

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000

Rs. 25000



UPEES

B 328265

Greater Noida

RAMESH CHAND
Greater Noida

TRANSFER DEED FOR LEASE HOLD RIGHTS FOR RESIDENTIAL HOUSE

1. Sale Consideration
2. Value according to circle rate
3. Stamp Duty Paid
4. Collector Circle Rate
5. Construction Rate
6. Reason of Purchase
7. Details of Sold Property
8. Nature of Property
9. Transfer Memorandum No.
10. Total Area of Property
11. Covered Area
12. In case of flat super area Floor
13. Agreement to Sell executed earlier Yes/No.
14. Boundary wall of Property

Rs. 22,00,000/-
Rs. 22,00,000/-
Rs. 1,10,000/-
Rs. 14,000/- per Sq. Mtr.
Rs. 8,000/- per Sq. Mtr.
Residential
H.No. -59, Block-C
Sector- 37
Greater Noida,
(G.B. Nagar)
House
1796 Dt. 02-08-2011
118.5 Sq. Mtr.
43.53 Sq. Mtr.
N.A.
No.

NORTH EAST : Plot No. 58
SOUTH EAST : 9 Mtr Wide Road

NORTH WEST : Plot No. 56
SOUTH WEST : Plot No. 69

Ravi Duggal.



Ravi Duggal.

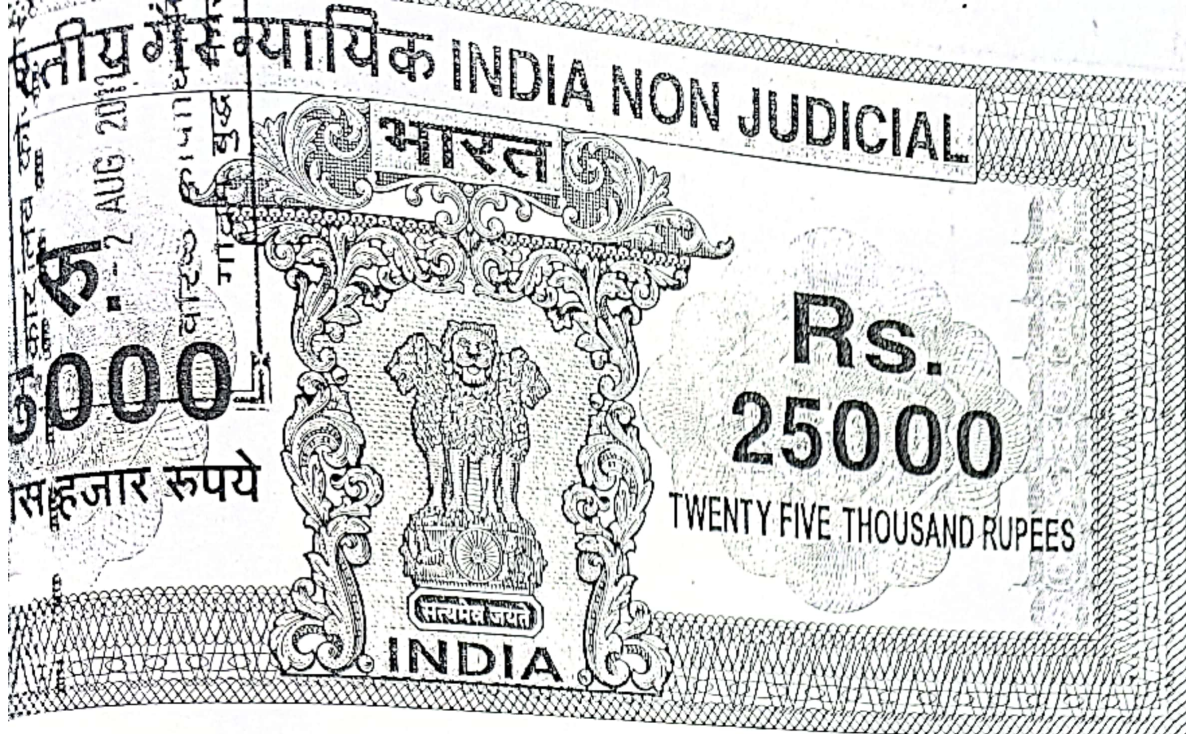
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U.P. PRADESH

B 328266

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TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WITH THE RESIDENTIAL HOUSE NO.-59, BLOCK-C, SECTOR- 37, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) MEASURE TOTAL AREA- 118.5 SQ. MTRS. COVERED AREA 43.53 SQ. MTRS and the Fix Circle Rate for Land is Rs. 14,000/- Per Sq.Mtr & Construction Circle Rate Rs. 8000/- Per Sq. Mtr.

Transfer Deed is made and executed at GREATER NOIDA on this 3rd day of August, 2011 between Ravi Duggal S/o Sh. D.R. Duggal R/o 5/15, Gali No. 07, Geeta Colony, Delhi, of the first part, hereinafter called the Transferor.

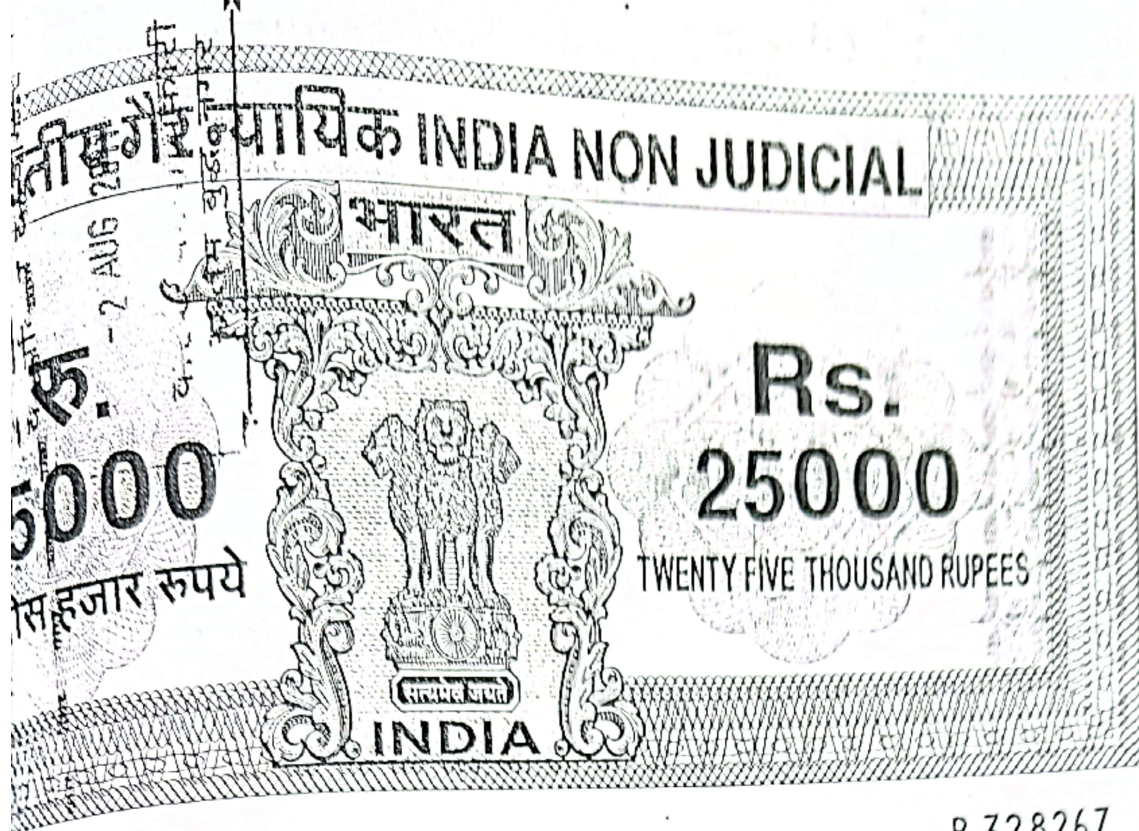
AND

Harish Kumar Sharma S/o Sh. Satish Chand Rawat & Satish Chand Rawat S/o Sh. Roshan Lal Rawat both R/o A-195, Sector Alpha-I, Greater Noida, Distt. Gautam Budh Nagar, (U.P.), of the second party, 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).

Ravi Duggal





UTTAR PRADESH

B 328267

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Whereas the Transferor aforesaid in an Allottee/Lessee, owner and in possession of RESIDENTIAL HOUSE NO.-59, BLOCK-C, SECTOR- 37, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) ADMEASURE TOTAL AREA- 118.5 SQ. MTRS. COVERED AREA 43.53 SQ. MTRS, dully allotted allotment No. - R01-37975 by Greater Noida Industrial Development Authority hereinafter referred to as the PROPERTY.

The side Plot in question is bounded as under:-

NORTH EAST : Plot No. 58

SOUTHEAST : 9 Mtr Wide Road

NORTH WEST : Plot No. 56
SOUTH WEST : Plot No. 69

And whereas the Lease Deed in respect of the said property has been executed by the Greater Noida Authority in favour of original Allottee the lease deed aforesaid and the same was registered in the office of Sub-Registrar, Gautam Budh Nagar on Bahi No.-I Jild No. 364 on page- 271/292 Document No.-7047, dated 22-10-2001.

And whereas the Transferor aforesaid has obtained the permission to transfer the said property in favour of the Transferee from the Greater Noida Authority vide their Transfer Memorandum No. 1796 dated 02-08-2011.

And whereas the Transferor aforesaid has sold and transferred the above said property in favour of the Transferee of the total said consideration of Rs.

Ravi Prakash

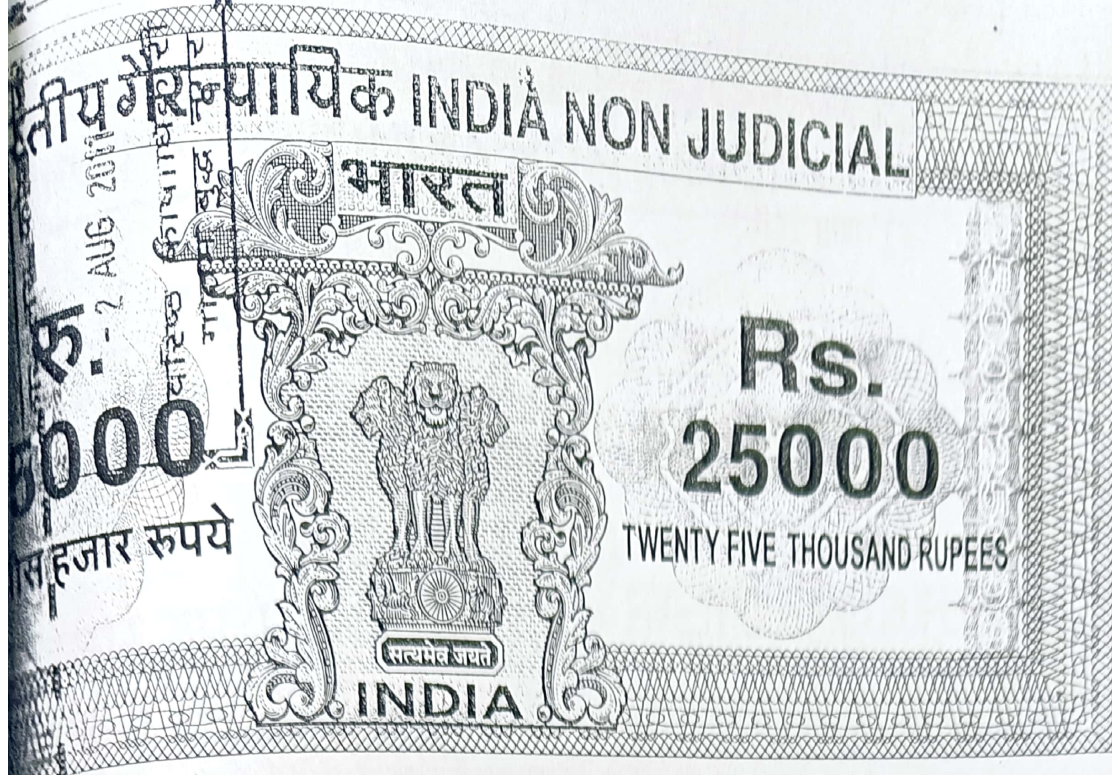


H. S.



S. Prakash





Uttar Pradesh

B 328268

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00,000/- (Rupees Twenty Two Lac only) and the Transferee have also
ed to acquire the same for this very amount.

W THIS TRANSFER DEED WITNESSETH AS UNDER:-

That the total sale consideration of the above said property has been
settled to as **Rs. 22,00,000/- (Rupees Twenty Two Lac only)** in between
the both parties.

That the Transferor has received a sum of **Rs. 22,00,000/- (Rupees
Twenty Two Lac only)** from the Transferee as full and final payment, the
receipt of the Transferor hereby acknowledges and the payments have
been made in the following manner:-

MODE OF PAYMENT	DATE	AMOUNT
By Cheque No. 846384	28-06-2011	1,00,000/-
Payable At State Bank of India		
Alpha-I, Greater Noida		
By D.D. No. 095173	02-08-2011	9,00,000/-
By D.D. No. 095174	02-08-2011	9,00,000/-
By D.D. No. 095175	02-08-2011	3,00,000/-
All payable at		
Oriental Bank of Commerce Delhi		
Total		22,00,000/-

That now there is no balance due towards the transferee to be paid to the
transferor in respect of the said property.

Ravi Suggal.

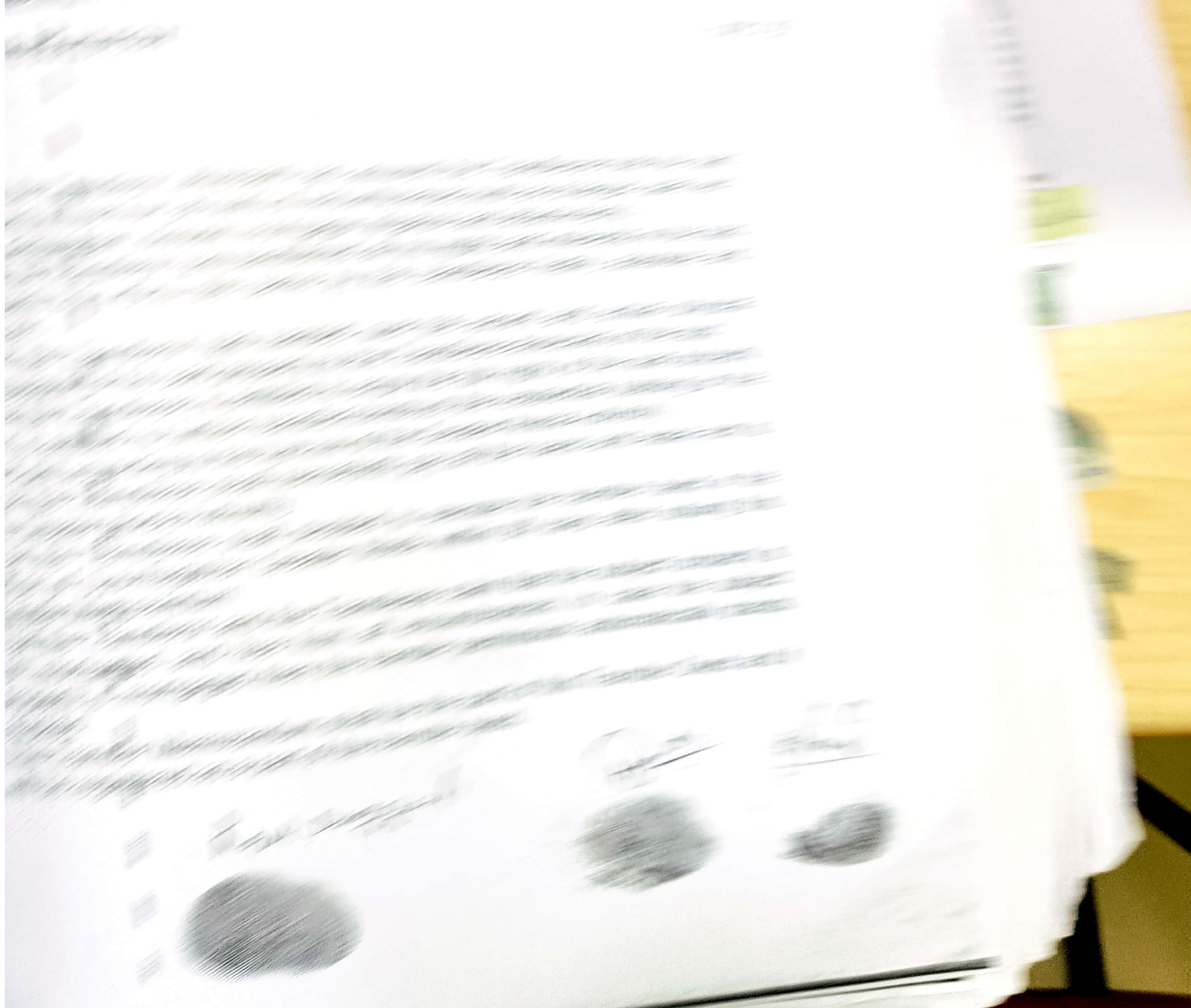


H. S. Suggal



S. Suggal





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That any other allotment amount/dues/arrears shall be recovered from the Transferee. In case of default of payment rate of interest is 20% per annum compounded at three months rest of the defaulted amount for the defaulted period.

In case of construction work will not be completed with the stipulated period than the extension charge will be payable to the Greater Noida Authority. Transfer of the plot will not effect the construction/extension period, and it will be calculated as applicable.

That the Transferee shall be bound by the terms and condition of the lease deed executed between the lessee and the Greater Noida on dated 22-10-2001 subject to the change mentioned in the transfer memorandum otherwise from time to time.

That the transferee shall enjoy the leasehold rights of the above said property for the balance period of 90 years from the lease dated 22-10-2001.

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 G.N.I.D.A.

That the Transferee, his spouse/dependent children (minor or independent) would not be eligible to obtain any plot/house/flat in Greater Noida under any residential housing schemes of G.N.I.D.A.

Ravi Prakash



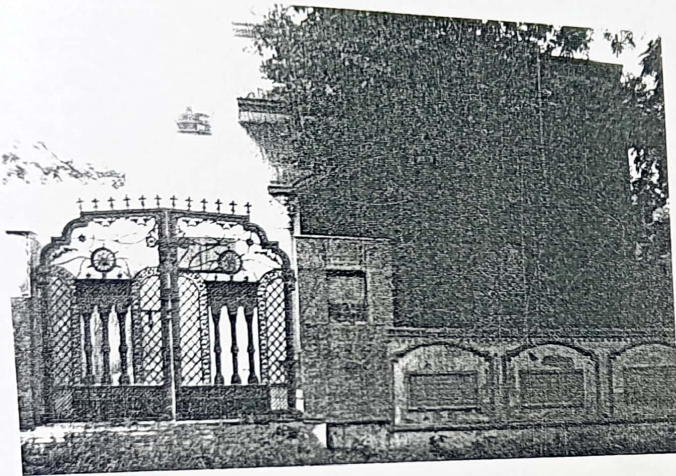
H. Prakash



S. Prakash



RESIDENTIAL HOUSE NO.-59, BLOCK-C, SECTOR- 37, GREATER NOIDA,
DISTT. GAUTAM BUDH NAGAR (U.P.) ADMEASURE TOTAL AREA- 118.5 SQ,
MTRS. COVERED AREA 43.53 SQ. MTRS, dully allotted allotment No. - R01-37975
by Greater Noida Industrial Development Authority



Ravi Duggal,



[Signature]



COMPLETION DATE
THIS IS CERTIFIED THAT THE BUILDING
IS BEING CONSTRUCTED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE
BUILDING REGULATIONS, 1962 AND
ALL OTHER REQUIREMENTS SPECIFIED
BY THE AUTHORITY FROM TIME TO TIME.

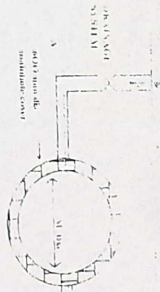
FOR DEVIATION
FROM THE
PLAN, SPECIFICATION
AND SECTION NO. 59
OF THE BUILDING
REGULATIONS, 1962
AND ALL OTHER
REQUIREMENTS
SPECIFIED BY THE
AUTHORITY FROM
TIME TO TIME.

SECTION A-A

PART LAYOUT PLAN

SECTION B-B

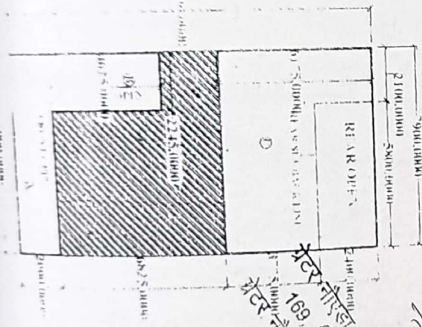
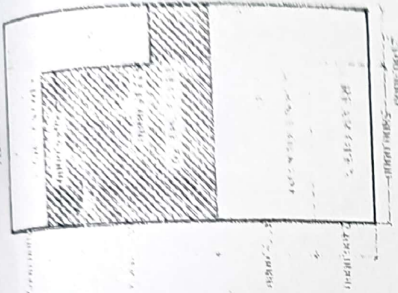
SECTION C-C



20/10/88

ARCHITECT ARCHITECT

PLAN



SIZE OF DOORS & WINDOWS

NO.	DESCRIPTION	SIZE
1	DOOR	2.00 x 2.50
2	WINDOW	1.50 x 1.50

Ravi Dey

Signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

UTTAR PRADESH

V 487388

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

Witness:

Signature:

Sh. K. H. Sharma

Witness:

Signature:

Sh. H. S. Sharma
H/o A-195 Alpha T G. Noida
G. Noida

Witness:

Signature:

Address:

Gopal Ramel
Sh. H. L. Ramel
H/o 5/14 Gali, No 06
G. Noida

Ravi Daggal

Transferor



Transferee



WITNESSED BY: RAMESH WALIA, ADVOCATE, G.B. NAGAR

RAMESH WALIA
Associate
Greater Noida