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INDIA NON JUDICIAL


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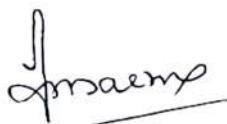

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP43243867070846V  
Certificate Issued Date : 24-Jun-2023 10:42 AM  
Account Reference : NEWIMPACC (SV)/ up14002704/ NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1400270477099442633973V  
Purchased by : AMNEET SINGH AND RIGZIN KANG  
Description of Document : Article 23 Conveyance  
Property Description : RESIDENTIAL TYPE-A FLAT NO. F-721, 7TH FLOOR, RAM VIHAR, SECTOR-30, NOIDA U.P.  
Consideration Price (Rs.) :  
First Party : MAJ GEN ASHWINI KUMAR SHARMA RETD  
Second Party : AMNEET SINGH AND RIGZIN KANG  
Stamp Duty Paid By : AMNEET SINGH AND RIGZIN KANG  
Stamp Duty Amount(Rs.) : 5,40,000  
(Five Lakh Forty Thousand only)



Signature:   
Acc Name BIJENDRA SINGH ACC Code UP-14002704  
ACC Address Sup Reg. Office No. 33, Tehsil & District NOIDA G.B. NAGAR  
Licence No. 33, Tehsil & District NOIDA G.B. NAGAR


0020178903



## **TRANSFER DEED CUM SALE DEED**

IN RESPECT OF RESIDENTIAL TYPE-A DWELLING UNIT (FLAT) BEARING NO. F-721 07<sup>TH</sup> FLOOR ALONGWITH ONE OPEN CAR PARKING, SITUATED AT RAM VIHAR SECTOR-30 NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, HAVING ITS TOTAL SUPER AREA 1625 SQ. FT., i.e., 151.022 SQ. MTRS., DULY ALLOTTED BY NOIDA AUTHORITY, THROUGH ARMY WELFARE HOUSING ORGANISATION.

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Rigzin Kang



Total Sale Consideration	: Rs. 1,10,00,000/-
Market Value as per circle rate	: Rs. 78,00,000/-
Stamp Duty paid	: <b>Rs. 5,40,000/-</b>
Total Super Area	: " <b>151.022</b> " SQ. MTRS.
REBATE FOR LADY	: Rs. 10,000/-
Floor	: 07 <sup>TH</sup> FLOOR (8% Depreciate)
Gym	: No
Club/Community Centre	: NO
Swimming Pool	: NO
Lift	: YES
OPEN CAR PARKING	: YES
Circle Rate	: Rs. 55,000/-
	(for flat)

This TRANSFER DEED is made and executed at NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) on this 24<sup>TH</sup> day of JUNE 2023, between **MAJ GEN ASHWINI KUMAR SHARMA (RETD.)** (PAN-AUMPS2698J, AADHAR NO. XXXX XXXX 4903) S/O SHRI BHOLA RAM SHARMA R/O HOUSE NO. 45 SECTOR-27A CHANDIGARH 160019, of the first part, hereinafter called the '**TRANSFEROR**'.

**AND**

**MR. AMNEET SINGH** (50% UNDIVIDED SHARE) (PAN NO. ADMPS2415G, AADHAR NO. XXXX XXXX 7013) S/O SHRI GURDEEP SINGH AND **MRS. RIGZIN KANG** (50% UNDIVIDED SHARE) (PAN NO. ALTPK6306P, AADHAR NO. XXXX XXXX 8337) W/O SHRI AMNEET SINGH BOTH R/O FLAT NO. D-713 RAM VIHAR SECTOR-30 NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, 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, successors, nominees, assigns executors, administrators and legal representatives respectively).




पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5216

वर्ष: 2023

पतिफल- 11000000 स्टाम्प शुल्क- 540000 बाजारी मूल्य - 7800000 पंजीकरण शुल्क - 110000 प्रतिलिपिकरण शुल्क - 80 योग : 110080

श्री अमनीत सिंह,  
पुत्र श्री गुरदीप सिंह

व्यवसाय : अन्य

निवासी: डी 713 राम विहार सेक्टर 30 नोएडा उत्तर प्रदेश



ने यह लेखपत्र इस कार्यालय में दिनांक 24/06/2023 एवं 11:18:09 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह

उप निबंधक :सदर प्रथम

गौतम बुद्ध नगर

24/06/2023

दीपक गुप्ता

निबंधक लिपिक

24/06/2023

प्रिंट करें



WHEREAS the TRANSFEROR aforesaid is/are an actual and absolute allottee, sub-lessee, owner and in possession of **RESIDENTIAL TYPE-A DWELLING UNIT (FLAT) BEARING NO. F-721 07<sup>TH</sup> FLOOR ALONGWITH ONE OPEN CAR PARKING, SITUATED AT RAM VIHAR SECTOR-30 NOIDA DISTT. GAUTAM BUDH NAGAR UTTAR PRADESH, HAVING ITS TOTAL SUPER AREA 1625 SQ. FT., i.e., 151.022 SQ. MTRS., DULY ALLOTTED BY NOIDA AUTHORITY, THROUGH ARMY WELFARE HOUSING ORGANISATION**, hereinafter referred to as the property and which is bounded as under :-

NORTH EAST	: AS PER SITE
SOUTH EAST	: AS PER SITE
SOUTH WEST	: AS PER SITE
NORTH WEST	: AS PER SITE

AND WHEREAS the SALE DEED FOR SUPER STRUCTURE OF RESIDENTIAL UNITS AND SUB-LEASE DEED FOR LAND of the said property has been executed by the NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY with "AWHO", in favour of MAJ. GEN. ASHWINI KUMAR SHARMA ORIGINAL ALLOTTEE (**TRANSFEROR AFORESAID**) and the same was duly registered in the office of the Sub-Registrar Noida in Book No. I, Volume No. 11778, on Pages 159 TO 186 at Document No. 1754 dated 15-03-2023.

AND WHEREAS the 'TRANSFEROR' aforesaid has obtained the Transfer permission, to transfer the said residential property in favour of the 'TRANSFeree' from NOIDA AUTHORITY vide Transfer Memorandum No. **NOIDA/GHP/2023/6549, DATED 14-06-2023, RID NO. 90135720**, on the basis of the No Objection Certificate bearing No. B/03003/22(NOC)/AWHO/F-721/30/NOIDA) DATED 30-05-2023, issued by the Society aforesaid i.e., ARMY WELFARE HOUSING ORGANISATION.

  
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Rigzin Kang



आवेदन सं०: 202300743041131

बही सं०: 1

रजिस्ट्रेशन सं०: 5216

वर्ष: 2023

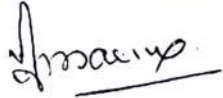
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
अंतरण कर्ता: 1

श्री मेजर जनरल अश्विनी कुमार शर्मा रिटायर्ड, पुत्र श्री  
भोला राम शर्मा

निवासी: हाउस न० 45 सेक्टर 27ए चंडीगढ़ 160019

व्यवसाय: अन्य

अंतरीति: 1




श्री अमनीत सिंह, पुत्र श्री गुरदीप सिंह

निवासी: डी 713 राम विहार सेक्टर 30 नॉएडा उत्तर  
प्रदेश

व्यवसाय: अन्य

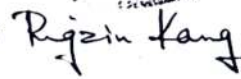
अंतरीति: 2




श्रीमती रिगजिन कंग, पत्नी श्री अमनीत सिंह

निवासी: डी 713 राम विहार सेक्टर 30 नॉएडा उत्तर  
प्रदेश

व्यवसाय: अन्य




ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री अचल सिंह चौहान, पुत्र श्री राजेंद्र सिंह चौहान

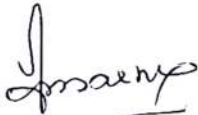
निवासी: 1773 सेक्टर 29 नॉएडा उत्तर प्रदेश



AND WHEREAS the 'TRANSFEROR' aforesaid is desirous to Sell/ Transfer the said property and all his lease hold rights in the land and free hold rights on super structure thereon, in favour of the "TRANSFeree" for total sale consideration of Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LAKH ONLY) and the "TRANSFeree" has also agreed to purchase/acquire the same for this very amount.

**NOW THIS TRANSFER DEED WITNESSETH AS UNDER :-**

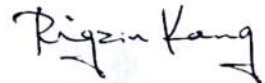
1. That the total sale consideration for the transfer of the said property has been settled as Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LAKH ONLY) in between both the parties as mentioned above.
2. That the TRANSFEROR has received an amount of Rs. 1,10,00,000/- (RUPEES ONE CRORE TEN LAKH ONLY) from the TRANSFeree, aforesaid, as full and final payment, the receipt of which the TRANSFEROR aforesaid hereby acknowledge and the payment has been made in the following manner :-













पहचानकर्ता : 2

श्री दिनेश कुमार , पुत्र श्री किशन चंद

निवासी: ग्राम सदरपुर नौएडा उत्तर प्रदेश

व्यवसाय: अन्य




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यशवन्त कुमार सिंह

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

24/06/2023

दीपक गुप्ता .

निबंधक लिपिक गौतम बुद्ध नगर

24/06/2023

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



MODE OF PAYMENT	DATE	AMOUNT
CH. NO. 062907 DRAWN ON CITIBANK DELHI NEFT REF. NO.	11-03-2023	Rs. 11,00,000/-
CITIN23379239425 DRAWN ON CITI BANK	13-06-2023	Rs. 11,00,000/-
PAY ORDER NO. 805703 DRAWN ON HDFC BANK LTD. ISSUED BY HDFC LTD FORT MUMABI. NEFT REF. NO.	22-06-2023	Rs. 86,40,000/-
CITIN23382877707 DRAWN ON CITI BANK	23-06-2023	Rs. 50,000/-
1% TDS HAS BEEN PAID VIDE CHALLAN NO. 27212	23-06-2023	Rs. 1,10,000/-
TOTAL AMOUNT		<u>Rs. 1,10,00,000/-</u>

3. That there is now no balance due towards the TRANSFEREE to be paid to the TRANSFEROR regarding the said residential property in future.
4. That the TRANSFEROR aforesaid has assured the TRANSFEREE that the said property is free from all sorts of encumbrances or charges such as mortgage, sale, gift, lien, agreement, litigation, Agreement, pledge, dispute, attachment, exchange, injunction, bank or private loans, security guarantee attachment with any decrees of any court of law. If proved otherwise the TRANSFEROR aforesaid shall be liable and responsible for the same and the TRANSFEREE shall have the right to recover the entire amount with cost and expenses from the moveable and immovable properties of the TRANSFEROR.

*[Signature]*

*[Signature]*

*Rigzin Kang*



5. That the TRANSFEROR aforesaid has handed over the vacant and actual peaceful physical possession of the said property to the TRANSFEREE on the spot along-with all original documents of the said property legally.
6. That the TRANSFEROR aforesaid has transferred all his/their rights, title and interest in respect of the said Residential property & TO HOLD the same by the TRANSFEREE finally, absolutely and forever according to the bye-laws of NOIDA AUTHORITY & AWHO.
7. That the TRANSFEROR and the TRANSFEREE shall be bound by the terms and conditions of the transfer memorandum which was issued by the Noida Authority.
8. That the TRANSFEREE shall be bound by the terms and conditions of the previous sub-lease deed which was executed by the NOIDA AUTHORITY with ARMY WELFARE HOUSING ORGANISATION, in favour of the allottee/TRANSFEROR.
9. That the TRANSFEREE is/are at liberty to get her/his/their name mutated in the records of NOIDA AUTHORITY and AWHO or any other concerned authority against the said property, for which the TRANSFEROR has got no objection from respective authority.

*Isaenp*



*[Signature]*



*Rigzin Kang*



10. That the TRANSFEREE shall be entitled to enjoy the full rights and interest in the said property in any manner subject to the bye-laws of NOIDA and AWHO.
11. That the TRANSFEROR/TRANSFEREE claims that subject property is not mortgaged and is free from all encumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
12. That 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 the TRANSFEREE fails to execute & 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 Group Housing Deptt. Within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
13. That flat under transfer shall be mutated in favour of the 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.
14. The TRANSFEREE shall be bound by the terms and condition of sub lease deed of flat executed on **15-03-2023**.
15. That the TRANSFEREE automatically would inherit the assets and all the liabilities connected with the above property including deviation made in the building viz a viz the building plan approved by NODIA.
16. That the TRANSFEREE would enjoy the Sub-lease hold rights for a period of 90 years from **24-04-1990**.

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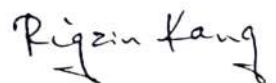
17. That the TRANSFEROR/TRANSFeree, their spouse/ dependent children would not be eligible to acquire any house/flat/plot From NOIDA.
18. The TRANSFeree shall put the property in the use exclusively for residential purposes and shall not use it for any purpose other than residential.
19. The TRANSFeree shall inherit all the liabilities of this flat that may accrue in future.
20. That in case of any dispute arising in future concerning transfer of this flat the entire responsibility will rest on the TRANSFeree.
21. That all the terms and conditions amended by the NOIDA AUTHORITY/SOCIETY from time to time shall be binding on the TRANSFeree aforesaid.
22. That the photographs on this Transfer Deed has been attested by the Deed Writer/Advocate on the verification and identification of the witness written herein below.
23. That this document has been drafted by the deed writer/advocate on the basis and light of documentary evidence, which was provided by the transferee/vendor/second party to the deed writer/ advocate and under the verbal statement of the transferee/vendor/second party.





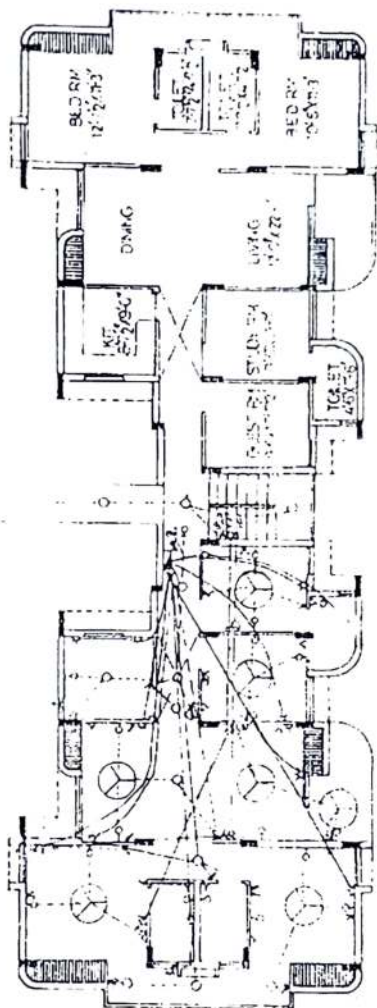












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typical floor plan  
BLOCK A,B,D,F&G

Pig in Kenya

222

2010-11-10

1941





## Cash Management Services - Payments

### MAIL TO

ASHWINI KUMAR SHARMA A/C:50100167143530 HDFC BANK LTD

MR SINGH ANNEET

Loan Disbursement A/C No: 687650139

### BY ORDER OF

HOUSING DEVELOPMENT FINANCE CORPORATION LTD

Ramon House,  
H T Parekh Marg,  
169, Backbay Reclamation,  
Churchgate,  
Mumbai - 400 020.

Dear Sir/ Madam,

We enclose herewith our Cheque towards the settlement of your payment as per the following details.

Cheque Number : 805703  
Cheque Date : 22/06/2023  
Cheque Amount : \*\*\*86,40,000.00  
Favouring : ASHWINI KUMAR SHARMA A/C:50100167143530 HDFC BANK LTD  
Reference No. : 687650139  
Payment Details : 19445954 8640000  
687650139  
NEWDELHI-DISB-100182 NOID

Customer Reference :

PT306225074963



A/c Payee  
Not Negotiable

HDFC HOPC0000080

CMS DISBURSEMENT CHEQUE  
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 2 0 6 2 0 2 3

PAY ASHWINI KUMAR SHARMA A/C:50100167143530 HDFC BANK LTD

OR ORDER / अथवा अनुसार

RUPEES/ FIFTY EIGHTY SIX LAKH FORTY THOUSAND ONLY

अदा करे ₹ \*\*\*86,40,000.00

A/c No. 00040350000084  
खाता सं.

PAYABLE AT PAR AT ALL CLEARING BRANCHES OF HDFC BANK LTD.

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD

Authorised Signatures

805703 4002400151 826870 30

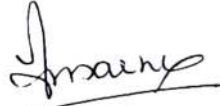
IN WITNESSES WHEREOF:- Both the parties have signed this TRANSFER DEED CUM SALE DEED at NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) in the presence of the following witnesses.

**WITNESSES:-**

1.



MR. ACHAL SINGH CHAUHAN  
S/O SHRI RAJENDRA SINGH CHAUHAN  
R/O 1773 SECTOR-29 NOIDA UTTAR PRADESH  
VOTER ID NO. FJF2235307





TRANSFEROR

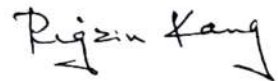
2.



MR. DINESH KUMAR  
S/O SHRI KISHAN CHAND  
R/O VILLAGE SADARPUR NOIDA  
UTTAR PRADESH.

TRANSFEEEE



आवेदन सं०: 202300743041131

बही संख्या 1 जिल्द संख्या 12003 के पृष्ठ 145 से 168 तक  
क्रमांक 5216 पर दिनांक 24/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
यशवन्त कुमार सिंह

उप निबंधक : सदर प्रथम

गौतम बुद्ध नगर

24/06/2023

