



उत्तर प्रदेश UTTAR PRADESH

BP 049773



Pin No. AGHP67919D

Drafted By  
SAROJ AWASTHI  
Advocate  
Noida-201301



Pin No. AFPCB31815

**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*



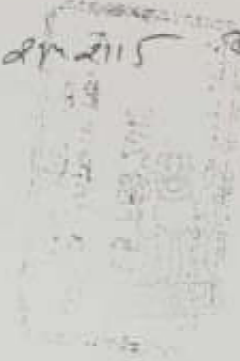
*Anuradha*



06/21/16

क्रम सं० 17 स्टाम्प विक्रय की तिथि  
 स्टाम्प क्रय करने का प्रयोजन 4  
 स्टाम्प केता का नाम प्रभु प्रसाद  
 स्टाम्प की धनराशि 8000  
 सतीश कुमार राणा स्टाम्प विक्रेता  
 सांख्यिकी नं० 100 अक्टूबर 24-03-2017  
 संप्रतिष्ठान कार्यालय परिसर नोएडा  
 विक्रय सीमा 15,000/-

21/11/15 वेगन 4 21/11/15 डिवाइस 100



बुकिंग नं० 5973-2015  
 स्टाम्प नं० 20500 से 20400  
 प्रभु प्रसाद से 92400  
 बंधासाज नं० 975 व 976  
 20/11/16

संयोजक 2011-12 2012-13 2013-14





उत्तर प्रदेश UTTAR PRADESH

BP 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/-

*Lia Kung*



*G. Nagu*



06/01/16

18/11/15  
क्रम सं० ..... स्टाम्प विक्रय की तिथि .....  
स्टाम्प क्रय करने का प्रमाण .....  
स्टाम्प प्रेषण का नाम व मुद्रा पत्रा .....  
स्टाम्प की धनराशि .....  
सतीश कुमार शर्मा स्टाम्प विक्रेता  
संलग्न नं० एम 1856920  
उपनिर्वाहक कार्यालय परिसर नोएडा  
विक्रय सीमा 15,000/-



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

श्रीमती समशद बेगम पारपोट नं० एम 1856920  
पत्नी श्री समशद आलम  
जन्मदिनांक अन्य  
निवासी भावों जे - 119, आजाद अपार्ट 0 पटपडगंज दिल्ली-110092  
अवस्था पत्र



ने यह लेखपत्र इस कार्यालय में दिनांक 9/2/2016, समय 11:32AM  
वहाँ निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के इस्ताफा

कं० नं० गम  
नो लिख नो नं०-1 उप निबन्धक (प्रथम)  
नोएडा  
9/2/2016

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

श्री अजय कुमार गर्ग मुख्यगारे आम की ओर किसान  
लाल, हरकेश आदि  
पुत्र श्री महेश कुमार  
पेशा अन्य  
निवासी गांव निवारी नोएडा, पहचान पत्र सं० जेड  
पाई एच 5339858

Handwritten signature of Ajay Kumar Garg.



श्रीमती समशद बेगम पारपोट नं० एम 1856920  
पत्नी श्री समशद आलम  
पेशा अन्य  
निवासी जे - 119, आजाद अपार्ट 0 पटपडगंज  
दिल्ली-110092







(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 K. Garg*



*Ajay K. Garg*



69

राज्य सरकार, नया दिल्ली  
 राज्य सरकार, नया दिल्ली  
 राज्य सरकार, नया दिल्ली  
 दि. 05/02/2016  
 मोबा. नं. 98111 31-03-2016

5 FEB 2016

21-2-15 नया दिल्ली 21-2-15 नया दिल्ली



निष्ठापन किया।  
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*Signature*

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*Signature*

नया दिल्ली नया दिल्ली

रजिस्ट्रार अधिकारी के हस्ताक्षर

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 नया दिल्ली नया दिल्ली





उत्तर प्रदेश UTTAR PRADESH

BN 391068

BK 691068

(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 Begum*



*Shamshad Begum*



- 5 FEB 2016

Registration No. 973

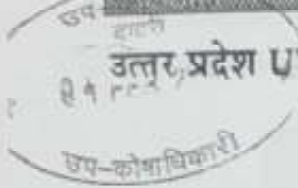
Book No. : \_\_\_\_\_

महेश कुमार

गाव निवासी तोएका . पहचान पत्र सं० जेड वाई एच 5339858  
असा







59.000

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).

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4900  
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Jaykang



Pragati



70  
स्टाम्प दिवस की तिथि  
स्टाम्प करने के प्रमाण  
स्टाम्प के साथ व सता  
स्टाम्प की कतार  
विनपाल सिंह स्टाम्प विक्रेता  
सु. नं. 80/99 उपनिष्ठाक कार्यालय  
मोहम्मद अली रोड नगर दिल्ली-110092  
15000/- वृत्त. 31-03-2016

- 5 FEB 2016

क्रेता

Registration No. : 975

Year : 2,016

Book No. : 1

0201 समशाद बेगम पासपोर्ट नं 0 एम 1856920  
समशाद आलम  
जे - 119, आजाद आर्वाटो पटवडगल दिल्ली-110092  
अन्य





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*



प्रमाणित 38  
 दिनांक 08/02/2016  
 स्थान 5000  
 विजय कुमार शर्मा  
 शांति-28, नोएडा  
 उप-निर्देशक

8 FEB 2016

9/11/2016 को 10/11/2016 को

गवाह

Registration No.: 975

Year: 2016

Book No.: 1

W1 नीरज कुमार डी एल नं० यू पी 1820140007234  
 जिले सिंह  
 गांव चौडा रघुनाथपुर सेक्टर -22, नोएडा  
 अन्य

*Correct*



W2 राम निवास पहचान पत्र सं० एक जे एक B414211  
 जयपाल सिंह *Ramniket*  
 हाउस नं० 145, सेक्टर -12, नोएडा  
 अन्य





कायम



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

*[Signature]*



क्रम सं. 40 - 8 FEB 2016

स्टाम्प प्रत्येक प्रतिलिपि पर प्रयोग

स्टाम्प प्रत्येक प्रतिलिपि पर प्रयोग

स्टाम्प प्रत्येक प्रतिलिपि पर प्रयोग

स्टाम्प प्रत्येक प्रतिलिपि पर प्रयोग

विजय कुमार गग्ग स्टाम्प प्रिण्टिंग

ला-10-20, ला-10 की ओर 11-3-2016

उप-निदेशक कार्यालय गतिर नौएडा





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.

*Signature*



*Signature*



8 FEB 2016

प्रति श्री. विजय कुमार नारायण

स्टाफ सिलेक्शन कमिशन

स्टाफ सिलेक्शन कमिशन

स्टाफ सिलेक्शन कमिशन

विजय कुमार नारायण

स्टाफ सिलेक्शन कमिशन

स्टाफ सिलेक्शन कमिशन







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*



नम्र संख्या 34 स्टाम्प विक्रय की तिथि 8 FEB 2016

स्टाम्प क्रय करने का प्रमाणन

स्टाम्प केला का नाम व पूरा पता शांतिगार् वन 60/10

पवन कुमार गर्ग स्टाम्प विक्रेता

कार्यसूचक नम्बर-35/1980

राष्ट्रीय की भवनीकरण की जायि 31-3-2016

उपलब्ध लिप्य करने का स्थान उप निवन्धन

पञ्चमाल केला नम्र 34





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 **TRANSFeree** 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/-

TOTAL Rs. 10,10,000/-

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

*Signature*



*Signature*



8 FEB 2016

W. H. H. H.

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SUM

SUM

2016 ~~March~~ 08/2/2016

2016 ~~March~~ 08/2/2016

2016 ~~March~~ 08/2/2016





उत्तर प्रदेश UTTAR PRADESH

BP 049325

(11)

4. That the **TRANSFEROR** aforesaid has assured the **TRANSFeree** 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 **TRANSFeree** 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.

*LjyKgang*



*[Signature]*



31

31

कम संख्या.....

स्टाम्प विक्रेता का नाम.....

8 FEB 2016

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प प्रोता का पता.....

स्टाम्प की धारिता.....

पवन कुमार गर्ग स्टाम्प विक्रेता

लाइसेंस नम्बर-35/1980

लाइसेंस की नवीनीकरण की अवधि 31-3-2016 तक 08/2/2016

अधिकृत विक्रेता करने का स्थान उप निदेशक

चर्यालय चेटर 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.

Hay Kong



01

8 FEB 2016

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

स्टाम्प क्रमांक करने का प्रयोजन.....

स्टाम्प क्रमांक का नाम व पता.....

स्टाम्प की समस्तता.....

सोहन सिंह स्टाम्प विक्रेता

नं० 116/10-11 उत्तरांचल सरकार-33

नोएडा गौतम बुद्ध नगर दिल्ली सीमा

15 000/- पैसों 31-03-2016 तक ।

21/4/15 1/11/15

21/4/15 21/4/15

001







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.

*Signature*



*Signature*



02  
21

8 FEB 2016

क्रम सं०.....स्टाम्प विक्रेता की विधि.....

स्टाम्प का करने का प्रयोजन.....

स्टाम्प केन्द्र का नाम व पता.....

स्टाम्प की वस्तुविधि.....

सोहन सिंह स्टाम्प विक्रेता *Sohan Singh*

सं० नं० 116/10-11 एनमिस्ट्रियल कारपोरेशन सेक्टर-33

नोएडा गैलम मुक्त नगर विज़ी सीमा

15 000/- पैसा 31-03-2016 तक





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*



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०१

8 FEB 2016

कम हो.....स्टाम्प प्रमाण की 1000.....

स्टाम्प काय करने का प्रयोजन.....

स्टाम्प केला का नाम व पता.....

स्टाम्प की धरती.....

सोहन सिंह स्टाम्प विक्रेता

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

भोएरा गौतम बुद्ध नगर विज्ञान सीमा

15 000/- दिना 31-03-2016 तक ।





24-2



★ 08 FEB 2016 ★  
उप-कोषाधिकारी

UTTAR PRADESH

BK 691882

(15)

9. That the **TRANSFeree** 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 **TRANSFeree**.

*Gaykgang*



*gpr*



8 FEB 2016

क्रम सं०..... स्टाफ विभाग की दि०.....

स्टाफ केस का नाम व पता.....

स्टाफ का पता एवं प्रयोजन.....

स्टाफ की अवधि.....

जयन्ती प्रसाद शर्मा र

मा० न० 4/97 अर्थात् 31-12-16

विवरण टीमा 15,000/-

उप दिवस कार्यालय, नोएडा, गीतपुराबाग, उत्तराखण्ड

21/1/2015 केस का नाम

रि०

21/1/2015

21/1/2015





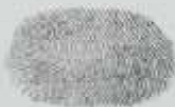
★ 08 FEB 2016 ★  
उत्तर प्रदेश UTTAR PRADESH  
उप-कोषाधिकारी

BK 691883

(16)

11. That 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.
12. 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.

*jaykary*



8 FEB 2016

क्रम सं० २ ..... स्टांप विज्ञापन की तिथि.....

स्टांप केन्द्र का नाम व पता.....

स्टांप केन्द्र का नाम प्रयोजन.....

स्टांप की पहचान.....

जयन्ती प्रसाद शर्मा स 16 मता

ला० न० 4/97 अथर्व 91-3 16

विज्ञापन सीमा 15,000/-

उप निदेश कार्यालय, नोएडा, गीतमबुद्धनगर, उत्तर प्रदेश







BK 691884

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

(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.

*Janakganga*  


*Janakganga*  


- 8 FEB 2016

कम सं० ३ स्टांप विज्ञापन की तिथि.....

स्टांप प्रिंटर का नाम व पता.....

स्टांप प्रत्येक वर्ष का प्रयोजन.....

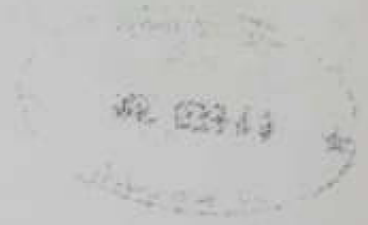
स्टांप की प्रतिलिपि.....

जयन्ती प्रसाद शर्मा स. ०५ कला

आ० सं० ४/०७ अधि ३१-३-०७ १६

चिह्न की सीमा १५,०००/-

उप विभाग कार्यालय, नोएडा, गीतमकुलनगर, कानपुर





★ 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 **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**.

Gangay



Gangay



- 8 FEB 2016

क्रम सं०.....०५.....स्टाम्प विक्रय की तिथि.....

स्टाम्प का काले का प्रयोजन.....

स्टाम्प केला का पूरा नाम व पता.....

स्टाम्प की वनरति.....

सुरेन्द्र कुमार स्टाम्प विक्रेता

ला० नं० 81 ला० अवधि 31-3-2016

उप-निबन्धक, कार्यालय परिसर, नौएडा

21/1/2016 केला के 21/1/2016 डाली

का दि लगे







BK 691791

(19)

15. That the **TRANSFeree** shall be liable to pay the balance installments 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]*



E-8 FEB 2016

क्रमा सं० 05  
स्टाम्प विक्रेता की तिथि  
स्टाम्प क्रेता का नाम या प्रयोजन  
स्टाम्प क्रेता का पुरा नाम व पता  
स्टाम्प की वस्तु

118

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





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.

*Hay Keng*

*Greg*

क्रम सं० 06 E-8 FEB 2016  
स्टाम्प विक्रेता की विधि  
स्टाम्प कम्पनी के प्रयोग  
स्टाम्प को पूरा भुगतान व प्राप्त  
स्टाम्प की वस्तुतः  
सुरेन्द्र कुमार स्टाम्प विक्रेता  
ला० नं० 81 ला० अवधि 31-3-2016  
उप-निबन्धक कार्यालय पारंगर, 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



Pragn



74

क्रम सं० स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प विक्रेता का नाम व पता

स्टाम्प की धनराशि

अरविन्द कुमार स्टाम्प विक्रेता

गाँव नं० 91 ला० अवधि 31-03-2016

14-निबन्धक कार्यालय परिसर नोएडा

शुभ 21/5 को 6 11/5/15





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*

*Pr...*



75  
क्रम सं. 75 स्टाम्प विक्रय की तिथि.....  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प प्रेता का नाम व पता.....  
स्टाम्प की धनराशि.....

अरविन्द कुमार स्टाम्प विक्रेता

नॉ 91 ता 0 अवधि 31-03-2016

उप-निबन्धक कार्यालय परिसर नोएडा







उत्तर प्रदेश UTTAR PRADESH

BP 049984

(23)

20. That the **TRANSFeree** 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 प्रेषा का नाम व पता.....

स्टाम्प की धनराशि.....

अरविन्द कुमार स्टाम्प विक्रेता

सं० न० 91 ता० अवधि 31-03-2016

एच-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.

*Jaykarg*

*[Signature]*

20

FEB 2016

कम रकम स्टाम्प विक्रेता की तिथि

स्टाम्प कट कराने का बटोरा

स्टाम्प डेता का नाम व पता

स्टाम्प की धनराशि

श्रीमती वीराम लाल 21/4/2015 कोलकाता

रुपये

गुरूपाल सिंह स्टाम्प विक्रेता

लॉ ० नं० 23 तारीख 31-3-2015

नए निबन्धक कागज पर लिखने की आवश्यकता







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.

*Liay Kiang*



FEB FEB 2016

21  
जय हिन्द स्टाम्प विक्रेता की तिथि

स्टाम्प का नाम का प्रयोग

स्टाम्प केता का नाम व पूरा पता

स्टाम्प की प्रतिलिपि

प्रशापाल सिंह स्टाम्प विक्रेता

ला० नं० 2. 150 प्रतिलिपि 31/3-20/6

पता-विश्वनाथ काशीपुरा पटियाला नगर





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

*Shaykara*

*Shaykara*



संस्कृत की संरचना

FEB 20 1964

शशपाल सिंह स्टाफ़ विक्रेता

सात नं० २३ सात अगस्त १९-८-२०।  
वि. वि. बंगला काकाजीलाल जीवितान वीरपट्ट







CW 881619

\* 25.10.2018  
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)

TRANSFEROR

*Neeraj Kumar*

2.

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

TRANSFeree

*Ram Nivas*

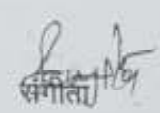
Drafted By  
SARU AWANA  
Advocate  
Noida-201301

39  
रजिस्ट्रार द्वारा की गयी  
स्टाम्प प्रत्येक करने का प्रमाण  
स्टाम्प प्रेषण का नाम व ठेका  
स्टाम्प की धारकता  
किरणपाल सिंह  
स. नं. 60/99 उपनिष्ठा  
मो. नं. 60/99 उपनिष्ठा  
15000/- धारा 31-03-2016-6

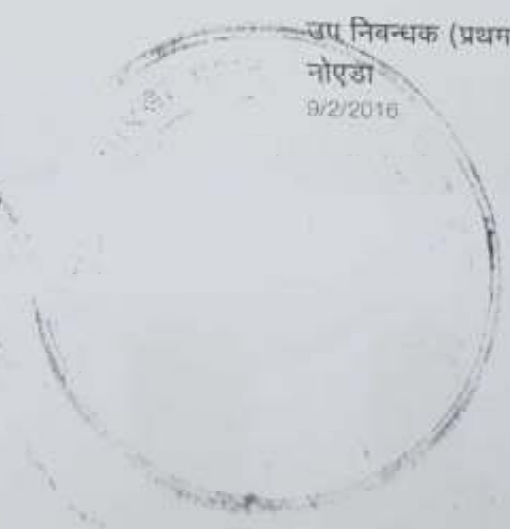
28 FEB 2016

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

  
सगीता

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).

✓ 2. 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.303/362St. 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