

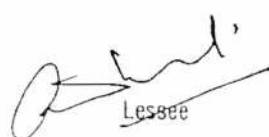
directions issued or regulations made in respect of buildings, drains, latrines, connection with sewer, ramps etc., the lessor may issue a notice to the sub-lessee asking for rectifications to be made immediately. When after due notice, sub-lessee fails to respond to the directions, the lessor will be at liberty to determine the lease deed.

- (f) That the lessee/sub-lessee will keep the demised premises and the buildings at all times in state of good and substantial repairs and in a sanitary condition to the satisfaction of the Lessor.
- (g) That the lessee/sub-lessee will not make, or permit to be made, any alteration in or additions to the said buildings or other erections for the time being on the demised premises erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the terms of such permission in writing of the plan if any, approved by the lessor or any officer authorised by the lessor in that behalf and in case of any deviation from such terms of plan will immediately upon receipt of notice from the lessor or such requiring him so to do correct such deviation as aforesaid and if the lessee/sub-lessee shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be corrected at the expenses of the lessee/sub-lessee which expenses the lessee/sub-lessee hereby agrees to reimburse by paying to the lessor such amount as the LESSOR (whose decision shall be final) shall fix in that behalf.
- (h) That the lessee/sub-lessee shall use the demised premises only for the purpose of constructing a building for the residential purpose (and no other purpose without the consent of the Lessor and subject to such terms and conditions as lessor may impose) and will not do or suffer to be done on demised premises or any part thereof, any act or thing which may be or grow to be a nuisance,

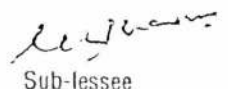
For & on behalf of



Lessor



Lessee



Sub-lessee

damage, annoyance or inconvenience to the Lessor or the owners/occupier of other premises in the neighbourhood. Use of demised premises or part thereof for any non-residential purpose i.e. commercial, institutional, office, industrial, school, nursing home, shop, beauty parlour, provisional store, clinic, tutorial college/school, computer training centre etc. would amount to breach of conditions and on such event, the lessor shall determine the lease deed.

- (i) That the lessee/sub-lessee will in no case assign, relinquish (except in favour of the lessor), sub-let, transfer or part with possession of the demised premises without prior permission of the Lessor. Such permission shall be granted on the basis of the terms & conditions prevailing and such charges as are prescribed and levied by the Lessor when such a transfer is allowed.

The discretion of the lessor in this matter shall be conclusive, binding and final. The sub-lessee may however with the prior written permission of the Lessor and subject to such conditions as it may impose, mortgage the demised premises to any person.

In case of transfer other than by way of mortgage, transfer charges as fixed by the Lessor shall be payable by the sub-lessee to the Lessor within stipulated period, prior to the execution of such transfer-deed.

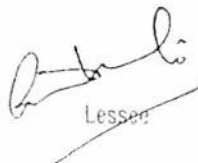
The transfer of the plot whether built or unbuilt will not be allowed except with the prior permission of the Chief Executive Officer. Such permission shall be governed by the policy prevailing at the time of transfer being allowed.

- (i-a) That the Lessor shall have first charge upon the demised premises for the amount of unpaid lease rent and interest thereon and over dues of the Authority.
- (j) That the sub-lessee will not assign, relinquish, mortgage, sublet, transfer, part with possession of any portion less than the whole of the demised premises

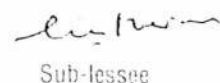
For & on behalf of



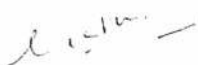
Lessor,



Lessee



Sub-lessee




and building thereon nor cause any sub-division thereof by meters and bounds or otherwise.

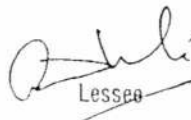
- (k) That every transfer, assignment, relinquishment, mortgage, subletting of the whole of the demised premises, or buildings or both shall be subject to the terms and conditions prevailing at the time of permitting of the same and the transferee, assignee, mortgage or sub-lessee shall be bound by all covenants and conditions herein contained and be answerable to the Lessor in all respect thereof.

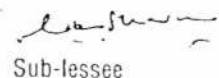
PROVIDED always that if the sub-lessee or his/her/their/its transferree or permitted assignees, as the case may be, will assign, relinquish, mortgage, sublet or transfer the demised premises and building thereon as a whole or residue on the said terms he/she/they/its will deliver at his/her/their/its own expense to the Lessor at its office certified copy of the assignment, relinquishment, mortgage or transfer deed etc., together with a notice thereof within the given period after the same shall have been duly registered under the Indian Regulation Act, or any other amending statute.

- (l) That the lessee/sub-lessee will permit the members, officers, employees and authorised person of the Lessor from time to time and at all reasonable time of the day, during the said term after three days of previous notice to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the sub-lessee will give notice of the provision of this sub clause of his/her/their/its tenants.
- (m) That the sub-lessee will construct the building according to the architectural and elevation control as prescribed by the lessor. In case of semi detached, detached house where both plot holders wish to adopt elevation other than

For & on behalf of

  
Lessor

  
Lessee

  
Sub-lessee

that prescribed the Lessor may allow the sub-lessee to do so provided heights and set backs or both are the same.

- (n) That the sub-lessee will not erect or permit to be erected on any part of the demised premises any stable sheds or other structures of description whatsoever for keeping horse, cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
- (o) That in case of fire, tempest, flood, or violence or other irresistible force if any material part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes, then the sub-lessee shall not exercise his/her/their/its option of determining the lease and shall not hold the Lessor responsible to make good such damage.
- (p-a) That the sub-lessee shall keep the Lessor indemnified against any or all claims for damages which may be caused to any property belonging to lessor/ other in consequence of the execution of the aforesaid works and also against claims for damages if the lessee/sub-lessee or his workman or representative.
  - i) injures or destroys any building or part thereof or other structure contiguous or adjacent to the demised premises.
  - ii) keeps the foundation, tunnels or other pits on the demised premises open or exposed to weather causing any injury to contiguous or adjacent building or
  - iii) digs any pits near the foundation of any building thereby causing any injury or damage to such building.
- (p-b) The damages under sub clause (p-a) above shall be assessed by the Lessor whose decision as to the extent of injury or damage or the amount payable shall be final and binding on the sub-lessee.
- (q) That the sub-lessee shall have to erect and complete building on the leased land within a period of two years from the date of execution of lease deed

For & on behalf of

Lessor

~~Lessee~~

Sub-lessee


unless extension is allowed by the Lessor in exceptional circumstances and on such conditions as it may impose.

- (r) That in case the sub-lessee does not construct the building within the time provided in this deed, the lease will be void and his interest in the property will be determined unless the sub-lessee applies for extension and pays to the Lessor a sum of money equal to 4% of the total premium payable for the plot, as provided in the lease deed, for the first year of extension, 5% of the total premium payable for the plot as provided in this deed for the second year and 6% of the total premium payable for the plot as provided in this lease deed for the third year in which count the period within which the building is to be constructed according to the deed shall stand extended by one year at a time, whereafter if the building has not been constructed thereon by then the lease shall be void unless fresh agreement with the lessor and on fulfilment of such conditions as it may impose and further time is granted by the lessor to the sub-lessee for the same.
- (s) The sub-lessee will not be entitled to sub-divide the plot or amalgamate with any other plot.
- (t) If the sub-lessee does not abide the terms and conditions of the allotment/ lease deed and building bye-laws or any other rules framed or directions issued by the lessor the lease may be determined by the Lessor and the possession of the demised premises may be taken over by the Lessor and the sub-lessee in such an event will not be entitled to claim any compensation in respect thereof.

**III. AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING :**

- (A) Notwithstanding anything hereinbefore contained if there shall have been in the opinion of the Lessor (whose decision shall be final and binding) any breach

For & on behalf of

  
Lessor

  
Lessee

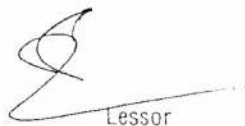
  
Sub-lessee



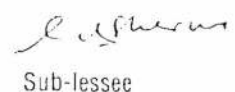
by the lessee/sub-lessee or any person claiming through or under him/her/ their/its of any of the covenants or conditions hereinbefore contained and on his/her/their/ part to be observed and performed, it shall be lawful for the Lessor, without prejudice to any other rights, to re-enter the demised premises or any part thereof in the name of whole and determine this deed and thereupon :

- a) At the time of re-entry if the demised premises has not been occupied by the sub-lessee by way of constructing a building thereon the Lessor may re-allot the demised premises and entire amount shall stand forfeited in favour of the Lessor.
  - b) At the time of re-entry if the demised premises are occupied by any building constructed by the sub-lessee thereon the sub-lessee shall within a period of three months from the date of re-entry removes from the demised premises all erection of buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default where of the same shall become the property of the lessor without payment of any compensation to the lessee/sub-lessee for the land and the buildings, fixtures and things thereon.
- (B) If lessee/sub-lessee is found to have obtained the allotment and the lease of the demised premises by any mis-representation or and mis-statement and/or fraud the lease may be determined and possession of the demised premises may be taken over by the lessor and the lessee/sub-lessee in such an event will not be entitled to claim any compensation in respect thereof.
- (C) Any losses suffered by the iessor on a fresh grant of demised premises for breaches of conditions aforesaid on the part of the sub-lessee or any persons claiming through or under this shall be recoverable by the Lessor.
- (D) All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act No.

For & on behalf of

  
Lessor

  
Lessee

  
Sub-lessee

6 or 1976) or any rules or regulation made there under shall be deemed to be duly served as provided under Section-43 of the Uttar Pradesh Urban Planning and Development Act 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P. Act No. 30 of 1974). The sub-lessee shall be governed in accordance of the provisions of U.P. Industrial Area Development Act, 1976 and Rules/Regulations framed and/or Directions issued thereunder.

- (E) All powers exercised by the lessor under this Lease may be exercised by the Chief Executive Officer of the lessor. The Lessor may also authorise any of its other officers to exercise all or any of the powers exercisable by it under this Lease.

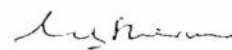
PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.

- (F) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the sub-lessee.
- (G) Any relaxation, concession or indulgence granted by the Lessor to the sub-lessee shall not in any way prejudice the legal right of the Lessor.
- (H) The Chief Executive Officer of the Authority or the Lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
- (I) In the event of any dispute with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of Distt. Court at Ghaziabad or the High Court of Judicature at Allahabad.

For & on behalf of

  
Lessor

  
Lessee

  
Sub-lessee

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

In the presence of

(1) WITNESS

For & on behalf of the LESSOR  
R. SAXENA  
LAW OFFICER  
NOIDA

Signature



Name

PANKAJ KUMAR  
S/O G.L. SHARMA

Address

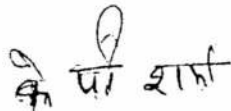
310, AMBICA VIHAR  
PACHIM VIHAR  
N. DELHI - 110087



(2) WITNESS

For & on behalf of the LESSEE  
Secretary  
Defence Officers Club,  
New Delhi, India

Signature



Name

S/O NIE दत्त शर्मा

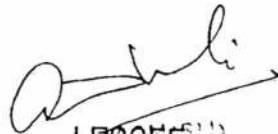
Address

C34/3, नोएडा

For and on behalf of the SUB-LESSEE

Certified that this is a true and exact copy of the original and in all respect.

R. SAXENA  
LAW OFFICER  
FOR & ON BEHALF  
OF LESSOR



LESSEE

Secretary  
Defence Officers Club  
New Delhi, India

SUB-LESSEE



# नवीन ओखला औद्योगिक विकास प्राधिकरण, नौएडा

प्रशासनिक भवन, सेंटर-६, नौएडा, मोतमबुद नगर

## कब्जा प्रमाण पत्र

पत्र संख्या / नौएडा / वि. प्र. (आर.०) / 2629

दिनांक 15/12/99

आवन्ती का नाम एवं पता

श्री जयशेकर दासोदरण पुत्र श्री पी. दासोदरण  
द्वारा आवन्ती श्री श्री. एम. श्री. पुत्र श्री  
श्री. आर. श्री. नि. डा. अम्बिका बिष्ट  
राजी दिल्ली

मूखण्ड संख्या 117 ब्लॉक संख्या 5 सेंटर- 41

मूखण्ड की स्थिति	मूखण्ड का क्षेत्रफल वर्ग मी०	टिप्पणी
उत्तर 5-118	175.14 वर्ग मीटर	
दक्षिण 5-116		
पूर्व 5-138		
पश्चिम Road		

मैं / हम ने मूखण्ड संख्या 117 ब्लॉक संख्या 5 सेंटर- 41  
का कब्जा दिनांक 15/12/99 को लिया है।

मैं / हम मूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं / हूँ तथा इस मूखण्ड पर किसी प्रकार का  
अतिक्रमण नहीं है।

कब्जा देने वाले का हस्ताक्षर

अवर अभियन्ता

सिविल निर्माण खण्ड (प्रथम)

नौएडा

पत्र संख्या नौएडा / पी.ई. 1/97/99/3311/41/C

प्रतिनिधि :— १- मूखण्ड स्वामी

२- विकास प्रबन्धक (आर)

) नौएडा

३- वरिष्ठ लेखाधिकारी (एस)

) नौएडा

४- अवर अभियन्ता

कब्जा प्राप्त करने वाले का हस्ताक्षर

मूखण्ड स्वामी

दिनांक 15/12/99

अवर अभियन्ता

सिविल निर्माण खण्ड (प्रथम)

नौएडा



### AFFIDAVIT

Affidavit of Sh. Tarun Batra S/o Sh. Sudhir Batra aged about 29 years Residents of D-40, East of Kailash, Delhi – 110 065.

I the above name deponent do hereby solemnly affirm and declare as under :

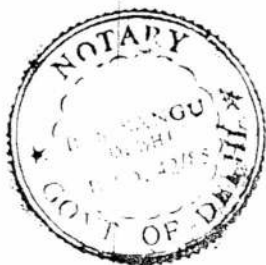
1. That Plot No. J-117, Sector 41, Noida measuring 175.14 sq. mtr. is free from all sorts of encumbrances, charges, gift, lien, mortgage etc.
2. That there is no dispute in respect of the said mortgaged property –plot and that the deponent is in possession of the same.
3. That the deponent has not executed any Agreement to Sell, General Power of Attorney, Special Power of Attorney, Affidavit and receipt in respect of the said mortgaged property –plot in any other persons' name nor shall the deponent do so without prior written consent of IDBI Bank Ltd.

*[Signature]*  
28/7/2001  
DEPONENT

### VERIFICATION :

Verified at Delhi on this 28<sup>th</sup> July 2001 that the contents of my above affidavit are true and correct to my knowledge. No part of it is false and nothing has been concealed therefrom.

*[Signature]*  
28/7/2001  
DEPONENT



*[Signature]*  
NOTARY  
28-7-01



### UNDERTAKING

This Undertaking is executed by Sh. Tarun Batra S/o Sh. Sudhir Batra aged about 29 years Resident of D-40, East of Kailash, Delhi - 110 065, hereinafter called as the Executant.

Whereas the executant is obtaining loan from IDBI Bank Limited, Kasturba Gandhi Marg, New Delhi for the payment of amount of cost of the said plot and for the same is executing the present undertaking which is as under :

1. That I undertake that as soon as all the property papers are executed in my favour, I shall deposit the photocopies of the same immediately with the bank and execute all necessary documents as required by the bank.
2. That I further undertake that I shall regularly pay house tax/property tax dues as applicable in respect of the said plot / house and shall submit the receipt qua the same regularly with the bank.
3. That I state that I shall get the said house as and when constructed insured against fire claims and I shall get the house comprehensively insured for any kind of risk to the house as per the policy of the Insurance company.
4. That I undertake to get the house constructed on the said plot after obtaining the appropriate permissions and approvals from the concerned authorities within a period of 18 months from the date of disbursement of loan. I further undertake that if I do not get the property fully constructed within 18 months from the date of disbursement of loan, I shall pay the commercial rate of interest as applicable on the relevant date on the loan from the date of disbursement.
5. That I undertake to obtain a No Objection Certificate from Noida Authority / Permission to Mortgage the plot in question by 07<sup>th</sup> of August, 2001 and submit it to IDBI Bank Ltd.

IN WITNESS WHEREOF, I the above named Executant has set out respective hands on this Deed on the 28<sup>th</sup> day of July 2001.

WITNESSES :

1. Sudhir Batra
2. Chandha Jyotsna

EXECUTANT



ATTESTED

Ran  
NOTARY DELHI  
28-7-01

**DEFENCE OFFICERS CO-OP. H.B. SOCIETY LTD.**

A-114, (First Floor), SECTOR-30  
NOIDA (U.P.) 201303

Ref. No. D0-D-276/426

Dated.. 23.6.01 ~~xxx~~...

To,

G.M. (R),  
NOIDA.

Sub:- PLOT NO. J-117, SECTOR-41, NOIDA.

Sir,

On the request of our allottee member Sh. Jai Shankar Damodaran S/o. Late P. Damodaran, Society has transferred the membership in the name of Sh. Tarun Batra S/o. Sh. Sudhir Batra. Society has enrolled Sh. Tarun Batra as a member of this society vide R.No. 5547 dated 23.6.01 and share has been transferred in his name.

Society has no objection if the above plot is transferred in the name of Sh. Tarun Batra S/o. Sh. Sudhir Batra. This is for your information and necessary action please.

Thanking you.

Yours faithfully,



SECRETARY (ASHISH)

Secretary  
Defence Officers Co-op.  
H.B. Society Ltd.

OR

One time lease rent has been paid.



**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**

Main Administrative Building, Sector VI  
NOIDA - 201301

**Residential Plots Department**  
Location : 41/J-117

No NOIDA/Res Plots/ 634/  
Run Date 05/07/2001 6/7/01  
Regn.Id. 30015177

**TRANSFER MEMORANDUM**

**Subject :**

**Transfer Permission in respect of Residential Sector / Plot No 41/J-117 NOIDA Complex**

Sector / Plot No. 41/J-117, NOIDA allotted/transferred  
through D.O. Co-op.H.B. Society society to  
Shri/Smt/Km JAISHANKAR DAMODARAN  
S/o, W/o, D/o Shri P DAMODARAN

R/o 8, HOUSING COLONY (PAVANPILLY) NAGAR ENCLAVE COCHINI

is henceforth transferred in favour of Shri/Smt/Km TARUN BATRA

S/o, W/o, D/o Shri SUDHIR BATRA

R/o D-40, EAST OF KAILASH, NEW DELHI

on the basis of No Objection Certificate no. DO-D-276/424 dated 23.6.01 Issued by the Society,  
subject to the following terms and conditions :

1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
2. The transfer charges applicable are Rs 56045
3. 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.
4. 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. In case transfer deed is executed by Power of Attorney holder of the transferor, the transferee shall be liable to pay additional transfer charges as per policy of the Authority. If the Transferor/ Transferee fails to execute and register the transfer deed within 60 days from the date of Memorandum, then this Transfer Memorandum shall be required to be revalidated subject to payment of penalty at prevailing rate applicable from time to time ( present penalty for delay in executing transfer deed is Rs.10/- per day for the actual period delay over and above the given period of 60 days.)
5. 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.
6. The Transferee, shall be liable to pay balance instalment of the plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @15% p.a. In case of default, interest shall be levied @18% p.a. compounded half yearly for delayed period.
7. 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.

*Uomah*

**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**

Main Administrative Building, Sector VI  
NOIDA - 201301

8. 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 14.12.2001..... 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.....

9. The transferee shall be bound by the terms and condition of lease deed of plot executed on 15/12/1999 subject to the amendments indicated in the Transfer Memorandum.

10. 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.

11. The Transferee would enjoy the lease hold rights for a period of 90 years from 15/12/1999

12. 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.

13. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.

14. The Transferee shall inherit all the liabilities of this plot that may accrue in future.

Office Suptd/Dy. Manager  
Residential Plots

Copy to :-

1. Sh./Smt./Km. (Transferor).. JAISHANKAR DAMODARAN  
8, HOUSING COLONY ( PAVANPILLY ) NAGAR ENCLAVE COCHINI
2. Sh./Smt./Km. (Transferee).. TARUN BATRA  
D-40, EAST OF KAILASH , NEW DELHI
3. (Society) .....
4. Sr.F and AO(RAA), NOIDA

Office Suptd/Dy. Manager

वीना सारस्वत  
कार्यालय अधिकारी  
नोएडा



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI  
NOIDA - 201301

Residential Plots Department

Location: 41/J-117

No NOIDA/Res Plots/  
Run Date 05/07/2001  
Regn.Id. 30015177

634/  
6/7/01

TRANSFER MEMORANDUM

**Subject:**

Transfer Permission in respect of Residential Sector / Plot No 41/J-117 NOIDA Complex

Sector / Plot No. 41/J-117, NOIDA allotted/transferred  
through Doc. No. B-80045 society to  
Shri/Smt/Km JAISHANKAR DAMODARAN  
S/o, W/o, D/o Shri P DAMODARAN  
R/o 8, HOUSING COLONY (PAVANPILLY) NAGAR ENCLAVE COCHINI

is henceforth transferred in favour of Shri/Smt/Km TARUN BATRA

S/o, W/o, D/o Shri SUDHIR BATRA

R/o D-40, EAST OF KAILASH, NEW DELHI

on the basis of No Objection Certificate no. DC D-276/96 dated 23.6.01 issued by the Society,

subject to the following terms and conditions:

1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
2. The transfer charges applicable are Rs 56045
3. 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.
4. 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. In case transfer deed is executed by Power of Attorney holder of the transferor, the transferee shall be liable to pay additional transfer charges as per policy of the Authority. If the Transferor/Transferee fails to execute and register the transfer deed within 60 days from the date of Memorandum, then this Transfer Memorandum shall be required to be revalidated subject to payment of penalty at prevailing rate applicable from time to time (present penalty for delay in executing transfer deed is Rs.10/- per day for the actual period delay over and above the given period of 60 days.)
5. 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.
6. The Transferee, shall be liable to pay balance instalment of the plot premium alongwith interest thereon by the due dates mentioned in the lease deed of plot. The interest on the balance plot premium/any other dues shall be payable @ 15% p.a. In case of default, interest shall be levied @ 18% p.a. compounded half yearly for delayed period.
7. 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.

*Amrath*

CITIZEN FORMS

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI  
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8. 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 14.12.2001. 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.....

9. The transferee shall be bound by the terms and condition of lease deed of plot executed on 15/12/1999 subject to the amendments indicated in the Transfer Memorandum.
10. 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.
11. The Transferee would enjoy the lease hold rights for a period of 90 years from 15/12/1999.
12. 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.
13. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
14. The Transferee shall inherit all the liabilities of this plot that may accrue in future.

Office Suptd/Dy. Manager  
Residential Plots

Copy to :-

1. Sh./Smt./Km. (Transferor) JAISHANKAR DAMODARAN  
8, HOUSING COLONY (PAVANPILLY) NAGAR ENCLAVE COCHINI
2. Sh./Smt./Km. (Transferee) TARUN BATRA  
D-40, EAST OF KAILASH, NEW DELHI
3. (Society).....
4. Sr. F and AO (RAA), NOIDA

Office Suptd/Dy. Manager

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