नवीन ओखला औद्योगिक विकास प्राधिकरण
मुख्य प्रशासनिक भवन,
सेक्टर-6, नोएडा जिला गौतम बुद्ध नगर-201301

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Main Administrative Building
Sector - VI, Noida
Distt. Gautam Budh Nagar - 201301

INSTITUTIONAL DEPTT.

NOIDA/INSTITUTIONAL/2024/ 3018
Dated: 12/12/24

Request Ref. No: **341424**

Date: **12-Dec-2024**

Request Date: **28-Nov-2024**

Registration Id: **90113013**

Location: **Unit No.2505/T-2/5th Floor/ETT-II (B-36/132)**

TRANSFER MEMORANDUM

Institutional Property No.2505/T-2/5th Floor/ETT-II (B-36, Sector-132) NOIDA. (measuring 54.12 Sq. mtr. Covered Area) allotted to Mrs. Falguni Choudhary W/o Mr. Anil Choudhary R/o 284, Naval Technical Officers Apartments, Plot No.3-A, Sector-22 Dwarka, New Delhi-110077 (transferor) is hence forth transferred in favour of M/s Zak Venture Pvt. Ltd. having its Regd. Off. at Unit No.2502, Tower-2, Express Trade Tower-2, Sector-132, Noida through its Director Mr. Kashif Hasan S/o Mr. Shahid Ali (Transferee) on the basis of prescribed documents submitted and no objection certificate dated 05.10.2024 issued by M/s York Tech Pvt. Ltd. Subject to the following terms and conditions:-

1. The transfer charges are applicable @ Rs.725/- per sq.mtr amounting to Rs.40,600/-
2. 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 stand revoked.
3. The transferee shall be bound by the terms and conditions of sub-lease deed executed on 15.01.2016.
4. The transferee would enjoy the lease hold rights for a period of 90 years.
5. The transferor and transferee would execute and register the lease deed within 90 days from the date of transfer memorandum. In case of failure to execute & register the lease deed within the stipulated period of 90 days from the date of issue of this transfer memorandum. The Transfer Memorandum shall be the part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied @ Rs. 50 per day upto 200 sq.mtrs. plot area, @ 100 per day upto plot area of 800 sq.mtrs. and @ Rs. 200 per day for plot area above 800 sq.mtrs.
6. The transferee shall be liable to use the plot/building for the purpose of IT/ITES.
7. No permission for Change of Project will be considered.
8. The transferee has paid one time lease rent.
9. In case of Institutional plot/premises, transferee shall get One-Year period from making the unit functional without payment of charges.
10. The transfer of institutional property is an Act between Transferor(s) and Transferee(s) and as such any lines claims damages compensation adversee court

order etc. arising thereof subsequently would be the sole liability of transferee(s) and NOIDA would remain indemnified against the same.

11. The transferee shall put the property in the use exclusively from the purpose only, for which the same has been allotted and shall not use it for any other purpose.
12. The transferee shall be bound by the terms of allotment/lease deed/ sub-lease deed, rules and regulations framed by the Authority in this regard.
13. In the event of any dispute legal jurisdiction shall be District Court of Gautam Budh Nagar and Hon'ble High Court Allahabad.
14. The transferee shall be governed by the provisions of U.P. Industrial and Development Act, 1976 and the Rules/Regulations framed or directions issued thereunder.

AGM (Institutional)

Copy:-

1. Mrs. Falguni Choudhary W/o Mr. Anil Choudhary R/o 284, Naval Technical Officers Apartments, Plot No.3-A, Sector-22 Dwarka, New Delhi-110077 (transferor)
2. M/s Zak Venture Pvt. Ltd. having its Regd. Off. at Unit No.2502, Tower-2, Express Trade Tower-2, Sector-132, Noida through its Director Mr. Kashif Hasan S/o Mr. Shahid Ali (Transferee)
3. M/s York Tech Pvt. Ltd., Express Trade Towers 2, UB Tower 3, B-36, Sector-132, Expressway, Noida-201301
4. S.F.A.O. Institutional

AGM (Institutional)

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP57124090501217X

Certificate No.	:	IN-UP57124090501217X
Certificate Issued Date	:	20-Jan-2025 05:14 PM
Account Reference	:	NEWIMPACC (SV)/ up14002704/ NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP14002704062161496109O8X
Purchased by	:	ZAK VENTURE PRIVATE LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	OFFICE NO.2505, 5TH FLOOR, TOWER NO.2, EXPRESS TRADE TOWER -2, PLOT NO.B-36, SECTOR-132, NOIDA U.P.
Consideration Price (Rs.)	:	
First Party	:	FALGUNI CHOUDHARY
Second Party	:	ZAK VENTURE PRIVATE LIMITED
Stamp Duty Paid By	:	ZAK VENTURE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	4,87,000 (Four Lakh Eighty Seven Thousand only)

Signature.....

Acc Name BIJENDRA SINGH ACC Code UP-14002704
ACC Address Sup-Reg. Office Noida Mobile 9818155414
Licence No. 33, Tehsil & District NOIDA G.B. NAGAR

21 JAN 2025

IN-UP57124090501217X

Please write or type below this line

Falguni Choudhary

For ZAK Venture Private Limited

Director

QE 0015519886

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

20-Jan-2025 05:14 PM 20-Jan-2025 05:14 PM 20-Jan-2025 05:14 PM IN-UP57124090501217X ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED


बार एसोसिएशन, शाहदरा
कल्याण कोष
अंकन सौ रुपये मात्र
क्रम सं0 5 रु0 100/-
ह0 अध्यक्ष





For ZAK Venture Private Limited

Director

TRANSFER DEED CUM SALE DEED

(ITES OFFICE SPACE)

IN RESPECT OF ITES OFFICE SPACE UNIT NO. 2505 ON 05TH FLOOR, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA"-201301, DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 1004 SQ. FT., i.e., 93.27 SQ. MTRS COVERED AREA 54.12 SQ. MTRS., THROUGH M/S UPHILL FARMS PVT. LTD.

For ZAK Venture Private Limited

Director







Sale Consideration	:	Rs. 97,38,800/-
Market Value	:	Rs. 45,68,000/-
Stamp duty paid @ 5%	:	Rs. 4,87,000/-
Super Area	:	"**93.27**" Sq. Mtrs.
Covered Area	:	54.12 Sq. Mtrs
Floor	:	05TH
One Covered Parking	:	YES
Circle Rate	:	Rs. 1,52,250/- per sq. mtrs.
		70% rebate for 05th floor

This **TRANSFER DEED** is made and executed at Noida, Distt. Gautam Budh Nagar, Uttar Pradesh on this 21st day of JANUARY, 2025, between **MRS. FALGUNI CHOUDHARY** (AADHAR NO. XXXX XXXX 2133, PAN-AFAPC4680B) W/O SHRI ANIL CHOUDHARY R/O 284 NAVAL TECHNICAL OFFICERS APARTMENTS PLOT 3A SECTOR-22 DWARKA RAJ NAGAR-II SOUTH WEST DELHI, DELHI-110077, of the First Part, hereinafter called the **TRANSFEROR.**

F Choudhary

For ZAK Venture Private Limited

Director





आवेदन सं०: 202500743005871

पट्टाधिकार का अंतरण / विक्रय पत्र

बही स०: 1 **रजिस्ट्रेशन स०: 982** **वर्ष: 2025**

प्रतिफल- 9738800 स्टाम्प शुल्क- 487000 बाजारी मूल्य - 4568000 पंजीकरण शुल्क - 97390 प्रतिलिपिकरण शुल्क - 80 योग : 97470





श्री M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर द्वारा
कासिफ हसन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री शाहिद अली
व्यवसाय : अन्य
निवासी: सी 905 लिंकन टॉवर ग्रांड ओमैक्स अपोजिट पंचशील बालक इन्टर कॉलिज सैक्टर 93बी नौएडा उत्तरप्रदेश

श्री, M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर द्वारा कासिफ हसन अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 21/01/2025 एवं 04:11:21 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक :नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

दीपक गुप्ता .
निबंधक लिपिक
21/01/2025

प्रिंट करें

AND

M/S ZAK VENTURE PRIVATE LIMITED, (PAN-AAACZ9321J) THROUGH ITS DIRECTOR **MR. KASHIF HASAN** (AADHAR NO. XXXX XXXX 5971) S/O MR. SHAHID ALI R/O C-905, LINCOLN TOWER, GRAND OMAXE, OPPOSITE PANCHSHEEL BALAK INTER COLLEGE, SECTOR-93B, NOIDA, DISTT. GAUTAM BUDH NAGAR, UTTAR PRADESH-201304, VIDE BOARD RESOLUTION DATED-25-SEP-2024, PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, of the Second Part, hereinafter called the **TRANSFEREE**.

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

WHEREAS Transferor aforesaid is an actual and absolute allottee, lessee, owner and in possession of **ITES OFFICE SPACE UNIT NO. 2505 ON 05TH FLOOR, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA"-201301, DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 1004 SQ. FT., i.e., 93.27 SQ. MTRS COVERED AREA 54.12 SQ. MTRS., THROUGH M/S UPHILL FARMS PVT. LTD.**, hereinafter called the said property and which is bounded as under :-

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





आवेदन सं०: 202500743005871

बही स०: 1 रजिस्ट्रेशन स०: 982 वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

अंतरण कर्ता: 1

श्रीमती फाल्गुनी चौधरी, पत्नी श्री अनिल चौधरी




निवासी: 284 नवल टैक्नीकल ऑफिसर्स अपार्टमेन्टस प्लाट 3ए सैक्टर 22 द्वारका राज नगर 2 दिल्ली

व्यवसाय: अन्य

अंतरीति: 1

श्री M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर के द्वारा कासिफ हसन , पुत्र श्री शाहिद अली




निवासी: सी 905 लिंकन टॉवर ग्रांड ओमैक्स अपोजिट पंचशील बालक इन्टर कॉलिज सैक्टर 93बी नौएडा उत्तरप्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री विजय साह , पुत्र श्री सत्य नारायण साह




निवासी: 12-एल दूसरा तल पॉकेट 4 ईएचएस फलैटस मयूर विहार फेस 3 दिल्ली

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अनिरूद्ध आनन्द , पुत्र श्री प्रमोद आनन्द




निवासी: 80/57-ए दूसरा तल मालवीय नगर दिल्ली

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है । टिप्पणी :उक्त प्रतिफल की धनराशि बजरिऐ बैंकिग के माध्यम से विक्रेता ने प्राप्त करना स्वीकार किया।

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

दीपक गुप्ता .
निबंधक लिपिक गौतम बुद्ध नगर
21/01/2025

प्रिंट करें

AND WHEREAS the Tripartite Sub-Lease Deed of the said property has been executed by the "New Okhla Industrial Development Authority" through "M/s UPHILL FARMS PRIVATE LIMITED" in favour of MRS. FALGUNI CHOUDHARY, (ORIGINAL ALLOTTEE), vide Tripartite Sub-Lease Deed Dated which is duly registered in the office of Sub. Registrar-**II**, NOIDA, in Book No. I, Volume No. **7131** on pages **261** to **316** at Document No. **391**, on Dated **18-01-2016, issued by M/s YORK TECH PVT LTD**.

AND WHEREAS the abovesaid Transferor have already applied and obtained the Transfer permission in favour of the abovesaid TRANSFEREE, in respect of the lease hold rights in the abovesaid property, from the New Okhla Industrial Development Authority vide their Transfer Memorandum No. **NOIDA/INSTITUTIONAL/2024/3018, DATE 12-DEC-2024, Registration Id: 90113013, ON THE BASIS OF NO OBJECTION CERTIFICATE, DATED 05-10-2024, ISSUED BY M/S YORK TECH PVT., LTD.**

NOW THIS TRANSFER DEED WITNESSETH AS UNDER :-

1. That the total consideration of the abovesaid property has been settled as Rs. 97,38,800/- (Rupees NINETY SEVEN LAKH THIRTY EIGHT THOUSAND EIGHT HUNDRED Only) between the Transferor and the TRANSFEREE.

2. That the Transferor have received an amount of Rs. 97,38,800/- (Rupees NINETY SEVEN LAKH THIRTY EIGHT THOUSAND EIGHT HUNDRED Only) from the TRANSFEREE as full and final consideration of the said property and the details of payments are as under :-

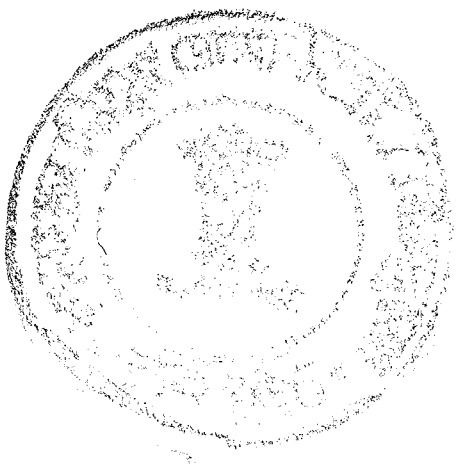
Choudhary



For ZAK Venture Private Limited

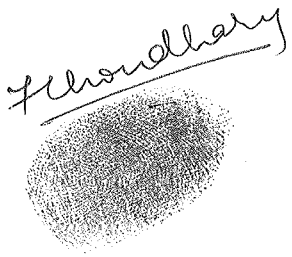
Director





MODE OF PAYMENT RTGS/NEFT/IMPS UTR NO.	DATED	AMOUNT
CT00IIOUF9	20-09-2024	Rs. 1,00,000/-
CT00IMSFE6	26-09-2024	Rs. 9,00,000/-
CT00LLWQC3	24-12-2024	Rs. 20,00,000/-
CT00LQPXR7	31-12-2024	Rs. 20,00,000/-
CT00LSYAX9	02-01-2025	Rs. 20,00,000/-
D.D. NO. 013166 DRAWN ON IDBI BANK LTD.	21-01-2025	Rs. 27,38,800/-
		---
TOTAL AMOUNT		Rs. 97,38,800/-

The party has received the total sale consideration which is included Tds amount Rs. 97,338/- which will be paid by the transferor from his A/c.



For ZAK Venture Private Limited

Director





3. That now there is no balance due, towards the TRANSFEREE, to be paid to the Transferor aforesaid/NOIDA in connection with the abovesaid property.

4. That the Transferor aforesaid have assured undertake and indemnify, the Transferee, that the abovesaid property is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, dispute, injunction, litigation, banks or private Loans, Securities, Guarantees, attachment with any decrees of any Hon'ble Court of Law from Lower to higher Jurisdiction in all over India or abroad and if it is proved otherwise in future, then the Transferor shall be liable and responsible for the same and the TRANSFEREE shall have the right to recover all their losses and damages, from the other movable and immovable properties of the Transferor with the legal interest and expenses thereof at the cost, risk and expenses of the Transferor.

5. That the physical and vacant peaceful possession of the said institutional property have been handed over by the Transferor to the TRANSFEREE on the spot.

6. That the Transferor have transferred all the rights, title and interest in the said property with ownership unto the TRANSFEREE by the virtue of this Transfer deed of lease hold rights.





For ZAK Venture Private Limited



Director



7. That the Transferor and the TRANSFEREE shall be bound by all the terms and conditions of the Transfer Memorandum, which has been issued by the N.O.I.D.A. in connection with the abovesaid property.

8. That the terms and conditions of the N.O.I.D.A. as amended from time to time by the N.O.I.D.A. shall also be binding on the TRANSFEREE.

9. That the TRANSFEREE aforesaid shall be entitled to construct the institutional building or as allowed by the Noida Authority on the said property, according to the Bye-laws of N.O.I.D.A.

10. That the TRANSFEROR/TRANSFEREE claims that subject property is not mortgaged and is free from all encumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.

11. The TRANSFEREE shall be bound by the terms and condition of sub lease deed of flat executed on **15-01-2016.**

12. That the TRANSFEREE would enjoy the lease hold rights for a period of 90 years.

For ZAK Venture Private Limited

Director



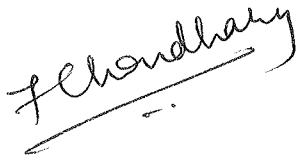
13. That the transferor and transferee would execute and registered the lease deed within 90 days from the date of Transfer Memorandum. In case of failure to execute & register the lease deed within stipulated period of 90 days from the date of issue of this Transfer memorandum. The Transfer Memorandum shall be the part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied @Rs. 50/- per day upto 200 sq. mtrs. Plot area @ 100/- per day upto plot area of 800 sq. mtrs, and @ 200/- per day for plot area above 800 sq. mtrs

14. That the Transferee shall be liable to use the unit/building for the purpose of IT/ITES.

15. No permission for change of project will be considered.

16. That the transferee has paid one time lease rent.

17. In case of Institutional plot/premises, transferee shall get One-Year period from making the unit functional without payment of charges.

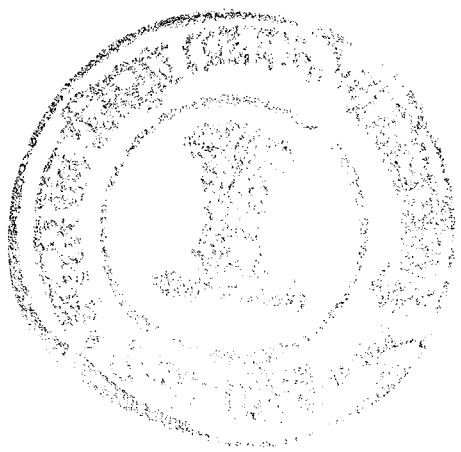




For ZAK Venture Private Limited

Director





18. That the transfer of Institutional property is an act between Transferor(s) and Transferee(s) and as such any lines claims damages compensation adverse court order etc. arising thereof subsequently would be the sole liability of transferee(s) and NOIDA would remain indemnified against the same.

19. The TRANSFEREE shall put the property in the use exclusively from the purpose only, for which the same has been allotted and shall not use it for any other purpose.

20. That the Transferee shall be bound by the terms of allotment/lease deed/ sub-lease deed rules and regulations framed by the Authority in this regard.

21. That in the event of any dispute legal jurisdiction shall be District court of Gautam Budh Nagar and Hon'ble High Court of Allahabad.

22. That the Transferee shall be governed by provisions of U.P. Industrial Development Act, 1976 and the Rules/Regulations framed or directions issued thereunder.

23. The above transfer memorandum is being issued with the approval of Competent Authority.

Chaudhary

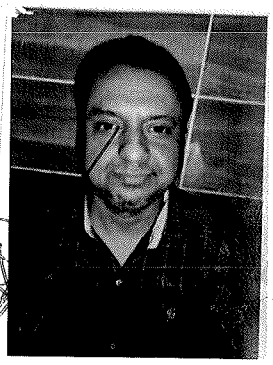


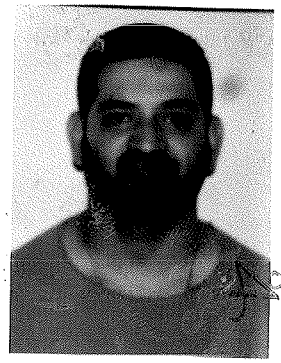
For ZAK Venture Private Limited

Director




EXPRESS TRADE TOWERS 2
B-36, SECTOR 132, EXPRESSWAY, NOIDA





24. That the contents / matters of this document has been read by the parties and they have signed it, before reading and verified the contents of this documents.

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

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

WITNESSES:-

1.

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

TRANSFEROR

2.

MR. ANIRUDH ANAND
S/O SHRI PARMOD ANAND
R/O 80/57-A 02nd FLOOR MALVIYA
NAGAR DELHI
AADHAR NO. XXXX XXXX 3719

TRANSFEREE

For ZAK Venture Private Limited

Director

DEPARTMENT OF REGISTRATION & STAMPS SUB REGISTRAR NOIDA

आवेदन सं०: 202500743005871

बही संख्या 1 जिल्द संख्या 13553 के पृष्ठ 389 से 412 तक क्रमांक 982 पर दिनाँक 21/01/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

प्रिंट करें

नवीन ओखला औद्योगिक विकास प्राधिकरण
मुख्य प्रशासनिक भवन,
सेक्टर-6, नौएडा जिला गौतम बुद्ध नगर-201301

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Main Administrative Building
Sector - VI, Noida
Distt. Gautam Budh Nagar - 201301

INSTITUTIONAL DEPTT.

NOIDA/INSTITUTIONAL/2024/3013
Dated: 12/12/24

Request Ref. No: **341422**

Date: **12-Dec-2024**

Request Date: **28-Nov-2024**

Registration Id: **90112978**

Location: **Unit No.2504/T-2/5th Floor/ETT-II (B-36/132)**

TRANSFER MEMORANDUM

Institutional Property No.2504/T-2/5th Floor/ETT-II (B-36, Sector-132) NOIDA. (measuring 53.90 Sq. mtr. Covered Area) allotted to Mr. Shailendra Saini S/o Mr. Sham Sunder Saini R/o A3-702, Tower-3, Silver City, Sector-93A, Noida, Distt. Gautam Budh Nagar, UP-201304 through GPA Holder Mrs. Bindu Saini W/o Mr. Sham Sunder Saini R/o L-80, Jalvayu Vihar-2, Sector-25, Noida, Distt. Gautam Budh Nagar, UP (transferor) is hence forth transferred in favour of M/s Zak Venture Pvt. Ltd. having its Regd. Off. at Unit No.2502, Tower-2, Express Trade Tower-2, Sector-132, Noida through its Director Mr. Kashif Hasan S/o Mr. Shahid Ali (Transferee) on the basis of prescribed documents submitted and no objection certificate dated 15.10.2024 issued by M/s York Tech Pvt. Ltd. Subject to the following terms and conditions:-

1. The transfer charges are applicable @ Rs.725/- per sq.mtr amounting to Rs.80,850/-
2. 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 stand revoked.
3. The transferee shall be bound by the terms and conditions of sub-lease deed executed on 04.01.2016.
4. The transferee would enjoy the lease hold rights for a period of 90 years.
5. The transferor and transferee would execute and register the lease deed within 90 days from the date of transfer memorandum. In case of failure to execute & register the lease deed within the stipulated period of 90 days from the date of issue of this transfer memorandum. The Transfer Memorandum shall be the part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied @ Rs. 50 per day upto 200 sq.mtrs. plot area, @ 100 per day upto plot area of 800 sq.mtrs. and @ Rs. 200 per day for plot area above 800 sq.mtrs.
6. The transferee shall be liable to use the plot/building for the purpose of IT/ITES.
7. No permission for Change of Project will be considered.
8. The transferee has paid one time lease rent.
9. In case of Institutional plot/premises, transferee shall get One-Year period from making the unit functional without payment of charges.

10. The transfer of institutional property is an Act between Transferor(s) and Transferee(s) and as such any lines claims damages compensation adversee court order etc. arising thereof subsequently would be the sole liability of transferee(s) and NOIDA would remain indemnified against the same.
11. The transferee shall put the property in the use exclusively from the purpose only, for which the same has been allotted and shall not use it for any other purpose.
12. The transferee shall be bound by the terms of allotment/lease deed/ sub-lease deed, rules and regulations framed by the Authority in this regard.
13. In the event of any dispute legal jurisdiction shall be District Court of Gautam Budh Nagar and Hon'ble High Court Allahabad.
14. The transferee shall be governed by the provisions of U.P. Industrial and Development Act, 1976 and the Rules/Regulations framed or directions issued thereunder.

AGM (Institutional)

Copy:-

1. Mr. Shailendra Saini S/o Mr. Sham Sunder Saini R/o A3-702, Tower-3, Silver City, Sector-93A, Noida, Distt. Gautam Budh Nagar, UP-201304 through GPA Holder Mrs. Bindu Saini W/o Mr. Sham Sunder Saini R/o L-80, Jalvayu Vihar-2, Sector-25, Noida, Distt. Gautam Budh Nagar, UP (transferor)
2. M/s Zak Venture Pvt. Ltd. having its Regd. Off. at Unit No.2502, Tower-2, Express Trade Tower-2, Sector-132, Noida through its Director Mr. Kashif Hasan S/o Mr. Shahid Ali (Transferee)
3. M/s York Tech Pvt. Ltd., Express Trade Towers 2, UB Tower 3, B-36, Sector-132, Expressway, Noida-201301
4. S.F.A.O. Institutional

AGM (Institutional)

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP57128250813049X

सत्यमेव जयते

e-Stamp

Certificate No.	:	IN-UP57128250813049X
Certificate Issued Date	:	20-Jan-2025 05:15 PM
Account Reference	:	NEWIMPACC (SV)/ up14002704/ NOIDA/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP14002704956882357264 35X
Purchased by	:	ZAK VENTURE PRIVATE LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	OFFICE NO.2504, 5TH FLOOR, TOWER NO.2, EXPRESS TRADE TOWER -2, PLOT NO.B-36, SECTOR-132, NOIDA U.P.
Consideration Price (Rs.)	:	,
First Party	:	SHAILENDRA SAINI
Second Party	:	ZAK VENTURE PRIVATE LIMITED
Stamp Duty Paid By	:	ZAK VENTURE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	:	4,85,000 (Four Lakh Eighty Five Thousand only)

Signature.....

Acc Name BIJENDRA SINGH ACC Code UP-14002704

ACC Address Sub-Reg. Office Noida Mobile 9818155114

Licence No. 33, Tehsil & District NOIDA G.B. NAGAR

21 JAN 2025

Please write or type below this line

IN-UP57128250813049X

Binda Saini

For ZAK Venture Private Limited

Director

QE 0015519887

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

20-Jan-2025 05:15 PM 20-Jan-2025 05:15 PM 20-Jan-2025 05:15 PM ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED ZAK VENTURE PRIVATE LIMITED


हाट एसोसिएशन, नोएडा
कल्याण कोष
अंकन सौ रुपये मात्र
क्रम सं0
रू0 100/-
ह0 अध्यक्ष







For ZAK Venture Private Limited

Director

TRANSFER DEED CUM SALE DEED

(ITES OFFICE SPACE)

IN RESPECT OF ITES OFFICE SPACE UNIT NO. 2504 ON 05TH FLOOR, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA"-201301, DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 1000 SQ. FT., i.e., 92.90 SQ. MTRS COVERED AREA 53.90 SQ. MTRS., THROUGH M/S UPHILL FARMS PVT. LTD.

For ZAK Venture Private Limited

Director







Sale Consideration	:	Rs. 97,00,000/-
Market Value	:	Rs. 45,52,000/-
Stamp duty paid @ 5%	:	Rs. 4,85,000/-
Super Area	:	"**92.90**" Sq. Mtrs.
Covered Area	:	53.90 Sq. Mtrs
Floor	:	05TH
One Covered Parking	:	YES
Circle Rate	:	Rs. 1,52,250/- per sq. mtrs.
		70% rebate for 05th floor

This **TRANSFER DEED** is made and executed at Noida, Distt. Gautam Budh Nagar, Uttar Pradesh on this 27 day of JANUARY, 2025, between MR. SHAILENDRA SAINI (AADHAR NO. XXXX XXXX 1508, PAN-ABNPS4100R) S/O SHRI SHAM SUNDER SAINI R/O A3-702 TOWER-3 SILVER CITY SECTOR-93A NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, THROUGH HIS GENERAL ATTORNEY **MRS. BINDU SAINI** (AADHAR NO. XXXX XXXX 1254, PAN-AOHPS3023E) W/O SHRI SHAM SUNDER SAINI R/O A3-702 TOWER-3 SILVER CITY SECTOR-93A NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, WHICH WAS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR NOIDA IN BOOK NO. 4 VOLUME NO. 3361 ON PAGES 179 TO 194 AS DOCUMENT NO. 260 DATED-24-09-2024, GENERAL ATTORNEY IS STILL VALID AND NOT REVOKE TILL DATE, AND THE EXECUTANT IS STILL ALIVE, of the First Part, hereinafter called the **TRANSFEROR.**

Bindu Saini

For ZAK Venture Private Limited

Director





आवेदन सं०: 202500743005869

पट्टाधिकार का अंतरण / विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 981 वर्ष: 2025

प्रतिफल- 9700000 स्टाम्प शुल्क- 485000 बाजारी मूल्य - 4552000 पंजीकरण शुल्क - 97000 प्रतिलिपिकरण शुल्क - 80 योग : 97080





श्री M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर द्वारा
कासिफ हसन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री शाहिद अली
व्यवसाय : अन्य
निवासी: सी 905 लिंकन टॉवर ग्रांड ओमैक्स अपोजिट पंचशील बालक इन्टर कॉलिज सैक्टर 93बी नौएडा उत्तरप्रदेश

श्री, M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर द्वारा कासिफ हसन अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 21/01/2025 एवं 04:09:25 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक :नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

दीपक गुप्ता .
निबंधक लिपिक
21/01/2025

प्रिंट करें

AND

M/S ZAK VENTURE PRIVATE LIMITED, (PAN-AAACZ9321J) THROUGH ITS DIRECTOR **MR. KASHIF HASAN** (AADHAR NO. XXXX XXXX 5971) S/O MR. SHAHID ALI R/O C-905, LINCOLN TOWER, GRAND OMAXE, OPPOSITE PANCHSHEEL BALAK INTER COLLEGE, SECTOR-93B, NOIDA, DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH-201304, VIDE BOARD RESOLUTION DATED-25-SEP-2024, PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, of the Second Part, hereinafter called the **TRANSFEREE**.

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

WHEREAS Transferor aforesaid is an actual and absolute allottee, lessee, owner and in possession of **ITES OFFICE SPACE UNIT NO. 2504 ON 05TH FLOOR, IN TOWER NO.2, EXPRESS TRADE TOWER-2, BUILT-UPON PLOT NO. 36, BLOCK-B, SECTOR-"132", "NOIDA"-201301, DISTT. GAUTAM BUDH NAGAR, (U.P.), HAVING SUPER AREA 1000 SQ. FT., i.e., 92.90 SQ. MTRS COVERED AREA 53.90 SQ. MTRS., THROUGH M/S UPHILL FARMS PVT. LTD.** hereinafter called the said property and which is bounded as under :-

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

Brahm Sein

For ZAK Venture Private Limited

Director

आवेदन सं०: 202500743005869

बही स०: 1 रजिस्ट्रेशन स०: 981 वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

अंतरण कर्ता: 1

श्रीमती शैलेन्द्र सैनी के द्वारा बिन्दु सैनी , पत्नी श्री शाम सुन्दर सैनी




निवासी: ए3-702 टॉवर 3 सिल्वर सिटी सैक्टर 93ए नौएडा उत्तरप्रदेश

व्यवसाय: अन्य

Bindu Saini

अंतरीति: 1

श्री M/S ZAK VENTURE PRIVATE LIMITED, दवारा डायरेक्टर के द्वारा कासिफ हसन , पुत्र श्री शाहिद अली




निवासी: सी 905 लिंकन टॉवर ग्रांड ओमैक्स अपोजिट पंचशील बालक इन्टर कॉलिज सैक्टर 93बी नौएडा उत्तरप्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री विजय साह , पुत्र श्री सत्य नारायण साह




निवासी: 12-एल दूसरा तल पॉकिट 4 ईएचएस फलैटस मयूर विहार फेस 3 दिल्ली

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अनिरूद्ध आनन्द , पुत्र श्री प्रमोद आनन्द




निवासी: 80/57-ए दूसरा तल मालवीय नगर दिल्ली

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।
टिप्पणी :

दीपक गुप्ता ,
निबंधक लिपिक गौतम बुद्ध नगर
21/01/2025

प्रिंट करें

AND WHEREAS the Tripartite Sub-Lease Deed of the said property has been executed by the "New Okhla Industrial Development Authority" through "M/s UPHILL FARMS PRIVATE LIMITED" in favour of MR. SHAILENDRA SAINI S/O LATE SHRI SHAM SUNDER SAINI, (ORIGINAL ALLOTTEE), vide Tripartite Sub-Lease Deed Dated which is duly registered in the office of Sub. Registrar-**II**, NOIDA, in Book No. I, Volume No. **7093** on pages **279** to **332** at Document No. **52**, on Dated **04-01-2016, issued by M/s YORK TECH PVT LTD.**

AND WHEREAS the abovesald Transferor have already applied and obtained the Transfer permission in favour of the abovesaid TRANSFEREE, in respect of the lease hold rights in the abovesaid property, from the New Okhla Industrial Development Authority vide their Transfer Memorandum No. **NOIDA/INSTITUTIONAL/2024/3013, DATE 12-DEC-2024, Registration Id: 90112978, ON THE BASIS OF NO OBJECTION CERTIFICATE, DATED 15-10-2024, ISSUED BY M/S YORK TECH PVT., LTD.**

NOW THIS TRANSFER DEED WITNESSETH AS UNDER :-

1. That the total consideration of the abovesaid property has been settled as Rs. 97,00,000/- (Rupees NINETY SEVEN LAKH Only) between the Transferor and the TRANSFEREE.

2. That the Transferor have received an amount of Rs. 97,00,000/- (Rupees NINETY SEVEN LAKH Only) from the TRANSFEREE as full and final consideration of the said property and the details of payments are as under :-

Bindu Saini

For ZAK Venture Private Limited

Director







MODE OF PAYMENT	DATED	AMOUNT
RTGS/NEFT/IMPS UTR NO.		
SBIN224264107775	20-09-2024	Rs. 1,00,000/-
SBINR12024092650750588	26-09-2024	Rs. 9,00,000/-
D.D. NO. 013167	21-01-2025	Rs. 67,90,000/-
DRAWN ON IDBI BANK LTD.		
CH. No. 862244	21-01-2025	Rs. 1,07,900/-
DRAWN ON STATE BANK OF INDIA		
SBINR12025012172742357	21-01-2025	Rs. 4,15,000/-
TDS HAS BEEN PAID		Rs. 13,87,100/-

TOTAL AMOUNT		Rs. 97,00,000/-

Bindu Saini

For ZAK Venture Private Limited

Director



3. That now there is no balance due, towards the TRANSFEREE, to be paid to the Transferor aforesaid/NOIDA in connection with the abovesaid property.

4. That the Transferor aforesaid have assured undertake and indemnify, the Transferee, that the abovesaid property is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, dispute, injunction, litigation, banks or private Loans, Securities, Guarantees, attachment with any decrees of any Hon'ble Court of Law from Lower to higher Jurisdiction in all over India or abroad and if it is proved otherwise in future, then the Transferor shall be liable and responsible for the same and the TRANSFEREE shall have the right to recover all their losses and damages, from the other movable and immovable properties of the Transferor with the legal interest and expenses thereof at the cost, risk and expenses of the Transferor.

5. That the physical and vacant peaceful possession of the said institutional property have been handed over by the Transferor to the TRANSFEREE on the spot.

6. That the Transferor have transferred all the rights, title and interest in the said property with ownership unto the TRANSFEREE by the virtue of this Transfer deed of lease hold rights.

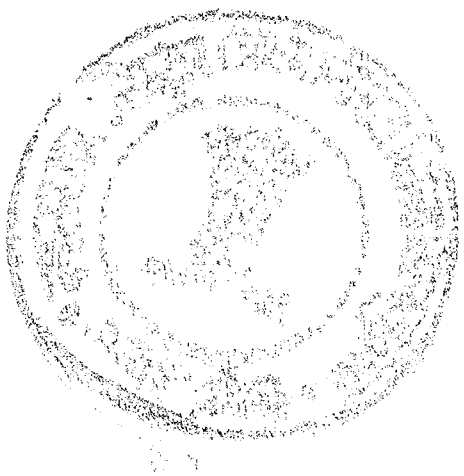
Birendra Singh



For ZAK Venture Private Limited

Director





7. That the Transferor and the TRANSFEREE shall be bound by all the terms and conditions of the Transfer Memorandum, which has been issued by the N.O.I.D.A. in connection with the abovesaid property.

8. That the terms and conditions of the N.O.I.D.A. as amended from time to time by the N.O.I.D.A. shall also be binding on the TRANSFEREE.

9. That the TRANSFEREE aforesaid shall be entitled to construct the institutional building or as allowed by the Noida Authority on the said property, according to the Bye-laws of N.O.I.D.A.

10. That the TRANSFEROR/TRANSFEREE claims that subject property is not mortgaged and is free from all encumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.

11. The TRANSFEREE shall be bound by the terms and condition of sub lease deed of flat executed on **04-01-2016.**

12. That the TRANSFEREE would enjoy the lease hold rights for a period of 90 years.

For ZAK Venture Private Limited

Director



13. That the transferor and transferee would execute and registered the lease deed within 90 days from the date of Transfer Memorandum. In case of failure to execute & register the lease deed within stipulated period of 90 days from the date of issue of this Transfer memorandum. The Transfer Memorandum shall be the part of the transfer deed executed between the Transferor and the Transferee. In case of default, penalty shall be levied @Rs. 50/- per day upto 200 sq. mtrs. Plot area @ 100/- per day upto plot area of 800 sq. mtrs, and @ 200/- per day for plot area above 800 sq. mtrs

14. That the Transferee shall be liable to use the unit/building for the purpose of IT/ITES.

15. No permission for change of project will be considered.

16. That the transferee has paid one time lease rent.

17. In case of Institutional plot/premises, transferee shall get One-Year period from making the unit functional without payment of charges.

For ZAK Venture Private Limited

Director



18. That the transfer of Institutional property is an act between Transferor(s) and Transferee(s) and as such any lines claims damages compensation adverse court order etc. arising thereof subsequently would be the sole liability of transferee(s) and NOIDA would remain indemnified against the same.

19. The TRANSFEREE shall put the property in the use exclusively from the purpose only, for which the same has been allotted and shall not use it for any other purpose.

20. That the Transferee shall be bound by the terms of allotment/lease deed/ sub-lease deed rules and regulations framed by the Authority in this regard.

21. That in the event of any dispute legal jurisdiction shall be District court of Gautam Budh Nagar and Hon'ble High Court of Allahabad.

22. That the Transferee shall be governed by provisions of U.P. Industrial Development Act, 1976 and the Rules/Regulations framed or directions issued thereunder.

23. The above transfer memorandum is being issued with the approval of Competent Authority.

Brijesh Singh

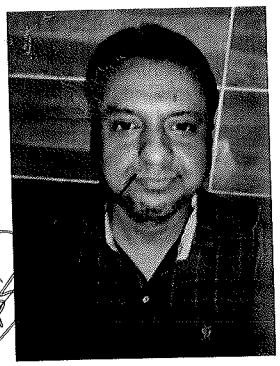
For ZAK Venture Private Limited

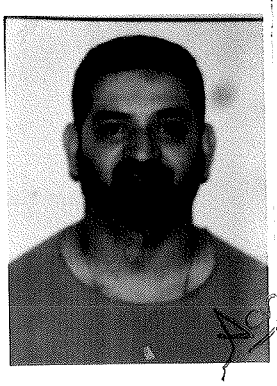
Director






EXPRESS TRADE TOWERS 2
B-36, SECTOR 132, EXPRESSWAY, NOIDA





24. That the contents / matters of this document has been read by the parties and they have signed it, before reading and verified the contents of this documents.

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

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

WITNESSES:-

1.

TRANSFEROR

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



2.

TRANSFEREE

MR. ANIRUDH ANAND
S/O SHRI PARMOD ANAND
R/O 80/57-A 02nd FLOOR MALVIYA
NAGAR DELHI
AADHAR NO. XXXX XXXX 3719

For ZAK Venture Private Limited

Director



आवेदन सं०: 202500743005869

बही संख्या 1 जिल्द संख्या 13553 के पृष्ठ 365 से 388 तक क्रमांक 981 पर दिनाँक 21/01/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह
उप निबंधक : नोएडा प्रथम
गौतम बुद्ध नगर
21/01/2025

प्रिंट करें

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector-VI
NOIDA-201301

100154687-20250505-1-5

Equitable Mortgage Letter

Request Ref. No.: **360754**

Request Date: **01-May-2025**

Location: **Unit No.2504/T-2/5th FLOOR/ETT-II (B-036/132)**

Noida/ (Instt.) /2025/ 4101

Date: **05-May-2025**

Registration.Id ; **90112978**

M/S ZAK VENTURE PVT. LTD.
UNIT NO.2502, TOWER-2, EXPRESS TRADE
TOWER-2, SECTOR-132, NOIDA

Dear Sir,

Please refer to your letter dated **01-May-2025** regarding mortgage permission. In this connection, we are pleased to inform you that the Equitable Mortgage permission in favor of **IDBI BANK LTD., RETAIL ASSET CENTRE, 51/2 DB GUPTA ROAD KAROL BAGH NEW DELHI-110005** is hereby granted for financing the project of **Unit No.2504/T-2/5th FLOOR/ETT-II (B-036/132)** Noida. The Authority will have first charge on the property i.e. **Unit No.2504/T-2/5th FLOOR/ETT-II (B-036/132)** Noida towards transfer charges and other local taxes in case of foreclosure. All other terms and conditions of Sub-lease deed dated **04-Jan-2016** shall remain unaltered.

Manager (Institutional)
प्रबंधक संस्थागत
नोएडा

0011675I-41300

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector-VI
NOIDA-201301

100154688-20250505-1-5

Equitable Mortgage Letter

Request Ref. No.: **360752**

Request Date: **01-May-2025**

Location: **Unit No.2505/T-2/5th FLOOR/ETT-II (B-036/132)**

Noida/ (Instt.) /2025/ 4102

Date: **05-May-2025**

Registration.Id ; **90113013**

M/S ZAK VENTURE PVT. LTD.
UNIT NO.2502, TOWER-2, EXPRESS TRADE TOWER-2, SECTOR-132,
NOIDA

Dear Sir,

Please refer to your letter dated **01-May-2025** regarding mortgage permission. In this connection, we are pleased to inform you that the Equitable Mortgage permission in favor of **IDBI BANK LTD., RETAIL ASSET CENTRE, 51/2 DB GUPTA ROAD KAROL BAGH, NEW DELHI-110005** is hereby granted for financing the project of **Unit No.2505/T-2/5th FLOOR/ETT-II (B-036/132)** Noida. The Authority will have first charge on the property i.e. **Unit No.2505/T-2/5th FLOOR/ETT-II (B-036/132)** Noida towards transfer charges and other local taxes in case of foreclosure. All other terms and conditions of Sub-lease deed dated **15-Jan-2016** shall remain unaltered.

Manager (Institutional)

प्रबंधक संस्थागत
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