



"TRANSFER DEED-CUM-SALE DEED"

In respect of Residential Sub Plot No. 26, Allahabad High Court Judges Sahkari Awas Samiti Ltd., Plot No. GH-03, Sector-105, Noida, Distt. Gautam Buddh Nagar, U.P. area measuring 247.25 sq. mtrs. & Covered area 100.00 sq. mtrs. and along with one car parking in society at 2nd Basement, Car Parking area 2.967 sq. mtrs.

| | |
|-------------------------------|--|
| Total Sale Consideration | : Rs. 1,93,36,000/- |
| Value as per Circle Rate | : Rs. 2,22,69,000/- |
| Stamp Duty paid @ 5% | : Rs. 11,16,000/- |
| Circle Rate (Collector) | : Rs. 72,000/- per sq. mtr. |
| Circle Rate (Noida Authority) | : Rs. 77,750/- |
| Circle Rate for Construction | : Rs. 15,000/- per sq.mtr. |
| Area of Plot | : 247.25 sq. mtrs. |
| Total Built-up Area | : 100.00 sq. mtrs. |
| Car Parking Area | : 2.967 sq. mtrs. |
| Covered Car Parking Cost | : Rs. 2,49,228/- |
| Expressway | : Yes (7.5% increase) |
| Commercial Facing | : No |
| Park Facing | : No |
| Metro Facing | : No |
| Corner Plot | : No |
| Front Road | : 9.5 mtrs. Wide |
| Effective circle rate | : Rs. 83,581.25/- per sq. mtrs. |

E-Stamp No.: IN-UP01725366846428V

Himant Kumar



[Signature]



[Signature]



Mounta Gupta

Calculation of value done under provisions of D. M. Office (Valuation of Property) under their letter No. 88/मुद्रांक-110/2022-23 दिनांक 02.01.2023

This **TRANSFER DEED-CUM-SALE DEED** is executed at **NOIDA** on this 14th day of **January, 2023** by-

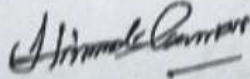
JUSTICE HIMMAT RAM PANWAR (PAN: ACOPP2896F & Aadhaar No. XXXXXXX 3056) S/o Shri Adu Ram Panwar and **MR. RAJESH PANWAR** (PAN: AHWPP3254C & Aadhaar No. XXXXXXX 6620) S/o Justice Himmat Ram Panwar both R/o 108-A/113B, Kanishka Resort Near DPS Pal Road, Jodhpur, Rajasthan (hereinafter referred to as "**Transferor**")

AND

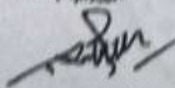
MR. CHANDRA SHEKHAR GUPTA (Aadhaar No. XXXXXXX 3917 & PAN: AARPG7820M) Son of Sh. Radhe Shyam Gupta and **MRS. MAMTA GUPTA** (Aadhaar No. XXXXXXX 2341 & PAN: AFYPG9275Q) Wife of Sh. Chandra Shekhar Gupta both R/o Rajkot Machinery Store, Hospital Road, Allganj, Etah, UP (hereinafter referred to as "**Transferee**")

(The expression "**Transferor**" and "**Transferee**" unless repugnant to the context or meaning thereof shall mean and include their legal heirs/representatives, successors, executors, administrators, assignees and nominees respectively).

WHEREAS, by virtue of Lease Deed dated 14.10.2005 New Okhla Industrial Development Authority (hereinafter referred to as the "**said Authority**") demised on Leasehold basis, plot bearing No. GH-03, Sector-105, Noida, Uttar Pradesh admeasuring 24,000 sq. mtrs. for a period of 90 years commencing from 14.10.2005 to Allahabad High Court Judges Sahkari Awas Samiti Limited (hereinafter referred to as the "**said Society**"). The said land has been demised to the said Society for the purposes of construction of residential units on plotted development (sub-plots) after making internal developments which were duly approved by the said Authority for the benefit of the members of the said Society, to whom it allotted sub-plots by draw of lots held on 13.5.2006. The said Lease Deed was registered vide Book No.1 Zild No.1320 at page Nos.757 to 786 Document No.6583 and 6584 duly registered with the Sub-Registrar, Noida on 14.10.2005.



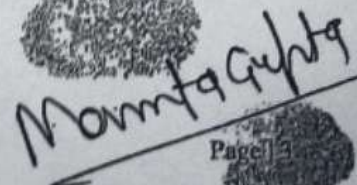












Page 13



आवेदन सं०: 202300743001794

पञ्चाधिकार का अंतरण / विज्ञापन पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 168

वर्ष: 2023

प्रतिफल- 19336000 स्टाम्प शुल्क- 1116000 बाजारी मूल्य - 22269000 पंजीकरण शुल्क - 222690 प्रतिनिधिकरण शुल्क - 80 योग : 222770

श्री चन्द्र शेखर गुप्ता,
पुत्र श्री राधे श्याम गुप्ता
व्यवसाय : अन्य
निवासी: राजकोट मशीनरी स्टोर हॉस्पिटल रोड, अलीगंज एटा उत्तर प्रदेश



ने यह लेखपत्र इस कार्यालय में दिनांक 09/01/2023 एवं 01:06:31
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार कौशिक प्रभारी

उप निबंधक :सदर तृतीय

मौतम बुद्ध नगर
09/01/2023

राजीव कुमार बरोलिया

निबंधक लिपिक
09/01/2023

प्रिंट करें



AND WHEREAS, the said Authority executed a Supplementary Deed on 12.6.2007 incorporating the details of number of sub-plots. The Supplementary Deed was registered vide Book No.1 Zild No. 1635 at page Nos. 695 to 714 Document No. 2649 duly registered with the Sub-Registrar, Noida on 12.6.2007.

AND WHEREAS, under the said Lease Deed, the Society was permitted to allot to its members a sub-plot in the said land alongwith undivided shares in the land, common areas and facilities appurtenant to the sub-plots on such terms as decided by the said Society.

AND WHEREAS, the said Society allotted sub-plot bearing No. 26 admeasuring 247.25 sq. mtrs. (hereinafter referred to as "said plot") to the Transferor and received the entire sale consideration amount including one time lease rent money from the Transferor and delivered/handed over the vacant physical possession of the said plot to the Transferor on 15.09.2008. Subsequently, the said Society allotted one reserved car parking slots bearing No. 17 in the 2nd basement of the said Complex to the Transferor for lawful consideration. The said allotment was also confirmed vide Minutes of the General Body Meeting of the Society dated 20-05-2018.

AND WHEREAS, vide Tripartite Sub-Lease Deed dated 01-08-2011 executed by and between the Authority (**Lessor**), Society (**Lessee**) and the Transferor (**Sub-Lessee**), leasehold rights for the unexpired period of 90 years were granted to the Transferor in respect of said plot, duly registered vide Document No. 7197 in Addl. Book No. 1 Vol. No. 3521 at Pages 51 to 88 duly registered with the Sub-Registrar, Noida on 01-08-2011.

THE SAID PLOT IS BOUNDED AS UNDER;

| | |
|--------------|----------------------|
| NORTH | : Plot No. 25 |
| SOUTH | : Plot No. 27 |
| EAST (Front) | : Road 9.5 mtr. wide |
| WEST (Back) | : Green Belt |

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Page 14

आवेदन सं०: 202300743001794

पृथी सं०: 1

रजिस्ट्रेशन सं०: 168

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि व प्रलेखानुसार उक्त
अंतरण कर्ता: 1

श्री जस्टिस हिम्मत राम पंवार, पुत्र श्री आदु राम
पंवार

निवासी: 108-ए/113 बी, कनिष्क रिपोर्ट नियर डी
पी एस जोधपुर राजस्थान

व्यवसाय: अन्य

अंतरण कर्ता: 2



श्री राजेश पंवार, पुत्र श्री जस्टिस हिम्मत राम पंवार

निवासी: 108-ए/113 बी, कनिष्क रिपोर्ट नियर डी
पी एस जोधपुर राजस्थान

व्यवसाय: अन्य

अंतराति: 1



श्री चन्द्र शेखर गुप्ता, पुत्र श्री भीष्म प्रियाम गुप्ता

निवासी: राजकोट मशीनरी स्टोर, हॉस्पिटल रोड,
अलीगंज एटा उत्तर प्रदेश

व्यवसाय: अन्य

अंतराति: 2

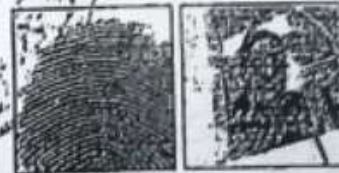


श्रीमती ममता गुप्ता, पति श्री चन्द्र शेखर गुप्ता

निवासी: राजकोट मशीनरी स्टोर, हॉस्पिटल रोड,
अलीगंज एटा उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन प्रतीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री दिलीप गुप्ता, पुत्र श्री सुरेश चन्द्र गुप्ता

निवासी: एफ-601, अन्तरिक्ष गोलफ ट्यू-2,
सेक्टर-78, नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



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AND WHEREAS, the Transferor are seized and possessed of and otherwise well and sufficiently entitled to the said property along with one reserved car parking space No. 17 in the 2nd basement parking of the said Complex.

AND WHEREAS on the application of first party the NOIDA sanctioned the building plan for construction over the aforesaid sub-plot.

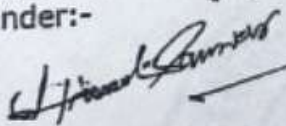
AND WHEREAS the first party constructed a residential house over the same as per the sanctioned plans and the NOIDA issued a completion/occupancy certificate no. NOIDA/B.C./B.P.R. 24791/148 in respect of the aforesaid property on 19-06-2014.

AND WHEREAS on the request of the Transferor/s, the AFNHB Issued No Objection Certificate No. NIL dated 29-12-2022, thereafter the Noida Authority has permitted the transfereor/s to transfer the Lease Hold Rights of the said property in favour of the above said Transferee/s, vide their Transfer Memorandum No. NOIDA/ GHP/ 2023/ 45, Dated 03-01-2023 RID No. 90135480.


AND WHEREAS the Transferor aforesaid has agreed to transfer his/her/their lease hold rights in the plot and free hold rights in the property unto the Transferee for a total sale consideration of **Rs. 1,93,36,000/-** (Rupees One Crore Ninety Three Lakh Thirty Six Thousand only) and the TRANSFEEE has also agreed to acquire the same for this very amount.

NOW THIS TRANSFER DEED-CUM-SALE DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the above said property has been settled at **Rs. 1,93,36,000/-** (Rupees One Crore Ninety Three Lakh Thirty Six Thousand only) in between both the parties.
2. That the above said Transferor has already received an amount of **Rs. 1,93,36,000/-** (Rupees One Crore Ninety Three Lakh Thirty Six Thousand only) from the Transferee as full and final sale consideration of the above said property and the details of payment are as under:-



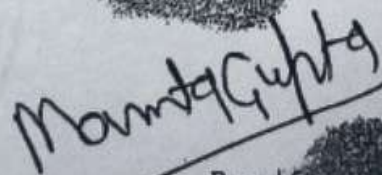












Page / 5



श्री योरेन्द्र कुमार त्यागी, पुत्र श्री किशन चन्द

निवासी: 99, याम छपरासा जी वी नगर उत्तर प्रदेश

ध्ययसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार वैशिक प्रभारी

उप निबंधक : सदर तृतीय

गौतम बुद्ध नगर

09/01/2023

राजीव कुमार बरोलिया

निबंधक लिपिक गौतम बुद्ध नगर

09/01/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी:

प्रिंट करें



MODE OF PAYMENT

| <u>MODE OF PAYMENT</u> | <u>DATE</u> | <u>AMOUNT</u> |
|-------------------------------|--------------------|----------------------|
| By Ch. No. 324831 Drawn on | 18-11-2022 | Rs. 10,00,000/- |
| By DD No. 009952 | 07-01-2023 | Rs. 1,20,00,000/- |
| By DD No. 031885 | 07-01-2023 | Rs. 61,42,640/- |
| Both Drawn on IDBI Bank LTD | | |
| TDS, Challan No. 34979 | 07-01-2023 | Rs. 48,340/- |
| TDS, Challan No. 35348 | 07-01-2023 | Rs. 48,340/- |
| TDS, Challan No. 35623 | 07-01-2023 | Rs. 48,340/- |
| TDS, Challan No. 36119 | 07-01-2023 | Rs. 48,340/- |

=====
Total Rs. 1,93,36,000/-

3. That now there is **no balance due** towards the Transferee to be paid to the transferor in connection with the above said property.
4. That the Transferor has assured the Transferee that the above said property is free from all sorts of encumbrances such as mortgage, sale, gift, Lien, agreement, dispute, injunctions, Bank or Private loans, security, guarantee, attachment with any decrees of any court of law and if it is proved otherwise, the transferor shall be liable and responsible for the same and the Transferee shall have the rights to recover all his/her losses and damages from the movable and immovable properties of the transferor with legal interest thereon.
5. That the physical and vacant peaceful possession of the said property has already been handed over by the Transferor to the Transferee, along with all original documents of the said property.
6. That the Transferor has transferred all his/her/their rights, title and interest with ownership in the said property unto the Transferee by virtue of this Transfer Deed-Cum-Sale Deed.
7. The transferee claims to be General i.e. falls within the definition of the prescribed categories.

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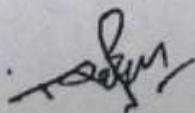
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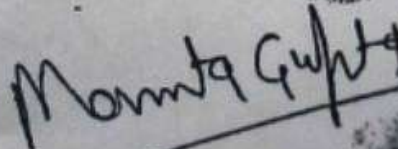
8. That the Transferor/Transferee claims that subject property is not mortgaged and is free from all encumbrances. In case the property is mortgaged then the transfer permission automatically stands revoked.
9. The Transferee will submit a certified copy of transfer deed duly registered with the office of Sub-Registrar, NOIDA within 60 days from the date of issue of this Memorandum. This transfer deed is required to be signed by the person who has signed the transfer application. If transferee fails to execute and register the transfer deed within 60 days from the date of issue of this Memorandum, then transferee/transferor is liable to pay penalty at prevailing rate applicable from time to time. At present this penalty for delay in executing the transfer deed is Rs. 50/- per day. The transferee shall submit the transfer deed in the office of Group Housing Deptt. Within 30 days after execution of transfer deed otherwise penalty of Rs. 50/- per day will be payable.
10. The property under transfer shall be mutated in favour of transferee on receipt and acceptance of certified copy of the transfer deed by the authority. A certificate to that effect shall be issued to the transferee.
11. The Transferee shall be bound by the terms and conditions of Sub-Lease Deed of property executed on **01-08-2011**.
12. The Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building vis a vis the building plan approved by NOIDA.
13. The Transferee would enjoy the sub-lease hold rights for a period of 90 years from **14-10-2005**.
14. That the Transferor/transferr, their spouse/dependent children would not be eligible to acquire any house/flat/plot from NOIDA.











15. The transferee shall put the property in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
16. The transferee shall inherit all the liabilities of this property that may accrue in future.
17. In case of any dispute arising in future in transfer of this property the entire responsibility will rest on transferee.
18. That all the expenses of this Transfer Deed i.e. Stamp Duty, Registration fees etc. have been paid by the Transferee.

Himanshu Kumar



Manoj Gupta

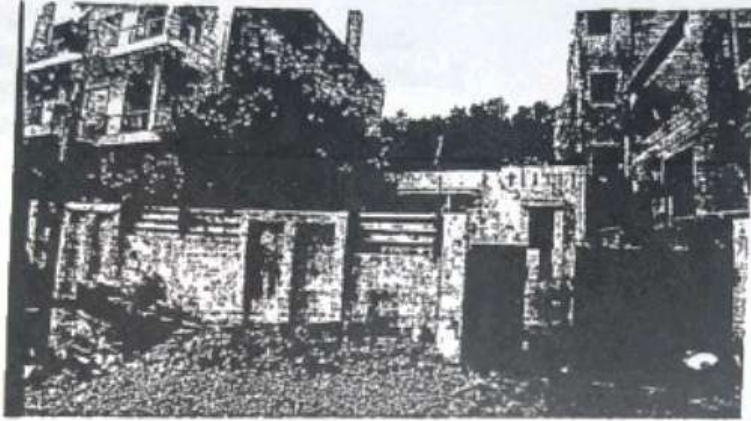


Manoj Gupta



Manoj Gupta





Himant Kumar

Agupta

Agupta


Mamta Gupta

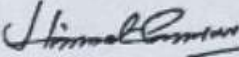


IN WITNESSES WHEREOF both the parties have signed this TRANSFER DEED CUM SALE DEED at NOIDA, on the day, month and the year mentioned above in the presence of the following witnesses.

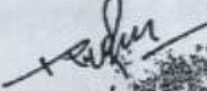
WITNESSES:-

1.

DILEEP GUPTA 
S/o Sh. Suresh Chand Gupta
R/o F-601, Antriksh Golf View-2
Sector-78, Noida
Aadhar No. XXXXXXXXXX 5010


TRANSFEROR





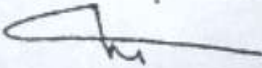


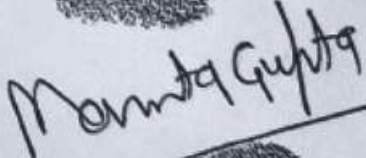


TRANSFeree

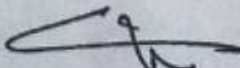


2.

VIRENDRA KUMAR TYAGI 
S/o Sh. Kishan Chand
R/o VPO-Chhapraula, G. B. Nagar, UP
Aadhar No. XXXXX 0608








V. K. TYAGI
Advocate
Noida

आवेदन सं०: 202300743001794

बही संख्या 1 जिल्द संख्या 9244 के पृष्ठ 395 से 418 तक
क्रमांक 168 पर दिनांक 09/01/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अरविन्द कुमार केशिक प्रभारी
उप निबंधक : सदर तृतीय
गौतम बुद्ध नगर
09/01/2023

प्रिंट करे



NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector-6, NOIDA
Distt. Gautam Budh Nagar-201301

No. NOIDA/GHP/2022/ 985
Dated: 23/1/23
RID: 90135480

**SH. CHANDRA SHEKHAR GUPTA S/O SH. RADHE SHYAM GUPTA
& SMT. MAMTA GUPTA W/O SH. CHANDRA SHEKHAR GUPTA
BOTH
RAJKOT MACHINERY STORE, HOSPITAL ROAD, ALIGANJ, ETAH
(U.P.).**

**Subject:- Mutation of Residential SUB PLOT NO. 26, PLOT NO. GH-03, SECTOR-
105, NOIDA**

Sir/Madam,

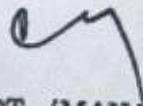
The above mentioned residential plot stands mutated in your name on the basis of transfer deed executed between **JUSTICE HIMMAT RAM PANWAR S/O SH. ADU RAM PANWAR & SH. RAJESH PANWAR S/O JUSTICE HIMMAT RAM PANWAR BOTH R/O 108-A/113B, KANISHKA RESORT DPS PAL ROAD, JODHPUR, RAJASTHAN (TRANSFEROR)**

And

SH. CHANDRA SHEKHAR GUPTA S/O SH. RADHE SHYAM GUPTA & SMT. MAMTA GUPTA W/O SH. CHANDRA SHEKHAR GUPTA BOTH R/O RAJKOT MACHINERY STORE, HOSPITAL ROAD, ALIGANJ, ETAH (U.P.) (TRANSFEREE)

And registered with sub-registrar Noida vide Bahi No.1 Zild No.9244 page No. 395 TO 418 Sl. No 168 on Dated 09.01.2023

Yoursfaithfully,


OFFICE SUPDT. /MANAGER
Group Housing, Noida