

DEVENDRA SINGH
Advocate
Sub Registrar Campus
Greater Noida Authority
Gautam Budh Nagar U.P.



INDIA NON JUDICIAL

Government of Uttar Pradesh

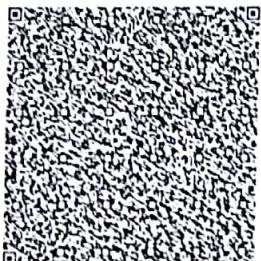
e-Stamp

CERTIFICATE LOCKED



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP04599097457981Q
: 29-May-2018 12:42 PM
: SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN
: SUBIN-UPUPSHCIL0105515909143642Q
: RAVI CHAND AND DIXA CHAND
: Article 63 Transfer of Lease
: FLAT NO.203,TOWER-A-01,PROJECT CHERRY COUNTY GH-5B,SECTOR-TECHZONE-IV,GR.NOIDA,G.B.NAGAR
:
: NEELAM SHARMA
: RAVI CHAND AND DIXA CHAND
: RAVI CHAND AND DIXA CHAND
: 2,40,000
(Two Lakh Forty Thousand only)



Please write or type below this line-----

Neelam Sharma

Ravi Chand

DIXA



0001471701

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and those available on the website renders it invalid.

2. This document is electronic and has the same legal validity as the paper version.



Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."





DEVENDRA SAXENA
Advocate
Sub Registrar Campus
Greater Noida Authority
Sector 10, Budh Nagar U.P.



Sub Registrar Campus
Greater Noida Authority
Sector 10, Budh Nagar U.P.

2

TRANSFER DEED OF LEASE HOLD RIGHTS FOR RESIDENTIAL FLAT

1. Sale Consideration:- Rs. 48,00,000/-
2. Stamp Duty Paid On:- Rs. 48,00,000/-
3. Value of Circle Rate:- Rs. 39,25,986/-
4. Total Stamp Duty :- Rs. 2,40,000/-
5. Collector Circle Rate for flat:- Rs. 32,000/- per Sq. Mtr. After deducting 20% for 02nd Floor & adding 10% for facilities.
6. Calculation of Stamp Duty is done as Per Rate List on page No.- 117, Serial No.-29, Column No.- 02.
7. V-Code allotted in Software:-0033.
8. Parking :- One Open Car Parking

Facilities:- 2% Stamp Duty extra for each facility.

- i. Power Backup :- Yes
- ii. Club :- Yes
- iii. GYM :- Yes
- iv. Swimming Pool :- Yes
- v. Lift :- Yes
- vi. Security Guard :- Yes

9. Reason to Purchase :- For Residential Use

10. Sold property situated:- Residential Flat/Dwelling Unit Bearing No. 203 on 02nd Floor in Block A-1, Consisting of 3 Bed Rooms, One Living Cum Dining Room, One Kitchen, Two Toilets and Three Balcony(s), having a Total Super Area approximate 1206 Sq.Ft. (112.04 Sq. Mtr.) and Covered area 964 Sq.Ft. (89.56 Sq. Mtr.) along with right to use One Open Car Parking Space in the "Cherry County", built on Plot No. GH-5B, situated at Sector Techzone-IV, Greater Noida, Distt. Gautam Budh Nagar U.P.

Neelam Sharma



Ram Lal

Sixft



11. Nature of Property:- Flat

12. Transfer Memorandum No.- G.N./PROPERTY/BRS/2018/56

Dated 25.05.2018 taken form GNIDA

13. In case of Flat Super Area 112.04 (1206 Sq. Ft.) on 02nd Floor

14. Agreement to Sell executed earlier Yes/No.: - No.

15. Boundaries and measurement of the Property:-

North East :- as

South East :- Per

North West :- Lease

South West :- Plan attached

This Transfer deed is made and executed at GREATER NOIDA on this 01st day of June 2018 between MRS. NEELAM SHARMA W/O SHRI MAHESH KUMAR GAUTAM R/O SURUCHI CGHS LTD. FLAT NO. 85, PLOT NO. 31, SECTOR 10, DWARKA, NEW DELHI 110075 of the first part, hereinafter called the TRANSFEROR. Mob. No. 9013851561

1. NEELAM SHARMA:- AADHAR NO. 7668 1942 3345, PAN NO. AYQPS6883H

AND

MR. RAVI CHAND S/O SHRI NAIN CHAND & MRS. DIXA CHAND W/O SHRI RAVI CHAND BOTH R/O BILHEERI (CHAKARPUR) UDHAM SINGH NAGAR UTTRAKHAND 262308 of the second part, hereinafter called the TRANSFeree. Mob. No. 9654761192

RAVI CHAND:- AADHAR NO. 3336 1699 0846, PAN NO. ALTPC3382M
DIXA CHAND :-AADHAR NO. 2532 5710 6571, PAN NO. CBOPP8433R

Neelam Sharma



Ravi chd.



Sonit



प्रतिफल- 4800000 स्टाम्प शुल्क- 240000 बाजारी मूल्य - 3925986 पंजीकरण शुल्क - 20000 प्रतितिपिकरण शुल्क - 100 योग : 20100

श्री रवि चन्द्र,
पुत्र श्री नैन चन्द्र
व्यवसाय : अन्य
निवासी: बिल्हीरी (चकरपुर) उधम सिंह नगर उत्तराखण्ड 262308

Ravi Chandra



ने यह लेखपत्र इस कार्यालय में दिनांक 01/06/2018 एवं 12:31:17 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्रीवास्तव
उप निबंधक : सदर घैटर नोएडा
गौतम बुद्ध नगर

प्रिंट करें



(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).

WHEREAS the Transferor has been allotted & subleased a Residential Flat/Dwelling Unit Bearing No. 203 on 02nd Floor in Block A-1, Consisting of 3 Bed Rooms, One Living Cum Dining Room, One Kitchen, Two Toilets and Three Balcony(s), having a Total Super Area approximate 1206 Sq.Ft. (112.04 Sq. Mtr.) and Covered area 964 Sq.Ft. (89.56 Sq. Mtr.) along with right to use One Open Car Parking Space in the "Cherry County", built on Plot No. GH-5B, situated at Sector Techzone-IV, Greater Noida, Distt. Gautam Budh Nagar U.P. by M/S COUNTY INFRASTRUCTURES PVT. LTD., (hereinafter referred as Builder/Developer) a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at A-39, Sector-63, Noida, (U.P.)-201301. The Lease Deed of the plot No. GH-5B, Sector- Tech Zone-IV, admeasuring 48000 Sq. Mtr Approx. on which the said complex is constructed has been executed by Greater Noida Industrial Development Authority in favour of Builder/Developer and is duly registered in the office of Sub Registrar Gautam Budh Nagar on Bahi No. -1, Jild No.-7481, Pages 353/398, Document No. 22532 on dated 27.10.2010.

That the Transferor is allottee & Sub Lessee of the said flat vide Sub-lease Deed executed between Builder/Developer GNIDA and the Transferor which is registered in the office of Sub-Registrar Gautam Budh Nagar on Bahi No.-I, Jild No. 24244 pages 367/406 Document No.- 18825 Dated 29.06.2017 and is in peaceful physical possession of transferor and the said Flat is free from all sorts of encumbrances, liens charges, whatsoever.

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. G.N./PROPERTY/BRS/2018/56 dated 25.05.2018

Neelam Sharma



Ranbir *[Signature]*

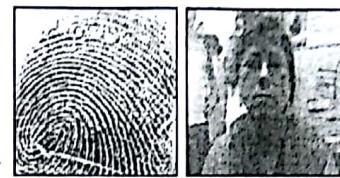
निष्पादन लेखपत्र वाद सुनने व समझाने मजमुन व प्रास धनराशि रु प्रलेखानुसार उक
अंतरण कर्ता: ।

श्रीमती नीलम शर्मा, पत्नी श्री महेश कुमार गौतम

निवासी: सुरुचि सीजीएचएस लिंग फ्लेट नं० 85, प्लाट
नं० 31 सै० 10 द्वारका नई दिल्ली 110075

व्यवसाय: अन्य

Neelam Sharma



अंतरीति: ।

श्री रवि चन्द्र, पुत्र श्री नैन चन्द्र

निवासी: विल्हीरी (चकरपुर) उथम सिंह नगर उत्तराखण्ड
262308

व्यवसाय: अन्य

Ravi Chandra



अंतरीति: 2

श्रीमती दीक्षा चन्द्र, पत्नी श्री रवि चन्द्र

निवासी: विल्हीरी (चकरपुर) उथम सिंह नगर उत्तराखण्ड
262308

व्यवसाय: अन्य

Diksha Chandra



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : ।

श्री कमल अरोडा , पुत्र श्री श्रीराम अरोडा

निवासी: म०न० 2 स्ट्रीट नं० 6, ब्लाक 5 गीता कालोनी
गांधी नगर दिल्ली 110031

व्यवसाय: अन्य

Kamal Arora

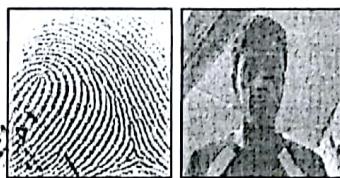
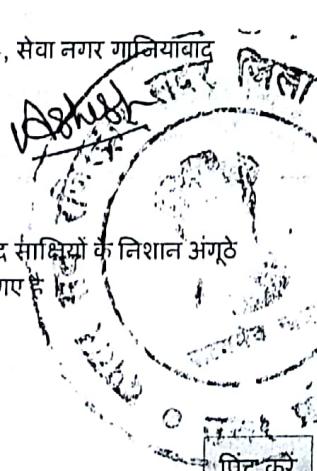
पहचानकर्ता : 2



श्री आशीष कश्यप , पुत्र श्री सुरेश कश्यप

निवासी: गली नं० 4, सेवा नगर गुजरातीबाट

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी :

ठप निवंधक : सदर गेटर नोएडा
गौतम बुद्ध नगर

प्रिंट करें

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. 48,00,000/- (Rupees Forty Eight Lac 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. 48,00,000/- (Rupees Forty Eight Lac Only)** in between both the parties.
2. That the Transferor has received a sum of **Rs. 48,00,000/- (Rupees Forty Eight Lac 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: -

MODE OF PAYMENT

DATED

AMOUNT (Rs.)

1. By CH. NO - 217696, ICICI BANK	01.06.2018	32000/-
2. BANKER CH. NO-182501 PUNJAB NATIONAL BANK	29.05.2018	41,48000/-
3. By CH. NO - 217695, ICICI BANK	22.04.2018	100 000/-
4. By RTGS REF. NO - ICICR120180 42700473282	27.04.2018	500 000/-
5. By RTGS/IMPS NO - 811621314706	26.04.2018	20,000/-

Total: **48,00,000/-**

Neelam Sharma



Ram Lal

AIA



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.
5. That the Transferor has handed over actual physical peaceful possession of the Flat to the Transferee/s.
6. That the Transferee shall be liable to abide by al the provisions & clauses of Sub-Lease Deed of the said flat and also those of transfer memorandum.
7. 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.
8. That the Transferor has handed over the vacant and actual physical possession of the said property to the Transferee aforesaid on the spot.
9. 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 law of the Greater Noida Authority.

Neelam Sheem

Ranilal

Jyoti





10. 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 Flat/Dwelling Unit.
11. 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.
12. That all dues/installments relating to property have been paid by the transferor to the Greater Noida Industrial Development Authority.
13. That the Transferee shall be bound by the terms and conditions of the Lease Deed executed between the Builder/Developer and the Greater Noida on dated **11-10-2010** subject to the change mentioned in the transfer memorandum otherwise from time to time.
14. That the Transferee shall be bound by the terms and conditions of the Sub-Lease Deed executed **29.06.2017** subject to the change mentioned in the transfer memorandum otherwise from time to time.
15. That the transferee shall enjoy the leasehold rights of the above said property for the balance period of 90 years from the lease dated **11-10-2010**.
16. 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.

Neelam Sharma



Ran. Bhad.



Spxt





17. 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.
18. If the Transferee does not abide by the terms and conditions of the lease and residential purpose framed by the Authority the lease may be cancelled by the Authority and the lessee/transferee in such.

SCHEDULE OF FLAT/DWELLING UNIT

Residential Flat/Dwelling Unit Bearing No. 203 on 02nd Floor in Block A-1, Consisting of 3 Bed Rooms, One Living Cum Dining Room, One Kitchen, Two Toilets and Three Balcony(s), having a Total Super Area approximate 1206 Sq.Ft. (112.04 Sq. Mtr.) and Covered area 964 Sq.Ft. (89.56 Sq. Mtr.) along with right to use One Open Car Parking Space in the "Cherry County", built on Plot No. GH-5B, situated at Sector Techzone-IV, Greater Noida, Distt. Gautam Budh Nagar U.P. along with undivided, imparibly, 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 as per enclosed plan and bounded as follows:-

North - East: As
 South- East: Per
 South- West: Lease
 North- West: Plan

Neelam Sharma



Ram Lal

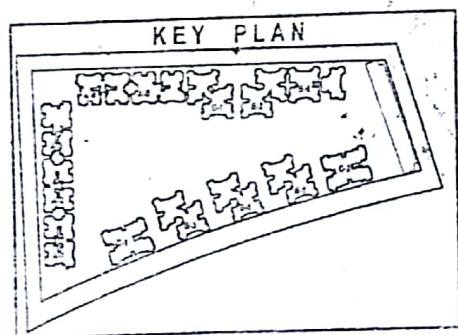
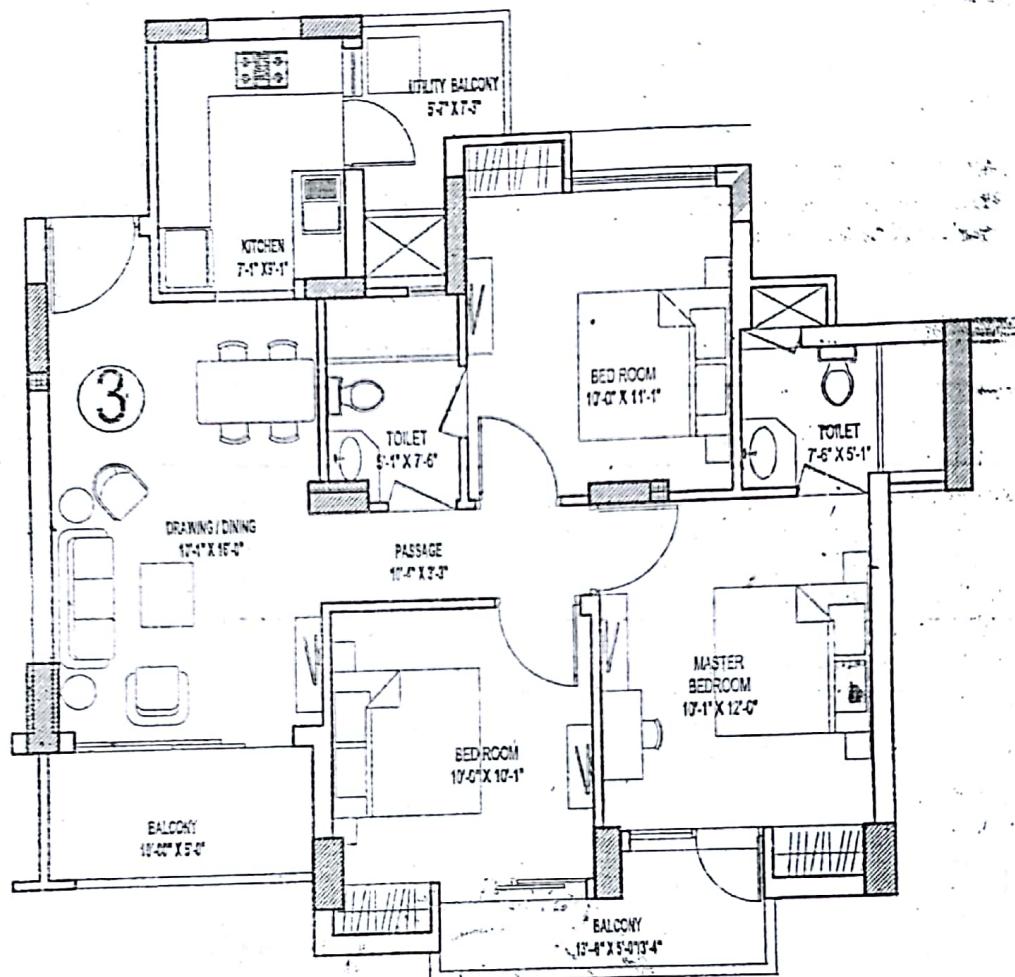


Sohit





PLAN FLAT NO.- 203 2nd FLOOR TOWER A-1 "CHERRY COUNTY
GH-5B, TECH ZONE-IV, GREATER NOIDA (WEST) U.P.
SUPER AREA : 1206Sqft., COVERED AREA 964Sqft.



County Infrastructures Pvt. Ltd.

Authorised Signatory
SELLER SIGN

Neelam Sharma

Neelam Sharma

PURCHASER SIGN

Dated :
Neelam Sharma
Signature



Residential Flat/Dwelling Unit Bearing No. 203 on 02nd Floor in Block A-1, Consisting of 3 Bed Rooms, One Living Cum Dining Room, One Kitchen, Two Toilets and Three Balcony(s), having a Total Super Area approximate 1206 Sq.Ft. (112.04 Sq. Mtr.) and Covered area 964 Sq.Ft. (89.56 Sq. Mtr.) along with right to use One Open Car Parking Space in the "Cherry County", built on Plot No. GH-5B, situated at Sector Techzone-IV, Greater Noida, Distt. Gautam Budh Nagar U.P.



Neeleshwar

Ravi Sh. Fixit





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:

Kamal
MR. KAMAL ARORA
 S/O SH. SHRIRAM ARORA
 R/O H.NO. 2, STREET NO. 6,
 BLOCK-5, GEETA COLONY,
 GHANDHI NAGAR, DELHI-110031
 ADHAR NO. 4884 8976 7394 Mob. No. 9654036557

Neelam Sheen

(Transferor)



Ashish
MR. ASHISH KASHYAP
 S/O SHRI SURESH KASHYAP
 R/O GALI NO. 4, SEWA NAGAR,
 GHAZIABAD U.P. Mob. No. 8443837370

Rani bhabhi
 (Transferee)



SAXA

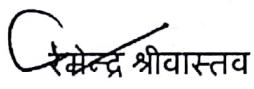


DRAFTED BY: DEVENDRA SAXENA, ADVOCATE DISTT. GAUTAM BUDH NAGAR, U.P.



बही संख्या १ जिल्द संख्या 28075 के पृष्ठ १ से ४० तक क्रमांक
18164 पर दिनांक 01/06/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्ष


उपनिवेश श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

प्रिण्ट करें

