

(5)

10. That the Transferor and the Transferee claims that the subject property is not mortgaged and free from all encumbrances. In case the subject property is mortgaged then the transfer permission automatically stands revoked.
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 shall be bound by the terms and conditions of the lease deed executed between the Builder/Developer and the Greater Noida on dated 15-09-1999 and Sub Lease Deed executed between the Builder/Developer, Greater Noida Industrial Development Authority and the Transferor on dated 03-12-2008.
13. That the transferee shall enjoy the leasehold rights of the above said property for the balance period of 90 years from the lease dated 15-09-1999.
14. That the Transferee automatically would inherit all the assets and liabilities connected to the above property relating to deviation made in building viz building plan approved by the Greater Noida.
15. That the Transferee, his spouse/dependent children (minor or independent) would be eligible to obtain any plot/house/flat in Greater Noida under any residential/ housing schemes of Greater Noida.

Handwritten signature/initials.



Handwritten signature/initials.





(3)

And whereas the Transferor aforesaid has obtained the permission to transfer the said property in favour of the Transferee from the Greater Noida Industrial Development Authority vide their Transfer Memorandum No. Property/Transfer Letter/2021/762 on dated 23-11-2021.

And Whereas the Transferor aforesaid has sold the above said property in favour of the transferee for the total sale consideration of **RS. 60,00,000/- (RUPEES SIXTY LAKH ONLY)** and the Transferee have also agreed to acquire the same for this very amount.

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

1. That the total sale consideration of the above said property has been settled to as **RS. 60,00,000/- (RUPEES SIXTY LAKH ONLY)** in between both the parties.
2. That the Transferor has received a sum of **RS. 60,00,000/- (RUPEES SIXTY LAKH ONLY)** from the Transferee as full and final payment, the receipt of which the Transferor hereby acknowledges and the payments have been made in the following manner:-

**MODE OF PAYMENT**

By Cheque No. 000004  
By Cheque No. 000006  
By RTGS No.  
BDBLR52021101600004119  
BDBLR52021111800005142  
By TDS 1%  
By RTGS  
BDBLR52021113000002106

**DATED**

29-08-2021  
02-09-2021  
  
16-10-2021  
18-11-2021  
30/11/2021  
  
30/11/2021

**AMOUNT (RS.)**

2,00,000/-  
7,00,000/-  
  
5,00,000/-  
10,00,000/-  
60,000/-  
  
35,40,000/-

**TOTAL**

**60,00,000/-**

*Maya*

*Atul*

(7)

IN WITNESS WHEREOF the Transferor and the Transferee have set their respective hands on this Transfer Deed on the day and month above written, at Greater Noida, Distt. Gautam Budh Nagar, U.P., in the presence of the following witnesses.

**WITNESSES:**

1.

*Sunil Kumar*

*Harsh*  
(Transferor)

SUNIL KUMAR S/O. SH. AJAY PAL  
R/O. VILLAGE NAVADA DISTT. G. B. NAGAR

2.

*Vipin*

*Atul*  
(Transferee)

VIPIN KASANA S/O. SH. RAJENDRA KASANA  
R/O. CH-19, SECTOR-70, NOIDA G. B. NAGAR

DRAFTED BY OMPRAKASH BAISOYA, ADVOCATE, DISTT. G. B. NAGAR

OM PRAKASH BAISOYA  
Advocate  
Ch. No. 105-108  
Sub Registrar Office Compound  
Greater Noida, G.B. Nagar  
Mob. 9810586662





(1)

**TRANSFER DEED OF LEASE HOLD RIGHTS**

IN CONNECTION WITH THE Residential House No.-48 having a total Area of 173.54 Sq. Mtrs. & Covered Area-42.92 Sq. Mtrs. in the Housing Complex "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh developed by M/s. Varun Beverages Ltd..

Stamp Duty Paid on:-	Rs. 60,00,000/-
Sale Consideration :-	Rs. 60,00,000/-
Stamp Duty :-	Rs. 3,00,000/-
Circle Rate for Plot :-	Rs. 27,000/-
Circle Rate for Covered:-	Rs. 15,000/-

This Transfer Deed is made and executed at GREATER NOIDA on this 30<sup>th</sup> day of November 2021 between **SMT. MANJU KHARI (PAN NO. AQKPK8809P, AADHAR NO. 6453 1080 9239) W/O. SHRI VIRENDRA KUMAR SINGH R/O. FLAT NO.-3, TYPE-4, AMBEDKAR POLYTECH COMPOUND, SHAKARPUR, DELHI-110092**, of the first part, hereinafter called the TRANSFEROR.

AND

**MR. ATUL KUMAR (PAN NO. BWTPK5890G, AADHAR NO. 7071 2935 2285) S/O. MR. RAM NARESH CHATURVEDI R/O. 1103, 10<sup>TH</sup> FLOOR, ARTHUR-02, SUPERTECH CZAR, SECTOR-OMICRON-01, GREATER NOIDA**, of the Second part hereinafter called the TRANSFEE.



(6)

16. If the Transferee does not abide by the terms and conditions of the lease and residential purpose framed by the Authority then the lease may be cancelled by the Authority and the lessee/transferee in such.

**SCHEDULE OF THE SAID PROPERTY**

**The Residential House No.-48 having a total Area of 173.54 Sq. Mtrs & Covered Area 42.92 Sq. Mtr in the Housing Complex "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh developed by M/s. Varun Beverages Ltd..**

ON THE NORTH EAST BY :- 12.00 mtr wide road  
ON THE SOUTH EAST BY :- Plot No. 47  
ON THE NORTH WEST BY :- Plot No. 49  
ON THE SOUTH WEST BY:- Plot No. 5 & 8 of other Society

*Manoj*



*Atte*





आवेदन सं०: 202100743065921

पट्टाधिकार का अंतरण

वर्ष: 2021

रजिस्ट्रेशन सं०: 22472

बही सं०: 1

प्रतिकल: 6000000 स्टाम्प शुल्क: 300000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 60000 प्रतिलिपिकरण शुल्क - 80 योग: 60080

श्री अजुत कुमार,  
पुत्र श्री राम नरेश चतुर्वेदी  
व्यवसाय: अन्य

*Ajuth K*

निवासी: 1103, 18वां तल, आर्धर-02, सुपरटेक सीजार्, सेक्टर-ओमिक्रोन-01, ग्रेटर नोएडा



ने यह संचयन इस कार्यालय में दिनांक 30/11/2021 एवं 03:37:43 PM बजे  
निबधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Ajuth K*  
अनुपम मांयलिक (प्रभारी)  
उप निबंधक: सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
30/11/2021

निबंधक लिपिक



(2)

(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).

WHEREAS the Transferor has been allotted & subleased a **The Residential House No.-48 having a total Area of 173.54 Sq. Mtrs & Covered Area- 42.92 Sq. Mtrs. in the Housing Complex earlier DEVYANI BEVERAGES LTD. Now "VARUN BEVERAGES" at Plot No.-6, Pocket P-7, Builders Area, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh** developed by **M/s. Varun Beverages Ltd.** (hereinafter referred to as the "said plot/Dwelling Unit") by **M/s Varun Beverages Ltd.**, a Company duly incorporated under the Indian Companies Act, 1956 and having its plant at Plot No.-2, Surajpur Bypass Road, Greater Noida, Distt. G. B. Nagar. The Lease Deed of the plot admeasuring 15378 Sq. Mtrs Approx. has been executed by Greater Noida Industrial Development Authority in favour of **M/s Varun Beverages Ltd.** and is duly registered in the office of Sub Registrar Gautam Budh Nagar on Book No. **1**, Jild No.-194, Page No.-481/520, Document No. **5533**, on Dated **15-09-1999**.

That the Transferor is Registered Member / Allottee & Sub Lessee of the said property vide Sub-Lease Deed executed between Greater Noida Industrial Development Authority, **M/s Varun Beverages Ltd.** and the Transferor which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi No.-I, Jild No.-3858, pages 279 to 346, Document No.-14319, Dated 03-12-2008, and is in peaceful physical possession of transferor and the said Property is free from all sorts of encumbrances, liens, charges, whatsoever.

And whereas One Transfer Deed in respect of the said property has been executed and the same was registered in the office of Sub-Registrar, Gautam Budh Nagar, on Bahi No.-1, Jild No.-12615, pages-155/190, Document No.-3936, on dated 25/02/2013.

Atul K



Maya





यूनियन बैंक ऑफ इंडिया Union Bank of India



SECTOR 18 NOIDA BRANCH  
C-32 Commercial Complex  
Sec-18, Noida – 201301 (UP)  
Tel: Ph-0120-2512832, 0120-2512833  
E-mail:  
ubin0917966@unionbankofindia.bank

### To Whomsoever It May Concern

This is to state that Mr Atul Kumar S/o Mr Ram Naresh Chaturvedi and Mrs Neeti Sharma W/o Mr Atul Kumar, R/o B 707 Icon Apartment Sector CHI 03 Greater Noida UP 201308 had availed Home Loan (A/c No. 560631001847644) of Rs. 40.00 Lakhs from our bank which is paid off in full and final on 22.08.2022. There is no outstanding liability of the customer in this account as on date.

The loan was sanctioned against Mortgage of under construction flat/Unit No R004L001103 on 10<sup>th</sup> Floor Block Arthur 2, Plot No GH 02, Sector Omicron 1, Greater Noida, UP.

Note: This Letter is issued at the specific request of the customer and without any responsibility of Bank Officials and the Bank.


For UNION BANK OF INDIA

  
Branch Manager  
Chief Manager

Date: 22.08.2022



यूनियन बैंक ऑफ इंडिया  Union Bank of India

 Andhra Pradesh

 Noida

SECTOR 18 NOIDA BRANCH  
C-32 Commercial Complex  
Sec-18, Noida – 201301 (UP)  
Tel: Ph-0120-2512832, 0120-2512833  
E-mail:  
ubin0917966@unionbankofindia.bank

To Whomsoever It May Concern

This is to certify that Mr Atul Kumar S/O Mr Ram Naresh Chaturvedi R/O B 707 Icon Apartment Sector CHI 03 Greater Noida 201308 had availed Vehicle Loan (A/c no. 560761001052234) of Rs 11,99,000/- which was fully repaid on 17.08.2022 and the account was closed. The loan was availed to purchase brand new Toyota Innova 2.4 GX 7S 2020, Engine No. 2GDA394501, Chassis No. MBJJB8EM5015787840120 and our Bank Charge (E-Corporation Bank, Now Known as Union Bank of India) was registered on this RC No. UP16CN0908. We confirm that there is no outstanding liability of the party in this loan account as on date and we have no objection in removing our Bank charge on this above said vehicle.

Note: This Letter is issued at the specific request of the customer and without any responsibility of Bank Officials and the Bank.

For UNION BANK OF INDIA

  
Branch Manager

Branch Manager

Date: 22-08-2022