

90

House

I-23421/19



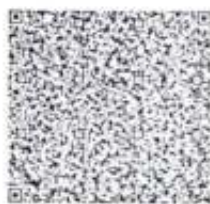
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP0631118817103	CERTIFICATE LOCKED
Certificate Issued Date	: 10-Jul-2019 01:36 PM	
Account Reference	: SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107539798656446	CERTIFICATE LOCKED
Purchased by	: PRADEEP KUMAR GARG AND SANJAY KUMAR GARG	
Description of Document	: Article 63 Transfer of Lease	
Property Description	: HOUSE NO.228,BLOCK-C,SECTOR-ALPHA-I,GREATER NOIDA,G.B.NAGAR	
Consideration Price (Rs.)	:	
First Party	: V K DEHARWAL	
Second Party	: PRADEEP KUMAR GARG AND SANJAY KUMAR GARG	
Stamp Duty Paid By	: PRADEEP KUMAR GARG AND SANJAY KUMAR GARG	
Stamp Duty Amount(Rs.)	: 2,49,750	
	(Two Lakh Forty Nine Thousand Seven Hundred And Fifty only)	



RAMVIR SINGH NAGAR  
DEED WRITER  
L.NO. 22  
(GAUTAM BUDH NAGAR)



RAMVIR SINGH NAGAR  
DEED WRITER  
L.NO. 22  
(GAUTAM BUDH NAGAR)



Please write or type below this line



(GAUTAM BUDH NAGAR)

सत्यमेव जयते



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## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shchilstamp.com](http://www.shchilstamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The need of checking the registration on the terms of the certificate.
3. In case of any grievance, please inform the Controller of Stamps.



*Sharma*



*Sharma*

**TRANSFER DEED OF LEASE HOLD RIGHTS FOR  
RESIDENTIAL HOUSE**

1. Sale Consideration:- Rs. 49,95,000/-
2. Stamp Duty Paid on:- Rs. 49,95,000/-
3. Stamp Duty Paid:- Rs. 2,49,750/-
4. Construction Value Rs. 21,39,000/-
6. Collector Circle Rate:- Rs. 28,000/- per Sq. Mtr.
8. Construction Rate:- Rs. 15,000/- per Sq. Mtr.
9. Reason to purchase:- Residential
10. Sold Property situated:- Residential House No. 228, Block-C, Sector-ALPHA-I, Vide Allotment No. A01-3331, situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.).
11. Sold Area:- 100.80 Sq. Mtr.
12. Nature of Property House/ Plot/Flat:- House
13. Transfer Memorandum No. Property/ Transfer Letter / 2019/ 4008 dated 30/05/2019 taken from Greater Noida Industrial Development Authority.
14. Total Area of Property:- 100.80 Sq. Mtr.
15. Total Covered Area all floor:- 142.565 Sq. Mtr.
16. Agreement to Sell, executed earlier Yes/ No:- No.
17. V. Code No. 0001, Page No. 40, Serial No. 01



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पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं० : 1

रजिस्ट्रेशन सं० : 23421

वर्ष : 2019

प्रतिफल - 4995000 स्टाम्प शुल्क - 249750 बाजारी मूल्य - 4995000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री प्रदीप कुमार गर्ग,  
पुत्र श्री स्व० वेद प्रकाश गर्ग  
व्यवसाय : अन्य  
निवासी : लम्बा गलियारा कस्बा दन कौर तहसील ब जिला गौतमबुद्ध नगर



ने यह लेखपत्र इस कार्यालय में दिनांक 15/07/2019 एवं 01:17:43 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

राकेश कुमार सिंह  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
15/07/2019

एम0 के0 गुप्ता  
निबंधक लिपिक





(Stamp duty is paid Rs. 2,49,750/- @ 5 % of Total Market Sale Value Rs. 49,95,000/- Under the Notification on Uttar Pradesh Govt. Order No. SVK No. 5-2756/11-2008-500(165)/07 Dt. 30<sup>th</sup> June 2008.)

Transfer deed is made and executed at GREATER NOIDA on this 15<sup>th</sup> day of July 2019 between **MR. V.K. DEHARWAL S/o MR. M.L. DEHARWAL R/o C-228, SECTOR-ALPHA-I, GREATER NOIDA, DISTT. G.B. NAGAR, U.P. (Adhar No. 8743 8331 3461 PAN AFSPD2045K, Mob. No. 9654220241)**, of the first part, hereinafter called the transferor.




AND

**MR. PRADEEP KUMAR GARG (Adhar No. 9592 6774 3482 PAN ACFPG7997K, Mob. No. 9412584414) & MR. SANJAY KUMAR GARG (Adhar No. 8112 4853 6631 PAN ADAPG1223G, Mob. No. 8006499008) S/o LATE VED PRAKASH GARG R/o LAMBA GALIYARA, DANKAUR, DISTT. G.B.NAGAR, U.P.,** of the second part, hereinafter called the transferee.

(the expression and words on the transferor and the transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

Whereas the Transferor aforesaid is an Allottee/ Lessee, Owner and in possession of **HOUSE No- 228, SITUATED IN BLOCK-C, Sector- ALPHA-I, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) MEASURING AREA 100.80 SQ MTRS TOTAL COVERED AREA ALL FLOOR 142.565 SQ. MTRS. . THIS PLOT IS CONSTRUCTED** Allotment No- A01-3331 duly allotted by Greater Noida Industrial Development Authority hereinafter referred to as the **PROPERTY.**


आवेदन सं०: 201900743061203

वही सं०: 1

रजिस्ट्रेशन सं०: 23421

वर्ष: 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
अंतरण कर्ता: 1

श्री वी के डहरवाल, पुत्र श्री एम एल डहरवाल

निवासी: सी-228 सेक्टर-अल्फा-1, ग्रेटर नोएडा जिला  
गौतमबुद्ध नगर

व्यवसाय: अन्य

अंतरीति: 1



श्री प्रदीप कुमार गर्ग, पुत्र श्री स्व० वेद प्रकाश गर्ग

निवासी: लम्बा गलियारा कस्बा दनकौर तहसील ब जिला  
गौतमबुद्ध नगर

व्यवसाय: अन्य

अंतरीति: 2



श्री संजय कुमार गर्ग, पुत्र श्री स्व० वेद प्रकाश गर्ग

निवासी: लम्बा गलियारा कस्बा दनकौर तहसील ब जिला  
गौतमबुद्ध नगर

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री ध्रुव गर्ग, पुत्र श्री प्रदीप कुमार गर्ग

निवासी: लम्बा गलियारा कस्बा दनकौर जिला गौतमबुद्ध  
नगर

व्यवसाय: अन्य

पहचानकर्ता: 2





The said Residential Plot question is bounded as under: -


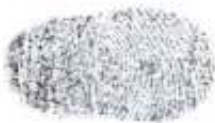


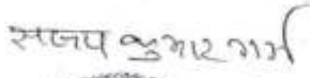



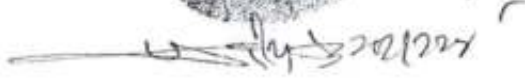

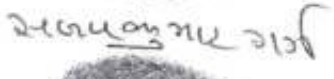

NORTH-EAST	:	Plot No. 152
SOUTH- EAST	:	Plot No. 229
NORTH- WEST	:	Plot No. 227
SOUTH - WEST	:	12 Mtr. Wide Road

And whereas the lease Deed in respect of the said property has been executed by the Greater Noida Industrial Development Authority in favour of the Lessee aforesaid Registered in Sub Registrar Office Sadar Distt. Gautam Budh Nagar, U.P., in Book No-1, Jild No.110 Page No. 881/910, Document No- 10644 Mussana No. 10645 on Dated- 26/09/1998 Registered in the office of Sub-Registrar Office Sadar Gautam Budh Nagar.

Detail of Transfer Deed Book No-1, Jild No. 353 on Page No. 321/336, Document No- 5214 on Dated- 27/07/2001 Registered in the office of Sub-Registrar Distt. Gautam Budh Nagar.

And whereas the Transferor aforesaid has obtained the permission to transfer the said property in favour of the Transferee from the Greater Noida Industrial Development Authority vide their Transfer Memorandum No. Property/ Transfer Letter/ 2019/ 4008 dt.30/05/2019.

And whereas the Transferor aforesaid has sold and transferred the above said property in favour of the transferee for the total sale consideration of Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only) including for the construction portion and the Transferee has also agreed to acquire the same for this very amount.

श्री रणवीर सिंह नागर, ,

निवासी: ग्रेटर नोएडा जिला गौतमबुद्ध नगर

व्यवसाय: दस्तावेज लेखक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
लिए गए हैं।  
टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राकेश कुमार सिंह

उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर

एस0 के0 गुप्ता  
निबंधक लिपिक





**NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-**

1. That the total sale consideration of the above said property has been settled to as Rs. **49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)** in between both the parties.
2. That the Transferor has received a sum of Rs. **49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)** from the Transferee as full and final payment, the receipt of which the Transferor hereby acknowledges and the payments have been in the following manner: -

MODE OF PAYMENT	DATED	AMOUNT (Rs.)
1. By RTGS/SK/UTIBR No. 5201904180035533202984	18/04/19	10,00,000/-
2. By RTGS No. CNRBR520190709-00747697	09/07/19	16,52,500/-
3. By UTIBR No. 52019070900356017/624 Axis Bank Greater Noida.	09/07/19	6,52,500/-
4. By D.D. No. 749330 HDFC Bank, Manekji Wadia Building Ground Floor, Nanik Motwani Marg, Fort Mumbai-400001	12/07/19	16,90,000/-

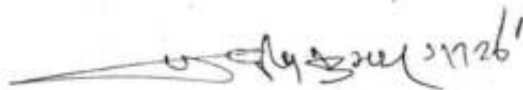
**Total: 49,95,000/-**

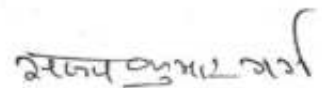
3. That now there is no balance due towards the transferee to be paid to the Transferor in respect of the said property.
4. That the Transferor aforesaid has assured the Transferee that the said property is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation, attachments injections, exchange and decree of any court of law, if proved otherwise the transferor shall be liable and responsible for the same and the transferee shall have the rights to recover double of consideration amount along with cost, expenses and interest from movable and immoveable properties of the transferor.

 *[Handwritten signature in Devanagari script]*



5. That the Transferor has transferred all his rights and interest in the said property TO HOLD the same by the title transferee finally, absolutely and forever.
6. That the Transferor has handed over the vacant actual physical and peaceful possession of the said property to the Transferee aforesaid on the spot.
7. That the Transferee is entitled to enjoy the full rights of the said property and is entitled to further transfer/ construct the residential building on the said plot according to the bye laws of the Greater Noida Authority.
8. That the Transferee shall henceforth pay all the taxes and lease rent to the Greater Noida Authority.
9. That the Transferee has decided to execute the transfer deed in the office of Sub-Registrar Greater Noida within 90 days after issuing of the Transfer Memorandum.
10. That the Transferor and the Transferee claims that the subject property is not mortgaged and free from all encumbrances. In case the subject property is mortgaged then the transfer permission automatically stands revoked.
11. That all dues/installments relating to property have been paid by the transferor to the Greater Noida Industrial Development Authority.











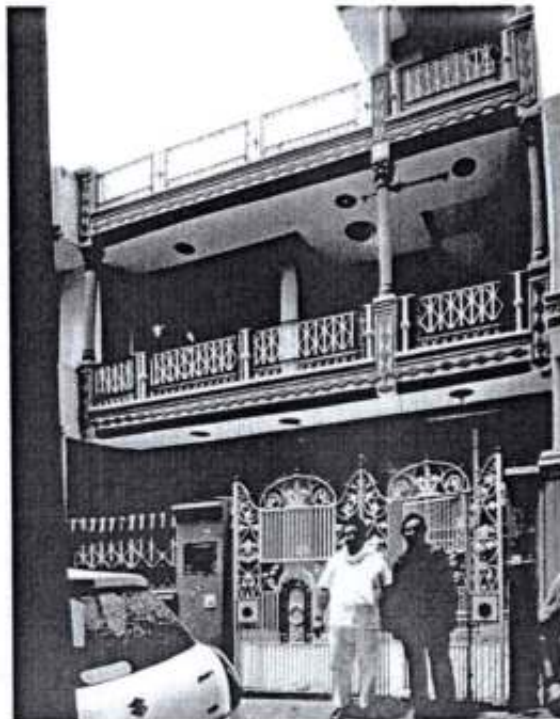
12. That the Transferee shall be bound by the terms and conditions of the Lease Deed executed between the lessee and the Greater Noida on dated **26/09/1998** subject to the change mentioned in the transfer memorandum otherwise from time to time.
13. That the transferee shall enjoy the lease hold rights of the above said property for the balance period of 90 years from the lease dated **26/09/2019**.
14. That the Transferee automatically would inherit all the assets and liabilities connected to the above property relating to deviation made in building viz building plan approved by the Greater Noida Authority.
15. That the Transferee, his spouse/dependent children (minor or Independent) would not be eligible to obtain any plot/house/flat in Greater Noida under any residential/ housing schemes of Greater Noida.
16. If the Transferee does not abide by the terms and conditions of the lease and residential purpose framed by the Authority than the lease may be cancelled by the Authority.







HOUSE No- 228, SITUATED IN BLOCK-C, Sector- ALPHA-I, GREATER  
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) MEASURING AREA 100.80  
SQ MTRS TOTAL COVERED AREA ALL FLOOR 142.565 SQ. MTRS. . THIS  
PLOT IS CONSTRUCTED Allotment No- A01-3331



Smt

Sanjay Kumar

24/04/2012





IN WITNESSES WHEREOF: Both the party have set their respective hands on this transfer deed on this 15<sup>th</sup> day of July 2019, mentioned above written in presence of the following witnesses.

WITNESSES:


*Dhurv Garg*  
1. Name: Dhurv Garg  
S/o: Pradeep Kumar Garg  
Address: Lamba Galiyara, Dankaur, G.B. Nagar  
Aadhar No. 8334 6731 1604 Mob. 9528100080

TRANSFEROR

*Dhurv Garg*  


*Ranveer Singh Nagar*  
2. Name: Ranveer Singh Nagar  
Deed Writer  
Address: Greater Noida, G.B. Nagar  
Mob. 9818216289

TRANSFEEEE

*Ranveer Singh Nagar*  
  
*Ranveer Singh Nagar*  


DRAFTED BY: Ranveer Singh Nagar, Deed Writer, G.B. Nagar, U.P.

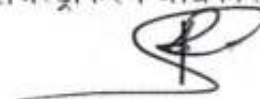
*Ranveer Singh Nagar*  
RANVEER SINGH NAGAR  
DEED WRITER  
L.NO.-22  
(GAUTAM BUDH NAGAR)



आवेदन सं०: 201900743061203

बही संख्या 1 जिल्द संख्या 33324 के पृष्ठ 31 से 76 तक क्रमांक  
23421 पर दिनांक 15/07/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राकेश कुमार सिंह  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
15/07/2019

