

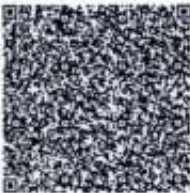


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP41472398405731T  
Certificate Issued Date : 02-Mar-2021 12:57 PM  
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0171692815115279T  
Purchased by : MAHESH CHAND AND RAJBALA  
Description of Document : Article 23 Conveyance  
Property Description : C-34, SECTOR-15, NOIDA GAUTAM BUDH NAGAR  
Consideration Price (Rs.) :  
First Party : RAKESH SETIYA  
Second Party : MAHESH CHAND AND RAJBALA  
Stamp Duty Paid By : MAHESH CHAND AND RAJBALA  
Stamp Duty Amount(Rs.) : 6,00,000  
(Six Lakh only)



.....Please write or type below this line.....

*Mh*

*Mahesh Chand*

*RajBala*

0012679939

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.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.

111





**TRANSFER DEED CUM SALE DEED**

|                          |                           |
|--------------------------|---------------------------|
| TOTAL SALE CONSIDERATION | : Rs.1,20,00,000/-        |
| VALUE AS PER CIRCLE RATE | : Rs.98,55,000/-          |
| STAMP DUTY @5%           | : Rs. 6,00,000/-          |
| TOTAL COVERED AREA       | : 90.0 SQ.MTR.            |
| ROAD                     | : 6.0 MTRS., WIDE ROAD.   |
| CORNER PLOT              | : NO                      |
| PARK FACING              | : YES [5% Extra]          |
| COMMERCIAL FACING        | : NO                      |
| GREEN BELT FACING        | : NO                      |
| COST OF LAND             | : Rs.72,000/- PER SQ.MTR. |
| COST OF CONSTRUCTION     | : Rs.15,000/- PER SQ.MTR. |
| TYPE OF CONSTRUCTION     | : CATEGORY - I.           |

**e-Stamp Certificate No-IN-UP41472398405731T, Dated:02-03-2021**

STAMP DUTY HAS BEEN PAID VIDE RATE LIST PART-2, FORMAT-2K(1), V-CODE NO-0015 ON PAGE NO-17



RajBala







( 2 )

This Transfer Deed cum Sale Deed is made and executed at NOIDA, on this the **05<sup>TH</sup>** day of **March, 2021**, between **SHRI RAKESH SETIYA [PAN-ACKPS8015K, AADHAAR NO.2176 3256 3015]** S/O LATE SH. NAND LAL R/o B-414, FIRST FLOOR, MEERA BAGH, PASCHIM VIHAR, DELHI-110063. of the first part, hereinafter called the TRANSFEROR.

AND

**SHRI MAHESH CHAND [PAN-ADRPC8767C, AADHAAR NO.7597 5403 9882]** S/O LATE SH. KHUSHI RAM & **SMT. RAJBALA [PAN-ALSPB0790R, AADHAAR NO.3245 0447 9689]** W/O SHRI MAHESH CHAND both R/o C-545, NEW ASHOK NAGAR, DELHI-110096. of the Second part, hereinafter called the TRANSFEREE.

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

WHEREAS the Transferor aforesaid is the Transferee Owner and in Possession of **Residential Built Up Plot No.34, area measuring 112.50 Sq. Mtrs., Situated in Block-C, of Sector-15, NOIDA, Distt. Gautam Budh Nagar- U.P. having total Covered Area on Ground Floor of 90.00 Sq.Mtrs.** duly allotted by the NOIDA AUTHORITY, hereinafter referred to as the PROPERTY and the same in question is bounded as under :-

|          |   |                              |
|----------|---|------------------------------|
| NORTH BY | : | ROAD                         |
| SOUTH BY | : | MIG HOUSE NO.C-43, SECTOR-15 |
| EAST BY  | : | MIG HOUSE NO.C-35, SECTOR-15 |
| WEST BY  | : | MIG HOUSE NO.C-33, SECTOR-15 |

*Mh*



*Mahesh Chand*



*RajBala*



आवेदन सं०: 202100743014535

पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 1142

वर्ष: 2021

प्रतिफल: 12000000 स्टाम्प शुल्क- 600000 बाजारी मूल्य - 9855000 पंजीकरण शुल्क - 120000 प्रतिलिपिकरण शुल्क - 80 योग: 120080

श्री महेश चन्द,

पुत्र श्री स्व० खुशी राम

व्यवसाय: अन्य

निवासी: सी-545, न्यू अशोक नगर, दिल्ली-110096

Mahesh Chandel



ने यह लेखपत्र इस कार्यालय में दिनांक 05/03/2021 एवं 01:43:51 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीरसेन

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

05/03/2021

विवेक शर्मा

निबंधक लिपिक





(3)

AND WHEREAS the Lease Deed Cum Sale Deed in respect of the said residential House has been executed by the NOIDA AUTHORITY in favour of SHRI NAND LAL son of SHRI WASANDA , R/o C-34, Sector-15, NOIDA, as Lessee for the terms of 90 years and the same is registered in the office of S.R.NOIDA, in Book No.I, Volume No.825/904, on pages 350/621 to 638, as Document No.1533 and Musanna No.1534 Dated.09/08/1996.

AND WHEREAS after death of SHRI NAND LAL the NOIDA AUTHORITY had mutated the said residential property in favour of his son SHRI RAKESH SETIYA above said Transferor vide their Letter No:-NOIDA/HOUSING/2021/50, DATED-13-01-2021.

AND WHEREAS the Transferor aforesaid has agreed to sell the existing structure and also to assign the Lease Hold Rights in respect of the plot beneath the same in favour of the TRANSFEREE for total sale consideration of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)** and the TRANSFEREE have also agreed to acquire the same for this very amount.

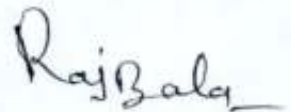
AND WHEREAS the Transferor aforesaid has obtained the permission to transfer the said residential property in favour of the TRANSFEREE from the NOIDA AUTHORITY vide their Transfer Memorandum No. **NOIDA/HOUSING/2021/296** Date:24-Feb-2021, Registration id:50001449.

**NOW THIS TRANSFER DEED CUM SALE DEED WITNESSETH AS UNDER:**

1. That the Transferor aforesaid has sold, transferred and assigned all his rights, titles and interest in respect of the said residential property in favour of the TRANSFEREE for total sale consideration of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)**.



आवेदन सं०: 202100743014535

बही सं०: 1

रजिस्ट्रेशन सं०: 1142

वर्ष: 2021

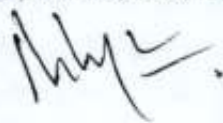
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
अंतरण कर्ता: 1

श्री राकेश सेतिया, पुत्र श्री स्व० नन्द लाल

निवासी: बी-414, प्रथम तल, मीरा बाग, पश्चिम विहार,  
दिल्ली-110063

व्यवसाय: अन्य

अंतरीति: 1

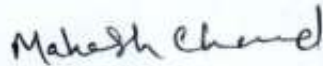



श्री महेश चन्द, पुत्र श्री स्व० खुशी राम

निवासी: सी-545, न्यू अशोक नगर, दिल्ली-110096

व्यवसाय: अन्य

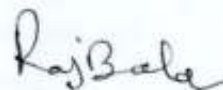
अंतरीति: 2




श्रीमती राजबाला, पत्नी श्री महेश चन्द

निवासी: सी-545, न्यू अशोक नगर, दिल्ली-110096

व्यवसाय: अन्य



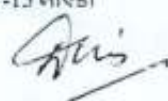

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री धीरज कुमार, पुत्र श्री स्व० हरीश चन्द्र

निवासी: डी-4, सेक्टर-15 नोएडा

व्यवसाय: अन्य

पहचानकर्ता : 2






(4)

2. That the Transferor aforesaid has received a sum of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only)** from the TRANSFEREE, as full and final payment against the said property, the receipt of which the Transferor hereby acknowledges and that the payment has been made in the following manner :-

| MODE OF PAYMENT                          | Date          | AMOUNT         |
|--|---------------|----------------|
| By Chq. No.816407                        | dt.25.12.2020 | Rs.5,00,000/-  |
| By RTGS:-                                |               |                |
| UTR. No.SBINR52021021611471416           | dt.16-02-2021 | Rs.25,00,000/- |
| UTR. No.SBINR52021022513049197           | dt.25-02-2021 | Rs.25,00,000/- |
| By Chq. No.816413                        | dt.24.02.2021 | Rs.10,00,000/- |
| By Banker Chq. No.859389                 | dt.25.02.2021 | Rs.9,10,000/-  |
| UTR. No.SBIN521061470885                 | dt.02-03-2021 | Rs.10,000/-    |
| All Drawn on State bank of India         |               |                |
| By Banker Chq. No.543563                 | dt.28.02.2021 | Rs.44,90,000/- |
| Drawn on HDFC Bank, K.G. Marg, New Delhi |               |                |
| For HDFC LTD.                            |               |                |
| By TDS BSR Code.0013283                  |               |                |
| Challan No.01425                         | dt.02-03-2021 | Rs.90,000/-    |

**TOTAL Rs.1,20,00,000/-**

3. That there is now no balance due towards the TRANSFEREE to be paid to the Transferor in respect of the said residential property.

*Mhyc*



*Mahesh Chandel*



*Rajbala*



श्री आशीष कपूर, पुत्र श्री अशोक कपूर

निवासी: 11/18, दूसरा तल, वेस्ट पटेल नगर, दिल्ली

व्यवसाय: अन्य

*Asish Kapoor*

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

टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*  
वीरसेन

उप निबंधक: सदर द्वितीय

गौतम बुद्ध नगर

*[Signature]*  
विवेक शर्मा

निबंधक लिपिक

प्रिंट करें



(5)

4. That the Transferor aforesaid has assured the TRANSFEREE that the said residential property is free from all sorts of encumbrances such as sale, mortgage, lien, pledge, injunction, dispute, litigation, attachment and decree of any Court of Law, and if proved otherwise, the Transferor aforesaid shall be liable and responsible for the same and the TRANSFEREE aforesaid shall have the rights to recover the entire amount with costs and expenses from the movable and immovable properties of the Transferor.
5. That the Transferor aforesaid has transferred and assigned all his rights, titles and interest in the said residential property TO HOLD the same to the TRANSFEREE by virtue of this Transfer Deed cum Sale Deed.
6. That the Transferor aforesaid has handed over the vacant, actual physical and peaceful possession of the said residential property to the TRANSFEREE on the spot alongwith all documents in original related to the said property.
7. That the Transferor aforesaid is now in no way connected with the said property in any manner whatsoever.
8. That the TRANSFEREE aforesaid may now get their names mutated in the records of the Noida Authority or any other concerned Authority against the said property to which the Transferor shall not have any objection.
9. That the terms and conditions of NOIDA as amended from time to time by the NOIDA shall be binding on the TRANSFEREE.

*My*



*Mahesh Chandra*



*RajBala*







(6)

10. That the Transferor/Transferee claims that subject property is not mortgaged/offered as collateral security and is free from all encumbrances. In case the property is mortgaged/ offered as collateral security then the transfer permission automatically stands revoked.
11. That in case Transferor is a bonafide lessee then he shall execute transfer deed with the transferee and a certified copy of the same shall be submitted to the AUTHORITY after the due registration of the same with the Sub-Registrar, NOIDA. This condition would be complied within 90 days from the date of this transfer memorandum. In case original allottee/hirer, is not a lessee then the transferee would execute a sale-cum lease deed of the subject property with the Authority within 30 days from the date of communication for the execution and of legal documents.
12. All dues are shall be payable @14% p.a. In case of default, the compound interest with half yearly interest would be levied @17% per annum on defaulted amount and for defaulted period.
13. That the Transferee shall be bound by the terms and condition of HPTA/ Lease deed executed between Hirer/ Lessee and NOIDA on **06-Aug-1996** subject to the changes mentioned in the TRANSFER MEMORANDUM and otherwise, from time to time.
14. The transferee automatically would inherit the assets and all the liabilities connected with above property including liabilities on account of deviation made in the building and its use in respect of violation of their terms and conditions of the allotment/lease cum-sale deed/ HPTA.
15. 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.
16. 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 paid.
17. The terms and conditions mentioned in the transfer application form would be part of this transfer memorandum.
18. The Transferee would enjoy the lease hold rights for a period of 90 years with effect from **03/12/1981**.

*Ashy*  


*Mahesh Chandel*  


*RajBala*  






(7)

19. That all the terms and conditions amended by the Noida Authority from time to time shall be binding on the transferee aforesaid.
20. That the transferee shall be liable to pay balance installment of the flat premium along with interest thereon by the due date mention in the lease cum sale deed of flat. The interest on the balance flat premium/other dues shall be payable applicable under the scheme. In case of the default interest shall be levied applicable under the scheme compounded half yearly for delay period.

Photographs of Witnesses:-

1.



2.



*Mhyc*



*Mareshi Chand*



*RajBala*





Ahly



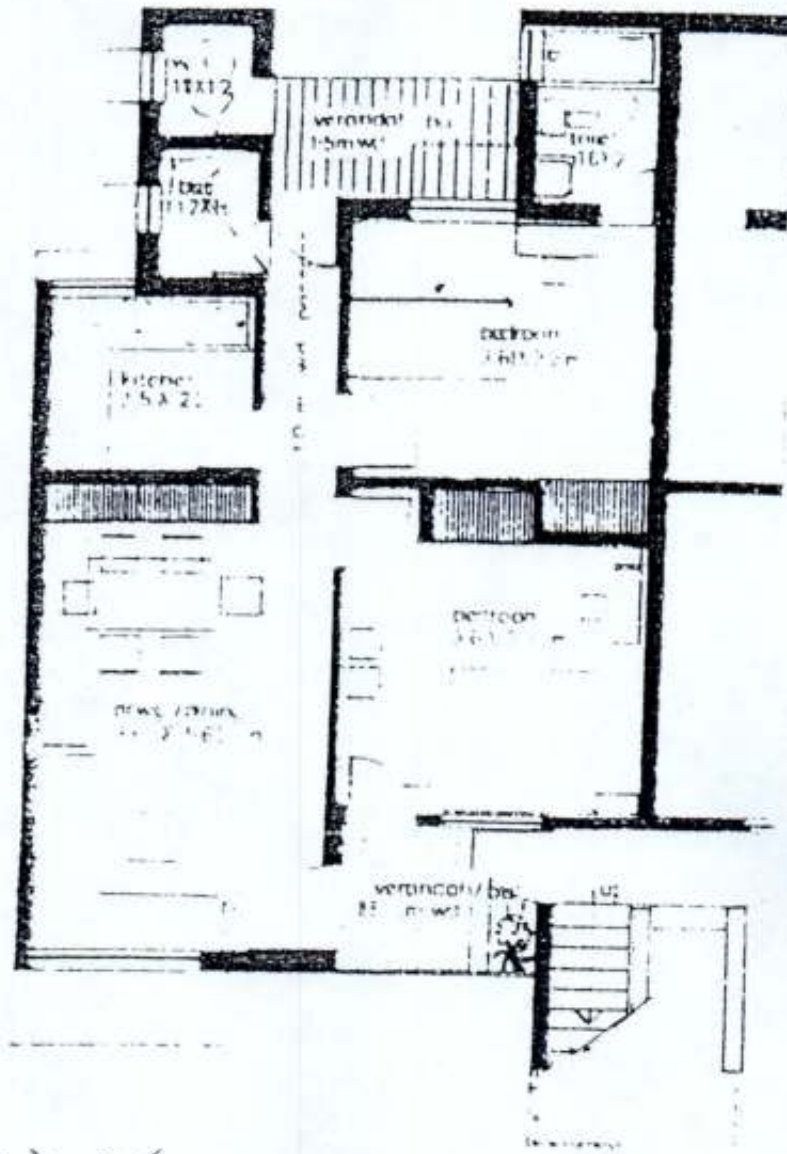
Maresh Chand



RajBala



Residential Ground Floor  
 Plot No-34, Block-C Sector-15 Noida  
 Super Area = 90.00 Sq.mtr.



Mh

Mahesh chand

RajBala





(8)

IN WITNESSES WHEREOF: The Transferor and the TRANSFEREE have set their respective hands on this TRANSFER DEED CUM SALE DEED at NOIDA, on the day, month and the year first above written in the presence of the following witnesses.

WITNESSES :

1.



**MR. DHIRAJ KUMAR**


S/O LATE SH. HARISH CHANDER

R/O D-4, SECTOR-15, NOIDA.

AADHAR NO-9432 1636 9752

  
TRANSFEROR

2.



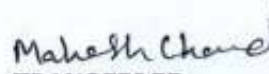
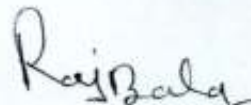
**MR. ASHISH KAPOOR**

S/O SHRI ASHOK KAPOOR

R/O 11/18, 2<sup>ND</sup> FLOOR,

WEST PATEL NAGAR, DELHI-110008

AADHAAR NO-3384 4274 4708

  
TRANSFEREE

SACHIN KUMAR  
NOTARY PUBLIC  
(Delhi)

आवेदन सं०: 202100743014535

बही संख्या 1 जिल्द संख्या 11873 के पृष्ठ 339 से 366 तक क्रमांक  
1142 पर दिनांक 05/03/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



वीरसेन

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

05/03/2021

प्रिंट करें

