



उत्तर प्रदेश UTTAR PRADESH

BP 049773



Pin No. AGHP67919D

Drafted By  
SAROJ AWASTHI  
Advocate  
Noida-201301



Pin No. AACPB31815

**TRANSFER DEED OF LEASE HOLD RIGHTS**

In respect of Residential VACANT Plot No. 010, Situated in Block-GU, Sector-116,  
NOIDA District Gautam Budh Nagar-U.P. Total plot area measuring 95.28 sq.  
mtrs.

*Sanjay*



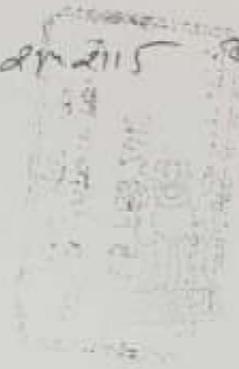
*Sanjay*



06/2/16

17  
 क्रम सं० \_\_\_\_\_ स्टाम्प विक्रय की तिथि \_\_\_\_\_  
 स्टाम्प क्रय करने का प्रयोजन \_\_\_\_\_ ५ \_\_\_\_\_  
 स्टाम्प केता का नाम \_\_\_\_\_  
 स्टाम्प की धनराशि \_\_\_\_\_ १००० \_\_\_\_\_  
 सतीश कुमार रावत स्टाम्प विक्रेता  
 सांख्यिकी विभाग कार्यालय परिसर नोएडा  
 विक्रय सीमा 15,000/-

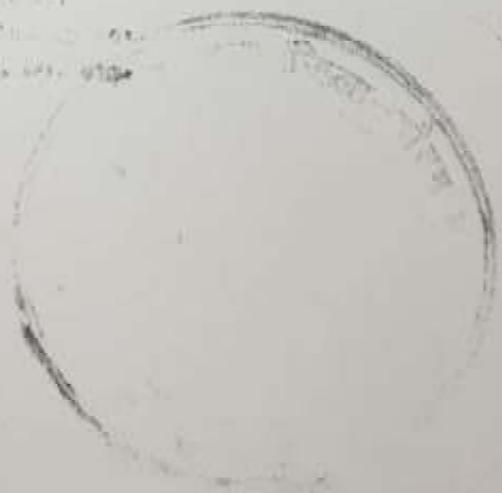
21/2/15 के गप ५ 21/2/15 के गप ५



STAMP

क्र. सं० 5973-2015  
 स्टाम्प क्रय सीमा 20500 से 20400  
 स्टाम्प क्रय सीमा 20500 से 20400

STAMP





उत्तर प्रदेश UTTAR PRADESH

EP 049774

BP 049774

(2)

Total Sale Consideration	: Rs. 10,10,000/-
Value	: Rs. 31,19,000/-
Stamp duty already paid at Agreement to sell	: Rs. 20,500/-
Stamp duty paid on this Deed	: Rs. 1,26,100/-
Total stamp duty paid	: Rs. 1,46,600/- (For lady purchaser)
Plot area	: 95.28 Sq. mtrs
Covered area	: NIL (VACANT PLOT)
Corner	: No
Park Facing	: No
Green Belt	: No
Commercial Facing	: No
Road	: 12.0 MTRS WIDE
Circle Rate per sq. mtrs	: Rs. 38,500/- (for land) (15% LESS for 5% Village abadi/Village Quota ) i.e. 32.725/-

*Jaykang*



*P. Singh*



06/01/16

18  
11

क्रम सं० ..... स्टाम्प विक्रय की तिथि .....  
 स्टाम्प क्रय करने का प्रयोजन .....  
 स्टाम्प प्रेषण का नाम व पता .....  
 स्टाम्प की धनराशि .....  
 सतीश कुमार शर्मा स्टाम्प विक्रेता  
 लालपुरा नं 119 अर्वाजे 51-00-2014  
 उपनिवेशक कार्यालय परिसर नोएडा  
 विक्रय सीमा 15,000/-



1,010,000.00 अंतरण विक्रय पत्र 20,000.00 140 20,140.00 60  
 कीम गजिदारी स्कल व प्रति तुल्य योग पृष्ठों की संख्या

श्रीमती समशान्त बेगम पारपोट नं0 एम 1856920  
 पत्नी श्री समशान्त आलम  
 व्यवसाय अन्य  
 निवासी श्वाची जे -119, आजाद अपार्ट0 पटपडगंज दिल्ली-110092



ने यह लेखपत्र इस कार्यालय में दिनांक 9/2/2016, समय 11:32AM

गजिदारीकरण अधिकारी के इस्ताफा

को लक्ष्मी गंगुली  
 नि0 लि0 नोएडा-1 उप निबंधक (प्रथम)  
 नोएडा  
 9/2/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि रु. फलेखानसार उक्त विक्रेता केता

श्री अजय कुमार गंगुली मुख्यधारे आम की ओर किसान लाल, हरकेश आदि पुत्र श्री महेश कुमार पेशा अन्य निवासी गाय निवासी नोएडा, पहधान पत्र सं0 जेड आई एच 5339858



श्रीमती समशान्त बेगम पारपोट नं0 एम 1856920 पत्नी श्री समशान्त आलम पेशा अन्य निवासी जे -119, आजाद अपार्ट0 पटपडगंज दिल्ली-110092





उत्तर प्रदेश UTTAR PRADESH

691067 BK 691067

(3)

This Transfer Deed of Lease Hold Rights is made and executed at NOIDA on this 9 of FEBRUARY 2015, Between :-

SHRI KISHAN LAL, SHRI HARKESH sons of LATE SHRI RATI RAM and SMT. SHASHI KIRAN wife of LATE SHRI HARPAL AND PRASANT GAUTAM Son of LATE SHRI HARPAL all residents of VILLAGE MOHIYAPUR, NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P. through their General attorney **SHRI AJAY KUMAR GARG** (VOTER ID-ZYHS339858) Son Of SHRI MAHESH KUMAR resident of VILLAGE NITHARI, NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P. duly appointed vide GENERAL POWER OF ATTORNEY which was duly registered in the office of SUB-REGISTRAR NOIDA, vide Book No. IV, Volume No. 1029 on pages 135 to 148 as Document No. 3438 dated 06.11.2015 of the First part, hereinafter called the TRANSFEROR.

*Ajay Garg*



*Ajay Garg*



69  
 राज्य सरकार, नया दिल्ली  
 राज्य सरकार, नया दिल्ली  
 राज्य सरकार, नया दिल्ली  
 दि. 05/02/2016  
 नोएडा  
 150001-01/31-03-2016

5 FEB 2016  
 21-2115 नोएडा 67-2115 नोएडा



३ निष्पादन स्वीकार किया।  
 निम्नो प्रकार नीरज कुमार डी एल नो पी  
जिले सिंह

*Signature*



पता अन्य  
 निवासी गांव चौका रघुनाथपुर सेक्टर -22, नोएडा

व राम निवास पहचान पत्र सं० एक जे एक 8414211  
जयपाल सिंह



पता अन्य  
 निवासी हाउस नो वाई 145, सेक्टर -12, नोएडा

*Signature*

नं. को।  
 एकाधिक पत्र साक्षियों के विधान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कं० गर्भ  
 नि० लि० सिंगाती  
 उप निबन्धक (प्रथम)  
 नोएडा  
 9/2/2016





उत्तर प्रदेश UTTAR PRADESH

SN 391068 BK 691068

उप-योग्यिकादी

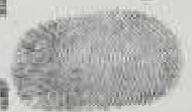
(4)

AND

SMT. SHAMSHAD BEGUM wife of SHRI SHAMSHAD ALAM, resident of J-119, AZAD APARTMENT, PATPARGANJ, DELHI-110092, of the second part, hereinafter called the TRANSFEREE. (Passport No. M-1856920)

*Shamshad*

*Shamshad*







उप  
हस्ताक्षर  
उत्तर प्रदेश  
उप-कोषाधिकारी

उत्तर प्रदेश UTTAR PRADESH

शं 69,888

BK 691069

(5)

(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).

Jaykang



Signature



क्र. सं. 70  
स्टाम्प प्रदान करने पर प्रमाण  
स्टाम्प देना का काम है यहाँ  
स्टाम्प की कमी है  
किरणपाल सिंह स्टाम्प विक्रेता  
सं. सं. 80/99 उपनिवेश कार्यालय  
मोहम्मद अली रोड नया दिल्ली-110002  
15000/- वृत्त. 31-03-2016

- 5 FEB 2016

क्रेता

Registration No. : 975  
0201 समशाद बेगम पासपोर्ट नं० एम 1856920  
समशाद आलम  
अ - 119, आजाद आर्सेनल परिसर दिल्ली-110092  
अम

Year : 2016 Book No. : 1





उत्तर प्रदेश UTTAR PRADESH

BP 047944

(6)

Whereas the **TRANSFEROR** aforesaid is Lessee, Owner and in possession of **Residential VACANT Plot No. 010, Situated in Block-GU, Sector-116, NOIDA District Gautam Budh Nagar-U.P. Total plot area measuring 95.28 sq. mtrs.** The plot was allotted by the NOIDA AUTHORITY, hereinafter referred to as the PROPERTY and which is bounded as under: -

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

*Singh*



*Singh*



प्रति 3P  
दिनांक 08 FEB 2016  
राज्य नं. 91/1577/2016  
विषय नं. 5000  
कि. नं. 10/10/10/10  
राज्य नं. 10/10/10/10  
उप-विभाग नं. 10/10/10/10

8 FEB 2016

91/1577/2016  
कि. नं. 10/10/10/10

गवाह

Registration No.: 975

Year: 2016

Book No.: 1

W1 नीरज कुमार डी एल नं. 1820140007234

जिले सिंह

गाव चौका रघुनाथपुर सेक्टर - 22, नोएडा

अन्य

*Handwritten signature*



W2 राम निवास पहचान पत्र सं. एक जे एक B414211

जय पाल सिंह *Rammias*

हाउस नं. 145, सेक्टर - 12, नोएडा

अन्य



कायिज्ज्य



उत्तर प्रदेश UTTAR PRADESH

BP 047945

(7)

And whereas the LEASE DEED of the said Residential Plot has been executed by the NOIDA AUTHORITY in favour of Transferor aforesaid and the same was duly registered in the office of **Sub-Registrar**, NOIDA, in Book No. I, Volume No. 5089 on pages 1 TO 76 as Document No. 715 dated 29.01.2016.

AND WHEREAS both the parties hereto have entered into an Agreement to sell regarding the sale of the said property and the same was duly registered in the office of **Sub-Registrar**, NOIDA, in Book No. I, Volume No. 4908 on pages 227 TO 244 as Document No. 5973 dated 06.11.2015 over which the Transferee aforesaid already paid the stamp duty worth of Rs. 20,500/-

Jaykang



क्रम सं. 40 ..... स्टाम्प दिवस की तिथि - 8 FEB 2016

स्टाम्प इन्वेंट्री का प्रकार.....

स्टाम्प की संख्या.....

स्टाम्प की श्रेणी.....

विजय कुमार गर्ग स्टाम्प प्रिंटर

ला-10-20, लॉक की नं. 27-3-2016

उप-निदेशक कार्यालय नरिसर नौरा



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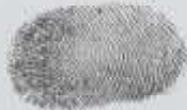
उत्तर प्रदेश UTTAR PRADESH

BP 047946

(8)

And whereas the **TRANSFEROR** aforesaid has obtained the permission to transfer the said Residential Plot in favour of the **TRANSFeree** aforesaid, from the NOIDA AUTHORITY, vide their Transfer Memorandum No. NOIDA / Res. Plots/ 698 Run date 05.02.2016 and REGN ID. NO. 90036888.

*Jaykang*



*Pragnu*



8 FEB 2016

प्रति श्री. विद्या विद्या की शिष्टि





उत्तर प्रदेश UTTAR PRADESH

BP 049323

(9)

And whereas the **TRANSFEROR** aforesaid is / are desirous to sell /Transfer the said Residential Plot in favour of the **TRANSFeree** aforesaid for the total sale consideration of Rs. 10,10,000/- (Rupees Ten Lakh Ten Thousand only) and the **TRANSFeree** also has agreed to acquire the same for this very amount.

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

1. That the Total Sale consideration of the said Residential Plot has been settled at Rs. 10,10,000/- (Rupees Ten Lakh Ten Thousand only) in between both the parties aforesaid.

*Haykang*



*Haykang*



नम संख्या 34 स्टाम्प विक्रय की तिथि 8 FEB 2016

स्टाम्प क्रय करने का प्रमाणित

स्टाम्प केला का नाम व पूरा पता पवन कुमार वर्मा w/o

पवन की पत्नी पवन कुमारी पवन कुमार वर्मा

पवन कुमार वर्मा स्टाम्प विक्रेता

कार्रवाई नम्बर-35/1980

कार्रवाई की अधीनस्थता की जाति 31-3-2016

उपरोक्त विक्रय करने का स्थान उप निवचन

कार्रवाई केला नं. 35/80





उत्तर प्रदेश UTTAR PRADESH

BP 049324

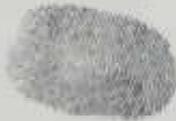
(10)

2. That the **TRANSFEROR** aforesaid has received an amount Rs. 10,10,000/- (Rupees Ten Lakh Ten Thousand only) from the **TRANSFEEE** aforesaid, as full and final payment, the receipt of which the **TRANSFEROR** hereby acknowledges. The payment has been made in the following manner:-

MODE OF PAYMENT	AMOUNT
Already paid at the time of Agreement to sell	Rs. 10,00,000/-
In cash	Rs. 10,000/-
<b>TOTAL</b>	<b>Rs. 10,10,000/-</b>

3. That there is no balance amount due towards the **TRANSFEEE** to be paid to the **TRANSFEROR** aforesaid in respect of the said Residential Plot.

*Signature*



*Signature*



सं. संख्या 35/34 स्टाम्प विक्रेता का नाम 8 FEB 2016

स्टाम्प क्रम काले का प्रयोजन 2500

स्टाम्प क्रम का नाम व पूरा पता \_\_\_\_\_

स्टाम्प की प्रकृति Stamp

**पवन कुमार गर्ग स्टाम्प विक्रेता**

लाइसेंस नं. 22-35/1950

लाइसेंस की नवीनीकरण की तारीख 31-3-2016 Signature

संश्लेषित विभाग कागजों का स्थान उप निदेशक

संश्लेषित विभाग मेरठ





उत्तर प्रदेश UTTAR PRADESH

BP 049325

(11)

4. That the **TRANSFEROR** aforesaid has assured the **TRANSFEEE** that the abovesaid Residential Plot is free from all sorts, of encumbrances, such as lien, gift, Lien, Sale, pledge, loan, dispute, mortgage, Bank Loan or Pvt. Loan, litigation, attachment, injunction, exchange and decree of any court of law, if it is proved otherwise, the **TRANSFEROR** shall be liable and responsible for the same and the **TRANSFEEE** shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the **TRANSFEROR** with the legal interest thereon.

*Jaykang*



31  
31

कम सख्या..... स्टाम्प विक्रेता का नाम.....

8 FEB 2016

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रोता का पता.....

स्टाम्प की धारणा.....

पवन कुमार गर्ग स्टाम्प विक्रेता

लाइसेंस नम्बर-35/1980

लाइसेंस की नवीनीकरण की अद्वि 31-3-2016 विक्रेता 08/2/2016

अधिकृत विकल्प करने का स्थान उप निदेशक

चर्यालय चेट्टर नोएडा





उत्तर प्रदेश UTTAR PRADESH

BP 046018

(12)

5. That the **TRANSFEROR** aforesaid has handed over the actual, physical and vacant possession of the said Residential Plot to the **TRANSFeree** aforesaid on the spot, legally at the time of execution and registration of this **TRANSFER DEED** alongwith all original documents.

*Handwritten signature*



01

8 FEB 2016

कम नं०.....स्टाम्प क्रमांक की तिथि.....

स्टाम्प कय करने का प्रयोजन.....

स्टाम्प क्रमांक का नाम व पता.....

स्टाम्प की प्रकृति.....

सोहन सिंह स्टाम्प विक्रेता

नं० 116/10-11 अर्जुनचन्द्रक बरपातप सेक्टर-33

नोएडा गौतम बुद्ध नगर दिल्ली सीमा

15 000/- पैसता 31-03-2016 तक ।

21/4/2015 2/21/4

21/4/2015 2/21/4

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उत्तर प्रदेश UTTAR PRADESH

BP 046019

(13)

6. That the **TRANSFEROR** aforesaid has transferred all his/her/their rights, title and interest in respect of the said Residential Plot TO HOLD the same by the **TRANSFeree** finally, absolutely and forever according to the bye-laws of NOIDA AUTHORITY.

*Jaykang*



*Singh*



02  
21

08 FEB 2016

कम नं०..... स्टांप विहिन की दिधि.....

स्टांप का करने का प्रयोग.....

स्टांप केन्द्र का नाम व पता.....

स्टांप की पंजीति.....

सोहन सिंह स्टांप विक्रेता *Sohan Singh*

सं० नं० 119/10-11 एमिनटन्सक कार्यालय सेक्टर-33

नेहरू गैलम बुद्ध नगर विजी रोड  
15 0004- पिनकोड 31-03-201





उत्तर प्रदेश UTTAR PRADESH

BP 046020

(14)

7. That the **TRANSFEROR** aforesaid is /are now in no way connected with the said Residential Plot in any manner.
8. That the **TRANSFeree** aforesaid may now get her/his / their name mutated in the records of the NOIDA AUTHORITY or any other concerned Authority against the said Residential Plot, to which the **TRANSFEROR** shall not have any objection.

*Jaykang*



03  
01

8 FEB 2016

हम से..... स्टाम्प का नाम की 1000.....

स्टाम्प का करने का प्रयोजन.....

स्टाम्प को धरती.....

सोहन सिंह स्टाम्प विक्रेता  
Sohan Singh

सं० सं० 118/10-11 उपनिवेश कार्यालय सेक्टर-33

भोपल गीतम बुक नगर दिल्ली सीमा

15 000/- दिना 31-03-2016 तक ।



14-2



★ 08 FEB 2016 ★  
 उत्तर प्रदेश  
 उप-कोषाधिकारी

UTTAR PRADESH

BK 691882

(15)

- 9. That the **TRANSFEEE** shall be entitled to enjoy the full rights and interest in the said plot of land in any manner but according to the bye-laws of NOIDA.
- 10. That the validity and authenticity of the power of attorney has been verified by the **TRANSFEEE**.

*Jaykumar*  


*Prat*  


8 FEB 2016

क्रम सं०..... स्टाफ विभाग की दिशि.....

स्टाफ केस का नाम व पता.....

स्टाफ काय फाइल का प्रयोजन.....

स्टाफ की पदवर्ति.....

जयन्ती प्रसाद शर्मा र

काठ नं० 4/97 अर्वादि 31-16

विक्रय सीमा 15,000/-

उप दिव्य कार्यालय, नोरडा, गीतभुवननगर, अका

श्रीम श्री ११११ देगन ५ ११५२११ का ११११



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★ 08 FEB 2016 ★  
उत्तर प्रदेश UTTAR PRADESH  
उप-कोषाधिकारी

BK 691883

(16)

11. That the **TRANSFEEE** has also furnished an INDEMNITY BOND that in case of any damage / claim raised by any person, then the **TRANSFEEE** shall indemnify the Authority.
12. That the **TRANSFEROR / TRANSFEEE** 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.

Jaykary  


F-8 FEB 2016

क्रम सं० २ ..... स्टांप विक्रय की तिथि.....

स्टांप वेंचर का नाम व पता.....

स्टांप काय फॉलो प्रयोजन.....

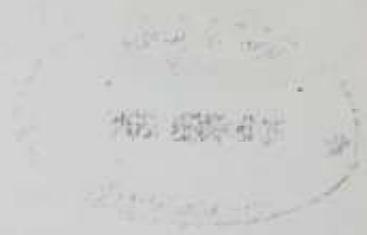
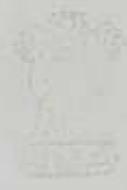
स्टांप की पहचानि.....

जयन्ती प्रसाद शर्मा र 16 सता

ला० न० 4/97 अयधि 91-3 16

विक्रय सीमा 15,000/-

उप निष्पन्न कार्यालय, नोएडा, गीतमबुद्धनगर, उत्तरप्रदेश





उप-कोषाधिकारी  
08 FEB 2016  
उत्तर प्रदेश  
उप-कोषाधिकारी

BK 691884

(17)

13. That 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 the **TRANSFeree** fails to execute and register the transfer deed within 60 days from the date of issue of this Memorandum, then the **TRANSFeree / TRANSFEROR** is liable to pay penalty at prevailing rate applicable from time to time at present the penalty for delay in execution 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.

*Janjani*  


*Janjani*  


F- 8 FEB 2016

क्रम सं० ३ स्टाभ विज्ञाप की तिथि.....

स्टाभ प्रकाशक का नाम व पता.....

स्टाभ प्रकाशक का पता प्रकाशक.....

स्टाभ की प्रकृति.....

जयन्ती प्रसाद शर्मा स. ०९  
कला

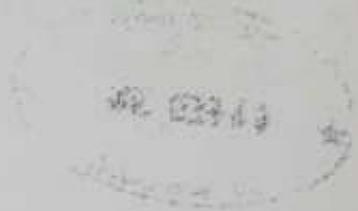
आ० सं० ४/०७ अधि ३१-३-०७ १६

चिह्न की सीमा १५,०००/-

उप विषय कार्यालय, नोएडा, गीतमकुटनगर, उत्तर प्रदेश



१६





★ 05 FEB 2016 ★  
उत्तर प्रदेश UTAR PRADESH  
उप-कोषाधिकारी

BK 691790

(18)

14. That the plot under transfer shall be mutated in favour of the **TRANSFEEE** on receipt and acceptance of certified copy of the Transfer Deed by the Authority. A Certificate to that effect shall be issued to the **TRANSFEEE**.

*Ganesh*  


*[Signature]*  


- 8 FEB 2016

क्रम सं०.....०५.....स्टाम्प विक्रय की तिथि.....  
स्टाम्प किस काले का प्रयोजन.....  
स्टाम्प केला का पूरा नाम व पता.....  
स्टाम्प की वनरति.....

श्री २११११५ केएमके २११११५ डाली

सुरेन्द्र कुमार स्टाम्प विक्रेता  
ला० नं० ८१ ला० अखि ३१-३-२०१६  
उप-निबन्धक, कार्यालय परिसर, नीएडा

*[Handwritten signature]*

*[Handwritten signature]*





05 FEB 2018

उत्तर प्रदेश UTTAR PRADESH

उप-कोषाधिकारी

BK 691791

(19)

15. That the **TRANSFeree** shall be liable to pay the balance instalments of the plot premium along-with interest thereon by the payable applicable under the scheme in case of default, interest shall be levied applicable under the scheme compounded half yearly for delayed period, due dates mentioned in the Lease Deed of Plot. The interest on the balance plot premium / any other dues shall also be payable as per terms of lease deed / Transfer Memorandum.

*Signature*



*Signature*



[- 8 FEB 2016

क्रमा सं० 05  
स्टाम्प विकल्प की तिथि  
स्टाम्प खरीद करने का प्रयोजन  
एन सी जेता का पूरा नाम व पता  
स्टाम्प की वस्तु

118

सुरेन्द्र कुमार स्टाम्प विक्रेता  
ला० नं० 81 ला० अवधि 31-3-2016  
उप-निबन्धक कार्यालय परिसर, नौएडा





05 FEB 2016

उत्तर प्रदेश UTTAR PRADESH

BK 691792

(20)

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

17. That the **TRANSFeree** shall complete the construction of plot and shall obtain occupancy certificate of plot from the Building Cell, NOIDA within balance construction period as per terms of lease deed of plot, which is upto 27.01.2018, 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.

*Gay Kgang*



*Gregor*



क्रम सं० 06 [E-8 FEB 2016]  
स्टाम्प विक्रय की तिथि  
स्टाम्प विक्रय करने की प्रशिक्षण  
स्टाम्प विक्रय का पूरा भुगतान व पता  
स्टाम्प की शर्तें  
सुरेन्द्र कुमार स्टाम्प विक्रेता  
ला० नं० 81 ला० अक्टि 31-3-2016  
उप-निबन्धक कार्यालय परिवार, नोएडा





उत्तर प्रदेश UTTAR PRADESH

BP 049982

(21)

18. That the **TRANSFeree** shall be bound by the terms and conditions of lease deed of plot executed on 28.01.2016 subject to the amendments indicated in the Transfer Memorandum.

Jaykang



Jaykang



74

क्रम सं० स्टाम्प विक्रय की तिथि  
स्टाम्प क्रय करने का प्रयोजन  
स्टाम्प वेंचर का नाम व पता  
स्टाम्प की धनराशि

शुभशुभ काल ५ शुभशुभ



अरविन्द कुमार स्टाम्प विक्रेता  
गा० न० 91 ला० अवधि 31-03-2016  
1प-निबन्धक कार्यालय परिसर नोएडा





उत्तर प्रदेश UTTAR PRADESH

BP 049983

(22)

19. That the **TRANSFeree** automatically would inherit the assets and all the liabilities connected with the above property (residential Plot) including deviation made in the building viz a viz the building plan approved by NOIDA.

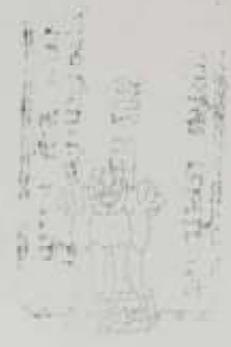
*Jaykary*

*[Signature]*



75  
क्रम सं० \_\_\_\_\_ स्टाम्प विक्रय की तिथि \_\_\_\_\_  
स्टाम्प क्रय करने का प्रयोजन \_\_\_\_\_  
स्टाम्प प्रेषता का नाम व पता \_\_\_\_\_  
स्टाम्प की धनराशि \_\_\_\_\_

अरविन्द कुमार स्टाम्प विक्रेता  
नो 91 ला0 अवधि 31-03-2016  
उप-निबन्धक कार्यालय परिसर नोएडा





उत्तर प्रदेश UTTAR PRADESH

BP 049984

(23)

20. That the **TRANSFEEE** would enjoy the leasehold rights for a period of 90 years from 28/01.2016.

*Handwritten signature*



*Handwritten signature*



26  
74

क्रम सं० स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प प्रेषण का नाम व पता.....

स्टाम्प की धनराशि.....

अरविन्द कुमार स्टाम्प विक्रेता

स।० न० 91 ला० अवधि 31-03-2016

एफ-निबन्धक कार्यालय परिसर नोएडा





उत्तर प्रदेश UTTAR PRADESH

BP 048881

(24)

21. That 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.

*Jaykumar*

*[Signature]*  






उत्तर प्रदेश UTTAR PRADESH

BP 048882

(25)

22. That the **TRANSFeree** shall put the Plot in the use exclusively for residential purposes and shall not use it for any purpose other than residential.

*Jay Gang*







उत्तर प्रदेश UTTAR PRADESH

AP 229736

(26)  
23. That the **TRANSFeree** shall inherit all the liabilities of this plot that may accrue in future.

24. That this permission is being granted subject to realization of deposited amount shown in the challan.

*Syamkanta*

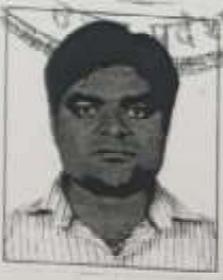
*Syamkanta*



21  
20  
जब की 20 फरवरी 2016  
स्थिति को को का प्रयोजन  
स्थिति को का नाम व पूरा पता  
स्थिति की इनामिती

15 FEB 2016

श्रीपाल सिंह स्टाम्प विक्रेता  
प्लॉट नं० 23 लाहौर जिला 31-8-2015  
श्री. विक्रेता का पता लाहौर जिला 31-8-2015





CW 881619

\* 25 10 2015 उत्तर प्रदेश UTTAR PRADESH

(27)

IN WITNESSES WHEREOF: - Both the parties hereto have signed this TRANSFER DEED OF LEASE HOLD RIGHTS at NOIDA on the day, month and the year first above written in the presence of the following witnesses.

WITNESSES:-

1. NEERAJ KUMAR  
S/o SHRI ZILE SINGH  
R/o VILLAGE CHAURA  
RAGHUNATHPUR SECTOR-22  
NOIDA (DL NO. UP 1620140007234)

*Handwritten signature of Neeraj Kumar*

TRANSFEROR

*Handwritten signature of Neeraj Kumar*

2. RAM NIVAS  
S/O SHRI JAI PAL SINGH  
R/o HOUSE NO., Y 145  
SECTOR-12 NOIDA  
(VOTER ID. FJF8414211)

*Handwritten signature of Ram Nivas*

TRANSFeree

*Handwritten signature of Ram Nivas*  


Drafted By  
SARU AWANA  
Advocate  
Noida-201301

39

8 FEB 2016

रजिस्ट्रीकरण की तिथि

रजिस्ट्रीकरण के प्रकार

रजिस्ट्रीकरण का नाम व पता

रजिस्ट्रीकरण की शर्तें

किरणपाल सिंह

सं. नं. 60/99

नोएडा गौरीपुर नगर वि. नं. 150007-4

31-03-2016

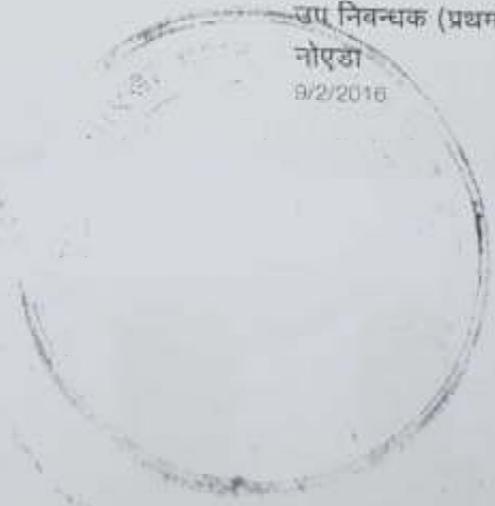
*Handwritten signature and scribbles*

आज दिनांक 09/02/2016 को  
वही सं. 1 जिल्द सं. 5117  
पृष्ठ सं. 303 से 362 पर कर्मांक 975  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Handwritten signature*

उप निबन्धक (प्रथम)  
नोएडा  
9/2/2016



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI  
NOIDA - 201301

Residential Plots Department

Location : 116/GU-010

No NOIDA/Res Plots/ 698

Run Date 05/02/2016

Regn.Id. 90036888

TRANSFER MEMORANDUM

**Subject: Transfer Permission in respect of Residential Sector/Plot No 116/GU-010 SECTOR-116 NOIDA Complex Transferred through power of attorney.**

Plot No. 116/GU-010 SECTOR-116 NOIDA allotted/transferred through  
..... society to

Shri/Smt/Km KISHANLAL, HERKESH S/O LT SH RATI RAM & SMT SHASHI, KIRAN, PRASANT, GAUTAM

S/o, W/o, D/o Shri LT SH HARPAL

R/o VILL-MOHIYAPUR, NOIDA, UP

is henceforth transferred in favour of Shri/Smt/Km SHAMSHAD BEGUM

S/o, W/o, D/o Shri SHAMSHAD ALAM

R/o J-119 AZAD APPTTS PATPARGANG DELHI 92

through Sh./Smt./Km AJAY KUMAR Garg.

S/o, W/o, D/o Shri MAHESH KUMAR

R/o VILL-NITHARI, NOIDA, UP

Power of Attorney holder of S/o, W/o, D/o Shri KISHANLAL, HERKESH S/O LT SH RATI RAM & SMT SHASHI, KIRAN, PRASANT, GAUTAM

R/o VILL-MOHIYAPUR, NOIDA, UP, the present allottee of plot on the basis of No Objection Certificate

no..... dated..... issued by the Society, subject to the following terms and conditions :

1. The validity and 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...Gen.... i.e falls within the definition of the prescribed categories.
4. The transfer charges are applicable @ Rs 3454 per sqmt. i.e. Rs 329098
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 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.
7. 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.

  
P. D. SHARMA  
Deputy Director (Residential Plots)

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI  
NOIDA - 201301

8. The Transferee, shall be liable to pay balance instalment of the plot premium alongwith interest thereon by the payable applicable under the scheme in case of default, interest shall be levied applicable under the scheme compounded half yearly for delayed period. due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall also be payable as per terms of lease deed/TM.
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 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 27/11/18. 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.....~~

11. The transferee shall be bound by the terms and condition of lease deed of plot executed on 28/01/2016 00:00:00 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 28/01/2016 00:00:00
14. 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.
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.
17. This Permission is being granted subject to realisation of deposited amount shown in the challan.

Office Suptd/Manager/Desk Officer  
Residential Plots

Copy to :-

1. Sh./Smt./Km. AJAY KUMAR  
R/o VILL-NITHARI, NOIDA, UP (Transferor/ Power of Attorney Holder of present allottee of plot).

Sh./Smt./Km. SHAMSHAD BEGUM  
R/o J-119 AZAD APPTTS PATPARGANG DELHI 92 (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 / them.

3. (Society).....

  
Office Suptd/Manager/Desk Officer  
Desk Residential Plots

NOIDA

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI  
NOIDA - 201301

Residential Plots Department

No NOIDA/Res Plots/2016/11671  
Run Date 21-Mar-2016  
Regn.Id. 90036888

REGISTERED

Sh./Smt./Km SHAMSHAD BEGUM  
J-119 AZAD APPTTS PATPARGANG DELHI 92

Subject :Mutation Of Residential Sector/Plot No. 116/GU-010

Sir/Madam,

The above mentioned residential plot stands mutated in your name on the basis of transfer

deed executed between

Sh./Smt./Km KISHANLAL, HERKESH S/O LT SH RATI RAM & SMT SHASHI, KIRAN, PRASANT, GAUTAM  
S/O, W/O, D/O LT SH HARPAL  
R/O VILL-MOHIYAPUR, NOIDA, UP (Transferor)

Through his power of attorney holder Sh./Smt./Km AJAY KUMAR GARG  
S/O, W/O, D/O MAHESH KUMAR  
R/O VILL-NITHARI, NOIDA, UP on basis of  
GPA/SPA Dated 06/11/2015 00:00:00 and SHAMSHAD BEGUM  
S/O, W/O, D/O SHAMSHAD ALAM  
R/O J-119 AZAD APPTTS PATPARGANG DELHI 92 (Transferee)

And registered with sub-registrar Noida vide bahi No I Zild No 5117  
Page No. 303/362 St. No. 975 A D Block No. NA Zild No. NA  
Page No. NA on Dated 09/02/2016 00:00:00

  
Office Suptd/Manager/Desk Officer  
Residential Plots  
(P.D. SHARMA)  
Desk Officer (Res. Plot)  
NOIDA