

99



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Vikram Singh Bhatti  
Deed Writer  
Greater Noida G.B. Nagar



22977

Certificate No.	: IN-UP22525876266039U
Certificate Issued Date	: 13-Oct-2022 03:23 PM
Account Reference	: NEWIMPACC (SV)/ up14004904/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400490436658247748636U
Purchased by	: NIRAJ GAUTAM
Description of Document	: Article 63 Transfer of Lease
Property Description	: HOUSE NO-C-10,DIWANI NYAYALAYA KARMCHARI SAHKARI AWAS SAMITI LTD,AT PLOT NO-3,SECTOR-PI-01,GR:NOIDA
Consideration Price (Rs.)	: 3,76,100
First Party	: GEETA DEVI
Second Party	: NIRAJ GAUTAM
Stamp Duty Paid By	: NIRAJ GAUTAM
Stamp Duty Amount(Rs.)	: 3,76,100 (Three Lakh Seventy Six Thousand One Hundred only)

CERTIFICATE LOCKET



3,76,100

Please write or type below this line

गीता देवी

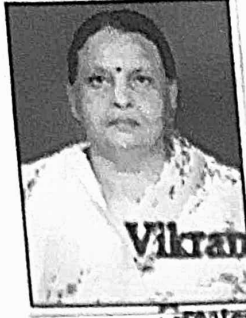
Niraj Gautam



PU 0004447734

Statutory Alert:

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



**Vikram Singh Bhati**  
Deed Writer  
Greater Noida G.B. Nagar



**Vikram Singh Bhati**  
Deed Writer  
Greater Noida G.B. Nagar

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## TRANSFER DEED OF LEASE HOLD RIGHTS

IN CONNECTION WITH THE Residential House No.-C-10 "Diwani Nyayalaya Karmehari Sahkari Awas Samiti Ltd." Plot No.-03, Sector-Pi-1, Greater Noida, Distt. Gautam Budh Nagar, (U.P.) Developed by Diwani Nyayalaya Karmehari Sahkari Awas Samiti Ltd. (the society) having Plot Area of 228.22 Sq. Mtr. & Covered Area 86 Sq. Mtr. (hereinafter referred to as the "said House").

1. Sale Consideration:-	Rs. 75,21,000/-
2. Stamp Duty Paid on:-	Rs. 75,21,000/-
3. Stamp Duty:-	Rs. 3,76,100/- (E-Stamp)
4. Circle Rate for Plot:-	Rs. 27,000/-
5. Circle Rate for Covered:-	Rs. 15,000/-

This Transfer deed is made and executed at GREATER NOIDA on this 14<sup>th</sup> day of October 2022 between **MRS. GEETA DEVI W/O SHRI VIRPAL SINGH R/O VILLAGE GHODI BACHHEDA, DISTT. GAUTAM BUDH NAGAR, U.P. (AADHAR NO. XXXX XXXX 8472, PAN NO. ABUPD4295R)** of the first part, hereinafter called the **TRANSFEROR**.

AND

**MR. NIRAJ GAUTAM S/O SHRI PRAMOD KUMAR SINGH R/O KESARIA ROAD, BARA CHAKIA, EAST CHAMPARAN, BIHAR-845412 (AADHAR NO. XXXX XXXX 1291, PAN NO. ALTPG8304R)** of the second part, hereinafter called the **TRANSFEEEE**.

(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).

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Niraj Gautam



WHEREAS the Transferor has been Allotted & subleased a Residential House No.- C-10 "Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd." Plot No.-03, Sector-Pi-1, Greater Noida, Distt. Gautam Budh Nagar, (U.P.) Developed by Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. (the society) having Plot Area of 228.22 Sq. Mtr. & Covered Area 86 Sq. Mtr.

The Lease Deed of the Plot has been executed by Greater Noida Industrial Development Authority in favour of Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. and is duly registered in the office of Sub Registrar Gautam Budh Nagar on Book No. 1, Volume No.-767, Pages 617/646, Document No.-1804 on Dated 29-03-2004.

And a Supplementary Lease Deed for area 352.48 Sq. Mtr. has been executed by Greater Noida Industrial Development Authority in favour of Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. and is duly registered in the office of Sub Registrar Gautam Budh Nagar on Book No. 1, Volume No.-872, Pages 599/606, Document No.-241 on Dated 12-01-2005.

That the Tripartite Sub-Lease Deed executed between GNIDA, Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. and the original Allottee which is registered in the office of Sub-Registrar Gautam Budh Nagar on Book No. 1, Jild No.-2640, Pages 153/232, Document No.-12943 on Dated 16-11-2007, and is in peaceful physical possession of transferor and the said House is free from all sorts of encumbrances, liens, charges, whatsoever.

11/11/07



Niraj Kumar



And whereas the Transferor aforesaid has obtained the permission to transfer the said property in favour of the Transferee from the Greater Noida Industrial Development Authority vide their **Transfer Memorandum No.- Property/Transfer Letter/2022/498** on dated 12-10-2022.

And Whereas the Transferor aforesaid has sold the above said property in favour of the transferee for the total sale consideration of **Rs. 75,21,000/- (RUPEES SEVENTY FIVE LAKH TWENTY ONE THOUSEND ONLY)** and the Transferee have also agreed to acquire the same for this very amount.  
**NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-**

1. That the total sale consideration of the above said property has been settled to as **Rs. 75,21,000/- (RUPEES SEVENTY FIVE LAKH TWENTY ONE THOUSEND ONLY)** in between both the parties.
2. That the Transferor has received a sum of **Rs. 75,21,000/- (RUPEES SEVENTY FIVE LAKH TWENTY ONE THOUSEND 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: -

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Niraj Nandani



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**MODE OF PAYMENT**

1. By RTGS  
No. SBINR52022050982569704
2. By RTGS  
No. SBINR52022091203914008
3. By RTGS  
No. SBINR52022101309371688
4. By DD No. 619877  
Indian Bank Agra, U.P

**DATED**  
09/05/2022

12/09/2022

13/10/2022

13/10/2022

**AMOUNT (Rs.)**  
5,00,000/-

20,00,000/-

8,21,000/-

42,00,000/-

**Total: 75,21,000/-**

3. 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, attachments.
4. That the Transferor has handed over actual physical peaceful possession of the property to the Transferee.
5. That the Transferee shall be liable to abide by all the provisions & clauses of Sub-Lease Deed of the said property and also those of transfer memorandum.
6. 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.

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Niraj Koulam



7. That the Transferor has handed over the vacant and actual physical possession of the said property to the Transferee aforesaid on the spot.
8. That the Transferee shall pay annual rent, taxes, charges, levies and impositions, levied or to be levied by any local or statutory authority from time to time in proportion to the area of the Said House.
9. 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.
10. That the above-mentioned Transfer Memorandum shall be part and appendix of this Transfer Deed.
11. That any other allotment amount/dues/arrears shall be recovered from the Transferee. In case of default of payment present rate of interest is 20% per annum compounded at three months rest for the defaulted amount for the defaulted period.
12. That the Transferee shall be bound by the terms and conditions of the Lease Deed executed between the **Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.** and the Greater Noida on dated **29/03/2004** subject to the change mentioned in the transfer memorandum otherwise from time to time.
13. That the transferee shall enjoy the leasehold rights of the above said property for the balance period of 90 years from the lease dated **23/03/2004**.
14. That the Transferee automatically would inherit all the assets and liabilities connected to the above property relating to deviation made in building viz building plan approved by the Greater Noida.

दिवाणी साहकारी



Niraj Kumar



15. 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.
16. If the Transferee does not abide by the terms and conditions of the lease and residential purpose framed by the Authority then the lease may be cancelled by the Authority.

Under Notification No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30-06-2008 issued by the Deptt. Of U.P. Govt. Tax & Registration Section-5. The chargeability of the stamp duty is 5% on the documents registered in favour of men.

### SCHEDULE OF PROPERTY

**Residential House No.- C-10 "Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd." Plot No.-03, Sector-Pi-1, Greater Noida, Distt. Gautam Budh Nagar, (U.P.) Developed by Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. (the society) having Plot Area of 228.22 Sq. Mtr. & Covered Area 86 Sq. Mtr. (hereinafter referred to as the "said property").**

ON THE NORTH BY :- As  
ON THE SOUTH BY :- Per  
ON THE EAST BY :- Lease  
ON THE WEST BY :- Plan

11/11/2007



Nirubhawani



# DIWANI NAYALAYA

PLOT NO. P - 3 , SECTOR -PI-1 & 2 GREATER NOIDA

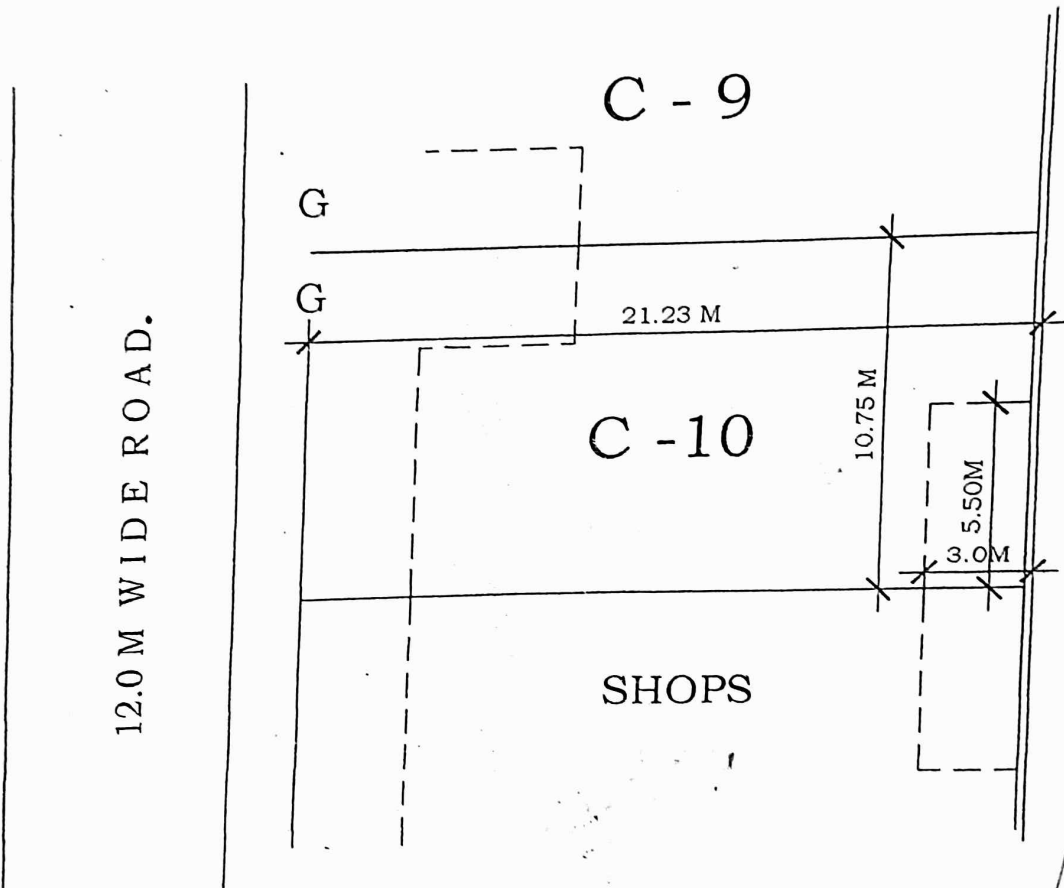
## SITE PLAN




PLOT NO : C-10

ALLOTTED TO : SMT GEETA DEVI

PLOT SIZE : 21.23x 10.75



जगदीश सिंह      गीता देवी

दीवानी न्यायालय कर्मचारी  
सहकारी आवास समिति लि०  
गौतम बुद्ध नगर (उ०प्र०)  
POSSESSION HAND  ER

(AUTHORISED SIGNATORY)

गीता देवी

  
गीता देवी

POSSESSION TAKEN OVER

(ALLOTEE)



विक्रित सम्पत्ति का फोटो फार्म  
कार्यालय उपनिबन्धक, गौतमबुद्धनगर।

लेखपत्र .....

/ 2022 जिल्द संख्या .....

रजिस्ट्री तिथि

सम्पत्ति का विवरण— Residential House No.-C-10 "Diwani Nyayalaya Karmchari Sahkari  
Awasi Samiti Ltd." Plot No.-03, Sector-Pi-1, Greater Noida, Distt. Gautam Budh Nagar, (U.P.)  
Developed by Diwani Nyayalaya Karmchari Sahkari Awasi Samiti Ltd. (the society) having Plot  
Area of 228.22 Sq. Mtr. & Covered Area 86 Sq. Mtr



प्रथम पक्ष

श्रीता देवी



द्वितीय पक्ष

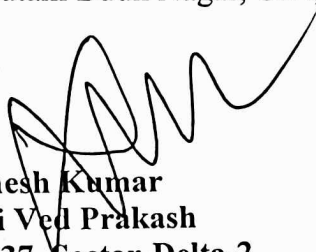
Nisam



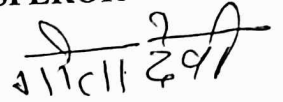
IN WITNESSES WHEREOF: the Transferor and the Transferee have set their respective hands on this Transfer Deed on the day and month above written, at Greater Noida, Distt. Gautam Budh Nagar, U.P., in the presence of the following witnesses.

WITNESSES:-

1. Mr. Umesh Kumar  
S/o Shri Ved Prakash  
R/o L-137, Sector-Delta-2,  
Greater Noida, Distt. G.B. Nagar



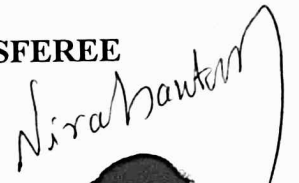
TRANSFEROR



2. Mr. Hitesh Kasana  
S/o Shri Gajraj Singh  
R/o C-228, Sector-36,  
Greater Noida, Distt G.B. Nagar



TRANSFEEE



DRAFTED BY:- VIKRAM SINGH BHATI, DEED WRITER, DISTT. G.B.NAGAR, U.P.

  
**Vikram Singh Bhati**  
Deed Writer  
Greater Noida G.B. Nagar

आवेदन सं०: 202200743070149

वही संख्या 1 जिल्द संख्या 41809 के पृष्ठ 301 से 316 तक क्रमांक  
22977 पर दिनांक 14/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शिक्षा गुप्ता प्रभारी

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

14/10/2022

प्रिंट करें

