

(81)

SALE CONSIDERATION	:	Rs. 6,00,000.00
VALUE FOR PURPOSE OF STAMP DUTY	:	Rs. 36,26,000.00
STAMP DUTY PAID @ 8%	:	Rs. 2,90,100.00
SUPER/COVERED AREA	:	23.19 Sq. Mtrs.
RENT PER MONTH	:	350.00
CIRCLE RATE FOR LAND	:	Rs. 77,000.00

This 'TRANSFER CUM SALE DEED' is made and executed at NOIDA, Distt.- Gautam Budh Nagar, U.P., on this 20th Day of December 2007, between Mr. NAVAL KUMAR Son of Mr. Kedar Nath resident of BH-2B, Munirka, DDA Flat, New Delhi, hereinafter called the TRANSFEROR.

AND

Mr. SACHIN SHUKLA Son of Mr. Sampurna Nand Shukla resident of C-1/2, Lodhi Garden, New Delhi, hereinafter called the TRANSFeree.

Naval Kumar
Naval Kumar

Sachin Shukla
Sachin Shukla

(82)

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Naval Kumar

Sachin Shukla

अंतरण विक्रय पत्र

600,000.00	5,000.00	40	5,040.00	2,000
कोष ग्राहनी नकल व पति शुक्र योग अद्य लगभग				

श्री/ श्रीमती नवल कुमार
पुत्र / बहू श्री पुत्र केदार नाथ
देवा यापार
निवासी श्यामी शीरथ-2बी मुनिरका ठीडीए परेट न्यूरिल्ड
अमेरिका नवा उत्तर
ने १४ सेप्टेम्बर इन कार्यालय दिनांक 29/12/2007 समय 2:25PM
दर्ज विवरण द्वारा पंथ किया।

याद राम

उप-निवन्धक द्वितीय
नोएड़ा

श्री/श्रीमती सचिन शुक्ला
पुत्र/पत्नी श्री पुत्र रसोएन०शुक्ला
योग यापार
निवासी शी-1/2 लोधी गार्डन न्यू मिल्सी

ने नियादन स्वीकार किया।
नियादन दर्शन द्वारा कानून
पुत्र श्री पुत्र शीरथ-2बी
देवा यापार
निवासी सरपुर नोएड़ा

ने की।

नियादन मठ विविधों के द्वारा आठ नियादन ग्राहनी किये गये हैं।

योग भास
उप-निवन्धक द्वितीय
नोएड़ा
29/12/2007

(S)

The expression of the terms the TRANSFEROR and the TRANSFeree, wherever they occur in the body of this deed, shall mean and include their respective heirs, successors, legal representatives, nominees, assignees, executors authorised agents and administrators, etc. unless and until it is repugnant to the context or meaning thereof.

WHEREAS the TRANSFEROR is an allottee, lessee and in possession of a lease hold commercial shop No. 040, area measuring 38.65 square meters, (covered area 23.19 sq. mtrs. and O.P.C. area 15.46 sq. mtrs.) situated in Block - L-93A, Sector-11, Noida, Distt. Gautam Budh Nagar, U.P., duly allotted by NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, hereinafter called the said PROPERTY.

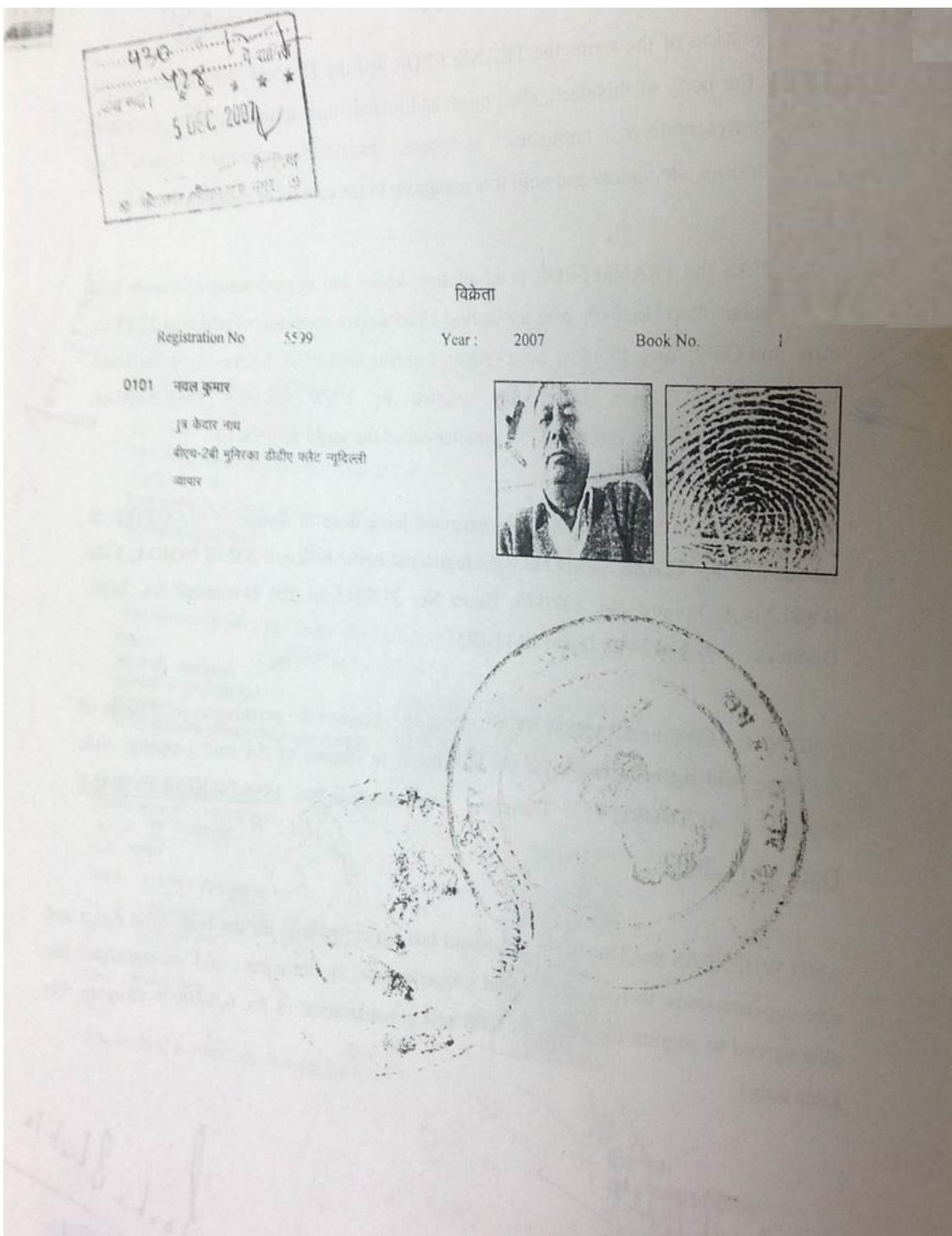
AND WHEREAS the N.O.I.D.A. has executed lease deed in favour of ALLOTTEE & Lessee and this LEASE DEED has been registered in the office of S.R.-II NOIDA, Vide Book No. I, Volume No. 537/539, Pages No. 217/375 to 396 Document No. 3439, Duplicate Copy No. 3440, Dated 18.11.1987.

AND WHEREAS the TRANSFEROR has already obtained the permission for transfer of the lease hold rights in favour of the transferee, in respect of the said property vide NOIDA AUTHORITY Transfer Memorandum No. 1858/NOIDA/COMM/ Date 14.11.2007

AND WHEREAS the Transferor aforesaid has agreed to transfer the lease hold rights and sale superstructure thereon of the said property unto the transferee and the transferee has also agreed to acquire the same for total sale consideration of Rs. 6,00,000/- (Rupees Six Lacs only).

Naveen Thakur

Ashir & Lukla



(90)

NOW THIS DEED OF TRANSFER CUM SALE OF LEASE HOLD RIGHTS
WITNESSETH AS UNDER:-

1. That the total sale consideration for the transfer of lease hold rights and sale superstructure thereon of the said property has been settled Rs. 6,00,000/- (Rupees Six Lacs only) between the TRANSFEROR and the TRANSFeree .
2. That the Transferor has been full & final received an amount of Rs. 6,00,000/- (Rupees Six Lacs only) from the Transferee as Full & Final Payment. and as such now nothing further remaining due to Transferor in respect of the abovesaid property.
3. That the Transferor as Lessee hereby transfers to the Transferee all the lease hold rights in the said property described and comprised in the aforementioned lease to hold the same to the transferee for the remaining unexpired period of the said terms of 90 years subject henceforth to the performance and observances of covenants and conditions on the part of the Lessee contained in the aforementioned lease deed and thereafter in perpetuity as may be permitted/sanctioned by the NOIDA AUTHORITY.
4. That the Transferor hereby covenants with the transferee that the rents, covenants and conditions by and in the said lease deed reserved and contained have on the part of the Transferor been duly paid and observed and performed up to date of transfer and that he/she has done nothing to incur forfeiture or to invalidate the lease executed by the NOIDA AUTHORITY.
5. That the Transferor aforesaid has assured the Transferee that the aforesaid property is free from all sorts of encumbrances, such as sale, gift, lien, mortgage, pledge, litigation, attachment, exchange, dispute 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 cost and expenses from the movable and immovable properties of the Transferor through court of law.

Minal Amin

Jasbir Singh



क्रेता

Registration No. 5599

Year : 2007

Book No.

0201 सविन शुक्ला
पुत्र एसएनशुक्ला
गी-1/2 लोमी गार्डन न्यू दिल्ली
व्यापार



(79)

6. That the Transferor has handed over the vacant, actual, physical, peaceful and legal possession of the aforesaid property to the Transferee on the spot alongwith all original papers/documents.
7. That the Transferee has paid Stamp duty as prescribed by D.M. Concerned.
8. That the Transferor has transferred all rights and interest in favour of the Transferee in respect of the said property finally, absolutely and forever.
9. That the Transferee is now at liberty to get his own name's mutated in the records of the NOIDA AUTHORITY or any other competent authority against the said property for which the Transferor has no objection.
10. That the Transferor has also assured the Transferee that all the dues and demands and rents in respect of the said property have been paid by him to the date hereof and the dues and demands which fall due after this date shall be borne by Transferee.
11. That the Transferor aforesaid is now in no way connected with the said property in any manner whatsoever.
12. That this Transfer Memorandum shall be the part of this Transfer Cum Sale Deed executed between the Transferor and the Transferee. And the Transfer Memorandum is reproduced below :-

Ramul Awan

Sachin Shukla

(2)

- 7 -

18. That the transferor and transferee would execute and register the lease deed within 90 days from the date of transfer memorandum. In case of failure to execute & register the lease deed within the stipulated period of 90 days from the date of issue of this transfer memorandum, then transferee/transferor is liable to pay penalty @ 5% per annum of original premium which will be calculated on day to day basis. The Transferee shall submit a certified copy of the lease deed in the Commercial Department within 120 days after execution of Transfer Deed failing which penalty shall be payable as rules in the para.
19. That in case of commercial plot/premises, transferee shall get one year period for construction of premises/making the unit functional without payment of charges.
20. That the Transferee shall not be entitled for allotment of residential plot under prescribed reserved category of Commercial.
21. That if the transferee does not abide by the terms and conditions of allotment/HPTA/License Agreement/lease Deed and building regulation & directions or any other rules formed by the Authority, the Lease Deed cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessor in such an event will not be entitled to claim any compensation in respect thereof.
22. That the transfer of commercial property is an Act between the Transferor(s) and Transferee(s) and as such any legal claims damages compensation adverse court order etc. arising thereof subsequently would be the sole liability of transferee(s) and NORDA would remain indemnified against the same.



The image shows two handwritten signatures in black ink, each placed over a large blue ink oval. The signature on the left appears to be "J. M. Shukla" and the signature on the right appears to be "F. C. Shukla".

(26)

23. That the transferee shall put the property in the use exclusively for the purpose only, for which the same has been allotted and shall not use it for any other purpose.

24. That the Transferee shall be bound by the terms of allotment/HPTA/License Agreement/Lease Deed as they stand amended from time and shall also be bound by the rules and regulation framed by the Authority in this regard.

25. That in the event of any dispute legal jurisdiction shall be District Court of Gautam Budh Nagar, and Hon'ble High Court of Allahabad.

26. That the Transferee shall be governed by provisions of U.P. Industrial And Development Act, 1976 and, the Rules/Regulations framed or directions issued thereunder.

That this document has been drafted by P.P.S. NAGAR, Advocate on the basis and light of documentary evidence, which was provided by the Transferee to the Advocate and under the verbal statement of the Transferee the attestation of the photo affixed on this document has been made by the Advocate on the identification of the witnesses of this document.

Ramal Anand

Jachin Shukla



- 9 -

(25)

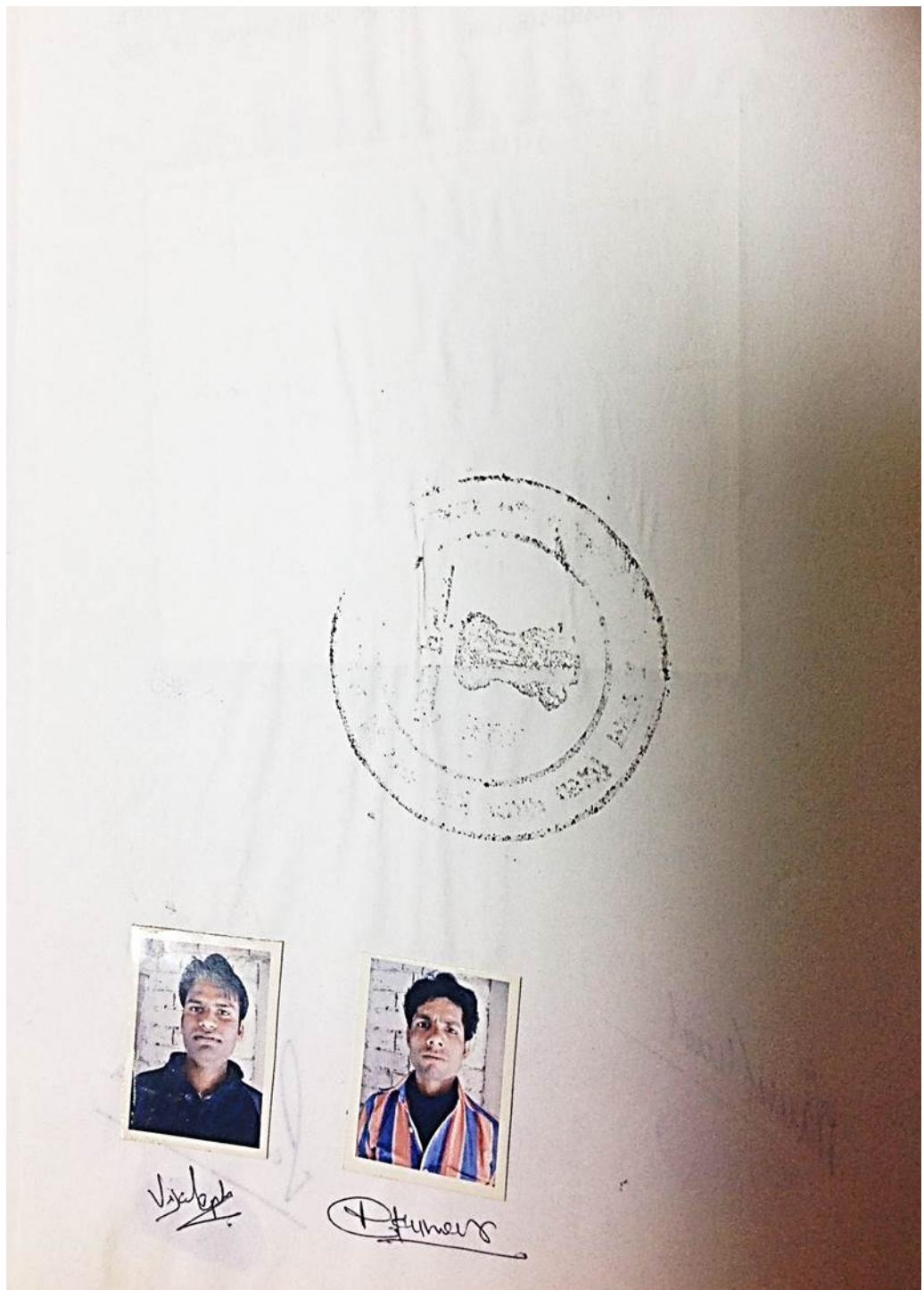
PHOTOGRAPH OF A LEASE HOLD COMMERCIAL SHOP NO. 040, BLOCK-L-93A, SECTOR- 11, NOIDA, DISTT- GAUTAM BUDH NAGAR, U.P. AREA MEASURING 38.65 SQUARE METERS.

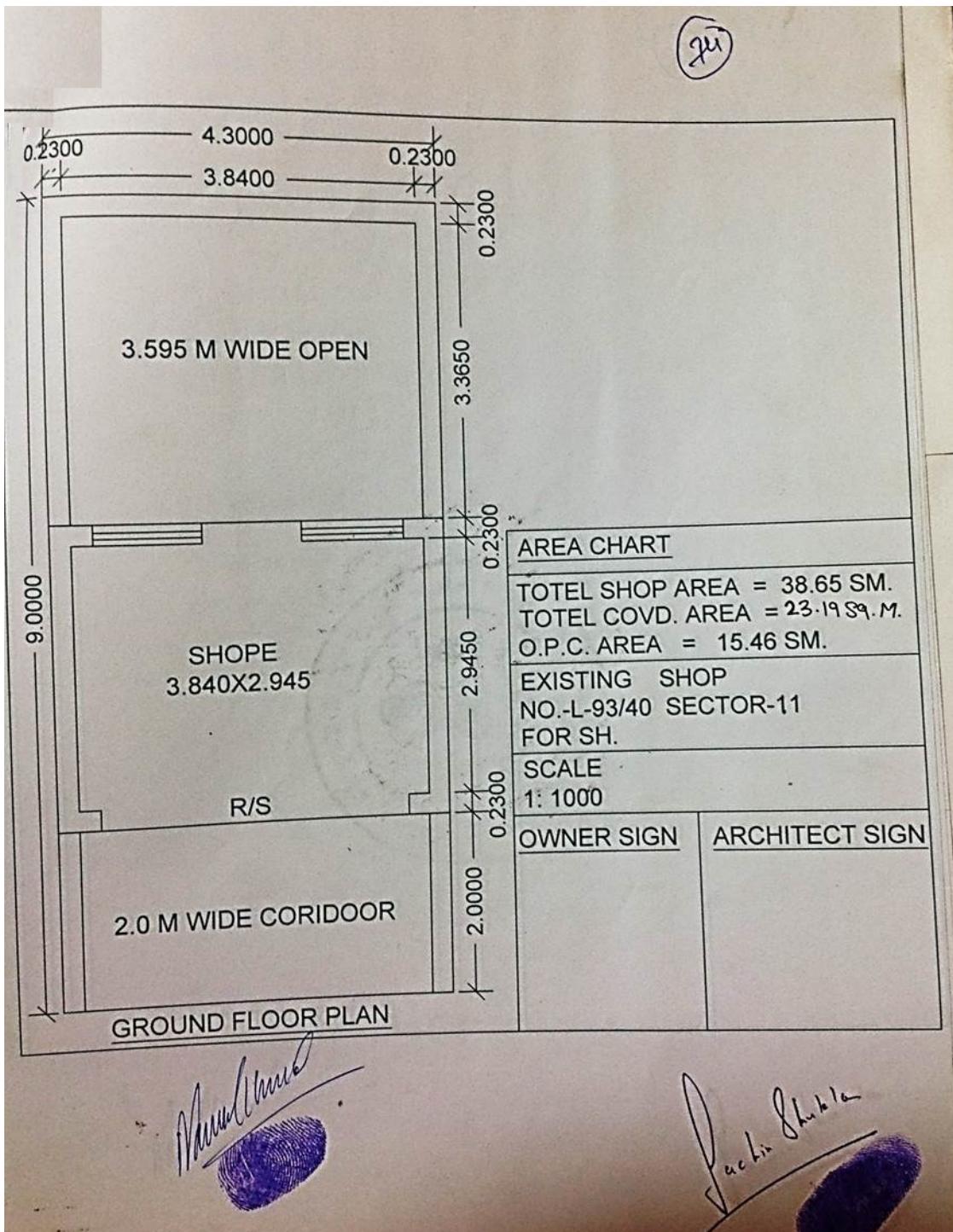
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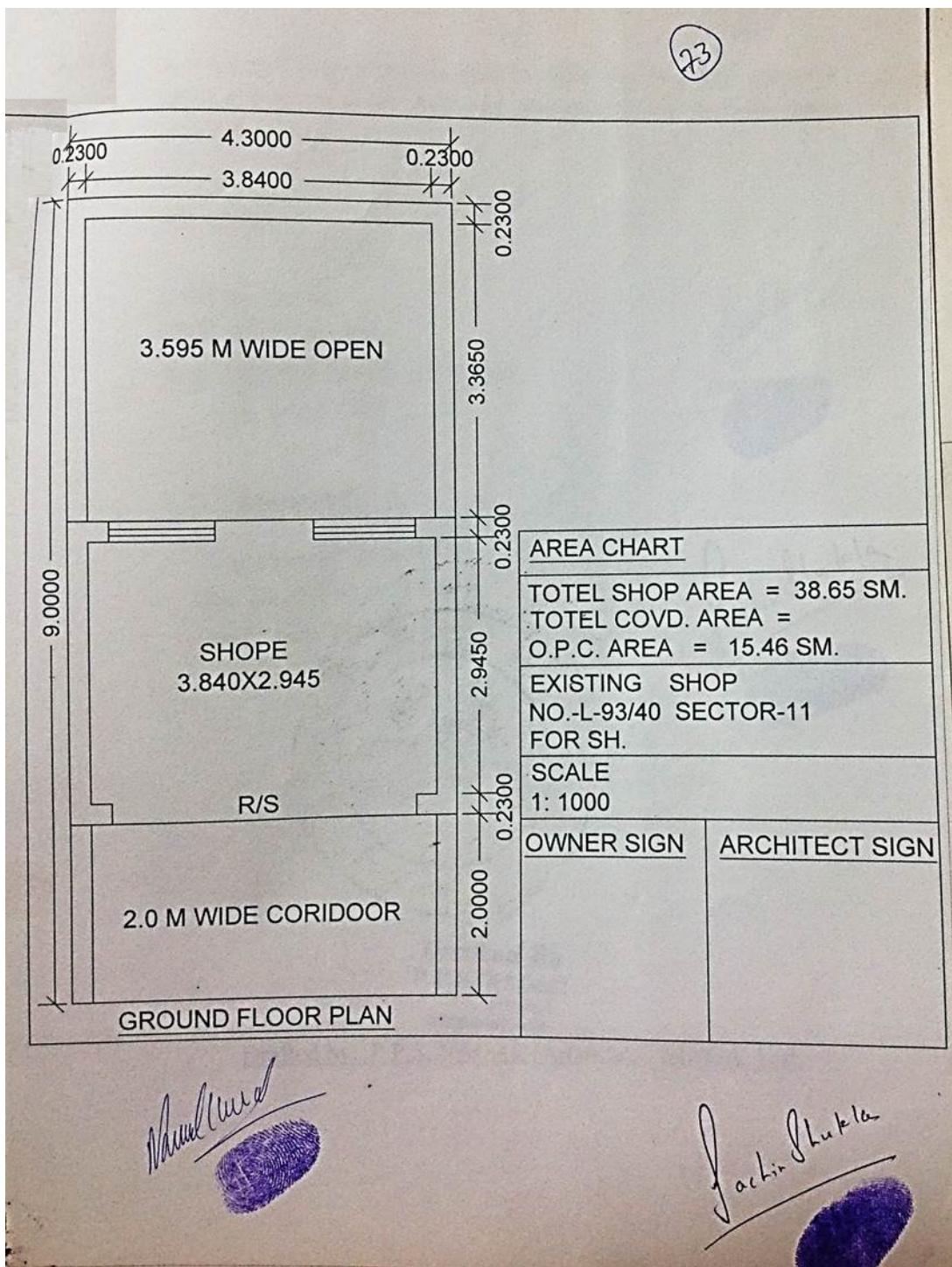
Mamta and
Rachin Shukla

Rachin Shukla





(23)



(22)

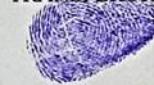
IN WITNESS WHEREOF: both the parties have signed this 'TRANSFER CUM SALE DEED' at NOIDA on the Day, Month and the Year first above mentioned in the presence of the following witnesses:

WITNESSES:-

Vijay Gupta

1. Vijay Gupta
SD Shri Dip Gupta
RTO 119/SOI Darbhanga Pura
Banpur (UP)

TRANSFEROR



2. P. Kumar

Pradeep Kumar
810 Sh. Kishan Chaudhary
RTO Vill Sardarpur
Noida.

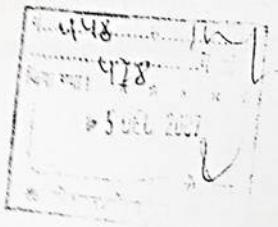
Vachin Jhikas

TRANSFEREE

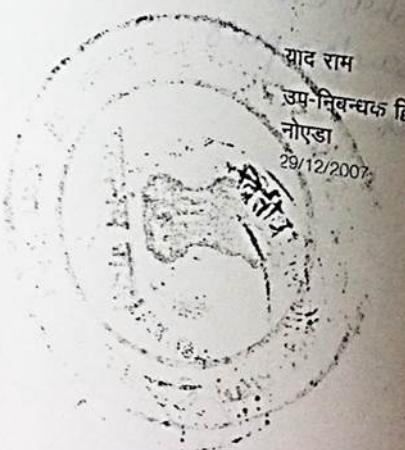


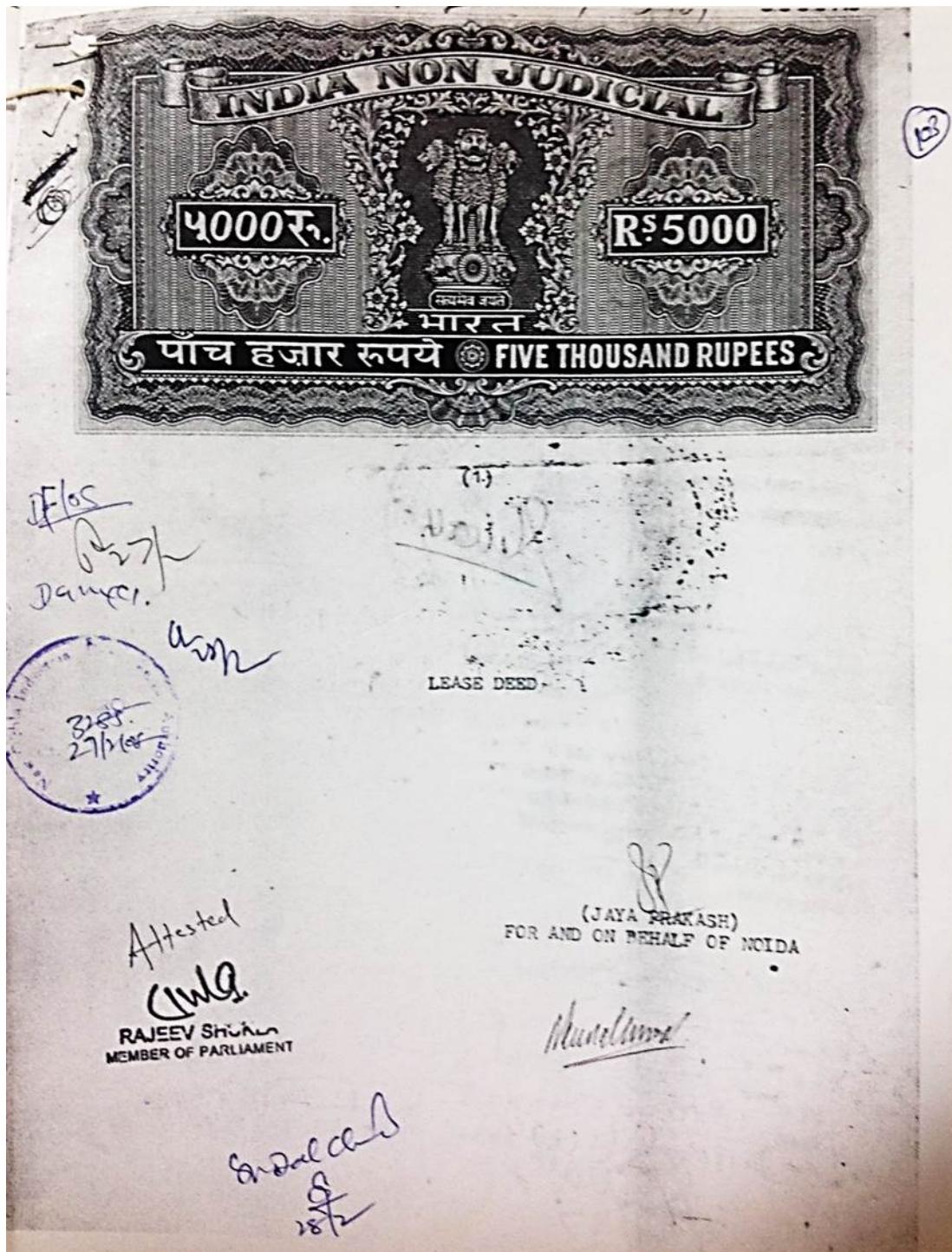
Drafted By
P.P.S. NAGAR
Advocate
NOIDA-201301

Drafted by: P.P.S. NAGAR (Advocate), NOIDA, U.P.



आज दिनांक 29/12/2007 को
तस्वीर में 1 जिल्हे में 1803
गट में 201 से 244 पर कमांड 5599
प्रक्रिया किया गया।





१०..... ७..... दिनांक लिखिते... ८..... वर्षांमध्ये. अंगठी प्रमुख घोषणा, अंगठी केंद्र लाई,
संघर्ष नं. पर सांवित्र किया BH-2B. D.D.A. अभियान, नं. १
शोकांशु वा. नामांशु
6/11/87

५५ ९९ रुपये Base Deed. Price. २५५००/-
२५१-१५-२७६५. ६००० P.R. - ३८६५) -
५८८८ रुपये

मुद्रांकनांकी लिहांगा नामांशु

मिशनी B.H. 2 लिहांगा नामांशु

वे यह एक वापर अवधारणा आवाहन दिला आहे।
दृष्ट. नामांशु मिशनी लिहांगा नामांशु
दृष्ट. दृष्ट. २७३ लिहांगा नामांशु

२५५००/-
११/११/८७
१२० रुपये लिहांगा नामांशु

दृष्ट. नामांशु लिहांगा नामांशु
२५५००/-
११/११/८७
१२० रुपये लिहांगा नामांशु

११/११/८७
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१२० रुपये
१२० रुपये
११/११/८७
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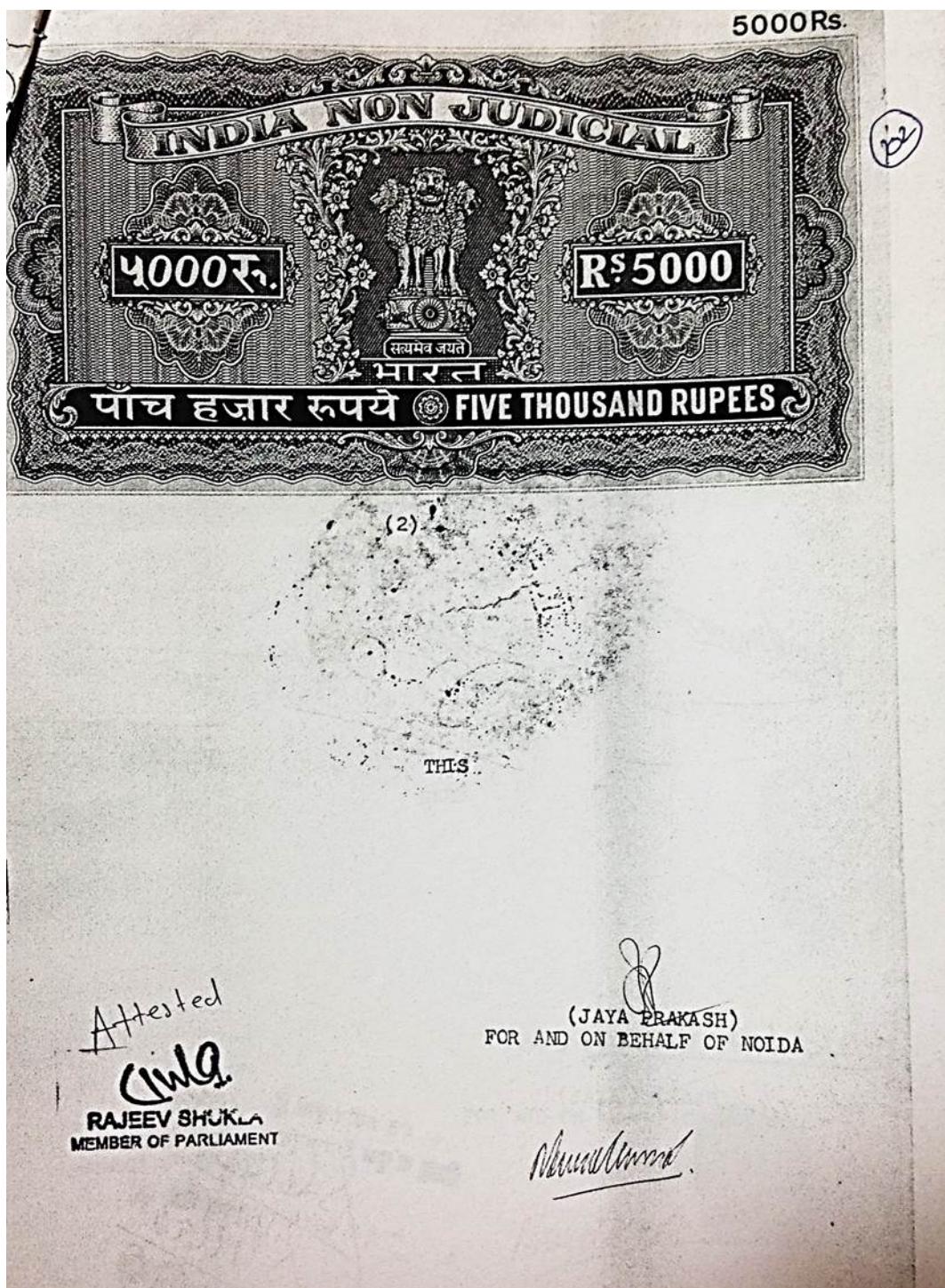
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13-9-67 Socot
Chennai



Mundham

D. X

X. K. K. K.



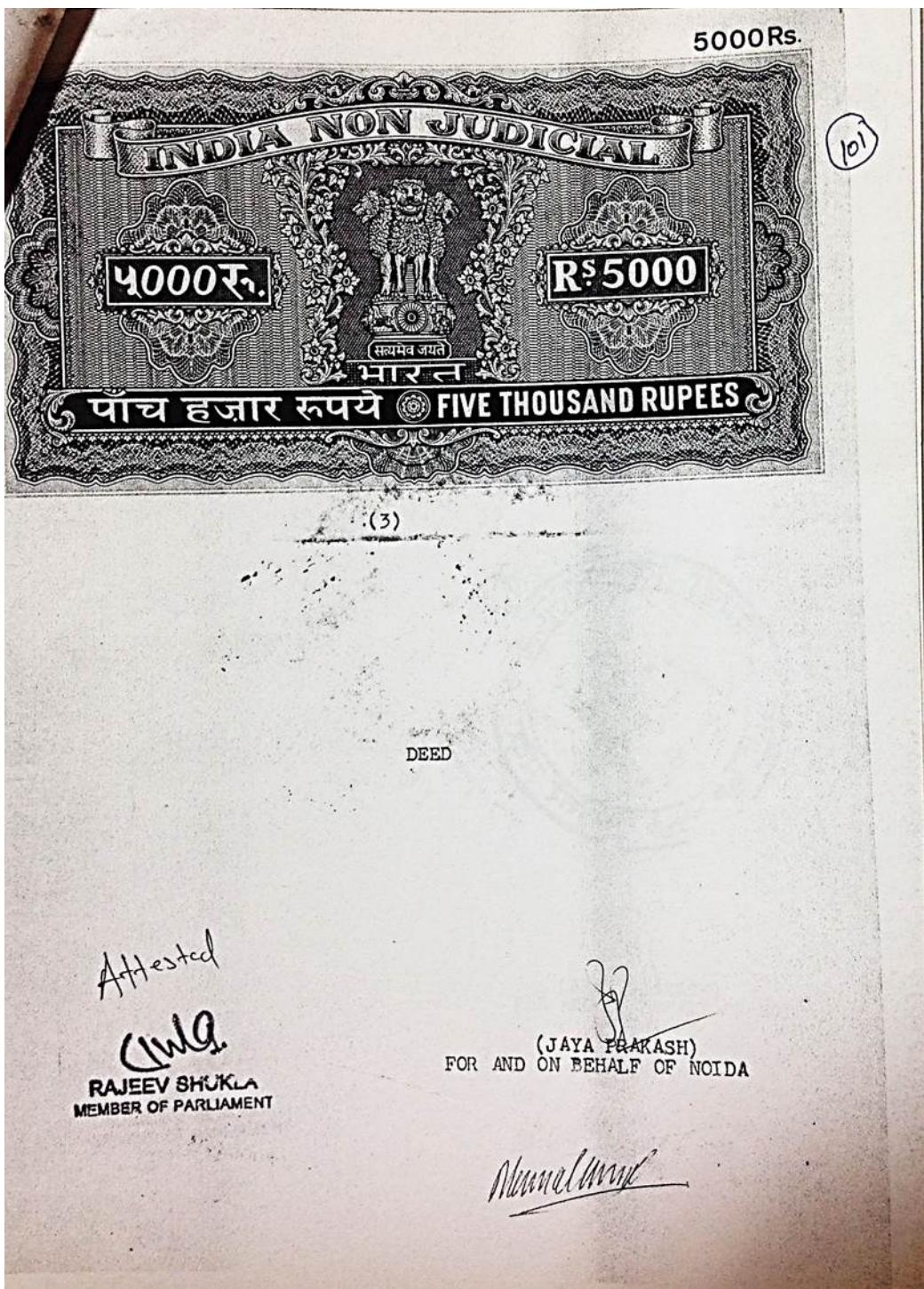
Asok Palanayagam



मेरा प्रतीत होते हैं
भारत सरकार द्वारा दिया गया

Postage Stamp

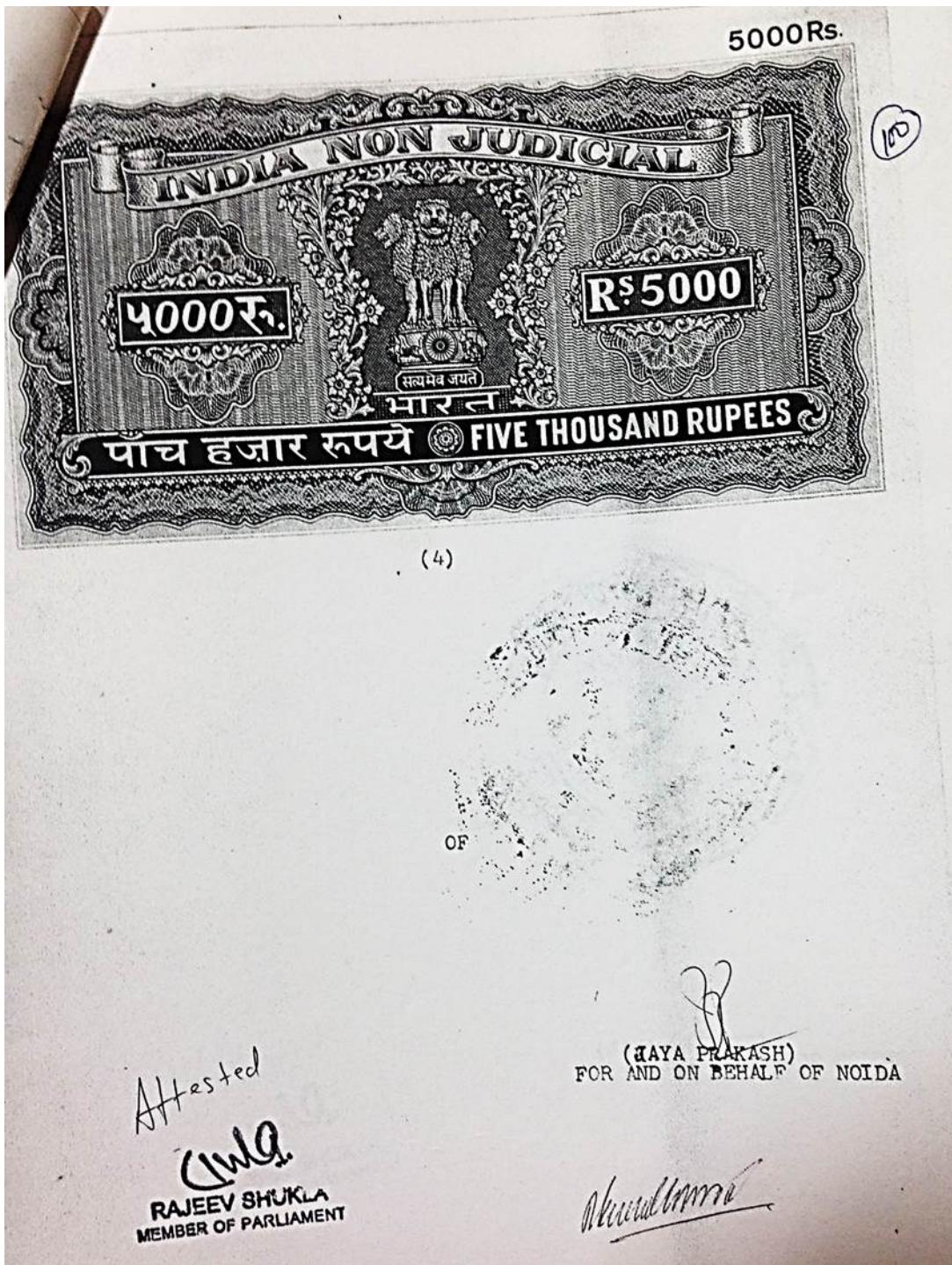
S. Mall

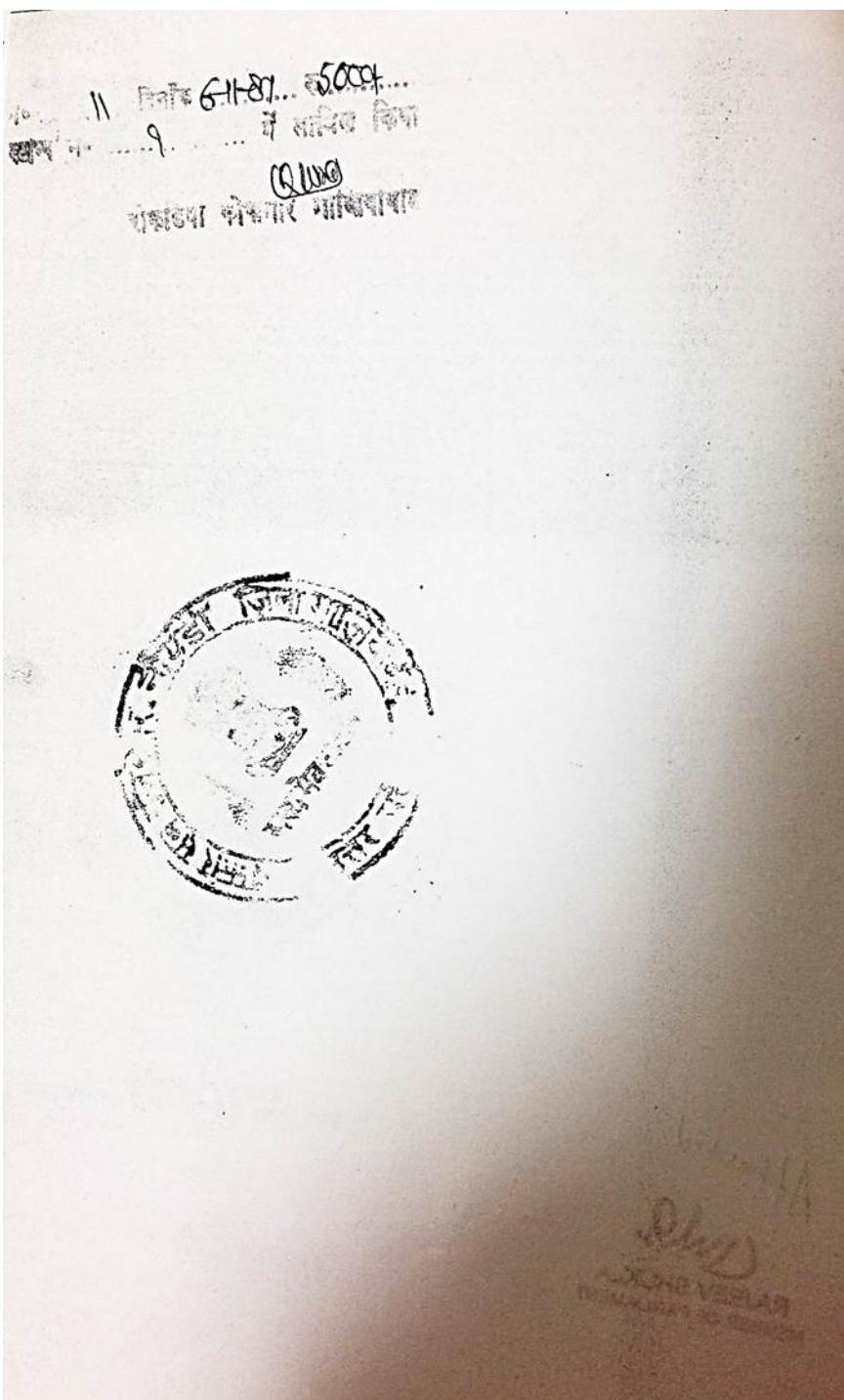


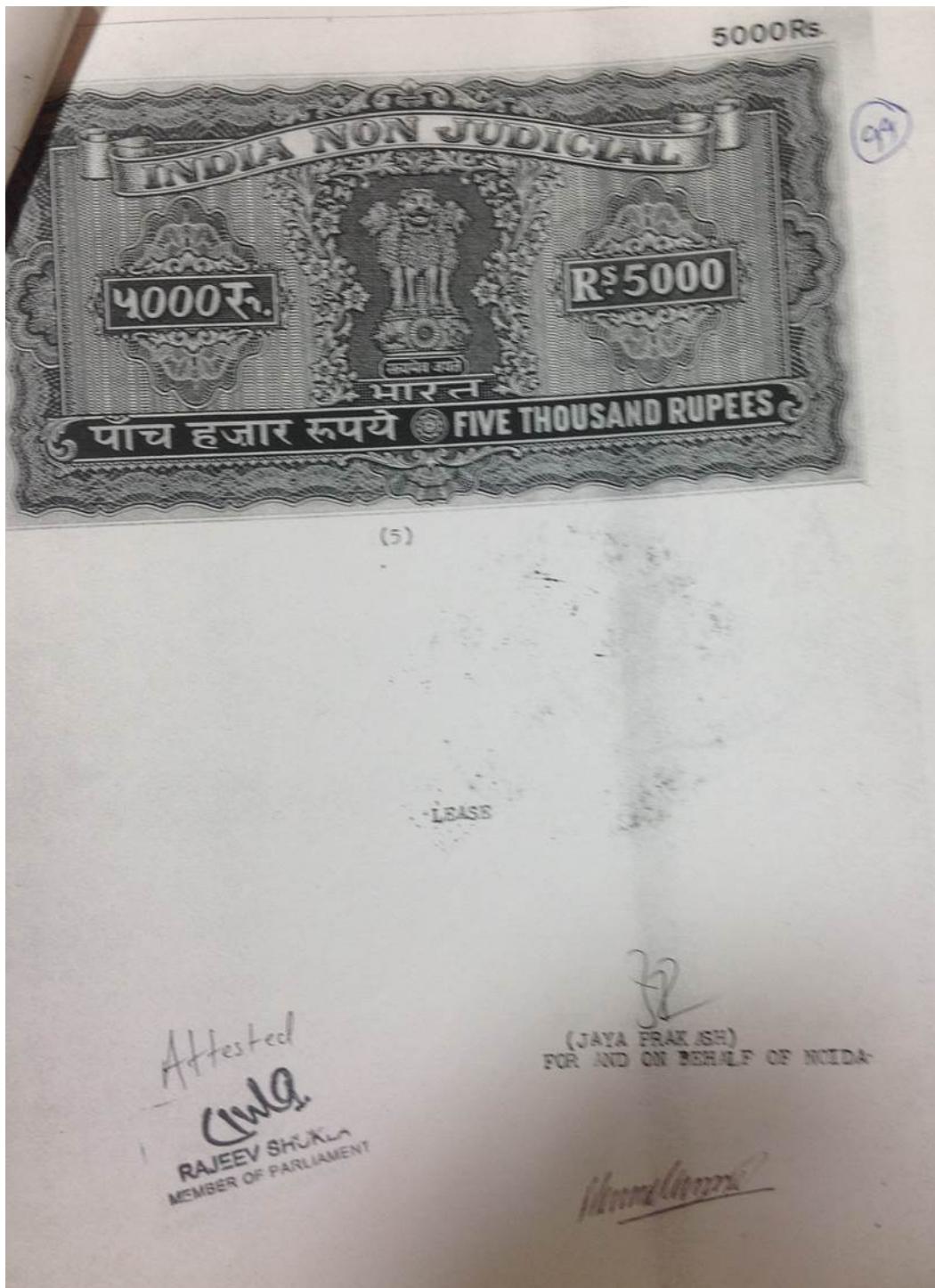
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साल नं. १..... व लाख रुपये किए

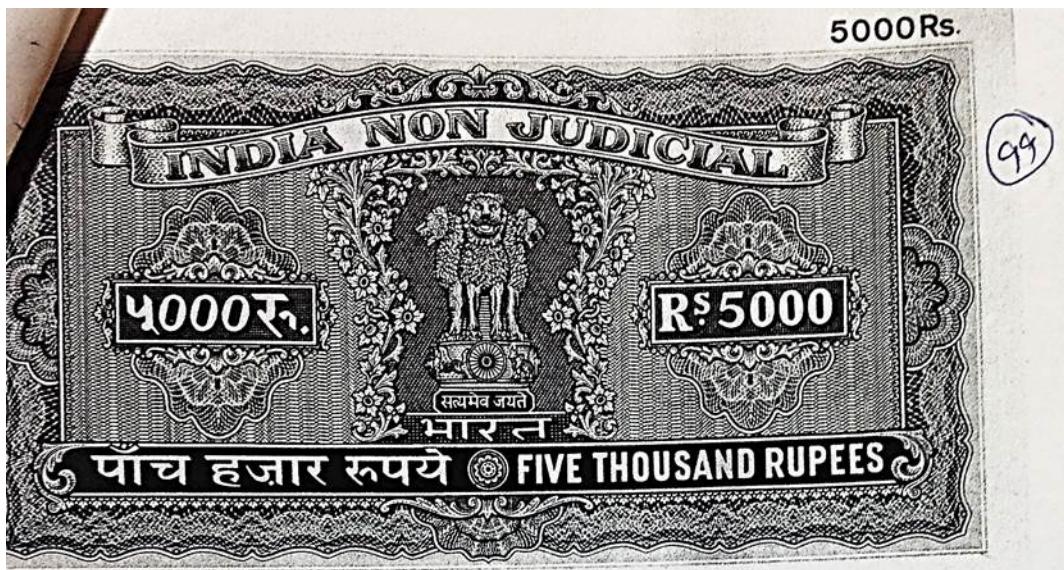
गोदानिया किए गए अधिकारी











LEASE

Attested

CMLA

RAJEEV SHUKLA
MEMBER OF PARLIAMENT

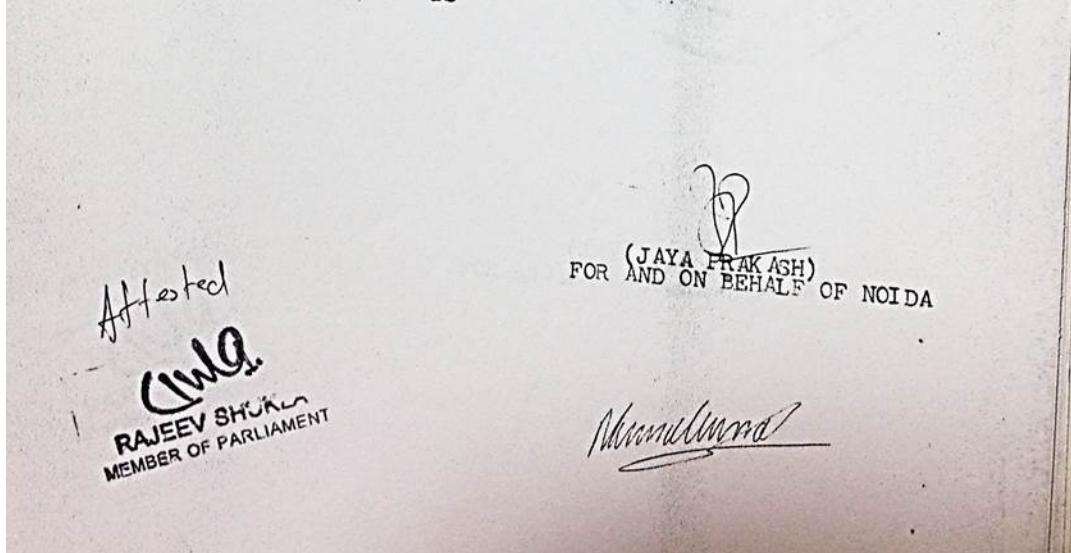
JAYA PRAKASH
FOR AND ON BEHALF OF NOIDA

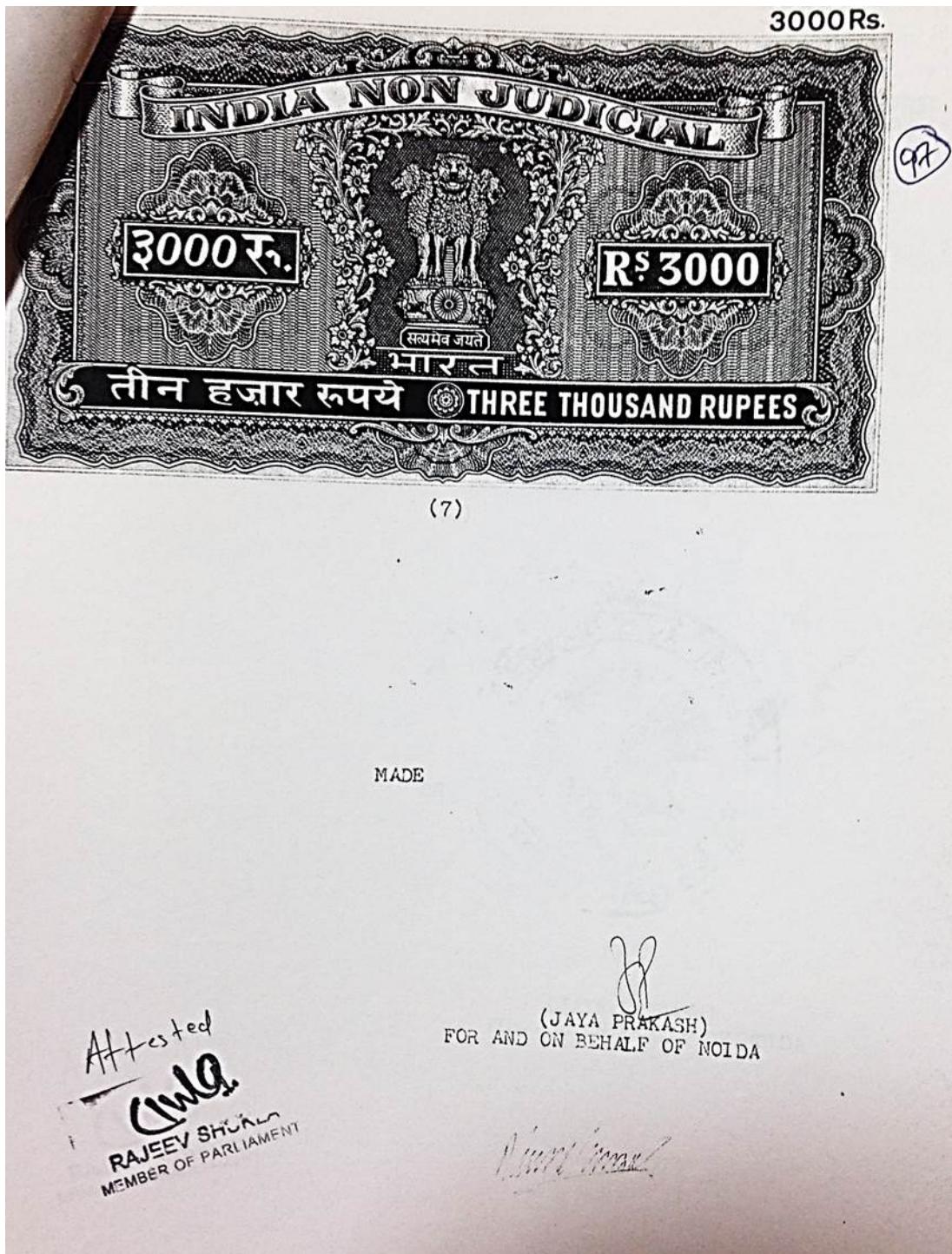
Mamta



(6)

IS







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ON

JAYA PRAKASH
FOR AND ON BEHALF OF NOIDA

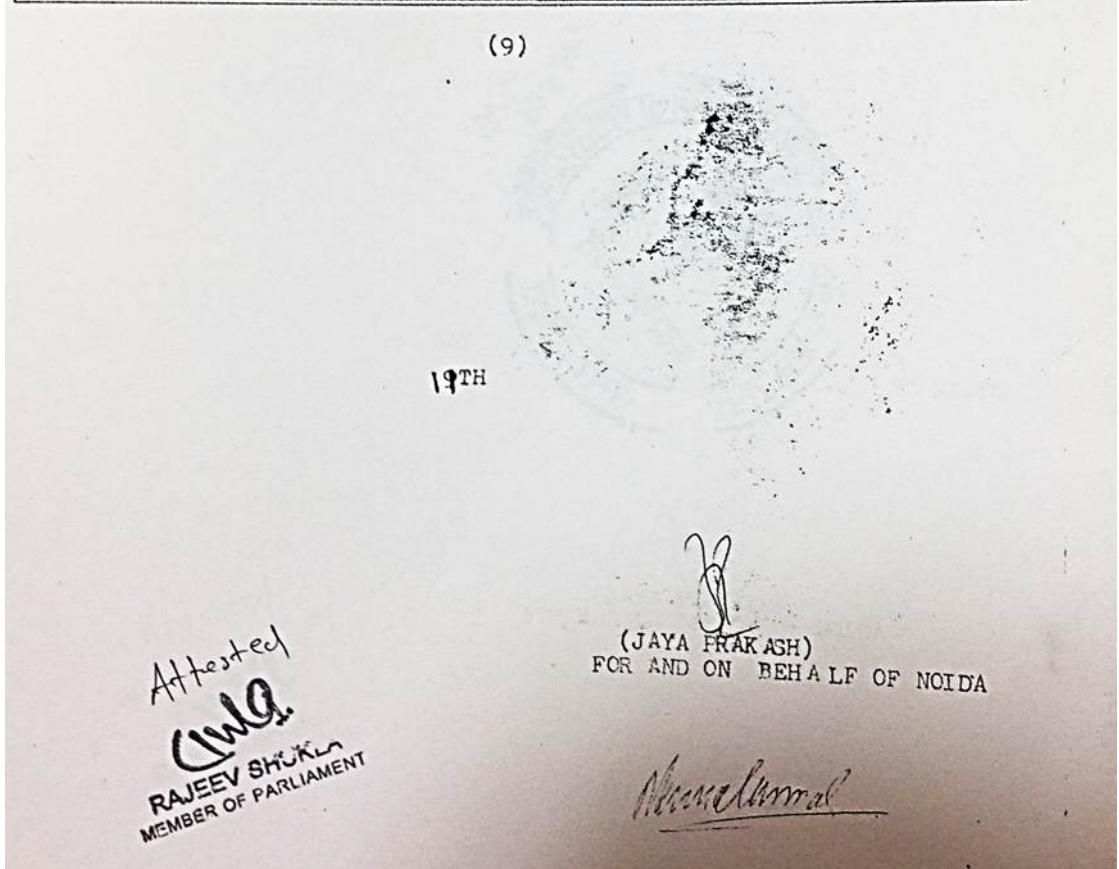
Attested
Rajeev Shukla
MEMBER OF PARLIAMENT

JAYA PRAKASH



(9)

19TH

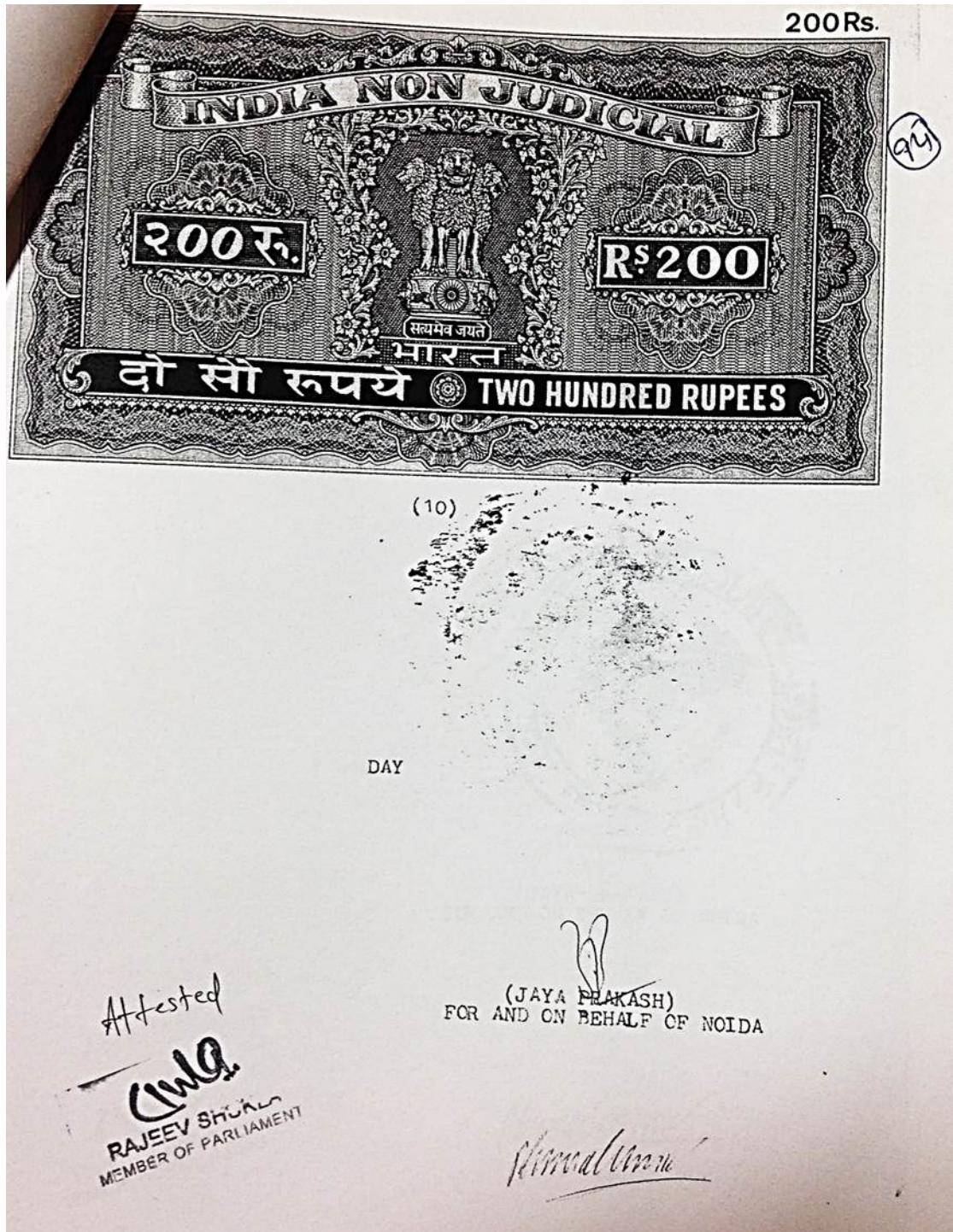


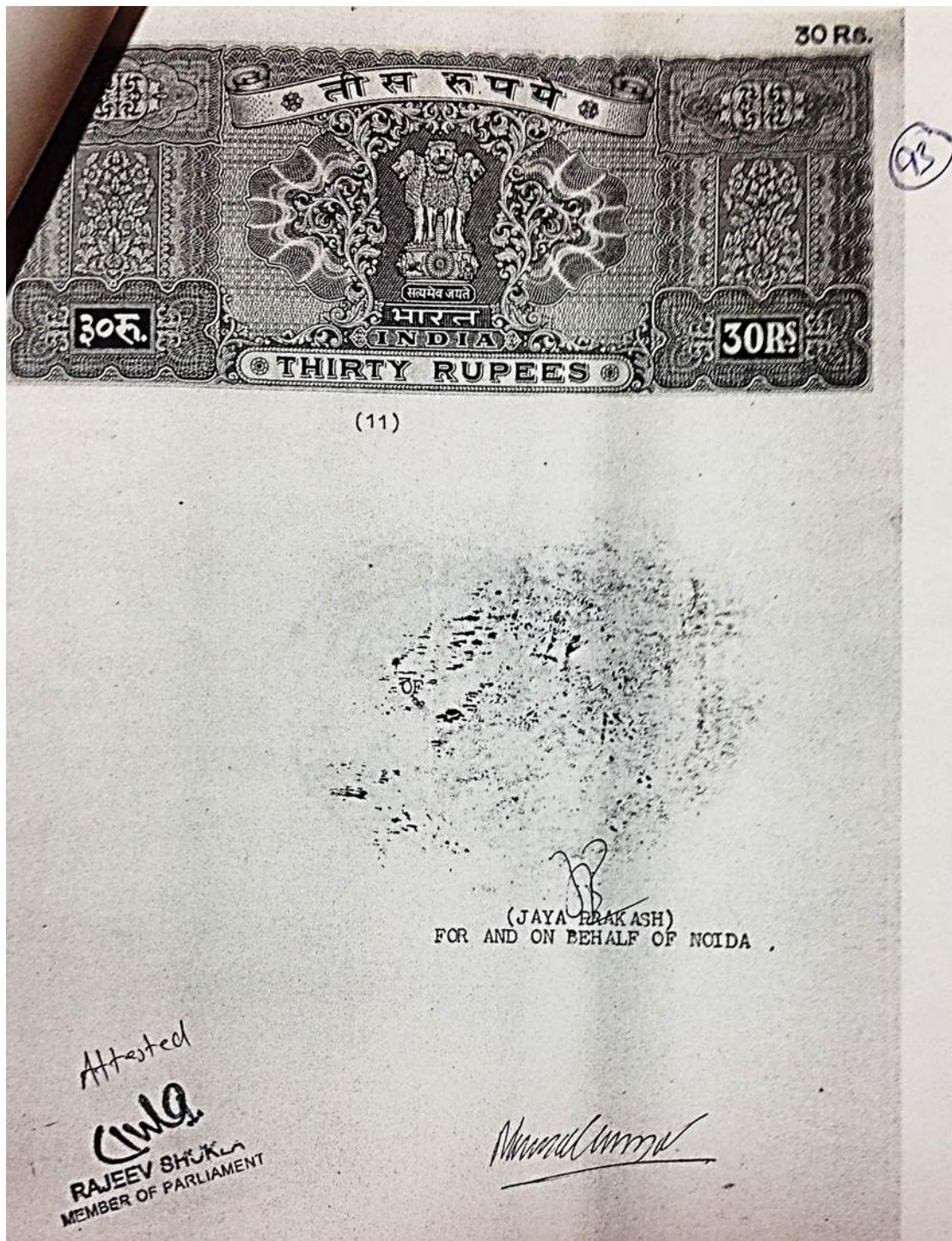
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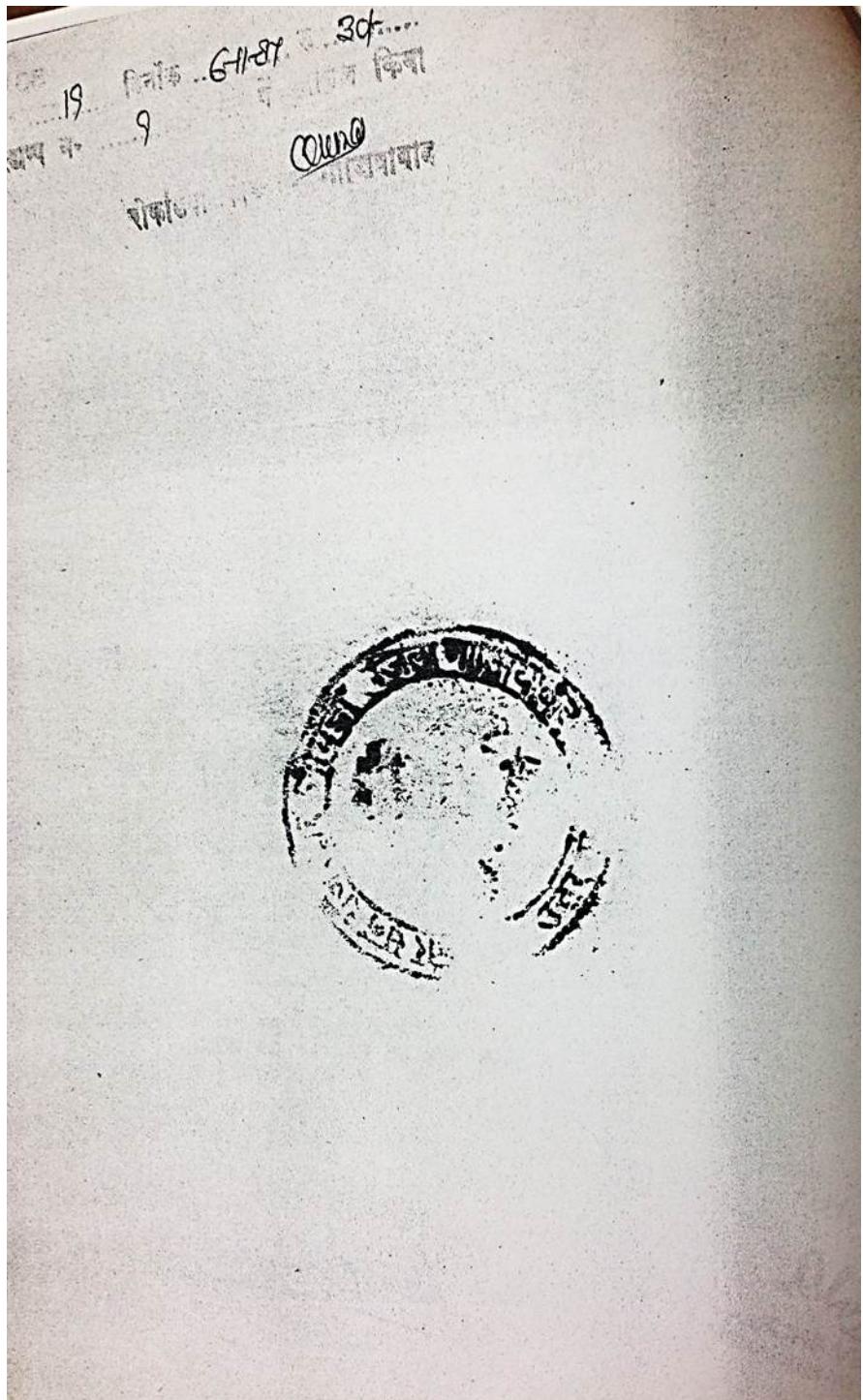
संख्या 9 निम्न लिखित

(३१००)











(12)

NOVEMBER

(JAYA PRAKASH)
FOR AND ON BEHALF OF NOIDA

Attested

CMLA

RAJEEV SHUKLA
MEMBER OF PARLIAMENT

Naveen Kumar

