LEASE DEED

PHOTO

THIS LEASE DEED MADE on the 7th Day of August in the year 2013 between the Greater Noida Industrial Development Authority, a *body corporate constituted under Section 3 read with Section 2(d) of the Uttar* Pradesh Industrial Area Development Act, 1976(U.P. Act No. 6 of 1976) (hereinafter called the 'Lessor" which expression shall, unless the context does not so admit include its successors, assigns) of the one part and

Sh./Smt./Km EKTA DHAWAN

aged.....years S/o W/o Shri HEMANT DHAWAN

R/o 78 SUKH VIHAR DELHI - 92

(hereinafter called the "lessee" which expression shall unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns) of the other part.

WHERE AS the plot hereinafter described is part of the land acquired under the land Acquisition Act, 1894 and developed by the Lessor for purpose of setting up urban and industrial township.

WHEREAS the Lessor has agreed to demise and the lessee has agreed to take on lease the said plot on the terms and conditions hereinafter mentioned for the purpose of constructing residential building according to the plan approved by the Lessor

1 NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

That in consideration of the premium of Rs 427500/-
(Rupees Four Lac Twenty Seven Thousand Five Hundred only
out of which Rs. ..... (Rupees.....)
have been paid by the lessee to the Lessor (the receipt whereof the Lessor doth hereby acknowledges) and the balance of which is to paid by the lessee in the manner hereinafter provided in instalments on dates specified below:

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

Rs.....on or before.....

And in consideration of Rs. 42750/- (Rupees Fourty Two Thousand Seven Hundred Fifty only) paid in lump sum on account of one time lease rent which is 10% of the total premium of the plot of the lessor doth hereby demise and lease of the lessee, all that plot of land numbered as .....98.....Situated in Block .....M.....at Sector.....Delta.....

in Greater Noida Industrial Development Area, District Gautam Budh Nagar contained by Square Meters be the same, a little more, or less and bounded (situated at tehsil Gautam Budh Nagar , Distt. Gautam Budh Nagar).

Admeasurment 450 **Sqm.**

ON THE NORTH By.....

ON THE SOUTH By.....

ON THE EAST By.....

ON THE WEST By.....

As per lease plan enclosed

And which said plot is more clearly delineated and shown in the attached plan and therein marked red.

TO HOLD the said plot (hereinafter referred to as " the demised premises" with their appurtenances unto the Lessee to the term of Ninety years commencing from (the execution of the lease deed) .....7/8/03..... (date of possession) except and always reserving to the lessor :-

(a) A right to lay water mains, drains, sewers or electric wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.

(b) Full rights and title to all mines, minerals, coals, washing gold's earth oils, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plots (s)/ flat or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the lessee.

II **AND THE LESSEE DOTH HEREBY DECLARE AND CONVENANT WITH THE LESSOR IN THE MANNER FOLLOWING :-**

1) That the lessee will pay to the lessor the balance of the premium in the instalments mentioned in clause 1 above by the dates mentioned therein. If the lessee fail to pay any installments by the due date, he shall thereafter pay the same with interest @ 20% p.a. compounded quarterly on the instalment in the arrears from the due date till the date of payment provided that for failure to pay three consecutive instalments or any instalment / amount continuously for six months, whichever is earlier , the lessor may determine the lease with penalties and consequences give in clause III hereinafter.

2) That the lease will bear, pay and discharge all rates, assessments of every description including beneficiation levy and user charges which during the said term be assessed, charged or imposed upon either on the landlord or the tenant or the occupier in respect of demised premises or the buildings to be erected thereupon.

Manager (Property)
Greater Noida Industrial
Development Authority
H-160, Sector Chi...

3) That the lessee will obey and submit to all directions issued or regulations made by the lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.

4) That the lessee will at his own cost, errect on the demised premises in accordance with the plan, elevation and design and in a position to be approved by the lessor or any officer authorised by the Lessor, in that behalf in writing and in substantial and workman like manner, a residential building only with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of buildings, drains, latrines and connection with sewers.

5) The allottee at his own expense will take permission for sewerage, electricity, and water connections from the concerned departments of the lessor or from the competent authority in this regard.

6) That the Lessee will construct the building according to the architectural and elevation control as prescribed by the Lessor.

7) That the Lessee will keep the demised premises and buildings:-

   i) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor,

   ii) and the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place

8) That the lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Lessor /framed /issued under Sections 8,9 and 10 or under any other provisions of the U.P. Industrial Area Development Act. 1976 and rules made therein.

9) If the maintenance work of any area is not found satisfactory according to the lessor, then the required maintenance work will be carried out by the lessor and the expenses incurred in carrying out such works will be borne by the allottee/s, collectively or in parts. The decision of the lessor will be final as regards to the expenses incurred in the maintenance work.

10) In case of non-compliance of these terms & conditions, and any Direction of the lessor, the lessor shall have the right to impose such penalty as the CEO of the lessor may consider just and /or expedient.

11) That the lessee will not make, or permit to be made, any alteration in or additions to the said buildings or other erections for the time being on the demised premises erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the terms of such permission in writing of the plan if any, approved by the lessor or any officer authorised by the lessor in that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the lessor or such requiring him so to do correct such deviation as aforesaid If and the lessee

Shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be corrected at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf.

12) That the lessee shall use the demised premises only for the purpose of constructing a building for residential purpose and no other purpose without the consent of the lessor and subject to such terms and conditions as lessor may impose and will not do or suffer to be done on demised premises or any part thereof, any act or thing which may be or grow to be nuisance, damage, annoyance or inconvenience to the lessor or the Owner, occupier of other premises in the neighborhood.

13) That the lessee will not erect or permit to be erected on any part of the demised premises any stable, sheds or other structures of any description whatsoever for keeping horse, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.

14) That the lessee will not assign , relinquish (except in favour of the lessor) , sublet, transfer or part with possession of the demised premises without prior permission of the lessor. The transfer of the plot to lessee's legal heir will be allowed with the prior permission for an officer authorised by him /her in this regard.

15) That lessee may however with the prior permission of the lessor and subject to such conditions as it may impose, mortgage the demised premises to any government / semi government organisation / financial institutions for the purpose of securing loan for acquiring the plot and / or constructing house thereupon.

16) In case of transfer, transfer charges as fixed by the lessor shall be payable by the lessee to the lessor at the time of transfer.

17) That the lessee will not assign , relinquish , mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any subdivision thereof by metes and bounds or otherwise.

18) That the lessor shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of lessor.

19) That every transfer, assignment ,relinquishment , mortgage , subletting of the whole of the demised premises, or building or both shall be subject to and the transferee , assignee or sublessee shall be bound by all covenants and conditions herein contained and be answerable to the lessor in all respect therefor.

Provided always that if the lessee or his /her/their /its transferee or permitted assignees, as the case may be, will assign, relinquish, mortgage, sub-let or transfer the demised premises and building thereon as a whole or residue on the said term he/she/its will deliver at his/her/its/their own expenses to the lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed together with a notice thereof, within a month after the same shall have been duly registered under the Indian Registration Act or any other amending statue.

Provided that in the event of sale or fore closure of the mortgaged or charged property the lessor shall be entitled to claim and recover 25% of the unearned increase in the value of said land as first charge, having priority over the said mortgage or charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on all the parties concerned.

Provided further that lessor shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage of the unearned increase as aforesaid.

20) That the lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of decree of insolvency/court.

21) That the lessee will permit the members, officers and subordinates of the lessor and workmen and other employed by the lessor from time to time and at all reasonable time of the day, during the said terms after three days, previous notice to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the lessee will give notice of the provision of this sub-clause to his/her/their/its tenants.

22) That the lessee shall not exercise his/her/their/its option of the determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rent deed substantially or permanently unfit for building purposes.

23) FOR SCHEMES------> **ALPHA, BETA, GAMMA**
That the lessee shall have to erect and complete building on the leased land unto the date..... The lessor may grant extension in exceptional circumstances, for one year on payment of extension charges of 8% of total premium of the plot from the date for completion of construction as mentioned above.

23 a) FOR SCHEME---------> **FDP-01, SWARN NAGARI, & MHS-01**
That the lessee shall have to erect and complete building on the leased land within three years from the due date of execution of lease deed i.e. ..... or within five year from the date of allotment i.e. ..... which ever the date comes later, unless extension is allowed by the lessor in exceptional circumstance and on such conditions as it may impose. (Extension of one year, two year and three years may me granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of total premium of the plot respectively as an extension charges by the lessee).

23 b) FOR SCHEME------> **DELTA**
That the Lessee shall have to erract and complete building on the leased land within nine Years from the date of allotment or upto December 2003 which ever is earlier, unless extension is allowed by the lessor in exceptional circumstance and on such conditions as it may impose, (Extension of one year, two year and three year may be granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year , of the total premium of the plot, as an extension charges by the lessee).

23c) **R-01 (SECTOR-37) P-3**

That the lessee shall have to erect and complete building on the leased land within seven years from the date of allotment or upto December 2003 whichever is later, unless extension is allowed by the lessor in exceptional circumstances and on such conditions as it may impose. (Extension of one year, two years and three years may be granted by the lessor on payment of 4% for 1st Year 6% for 2nd year and 8% for 3rd year, of the total premium of the plot, as an extension charges by the lessee)

23d) The date of Lease Deed Registration shall be reckoned as the date of possession. The Lessee shall to take possession on the same day.

23 e) FOR SCHEME --------> **SIGMA 01 & 02**

That the lessee shall have to erect and complete building on the leased land within two years from the due date of execution of lease deed i.e. ..... or within five year from the date of allotment i.e. ..... which ever the date comes later, unless extension the is allowed by the lessor under exceptional circumstances and on such terms and conditions as it may be imposed. (Extension of one year, two year and three years may me granted by the lessor on payment of 4% for 1st year, 6% for 2nd year and 8% for 3rd year, of total premium of the plot respectively as an extension charges by the lessee).

24) That in case the lessee does not construct building within the time provided for above, this deed of lease will be liable to be determined with the penalties and consequences given in clause III hereinafter. However, in exceptional circumstances the lessor or any officer authorised by him can allow extension, subject to the fulfillment of such conditions, charges as he may impose for the same.

FOR VILLAGERS

The lessee claims that he/she is a bonafide villager of Grater Noida whose land has been acquired by the lessor.

FOR GENERAL CATEGORY

The lessee claims that he/she does not own any residential plot or house in full or any part on lease hold or free hold basis or under HPTA (Hire Purchase Tenancy Agreement/ License Agreement) in Greater Noida Industrial Development Area either, in his/her wife /husband's name or in the name of his her minor or dependent children.

FOR GREATER NOIDA EMPLOYEES

The lessee claims that he/she is an employee of the lessor and he/she or spouse and/or dependent children do not own any residential plot or house in full or in part, on leasehold or freehold basis or under HPTA (Hire Purchase Tenancy Agreement/ License Agreement) in Greater Noida Industrial Development Area.

f the lessee does not abide by the terms and conditions and building rules or any other rules and regulations framed by the lessor the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

Manager (Property)
Greater Noida Industrial
Development Authority

III) AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING :-

A. Notwithstanding anything herein before contained if there shall have been in the opinion in the lessor (Whose decision shall be final and binding) any breach by the lessee or any person claiming through or under him/her/their/its of any of the covnearts or conditions hereinbefore contained and on his/her/their/its parts to be observed and performed and in particular and without prejudice to the generality of the sub clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or The part of demised premises before constructing a building on it as herainbefore provided within the period mentioned in sub clause 23 or 23 (a) of clause II it shall be lawful for the lessor without prejudice to any other right of action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof and determine this demise and thereupon If:

i) At the time of re-entry the demised premises has not been occupied by the lessee by way of constructing a building thereon, the lessor may re-allot the demised premises and entire deposited amount shall stand, forfeited in favour of the lessor.

ii) At the time of re-entry the demised premises are occupied by any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry, remove from the demised premises all erection or buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and the building , fixtures and things there on, but upon lessee removing the erections, building fixtures and things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amounts as may be determined, by the lessor provided that the lessor may at its option agree to purchase the said erection, buildings, and fixtures upon payment to the lessee, price therefore and for his interest in the premises as may be mutually agreed upon.

B. If lessee is found to have obtained the allotment and lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

C. If the lessee commit any act or omission on the demised premises resulting in nuisance, it shall be lawful for the lessor to ask the lessee to remove the nuisance within a reasonable period, failing which the lessor shall itself get the nuisance removed at lessee's cost and charge damages from the lessee during the period of substance of nuisance.

D. Any loses suffered by the lessor on a fresh grant of demised premises for breach of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor.

E. All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act. No. 6 of 1976) or any rule or regulations made there under shall be deemed to be duly served as provided us 43 of the U.P. Urban Planning and Development Act 1973 as re-enacted and modified by Uttar Pradesh President's Act (Re-enactment with modifications) Act 1974 (U.P. Act No. 30 of 1974).

बही नं० 1 जिल्द 682 के पृष्ठ 1/32 से नम्बर 6382
[illegible] तारीख 7/8/03 को रजिस्ट्री की गई ।

उप निबन्धक
सोनीपत

F. The Chief Executive Officer of the lessor reserves the right to make such additions and alteractionsor modification in these terms and conditions as may be considered just and expedient.

G. All power exercise by the lessor under this lease may be expercised by the Chief Executive Officer of the lessor. The lessor may also authorise any of its officers to exercise all or any of the powers exercisable by it under this lease.

Provided that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the lessor with the functions similar to those of Chief Executive Officer.

H. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee, who will also pay the stamp duty of transier of immovable property levied, or any other duty or charge that may be levied by any authority empowered in this behalf.

I. All arrears payable to lessor shall be recoverable as arrears of land revenue.

J. In case of any clarification, or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the lessor shall be final and binding on the lessee.

K. Any relaxation, concession or indulgence granted by the lessor to the Lessee shall not in any way prejudice the legal right of the lessor.

L. In the event of any dispute with regard to the terms and conditions of the lease deed the same shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property is situated) or the High Court of Judicature at Allahabad.

IN WITNESS WHERE OF THE parties hereto have set their hand on the day and in the year herein first above written

In the presence of

1. Witness Balwant Rai Kapoor and on behalf of the Lessor

Address S/o Sh. Gulzari Lal
R/o 103 Ratan Lal Nagar Kanpur

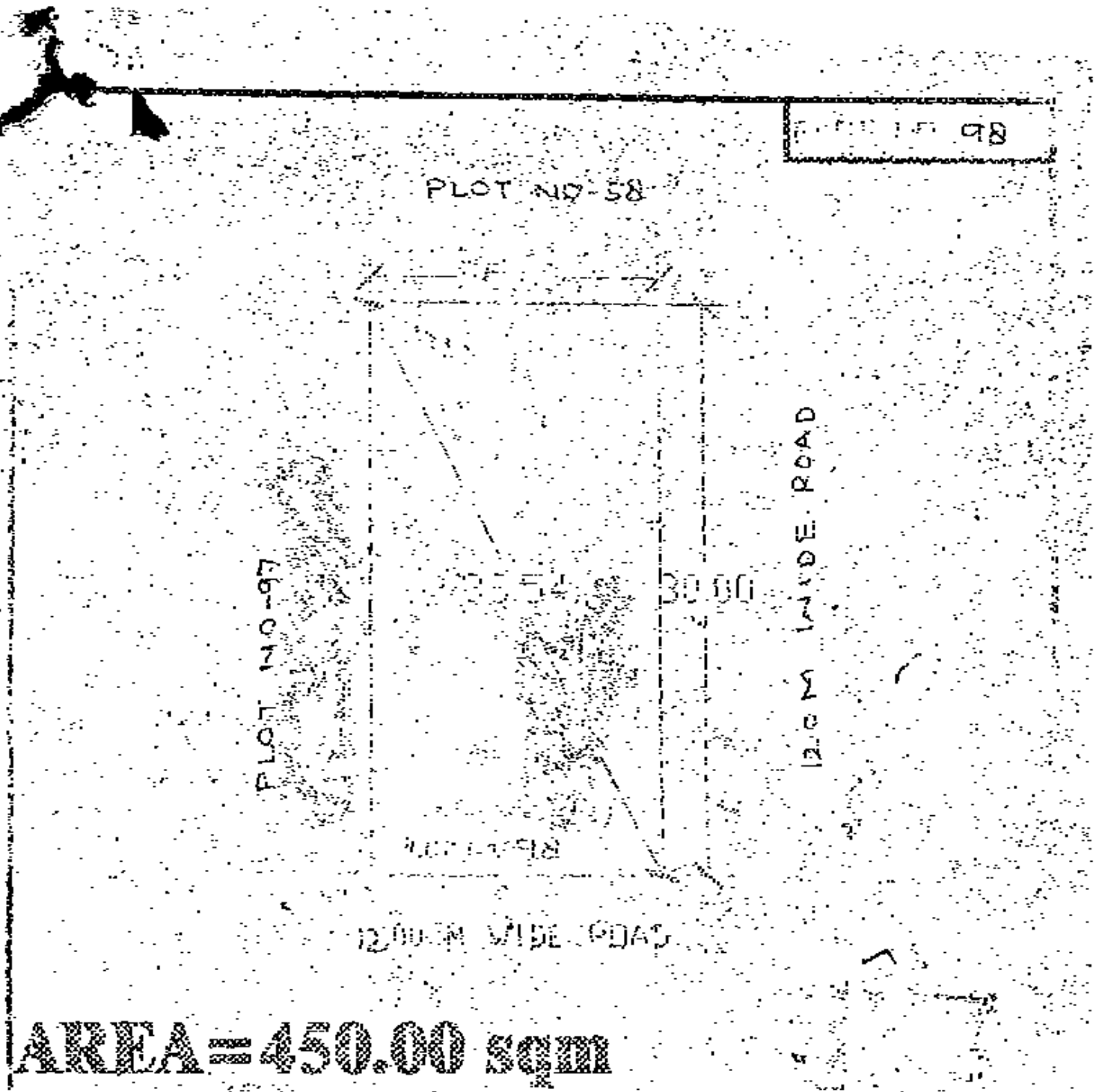
2. Witness for and on behalf of the Lessor

Address Gyanander Singh Deed
writer G.B. Nagar

Certified true and exact copy of the original in all respect.

LESSEE

For and on behalf of the Lessor



SIGN- POSSESSION TAKEN OVER ALLOTEE	SIGN- POSSESSION HANDED OVER ALLOTEE	
MAP PLAN FOR PLOT NO-98 OF POCKET-M, SECTOR DELTA-II	ASST MGR(ENGG)	MGR(ENGG)
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY	SM(ENGG)	DRAFTSMAN

Rentedlitho no. - 5/23

सत्यमेव जयते

उत्तर प्रदेश

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DISTT. GAUTAM BUDH NAGAR (U.P.)
PIN - 201308

POSSESSION CERTIFICATE

Letter No. Engg/03/3932
Date 7/8/03

Plot Code : .....
Allotment No. D0 5090
Plot No. 90
Block No. M
Sector Delhi

Lessee / Allottee's Name & Address Ekta Dhawan
P/o 70 Sukhvihar
Delhi 92

Status/ Boundaries of plot	Dimensions	Area (in Sq.m.)	Remarks
North-East: Plot No. 89 South-West: 12 M Wide Road South-East: Plot No. 58 North-West: 12 M Wide Road	-	450	

Site plan of the plot is enclosed here with.

I/We have taken over possession of the plot No. 90 Block No. M Sector Delhi 5 on 7/8/03

I/We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

M. S. KARAKOTI 7/8/03
Tech. Supervisor
Greater Noida

Possession taken over by

Signature of the Lessee

Assistant Manager (Civil)

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण

पता - 199 , सेक्टर - पाई, पिलखुवा एक्सटेंशन , ग्रेटर नोएडा सिटी , जिला - गौतम बुद्ध नगर
दूरभाष नं0 : 95120-2326130/151 फैक्स नं0 95120-2326142/145

पत्रांक : सम्पत्ति/हस्तांतरण/ 736

अंतरण पत्र
Transfer Letter

दिनांक 07-08-2003

आवंटन संख्या	D013000	ब्लाक	M
क्षेत्रफल	450 वर्ग मी0	ब्लाक का नाम	ESNCY ESTATE
वाणिज्यिक क्षेत्रफल	शून्य मी0	भूखण्ड संख्या	03
		सेक्टर	DELTA-03

अंतरक के पक्ष से	अंतरिती के पक्ष में
अंतरक का नाम SHRI RAM SINGH	अंतरिती का नाम EKTA DHAWAN
पिता/पति का नाम LATE INDER PAL SINGH	अंतरिती के पिता/पति का नाम HEMANT DHAWAN
पता 17/19 GOVIND PURI EXTN. KALKAJI NEW DELHI 110019	पता 78, SUSH VIHAR DELHI-110052

[illegible] के आधार पर प्रेषित हस्तांतरण पत्र दिनांक 7.8.03 का संदर्भ ले इस कार्यालय से अवगत कराया है कि उपरोक्त (सम्पत्ति) ग्रेटर नोएडा प्राधिकरण की अनुमति के पश्चात उपरोक्त भूखण्ड/आवंटन का हस्तान्तरण अंतरक के पक्ष से अंतरिती के पक्ष में निम्न शर्तों के साथ किया जाता है :-

1. हस्तान्तरित भूखण्ड की लीज डीड दिनांक 30.7.03 तक निष्पादित कराना होगा।
2. प्राधिकरण द्वारा निर्धारित विलम्ब शुल्क अन्य शुल्क यदि देय हो, तो उसका भुगतान प्राधिकरण के नियमानुसार करना होगा
3. प्रकरण से भूखण्ड हस्तान्तरण के संबंध में यदि कोई वाद - विवाद उत्पन्न होता है, तो उसकी जिम्मेदारी अंतरिती की होगी।
4. भविष्य में पत्राचार अंतरिती के नाम से किया जायेगा।

भवदीय,

योजना सहायक (सम्पत्ति)

7/8/03

योजना सहायक (सम्पत्ति)

प्रतिलिपि :

1. SHRI RAM SINGH अंतरक
2. EKTA DHAWAN अंतरिती

Cont../2..

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Sector 20, Block-G Commercial Complex Noida, Distt. Ghaziabad (U.P.)
Fax. : 89-52519 · Ph. : 89-51250, 52616, 31715

ALLOTMENT INTIMATION LETTER

Ref : Proj/Delta/Alt/I/94/[illegible]
Date : 28/12/94

[illegible] Plots [illegible] Instalment Basis (4 Years)

[illegible]

[illegible] M-98

[illegible]

Dear Sir,

We have floated this Delhi Residential [illegible] scheme initially for 550 plots of [illegible] and [illegible] we are pleased to inform you that response to this scheme has [illegible] and we have received more than seven times applications as compared to [illegible] plots initially planned for. We are proud to say that we [illegible] overwhelmed by the response for allotment of plots in this scheme. It [illegible] is not almost impossible for [illegible] to accommodate as many requests as possible. We [illegible] pleased to inform you, that a above mentioned plot has been allotted [illegible] our [illegible] Residential Scheme vide [illegible], with reference to [illegible] registration [illegible] 00037#6.

[illegible] is	: 00136M9
[illegible] as registration money Rs.	: 4375[illegible]/-
[illegible] payable towards allotment money Rs.	: 8[illegible]/-
[illegible] payable date	: 1[illegible]/92/95

[illegible] Installments shall be payable each [illegible] days from the [illegible] (The date of dispatch will be the date of allotment)

	DUE DATE	DUE AMOUNT
[illegible]	[illegible]/95	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-
[illegible]	[illegible]	4499[illegible]/-

[illegible] the following bank branches directly [illegible] GREATER NOIDA INDUSTRIAL [illegible] DELHI.

[illegible] PNB

[illegible] Connaught Place, New Delhi.
[illegible] New Delhi.

[illegible] on the covering letter.

cont../2..

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
एच - 169 , सेक्टर - गामा, बिसरख एस्टेट, ग्रेटर नौएडा सिटी
जिला - गौतम बुद्ध नगर
दूरभाष न0 : 95120-2326150/151 फैक्स न0 95120-2326143/145

प्रा0 [illegible] 2008 / 469 अंतरण ज्ञापन दिनांक [illegible]

Transfer Memorandum

आवंटन संख्या	[illegible]	ब्लाक	M
योजना	[illegible] वर्ग मी0 सेक्टर	ब्लाक का नाम	SUNOY ESTATE
[illegible]	वर्ग मी0 सेक्टर	भूखण्ड संख्या	98
		सेक्टर	DELTA-03

अंतरक के पक्ष से		अंतरिती के पक्ष मे	
[illegible]	SARABJIT KAUR	अंतरिती का नाम	DR. NAVEEN KUMAR SINGH
[illegible]		एवं आवेदक	DR. NEHA SINGH
पिता/पति का नाम	LATE SH. NIRMAL SINGH DHILLON	अंतरिती के पिता/पति का नाम	C.H.SINGH & DR. S.K. SINGH
पता	97 PHASE-II-A MOHALI PUNJAB	पता	BAN DHUNADAN KAGAM KHAN PATNA (BIHAR)

उपरोक्त अंतरण स्थानान्तरण पत्र दिनांक 5/5/08 के क्रम में पत्रावली सम्पत्ति के अनुमोदन के उपरान्त निम्नलिखित नियम एवं शर्तों के साथ अनुमोदित किया जाता

1. अंतरिती को यह सुनिश्चित करना होगा कि उपरोक्त सम्पत्ति सभी प्रकार से भार मुक्त है तथा कोई वाद लंबित नहीं है। वाद पाये जाने की दशा में अंतरण प्रक्रिया स्वतः निरस्त मानी जायेगी
2. अंतरिती द्वारा इस पत्र के जारी होने की तिथि से 90 दिन के अन्दर निर्धारित अंतरण शुल्क का भुगतान सम्बन्धित उपनिबन्धक कार्यालय कासना, (बिसरख एस्टेट) नौएडा, सिटी में सुनिश्चित किया जाना चाहिए
3. अंतरण उपरान्त अंतरण प्लेट का अभिवाह और होगा तथा अंतरण के साथ रजिस्ट्री के रूप में निर्धारित किया जायेगा।
4. अंतरिती द्वारा बकाया आवंटन धनराशि अथवा कोई अन्य देय शुल्क के भुगतान से हुए विलम्ब हेतु 20 प्रतिशत की दर से ब्याज देय होगा जिसकी गणना प्रत्येक तीन माह के उपरान्त होगा।
5. निर्धारित समयावधि में निर्माण कार्य प्रारंभ न होने की दशा में प्राधिकरण द्वारा निर्धारित समयवृद्धि शुल्क देय होगा जिसके समयवृद्धि अंतरण होने के फलस्वरूप लागू किए गए होंगे तथा अंतरिती को निर्माण हेतु केवल उपरान्त स्पष्ट निर्माण जो अंतरण के दिन प्रचलित रहा है।
6. [illegible] ग्रेटर नौएडा के स्थ निर्धारित पट्टा पत्रावली दिनांक 07-08-2003 में वर्णित एवं एक नियम जब अंतरण ज्ञापन को लागू अंतरिती पर बाध्यकारी होगी
7. [illegible] उपरोक्त आवंटित भवन का उपयोग दिनांक 07-08-2003 से केवल 90 वर्ष की अवधि के लिए आवास के लिये पट्टे के रूप में करना।
8. प्राधिकरण के अनुमोदित भवन नियमावली के नियम निर्देशों उपबन्धों के विरुद्ध किये गये निर्माण कार्य के फलस्वरूप गठित शास्ति धन, सी अंतरिती से वसूल करने [illegible]
9. [illegible] अंतरिती ग्रेटर नौएडा क्षेत्र में अन्य आवंटन प्राप्त करने के लिये अयोग्य होंगे
10. [illegible] है तो अंतरिती को स्थान गठित देना होगा।
11. [illegible] अधिनियम अनुसूची क्र. 3 योजना मानचित्र योजना के अन्य उपलब्ध नियम निर्देशों के अनुसार न करने की दशा में आवंटन निरस्तीकरण [illegible] अंतरिती को कोई अनुमोदन प्लेन का अधिकार न होगा।
12. [illegible] यह भी स्पष्ट किया जाता है कि अंतरिती प्राधिकरण द्वारा निर्धारित अंतिम तिथि — तक भवन निर्माण की कार्यवाही पूर्ण [illegible] अन्यथा भूखण्ड निरस्त किया जा सकता है।

भवदीय

योजना प्रभारी (सम्पत्ति) 08/05/08

योजना प्रभारी (सम्पत्ति)

[illegible] SINGH

Kind Timing Ms Sunil

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण
एच-169, सैक्टर गामा,
ग्रेटर नोएडा सिटी, गौतमबुद्ध नगर।

[illegible]

पत्रांक:सम्प/डेल्टा/2007/ 1688
दिनांक: 27 जून 2007

[illegible]

Smt. Sarabjit Kaur
W/o late Sh. Nirmal Singh Dhillon
97, Phase-III A
Mohali (Punjab)

विषय: भूखण्ड/भवन वारीसान के नाम नामांतरण करने के संबंध में।

महोदय

कृपया आपके द्वारा प्रस्तुत म्युटेशन प्रार्थना पत्र दिनांक 27.06.2007 का संदर्भ ग्रहण करने [illegible] आपके द्वारा अपने अपने पति स्व0 श्री निर्मल सिंह ढिल्लों के नाम आवंटित भूखण्ड [illegible] एम-98, सैक्टर-डेल्टा, क्षेत्रफल 450 वर्गमीटर को उनकी मृत्यु के उपरांत उनके लीगल हायर्स [illegible] प्रस्तुत करते हुए अपने नाम नामांतरण करने का अनुरोध किया है।

उक्त [illegible] में आपको सूचित किया जाता है कि प्राधिकरण के नियमानुसार उक्त भूखण्ड [illegible] प्राधिकरण रिकॉर्ड में आपके पति स्व0 श्री निर्मल सिंह ढिल्लों के नाम के स्थान पर [illegible] नाम नामांतरित किया जाता है। भविष्य में पत्राचार आपके नाम से ही किया जायेगा।

[illegible] शेष नियम एवं शर्तें पूर्ववत ही रहेंगी।

भवदीय,

(विवेक गोयल)
प्रबन्धक (सम्पत्ति)

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण
एच - 169 , सैक्टर - गामा, चिलवन एस्टेट, ग्रेटर नौएडा सिटी
जिला - गौतम बुद्ध नगर
दूरभाष न0 : 95120-2326150/151 फैक्स न0 95120-2326143/145

पत्रांक : सम्पत्ति/हस्तांतरण पत्र /2005 83

अंतरण ज्ञापन
Transfer Memorandum

दिनांक 02-02-2005

आवंटन संख्या D0135090
भूखण्ड 450 वर्ग मी0 सैक्टर
वास्तविक क्षेत्रफल वर्ग मी0 सैक्टर

ब्लाक M
ब्लाक का नाम EBNOY ESTATE
भूखण्ड संख्या 98
सैक्टर DELTA-03

अंतरक के पक्ष से

अंतरक का नाम EKTA DHAWAN
पद अंतरक का नाम
पिता/पति का नाम HEMANT DHAWAN
पता 78, SUKH VIHAR
DELHI-110092

अंतरिती के पक्ष मे

अंतरिती का नाम NIRMAL SINGH DHILLON
पद आवेदक का नाम
अंतरिती के पिता/पति का नाम SH. KASHMIRA SINGH
पता 97,PHASE-3A MOHALL
ROPAR (PUNJAB)

उपरोक्त अंतरण हस्तान्तरण पत्र दिनांक 1/2/05 के क्रम मे पत्रावली सम्पत्ति के अनुमोदन के उपरान्त निम्नलिखित नियम एवं शर्तों के साथ अनुमोदित किया जाता है।

1 अंतरक / अंतरिती को यह सुनिश्चित करना होगा कि उपरोक्त सम्पत्ति सभी प्रकार से भार मुक्त है तथा कहीं बन्धक नहीं है। बन्धक पाये जाने की दशा मे अंतरण अनुमति स्वतः निरस्त मानी जायेगी
2 अंतरिती द्वारा इस पत्र के जारी होने की तिथि से 90 दिन के अन्दर निबन्धित अंतरण पत्रेख का निबन्धन सम्बन्धित उपनिबन्धक कार्यालय सैक्टर गामा (चिलवन एस्टेट) नौएडा सिटी मे सुनिश्चित किया जाना चाहिए
3 अंतरण ज्ञापन अंतरण पत्रेख का अभिन्न अंग होगा तथा अंतरण के बाद परिशिष्ट के रूप मे नियोजित किया जायेगा।
4 अंतरिती द्वारा एकमुश्त आवंटन धनराशि अथवा कोई अन्य देय शुल्क के भुगतान मे हुए विलम्ब हेतु 30 प्रतिशत की दर से चक्रवृद्धि ब्याज देय होगा। जिसका मूल्यांकन पत्रेख नौ मास के उपरान्त होगा।
5 निश्चित समयावधि मे निर्माण कार्य स्थापित न होने की दशा मे प्राधिकरण द्वारा निर्धारित समयवृद्धि शुल्क देय होगे निर्धारित समयवृद्धि अंतरण होने के फलस्वरूप नये सिरे से लागू नहीं होगी तथा अंतरिती को निर्माण हेतु केवल उतना समय मिलेगा जो अंतरक के लिए अवशेष रहा है।
6 अंतरक एवं ग्रेटर नौएडा के मध्य निष्पादित पट्टा पत्रेख दिनांक 07-08-2003 मे वर्णित शर्तें एवं नियम एवं अंतरण ज्ञापन की शर्तें अंतरिती पर बाध्यकारी होंगी।
7 अंतरिती उपरोक्त आवंटित भवन का उपयोग दिनांक 07-08-2003 से केवल 90 वर्ष की अवधि के लिए लीज के रूप मे करेगा।
8 प्राधिकरण के अनुमोदित भवन नियमावली के नियम निर्देशों उपबन्धों के विरुद्ध किये गये निर्माण कार्य के फलस्वरूप समस्त दायित्व स्वतः ही अंतरिती मे निहित समझे जायेंगे।
9 अंतरिती एवं उनके पत्नि/ बच्चे/ आश्रित / अवयस्क बच्चे ग्रेटर नौएडा क्षेत्र में अन्य आवंटन प्राप्त करने के लिये अयोग्य होंगे।
10 पूरा शुल्क हस्तान्तरण के बाद भी, कोई देय बकाया है तो अंतरिती को ब्याज सहित देना होगा।
11 अंतरिती द्वारा उक्त आवासीय भूखण्ड का उपयोग आवासीय योजना के अन्य प्रचलित नियम निर्देशों के अनुसार न करने की दशा मे आवंटन निरस्तीकरण हेतु वांछित कार्यवाही की जायेगी तथा अंतरिती कोई अनुतोष पाने का अधिकारी न होगा।
12 अंतरण अनुमति इस के साथ प्रदान की गयी है कि अंतरिती प्राधिकरण द्वारा निर्धारित अंतिम तिथि ——— तक भवन निर्माण की कार्यवाही पूर्ण कर कब्जा सर्टिफिकेट प्राप्त करें।

सधन्यवाद

योजना सहायक (सम्पत्ति)
2/2/05
योजना सहायक (सम्पत्ति)

एनक्लोजर

1. EKTA DHAWAN
2. NIRMAL SINGH DHILLON

GNA & ASSOCIATES
Advocates & Solicitors

D-28, L.G.F. Jangpura Extn.,
New Delhi-110014
Tel.: 24323282/83/84.
Email:kkrarangadv@gmail.com

GNA D-28/A-19/July/20/M

24.07.2020

ICICI Bank Ltd.
Noida,
(U.P.)

SUB: SEARCH REPORT CUM NON-ENCUMBRANCE CERTIFICATE IN RESPECT OF PROPERTY NO. 98, TOTAL AREA MEASURING 450 SQ. MTRS., BLOCK-M, (EBONY ESTATE), GREATER NOIDA, GAUTAM BUDH NAGAR, (U.P).

Sir,

On perusal of documents furnished by Mr. Satyajit Kumar Singh & Bibha Singh, the applicant borrowers we have observed that Greater Noida Industrial Development Authority allotted Property No. 98, Total area measuring 450 sq. mtrs., Block-M, (Ebony Estate), Greater Noida, Gautam Budh Nagar, (U.P) to Mrs. Ekta Dhawan.

Mrs. Ekta Dhawan got the Lease Deed dated 07.08.2003 executed in her favour for the said property from Greater Noida Industrial Development Authority, duly registered as Document No. 6382, in Addl. Book No. I, Volume No. 682, on Pages 11-32, in the office of Sub-Registrar, Gautam Budh Nagar on 07.08.2003.

Mrs. Ekta Dhawan transferred the said property to Mr. Nirmal Singh Dhillon vide Transfer Deed dated 02.02.2005, duly registered as Document No. 701, in Addl. Book No. I, Volume No. 881, on Pages 651-668, in the office of Sub-Registrar, Gautam Budh Nagar on 02.02.2005.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा दिया जाने वाला

प्राधिकरण [illegible] क्रम संख्या 22201453220079

नीतिन कुमार

[illegible] 23/03/2020

प्रस्तुतकर्ता या प्रार्थी का नाम के के [illegible]

[illegible] [illegible]

2007 वर्ष से 2020 तक

[illegible] 130

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

1 से 5 तक का योग 100

[illegible] 23/03/2020

[illegible]

[illegible]

[illegible]

भाग 2

Mr. Nirmal Singh Dhillon expired and after his death the said property was mutated in the name of Mrs. Sarabjit Kaur (Wife) vide Mutation Letter dated 27.06.2007 issued by Greater Noida Industrial Development Authority.

Mrs. Sarabjit Kaur transferred the said property to Mr. Satyajit Kumar Singh & Mrs. Bibha Singh vide Transfer Deed dated 05.06.2008, duly registered as Document No. 6908, in Addl. Book No. I, Volume No. 3408, on Pages 147-248, in the office of Sub-Registrar, Sadar, on 06.06.2008.

We have examined the registration records maintained in the office of Sub-Registrar- Sadar Gautam Budh Nagar, vide Receipt No.202014502807 dated 23.07.2020. We have not been able to find any registered lien, charge, mortgage and sale of the said Property. Hence, in our opinion leasehold title of **Mr. Satyajit Kumar Singh & Mrs. Bibha Singh** is clear and marketable, bank can accept the title documents for creating the equitable mortgage.

SCHEDULE OF PROPERTY:

PROPERTY NO. 98, TOTAL AREA MEASURING 450 SQ. MTRS., BLOCK-M, (EBONY ESTATE), GREATER NOIDA, GAUTAM BUDH NAGAR, (U.P).

Inspection Receipt is enclosed herewith.
Yours faithfully,

FOR GNA & ASSOCIATES

(AUTHORISED ADVOCATE)

Indian Overseas Bank

Phone: 6115- 252999

इण्डियन ओवरसीज़ बैंक

Sirka Branch (3655)
Kanti Complex,Bhagwat Market
Main Road Birta
Pin-801103
Bihar

Letter No. - / /2020

Date: 16.03.2020

NO DUE CERTIFICATE

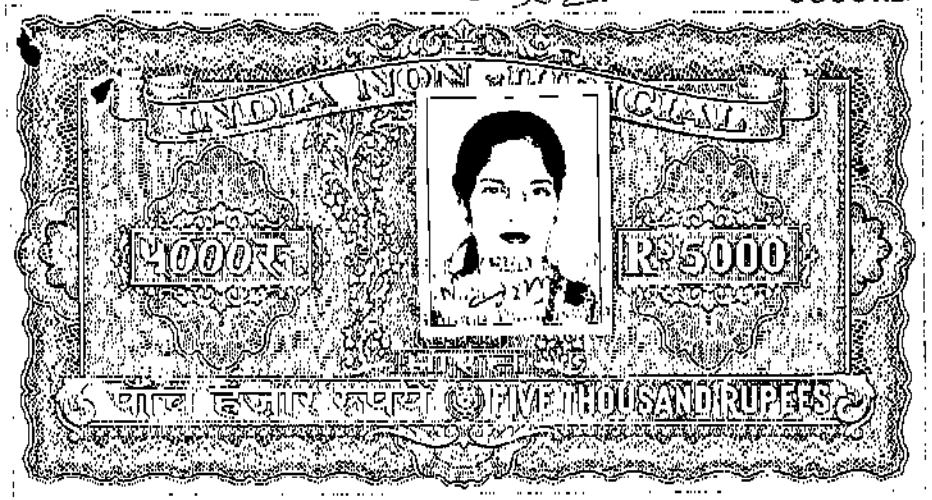
This is certify that Mr. Satyajit Kumar Singh availed a Term Loan under scheme Sanjeevani from us (Loan A/c No-368503351400001) for Rs. 2,24,00,000/-(Rs. Two Crore Twenty four Lakh Only) on 09.09.2014, which was fully paid on 29.02.2020. There is no due outstanding on account of the captioned account.

This certificate is issued at the request of the captioned borrower.

(Branch Manager)

6382

5000Rs.



93376

Lease deed

Leasedeed — 427500/-
Leaserent — 427500/-

7/8/03

मौ० हसन स्टाम्प विक्रेता

94

7-8-2003

Bolwat law

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

933/7

This

दिनांक

नाम

श्री० हसन स्टाम्प विक्रेता

ता० नं० 94

उप निबन्धक कार्यालय

जेवर (गौतमबुद्धनगर)

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

933/8

Lease.

दिनांक

नाम

मो० हसन स्टाम्प विक्रेता

नं० 94

उप निबन्धक कार्यालय

सेहर बौधरा (गोतमबुद्धनगर)

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

1944

Deed

[illegible] 12/05/03

[illegible] 500

[illegible] 74

[illegible]

[illegible] R/, [illegible]

5000Rs.

INDIA NON JUDICIAL

५000रु.

Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

19450

Made

7/08/03

No. 10

9

5000Rs.

INDIA NON JUDICIAL

5000 रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

19451

On

7/08/03

5000

5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

19432

The

1 AUG 2008

प्रार्थी

प्रार्थना पत्र

पदेन कुमार

उप निबन्धक

सीमा क्रमांक 35

07/8/2008

5000Rs.

INDIA NON JUDICIAL

५०००रु. R5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

19435

7 Th

7 AUG 2003

क्रमांक .....

कार्यालय नं० 03 से बंध

श्रवन कुमार गर्ग [illegible]

उप निबन्धक [illegible]

[illegible] नं० 35

5000Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

19436

7 AUG 2004

[illegible]

शामिल न० 01 [illegible]

पवन कुमार शर्मा [illegible] किसान

उप निबन्धक कार्यालय [illegible]

[illegible] (यू०पी०) फा० नं० 35 01/8/2004

5000 Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

19467

OF

7102/C 3

[illegible]

[illegible] W/O [illegible] [illegible]

R/O [illegible]

5000Rs

INDIA NON JUDICIAL

५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

19463

August

5000Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

19464

16 07/8/03

5000Rs.

INDIA NON JUDICIAL

4000रु. Rs5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

95753

The

सं. 1 दिनांक 7/8/23 रु. 5000/-

जमानत लेखा ✓ नाम

विजय कुमार शर्मा

स्टाम्प विक्रेता सं. 98

कलेक्ट्रेट कार्यालय

गौतम बुद्ध नगर

(प्रमाण) पत्रकार पं. श्री हेमन्त शर्मा

R/ [illegible]

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

95734

Year

सं. 2 दिनांक 7/8/03 रु. 5000/-

शामिल संख्या 1 नाम

विजय कुमार शर्मा

स्थायी निवासी लम. 96

उपनिबन्धन कार्यालय

शीतल कुंज नगर

5000Rs.

INDIA NON JUDICIAL

5000 रु.

Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

94645

2003

दिनांक 7/8/07 रु. 5000/-

दाखिल संख्या 1 नाम

विजय कुमार शर्मा

स्टाम्प विक्रेता ला. 96

उपमिश्रान्त कार्यालय

[illegible] भरपाई

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

91145

Between

दाखिल सं० ... दिनांक 27/8/2003

वादिस सं० ... बा० ...

सतीश चन्द वर्मा एडवोकेट

गौतमबुद्ध नगर

[illegible] घनश्याम पति [illegible]

R10 [illegible]

5000 Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत सरकार

पाँच हजार रुपये FIVE THOUSAND RUPEES

91146

क्रम सं० 40 दि० 27/8/2003

जाविस सं० न० 39 आ० पं०

सतीश चन्द्र शर्मा एडवोकेट

गौतमबुद्ध नगर

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

91147

Greater

क्रम सं० 41 दि० 27/8/2009
दाखिल सं० 89 दा० सं०
तहसील सदर कार्यालय जिला बरेली

5000Rs.

INDIA NON JUDICIAL

5000रु. रु 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

94045

Noida

क्र० सं० 2 दिनांक 7/9/05 रुपया 5000
शाखा नं० 1 विक्रय एवं नाम
सुभाष चन्द्र [illegible] डिक्रेता
ला०म० के०; उ० नि० [illegible] सेक्टर नोएडा
(गौतमबुद्धनगर)

[illegible] 100 [illegible] हमारा [illegible]

[illegible]

5000Rs.

INDIA NON JUDICIAL

5000 रु. Rs 5000

FIVE THOUSAND RUPEES

Industrial

क्र० सं० 3 दिनांक 7/8/03 रुपया 5000
शाखा नं० 2 ... जिला गौतम बुद्ध नगर
सुभाष चन्द्र जी ... विक्रेता
आ०म० 2 बजे 30 मि० ... ऐटर नोएडा
(गौतमबुद्धनगर)

5000Rs.

INDIA NON JUDICIAL

5000 रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

94050

Development

Manager (Property)
Greater Noida Industrial
Development Authority
Sector-Omega
Greater Noida (U.P.)

क्र० सं० 5 दिनांक 7/8/03 राजस्व

शा० क्र० 2

किया गया नाम

सुभाष चन्द्र शाही राजस्व विक्रेता

ला०ल० 2: 20 नि० न्यायालय कैटर नोएडा

(गौतमबुद्धनगर)

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

91106

Authority

क्रम संख्या ...3... दिनांक 7/8/13 रु. 50,300/- एकता एवन W/. श्री हेमंत एवन

कार्यालय नं. .../..... वाद .....

अरविन्द कुमार, स्टाम्प विक्रेता

कार्यालय नं. 95, ग्रेटर नोएडा

R/ दिल्ली

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

91107

A

क्रम संख्या ...4... दिनांक 7/8/13 80.5000/-

शामिल नं० 3 ..... मात्र .....

अरविन्द कुमार, स्टाम्प विक्रेता

लाइसेन्स नं 95, सूटर बोयड़ा

5000Rs.

INDIA NON JUDICIAL

५000रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

91099

Body

क्रम संख्या 41 दिनांक 27/02/03

शामिल नं नाम

राकेश [illegible] विक्रेता

लाइसेन्स न 96, ग्रेटर नोएडा

हस्ताक्षर

क्रेता इन्द्र W/ श्री हेमन्त इन्द्र

R/o दिल्ली

5000 Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

सत्यमेव जयते

INDIA

पाँच हजार रुपये FIVE THOUSAND RUPEES

91100

Corporate

क्रम संख्या 62 दिनांक 07/08/03 5000/-
[illegible]
[illegible]
[illegible]
हस्ताक्षर...

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

91106

Constituted

क्र० सं० ...दिनांक 7-8-03 ...संख्या ...
शामिल क्र० ..... विषय तथा नाम
हस्ताक्षर सुपर [illegible] विशेष
[illegible] (ओ.बी. नगर)

एकला चलो पीएमओ हेमंत चवन
नई दिल्ली

500Rs.

INDIA NON JUDICIAL

500 रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Under

क्र० सं० ...64 दिनांक 7-8-03 ..... संख्या ...50

शाखा नं० ...03 ..... जिला का नाम ———

[illegible] जिला

लाजपत [illegible] (सी.डी. नगर)

500Rs.

INDIA NON JUDICIAL

५००रु. Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

Section

Ettayadhavan

7-8-03

क्रम सं० 05 ... संख्या 500

दिनांक 03 ...

500 Rs.

INDIA NON JUDICIAL

५००रु.

Rs 500

पाँचसौ रुपये

FIVE HUNORED RUPEES

3 Read

06 7-8-3 310
03

500 Rs.

INDIA NON JUDICIAL

400 रु.

Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

With

14 5/08/03
सं० दिनांक सं० 567 नाम

स्टाम्प नं० 5 सत्यापित किया गया

सुजल कुमार स्टाम्प विक्रेता
ला० नं० 57, चेटर कॉलोनी, गौतम बुद्ध नगर

श्रीमती श्वेता पत्नी श्री हेमन्त श्वेता
R/o दिल्ली

500Rs.

INDIA NON JUDICIAL

५००रु. Rs 500

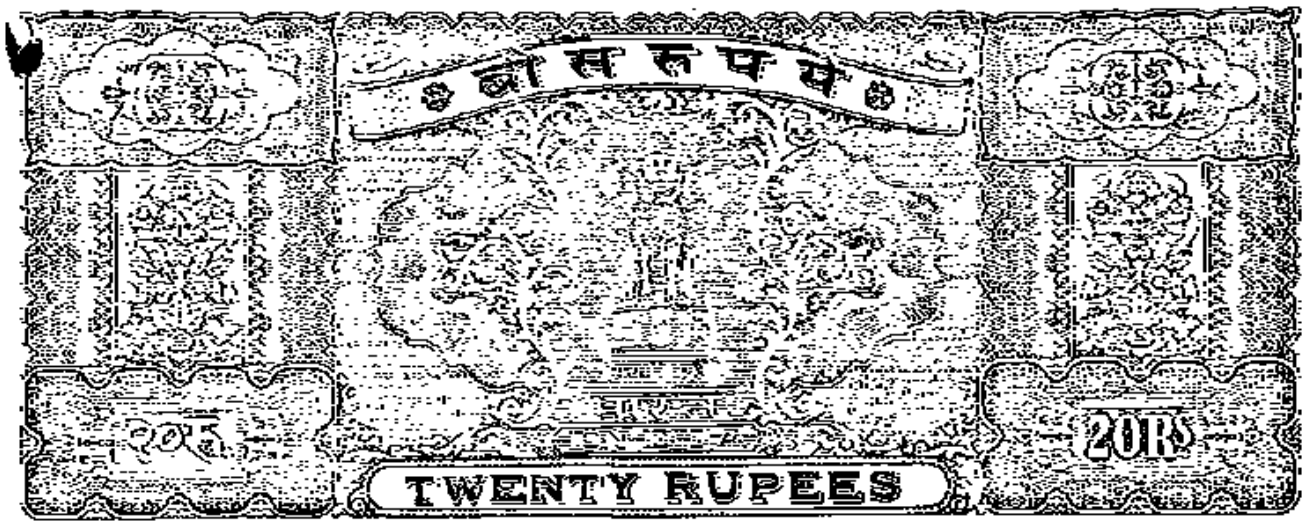
पाँच सौ रुपये FIVE HUNDRED RUPEES

Section

सं० 15 दिनांक 5/08/09 रु० 5000/- नाम
पटाना नं० 14 अम्लेख किया गया

संजय कुमार स्टाम्प विक्रेता
ला० नं० 57, सेक्टर नौएडा, गौतम बुद्ध नगर

20 Rs.



2 (d) of

क्र० सं० 21 ता० 17/8/23 कीमत 20/-
नाम ..... सूचना एवं W.H. हेतु प्रेषित
चन्द्र प्रकाश सिंह भाटी
स्टाम्प विक्रेता
ग्रेटर नोयडा ता० नं० 93

प्रति सूचना विभाग दिल्ली

5000Rs.

INDIA NON JUDICIAL

Rs 5000

ATTESTED BY
DEED WRITER
LIC No. 47, G.B. Nagar

(1)

37559

TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WITH THE RESIDENTIAL HOUSE NO. **98**, BLOCK-**M**, SECTOR **DELTA**, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) TOTAL PLOTS AREA-**450** SQ. MTR, COVERED AREA **80** SQ. MTRS.

Stamp Duty Paid On	:-	**Rs. 22,40,000/-**
Sale Consideration	:-	**Rs. 10,00,000/-**
Stamp Duty	:-	**Rs. 1,79,200/-**

Nirmal Singh Dhillon

स्टाम्प विक्रय की विवरण

T.D 10,00,000/ 2,40,000

उप-निबन्धक
सोनीपत

INDIA NON JUDICIAL

5000 रु. Rs 5000

सत्यमेव जयते

HARYANA

पाँच हजार रुपये FIVE THOUSAND RUPEES

(3) 37691

NIRMAL SINGH DHILLON S/o. SH. KASHMIRA SINGH R/o. 97, PHASE-3A, MOHALI ROPAR (PUNJAB) of the Second part hereinafter called the **TRANSFEREE**.

Nirmal Singh Dhillon

14

R/o पंजाब

Nirmal Singh Dhillon

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(2)

37558

Transfer Deed is made and executed at GREATER NOIDA on this day of **February 2005** between **EKTA DHAWAN W/o. SH. HEMANT DHAWAN R/o. 78, SUKH VIHAR, DELHI-92** of the first part, hereinafter called the **TRANSFEROR.**

AND

Nirmal Singh Dhillon

क्रम संख्या ...स्टाम्प विक्रय की तिथि
स्टाम्प ...
स्टाम्प ...
स्टाम्प ...
कालू राम ...
लाइसेन्स सं. 55/2002 अवधि 31-3-2007
उपनिबन्धक कार्यालय हेडर नीएवा

1095

(पंजाब)

5000Rs.

INDIA NON JUDICIAL

5000 रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(4) 37692

(The expression and words of the Transferor and the Transferee shall mean

Nirmal Singh Dhillon

क्र.सं. 15 स्टाम्प विक्रय की तिथि 01/02/05

स्टाम्प का मूल्य का प्रकार रोजमर्रा

स्टाम्प की धनराशि का मूल्य रु.

स्टाम्प की संख्या 5000/-

संजय कुमार विक्रेता

लाइसेंस नं. 37 [illegible] 31-3-2008

तहसील कार्यालय [illegible], ग्रेटर नोएडा

5000Rs.

INDIA NON JUDICIAL

५०००रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(5) 37270

and include their legal heirs, successors, nominees, assigns, executors,

Nirmal Singh Dhillon

26

01-02-2005
रजिस्ट्री

सेवा में, चन्द्रशेखर

निर्मल सिंह बिल्लन
एडवोकेट हाईकोर्ट
नं. 097 सैक्टर 3 ए मोहाली
रोपड़ पंजाब

5000Rs.

INDIA NON JUDICIAL

5000 रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

37272

(7)

Whereas the Transferor aforesaid is an Allottee /Lessee, owner and in

Nirmal Singh Dhillon

28
26

01-02-2005

[illegible]

[illegible]

[illegible]

5000Rs.

INDIA NON JUDICIAL

5000 रु. R 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(8) 37439

possession/Attorney of RESIDENTIAL HOUSE NO.-98, BLOCK-M, SECTOR-

Nirmal Singh Dhillon

24

क्रम सं स्टाम्प विक्रय की तिथि 5 FEB 2015

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम

स्टाम्प की राशि

मनोज कुमार

विक्रेता

प्रोपराइटर

S/o श्री करमीना सिंह H.No 97 फेज-3
मोहाली चंडीगढ़ (पंजाब)

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

37440

(9)

DELTA, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) TOTAL

Nirmal Singh Dhillon

1 FEB 2005

क्रम सं. स्टाम्प विक्रय की तिथि
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रेता का नाम
स्टाम्प की धनराशि
मनोज कुमार विक्रेता
का० नं० [illegible]
उपनिबन्धक [illegible] जिला गौतमबुद्ध नगर

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(10)

37441

PLOTS AREA-450 SQ. MTR, COVERED AREA 80 SQ. MTRS Vide Allotment No.

Nirmal Singh Dhillon

1 FEB 2005

क्रम सं 86 स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता [illegible] नरेश [illegible] निर्मल सिंह [illegible]

स्टाम्प की [illegible]

मनोज [illegible] विक्रेता

ला० नं० [illegible] 03-2005

उपनिबन्धक कार्यालय [illegible] ग्रेटर नोएडा

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

 37271

administrators and legal representatives respectively).

Nirmal Singh Dhillon

27/26

01-02-2005

शैलेन्द्र

500)

निर्मल सिंह बिल्लन

शैलेन्द्र पंचम

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(11) 37648

D01-35090 duly allotted by Greater Noida Industrial Development Authority

Nirmal Singh Dhillon

क्र सं 18 [illegible] 01/02

[illegible] रविस्वीट्स श्री निर्मल सिंह ढिल्लन S/o श्री

[illegible] 5000/- [illegible] कश्मीरा सिंह

[illegible] विक्रेता

[illegible] 2005 सन्देशपत्री निवासी 97 सेक्टर 3A मोहाली

[illegible] चंडीगढ़ (पंजाब)

5000Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

37649

hereinafter referred to as the PROPERTY.

Nirmal Singh Dhillon

क्रम सं० 19/18 स्टाम्प विक्रेता की डायरी

स्टाम्प क्रय करने का प्रयोजन राजस्व हेतु

स्टाम्प क्रेता का नाम व पूरा पता मै मिसिल सिंह हिल्सा

स्टाम्प की धनराशि 500/- मात्र पांच सौ रुपये

राकेश राठी स्टाम्प विक्रेता

ला० सं० 10 ला० अवधि 31-3-200

तहसील कार्यालय, अंटर नौएडा

राकेश राठी

5000Rs

INDIA NON JUDICIAL

५००० रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(13)

37650

The said Residential Plot in question is bounded as under:-

NORTH EAST: PLOT NO. 97
SOUTH EAST: PLOT NO. 58
NORTH WEST: 12.00 MTR WIDE ROAD
SOUTH WEST: 12.00 MTR WIDE ROAD

Nirmal Singh Dhillon

क्रम सं. 20 / 12 वाद देय को

वाद का कारण का स्थान श्रीरामपुर

वाद का मूल्य श्री निर्मल सिंह गिल्लत

न्यायालय शुल्क 5000/- पांच हजार रुपये

वादी / प्रार्थी , अधिवक्ता

प्रतिवादी / विपक्षी

अधिवक्ता ... राजेश शर्मा

5000Rs.

INDIA NON JUDICIAL

4000 रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

37279

(14)

And whereas the lease Deed in respect of the said property has been

२५

FEB 2005

— स्टाम्प विक्रेता का —

क्रमांक एवं अंकों का संकेत .....

क्रय किए गए स्टाम्प का मूल्य .....

स्टाम्प की प्रजाति .....

पुष्प लता स्टाम्प विक्रेता

ला० नं० 22/2000 जि० पंजीकरण की प्रतिलिपि

अनुज्ञप्ति निरस्त करने का स्थान

निबंधक कार्यालय, गंगा नगर

बाबत्ते नि शील सिंह वल्लभ कि० श्री कश्मीरा सिंह

R 1097 Ward-3 कॉलोनी रोड

गंगानगर

5000Rs.

INDIA NON JUDICIAL

4000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(15) 37280

executed by the Greater Noida Authority in favour of Original Allottee and the

Nirmal Singh Dhillon

5000Rs.

INDIA NON JUDICIAL

4000रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

37281

same was executed and registered in the office of Sub-Registrar, Gautam

Nirmal Singh Dhillon

26
24

FEB 2005

..... द्वारा निबंध के .....

[illegible] .....

[illegible] .....

[illegible] .....

पुत्र लला [illegible]

सि० नं० [illegible] सि० [illegible] की अवधि

में ..... [illegible] निबंध करने का स्थान

लिपिक [illegible], गोरखपुर

5000Rs

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(17) 37498

Budh Nagar on Bahi No.-1, Jild No-682, pages 11/32, Document No. 6382, dated 07-08-2003.

Nirmal Singh Dhillon

01/02/05

45

शाखा
निर्माण सिंह सिल्लर S/o श्री करमवीर सिंह
R 1097 Phase-3 A मोहाली
रोपड़ पंजाब

हस्ताक्षर

ला० सं०-83, ला० अवधि 31-3-2005
उप-निबन्धक कार्यालय, सेक्टर नोएडा

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

37499

(18)

And whereas the Transferor aforesaid has obtained the permission to transfer

Nirmal Singh Dhillon

01/02/05

ला० सं० 03 पा० अवधि 31-3-2005

उप-निदेशक कार्यालय, सेक्टर नोएडा

5000Rs.

INDIA NON JUDICIAL

1000रु. Rs5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

37500

the said property in favour of the Transferee from the Greater Noida Authority

Nirmal Singh Dhillon

47/45 01/02/05

हरेन्द्र कुमार पाण्डेय के पक्ष में अनुज्ञप्ति

ला० सं०-63 ला० अवधि 31-3-2005

उप-निबन्धक कार्यालय, सेक्टर नोएडा

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

37456

(20)

vide their Transfer Memorandum No. **PROPERTY/TRANSFER/2005/** 83
dated 2.2.05

Nirmal Singh Dhillon

क्रम सं० 35 स्टाम्प विक्रय की तिथि 07/02/05

स्टाम्प क्रय करने का प्रयोजन वाणिज्यिक

स्टाम्प क्रेता का नाम व पूरा पता विमलकिशोर विल्लन 80जी कमानीरा नगर

स्टाम्प की धनराशि 5000/-

R 1097 प्लॉट - 3 सेक्टर गौतमबुद्धनगर

संदीप शर्मा स्टाम्प विक्रेता

ला० नं० 59 ला० अवधि 31-3-2006

उप-निबन्धक कार्यालय, ग्रेटर नोएडा

5000Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

37457

(21)

And Whereas the Transferor aforesaid has sold and transferred the above said

[illegible] 31/25 [illegible] 01/02/05

[illegible] वाणिज्य

[illegible] 500/-

संदीप शर्मा स्टाम्प विक्रेता

[illegible] 31-3-2005

उपनिदेशक कार्यालय, मेरठ मण्डल

5000Rs.

INDIA NON JUDICIAL

5000 Rs. Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

(22) 37458

property in favour of the transferee for the total sale consideration of

Nirmal Singh Dhillon

37/05 [illegible] 01/02/05

[illegible]

5000/-

[illegible]

5000Rs.

INDIA NON JUDICIAL

4000Rs. Rs.5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(23)

37739

RS. 10,00,000/- (RUPEES TEN LAC ONLY) and the Transferee have also agreed to acquire the same for this very amount.

Nirmal Singh Dhillon

Neetu Bhasin

4

01/02/05

[illegible] निर्मल सिंह किलनानी, वि अभियोजी मिले।

R/. 97 धारा A मोहल्ला

पेशाब

5000Rs.

INDIA NON JUDICIAL

4000रु. R₹5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(24) 37740

NOW THIS TRANSFER DEED WITHNESSETH AS UNDER:-

1. That the total sale consideration of the above said property has been settled to as **RS. 10,00,000/- (RUPEES TEN LAC ONLY)** in between both the parties.

Nirmal Singh Dhillon

5/4 : 9/02/05

सत्य

5000Rs.

INDIA NON JUDICIAL

4000रु. R 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(25) 37741

2. That the Transferor has received a sum of **RS. 10,00,000/- (RUPEES TEN LAC 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:-

Nirmal Singh Dhillon

6/4

01/02/65

500

5000Rs.

INDIA NON JUDICIAL

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(26)

60750

MODE OF PAYMENT	DATED	AMOUNT (RS.)
By D.D. NO. 258189 BANK OF PUNJAB SECTOR-35, CHANDIGARH	22-1-2005	10,00,000/-
TOTAL	RS.	10,00,000/-

Nirmal Singh Dhillon

क्रम सं० 09 स्थान विक्रय की तिथि 01/02/05

5000

स्थान विक्रेता

नोएडा

निर्मल सिंह पुत्र श्री कश्मीर सिंह

R 1097 Akash Ji

मोहाली पंजाब

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

(27)

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

SUB REGISTRY OFFICE 60751

क्र सं 10/09 स्टाम्प लिया दी 01-02-2005

स्टाम्प [illegible] राठि० [illegible]

स्टाम्प [illegible] निम्बाहेड़ा

स्टाम्प [illegible] 5000/-

[illegible] स्टाम्प विक्रेता

[illegible] सं० [illegible] 31-3-2005

[illegible] नरेश

5000Rs.

INDIA NON JUDICIAL

5000 रु.

Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(28)

60756

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.

क्रम सं. 09 स्टाम्प विक्रय की तिथि 01/02/2023

स्टाम्प क्रय करने का प्रयोजन शपथ

स्टाम्प क्रेता का नाम व पूरा पता श्री मनोज सिंह बिलखरिया

स्टाम्प की धनराशि 50000

स्टाम्प विक्रेता

लाइसेंस नं. 01 वैध अवधि 31-3-2023

मुकेश कुमार, कैथर कंपाउंड

5000Rs.

INDIA NON JUDICIAL

५000रु. R 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(29) 37786

5. 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.

Nirmal Singh Dhillon

[illegible] 53 [illegible] 2/2005

[illegible]

[illegible] [illegible]

[illegible]

[illegible]

[illegible]

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(30) 37787

6. That the Transferor has handed over the vacant and actual physical possession of the said property to the Transferee aforesaid on the spot.

Nirmal Singh Dhillon

क्रम सं० 54 स्टाम्प विक्रय की तिथि / 2-2005
स्टाम्प क्रय करने का प्रयोजन T. 2
स्टाम्प क्रेता का नाम एवं पता जि० के० सिंह दिवान
स्टाम्प की धनराशि दुकान/फार्म हाउस

रमेश चन्द शर्मा स्टाम्प विक्रेता
लाइसेंस नं० 19 सा० अवधि 1-5-2028
तहसील कम्पाउन्ड मेरठ

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

(31) 37788

7. 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.

Nirmal Singh Dhillon

क्र सं 55/53 दाखिल किया गया। 2/2005

[illegible] T.D.

[illegible] निर्मल सिंह बनाम

[illegible] पंचकुमार

[illegible] राजेश चन्द्र शर्मा

[illegible]

[illegible]

5000Rs.

INDIA NON JUDICIAL

५०००रु.

Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

(32) SUB-TREASURY OFFICER BADLI 60702

8. That the Transferee shall henceforth pay all the taxes and lease rent to the Greater Noida Authority.

Nirmal Singh Dhillon

क्र०सं०२। स्टा[illegible] की तिथि 11/10/05

स्टा[illegible] इतिहास

स्टा[illegible] निर्मला सिंह पिता स्व० श्री कश्मीरा सिंह निवासी

स्टा[illegible] 57 सेक्टर 32

[illegible] आगमन मोहाली चण्डीगढ़

मा० सं० 31[illegible]

सप-निरीक्षक [illegible] प्रथम पोस्टिंग

5000Rs.

INDIA NON JUDICIAL

५000 रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

(33)

SUB-TREASURY OFFICER 60703

9. That the Transferee has decided to execute the transfer deed in the office of Sub-Registrar Greater Noida within 90 days after issuing this Transfer Memorandum.

Nirmal Singh Dhillon

क्रम सं० 22 स्टाम्प विक्रय की तिथि 1/2/05

स्टाम्प खरीदने का प्रयोजन ..... रजिस्ट्री

स्टाम्प की राशि ..... विक्रीत सिंह

स्टाम्प का प्रकार ..... दुकान

श्री ..... का ओमप्रकाश

लाइसेंस नं० 91, ... 2103 200...

उपकोषाधिकारी ..... मोहबा

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये

FIVE THOUSAND RUPEES

(34)

37601

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.

Nirmal Singh Dhillon

1 FEB 2005

स्टाम्प विक्रेता

01/2/05

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

(35) 37602

11. This Transfer Memorandum shall be the part of this Transfer Deed and it will be registered as a part of the transfer deed.

Nirmal Singh Dhillon

Neha Bhawan

1 FEB 2005

क्रय के [illegible] स्टाम्प विक्रय की तिथि

[illegible]

[illegible]

[illegible]

महेन्द्र पाल सिंह [illegible] स्टाम्प विक्रेता
ला० नं० 27 [illegible] 31-3-2008
उप-निबन्धक कार्यालय ग्रेटर नोएडा

1000Rs.

INDIA NON JUDICIAL

१000रु. R 1000

एक हजार रुपये ONE THOUSAND RUPEES

29321

12. 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.

Nirmal Singh Dhillon

1 FEB 2005

क्र० सं० 41 स्टाम्प विक्रय की तिथि ,

स्टाम्प क्रय करने का प्रयोजन [illegible]

स्टाम्प क्रेता का नाम व पूरा पता निर्मल सिंह गिल S/o श्री कश्मीरा सिंह R/o 97, सेक्टर [illegible] मोहाली, मोहाली (पंजाब)

स्टाम्प की राशि [illegible]

महेन्द्र [illegible] स्टाम्प विक्रेता

लाइसेंस नं० [illegible] 31-3-2008

[illegible] बैटर मोहाली

01/02/05

1000Rs.

INDIA NON JUDICIAL

१000 रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

(37) 29322

13. In case the construction work will not be completed within 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.

Nirmal Singh Dhillon

1 FEB 2005

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

14. That the Transferee shall be bound by the terms and conditions of the lease deed executed between the lessee and the Greater Noida on dated 07-08-2003 subject to the change mentioned in the transfer memorandum otherwise from time to time.

Nirmal Singh Dhillon

क्र. सं. 43/01 स्टाम्प विक्रय की तिथि 1 FEB 2005

स्टाम्प क्रय करने का प्रयोजन [illegible]

स्टाम्प क्रेता का नाम व पता [illegible]

स्टाम्प की कीमत [illegible]

महेन्द्र [illegible] स्टाम्प विक्रेता

ला० सं० 27 [illegible] 31-3-2003

उप-निबन्धक कार्यालय [illegible] नोएडा

500 Rs.

INDIA NON JUDICIAL

400 Rs. Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

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 07-08-2003.

Nirmal Singh Dhillon

क्रम संख्या 27 स्टाम्प विक्रय की तिथि 01 FEB 2005

स्टाम्प क्रय करने वाले का नाम निर्मल सिंह

स्टाम्प लेने वाले का नाम व पूरा पता निर्मल सिंह किशन S/o श्री कन्हैया सिंह R/o 7 फेज VII A, मोहाली पंजाब

स्टाम्प की धनराशि 5100

संदीप कुमार स्टाम्प विक्रेता

ला० नं० 31/2002 नि० नवीनीकरण की अवधि

31-3-2005 तक

वृत्त विक्रय करने का स्थान

उप निबंधक कार्यालय, ग्रेटर नोएडा

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

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.

Nirmal Singh Dhillon

01 FEB 2005

क्रम सं० 35/34 स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने वाले का नाम.....

स्टाम्प खरीदने के लिए धन राशि.....

स्टाम्प की धनराशि.....

स्टाम्प खरीदने वाले के हस्ताक्षर

का० सं० 54/2003 सी० नवीनीकरण की अवधि

31-3-2005 अंकित मूल्य विक्रय करने का स्थान

उप निबंधक कार्यालय, मेरठ मोदक

500 Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

(41)

17. 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 Greater Noida.

Nirmal Singh Dhillon

Vijay Bhatia

क्रम ..... 36/3M ..... लाभ विवरण की तिथि 01 FEB 2005

स्थान ..... अंकेक्षण ..... TD .....

स्थान क्षेत्र के नाम व पूरा पता ..... मिथिलेश सिंह चौहान

स्थान की माप ..... 0.[illegible] .....

[illegible] स्थान [illegible]

ला0 न0 04/2002 [illegible] अधिग्रहण की अवधि

31-3-[illegible] तक निर्णय लेने का स्थान

उप निदेशक कार्यालय, ग्रेटर नोएडा

100 Rs.

INDIA NON JUDICIAL

भारत

सत्यमेव जयते

एक सौ रुपये ONE HUNDRED RUPEES

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.

Nirmal Singh Dhillon

क्र. 37/34 विक्रय की तिथि 01 FEB 2005

स्थान : ग्राम 72

स्थान रेत का एक पट्टा [illegible]

रकम की प्राप्ति [illegible]

[illegible]

सा० नं० 34/2002 तक नवीनीकरण की अवधि

31-3,[illegible] अधिकृत विक्रय करने का स्थान

उप निबंधक कार्यालय, ग्रेटर नोएडा

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

(43)

Witness:
Name :
Father's Name :
Address :

Transferor

Witness:
Name :
Father's Name :
Address :

Transferee

Drafted By: PEEYUSH GUPTA, DEED WRITER, G. B. Nagar

DRAFTED BY
PEEYUSH GUPTA
DEED WRITER
LIC No. 47, G.B. Nagar

क्रम संख्या 36/39 क्रय विलेख की तिथि 01 FEB 2005

स्थान क्रय ...

स्थान विक्रय का नाम व पूरा पता ... निर्मल सिंह विवलन

स्टाम्प की धनराशि ...

संपत्ति मूल्य ...

सेल नं० 34/2004 (सा० नगरीय) की अवधि

31-3-2005 तक निष्पादन करने का स्थान:

उप निबंधक अर्थांसद, प्रेटर नौएडा

बही नं० I ... के पृष्ठ ... के संख्या 70/

पर आज निबंधित 2/2/05 को रजिस्ट्री की गई।

उप निबंधक

औरैया गौतम बुद्ध नगर

PROPERTY NO = M-98

SECTOR = DELTA-III

AREA = 450 Sq.mtrs.

TRANSFEROR

TRANSFEREE

Nirmal Singh Dhillon

Pendent with no. 901/2005

6808/08 —

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000

उत्तर प्रदेश UTTAR PRADESH

204897

(1)

ATTESTED/TRUE COPY

Notary (Public)
Bulandshahr

ATTESTED/TRUE COPY

Notary (Public)
Bulandshahr

TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WITH THE RESIDENTIAL HOUSE NO.-**98,** Block-**M (Ebony Estate)**, SECTOR-**DELTA-03,** GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) ADMEASURING PLOT AREA-**450** SQ. MTRS AND HAVING TOTAL COVERED AREA **80** SQ. MTRS. The fix circle rate for Plot is Rs. 14,500/- per sq. mtrs and construction rate is Rs. 6600/- per sqm.

Market Value	:-	Rs. 70,53,000/-
Premium	:-	Rs. 70,00,000/-
Total Stamp Duty	:-	Rs. 5,64,300/-

Transfer Deed is made and executed at GREATER NOIDA on this 05th day of **June 2008** between

Sabir Kaur

Neha Singh

628
- 3 JUN 2006

Mr. Satyajeet Kumar Singh
S/o Chintaharan Singh
Patna Bihar

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000

उत्तर प्रदेश UTTAR PRADESH

204898

(2)

SMT. SARABJIT KAUR W/o. LATE SH. NIRMAL SINGH DHILLON R/o. 97, PHASE-IIIA, SAS NAGAR, MOHALI, PUNJAB, of the First part hereinafter called the **TRANSFEROR**.

AND

Sarabjit Kaur

629
628

अंतरण पत्र

7,000,000.00 5,000.00 30 5,030.00 1,500

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगाया

श्री / श्रीमती सरबजीत कौर
पुत्र / पत्नी श्री स्व0 निर्मल सिंह ढिल्लन
पेशा गृहिणी
निवासी स्थायी 97 फेस-3ए एसएएस नगर मोहाली पंजाब
अस्थायी पता 97 फेस-3ए एसएएस नगर मोहाली पंजाब
ने यह लेखपत्र इस कार्यालय दिनांक 6/6/2008 समय 1:02PM
हमें निबन्धन हेतु पेश किया

राजेश तिवारी
उप निबन्धक गौ0बुद्धनगर
सदर
6/6/2008

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि से प्रतिज्ञानपत्र उक्त

विक्रेता:
श्री/श्रीमती सरबजीत कौर
पुत्र/पत्नी श्री स्व0 निर्मल सिंह ढिल्लन
पेशा गृहिणी
निवासी 97 फेस-3ए एसएएस नगर मोहाली पंजाब

क्रेता
श्री/श्रीमती डा0 सत्यजीत कुमार सिंह
पुत्र/पत्नी श्री सिन्हा हरन सिंह
पेशा डाक्टर
निवासी वासुदेव सदन कदम कुआ पटना (बिहार)

श्री/श्रीमती डा0 विमा सिंह
पुत्र/पत्नी श्री डा0 सत्यजीत कुमार सिंह
पेशा डाक्टर
निवासी वासुदेव सदन कदम कुआ पटना (बिहार)

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204900

(3)

DR. SATYAJIT KUMAR SINGH S/o. SH. CHINTA HARAN SINGH& DR. BIBHA SINGH W/o. DR. SATYAJIT KUMAR SINGH BOTH R/o. BASUDEO SADAN KADAM KUAN, PATNA (BIHAR), of the Second part hereinafter called the **TRANSFEREE.**

Bibha Singh

Satyajit Kumar

630
- 5 JUN 2008
628 ने दाखिल
रजिस्ट्रार

ने निम्नलिखित अधिकार दिया ।

जिनकी पहचान की: अतुल कुमार सक्सेना (एडवो0) प्रेक्टर चौराहा

पुत्र श्री

पेशा वकालत

निवासी

व श्री डा0 अनमोल रत्न सिद्धू

पुत्र श्री सरदार गुरनाम सिंह

पेशा डाक्टर

निवासी 1313/34सी चंडीगढ

ने की ।

प्रत्यक्षतः मुद्रा लाशियों के निशान अंगूठे नियमानुसार लिये गये हैं।

राजेश तिवारी
उप निबन्धक गौ0बुद्धनगर
सदर
6/6/2008

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000

भारत INDIA

उत्तर प्रदेश UTTAR PRADESH

204901

(4)

(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).

Sukhdev Singh Dilkha Singh

Sarbjit Kaur

631
- 5 JUN 2008
628 में शामिल
किया गया।
तैनाती
कोषाध्यक्ष/गौतम बुद्ध नगर

विक्रेता

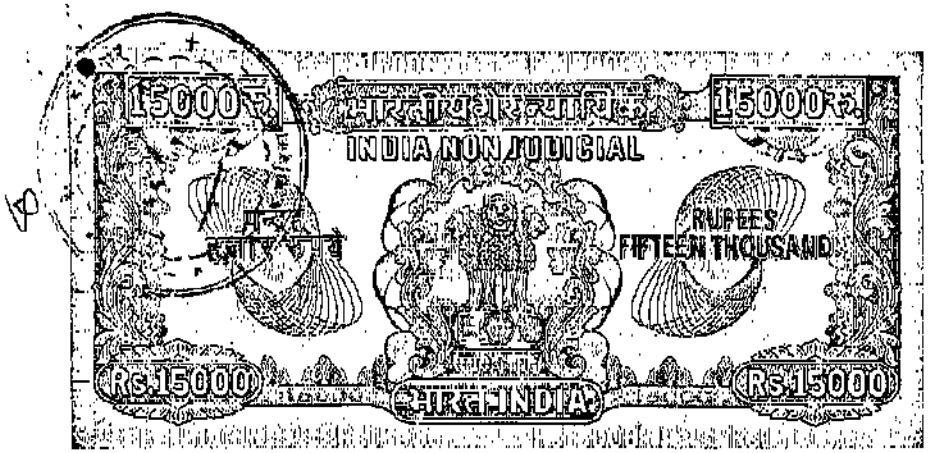
Registration No 6908 Year : 2008 Book No. 1

0101 सरबजीत कौर

स्व0 निर्मल सिंह ढिल्लन

87 फेस-3ए एसएएस नगर मोहाली, पंजाब

गृहिणी



उत्तर प्रदेश UTTAR PRADESH 204902

(5)

Whereas the Transferor aforesaid is an Allottee /Lessee, owner and in

Sadhna Singh

Sabir Ram

3 JUN 2008

678

क्रेता

Registration No. 6908 Year : 2008 Book No. 1

0201 डा0 सत्यजीत कुमार सिंह

चिन्ता हरन सिंह

वासुदेव सदन कदम कुआं पटना (बिहार)

डाक्टर

0202 डा0 विभा सिंह

डा0 सत्यजीत कुमार सिंह

वासुदेव सदन कदम कुआं पटना (बिहार)

डाक्टर

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 सत्यमेव जयते INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204903

(6)

possession of RESIDENTIAL HOUSE NO.-98, Block-M (Ebnoy Estate),

Bahra Singh

Sabjit Ram

633

- 5 JUN 2008

628

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

सत्यमेव जयते

Rs.15000 भारत INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH

204904

(7)

SECTOR-**DELTA-03,** GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.)

Sukhbir Bikka Singh

Sabir Kaur

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000

सत्यमेव जयते

GOVT. OF INDIA

उत्तर प्रदेश UTTAR PRADESH

204905

(8)

ADMEASURING PLOT AREA-**450** SQ. MTRS AND HAVING TOTAL COVERED

नं. 635 S
- 3 JUN 2008
628 को प्रेषित
दिया गया। सेवा में
* कोषागार/कोषाल कुछ नगर *

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204906

(9)

AREA 80 SQ. MTRS vide Allotment No. D01-35090 duly allotted by Greater

Balbir Singh

Sukhjit Kaur

635

25 JUN 2008

जिला गया 628 से शामिल

तैकड़िया

कोषागार/उपकोष गुरु नगर

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 HRGL INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204907

Noida Industrial Development Authority hereinafter referred to as the PROPERTY.

Sarbjit Kaur

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 भारत INDIA Rs.15000

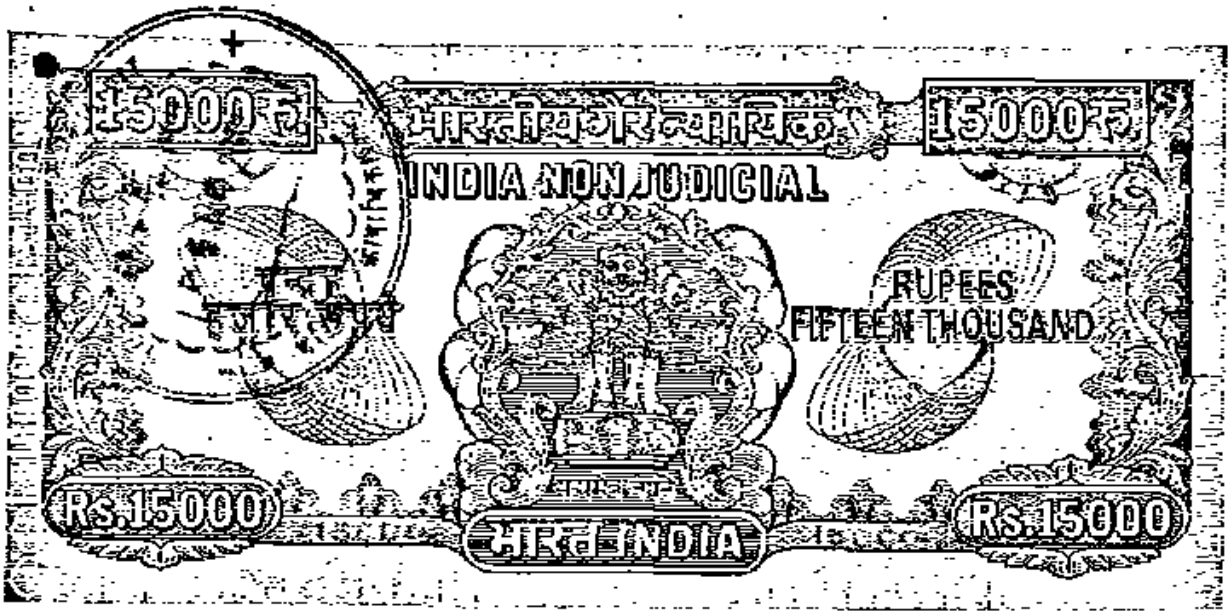
उत्तर प्रदेश UTTAR PRADESH

204908

The said Residential Plot in question is bounded as under:-

NORTH EAST: PLOT NO. 97
SOUTH EAST: PLOT NO. 58
NORTH WEST: 12.00 MTR ROAD
SOUTH WEST: 12.00 MTR ROAD

Sarbjit Kaur



उत्तर प्रदेश UTTAR PRADESH

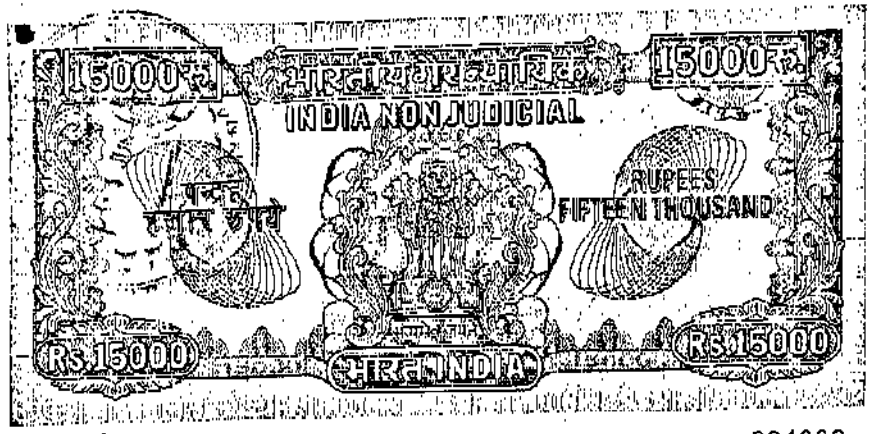
204899

(12)

And whereas the lease Deed in respect of the said property has been

Sabjit Kaur

629
3 JUN 2008
628
तारीख
रोहतक



उत्तर प्रदेश UTTAR PRADESH 204909

(13)

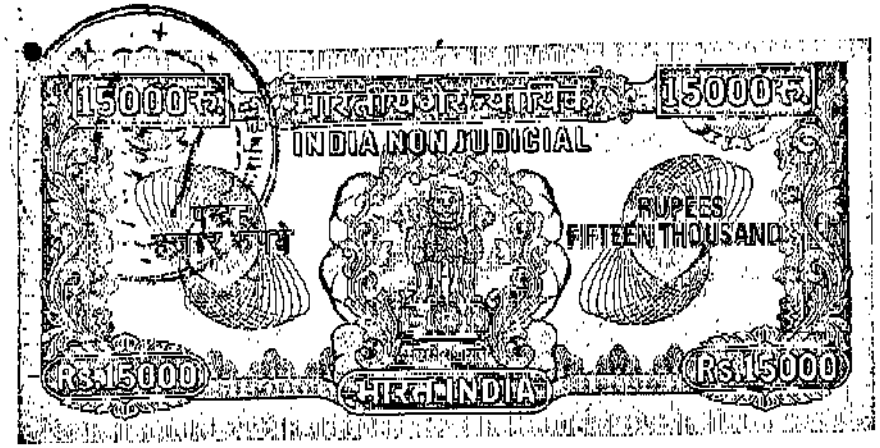
executed by the Greater Noida Industrial Development Authority in favour of

Sarbjit Kaur

640

- 5 JUN 2006

678



उत्तर प्रदेश UTTAR PRADESH 204910

Ekta Dhawan and the same was registered in the office of Sub-Registrar,

Bekhe Singh

Saibal Kaul

15000₹ भारतीय गैर न्यायिक 15000₹

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 सत्यमेव जयते Rs.15000

भारत INDIA

उत्तर प्रदेश UTTAR PRADESH 204911

(15)

Gautam Budh Nagar, Bahi-I, Jild No.-682, Pages-11/32, Document No.-6382, on dated 07-08-2003.

Subash Chandra

Sabir Kaur

642

8 - 3 JUN 2008

628

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 HIRE INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH

204912

(16)

And whereas One Transfer Deed in respect of the said property has been

Sabir Kaur

15000रु. भारतीय गैर न्यायिक 15000रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 HIRA INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204913

executed by Ekta Dhawan in favour of Nirmal Singh Dhillon and the same was

Sukhbir Singh

Sarbjit Kaur

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs 15000 भारत INDIA Rs 15000

उत्तर प्रदेश UTTAR PRADESH 204914

registered in the office of Sub-Registrar, Gautam Budh Nagar, Bahi-I,

Balka Singh

Sarbjit Kaur

645
- 5 JUN 2008
678
दाखिल
रौतहिया

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 HRG INDIA Rs.15000

उत्तर प्रदेश UTTAR PRADESH 204915

(19)

Jild No.-881, Pages-651/668, Document No.-701, on dated 02-02-2005.

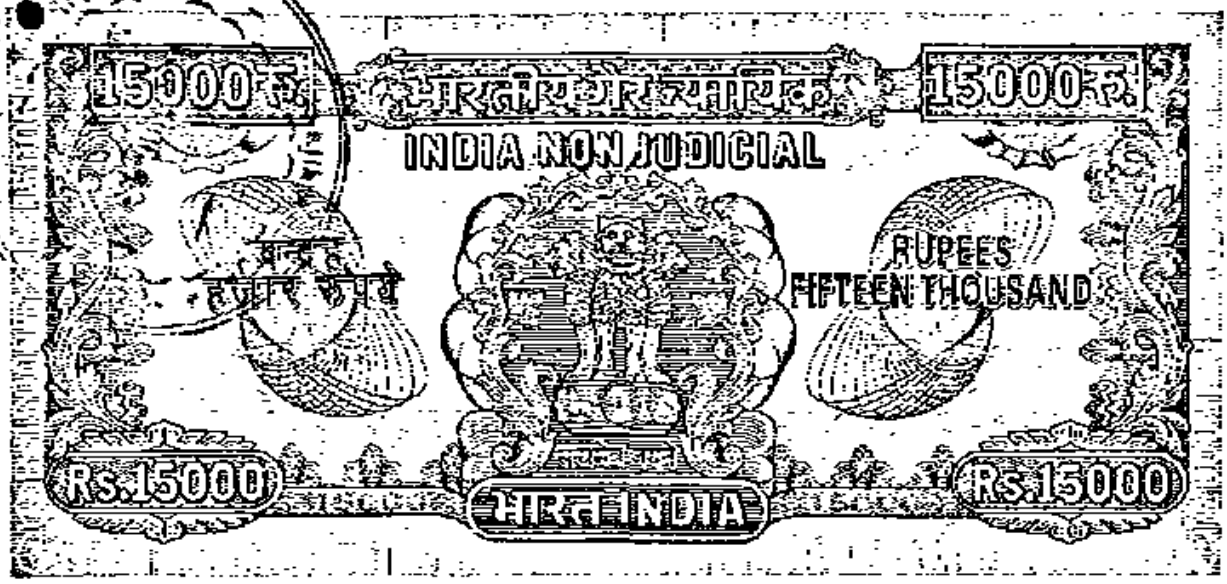
Sabit Kum

Bilekha Singh

646

2 - 2 JUN 2006

628



उत्तर प्रदेश UTTAR PRADESH 204916

After the expiry of Mr. Nirmal Singh Dhillon the said property has been

उत्तर प्रदेश UTTAR PRADESH 204917

(21)

mutated by GNIDA in favour of his wife (Smt. Sarabjit Kaur)

Sarabjit Kaur

15000 रु. भारतीय गैर न्यायिक 15000 रु.

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs.15000 सत्यमेव जयते Rs.15000

HIRE INDIA

उत्तर प्रदेश UTTAR PRADESH 204918

vide letter No. Property/Delta/2007/1688 dated 27-06-2007.

Sanjeev Kumar

Balbir Singh

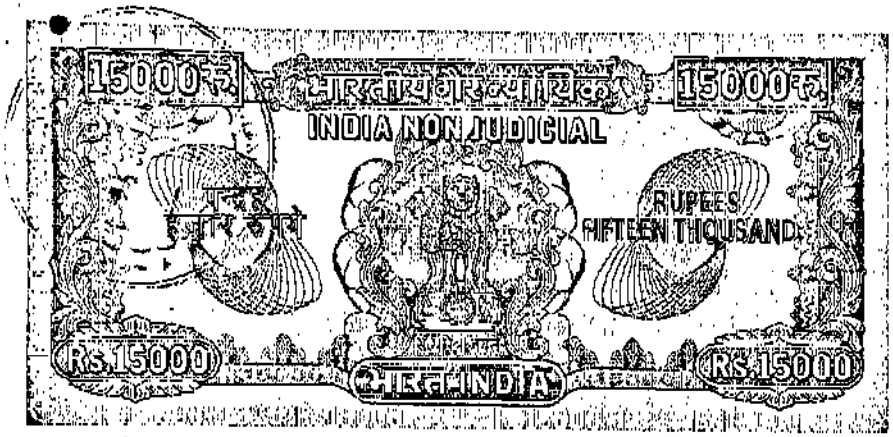
649

- 3 JUL 2008

628 से संबंधित

रोजनामचा

कोषागार/उप कोषागार *



उत्तर प्रदेश UTTAR PRADESH

204919

(23)

Mrs. Sarabjit Kaur (Transferor) has sold the said property

Sarabjit Kaur

Bebeka Singh