



VIKAS SHARMA
Advocate

INDIA NON JUDICIAL

Reg. No. 10318/10
Gr. Noida, Distt. G.B. Nagar
Mob:- 9810290324

Government of Uttar Pradesh

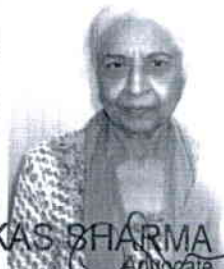
e-Stamp

1-19721



Certificate No. : IN-UP83006988623986U
Certificate Issued Date : 01-Sep-2022 12:10 PM
Account Reference : NEWIMPACC (SV)/ up14002404/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400240456655374755642U
Purchased by : AJIT SINGH
Description of Document : Article 63 Transfer of Lease
Property Description : HOUSE NO.334,BLOCK-B,SECTOR-OMICRON-03,GREATER NOIDA,DISTT-G.B.NAGAR
Consideration Price (Rs.) :
First Party : NISHAT FAROOQ
Second Party : AJIT SINGH
Stamp Duty Paid By : AJIT SINGH
Stamp Duty Amount(Rs.) : 4,50,000
(Four Lakh Fifty Thousand only)

CERTIFICATE LOCKED



VIKAS SHARMA
Advocate

Reg. No. 10318/10
Gr. Noida, Distt. G.B. Nagar
Mob:- 9810290324



VIKAS SHARMA
Reg. No.-10318/10
Gr. Noida, Distt. G.B. Nagar
Mob:- 9810290324

Nishat farooq



Ajit Singh



PU 0004439495

Statutory Alert:

1. The genuineness of the Stamp certificate should be verified at www.mhncstamp.com or using e-Stamp Mobile / e-Stamp Holding.
2. The certificate should be used only for the purpose for which it is issued. Any misuse of the certificate will be treated as a fraud and the concerned party will be liable for the same.



TRANSFER DEED OF LEASE HOLD RIGHTS FOR RESIDENTIAL HOUSE

- | | | |
|---|---|---|
| 1. Stamp Duty paid on | : | Rs. 90,00,000/- |
| 2. Sale Consideration | : | Rs. 90,00,000/- |
| 3. Stamp Duty Paid | : | Rs. 4,50,000/-(e-Stamp) |
| 4. Circle Rate for Land Area | : | Rs. 26,500/-Per Sq. Mtr. |
| 5. Construction Rate | : | Rs. 15,000/-Per Sq. Mtr |
| 6. Boundry Wall & Gate | : | Rs. 40,000/- |
| 10. Nature of Property House/Flat/Plot | : | House |
| 11. Details of Property | | |
| House No. | : | 334 |
| Block | : | B |
| Sector | : | OMICRON-03 |
| Area of Plot | : | 200 Sqm. |
| Covered Area | : | 40 Sqm. |
| Allotment No. | : | D0136806 |
| Location | : | Nil |
| 12. Transfer Memorandum No. | : | Property/Transfer Letter/2022/
1167 Dated 30/08/2022 |
| 13. Boundaries and measurement of the property | | |
| North East | : | As |
| South East | : | Per |
| North West | : | Lease |
| South West | : | Plan |

Nishat Farooq



[Signature]



आवेदन सं०: 202200743058288

पट्टाधिकार का अंतरण / विक्रय पत्र

दही सं०: 1

रजिस्ट्रेशन सं०: 19721

वर्ष: 2022


प्रतिफल- 9000000 स्टाम्प शुल्क- 450000 बाजारी मूल्य - 9000000 पंजीकरण शुल्क - 90000 प्रतिलिपिकरण शुल्क - 80 योग : 90080

श्री अजित सिंह,
पुत्र श्री स्व० धर्मवीर
व्यवसाय : व्यापार
निवासी: बी-335 सेक्टर ओमिक्रॉन-03 ग्रेटर नॉएडा जिला गौतम बुद्ध नगर उत्तर प्रदेश



ने यह लेखपत्र इस कार्यालय में दिनांक 02/09/2022 एवं 12:35:46 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
02/09/2022

सैयद भंशकूर अली
निबंधक लिपिक
02/09/2022

प्रिंट करें



THIS TRANSFER DEED OF LEASE HOLD RIGHTS for Residential House is made and executed at GREATER NOIDA on this **02nd** day of **September 2022**, between **MRS. NISHAT FAROOQ (PAN # AACPF3917H, AADHAAR NO. XXXX XXXX 1932) W/O LATE SHRI AHMAD FAROOQ R/O J-346, SARITA VIHAR, NEW DELHI-110076**, of the first part, (Hereinafter called the TRANSFEROR).

AND

MR. AJIT SINGH (PAN # EIXPS7793K, AADHAAR XXXX XXXX 0354) S/O LATE SHRI DHARAMVEER R/O B-335, SECTOR-OMICROM-03, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, UTTAR PRADESH, of the second part (Hereinafter called the TRANSFEREE).

(The words and expressions TRANSFEROR and TRANSFEREE shall, unless the context does not so admit, mean and include their heirs, executors, administrators, representatives, successors and permitted assigns AND wherever the context requires,)

(Wherever the words and expressions AUTHORITY/ LESSOR occur in this Transfer Deed of Lease Hold Rights, the same shall mean and stand for GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY.)

IN RESPECT OF

And Whereas the Greater Noida Industrial Development Authority has allotted a RESIDENTIAL PLOT NO.-**120**, Block-J, TOTAL PLOT AREA-**200** SQ. MTRS, vide Allotment No. **D0136806**, SECTOR-**DELTA-02**, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, Uttar Pradesh, to the original allottee i.e. **MR. AHMAD FAROOQ**, hereinafter referred to as the PROPERTY.

Nishat Farooq



Ajit Singh



आवेदन सं०: 202200743058288

बही सं०: 1

रजिस्ट्रेशन सं०: 19721

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

अंतरण कर्ता: 1

श्रीमती निशात फारूक, पत्नी श्री स्व० अहमद फारूक

निवासी: जे-346 सरिता विहार नई दिल्ली 110076

व्यवसाय: गृहिणी

अंतरीति: 1

Nishat Farooq



श्री अजित सिंह, पुत्र श्री स्व० धर्मवीर

निवासी: बी-335 सेक्टर ओमिक्रॉन-03 ग्रेटर नॉएडा जिला गौतम बुध नगर
उत्तर प्रदेश

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री जावेद सुल्तान अंसारी, पुत्र श्री गफूर अहमद अंसारी

निवासी: हाउस नंबर 152 सी ब्लॉक सी कंचनजंगा अपार्टमेंट सेक्टर 53
नॉएडा जिला गौतम बुध नगर उत्तर प्रदेश

व्यवसाय: सेवानिवृत्त

पहचानकर्ता: 2



श्री सुनील शर्मा, पुत्र श्री प्रेम प्रकाश

निवासी: जे 346 सरिता विहार नई दिल्ली 110076

व्यवसाय: डाक्टर



Sunil Sharma

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

8

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

02/09/2022

8

सैयद मशकूर अली

निबंधक लिपिक गौतम बुद्ध नगर

02/09/2022

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

प्रिंट करें

And Whereas Under the Delta Housing Scheme of the Authority, the draw was completed on 20-11-2006 for giving alternative plots in Sector Omicon-03 in place of the plots affected by the shamsan Land in J Block.

In the above draw you have been allocated in place of Plot No. J 120, Area 200 Sq. Mtr., Sector Delta in Alternate **Plot No. B 334, Area 200 Sq. Meter, Sector OMICRON-03, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR.**

AND WHEREAS the Greater Noida Industrial Development Authority has executed a Lease Deed in favour of **MR. AHMAD FAROOQ**, which was duly registered in the office of Sub Registrar, Gautam Budh Nagar, in Book No. I Jild No. **2659** on Page No. **245** to **280** in Document No. **13164** dated **23.11.2007**.

And Whereas the Greater Noida Industrial Development Authority has delivered the possession of the above said property to as a allottee i.e. **DR. AHMAD FAROOQ**, on Dated **26/11/2007**.

AND WHEREAS on the request of **MRS. NISHAT FAROOQ (Legal heirs of MR. AHMAD FAROOQ)**, Greater Noida Industrial Development Authority issued a mutation letter in favour of **MRS. NISHAT FAROOQ**, through its Letter No. **PROPERTY/D01-36806/2022/435 DATED 06.03.2022**.

AND WHEREAS on the request of transferor (**MRS. NISHAT FAROOQ**) the Authority has transfered the lease hold rights in the said Residential Property in favour of the Transferee (**MR. AJIT SINGH**) through its **LETTER NO. PROPERTY/TRANSFER LETTER/2022/1167, DATED 30/08/2022**, which is and shall form the part of the said transfer deed and all the terms and conditions, mentioned therein the said Transfer Memorandum shall be binding on the Transferor and the Transferee.

Nishat Farooq



Ajit Singh





And Whereas the Transferor aforesaid has sold and transferred the above said property in favour of the transferee for the total sale consideration of **RS. 90,00,000/- (RUPEES NINETY LAKH ONLY)** and the Transferee have also agreed to acquire the same for this very amount.

NOW THIS TRANSFER DEED OF LEASE HOLD RIGHTS WITNESSES AS UNDER :-

1. That the total sale consideration of the above said property has been settled as **RS. 90,00,000/- (RUPEES NINETY LAKH ONLY)** in between both the parties.
2. That the transferor has received a sum of **RS. 90,00,000/- (RUPEES NINETY LAKH ONLY)** from the transferee as full and final payment, the receipt of which the transferor hereby acknowledge and the payments have been made in the following manner:-

<u>MODE OF PAYMENT</u>	<u>DATED</u>	<u>AMOUNT (RS.)</u>
By Cheque No. 000059	23.06.2022	4,00,000/-
By Cheque No. 000061	25.06.2022	5,00,000/-
Both from HDFC Bank, Greater Noida		
By Ref. No. N228222079616565	16.08.2022	2,00,000/-
By Ref. No. N229222080866823	17.08.2022	1,60,000/-
By Ref. No. N241222093922261	29.08.2022	90,000/-
By D. D. No. 939565	27.08.2022	75,60,000/-
Axis Bank Ltd., Gurugram		
By TDS E-tax Ack. No. AJ7173670	31.08.2022	90,000/-

TOTAL Rs. 90,00,000/-

Nishat Farooq





3. That now there is no balance due from the Transferee to be paid to the Transferor in respect of the said property.
4. That the Transferor declares that the PROPERTY is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, mortgage, loan, dispute, litigation and attachments, injunction exchange and decree of any court of law, if proved otherwise the Transferor shall be liable and responsible for the same and the transferee shall have the rights to recover the entire amount with cost expense and interest from the transferor including his moveable and immovable properties.
5. That the transferor has transferred all his rights and interests in the said property to hold the same by the Transferee finally, absolutely and forever.
6. That the Transferor has put the Transferee in actual and physical possession of the property along with all documents pertaining to property in original after receiving full and final sale consideration and now nothing of Transferor remains due/ outstanding from the Transferee on account of sale/ transfer of the property in question.
7. This Transfer Memorandum shall be the part of this Transfer deed, and one time lease rent has been paid.
8. That the Transferee has decided to execute the transfer deed in the office of sub-registrar, Greater Noida, Distt. Gautam Budh Nagar within 90 days after issuing this Transfer Memorandum hence this transfer Deed is being executed.

Nishat Farooq

Ans. Singh





9. That the Transferee is entitled to enjoy the full rights of the said property and is entitled to further transfer/construct the residential building on the said plot/House according to the bye law of the Greater Noida Industrial Development Authority.
10. That the transferee shall be bound by the terms and conditions of the lease deed of plot executed between the lessee and the Greater Noida Industrial Development Authority on dated **23.11.2007** subject to the amendments indicated in the transfer memorandum otherwise time to time.
11. That any other allotment amount/dues/arrears shall be recovered from the Transferee. In case of default of payment present rate of interest is 20% per annum compounded at three months rest for the defaulted amount for the defaulted period.
12. That the transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in building viz building plan approved by the Greater Noida Industrial Development Authority.
13. That transferee would enjoy the lease hold rights of the above said property for the balance period of 90 years from the Lease Deed dated **23.11.2007**.

Nishat Farooq



[Handwritten signature]

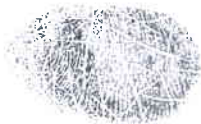




14. That the transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
15. That the Transferee does not abide by the terms and conditions of the lease and residential purpose framed by the Greater Noida Authority, then the lease may be cancelled by the Greater Noida Industrial Development Authority.
16. That the transferee shall inherit all the liabilities of this plot/house/flat that may accrue in future. The transferor shall be liable for all the liability due till date and shall discharge the same even if discovered later on.

Under Notification No. S.V.K.N.-5-2756/11-2008(165)/2007 Lucknow dated 30-06-2008 issued by the depts. of U.P. Govt. Tax & Registration Section-5. That the chargeability of the stamp duty is 5% on the documents registered in favor of Men.

Nishat Farooq



[Signature]



PHOTO FORM OF SOLD PROPERTY

Sub-Registrar office, Distt.-Gautam Budh Nagar

Document No...../ 2022 Jild No.....Date 02/09/2022

Details of Property:- RESIDENTIAL PLOT NO.-**334**, Block-**B**, TOTAL PLOT AREA-**200** SQ. MTRS, Covered Area **40** Sq. Mtr., vide Allotment No. **D0136806**, SECTOR-**OMICRON-03**, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR, Uttar Pradesh



Nishat Farooq

Seller



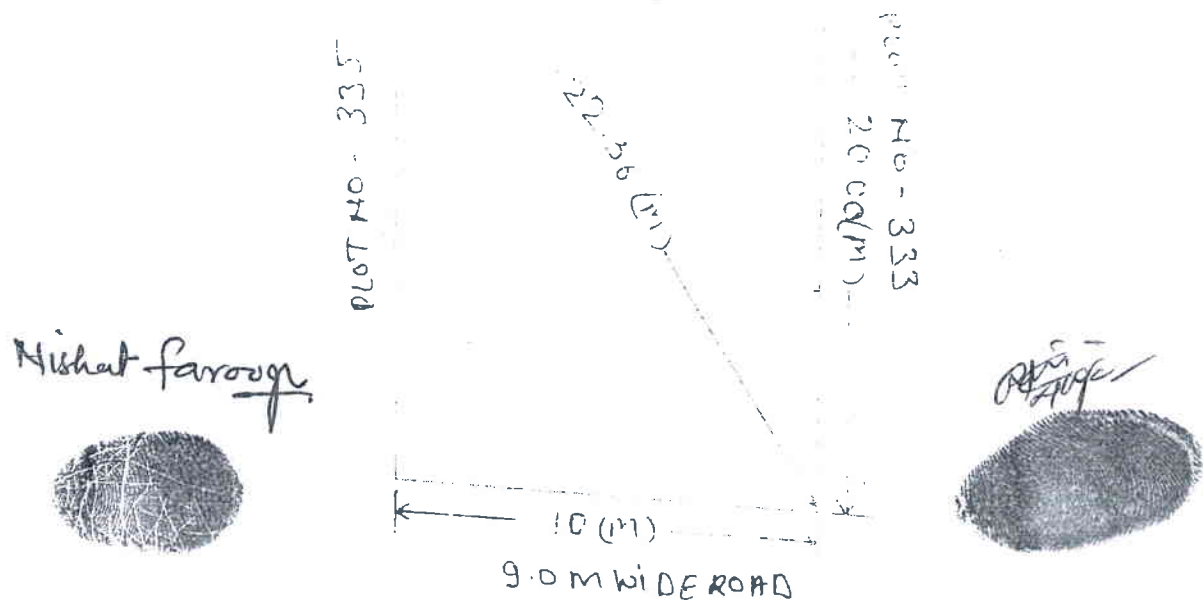
Buyer

Buyer





PLOT NO. 334



AREA= 200.00 SQM.

SIGN. POSSESSION TAKEN OVER ALLOTEE	SIGN. POSSESSION HANDED OVER
---	------------------------------------

LEASE PLAN OF PLOT NO - 334
POCKET- B SECTOR-OMICRON III

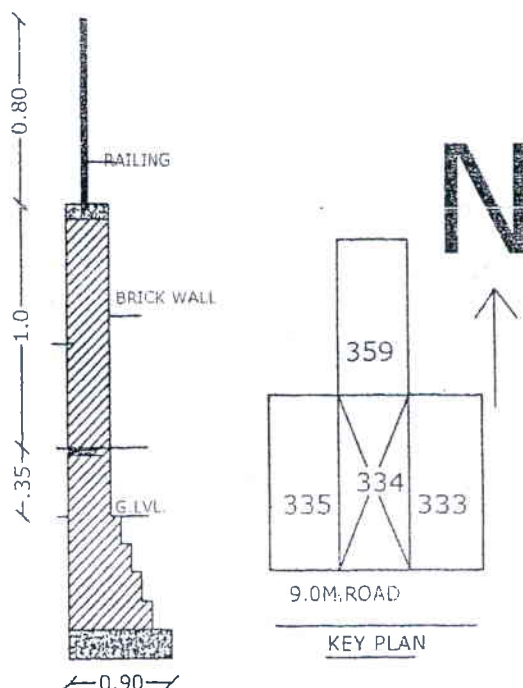
GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

A.M. (ENGG) MGR(E)

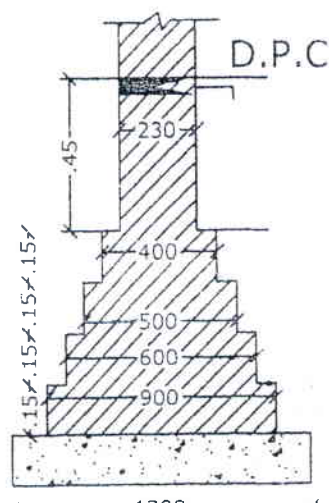
S.M. (ENGG.) DRAFTSMAN



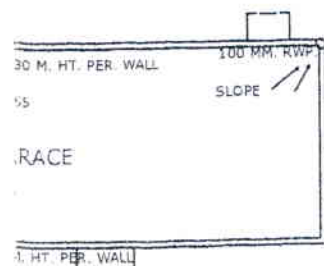
ADJUTANT



ERT



1200
FOUNDATION DET.



TERRACE PLAN
SCALE 1:100

THIS IS CERTIFIED THAT THIS DRAWING IS BEING
SUBMITTED UNDER DEEMED SANCTION/COMPLETION
FOR PLOT NO. 234-BLOCK...SECTOR...
IS IN ACCORDANCE WITH THE PROVISION OF GREATER
NOIDA INDUSTRIAL AREA BUILDING REGULATION 2002
AND DIRECTION [AS AMENDEND UP TO DATE] AND
ALL OTHER REQUIRMENTS STIPULATED BY THE AUTH-
ORITY FROM TIME TO TIME

ARCHITECT'S SIGN
HARSH JOSHI 9213329868

• **Icons**



IN WITNESS WHEREOF: this Transfer Deed of Lease Hold Rights has been executed on **02nd** day of **September 2022** in between both the parties and in presence of the following witnesses.

NAME OF WITNESSES

1.



MR. JAVED SULTAN ANSARI

S/O SHRI GHAFUR AHMAD ANSARI

R/O H. NO.-152 C, BLOCK-C, KANCHANJANGA

APARTMENT, SECTOR-53, NOIDA,

DISTT. G. B. NAGAR, UTTAR PRADESH

Nishat Farooq
TRANSFEROR



2.



MR. SUNIL SHARMA

S/O SHRI PREM PARKASH

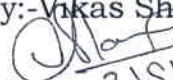
R/O J-346, SARITA VIHAR, NEW DELHI-110076



TRANSFeree



Drafted by:-Vikas Sharma(Advocate)


21/9/22, Greater Noida
Gautam Budh Nagar
Mob:-9810290324.

आवेदन सं०: 202200743058288

बही संख्या 1 जिल्द संख्या 41649 के पृष्ठ 17 से 40 तक क्रमांक 19721 पर दिनांक
02/09/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

20

प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
02/09/2022

प्रिंट करें

