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INDIA NON JUDICIAL

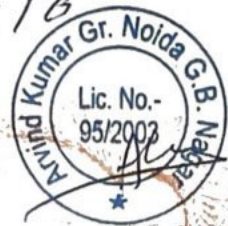
Government of Uttar Pradesh

e-Stamp

PRAVEEN KUMAR
Advocate

Gautam Budh Nagar

Mo. - 9810449222



Certificate No.

: IN-UP36759848814932V

Certificate Issued Date

: 16-Jun-2023 05:17 PM

Account Reference

: NEWIMPACC (SV)/ up14006904/ GAUTAMBUDDH NAGAR 2/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400690468217540139751V

Purchased by

: ROMA SINGH

Description of Document

: Article 63 Transfer of Lease

Property Description

: FLAT NO.CTD/901,9TH FLOOR,BLOCK NO.CITADEL,ELDECO GREEN MEADOWS,POCKET-C,SECTOR-PI,GREATER NOIDA.

Consideration Price (Rs.)

First Party

: SUMIT VASHISTH AND PARUL VASHISTH AND VINOD SHARMA

Second Party

: ROMA SINGH

Stamp Duty Paid By

: ROMA SINGH

Stamp Duty Amount(Rs.)

: 3,75,000

(Three Lakh Seventy Five Thousand only)

सत्यमेव जयते



Please write or type below this line

Parul Vashisth

Parul Vashisth

Parul

Parul

PU 0005559150

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



PRAVEEN KUMAR

Gautam Budh Nagar

Mob.- 9810449222

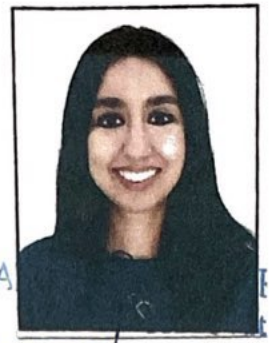


PRAVEEN KUMAR



PRAVEEN KUMAR

Advocate



PRA

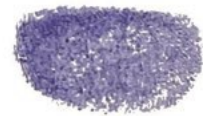
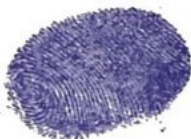
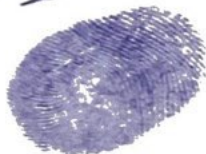
Gautam Budh Nagar

Mob.- 9810449222

**TRANSFER DEED FOR LEASE HOLD RIGHTS
FOR RESIDENTIAL FLAT**

1. Sale Consideration :- Rs. 75,00,000/-
2. Value as per Circle Rate : Rs. 52,40,000/-
3. Stamp Duty Paid on :- Rs. 75,00,000/-
4. Total Stamp Duty :- Rs. 3,75,000/-
5. Collector Circle Rate for Flat: - Rs. 35,500/- Per Sq. Mtr after deducting 20% for 9th Floor
6. Calculation of Stamp Duty is done as Per Rate List on Page No.-136, Serial No.-39, Column No.-02.
7. V-Code allotted in Software :-0012.
8. Parking :- 1 Covered Parking
Facilities:- All Facilities are Exempted.
9. Reason to Purchase :- For Residential Use
10. Sold Property situated:- **Residential Flat /Dwelling Unit No.-CTD/901 on the Ninth Floor in Block No.-Citadel Consisting of Three Bed Rooms, One Drawing/Dining Room, One Kitchen, Four Toilets, Two Balconies having a Total Builtup area of 1490 sq. ft. (138.424 Sq. Mtrs.) and Common area 380 sq. ft. (35.302 Sq. Mtrs.) i.e. total Super Area measuring 1870 sq. ft. (173.79 sq. mtrs.) in the ELDECO GREEN MEADOWS situated at Pocket-C, Sector-Pi, Greater Noida, Distt. Gautam Budh Nagar (U.P.).**

Praveen Vashisth





(3)

11. Nature of Property:- Flat
12. Transfer Memorandum No. **G.N./PROPERTY/BRS/2023/1171** dated **12-04-2023** taken from GNIDA
13. In case of Flat Super Area 173.79 Sq. Mtr. on 9th Floor
14. Agreement to Sell executed earlier Yes/No.:- No.
15. Boundaries and measurement of the Property:-
North East:- As
South East :- Per
North West:- Lease
South West:- Plan attached

This Transfer Deed is made and executed at GREATER NOIDA, Distt. G. B. Nagar on this 17th day of **June 2023** between **MR. SUMIT VASHISTH (PAN NO. ABBPV2380E, AADHAAR NO. XXXX XXXX 3627) S/O MR. RATAN KUMAR SHARMA & MRS. PARUL VASHISTH (PAN NO. AGMPV5489L, AADHAAR NO. XXXX XXXX 3885) W/O MR. SUMIT VASHISTH & MRS. VINOD SHARMA (PAN NO. AHBPS7486G, AADHAAR NO. XXXX XXXX 4728) W/O MR. RATAN KUMAR SHARMA ALL R/O FLAT NO.-302, EMERALD-II, ELDECO EDEN PARK, KURSI ROAD, LUCKNOW, (U.P.),** of the first part; hereinafter called the TRANSFEROR.

AND

MS. ROMA SINGH (PAN NO. IQPPS6231G, AADHAR NO. XXXX XXXX 0506) D/O MR. HARINDER PAUL SINGH R/O. 107A, POCKET-F, MAYUR PHASE-2, PATPARGANJ, EAST DELHI, DELHI-110091, 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).



Parul Vashisth



पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 15510

वर्ष: 2023

प्रतिफल- 7500000 स्टाम्प शुल्क- 375000 बाजारी मूल्य- 7500000 पंजीकरण शुल्क - 75000 प्रतिलिपिकरण शुल्क - 60 योग : 75060

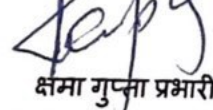
कुमारी रोमा सिंह,
पुत्री श्री हरिन्दर पॉल सिंह
व्यवसाय : अन्य

निवासी: 107ए पॉकेट-एफ, मयूर विहार फेस-2, पटपड़गंज ईस्ट दिल्ली




ने यह लेखपत्र इस कार्यालय में दिनांक 17/06/2023 एवं 12:20:25 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



क्षमा गुप्ता प्रभारी

उप निबंधक : सेंटर गेटर नोएडा

गौतम बुद्ध नगर

17/06/2023

00.

निबंधक लिपिक

17/06/2023

प्रिंट करें



(4)

WHEREAS the Transferor has been allotted & subleased a Residential Flat/Dwelling Unit No. CTD/901 on the Ninth Floor in Block No.-Citadel Consisting of Three Bed Rooms, One Drawing/Dining Room, One Kitchen, Four Toilets, Two Balconies having a Total Builtup area of 1490 sq. ft. (138.424 Sq. Mtrs.) and Common area 380 sq. ft. (35.302 Sq. Mtrs.) i.e. total Super Area measuring 1870 sq. ft. (173.79 sq. mtrs.) in the ELDECO GREEN MEADOWS situated at Pocket-C, Sector-Pi, Greater Noida, Distt. Gautam Budh Nagar (U.P.) by M/S. ELDECO INFRASTRUCTURE & PROPERTIES LIMITED, (hereinafter referred as Builder/Developer) a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at Splendor Forum, 2nd Floor, Jasola District Centre, New Delhi-110044.

The Lease Deed of the plot on which the said complex is constructed has been executed by Greater Noida Industrial Development Authority in favour of Builder/ Developer and is duly registered in the office of Sub Registrar Gautam Budh Nagar on the Bahi No.-I, Jild No.-817, Page No.-641/662, Document No.-4452 on dated 09-09-2004.

That the Transferor is allottee & Sub Lessee of the said flat vide Sub-Lease Deed executed between Builder/Developer GNIDA and the Transferor which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi No.-I, Jild No.-7271, pages-191/256, Document No.-20194, Dated 17-08-2010, and is in peaceful physical possession of transferor and the said Flat is free from all sorts of encumbrances, liens, charges, whatsoever.

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. **G.N./PROPERTY/BRS/2023/1171** dated **12-04-2023**.

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. 75,00,000 (RUPEES SEVENTY FIVE LAKH ONLY)** and the Transferee have also agreed to acquire the same for this very amount.



Parul Vasishth



बही सं०: 1

रजिस्ट्रेशन सं०: 15510

वर्ष: 2023

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

अंतरण कर्ता: 1

श्री सुमित वशिष्ठ, पुत्र श्री रतन कुमार शर्मा

निवासी: फ्लैट नं०-302, इमेरोल्ड-II, एल्डिको इडन पार्क कुर्सी रोड
लखनऊ

व्यवसाय: अन्य

अंतरण कर्ता: 2




श्रीमती पारुल वशिष्ठ, पत्नी श्री सुमित वशिष्ठ

निवासी: फ्लैट नं०-302, इमेरोल्ड-II, एल्डिको इडन पार्क कुर्सी रोड
लखनऊ

व्यवसाय: अन्य

अंतरण कर्ता: 3



श्रीमती विनोद शर्मा, पत्नी श्री रतन कुमार शर्मा

निवासी: फ्लैट नं०-302, इमेरोल्ड-II, एल्डिको इडन पार्क कुर्सी रोड
लखनऊ

व्यवसाय: अन्य

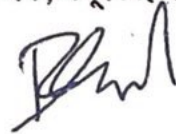
अंतराति: 1



कुमारी रोमा सिंह, पुत्री श्री हरिन्दर पॉल सिंह

निवासी: 107ए पॉकेट-एफ, मयूर विहार फेस-2, पटपड़गंज ईस्ट
दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

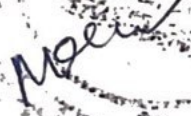
पहचानकर्ता : 1

श्री मनोज कुमार जिंदल, पुत्र श्री एस सी जिंदल

निवासी: ए-507, सौर अतुल्यम ओमीक्रोन-1, गेटर नोएडा

व्यवसाय: अन्य

पहचानकर्ता : 2



(5)

NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the above said property has been settled to as **Rs. 75,00,000 (RUPEES SEVENTY FIVE LAKH ONLY)** in between both the parties.
2. That the Transferor has received a sum of **Rs. 75,00,000 (RUPEES SEVENTY FIVE 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:-

<u>MODE OF PAYMENT</u>	<u>DATED</u>	<u>AMOUNT (RS.)</u>
By RTGS No. AXSK 230810006060	22-03-2023	20,00,000/-
By RTGS No. UTIBR52023040500372903	05-04-2023	10,00,000/-
By RTGS No. 52023061600624	16-06-2023	29,50,000/-
By RTGS No. 52023061600360715	16-06-2023	14,75,000/-
By TDS		75,000/-
	TOTAL	75,00,000/-

3. That now there is no balance due towards the transferee to be paid to the transferor in respect of the said property.
4. That the Transferor aforesaid has assured the Transferee that the said property is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation and attachments.
5. That the Transferor has handed over actual physical peaceful possession of the Flat to the Transferee/s.
6. That the Transferee shall be liable to abide by all the provisions & clauses of Sub-Lease Deed of the said flat and also those of transfer memorandum.



Parul Vashisth



श्री अरविन्द कुमार , पुत्र श्री एस डी सिंह

निवासी: जी-2, गामा-2, ग्रेटर नोएडा

व्यवसाय: अन्य

A



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

K. M. Gupta

क्षमा गुप्ता प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

17/06/2023

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

टिप्पणी :

00.

निबंधक लिपिक गौतम बुद्ध नगर

17/06/2023

प्रिंट करें



(6)

7. 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.
8. That the Transferor has handed over the vacant and actual physical possession of the said property to the Transferee aforesaid on the spot.
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 according to the bye law of the Greater Noida Authority.
10. That the Transferee shall pay annual rent, taxes, charges, levies and impositions, levied or to be levied by any local or statutory authority from time to time in proportion to the area of the Said Flat/Dwelling Unit.
11. 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.
12. That all dues/installments relating to property have been paid by the transferor to the Greater Noida Industrial Development Authority.
13. 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 09-09-2004 subject to the change mentioned in the transfer memorandum otherwise from time to time.
14. That the Transferee shall be bound by the terms and conditions of the Sub-lease deed executed 17-08-2010 subject to the change mentioned in the transfer memorandum otherwise from time to time.
15. That the transferee shall enjoy the leasehold rights of the above said property for the balance period of 90 years from the lease dated 09-09-2004.



Parul Vashisth





(7)

16. 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.
17. That the Transferee, his spouse/dependent children (minor or dependent) would not be eligible to obtain any plot/house/flat in Greater Noida under any residential/ housing schemes of Greater Noida.
18. 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 FLAT/DWELLING UNIT

RESIDENTIAL Flat/Dwelling Unit No. CTD/901 on the Ninth Floor in Block No.-Citadel Consisting of Three Bed Rooms, One Drawing/Dining Room, One Kitchen, Four Toilets, Two Balconies having a Total Builtup area of 1490 sq. ft. (138.424 Sq. Mtrs.) and Common area 380 sq. ft. (35.302 Sq. Mtrs.) i.e. total Super Area measuring 1870 sq. ft. (173.79 sq. mtrs.) in the ELDECO GREEN MEADOWS situated at Pocket-C, Sector-Pi, Greater Noida, Distt. Gautam Budh Nagar (U.P.), along with undivided and impartible leasehold rights in the portion of the said land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the super area of the said flat/dwelling unit as per enclosed plan and bounded as follows:-

North - AS

South - PER

South - LEASE

North - PLAN



Parul Vashishth



PHOTO PERFORMA OF SOLD PROPERTY

Office Sub Registrar,, Gautam Budh Nagar

Detail of Property:- RESIDENTIAL Flat/Dwelling Unit No. CTD/901 on the Ninth Floor in Block No.-Citadel Consisting of Three Bed Rooms, One Drawing/Dining Room, One Kitchen, Four Toilets, Two Balconies having a Total Builtup area of 1490 sq. ft. (138.424 Sq. Mtrs.) and Common area 380 sq. ft. (35.302 Sq. Mtrs.) i.e. total Super Area measuring 1870 sq. ft. (173.79 sq. mtrs.) in the ELDECO GREEN MEADOWS situated at Pocket-C, Sector-Pi, Greater Noida, Distt. Gautam Budh Nagar (U.P.)





First Party

Parul Vashishth



Dema





Second Party




(8)

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. Manoj Kumar Jindal
S/o. Sh. S.C. Jindal
R/o - A-507, Gaur Atulyam
Omicon-1, Gr. Noida.


2. Arvind Kumar
S/o. Sh. S.D. Singh.
R/o - G-2, Gamma-2, Gr. Noida.

 Parul Vashisth

(Transferor)

(Transferee)

DRAFTED BY PRAVEEN KUMAR, ADVOCATE, DISTT. G. B. NAGAR


18/06/2023
PRAVEEN KUMAR
Advocate
Gautam Budh Nagar
Mob.- 9810449222

आवेदन सं०: 202300743039245

ही संख्या 1 जिल्द संख्या 42994 के पृष्ठ 399 से 414 तक क्रमांक
15510 पर दिनांक 17/06/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Kapil
क्षमा गुप्ता प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर
17/06/2023

प्रिंट करें

