

TRANSFER DEED OF LEASE HOLD RIGHTS FOR RESIDENTIAL FLAT

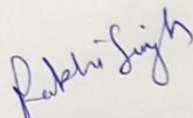
Total Sale Consideration : Rs. **31,00,000/-**

Stamp Duty : Rs. **1,55,000/-**

Govt. Circle Rate is Rs. 32,000/- Per Square Meter,
and Floor rebate as per Govt. Circle Rate List.

Description of Property : Residential Flat/Dwelling Unit / bearing
No. **1004 on the 10th Floor** in Tower
No. "**A4**" in the "**SUPERTECH ECO**
VILLAGE-I" Built on **Plot No.GH-08**,
situated at **Sector-1, Greater Noida (U.P**
Area of Property :**Super Area 598 Sq. Feet**
(**55.55 Sq. Meter**)
Status of Car Parking :**One Open Car Parking**
Purpose of Property :Residential Use Only (Flat)
Transfer Memorandum No. :**GRENO/PROPERTY/BRS/2024/445**
Dated 06-02-2024


TRANSFEROR


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This **TRANSFER DEED CUM SALE DEED** is made and executed at Dadri, Distt., G. B. Nagar on this ⁴... day of April 2024

BETWEEN

Sh. RAJENDRA KUKSHAL S/o Sh. Narda Nand Kukshal R/o B-Block, Lane No. 3, Aman Vihar, Sahastradhara Road, Deradun (U.K.)-248001

(PAN. AELPK7779K) (Aadhar No. 8682 5564 0419)

of the one part, hereinafter called the **TRANSFEROR**.

AND

Smt. RAKHI SINGH W/o Sh. Nitesh Kumar Singh R/o 3/287, Vashu Khand Gomtinagar, Lucknow, (U.P.)

(PAN. DNPPS4369F)

of the second part, hereinafter called the **TRANSFEEE**.


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

AND WHEREAS the Transferor has been allotted and Sub-Leased and in possession of Residential Flat/ Unit No. **1004 on the 10th Floor** in Tower No. "**A4**" having a total super area measuring **598 Sq.feet.** in the "**SUPERTECH ECO VILLAGE-I**" Built on **Plot No. GH-08**, situated at **Sector-1, Greater Noida (U.P)** hereinafter referred to as the **PROPERTY**.

AND WHEREAS the Authority (GNIDA) vide Lease Deed registered of Plot No. GH-08, situated at Sector-1, Greater Noida, ad-measuring clear area 1,74,092.00 sq. meter dated **5th July 2010**, duly registered with the Sub-Registrar, Sadar, Distt. Gautam Budh Nagar, Uttar Pradesh, registered in Book No. 1, Vol. No 7011, Pages 321 to 372, document No. 17342 in favour of the M/s SUPERTECH LIMITED (hereinafter referred to as the 'Lease Deed'). Thereafter the Execution & Registration of Lease


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आवेदन सं०: 202400742021121

पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 17747

वर्ष: 2024

प्रतिफल- 3100000 स्टाम्प शुल्क- 155000 बाजारी मूल्य - 3100000 पंजीकरण शुल्क - 31000 प्रतिलिपिकरण शुल्क - 100 योग : 31100

श्रीमती राखी सिंह .
पत्नी श्री नितेश कुमार सिंह
व्यवसाय : अन्य
निवासी: 3/287 वाशु खण्ड गोमती नगर, लखनऊ

Rakhi Singh



ने यह लेखपत्र इस कार्यालय में दिनांक 04/04/2024 एवं 12:53:01 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Umesh Mohan
उमेश मोहन प्रभारी
उप निबंधक :दादरी
गौतम बुद्ध नगर
04/04/2024

लोकेश गुसा .
निबंधक लिपिक
04/04/2024

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 17747

वर्ष: 2024

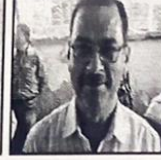
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त अंतरण कर्ता: 1

श्री राजेन्द्र कुक्षाल, पुत्र श्री नारद नन्द कुक्षाल

निवासी: बी-ब्लाक, लेन न-3, अमन विहार सहस्रधारा रोड, देहरादून

व्यवसाय: अन्य

अंतरीति: 1

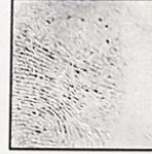


श्रीमती राखी सिंह, पत्नी श्री नितेश कुमार सिंह

निवासी: 3/287 वाशु खण्ड गोमती नगर, लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1



श्री आयुष यादव, पुत्र श्री के पी यादव

निवासी: ग्रेटर नोएडा

व्यवसाय: वकालत

पहचानकर्ता : 2



श्री करण गुप्ता, पुत्र श्री देवेश कुमार

निवासी: दादरी जी बी नगर

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उमेश मोहन प्रभारी
उप निबंधक : दादरी
गौतम बुद्ध नगर
04/04/2024

लोकेश गुप्ता .
निबंधक लिपिक गौतम बुद्ध नगर
04/04/2024

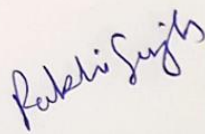
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Deed the Authority (GNIDA) executed a Supplementary Lease Deed of Group Housing Plot No. GH-08, adding the remaining area 4585 Sq. meter Situated at situated at Sector-1, Greater Noida dated 13th June 2014, duly registered with the Sub-Registrar, Greater Noida City, Distt. Gautam Budh Nagar, Uttar Pradesh, registered in Book No. 1, Vol. No 16136, Pages 137 to 148, document No. 18807 demised the Said Land in favour of M/s SUPERTECH LIMITED.

AND WHEREAS the Sub Lease Deed in respect of the above said residential Flat/Unit has been executed by the Authority (GNIDA) and M/s **SUPERTECH LIMITED** a Company registered under the Companies Act 1956 and having its registered office at 1114, 11th Floor, Hemkunt Chambers, 89 Nehru Place, New Delhi 110019, through its authorized signatory **Mr. SANDEEP SINGH** in favour of TRANSFEROR was duly registered in the office of Sub-Registrar Sadar, Gautambudh Nagar, entered in Book No. I Volume No. **21527** on Pages **301 to 342** as Document No. **23363** Dated **24-08-2016**.


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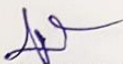


AND WHEREAS the Transferor aforesaid has obtained the permission to transfer the said residential Flat/Unit in favour of the Transferee from Greater Noida Industrial Development Authority, vide their transfer Memorandum No. **Greno/Property/BRS/2024/445 dated 06-02-2024.**

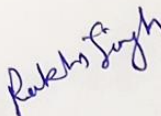
AND WHEREAS the Transferor aforesaid is desirous to sell/transfer the above said residential Flat/Unit in favour of the Transferee aforesaid for the total sale consideration of **Rs. 31,00,000/- (Rupees Thirty One Lacs Only)** and the Transferee aforesaid also agrees to acquire the same for this very amount.

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

1. That the total sale consideration of the above said residential Flat/Unit has been settled as **Rs. 31,00,000/- (Rupees Thirty One Lacs Only)** in between both the parties.


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2. That the Transferor has/have received an amount of **Rs. 31,00,000/- (Rupees Thirty One Lacs Only)** from the Transferee as full and Final Payment the receipt of which the Transferor hereby acknowledges and the payment has/have been made in the following manner:-

<u>Amount (Rs.)</u>	<u>Cheque/D.D</u>	<u>Dated</u>	<u>Bank</u>
	<u>IMPS/RTGS/NEFT</u>		
1,00,000/-	400813075743	08-01-2024	
1,00,000/-	400813084334	08-01-2024	
1,00,000/-	400814094210	08-01-2024	
2800000	467412	30-03-2024	ICICI

[Handwritten Signature]

Rakhi Singh

3. That now there is **no balance** due towards the Transferee to be paid to the Transferor aforesaid in respect of the above said Flat/Unit.

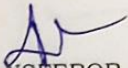
[Handwritten Signature]
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4. That the Transferor aforesaid assures the Transferee that the above said residential Flat/Unit is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation, attachment, injunction, 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 the entire amount with cost and expenses from the movable and immovable properties of the Transferor aforesaid.
5. That the aforesaid Transferor has/have transferred all the rights, title and interest in the said Flat/Unit unto the Transferee by virtue of this TRANSFER DEED CUM SALE DEED.
6. That the aforesaid Transferor has/have handed over the vacant and actual physical possession of the above said residential Flat/Unit to the Transferee aforesaid on the spot legally at the time of execution of this transfer deed along with all original documents.

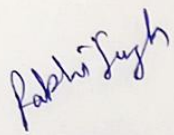

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7. That the Transferee is entitled to enjoy the full rights of the said Flat/Unit and is entitled to further transfer according to the bye-law of Greater Noida Authority.
8. That the Transferee shall pay annual rent, taxes, charges, levies, and impositions levied or to be levied by any local statutory Authority from time to time in proportion to the area of said building.
9. That the Transferee shall be bound by the terms and conditions of the Lease Deed executed between the Builder/Developer and the Greater Noida Industrial Development Authority, on date **5th July. 2010** subject to the change Mentioned in transfer memorandum otherwise from time to time.
10. That the Transferee shall be bound by the terms and conditions of Sub-Lease Deed of Flat/Unit executed between Transferor and **M/s Supertech Limited on 24-08-2016.**



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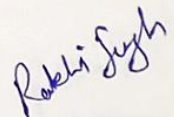


11. That the Transferee automatically would inherit the assets and all the liabilities connected with above property including deviation made in the building viz a viz the building plan approved by GNIDA.
12. That the Transferee would enjoy the Sub-Lease hold rights for a period of 90 years from **5th July, 2010.**
13. That the Transferee shall put the said Flat/Unit in the use exclusively for residential purpose and shall not use it for any purpose other than residential.
14. That the Transferee shall inherit all the liabilities of this said Flat/Unit that may accrue in future.
15. That in case of any dispute arising in future in transfer of this said Flat/Unit the entire responsibility will rest on Transferee.




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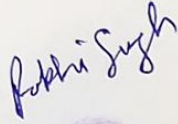
16. That the Stamp duty and registration charges in respect of the Transfer-Cum-Sale Deed have been paid and borne by the Transferee.

SCHEDULE OF FLAT/DWELLING UNIT

Residential Flat/Dwelling Unit bearing No. **1004**, on **10th Floor** in **Tower No.-A-4**, consisting of consisting of 1- Bed Rooms, 1-Drawing/Dinning Room, 1-kitchen, toilets, & Balconies having a Total Super area approximate **598** Sq. Feet. along with right to use **One Open Car Parking** in the "**SUPERTECH ECO-VILLAGE-1**", built on Plot No. **GH-08**, situated at Sector-1, Greater Noida, District Gautam Budh Nagar, U.P. along with undivided, impartibly, unidentified lease-hold rights in the portion of the said land underneath the building, consisting of several Blocks comprising the Complex, in proportion of the super area of the Said Flat/Dwelling Unit.


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IN WITNESSES WHEREOF: Both the parties hereto have set their respective hands on this TRANSFER DEED CUM SALE DEED at Dadri, Distt., G. B. nagar , in the presence of the abovementioned witnesses.

WITNESSES:-

1.

SAMAR SINGH
Advocate
Greater Noida
9891578448



[Signature]
TRANSFEROR

2.

[Signature]
Ayulsh Yadav
Adv
G. B. Noida

[Signature]
Karan S/O Devsh
R/o Dadri G. B. Noida

[Signature]
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Drafted by:- SAMAR SINGH ADVOCATE, GREATER NOIDA

[Signature]
TRANSFEROR



[Signature]
TRANSFEEEE

आवेदन सं०: 202400742021121

बही संख्या 1 जिल्द संख्या 26921 के पृष्ठ 359 से 396 तक
क्रमांक 17747 पर दिनांक 04/04/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उमेश मोहन प्रभारी

उप निबंधक : दादरी

गौतम बुद्ध नगर

04/04/2024

प्रिंट करें

