

1-7-22

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector-VI
NOIDA-201301



100093698-20220701-3-2

TRANSFER MEMORANDUM

Request Ref. No.: 211888

Request Date: 30-Jun-2022

Location: 71/B-048

Noida/(Res)/

16541
Date: 01-Jul-2022

Registration Id : 60059151

Subject : Transfer Permission in respect of Residential Sector / Plot No 71/B-048, NOIDA Complex

Sector / Plot No. 71/B-048, NOIDA allotted/transferred through society to **LATIKA KUMARI PANIGRAHY S/o W/o H/o SHYAM SUNDER PANIGRAHY D-155 SARITA VIHAR DELHI -110076** is henceforth transferred in favour of **KAILASH HEALTHCARE LTD THROUGH RAVI SHANKAR THAKUR S/o W/o H/o BASUDEO THAKUR REGD. OFFICE :- A-101 NEW ASHOK NAGAR EAST DELHI 110096** on the basis of No Objection Certificate no.....dated.....issued by the Society,

1. The Transferee claims to be general i.e falls within the definition of the prescribed categories.
 2. The transfer charges applicable are @ Rs 1700.74 per sqmt. amounting to 765333.00
 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. 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 Dept. Within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
 5. The plot under transfer shall be mutated in favor of Transferee on receipt and acceptance 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 along with 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 applicable under the scheme in case of default, interest shall be levied applicable under the scheme 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 fixed. 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-year 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.

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.....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.....14.11.2014.....

9. The transferee shall be bound by the terms and condition of lease deed of plot executed on **01-Oct-2004** 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 **01-Oct-2004**
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.
15. This Permission is being granted subject to realisation of deposited amount shown in the challan.

Office Suptd/Manager/Desk Officer/AGM

Copy to:-

1. Transferor LATIKA KUMARI PANIGRAHY S/o W/o H/o SHYAM SUNDER PANIGRAHY D-155 SARITA VIHAR DELHI -110076
2. Transferee KAILASH HEALTHCARE LTD THROUGH RAVI SHANKAR THAKUR S/o W/o H/o BASUDEO THAKUR REGD. OFFICE :- A-101 NEW ASHOK NAGAR EAST DELHI 110096
3. (Society).....
4. Sr.F and AO(RAA),NOIDA

Office Suptd/Manager/Desk Officer/AGM

ASHOK KUMAR VERMA
Dy. Manager (Res. Plot)
NOIDA