



TRANSFER DEED

Actual Transfer Consideration : Rs 1,00,000/-

Market Value: Rs 1,10,000/-

Stamp Duty Paid: Rs 9350/-

This deed of Transfer is Executed on the 18<sup>th</sup> day  
of April 1985, between Shri R. K. Mehra S/o Sh. J.D. Mehra  
R/o 15/1046 Nai Wala Karol Bagh New Delhi General Attorney of  
Sh. Ashok Bhasin S/o Sh. Prithi Raj Bhasin R/o E-41, West Patel  
Nagar, New Delhi Vide G.P.A. Registered in S. R. Office Noida  
as No. 1174 in Book IV Volume 80 on page 50 <sup>128/129</sup> on 26-3-84  
hereinafter called the Transferor of the First Part and Smt.  
Uma Mehra W/o Sh. R.K. Mehra R/o 15/1046, Nai Wala Karol Bagh  
New Delhi, hereinafter called the Transferee of the Second

Part.

contd...2.

x

x Uma Mehra



4342 17-4-85 500/-  
 स्तम्भ नं० - पामिल किया

श्रीमती उमा मेहरा का 100 मी आरु के मेहरा में  
 नोटा माफ कर देना

तहसील 12 गाजियाबाद  
 Date 10/05/87 सुल्करेजि. 251.00 प्रतिशुल्क 4.00 प्रीति 260.00 शब्द 1800

आरु के मेहरा  
 श्रीमती उमा मेहरा पेशावाला  
 पंजी 15/10/86 कारील बाग रिहली 5  
 19-4-85  
 Camp 19/4/85

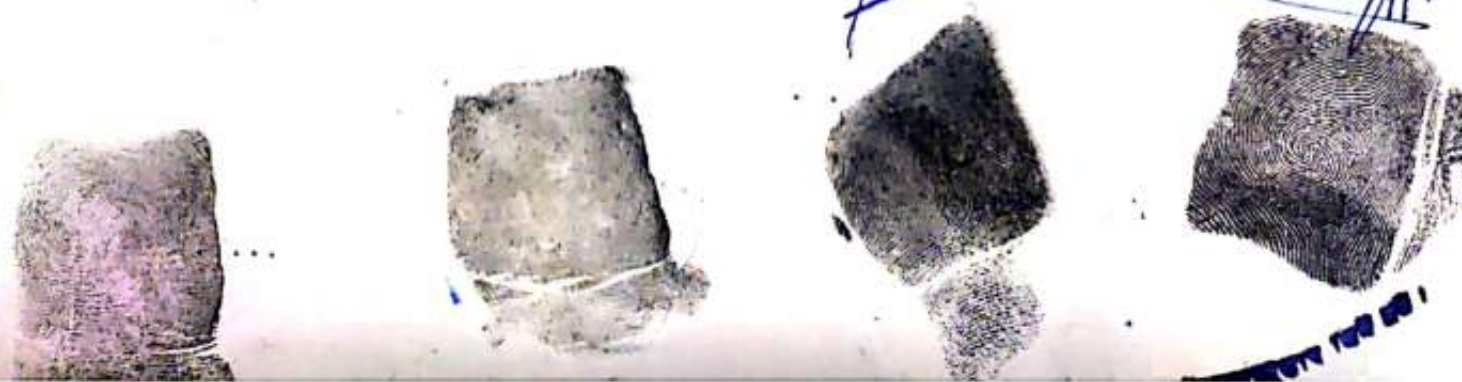
62

लीखपउ के किम्पादर को वशील कर देना 1000 मी रक लाख करिय हरे खाह  
 रस्तोपेज से वशील पाका उच्च छी आरु के मेहरा दे गत वशील से डीमरी  
 उमा मेहरा पत्नी आरु के मेहरा कि वारी 15/10/86 कारील बाग रिहली 5  
 के स्वीका एविया

तहसील श्रीमती उमा मेहरा  
 पंजी 15/10/86 कारील बाग रिहली 5  
 19-4-85  
 Camp 19/4/85



62  
 Uma Mehra  
 19-4-85







- 2 -

The expressions Transferor and Transferee shall mean and include their legal heirs, representatives, assigns, nominees, administrators and executors respectively.

Whereas the Transferor is an allottee/leasee and owner and in possession of a residential Flat No. A-53 Situated in Sector XIV Noida, Distt. Ghaziabad measuring 112.5 sq.mts with super structure construction thereon having been leased to him for 99 years by Noida Authority having its boundaries as under:-

North: House No. / 75 Mt. Wide Road.

South: House No. S.F.S. A-57

East: House No. S.F.S.-A-54

West: House No. S.F.S. A-52

*[Signature]*  
x

x Uma Mehra

contd.....3







And whereas the transferor is desirous to transfer his lease hold rights on the said plot and super structure thereon in favour of the Transferee for a premium of Rs. 1,00,000/- (Rupees One Lack only) and the Transferee has also agreed to purchase the lease hold rights on the said plot. The Transferor has also obtained the permission to transfer his lease hold rights on the said plot alongwith super structure thereon in favour of the Transferee from Noida Authority vide Transferfor Memo No. Noida / NOIG/ 702/84.





- 4 -

2. That the Transferor has already received Rs. 1,00,000/- (Rupees One Lac only) from the Transferee. The receipt of which the transferor hereby acknowledges.
3. That the Transferor has handed over vacant physical possession of the said plot and super structure thereon to the transferee.
4. That the Transferee is entitled to enjoy full rights on the said plot and super structure thereon and is entitled to construct residential building on the said plot according to the bye-laws of the Noida Authority, Distt. Ghaziabad, U.P.
5. That the Transferee shall henceforth pay all the taxes and lease rent to the Noida.
6. That the Transferor assures the transferee that the

x 

x Uma Mehta contd....5





- 5 -

7. That the Transferor assures the transferee that the said plot and super structure thereon is free from all the encumbrances, if proved otherwise the transferor shall be liable to responsible for the same.

8. That the Transferee shall enjoy the lease hold rights for the remaining 99 years.

9. That the Transferor admit the terms and conditions of the lease deed referred to above shall be binding on the transferee.

10. Transferee shall pay to Noida Authority Lease rent at the rate of 0.1 % of the premium in the 1st Fifteen years.

11. That the lease rent shall be revised and enhanced after 15 years and the enhancement of the lease rent shall be 50 % of the lease rent first fixed by Noida Authority which shall be binding on the transferee.

*[Signature]*  
X

contd.....6  
X Uma Mehra



- 6 -

12. That the Transferee shall pay the lease rent on 1st of April each year to Noida Authority.

13. That the terms and conditions amended by the Noida Authority from time to time shall also be binding on the transferee.

IN WITNESS WHEREOF both the parties have signed this Transfer Deed on the day, month and year First above mentioned.

Witness:

1. *[Signature]*  
Sw. Wada.

X *[Signature]*  
TRANSFEROR

2. *[Signature]*  
*[Signature]*

X *[Signature]*  
Transferee.



4347 12-4-85 7/11  
संख्या नं० 4342 दिनांक 11/4  
18/4

अधीन I रिजल्ट 352 से हृण 23/25 में द.न. 917 पर  
भाज दिनांक 24/4/85 से स.न. 21/4/85

~~Camp~~  
न/र



2/10/85

TRANSFER MEMORANDUM

Sh. Ashok Bhasin R/o E-41, West Patel Nagar, New Delhi  
 allotted of House No. A-53 Sector XIV has applied for trans-  
 fer of house No. A-53 Sector No. XIV in favour of Shrimati Urmila  
Mehra W/o Sh. R. K. Mehra R/o A-53/XIV NOIDA  
 accordingly the permis-  
 sion for transfer has been granted subject to the following terms  
 and conditions :-

- (1) The transferee shall abide by terms and conditions of the  
 "NOIDA" Self Financing Housing Scheme 1980 and the terms  
 mentioned in the lease of land & sale of superstructure  
 executed on dated 19.9.82 before Sub-registration on dated  
21.9.82 vide Regn. No. 3778 अही नो 1 दिनांक 14.3.82 अही नो 134-145
- (2) The transferee shall be liable to pay annual lease rent to  
 the authority on the first day of April each year in advance.  
 At present, the annual lease rent of house No. A-53/XIV  
 is 61/- p.a. If the rent for any particular year is not  
 paid in advance the interest @ 18% p.a. shall be payable on  
 the amount of rent in arrears.
- (3) Any other dues/arrears if any shall be recovered from the  
 transferee subject to interest @ 17% per annum with half  
 yearly interest.
- (4) The transferee/transferor shall be bound to execute the  
 legal documents and exchange possession within 30 days of  
 issue of this letter and inform 'Authority' within 40 days  
 of issue of this letter. All the legal expenses involved  
 in the case shall be incurred by the transferee. However,  
 in such cases the transferee shall approach this office  
 within 30 days after the exchange of possession for execut-  
 ion and registration of legal documents. It may be noted  
 that any delay in the execution of legal documents/exchange

.....2/-



of possession by the due date shall be subject to the payment of penalty @ Rs. 5/- per day as per rules and regulations of the Authority and/or cancellation of transfer/allotment of plot/house and forfeiture of amount as per rules.

(5) That the transferee/transferor has paid the transfer charges for the said house to the Authority.

(6) The transferee shall be bound by the terms of transfer and allotment as they <sup>stand</sup> ~~are~~ and after being amended from time to time, and shall also be bound by the all the rules and regulations framed by the Authority and are exercised from time to time. The transfer will be governed by provisions of U.P. Industrial Development Area Act, 1976.

(7) All disputes arising out of this Transfer Memorandum shall be subject to the jurisdiction of the court of Ghaziabad or the High Court of Judicature at Allahabad (U.P.).

(D.B. Malik)  
Asstt. Development Manager  
(Housing) NOIDA.

NO. NOIDA/DIG/T-2/84

Copy to :-

- (1) Transferor.
- (2) Transferee.
- (3) Sr. A.O. (III)

X.O. 1/1. at  
540 per Sq. Metre

(D.B. Malik)  
Asstt. Development Manager  
(Housing) NOIDA.

January 17, 1985

The A D M (Housing)  
Sector 6  
NOIDA

Dear Sir,

Sub.: House No. A 53, Sector 14, Noida  
ATT: H. D. B. Malik

With reference to your Transfer Memorandum No. 357/ADM(H)SFS/A 53/XIV dated 2.1.85. I wish to advise having handed over the possession of the <sup>Said</sup> house to the transferee, Mrs. Uma Mehra w/o Sh. R.K. Mehra. Currently resident of the same house. Her confirmation of the fact is appended below. This is for your kind information and record please.

Yours faithfully,

( A. BHASIN )

Date...

I hereby confirm having already acquired possession of the above noted house.

Uma Mehra

U. Mehra



# NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Applicant's Copy

SB A/C NO. 58126

Sr. No.

Name of Scheme

HOUSING FOR FLATS & HOUSES

Please find enclosed herewith Draft/Pay Order No. 228450 Dt. 26/5/26 for

Rs. 25126/- Drawn On IOB Noida being payment of Property allotted to me by Noida Authority.

Sr. No.	Rs.	P	I. D. No. :	Property Location :	Name :	Address :	Date of Deposit :
101.	Instalment	✓		<u>A53/14</u>	<u>VIJAYA BARI</u>	<u>MEHRA</u>	<u>26 JULY 2006</u>
102.	Interest on Instalment	✓					
103.	Lease Rent						
104.	Intt. On Lease-rant of						
105.	<u>one time</u>						
106.	<u>Lease Rent</u>						
107.							
108.	Penalty						
109.							

TOTAL

Payment alone will not accrue any right to allottee

Depositor's Signature

Payee's A/c with B. No. read 500

For VIJAYA BANK

Noida



नवीन ओखला औद्योगिक विकास प्राधिकरण  
(महानगर प्रशासनिक भवन, संक्टर-6, नोएडा (उ०प्र०)  
(आवासीय भवन लेखा विभाग)

श्री० पी० ए०/आवासीय/२००५/१७५  
दिनांक २२/६/२००५

श्रीमती उमा मेहरा

२२-५३ संक्टर-५

नोएडा

वर्षा- आवासीय भवन-फ्लैट सं० ५३ ब्लॉक २२  
संक्टर ५ के विरुद्ध देयता।

प्रति,  
आपके उपरोक्त विषयक पत्र दिनांक २१-६-०५ के संबंध में यह  
सूचित किया जाता है कि प्रस्तावित परिसंपत्ति के विरुद्ध दिनांक ३०-६-०५ को  
निम्नानुसार धनराशि अतिदेय है। कृपया निम्न मंदा में देय धनराशि का भुगतान नोएडा  
स्थित लि० प्र० संक्टर ५ नोएडा में उपलब्ध चालान द्वारा करें।

उ० प्र०-पा-अ० प्र० के आदेश दिनांक २०-०५-०५ H-303111

अंतरों का विलंबता	₹ 0
अंतरों पर व्याज	₹ 0
नू-भाटक	₹ 15094 = 100 -
नू-भाटक पर व्याज	₹ 0
एक मुश्त नू-भाटक	₹ 10032 = 100 -
	₹ 0
	₹ 0
योग	₹ 25126 = 100

सत्यापित  
127 JUL 2005  
हस्ताक्षर

वरिष्ठ लेखाकार/प्रशासिकारी (आ० भवन)  
नोएडा।



To

The Deputy General Manager  
NOIDA  
Sector-6, Noida

21/0/07  
SPEED POST CENTRE NOIDA (201701)  
SP 006 CT 2002 10/05/2003 TM  
Counter No: 1. DP-Code: RAM  
To: TIR. BY G. M. SEC 6 NOIDA  
NOIDA. PIN: 201  
From: R. K. MEHRA, A-53/14 NOIDA  
Mt: 750000  
Ant: 10.00, 27/05/2003, 09:56:49  
Have a nice day




Sub : REPRESENTATION

Dear Sir,

This refers to your office Transfer Memo No.357/ADM/HS/SB/A53/XIX 1303A dated 2-1-85 issued to my wife Mrs. Uma Mehra A-53/14, Noida. As per the conditions of this Memo I have deposited all dues towards transfer charges as well as the lease rent including onetime charges. All photocopies are enclosed herewith. I have approached recently your accounts people to seek a no dues certificate, so that all matters pertaining to this property are sorted out in my life time, as I am now a sick old man. However the shock of my life came when I was told that the lease rent as mentioned in the said memo was not valid as the charges was not Rs.61/- but Rs.607/- or so. I did not know that such important documents towards were in fact contracts were being issued by authorities in a public sector set-up like yours, so carelessly. I know letter like the one under reference have been issued to ~~to~~ other also and in most cases matters have been duly sorted out without any problem. My own assessment is that your accounts people are deliberately misleading people or are otherwise unaware of the fact that such contracts are inviolable and they have to accepted them as they are and take action accordingly. Will you kindly look into this as soon as possible and help an old couple have a sigh of relief.

Thanking you,

Yours faithfully,

  
( R.K. MEHRA )  
A-53, Sector-14  
Noida

Date : 26-05-2003

Enclosure  
a-a.

cc to DB-Mahk





### UNDERTAKING

I, Shri Ashok Bhasin S/o Shri Prithvi Raj Bhasin R/o  
E-41, West Patel Nagar, New Delhi-110008, do hereby solemnly affirm  
and declare on oath as under:

1. That I am the allottee of Residential Flat No.A-53, Sector-14,  
NOIDA, Distt. Ghaziabad(UP).
2. That I have sold the abovesaid Flat to Smt. Uma Mehra  
W/o Shri R.K. Mehra R/o 15/1046, Nai Wala, Karol Bagh, New Delhi-5  
and have delivered the physical possession of the said Flat to the  
purchaser.
3. That I hereby undertake that I will be bound and liable to get  
the registration done of the Residential Flat No. A-53, Sector-14,  
NOIDA, Distt. Ghaziabad(UP) when the permission will be granted by  
the NOIDA Authority for the registration of the Flat in the name  
of Smt. Uma Mehra.
4. That I further undertake that I will come at any time as and  
when the transfer/registry will be executed in the name of Smt. Uma  
Mehra W/o Shri R.K. Mehra R/o 15/1046, Nai Wala, Karol Bagh, New  
Delhi-110005, before the Office of the Competent Authority of  
Ghaziabad(UP) and I further agree to sign any documents for the same  
at present and in future at any time.

DATED: 2nd March, 1984

ATTESTED

Notary Public Delhi

5 MAR 1984

DEPONENT





~~पत्रांक व नंबर No. १०३३~~

606

22/10/2024

Scanned with CamScanner

A F F I D A V I T

Affidavit of Shri Ashok Bhasin S/o Shri Prithvi Raj Bhasin R/o E-41, West Patel Nagar, New Delhi-110008, do hereby solemnly affirm and declare as under:-

1. That the deponent has appointed Shri R.K. Mehra S/o Late J.D. Mehra R/o 15/1046, Nai Wala, Karol Bagh, New Delhi-110005, as care-take of Govt. Built Flat No.A-53, Sector-14, NOIDA, Distt. Ghaziabad (UP).

Dated 2nd March, 1984

  
DEPONENT

V E R I F I C A T I O N

Verified at Delhi, that the contents of this affidavit are true to the best of my knowledge and belief, nothing has been concealed therefrom. **ATTESTED**

  
Notary Public Delhi

  
DEPONENT

**2 MAR 84**







### AGREEMENT FOR SALE

This deed of Agreement for sale is executed at NOIDA on this day of 2nd March Feb., 1984 by party No. One Shri Ashok Bhasin S/o Shri

Prithvi Raj Bhasin R/o E-41, West Patel Nagar, New Delhi-110008 hereinafter called the Party No. One in favour of Smt. Uma Mehra W/o Shri R.K. Mehra, R/o 15/1046, Nai Wala, Karol Bagh, New Delhi-110005 hereinafter called the Party No. Two.

This expression of the Party No. One and Two both include their heirs, executors, representatives and assigns respectively.

Whereas the Party No. One is the actual allottee of and in possession of Residential Flat No.A-53, Sector-14, NOIDA, Distt. Ghaziabad (UP) and the Party No. Two Smt. Uma Mehra W/o Shri R.K. Mehra had entered into an agreement to purchase the same from Party No. One for a consideration amount of Rs.1,00,000/- (Rs. One lakh only) which has been paid to the party No. One vide Cheque No. 113816 dt. 29/02/84 on Union Bank of India, Karol Bagh by the Party No. Two as the Flat is purchased from NOIDA under Self Financing Scheme.

That all the expenses of this deed shall be paid and borne by the Party No. Two.

That the party No. One hereby assures that Party No. Two that the abovesaid Flat under sale is free from all sorts of encumbrances such as mortgage, gift, sale etc. and there is no defect in titles, if proved otherwise than the Party No. Two will make good in full or part upto the lossess sustained by the Party No. Two. That Party No. One will apply for getting the sale permission from

Uma Mehra

*[Signature]*



अशोक वस्ती 7/10-11 अशोक वस्ती

27 FEB 1964

59. 25 | 10000 |

प (10000)

30210 6- 36- 900

[illegible]

*[Handwritten signature]*

१. विषय : विषय का विषय  
 २. विषय : विषय का विषय  
 ३. विषय : विषय का विषय  
 ४. विषय : विषय का विषय  
 ५. विषय : विषय का विषय  
 ६. विषय : विषय का विषय  
 ७. विषय : विषय का विषय  
 ८. विषय : विषय का विषय  
 ९. विषय : विषय का विषय  
 १०. विषय : विषय का विषय

पूरक धातु ..... वैकल्पिक .....  
 नकाराती .....  
 ३ वा .....  
 पुनः धातु .....  
 निवाराती .....  
 B-135

*[Handwritten signature]*

Dr Singh

Uma Mexica

अपनीसत विम्व अंगूठा मयमयुक्त  
आली मर प्रलीत दुखेदी।




NOIDA Authority and after the permission the Party No. one will inform Party No. Two by Regd. Post and the sale Deed will be executed between the parties within three months.

That in case the Party No. One does not perform his part of the agreement and does not execute the sale deed the Party No. Two shall be at liberty to get the sale agreement enforced by a decree of specific performance. ~~That the Party of the 1st part~~

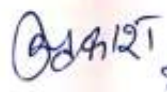
~~has delivered to the Party of the Second part all documents of title in respect of the abovesaid Flat.~~


IN WITNESS WHEREOF the Party No. One have signed on this deed on the day, month and year first above written.

  
FIRST PARTY

*Uma Mehra*  
SECOND PARTY

WITNESSES:

1.  *GAZATI COMPROMISE*  
*Shri NARAIN DAS*  
*B-135, Sec-14, NOIDA*

2.  *DHARAM SINGH*  
*Shri Bhudh Pandey*  
*P/O B-135, Sec-14.*

वही नं I जिल्हा २९५ के हत 165/166 के वर नं 381 पत्र  
दिनांक 7th March 1984 को राजेश्वरी की राई,

