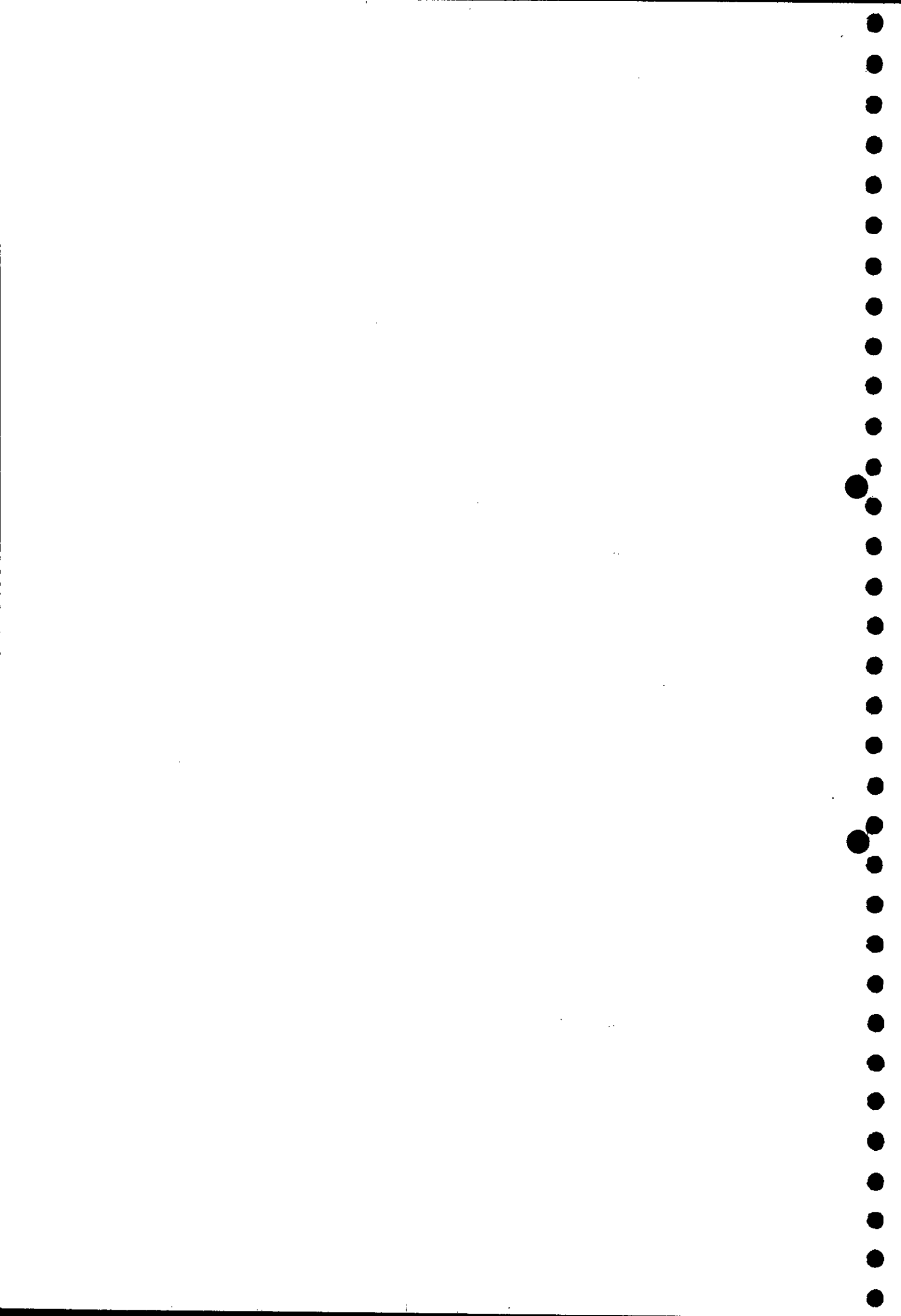


compounded every half yearly.

(i)	Rs. 37800-0	on or before	1. 2. 95
(ii)	Rs. 37800-0	on or before	1. 8. 95
(iii)	Rs. 37800-0	on or before	1. 2. 96
(iv)	Rs. 37800-0	on or before	1. 8. 96
(v)	Rs. 37800-0	on or before	1. 2. 97
(vi)	Rs. 37800-0	on or before	1. 8. 97
(vii)	Rs. 37800-0	on or before	1. 2. 98
(viii)	Rs. 37800-0	on or before	1. 8. 98
(ix)	Rs. 37800-0	on or before	1. 2. 99
(x)	Rs. 37800-0	on or before	1. 8. 99

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and Agreement herein contained and on the part of the lessee to be respectively paid observed and performed, the Lessor doth hereby demise on lease to the lessee, all that plot of land numbered as 196 situated in Block B at Sector No 44 in the New Okhla Industrial Development Area, District Gautam Budh Nagar contained by measurement 448.50 Square Meters be the same, a little more or less, and bounded.

ON THE NORTH BY B-197/44
ON THE SOUTH BY B-195/44
ON THE EAST BY B-142/44
ON THE WEST BY 30.00 mt wide Road



removing the erections building, fixtures and things before within the period therein specified the demised premises shall be re-allotted and the lessee may be paid such amount as may work out in accordance with the principle given in sub-clause (a) above, provided that the Lessor may at its option agree to purchase the said erection, building and fixtures upon payment to the lessee price therefore and for his interest in the premises as may be mutually agreed upon :

(B) If lessee is found to have obtained the allotment and the lease of the demised premises by any mis-representation and mis-statement or fraud or suppression of material fact the lease may be determined 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. Entire money deposited will also be forfeited in favour of the lessor.

(C) Any losses suffered by the lessor on a fresh grant of demised premises for breaches of conditions aforesaid on the part of the lessee or any persons claiming through or under him shall be recoverable by the Lessor.

(D) All notice orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, U.P. 1976 (No. 6 of 1976) or any rules or regulation made there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

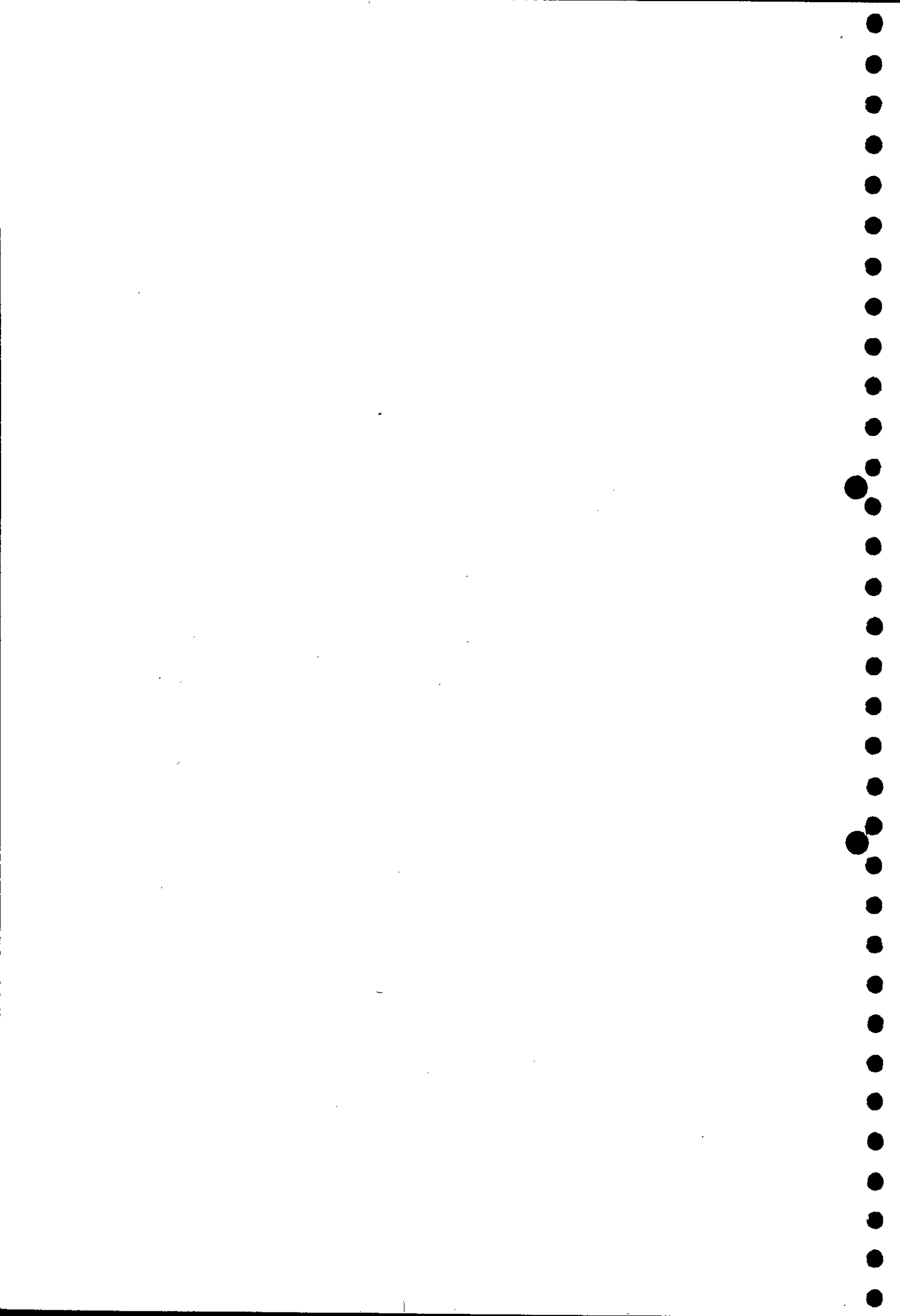
(E) All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The lessor may also authorise any of its other officers to exercise all or any of the powers exercisable by it under this lease.

PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

(F) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.

(G) Any relaxation, concession or indulgence granted by the Lessor to the lessee shall not in any way prejudice the legal right of the Lessor.





(H) The Chief Executive Officer or the lessor reserve the right to make such additions and alterations or modifications in these terms and conditions as may be considered just expedient.

(I) In the event of any dispute arising with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of Distt. Court at Gautam Budh Nagar or the High Court of Judicature at Allahabad.

IN WITNESS WHEREOF the parties hereto have set their hand on the day and in the year herein first above written

In the presence

(1) Witness

for and on behalf of Lessor

Signature.....
Name..... RAN CHOPRA DIXIT
Address..... C-610 E-19 No 07

(2) Witness

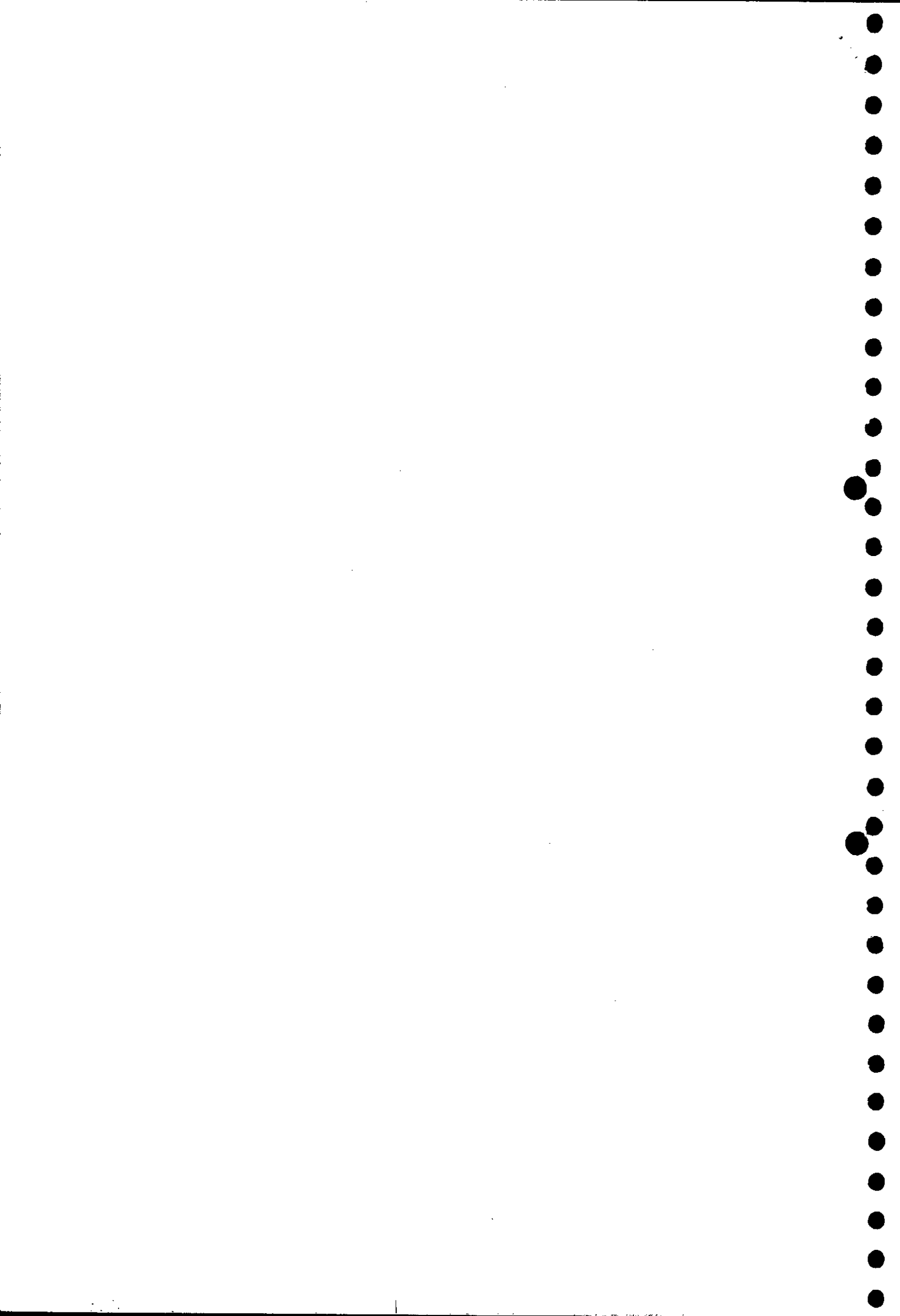
for and on behalf of Lessee

Signature.....
Name..... S/O. JEE KUMAR SHARMA
Address..... 612/231

Certified that this is true and exact copy of the original in all respect.

LESSEE

For and on behalf of Lessor



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

MAIN ADMINISTRATIVE BLOCK,
SECTOR-VI, NOIDA-201301.

REGISTRATION NO. 3/721
PLOT CODE - 3

NO. NOIDA/DM(R)/94/349
DATED : 1 ST AUGUST, 1994.

Umang Appliances&Equipments Pv
F-13 Sector-XI
Noida

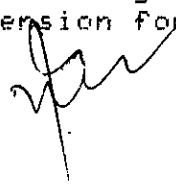
SUB : PROVISIONAL ALLOTMENT OF RESIDENTIAL PLOT UNDER
RESIDENTIAL PLOT SCHEME 1994 (II)

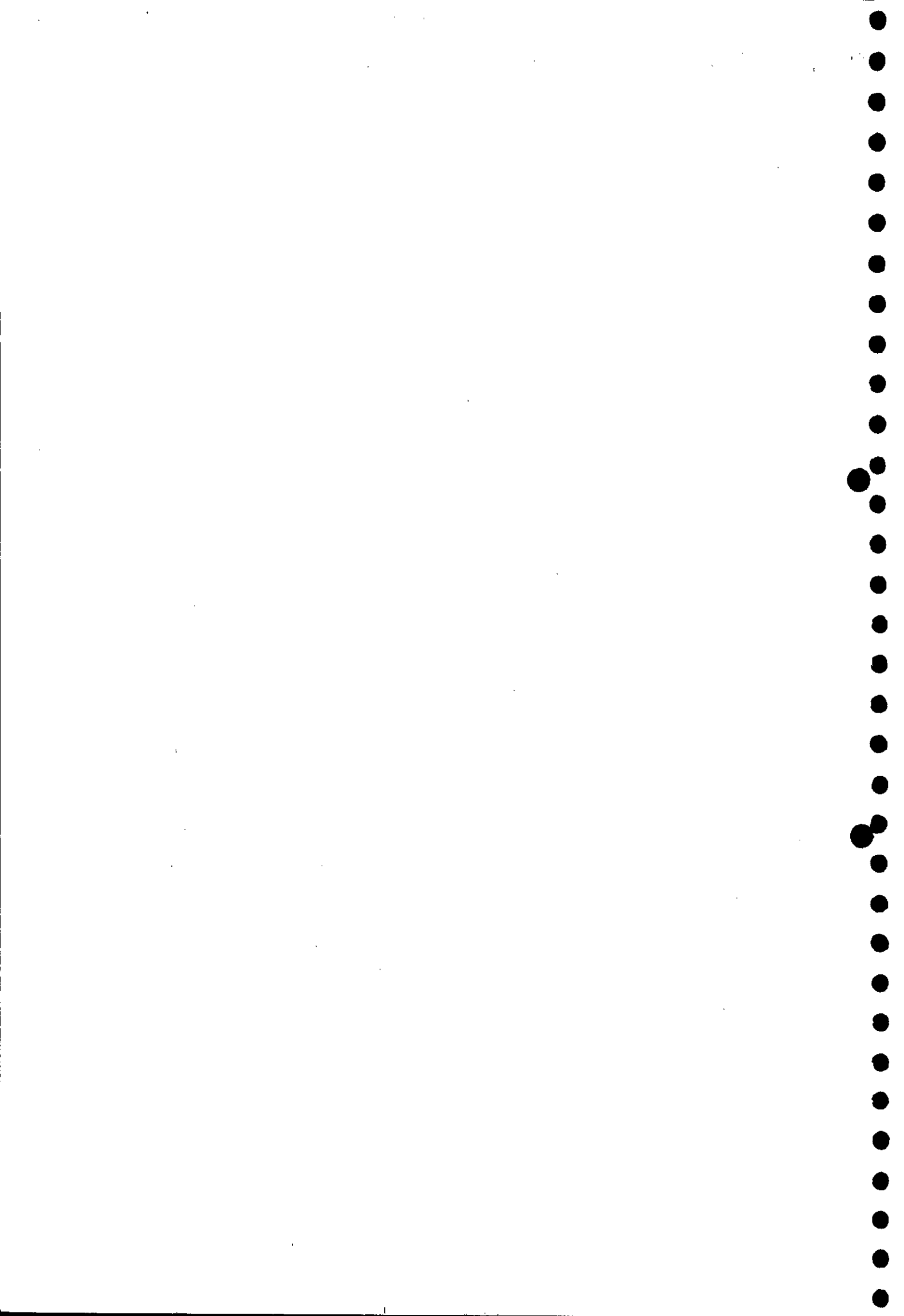
Dear Sir/Madam,

Plot No. B-196- Sector-44 (FACING MAJOR ROAD) PROVISIONALLY has been allotted to you on "AS IS WHERE IS BASIS" on lease for a period of 90 years from the date of execution of lease deed/legal documentation. The above allotment is subject to evaluation of eligibility, terms and conditions as stated in the brochure of the concerned scheme and in the subsequent letters issued by this office from time to time. The details of allotted plot are as under :

a)	Plot area in sq.mt.	:	450.00
b)	Premium of plot @ Rs. 1200.00 per sqm.	:	Rs. 540000.00
c)	Location charges (if any) @ Rs.15/- per sqm.	:	Rs. 6750.00
d)	Total premium of plot	:	Rs. 546750.00
e)	Amount deposited as Registration Money	:	Rs. 50000.00
f)	Allotment money payable	:	Rs. 112000.00
g)	Balance to be recovered in 10 equal half yearly instalments	:	Rs. 378000.00
h)	One time lease rent	:	Rs. 60142.50
i)	Total amount payable by 31.08.94	:	Rs. 178892.50

The above amount should be deposited by the allottee in UNION BANK OF INDIA SECTOR-29 NOIDA through the enclosed challan by bank draft/cash. The deposits would be made within 30 days from the date of issue of this letter i.e. by 31.08.94, failing which cancellation of allotment may be exercised followed by forfeiture of deposits. Extension for deposits may not be permitted.





The balance 70% premium of plot shall be payable to NOIDA in lumpsum within 60 days from the date of allotment without any interest OR in 10 half yearly instalment alongwith interest @ 15% p.a. half yearly from the date of allotment of the balance outstanding amount on timely payment. The payment of first instalment together with the interest will fall due after six months from the date of issue of allotment letter. In case of delay in payment interest on delayed amount for delayed period shall be charged @ 24% p.a. compounded every half yearly.

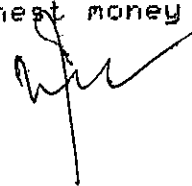
The above allotment letter is being issued on the basis of the information furnished by the allottee. If the allotment/ lease/ possession of plot is obtained by any misrepresentation, suppression of material fact, mis-statement or fraud, allotment/lease may be cancelled/determined and the possession of the plot and building thereon (if exists) may be resumed by the Authority and the allottee/lessee will not be entitled to any compensation. Entire money deposited will also be forfeited in favour of Authority. Besides this Authority will be at liberty to initiate legal action against such allottee/lessee.

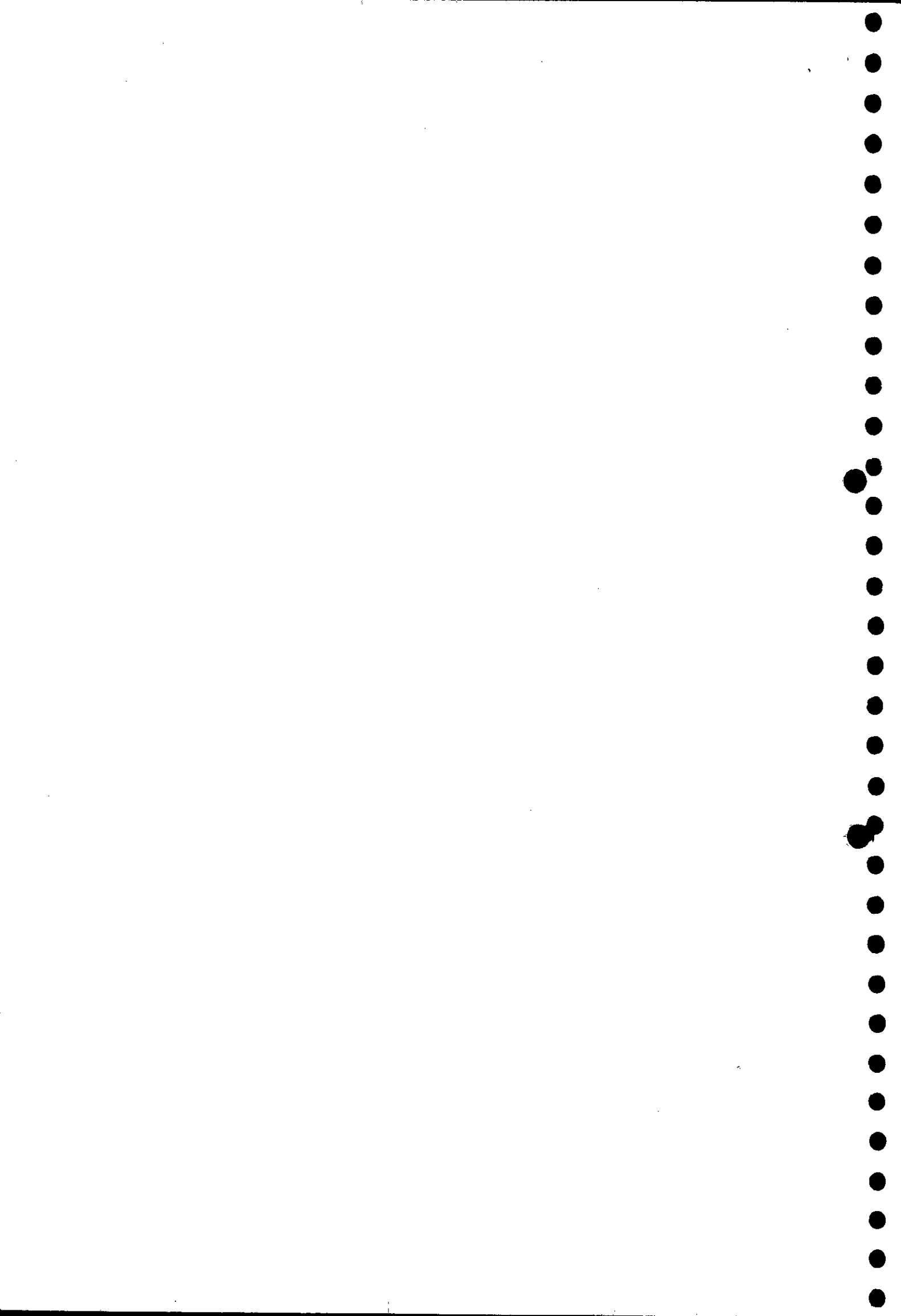
The allotment is purely provisional and being made under the terms and conditions mentioned in the brochure of Residential Plot Scheme 1994(II) and can only be regularised after completing the required formalities as mentioned in the brochure of the scheme. You are requested to submit the following documents within 30 days from the date of issue of this letter, failing which it will be presumed that you are not eligible for allotment under this scheme and accordingly have nothing to submit and action to withdraw the allotment shall be taken and amount deposited will be refunded to you as per clause 13 of the brochure.

1. Annexure-A / B / C.
2. Affidavit duly notarised.
3. Photograph / signature duly attested by banker/Gazetted Officer.
4. Authorisation letter to sign the application form on behalf of Company.

Allottee of category (I) to (IV) are requested to clear upto date dues of their industrial unit/commercial establishment/ institution and submit the NO DUES CERTIFICATE issued from the concerned Accounts Officer, NOIDA before execution of lease deed when he/she is called to do so.

Area of plot allotted or handed over may vary from the size of the plots advertised in the scheme and applied for. If the area of the plot indicated in the allotment letter issued by the Authority or actually handed over to the allottee is found to be in excess or less than the area applied for, a proportionate change in the amount of premium would be made. No dispute would be allowed to be raised by the allottee on the ground of variation in the size of the plot. He would also have no right to change of plot or refund of earnest money deposited by him, on





this account. If the variation between the plot and area applied for and the area allotted is more or less than 20% and the allottee is unwilling to accept the enhanced or reduced area, registration money deposited by the allottee will be refunded without interest if he applies for refund within 30 days from the date of issue of allotment letter. The premium of excess area, if any, shall be recoverable with interest at rate specified in the scheme from the date of communication made from the office of the Development Manager (Res.), NOIDA to this effect. Similarly, the amount paid in excess, in case of area allotted, lower side shall be adjusted against premium amount on the date of communication from the Development Manager (Res.), NOIDA to this effect.

Encl : Challan.

Yours faithfully,


Assistant Development Manager

