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INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

4052

सुरवीर सिंह भाटी  
दस्तावेज लेखक  
ग्रेटर नोएडा  
मो. 9310464733



Certificate No. : IN-UP30211262679082V  
 Certificate Issued Date : 09-Feb-2023 10:48 AM  
 Account Reference : NEWIMPACC (SV)/ up14010704/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1401070454331497501755V  
 Purchased by : JAIVEER SINGH NAGAR  
 Description of Document : Article 63 Transfer of Lease  
 Property Description : HOUSE NO-56 BLOCK-B,SECTOR-OMICRON-03,GREATER NOIDA,DISTT-G.B NAGAR  
 Consideration Price (Rs.) :  
 First Party : PRADEEP KUMAR  
 Second Party : JAIVEER SINGH NAGAR  
 Stamp Duty Paid By : JAIVEER SINGH NAGAR  
 Stamp Duty Amount(Rs.) : 3,50,000  
 (Three Lakh Fifty Thousand only)

CERTIFICATE LOCKED



प्रादीप कुमर  
दस्तावेज लेखक  
ग्रेटर नोएडा  
मो. 9310464733

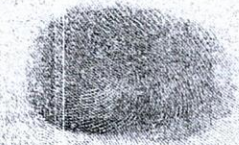


सुरवीर सिंह भाटी  
दस्तावेज लेखक  
ग्रेटर नोएडा  
मो. 9310464733

*Pradeep Kumar*



*Survir Singh Bhatia*



GT 0004290741

Statutory Alert:

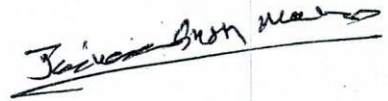
1. The authenticity of this Stamp Certificate should be verified at [www.stampsindia.com](http://www.stampsindia.com) or using e-Stamp People App of Circle. Falsifying any discrepancy in the details of this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking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

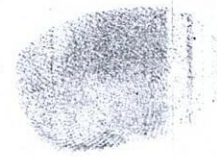


**TRANSFER DEED OF LEASE HOLD RIGHTS FOR  
RESIDENTIAL HOUSE**

1. Sale Consideration:- Rs. 70,00,000/-
2. Market Value with Gate & Boundary Wall Rs. 70,00,000/-
3. Total Stamp Duty Paid:- Rs. 3,50,000/-
4. Collector Circle Rate:- Rs. 34,000/- per Sq. Mtr.
5. Construction Rate:- Rs. 15,000/- per Sq. Mtr.
6. Reason to purchase:- Residential
7. Sold Property situated:- Residential House No. 56, Block-B, Sector- Omicron-03, Vide Allotment No. C-15044, situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.).
8. Sold Area:- 120 Sq. Mtr.
09. Nature of Property House/ Plot/Flat:- House
10. Transfer Memorandum No. Property/ Transfer Letter / 2023/938, dated 25/01/2023 taken from Greater Noida.
11. Total Area of Property:- 120 Sq. Mtr.
12. Covered Area:- 51.144 Sq. Mtr.
13. Agreement to Sell executed earlier Yes/ No:- No.







- 3 -

(Stamp duty is paid Rs. 3,50,000/- @ 5 % of Total Market Value Rs. 70,00,000/- Under the Notification on Uttar Pradesh Govt. Order No. SVK No. 5-2756/11-2008-500(165)/07 Dt. 30<sup>th</sup> June 2008.)

Transfer deed is made and executed at GREATER NOIDA on this 09<sup>th</sup> day of February 2023 between **MR. PRADEEP KUMAR S/o MR. OMPAL SINGH R/o VILLAGE MIRZAPUR, P.O. AMBHITA CHAND, SAHARANPUR, U.P.- PAN BSTPK8249M**, of the first part, hereinafter called the transferor.

AND

**MR. JAIVEER SINGH NAGAR S/o MR. RAN SINGH NAGAR R/o H.No. 550, VILLAGE DUJANA, DISTT. G.B. NAGAR, U.P. (PAN AMIPN8492K)**, of the second part, hereinafter called the transferee.

(the expression and words on the transferor and the transferee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively).

Jaiveer Singh Nagar





Whereas the Transferor aforesaid is an Allottee/ Lessee, Owner and in possession/ Attorney of HOUSE No- 56, SITUATED IN BLOCK-B, Sector-OMICRON-03, GREATER NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) MEASURING AREA 120 SQ MTRS COVERED AREA 51.144 SQ. MTRS. THIS PLOT IS CONSTRUCTED Allotment No- C15044 duly allotted by Greater Noida Industrial Development Authority hereinafter referred to as the PROPERTY.

The said Residential Plot question is bounded as under: -

NORTH-EAST	:	AS
SOUTH- EAST	:	PER
NORTH- WEST	:	LEASE
SOUTH - WEST	:	PLAN

And whereas the lease Deed in respect of the said property has been executed by the Greater Noida Authority in favour of the Lessee aforesaid Registered in Sub Registrar Office at Distt. G.B. Nagar in Book No-1, Jild No. 2813 on Page No. 27/54 on Document No. 14809 Dated- 30/12/2007 Registered in the office of Sub- Registrar Distt. Gautam Budh Nagar.

Detail of Transfer Deed Book No-1, Jild No. 9559 on Page No. 283/324 on Document No. 19703 Dated- 17/10/2011 Registered in the office of Sub- Registrar Distt. Gautam Budh Nagar.



*[Handwritten signature]*



*Jeevan Singh Negra*

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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 Letter/ 2023/938 dt. 25/01/2023.

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. **70,00,000/- (Rupees Seventy Lacs Only)** including for the construction portion and the Transferee has 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. **70,00,000/- (Rupees Seventy Lacs Only)** in between both the parties.
2. That the Transferor has received a sum of Rs. **70,00,000/- (Rupees Seventy Lacs Only)** from the Transferee as full and final payment, the receipt of which the Transferor hereby acknowledges and the payments have been in the following manner: -

*[Handwritten signature]*



*Jatinder Singh Measas*





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MODE OF PAYMENT	DATED	AMOUNT (Rs.)
1. By Cheque No. 880925	27/12/222	5,00,000/-
2. By TDS Challan No. 17603	07/02/2023	70,000/-
3. By D.D. No. 950110	07/02/2023	64,30,000/-

State Bank of India New Delhi.

Total: 70,00,000/-

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, attachments injections, exchange and decree of any court of law, if proved otherwise the transferor shall be liable and responsible for the same and the transferee shall have the rights to recover double of consideration amount along with cost, expenses and interest from movable and immoveable properties of the transferor.
5. That the Transferor has transferred all his rights and interest in the said property TO HOLD the same by the title transferee finally, absolutely and forever.
6. That the Transferor has handed over the vacant actual physical and peaceful possession of the said property to the Transferee aforesaid on the spot.



*Sudhanu Sanyal*



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 laws of the Greater Noida Authority.
8. That the Transferee shall henceforth pay all the taxes and lease rent to the Greater Noida Authority.
9. That the Transferee has decided to execute the transfer deed in the office of Sub-Registrar Greater Noida within 90 days after issuing of the Transfer Memorandum.
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.
11. That all dues/installments relating to property have been paid by the transferor to the Greater Noida Industrial Development Authority.
12. 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.

A handwritten signature in blue ink is positioned above a circular fingerprint impression.

A handwritten signature in blue ink is positioned above a circular fingerprint impression.



13. That the transferee shall enjoy the lease hold rights of the above said property for the balance period of 90 years from the lease dated 30/12/2007.
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 Authority.
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 than the lease may be cancelled by the Authority.



Jai Lal Singh





Residential House No. 56, Block-B, Sector-Omicron-03, Vide Allotment No. C-15044, situated in Greater Noida, Distt. Gautam Budh Nagar (U.P.).

*Jalwa*



*Jalwa*

*PS*



IN WITNESSES WHEREOF: Both the party have set their respective hands on this transfer deed on this 09<sup>th</sup> day of February 2023, mentioned above written in presence of the following witnesses.

WITNESSES:

*Inder Raj*  
1. Name: Inder Raj Nagar  
S/o Ran Singh  
Address C-41, Sector-37, Greater Noida, U.P.  
Mob. 9999355111

*Inder Raj*  
TRANSFEROR



*Satyaveer*  
2. Name Omvir Bhati  
S/o: Satyaveer Singh Bhati  
Address: G-168, Beta-02, Greater Noida, U.P.

TRANSFeree  
*Satyaveer Singh Bhati*



DRAFTED BY: Satyaveer Singh Bhati, Deed Writer, Distt.  
G.B.Nagar, U.P,

*Satyaveer Singh Bhati*  
सत्यवीर सिंह भाटी  
दस्तावेज लेखक  
ग्रेटर नोएडा  
मो. 9310464733



आवेदन सं०: 202300743009815

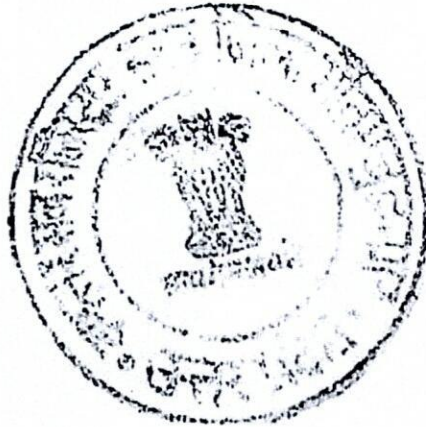
बही संख्या 1 जिल्द संख्या 42392 के पृष्ठ 211 से 228 तक क्रमांक  
4052 पर दिनांक 09/02/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
09/02/2023

प्रिंट करें





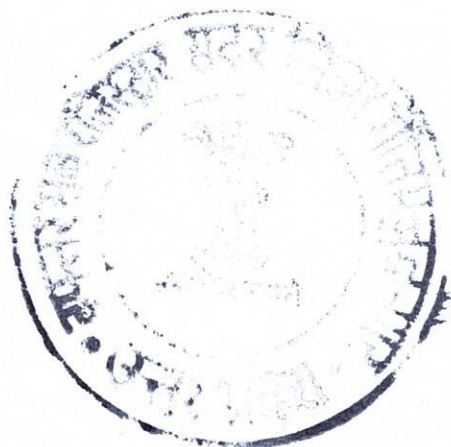


11  
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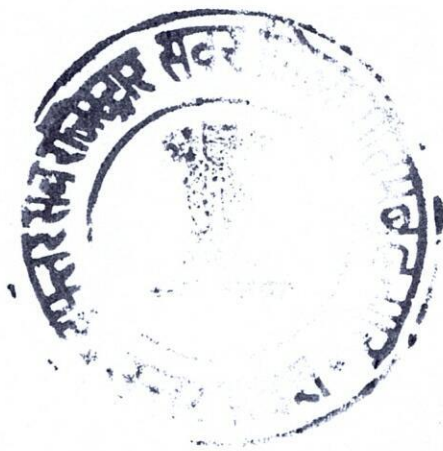
















आवेदन सं०: 202300743009815

वही सं०: 1

रजिस्ट्रेशन सं०: 4052

वर्ष: 2023

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

श्री प्रदीप कुमार, पुत्र श्री ओमपाल सिंह

निवासी: ग्राम मिर्जापुर सहारनपुर उ०प्र०

व्यवसाय: अन्य

अंतरीति: 1



श्री जयवीर सिंह नागर, पुत्र श्री रन सिंह नागर

निवासी: मकान नं० 550 ग्राम दुजाना जिला गौतमबुद्ध नगर

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री इन्दर राज नागर, पुत्र श्री रन सिंह

निवासी: सी-41 सेक्टर-37 ग्रेटर नोएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री ओमवीर भाटी, पुत्र श्री सत्यवीर सिंह भाटी

निवासी: जी-18 बीटा-02 ग्रेटर नोएडा

व्यवसाय: अन्य

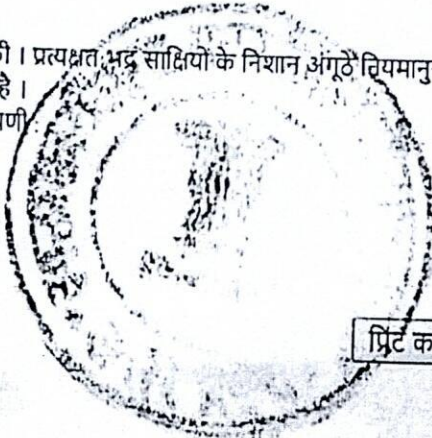


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
09/02/2023

निबंधक लिपिक गौतम बुद्ध नगर  
09/02/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे चियमानुसार लिए गए है।  
टिप्पणी



प्रिंट करें

आवेदन सं०: 202300743009815

पट्टाधिकार का अंतरण / विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 4052

वर्ष: 2023

प्रतिफल- 7000000 स्टाम्प शुल्क- 350000 बाजारी मूल्य - 7000000 पंजीकरण शुल्क - 70000 प्रतिलिपिकरण शुल्क - 60 योग : 70060

Deed of Transfer  
श्री जयवीर सिंह नागर,  
पुत्र श्री रन सिंह नागर  
व्यवसाय : अन्य  
निवासी: मकान नं० 550 ग्राम दुजाना जिला गौतमबुद्ध नगर



ने यह लेखपत्र इस कार्यालय में दिनांक 09/02/2023 एवं 01:02:00 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
09/02/2023

क्षमापुष्पा .  
निबंधक लिपिक  
09/02/2023

प्रिंट करें

