

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

J-15756/2021



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP49175819186658T
Certificate Issued Date : 31-Aug-2021 04:23 PM
Account Reference : NEWIMPACC (SV)/ up14004904/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400490485807231099734T
Purchased by : HIMANSHU GOEL
Description of Document : Article 63 Transfer of Lease
Property Description : H.NO-B1-06,DIWANI NYAYALAYA KARMCHARI SAHKARI AWAS SAMITI LTD,PLOT NO-03,SEC-PI-01,DISTT G.B.NAGAR
Consideration Price (Rs.) :
First Party : DURGA PRASAD GUPTA
Second Party : HIMANSHU GOEL
Stamp Duty Paid By : HIMANSHU GOEL
Stamp Duty Amount(Rs.) : 4,00,000
(Four Lakh only)



Please write or type below this line

RS 0003062092

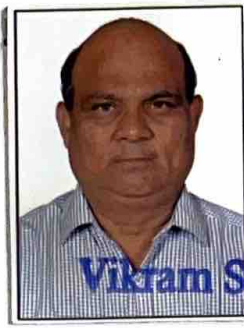
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

5/11



SP05306000



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

(2)



Singh Bhati
Deed Writer
Greater Noida G.B. Nagar

TRANSFER DEED OF LEASE HOLD RIGHTS

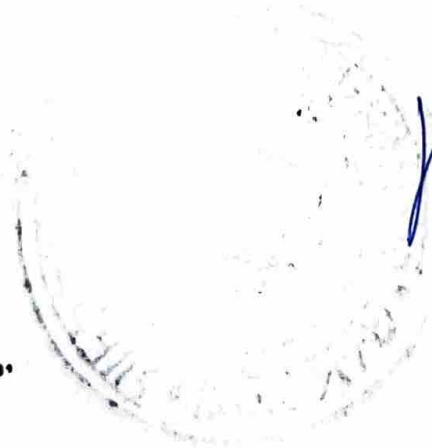
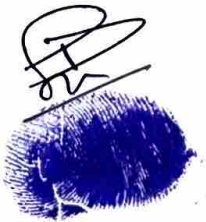
IN CONNECTION WITH THE RESIDENTIAL House Number-**B1-06**, **ALLOTMENT NO- GHS05001500025**, "Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.", Plot No-**03**, Sector-Pi-**01**, Greater Noida, Distt. Gautam Budh Nagar (U.P.) Developed by **Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.** (the society) having Plot area of **238.277 Sq. mtr & Covered Area-94.343 sq. mtr** (hereinafter referred to as the "said House").

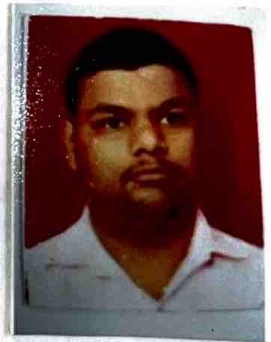
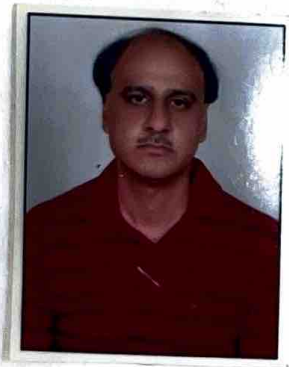
Sale Consideration	:- Rs. 80,00,000/-
Stamp Duty Paid on	:- Rs. 80,00,000/-
Boundary Wall & Gate	(included)
Stamp Duty	:- Rs. 4,00,000/-(e-Stamp)
Circle Rate for Plot	:- Rs. 27,000/-
Circle rate for Covered	:- Rs. 15,000/-

This Transfer Deed is made and executed at GREATER NOIDA on this **01st** day of **September 2021** between **DURGA PRASAD GUPTA (PAN NO. ACFPG2071E, AADHAR NO. 7209 0562 4887) S/O. SH. HAZARI LAL GUPTA R/O. B-3, MOD APARTMENT, VASUNDHARA ENCLAVE DELHI-110096**, of the first part, hereinafter called the TRANSFEROR.

AND

HIMANSHU GOEL (PAN NO AMFPG5337B, AADHAR NO. 7201 9507 2171) S/O. SH. RAJENDER KUMAR GOEL R/O. 60/84, LAKSHMAN VIHAR MUZAFFAR NAGAR U.P CITY-251002, C/O. DIRECTOR KAITHEY HEALTH CARE PVT. LTD. DELHI-DEHRADUN ROAD, BAMANHERI, MUZAFFARNAGAR, of the Second part hereinafter called the TRANSFEREE.





(3)

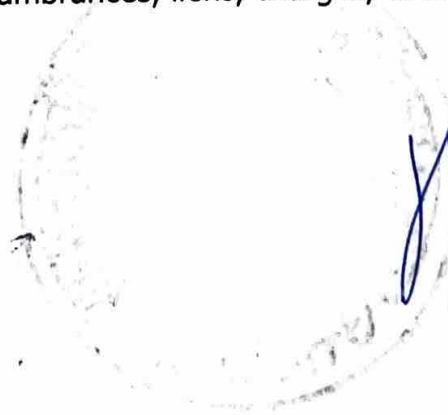
(The expression and words of the Transferor and the Transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

WHEREAS the Transferor has been allotted & subleased a RESIDENTIAL House Number-**B1-06, ALLOTMENT NO- GHS05001500025, "Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd."**, Plot No-03, Sector-Pi, Greater Noida, Distt. Gautam Budh Nagar (U.P.), Gautam Budh Nagar (U.P.) Developed by **Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.** (the society) having Plot area of **238.277 Sq. mtr. & Covered Area- 94.343 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**, Page No. **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**, Page No. **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 Bahi No.-I, Jild No.-2625, pages 133/218, Document No. 12771, Dated 13-11-2007, and is in peaceful physical possession of transferor and the said House is free from all sorts of encumbrances, liens, charges, whatsoever.



आवेदन सं०: 202100743046137

पट्टाधिकार का अंतरण

बही सं०: 1

रजिस्ट्रेशन सं०: 15756

वर्ष: 2021

प्रतिफल- 8000000 स्टाम्प शुल्क- 400000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 80000 प्रतिलिपिकरण शुल्क - 100 योग : 80100

श्री हिमांशु गोयल,
पुत्र श्री राजेन्द्र कुमार गोयल
व्यवसाय : अन्य
निवासी: 60/84, लक्ष्मण विहार मुझफ्फर नगर उत्तर प्रदेश



ने यह लेखपत्र इस कार्यालय में दिनांक 02/09/2021 एवं 11:11:49 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम कुमारी माहेश्वरी (प्रभारी)
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
02/09/2021

क्षमामुक्ता
निबंधक लिपिक

प्रिंट करें



(4)

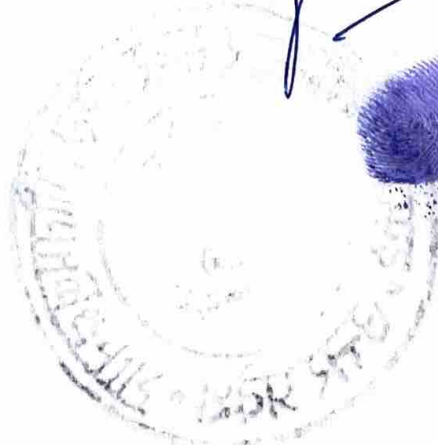
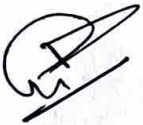
And whereas One Transfer Deed in respect of the said property has been executed and the same was registered in the office of Sub-Registrar, Gautam Budh Nagar, on Bahi No.-1, Jild No.-25196, pages-339/400, Document No.-28410 on dated 21-09-2017.

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/2021/449 dated 27-08-2021.**

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. 80,00,000/- (RUPEES EIGHTY LAKH 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 as **RS. 80,00,000/- (RUPEES EIGHTY LAKH ONLY)** in between both the parties.
2. That the Transferor has received a sum of **RS. 80,00,000/- (RUPEES EIGHTY LAKH 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:-



आवेदन सं०: 202100743046137

बही सं०: 1

रजिस्ट्रेशन सं०: 15756

वर्ष: 2021

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

श्री दुर्गा प्रसाद गुप्ता, पुत्र श्री हजारी लाल गुप्ता

निवासी: बी-3, मोड़ अपार्टमेंट वसुंधरा एन्क्लेव दिल्ली

व्यवसाय: अन्य

अंतरीति: 1



श्री हिमांशु गोयल, पुत्र श्री राजेन्द्र कुमार गोयल

निवासी: 60/84, लक्ष्मण विहार मुज़फ्फर नगर उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री राजेन्द्र कुमार गोयल, पुत्र श्री फेर चन्द अग्रवाल

निवासी: 60/84, लक्ष्मण विहार मुज़फ्फर नगर उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मनीष कुमार, पुत्र श्री विक्रम सिंह

निवासी: एफ-218, सेक्टर-36, ग्रेटर नॉएडा

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अण्डे निषमानुसार लिए
गए है।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम कुमार साहेश्वरी (प्रभारी)
उप निबंधक : सदर ग्रेटर नॉएडा
गौतम बुद्ध नगर

क्षमा गुप्ता
निबंधक लिपिक

(5)

<u>MODE OF PAYMENT</u>	<u>DATED</u>	<u>AMOUNT (RS.)</u>
By IMPS No. 119413301971	13-07-2021	2,00,000/-
By IMPS No. 121710315415	05-08-2021	60,000/-
By RTGS No. N243211617662554	31-08-2021	3,00,000/-
By RTGS No. N244211620769944	01-09-2021	6,00,000/-
By Cheque No. 000245	01-09-2021	10,00,000/-
By Cheque No. 000246	01-09-2021	10,00,000/-
By Cheque No. 000247	01-09-2021	5,00,000/-
By Cheque No. 000248	01-09-2021	5,00,000/-
By Cheque No. 000257	01-09-2021	5,00,000/-
By Cheque No. 000250	01-09-2021	5,00,000/-
By Cheque No. 000251	01-09-2021	5,00,000/-
By Cheque No. 000252	01-09-2021	5,00,000/-
By Cheque No. 000253	01-09-2021	5,00,000/-
By Cheque No. 000254	01-09-2021	5,00,000/-
By Cheque No. 000255	01-09-2021	5,00,000/-
By Cheque No. 000256	01-09-2021	3,40,000/-
All from HDFC Bank Muzaffarnagar		

TOTAL

80,00,000/-

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 and attachments.





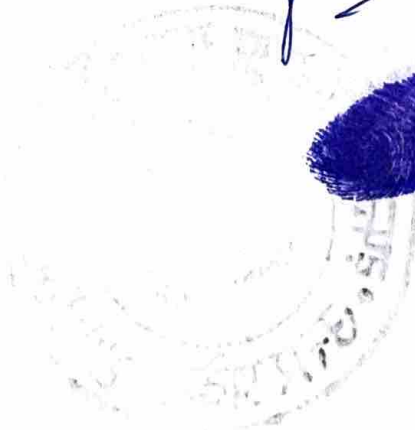
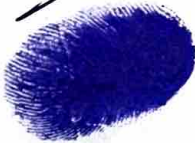






(6)

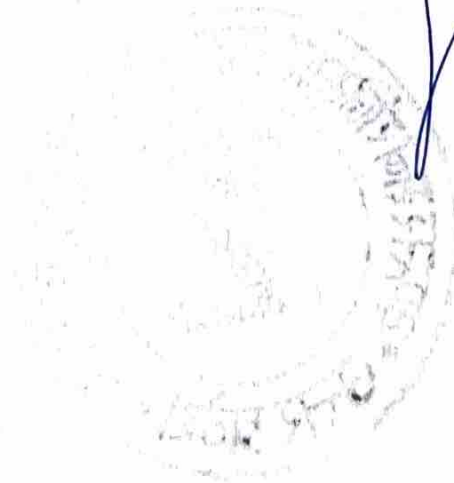
4. That the Transferor has handed over actual physical peaceful possession of the House to the Transferee/s.
5. That the Transferee shall be liable to abide by all the provisions & clauses of Sub-Lease Deed of the said House and also those of transfer memorandum.
6. That the Transferor has transferred all his rights and interests in the said property TO HOLD the same by the transferee finally, absolutely and forever.
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.





(7)

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 29-03-2004.
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.
15. That the Transferee, his spouse/dependent children (minor or dependent) would not be eligible to obtain any plot/house/plot in Greater Noida under any residential/ housing schemes of Greater Noida.



Handwritten signature





(8)

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

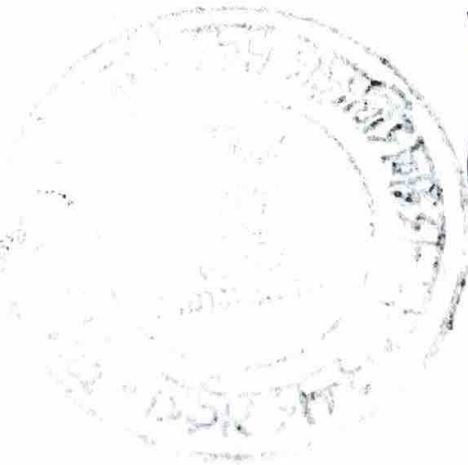
Residential House Number-**B1-06**, ALLOTMENT NO. **GHS05001500025**, "**Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.**", Plot No-**03**, Sector-**Pi-01**, Greater Noida, Distt. Gautam Budh Nagar (U.P.) Developed by **Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.** (the society) having Plot area of **238.277 Sq. mtr. & Covered Area-94.343 sq mtr** (hereinafter referred to as the "said Property").

ON THE NORTH EAST BY:-

ON THE SOUTH EAST BY:-

ON THE NORTH WEST BY:- As per Lease Plan

ON THE SOUTH WEST BY:-

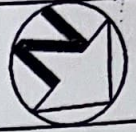




DIWANI NAYALAYA

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

SITE PLAN

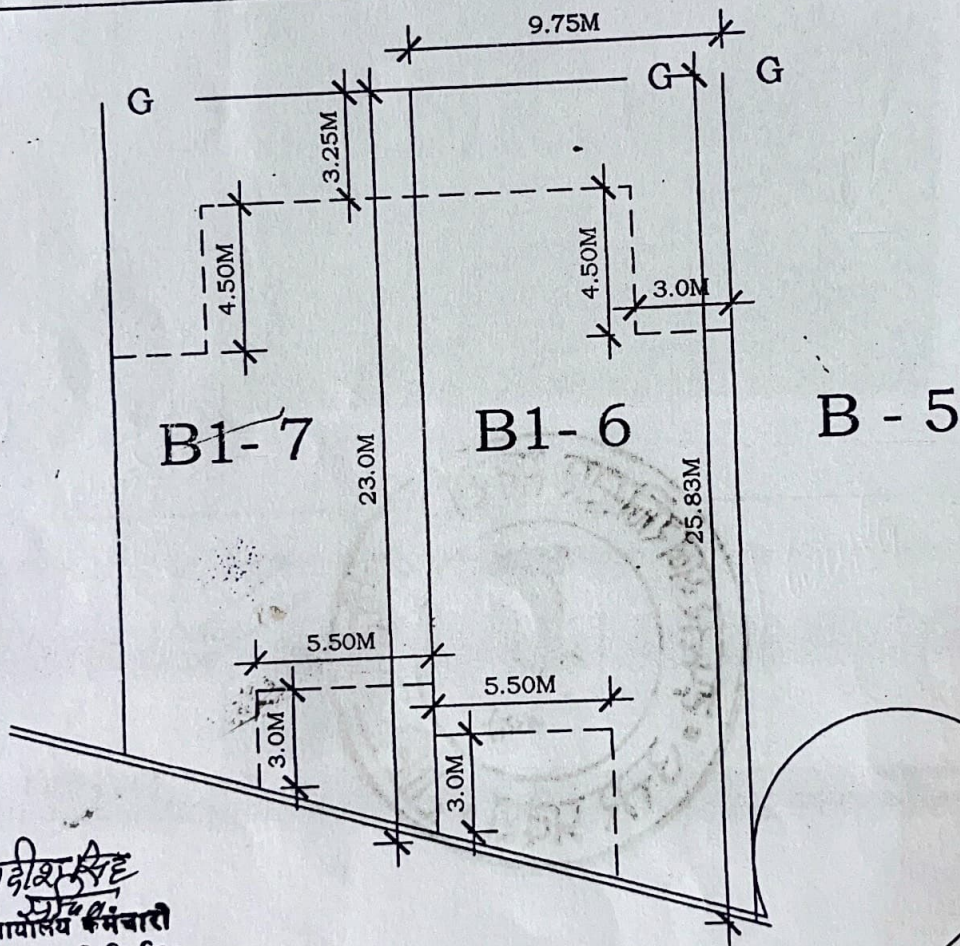


PLOT NO : B1-6

ALLOTTED TO : SHRI SARJEET SINGH.

PLOT SIZE : 9.75x 25.83

12.0 M WIDE ROAD



जगदीश सिंह
दीवानी न्यायालय कर्मचारी
सहकारी आवास समिति लि०
गोतमबुद्धनगर (उ०प्र०)

POSSESSION HANDED OVER

(AUTHORISED SIGNATORY)

श्रीजित

POSSESSION TAKEN OVER

(ALLOTEE)

[Signature]
[Blue Fingerprint]

[Signature]
[Blue Fingerprint]



PHOTO PERFORMA OF SOLD PROPERTY

Office Sub Registrar, Greater Noida, Gautam Budh Nagar

Document No.-...../2021 Jild No.-..... Registry Date-.....

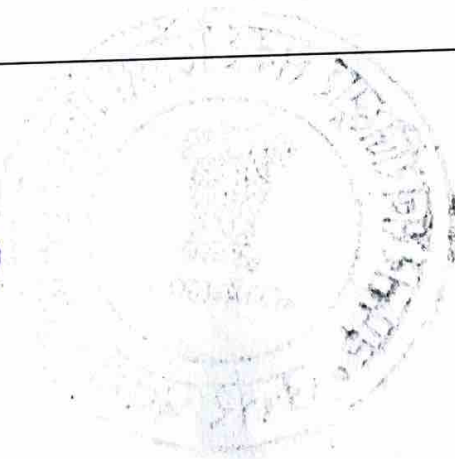
Detail of Property:- Residential House Number-**B1-06**, **ALLOTMENT NO. GHS05001500025**, "Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd.", Plot No-03, Sector-Pi-01, Greater Noida, Distt. Gautam Budh Nagar (U.P.) Developed by Diwani Nyayalaya Karmchari Sahkari Awas Samiti Ltd. (the society) having Plot area of 238.277 Sq. mtr. & Covered Area-94.343 sq mtr



[Handwritten signature]



First Party



[Handwritten signature]
Second Party





(9)

IN WITNESS 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. 

RAJENDRA KUMAR GOEL
S/O. SH. PHER CHAND AGGARWAL
R/O. 60/84, LAKSHMAN VIHAR
MUZAFFAR NAGAR U.P CITY-251002


(Transferor)

2. 

MANISH KUMAR
S/O. SH. VIKRAM SINGH
R/O. F-218, SECTOR-36, GREATER NOIDA


(Transferee)

DRAFTED BY VIKRAM SINGH BHATI, DEED WRITER, DISTT. G. B. NAGAR


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

आवेदन सं०: 202100743046137

बही संख्या 1 जिल्द संख्या 39328 के पृष्ठ 357 से 392 तक क्रमांक
15756 पर दिनांक 02/09/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनुपम कुमार साहेश्वरी (प्रभारी)
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
02/09/2021

