



Market Value
Actual Value
Stamp Duty
Land Area
Park facing
Corner
Road

TRANSFER DEED

: Rs. 17,51,000/-
: Rs. 12,25,000/-
: Rs. 1,40,100/-
: 301.75.00 Sq. Mtrs.
: NO
: NO
: 18.00 Sq. Mtrs. Wide Road



NOIDA

This TRANSFER DEED is made and executed at NOIDA, on this 3rd day of June 2005, between M/s Naresh Kumar & Sons through its Proprietor Shri Naresh Kumar S/o Shri Likh Ram R/o 2758/248, Hansa Puri, Trinagar, Delhi - 35, of the one part, hereinafter called the TRANSFEROR".

AND

M/s Milindia Ltd., W-31, Sec-11, Noida, Distt. Gautam Budh Nagar, U.P., through its Director Shri S.R. Binyani S/o Late Shri H.C. Binyani P/o C-700, Sarita Vihar, New Delhi, of the second part herein after called the TRANSFEREE.

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

Whereas the TRANSFEROR aforesaid is the lawful owner and in possession of industrial Plot No. 53H, Block-W, Sector-11, Noida, District Gautam Budh Nagar -U.P, Area Measuring 301.75 Sq. Mtrs., duly Allotted by the Noida Authority which is bounded as under:

Naresh Kumar

For MILINDIA LIMITED

S.R. BINYANI
(DIRECTOR FINANCE)

NORTH : Delhi - U.P. Border
 SOUTH : 18.00 Wide Road
 EAST : U.P. Border
 WEST : Plot No. W-53 E, W-53 F, and W -53G, Sec-11

And whereas the LEASE DEED in respect of the abovesaid Industrial Property has been executed by the NOIDA AUTHORITY in favour of the Transferor aforesaid and the same was registered in the office of Sub-Registrar NOIDA, Vide Book No. I, Volume No. 1202, on Pages 931/960 as Document No.1689, Musanna No. 1690, dated 26.03.2004.

And whereas the TRANSFEROR aforesaid has obtained the permission to transfer the abovesaid Industrial property in favour of the TRANSFEREE aforesaid, from the NOIDA AUTHORITY vide their Transfer Memorandum No. NOIDA/GM(IND.)/ 2005/2625 run date 27.04.2005 & Regn. Id. 40004145.

And whereas the TRANSFEROR aforesaid had sold and Transferred the abovesaid Industrial Property in favour of the TRANSFEREE for the total sale consideration of Rs. 12,25,000/- (Rupees Twelve Lacs Twenty Five Thousand Only) and the Transferee also agreed to acquire the same for this very amount.

NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the abovesaid Industrial Property has been settled to as Rs. 12,25,000/- (Rupees Twelve Lacs Twenty Five Thousand Only) in between both the parties.

2. That the TRANSFEROR aforesaid has received an amount of Rs. 12,25,000/- (Rupees Twelve Lacs Twenty Five Thousand Only) from the TRANSFEREE aforesaid, the receipt of which the TRANSFEROR aforesaid hereby acknowledges. The payment was made in the following manner :-

MODE OF PAYMENT	DATED	AMOUNT
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Naren Bhansali

For MILINDIA LIMITED
 S.R. BINTANI
 (DIRECTOR FINANCE)

1.	By Chq. No. 214113	04.06.04	Rs. 1,00,000/-
2.	By Chq. No. 057448	01.08.05	Rs. 1,25,000/-
3.	By Chq. No. 057449	01.09.05	Rs. 1,00,000/-
4.	By Chq. No. 057450	01.10.05	Rs. 1,00,000/-
5.	By Chq. No. 057451	01.11.05	Rs. 1,00,000/-
6.	By Chq. No. 057452	01.12.05	Rs. 1,00,000/-
7.	By Chq. No. 057453	01.01.06	Rs. 1,00,000/-
8.	By Chq. No. 057454	01.02.06	Rs. 1,00,000/-
9.	By Chq. No. 057455	01.03.06	Rs. 1,00,000/-
10.	By Chq. No. 057456	01.04.06	Rs. 1,00,000/-
11.	By Chq. No. 057457	01.05.06	Rs. 1,00,000/-
12.	By Chq. No. 057458 All drawn Canara Bank, Delhi.	01.06.06	Rs. 1,00,000/-

Total Rs. 12,25,000/-

3. That now there is no balance due towards the TRANSFEREE to be paid to the TRANSFEROR aforesaid in respect of the abovesaid Industrial property.
 4. That the TRANSFEROR aforesaid assures the TRANSFEREE that the abovesaid Industrial property is free from all sorts of encumbrances such as CHARGES, SALE, LIEN, GIFT, PLEDGE, LOAN, MORTGAGE, LITIGATION, ATTACHMENT, INJUNCTION, EXCHANGE and decree of any court of law, if proved otherwise the TRANSFEROR shall be liable and responsible for the same and the TRANSFEREE shall have the rights to recover the entire amount with cost and expenses from the moveable and immovable properties of the TRANSFEROR.
 5. That the TRANSFEROR aforesaid has handed over the vacant and actual physical possession of the abovesaid Industrial property to the TRANSFEREE aforesaid on the spot.
- CLAUSE OF TRANSFER MEMORANDUM
6. The lease rent will remain unchanged.

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For MILINDIA LIMIT
S. R. BINYANI
S. R. BINYANI
(DIRECTOR FINA)

22. The transferee shall be governed by provisions of U.P. Industrial Area Development Act, 1976.
23. Transferee shall not mortgage the property to any financial Institution including banks without the permission from the Authority provided full payment towards premium, intt., thereon one time lease rent has been paid.
24. In the event of any dispute legal jurisdiction shall be district Court of GAUTAM BUDH NAGAR and Hon'ble HIGH COURT OF ALLAHABAD.
25. It shall be exclusive responsibility and liability of the transferee to indemnify Noida against all claims and damages made by any Financial/ Institution/ Bank/ U.P.S.E.B/ Trade tax Deptt./Noida (Ind. Area Accounts Jal Deptt.)/Directorate of Industries, U.P. and or by any of the earlier lessee/TRANSFEROR/ transferee and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.

IN WITNESSES WHEREOF: - BOTH THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THIS TRANSFER DEED AT PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

M. Khan

1. MR. K. L. Sharma
810 Sh. Likh Ram Sharma,
R10 B.J/246, A&awali Aptt
sec-34, Noida, G.B. Nagar.

Naseer Khan

TRANSFEROR



Shankar
2. MR. Shanker.

810 Sh. Singh Ji Singh

R10 2759 T-1 naga
Delhi - 35



Sanjay

ANSWEREE



SANJAY SHARMA
(DEED WRITER)
LICENCE No. 15
Valid upto 31-12-06
Place - Noida Dist. G.B. Nagar
Received Fee Rs.....



Signature