

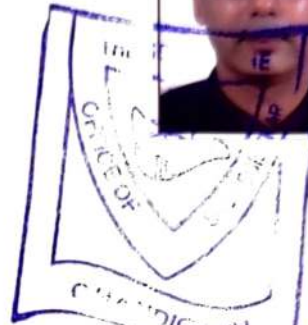
8/10/21



Aruna Jain



Smt. Aruna Jain



TRANSFER OF LEASE RIGHTS BY THE WAY OF FAMILY TRANSFER (FROM MOTHER TO SON) IN RESPECT OF 1/3rd. share (33.33% share) SHARE OF LEASE HOLD BUILT UP COMMERCIAL SHOWROOM NO.46, SECTOR-26, MADHYA MARG, CHANDIGARH, C.P.L. NO.2884, MEASURING ABOUT 762.96 SQ. YDS. CONSTRUCTED UPTO TRIPLE STOREY WITH BASEMENT WITH PLOT UNDERNEATH, TOTAL COVERED AREA ABOUT 11870 SQ. FT.

COLLECTOR RATE OF THE ABOVE SAID PROPERTY HAS BEEN ASSESSED RUPEES: 29,58,26,495.44/- (RUPEES TWENTY NINE CRORE FIFTY EIGHT LAKH TWENTY SIX THOUSAND FOUR HUNDRED NINETY FIVE AND FORTY FOUR PAISA ONLY).

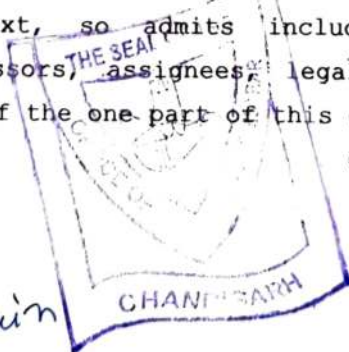
This Transfer of lease rights by the way of Family Transfer Deed is executed at Chandigarh, on this 8th. day of October, 2021.

BETWEEN

1. Smt. Aruna Jain, wife of Late Shri Sat Pal Jain, resident of House No.9, Sector-6, Panchkula, (Haryana) (hereinafter referred to as the Transferor, which term shall where the context, so admits include her legal heirs, executors, successors, assignees, legal representatives and administrators) of the one part of this deed.

CONTINUED ON PAGE NO.2

Aruna Jain



Smt. Aruna Jain

AND

2. **Shri Rajnish Jain, son of Late Shri Sat Pal Jain, resident of House No.9, Sector-6, Panchkula, (Haryana)** (hereinafter referred to as the Transferee, which term shall where the context, so admits include his legal heirs, executors, successors, assignees, legal representatives and administrators) of the other part of this deed.

WHEREAS the said Transferor is the sole and absolute owner/lessee and in possession of **1/3rd. share (33.33% share) share of lease hold built up commercial SHOWROOM No.46, Sector-26, Madhya Marg, Chandigarh, C.P.L. No.2884, measuring about 762.96 Sq. Yds. constructed upto Triple Storey with basement, with plot underneath, with full proprietary rights.**

AND WHEREAS the lease deed of the said property has already been executed with the Government through the Estate Officer, Chandigarh, on the requisite stamp papers.

AND WHEREAS the said Transferor has obtained No Objection Certificate from the Estate Officer, U.T. Chandigarh, in respect of said property, under Transfer of lease rights by the way of family transfer vide Memo No.422813, dated 30.09.2021.

AND WHEREAS the said property is fully paid up and free from all sorts of encumbrances i.e. sale, gift, transfer, mortgage, claims, demands, charges, liens, attachments and litigation etc. till to date, in case if anything is found due then the said Transferor will be liable to clear the same at their own costs.

AND WHEREAS the said Transferee is the son of the said Transferor and as such the said Transferor have great love and affection for the said Transferee, out of such love and affection, the said Transferor has agreed to Transfer of lease rights by the way of family transfer her **1/3rd. share (33.33% share) of lease hold Built up commercial SHOWROOM No.46, Sector-26, Madhya Marg, Chandigarh, C.P.L. No.2884, measuring about 762.96 Sq. Yds. constructed upto Triple Storey with basement, with plot underneath, in favour of the said Transferee and the said Transferee has also accepted the said family transferred property from the said Transferor.**

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A  
Aruna Jain

*[Signature]*  
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AND WHEREAS the said Transferor and Transferee have further agreed and covenanted with each other on the following terms and conditions:-

NOW THIS FAMILY TRANSFER DEED FURTHER WITNESSETH AS UNDER:

1. That in consideration of love and affection, the said Transferor hereby family transfer, transfer, convey and assign the 1/3rd. share (33.33% share) share of above said property to the said Transferee along with all rights, titles, interests, easements and appurtenances for all times to come and to have and to hold by the said Transferee as sole and absolute owner/lessee FOREVER.
2. That the said Transferor have delivered the actual, physical, and vacant possession of above said property, to the said Transferee with all fittings and fixtures of water, electricity, sewerage etc. to the said Transferee.
3. That the said Transferor have handed over all the original/ notarised papers and documents of the said property to the said Transferee for his record.
4. That the said Transferee has accepted the family transferred property mentioned above from the said Transferor.
5. That the said Transferee has paid the registration charges for the purpose of execution and registration of Transfer of lease rights by the way of Family Transfer.
6. That now the said Transferee is fully entitled to get the above said property transferred in his own name in the records of the Estate Officer, U.T. Chandigarh.

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A  
Aruna Jain



*[Signature]*  
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7. That now the said Transferee shall hereinafter peacefully hold, use and enjoy the same as his own property (i.e. 1/3rd. share (33.33% share) share of above said property) without any hindrance, interruption, claims or demands by or from the said Transferor or any other person or persons whomsoever under or through him/her.

8. That the said Transferor hereby further declare that she has made this family transfer with her own free will and consent, without any undue pressure or influence of any body and with his full senses and sound mind.

IN WITNESSES WHEREOF both the parties have set their hands on this deed at Chandigarh, on the day, month and year mentioned above, in the presence of witnesses.

Witness No.1. OLY  
**P.S. WALIA**  
Advocate  
Chandigarh

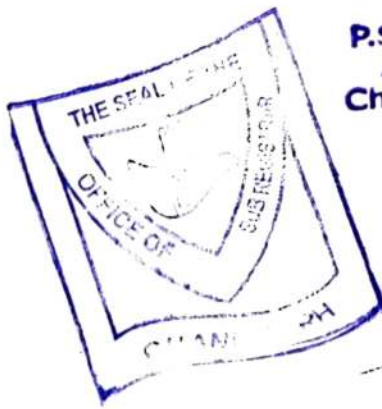
1. TRANSFEROR A Aruna Jain  
(Aruna Jain)

Witness No.2.

2. TRANSFEE Rajnish Jain  
(Rajnish Jain)

Rajesh  
(Naval Pahuja)  
S/o Sh. D.D. Pahuja,  
33 S 7/50-D  
Chd.

Drafted by  
OLY  
**P.S. WALIA**  
Advocate  
Chandigarh



# Deed Endorsement

Deed. No.: 3853  
District: Chandigarh, Village/City: Chandigarh

Reg. Year: 2021-2022

Book No.: 1



Type of Deed: **TRANSFER OF LEASE RIGHT  
WITHIN BLOOD RELATION**

Transaction Amount Rs.: 295826496

Registration Fees Rs.: 10000

Pasting Fees Rs.: 20

Stamp Duty Rs.: Challan Rs.: 0

COMMERCIAL: 254.2946 Sq. Yards



EXECUTANT :- SMT. ARUNA JAIN Wife LATE SH. SAT PAL JAIN

TRANSFeree :- SH. RAJNISH JAIN Son LATE SH. SAT PAL JAIN

*[Signature]*  
SUB REGISTRAR  
U.T., CHANDIGARH.

This deed of **TRANSFER OF LEASE RIGHT WITHIN BLOOD RELATION** is presented before me for Registration in the Office of Sub Registrar U.T., Chandigarh by **SMT. ARUNA JAIN Wife LATE SH. SAT PAL JAIN** Resident of # 9 SEC- 6 PKL on 08/10/2021 at 12:06:00 PM.

*[Signature]*  
Aruna Jain  
Presenter

*[Signature]*  
SUB REGISTRAR  
U.T., CHANDIGARH.

That the executant of this deed **SMT. ARUNA JAIN** admit its due Execution and content there in to be true and correct. The Executant is identified by **P.S WALIA ADVOCATE** and **NAVAL PAHUJA** both the witnesses are known to each other and the First witness is known to me as Advocate/Lambardar/ Gazetted Officer and he identifies second witness.

*[Signature]*  
Aruna Jain  
EXECUTANT

*[Signature]*  
TRANSFeree

*[Signature]*  
WITNESS 1 :- P.S WALIA ADVOCATE  
ESTATE OFFICE SEC 17 CHANDIGARH

*[Signature]*  
WITNESS 2 :- NATAL PAHUJA  
# 3357 SEC- 50 D CHD

Date 08/10/2021

*[Signature]*  
SUB REGISTRAR  
U.T., CHANDIGARH.

## CERTIFICATE

It is certified that the signature/L.T.I of Executant under both the endorsement U/S 52,58 were obtained in my presence.

Registered at Serial No.: 3853

Book No.: 1

Volume No.:

Page No.:

Dated 08/10/2021

*[Signature]*  
SUB REGISTRAR  
U.T., CHANDIGARH.

