

# भारत तिब्बत सीमा पुलिस, सहकारी आवास समिति लि०

## ग्रह निर्माण अग्रिम के आवेदन हेतु साथ लगने वाले दस्तावेज

1. कोओपरेटिव सोसायटी पंजीकृत हैं इसकी पुष्टी में संबंधित सोसायटी के रजिस्ट्रार का पत्र। 1
2. समिति के हक में आवंटन पत्र की प्रति। 2
3. जिस भूमि पर मकान/ फ्लैट बना हैं उस सोसायटी के हक में दस्तावेज की अनुप्रमाणित प्रति। 3-15
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  - ख. भूमि की कीमत / मकान के निर्माण की कीमत। 19
  - ग. डिमांड लेटर की एक प्रति। 20
  - घ. ग्रेटर नोयडा प्राधिकरण द्वारा स्वीकृत लेआउट प्लान की प्रति। 21
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8. सोसायटी के उप नियमों (वाई लाज ) की एक अनुप्रमाणित प्रति । (वाई लाज का मूल्य रू० 50/- प्रति कापी हैं ,समिति कार्यालय से प्राप्त की जा सकती हैं।)



उ०प्र० आवास एवं विकास परिषद

सहकारित, अनुभाग ।  
104, महात्मा गांधी मार्ग, लखनऊ ।

पत्रांक -

५६९ / सहकारिता

दिनांक- 27.5.99

श्री दिनेश कुमार पाण्डेय  
सचिव

भारत लिखत सीमा पुलिस - सहकारी आवास समिति लि०

- जालिमल्लु हज़ार - - -

आपकी भारत लिखत सीमा पुलिस - सहकारी आवास  
समिति लि० - जालिमल्लु हज़ार - - - का विधिवत संगोपन कर पंजीकरण  
कर दिया गया है जिसका रजिस्ट्रेशन प्रमाण पत्र संख्या- 2565 - दिनांक- 27.5.99  
- - - - - तथा पंजीकृत उपविधि की एक प्रति आपको पत्र के साथ संलग्न कर  
आवश्यक कार्यवाही हेतु प्रेषित की जा रही है ।  
संलग्न - उपरोक्तानुसार ।

। वी०के०घोषारी ।

उप आवास आगुक्त/उप निबन्धाक

संख्या-

/ सह० निबन्धान

दिनांक-

प्रतिलिपि-

- 1- सहकारी अधिकारी आवास। उ०प्र० आवास एवं विकास परिषद- जालिमल्लु हज़ार
- 2- महा प्रबन्धाक, उ०प्र० सहकारी आवास संघ, लि० लखनऊ ।
- 3- अपर जिलाधिकारी वित्त एवं राजस्व - जालिमल्लु हज़ार - - -

। वी०के०घोषारी ।

उप आवास आगुक्त/उप निबन्धाक

Affected  
S. Pandey

सचिव

भारत लिखत सीमा पुलिस सहकारी आवास समिति लि०

जालिमल्लु हज़ार

पार्कत भारत लिखत सीमा पुलिस मुख्यालय

केंद्रीय कार्यालय परिसर सप्ट-2,

बोधी रोड, नई दिल्ली-110009



26 26

Dated : / 9

Sri D. K. Pandey  
Secretary  
I.T.B.P. Co-operative Housing Society,  
C/o Dte. General I.T.B.P. Block-2,  
CGO Complex, Lodhi Road,  
New Delhi-03.

and

Dear,

Kindly refer to your application number 045 for allotment of land under Authority's Group Housing Scheme 03. I have been directed to inform you that as you have deposited the reservation money, the Authority has accepted the offer and allotted plot no. 01 in pocket A of sector-32 of size 10000 sqm. @ 1600.00 per sqm. for construction of multi-storied group housing flats. Hence, you are required to pay 20%, Rs. 32,00,000.00 (Thirty two lakh) only as Allotment money within 60 days from the date of the issuance of this letter. Balance 70% shall be payable in eight equal interest free quarterly instalments each of Rs. 14,00,000.00. (Fourteen lakh) only. The first such instalment shall become due at the end of a quarter calculated from the 61<sup>st</sup> day from the date of issue of this letter.

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**faithfully**

9 Dec 19.1195

Affecto

- Ok Pandey

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मार्गिक मारुत मारुत सोमा पुलिस मुख्यालय  
कॉन्ट्रोल कमिशनर हरिसर जम्मा-2



भारत-तिब्बत सीमा पुलिस सरकारी आवास समिति  
ITBP CO-OPERATIVE HOUSING SOCIETY

140-A, ब्लॉक-C, कंचनजंगा अपार्टमेंट सेक्टर-53 नोयडा  
140-A, Block-C, Kanchanjanga Apartment Sector-53 Noida

उ. प्र. सहकारी अधिनियम-1965 के अधीन पंजीकृत, पंजीकृत सं०-2563  
Registered under UP Co-operative Act-1965 Regt. No. 2565.

शेयर प्रमाण पत्र  
SHARE CERTIFICATE

यह प्रमाणित किया जाता है कि इस प्रमाण पत्र में नामांकित व्यक्ति उपयुक्त समिति की उपविधियों के अधीन समिति द्वारा विनिर्दिष्ट सदस्यता सं० 262..... में वर्णित शेयरों का पंजीकृत धारक है एवं उसके प्रत्येक शेयर की पृष्ठांकित राशि का भुगतान कर दिया है।

This is to certify that the person named in this certificate is the registered holder of the within mentioned share bearing the membership No. 262, herein specified in the above Society subject to Bye-laws of the Society and that the amount endorsed hereon has been paid up on each such share.

प्रत्येक शेयर का मूल्य	₹ 100/-
SHARE EACH OF	Rs. 100/-
प्रति शेयर भुगतान की गई राशि	₹ 100/-
AMOUNT PAID UP PER SHARE	Rs. 100/-
सदस्यता सं० <u>वे सौ बासठ</u>	प्रमाण पत्र सं० <u>एक सौ अठ्ठासी</u>
Membership No. 262	Certificate No. 188
धारक का नाम <u>श्री अतुल मिश्रा</u>	
Name of Holder <u>Sh Atul Mishra</u>	IES
धारित शेयरों की सं० <u>01 (एक)</u>	
No. of Share's held	

समिति की मुहर के अधीन आज दिनांक 08 अगस्त 2000 को जारी किया गया।  
Giving under the seal of the society this day of 08 August 2000.



[Signature]  
सचिव  
Secretary

[Signature]  
अध्यक्ष  
President

यह शेयर अहस्तांतरणीय है।

Note.—This Share is not Transferable.

## APPENDIX-'B'

POSSESSION LETTER

No ITBP/CHS/103

dated 25/8/2019

Subject: Allotment of flat No. 711  
 TYPE/Category B Floor 7 at Greater Noida ITBP  
 Co-operative society apartment named Plot No  
1, Pocket No. A Sector 32 Greater Noida Industrial  
 Development Authority .

**Memo:**

The flat mentioned above has been allotted to  
 Shri/Smt: Atul Mishra IES

Son/Wife/Daughter of  
 Shri J. C. Mishra and

The physical possession of the flat handed over today i.e  
 Shri/Smt/Kumari Atul Mishra IES

membership no 962

*Atul Mishra*  
 25/8/19  
 Possession handed over by  
 President/Secretary,  
 ITBP CO-Operative Housing Society

Possession taken over by

Member  
*Atul Mishra*

ITBP/CHS/32/2001-  
ITBP Co-operative Housing Society 187  
C/o Dte. Gen. ITBP Block-2  
CGO Complex, Lodhi Road,  
New Delhi-110003

Dated 27.11.2001

To

Shri... Atul... Mishra, IES  
c/o... Shri K.R.P. Pandey.  
C-19, NARYAN V.H.R.,  
DELHI.

**SUB:- ALLOTMENT OF FLATS OF ITBP CO-OPERATIVE HOUSING SOCIETY.**

Dear Sir,

In continuation of our letter No ITBP/CMS/19/2001-168 dated 04.10.2001, we deem it our privilege and pleasure to inform you that you have been allotted flat No.....7.11..... by the Allotment Committee under the overall supervision of Shri Pratap Singh Verma, Avas & Vikas Adhikari U.P. Government through draw held on 10.11.2001 in the presence of members of ITBP Co operative Housing Society.

It is expected that process of handing over possession shall start from 15<sup>th</sup> December onwards subject to the completion of all the work of the flat as per contract. Exact date of handing over possession of flat to you shall be intimated separately in due course.

The possession of flats shall be given by our site office to the bonafide member only on production of documents as listed below. However possession of flat may also be given to the representative of bonafide member on production of Registered power of attorney in his favour.

**List of documents required to be submitted.**

1. Apartment deed on Rs. 10 non judicial stamp paper duly signed by the bonafide member of the society before two witness duly attested by Public Notary authorised by U.P. Govt.
2. Power of Attorney where required.
3. Undertaking as per proforma enclosed.
4. No demand certificate from the society office.

Please acknowledge receipt

Yours faithfully

(D.K. PANDEY)  
Secretary

ITBP, Co-operative Housing Society





INDIA NON JUDICIAL



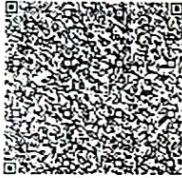
IN-UP35760294050781W

Government of Uttar Pradesh

e-Stamp

**ZOHRA KHAN**  
STAMP VENDOR LIC. No-565  
CH-595 Distt. Court, Ghaziabad

Certificate No. : IN-UP35760294050781W  
Certificate Issued Date : 15-Jan-2024 12:52 PM  
Account Reference : NEWIMPACC (SV)/ up14097704/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1409770467523007924943W  
Purchased by : ABHIJIT SAMAIYAR AND REKHA SAMAIYAR  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : ATUL MISRA  
Second Party : ABHIJIT SAMAIYAR AND REKHA SAMAIYAR  
Stamp Duty Paid By : ABHIJIT SAMAIYAR AND REKHA SAMAIYAR  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

**Statutory Alert**

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

## AGREEMENT TO SELL

This agreement to sell is made and executed at Greater Noida, Gautam Budh Nagar Uttar Pradesh on this ----of January 2024 between SHRI. ATUL MISRA, IES S/O JUSTICE J. C. MISHRA (LATE), R/O flat no. 711 B SEVENTH FLOOR, ITBP CO-OPERATIVE HOUSING SOCIETY, SECTOR PI-1, GREATER NOIDA, DISTT. G. B. NAGAR called the SELLER.

### AND

Shri ABHIJIT SAMAIYAR COMDT ITBP S/O INDRA BHUSHAN PRASAD (LATE) AND Smt REKHA SAMAIYAR W/O ABHIJIT SAMAIYAR, Current Residence OF 12th Bn ITBP, PO-Matli, Distt-Uttarkashi, Uttarakhand 249193 and Permanent Residence of SAMAIYAR HOUSE, H.No -1172, PHASE 5, RAJENDRA NAGAR HOUSING COLONY, CHAS, BOKARO (JHARKHAND) 827013, hereafter called the BUYER.

(The expression and word of Seller and Buyer shall mean and include their heirs, successors, assignees, nominees, executors, administrators and legal representatives respectively)

Whereas the Seller is the lawful owner of a HOUSE/PLOT/FLAT No. 711, SEVENTH FLOOR, TYPE B, ITBP CO- OPERATIVE HOUSING SOCIETY, POCKET NO. A, Sec-32 (Sector- PI-1), Super Area 215.96 Sq Mtrs. Covered area 143.22 Sq Mtrs. Situated in Greater Noida, Distt. Gautam Budh Nagar U.P. hereafter referred as the PROPERTY.

AND whereas the Seller aforesaid is desirous to sell said property in favour of the Buyer and Seller has also agreed to acquire the same.

### NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER: -

1. That the total sale consideration of the said property has been settled an amount of Rs. 8200000/- (Rupees Eighty-Two Lacs) only between both the parties.
2. That Seller has received a sum of Rs. 820000/- (Rupees Eight LAKHS Twenty Thousand) only, which is 10% of the total consideration amount from Buyer as Advance payment through online transfer of money in HSBC Advance Bank Acctt. No. 051084515006 vide ref no. as-

S.N.	TRANSFER REFERENCE NO.	DATE	AMOUNT
1.	IMPS00245007481 FM S/B A/C NO 30781409747 OF SBI	05.01.2024	Rs-50,000/-
2.	IRX7129670 FM S/B A/C NO 30059092901 OF SBI	05.01.2024	Rs-32,000/-
3.	IRX7773155 FM S/B A/C NO 30781409747 OF SBI	15.01.2024	Rs-738000/-
Total Rs. 820000/- (Rupees Eight Lakhs Twenty Thousand only)			

3. That the balance amount of Rs. 73,80,000/- (Rupees Seventy-Three Lakh Eighty Thousand) only shall be payable by Buyer to the Seller/Greater Noida Authority, in one instalment (payable within 20 days of grant of permission by Greater Noida

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14. That in case breach of any clause by the Seller aforesaid, the Buyer shall have the right to get the Transfer Deed/Sale Deed registered through Court of law after depositing the balance amount of this agreement to sell in the court.
15. That Will Be Deposited at The Rate of 1% TDS Which Will Be Deducted from The Seller.

**IN WITNESSES WHERE OF, the Seller and Buyer** aforesaid have set their respective hands on this AGREEMENT TO SELL at place, on the day month & year first above mentioned in the presence of the following witness: -

**WITNESSES:-**

1.

**SELLER**

2.

**BUYER**

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Stamp Duty Certificate No. <Enter Here>



4. Authority and RWA ITBP HOUSING Society at the time of the execution of TRANSFER DEED/LEASE DEED.
4. That the Seller will hand over the lawful, actual, peaceful, and vacant physical possession of the said property to the Buyer at the time of execution of Transfer Deed/Lease Deed.
5. That Seller shall apply for necessary permission before competent authority for transfer /sale of the said property soon after the execution of agreement for sell and obtain the permission for transfer/sale of the said property in favour of the Buyer aforesaid or his/her legal heirs, nominee(s) from the Greater Noida Authority and shall get the transfer deed registered within three months after such permission and Seller will also execute the LEASE DEED with the Greater Noida Authority if and when required.
6. That the Seller has assured the Buyer that the above said property is free from all sorts or encumbrance such as mortgage Sale, pledge, lien, gift, etc. and if proved otherwise the Seller shall be liable and responsible for the entire compensation.
7. That the Seller confirms& assures the Buyer that Seller or his/her spouse living did not avail & shall never be availed such and facility contrary to the terms/conditions of the allotment & other benefit of the aforesaid property till the execution & registration of final TRANSFER DEED & mutation process of process property in process of the Buyer or his/ her legal heirs' nominees etc.
8. That if due to miss- statement of the Seller the above property/other benefits relating to the property cancelled/withdrawn by the Greater Noida Authority, all such damages limited to transactions made with regard to sale of subject property, will be claimed by the Buyer from the Seller. And in case whereas due to changes in this scheme of cancelled Buyer shall be entitled to all substitute alternatives accommodation & other benefits from the Greater Noida Authority.
9. That the Seller has received the advance payment against the above said property and balance amount shall be paid to Buyer in aforesaid manner at the time of execution of deed as& when required.
10. That is case Document/Transfer Application is changed by the Greater Noida Authority, then the Seller well execute and sign the relevant documents etc.
11. That the expenses to be incurred on Stamp Duty, registration fee and other legal expenses i.e. Transfer Deed/Sale Deed/Lease Deed/Society Transfer/Move-in Charges shall be paid by the Buyer aforesaid.
12. That the Transfer charges to the above said property shall be payable by the Buyer to Greater Noida Authority.
13. That in case the Buyer fails to pay the balance amount at the time of execution & registration of final TRANSFER DEED. Then this agreement to sell shall be deemed as cancelled on the part & fault of Buyer and avoidable on the part of Seller. The Seller may forfeit the advance amount made so far. And if seller fails to finalise the deal, then seller shall pay double amount of advance money to Buyer. This excludes any procedural issues like ITBP Housing Society/Greater Noida Authority approvals, which are beyond the control of the Seller.

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Stamp Duty Certificate No. <Enter Here>