

T-1976/511

भारतीय नैऋत्येक INDIA NON RESIDENTIAL

वसिष्ठ कोषादि

रु.5000

रु. 5000

पाँच हजार रुपये



TRANSFER DEED FOR LEASE HOLD RIGHT FOR RESIDENTIAL PLOT

1. Sale Consideration:- Rs. 19,00,000/-
2. Stamp Duty Paid on:- Rs. 19,00,000/-
3. Stamp Duty Paid:- Rs. 95,000/-
4. Collector Circle Rate:- Rs. 14,000/- Per Sq. Mtr.
5. Reason to Purchase:- Residential
6. Sold Property situated:- Residential Plot No.-89, Block-D, Sector-OMICRON-03, vide Allotment No. C-180/03 situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.).
7. Sold Area :- 120 Sq. Mtr
8. Nature of Property :- Plot
9. Transfer Memorandum No Property/Transfer Letter/ 2011/2660 dated 17-10-2011 taken from GNIDA.



क्र. सं. 12
 17/10/11
 संदीप शर्मा
 12/10/11

श्री प्रदीप कुमार
 17/10/11

अंतरण पत्र
 1,00,000.00
 10,000.00
 50
 10,050.00
 2,500

श्रीमती प्रेमिला चौपडा
 पत्नी श्री के.के.ओ चौपडा
 पंचसाल गृहिणी
 निवासी स्थान जी-35 जंगपुरा एक्सटेंड नई दिल्ली-110014
 आधारी पता जी-35 जंगपुरा एक्सटेंड नई दिल्ली-110014
 वे घर कोषचर इन कार्यालय में दिनांक 17/10/2011 समय 12:00AM
 एक निवेदन देते हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (राजबहादुर सिंह)
 उपनिबन्धक सदर
 गौतमबुद्धनगर
 17/10/2011

विप्रायतन न्यायपत्र काट सुनने व भवद्वारे मजबूत व प्राज्ञ धनराशि रु. पलेयानुसार उक्त
 विक्रेता श्रीमती प्रेमिला चौपडा
 पत्नी श्री के.के.ओ चौपडा
 पेशा गृहिणी
 निवासी जी-35 जंगपुरा एक्सटेंड नई दिल्ली-110014

क्रेता श्री प्रदीप कुमार
 पुत्र श्री ओमपाल सिंह
 पेशा नौकरी
 निवासी ग्राम मिर्जापुर पोस्ट अम्बेहटा चौक जिला सहारनपुर उ०प्र०

ने विप्रायतन स्वोकार किया।
 दिनांक परमाणु श्री कृष्ण कुमार शारस्वत
 पुत्र श्री के.के.ओ शारस्वत
 पेशा
 निवासी जी-86 डेल्टा-1 गेट नौएडा गौतमबुद्धनगर
 पुत्र श्री रोहित कुमार हण
 पुत्र श्री रतन सिंह
 पेशा
 निवासी जी-41 एनएसजी रोसा० गेट नौएडा
 न फों।



पन्नासह सद साक्षरों के निशान अंगुठे विप्रायतनकार निवे गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (राजबहादुर सिंह)
 उपनिबन्धक सदर
 गौतमबुद्धनगर



उत्तर प्रदेश UTTAR PRADESH

Y 11/110

(2)

- 10. Total Area of Property :-120 Sq. Mtr
- 11. Agreement to Sell executed earlier Yes/No.:- No
- 12. Boundaries and measurement of the Property:-

NORTH: PLOT NO. 57
EAST: 9.00 MTR WIDE ROAD
SOUTH: PLOT NO. 55
WEST: PLOT NO. 41

Transfer Deed is made and executed at GREATER NOIDA on this 17th day of October 2011 between **PROMILA CHOPRA W/o. SH. K. K. CHOPRA R/o. G-35, JUNG PURA EXTENSION, NEW DELHI-110014**, of the first part, hereinafter called the **TRANSFEROR**.

AND

PRADEEP KUMAR S/o. SH. OM PAL SINGH R/o. VILLAGE MIRZAPUR, POST AMBITHA CHAND, SAHARANPUR, UTTAR PRADESH, of the Second part hereinafter called the **TRANSFeree**.

(The expression and words of the Transferor and the Transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

Handwritten signatures and two circular stamps are visible at the bottom of the page.

18
 17/10/11
 संदीप शर्मा
 सचिव/निदेशक
 एन.ए.सी. जिला
 गौतमबुद्धनगर

अंतरण पत्र
 1,900,000.00 10,000.00 50 10,050.00 2,500
 कीस जिल्दी नकल व प्रति शुल्क योग अक्ष लक्षपा

श्रीमती प्रोमिला चौपडा
 पत्नी श्री के.के.ओ. चौपडा
 व्यवसाय गृहिणी

निवासी स्थान जी-35 जंगपुरा एक्स0 नई दिल्ली-110014
 अस्थायी पता जी-35 जंगपुरा एक्स0 नई दिल्ली-110014
 ने पर प्रेषण इत कार्यालय ने दिनांक 17/10/2011 समय 7:35PM
 को निबन्धन हेतु पत्र किया।

Handwritten signature



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (राजबहादुर सिंह)
 उपनिबन्धक सदर
 गौतमबुद्धनगर
 17/10/2011

निष्पादन लेखपत्र बाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार उक्त
 विक्रेता केला

श्रीमती प्रोमिला चौपडा
 पत्नी श्री के.के.ओ. चौपडा
 पेशा गृहिणी
 निवासी जी-35 जंगपुरा एक्स0 नई दिल्ली-110014

Handwritten signature

श्री प्रदीप कुमार
 पुत्र श्री ओमपाल सिंह
 पेशा नौकरी
 निवासी ग्राम निर्जापुर पोस्ट अम्बेहटा चॉट जिला
 सहारनपुर उ०प्र०



ने निष्पादन स्वीकार किया।
 निम्नो पक्षन श्री कमल किशन चौपडा
 पुत्र श्री स्व० पी०एन० चौपडा
 पेशा

निवासी जी-194 गामा ग्रेटर नोएडा गौतमबुद्धनगर

व श्री रोहित कुमार हण
 पुत्र श्री जतन सिंह
 पेशा

निवासी सी-41 एनएसजी सोसा० ग्रेटर नोएडा
 ने की।



प्रत्येक पक्ष साक्षियों के निशान अंगुठे निधमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 (राजबहादुर सिंह)
 उपनिबन्धक सदर
 गौतमबुद्धनगर



उत्तर प्रदेश **UTTAR PRADESH**

Y 105629

(3)

Whereas the Transferor aforesaid is an Allottee /Lessee, owner and in possession of **RESIDENTIAL PLOT NO.-56, Block-B, SECTOR-OMICRON-III, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) TOTAL PLOT AREA- 120 SQ. MTRS, (THIS PLOT IS NOT CONSTRUCTED) vide Allotment No. C- 15044** duly allotted by Greater Noida Industrial Development Authority hereinafter referred to as the **PROPERTY**.

And whereas the lease Deed in respect of the said property has been executed by the Greater Noida Authority in favour of original allottee and the same was registered in the office of Sub-Registrar, Gautam Budh Nagar, Bahi-1, Jild No- 2813, Pages-27/54, Document No.-14809, on dated 30-12-2007.

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. **PROPERTY/TRANSFER/2011/ 2660** dated 17-10-1011.

And Whereas the Transferor aforesaid has sold and transferred the above said property in favour of the transferee for the total sale consideration of **RS. 19,00,000/- (RUPEES NINETEEN LAC ONLY)** and the Transferee have also agreed to acquire the same for this very amount.

Handwritten signature and a circular stamp.

Handwritten signature.



उत्तर प्रदेश UTTAR PRADESH

Y 105630

(4)

NOW THIS TRANSFER DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the above said property has been settled to as **RS. 19,00,000/- (RUPEES NINETEEN LAC ONLY)** in between both the parties.
2. That the Transferor has received a sum of **RS. 19,00,000/- (RUPEES NINETEEN 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:-

| <u>MODE OF PAYMENT</u> | <u>DATED</u> | <u>AMOUNT (RS.)</u> |
|---|--------------|---------------------|
| By Cheque No. 530304 Bank of Baroda, Greater Noida | | 5,00,000/- |
| By D. D. No. 058697 PNB, Dadri, Road, Bhangel, Noida | 17-10-2011 | 12,20,000/- |
| By Cash | | 1,80,000/- |
| | TOTAL | 19,00,000/- |

Handwritten signature

Handwritten initials



उत्तर प्रदेश UTTAR PRADESH

Y 105631

(5)

3. That now there is no balance due towards the transferee to be paid to the transferor in respect of the said property.
4. That the Transferor aforesaid has assured the Transferee that the said property is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation and attachments.
5. That the Transferor has transferred all his rights and interests in the said property TO HOLD the same by the transferee finally, absolutely and forever.
6. That the Transferor has handed over the vacant and actual physical possession of the said property to the Transferee aforesaid on the spot.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

प्रदेश UTTAR PRADESH

X 165669

(6)

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.

Handwritten signature



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

प्रदेश UTTAR PRADESH

X 165670

(7)

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

Handwritten signature



Handwritten initials

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 165671

(8)

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





प्रदेश UTTAR PRADESH

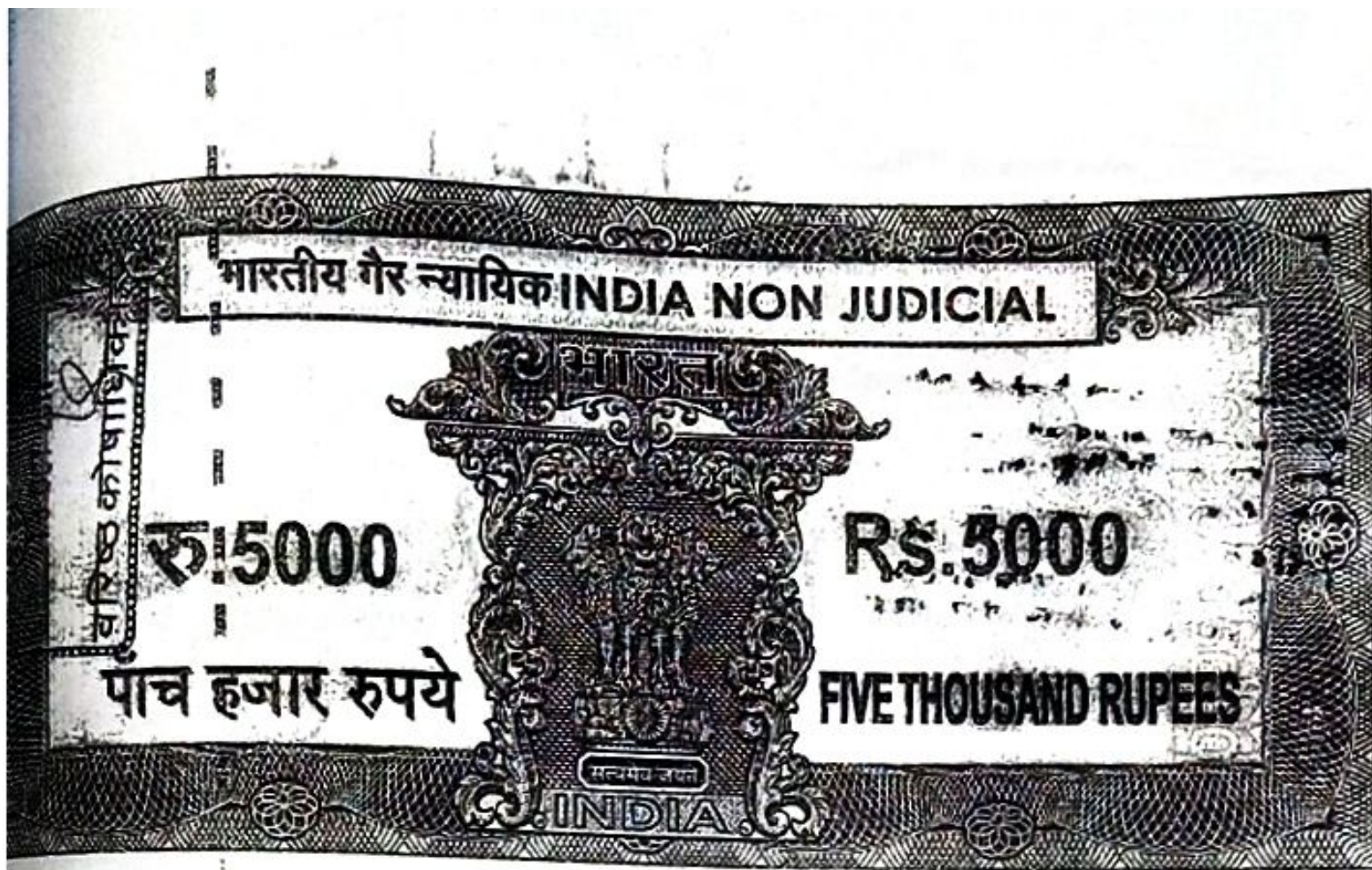
Y 104354

(9)

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.

Handwritten signature


Handwritten signature

उत्तर प्रदेश UTTAR PRADESH

Y 104355

(10)

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

Handwritten signature



Handwritten signature



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

Y 104356

(11)

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.

[Handwritten signature]

[Handwritten mark]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

प्रदेश UTTAR PRADESH

Y 105447

(12)

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.

[Handwritten signature]

[Handwritten initials]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

13 OCT 2011

रु. 5000

पाँच हजार रुपये



Rs. 5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

Y 105448

(13)

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 30-12-2007 subject to the change mentioned in the transfer memorandum otherwise from time to time.

[Handwritten signature]


[Handwritten signature]


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

Y 105449

(14)

15. That the transferee shall enjoy the leasenold rights of the above said property for the balance period of 90 years from the lease dated 30-12-2007.

lease



[Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

Y 116867

(15)

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.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

17 OCT 2011

₹ 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

Y 116868

(16)

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 Industrial Development Authority.

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

₹

(17)

Y 116869

16. In case of completion of construction work is not done within given time, extension charges as fixed by the Greater Noida Industrial Development Authority have to paid by the Transferee.

[Handwritten signature]

[Handwritten signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

वसिष्ठ कोष

रु. 5000

पाँच हजार रुपये



Rs. 5000

FIVE THOUSAND RUPEES

INDIA

Y 103325

उत्तर प्रदेश UTTAR PRADESH

(18)

19. 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 Greater Noida Industrial Development Authority.

Handwritten signature



PLOT NO- 56

Plot No- 57

15.00(M)

17.0(M)

8.0(M)



9.0(M) WIDE ROAD

Plot No - 55

Plot No- 4

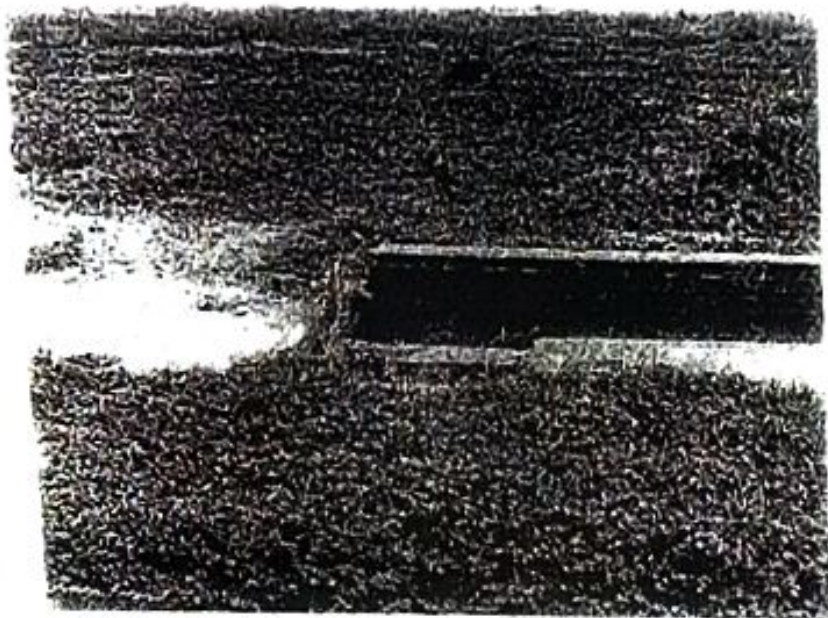
AREA= 120.00 SQM.

~~Shanvi~~
18/10/07

| SIGN. POSSESSION TAKEN OVER ALLOTEE | SIGN. POSSESSION HANDED OVER | |
|--|--|--|
| LEASE PLAN OF PLOT NO - 56 POCKET- B SECTOR-OMICRON III |  A.M. (ENGG.) |  MGR(ENGG) |
| GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY | S.M. (ENGG.) | DRAFTSMAN |



RESIDENTIAL PLOT NO.-56, Block-B, SECTOR-OMICRON-III, GREATER
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) TOTAL PLOT AREA-120 SQ. MTRS



Signature





भारतीय गैर न्यायिक INDIA NON JUDICIAL

वसिष्ठ कोषिणी

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

Y 103

(19)

In Witness where of: Both the parties have set their respective hands, on this Transfer deed on 17th day of October 2011 mentioned above written in presence of following witnesses.

Witness: ?

Name:

S/o:

Address:

Kamal
KAMAL KRISHAN CHOPRA
Waste No. P.N. CHOPRA
65-134 Gama I, Greater Noida

[Signature]
Transferor

Witness:

Name:

S/o:

Address:

Rajit K.R. Hood
RAJIT KR. HOOD
S/o: *Jai Singh*
JAI SINGH SINGH
N-66 Society
Greater Noida

Transferee

DRAFTED BY PRAVEEN KUMAR, ADVOCATE, DISTT. G. BYNAGAR

[Signature]
17/10/11

42
कम सं० _____
स्टॉप जय कर्न का प्रादेशक _____
स्टॉप जेता का नाम व पृष्ठ सं० _____
स्टॉप की भद्रता 50000
राहुल कुमार गर्ग स्टॉप दिल्ली
साथ सं० 158/11-12 अदि: 31-03-2012
अधिरिटी उपनिबन्धक सहायता गैर नौकर
बिक्री की रीति 10000 Rohit Singh

आज दिनांक 17/10/2011 को
वही सं. 1 जिल्द सं. 9559
पृष्ठ सं. 283 से 324 पर क्रमांक 19703
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(राजबहादुर सिंह)
उपनिबन्धक सदर
गौतमबुद्धनगर
17/10/2011

