



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

Application for Transfer of Residential Plot / Flat / House Valid for a period of three months from the date of issue.

Price : Rs. 500/- (Five hundred Only)

First Copy : To be submitted to General Manager (Property)
Greater Noida for obtaining transfer order.

Form SI. No.

Date of Issue

To,
General Manager/Officer on Special Duty
Greater Noida Industrial Development Authority,
Plot No.-1, Sector - Knowledge Park - IV Greater Noida City-201310 (U.P.)

Signature of Designation of
Issuing Authority

I/We

(To be filled by the bank at the time of sale of Transfer Form)

S/o, W/o, D/o

R/owant to transfer my
property in the Scheme.....Alotment No.Plot /Flat / House No.

Block.....Sector.....having an area ofSq. Mtr. In favour of Shri/Smt./Km
(Transferee).....Age.....

S/o, W/o, D/o, Shri

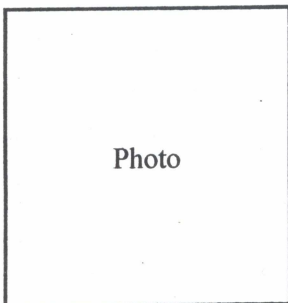
R/o

(To be filled by the bank at the time of sale of Transfer Form)

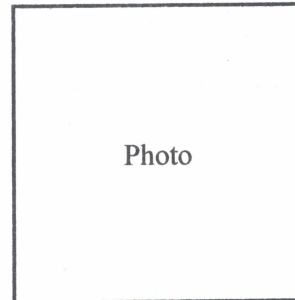
The Transferor (s) and Transferee (s) have read and understood the terms and conditions
for transfer of Plot/Flat/House and undertake to abide by the same and accordingly apply for
transfer of above stated Plot/Flat/House.

Attested Signature of Transferor (s)

Attested Signature of Transferee (s)



Photo



Photo

LIST OF ENCLOSURES :-

1. Processing fee Rs. 1000/- (Rupees One Thousand) Non-refundable/non adjustable through Account's Payee Demand Draft/Pay Order No.dated..... in favour of Greater of Noida Industrial Development Authority payable on bank of Noida/Delhi/New Delhi.
2. Transfer Charge Through Bank draft No. dated payable at amounting to Rs. in favour of Greater Noida Industrial Development Authority on account of transfer charges.
3. Joint affidavit from Transferor (s) and proposed Transferee (s) duly notarised

TRANSFER CHARGES:-

For Plots and Independent Houses

Transfer Charges shall be applicable, @ 5% of the total cost of the plot calculated at the time of transfer of Plot /Independent house, for all residential sectors.

For Plots/Flats/Houses (Buildup Housing Scheme only)

Transfer Charges will be applicable as per order dated 13.07.2021

In case of Transfer of Plot/Flat/Independent house is made in favour of son, daughter, husband/wife's name (blood relation) no transfer charges shall be payable but only processing fee of Rs. 1000/- will be payable.

Note :

1. The transfer charges shall be levied as applicable at the time of grant of transfer permission.
2. The rate of transfer charges, sector rate and location benefit charges can be revised at any time without any notice.

DEFICIT EXTENSION CHARGES (Difference in the amount of extension charges payable as per prevailing sector rate minus extension charges paid by the transferor) for the remaining extension period shall be payable in cases where occupancy certificate has not been issued. For calculation of the deficit extension charges, minimum period of one month shall be taken into consideration.

CAUTION

Several cases have been reported to the Authority where the transferors have revoked the power of Attorney executed in the past have disputed the transfer of respective plot/flats/independent houses. Prospective Transferees are advised to obtain the transfer permission at the earliest.

**AFFIDAVIT FOR TRANSFER OF RESIDENTIAL PLOT /FLAT/HOUSE IN
GREATER NOIDA**

We, Shri / Smt / Km,(Name of Transferor)

S/o, W/o, D/o Shriand

Shri / Smt, / Km,(Name of Transferor)

R/o

Do hereby solemnly affirm and declare Jointly on oath as under in respect of Residential PLOT / FLAT
INDEPENDENT HOUSE No. Sector Scheme Name.....
.....Greater Noida District Gautam Budh Nagar (U.P.)

1. That the transferor and transferee are bonafide citizens of India and are Competent to contract.
2. That the deponents understand that receipt of the transfer request and charges by the Authority are purely provisional and do not provide / constitute any right to deponents for claiming grant of transfer permission by the Authority. The Authority reserves the right to decide the case on merit and is free to reject the request for transfer without assigning any reason. In the event of such rejection, the transfer charges deposited shall be refunded. No interest, however, shall be payable on the deposits so made.
3. That the Deponents undertake to abide by the rules, regulations, terms, conditions and direction etc. of the Greater Noida Industrial Development Authority as applicable from time to time.
4. That the transfer of rights interests, payments, assets liabilities, title etc. to the Transferee in respect of above property are limited to the extent vested in the Transferor.
5. That the dues in respect of above said residential PLOT/FLAT/HOUSE has been cleared till the date of deposit of transfer documents in the Greater Noida Industrial Development Authority and no dues certificate issued by the component authority is enclosed.
6. The occupancy certificate has been issued for the PLOT / FLAT / HOUSE under consideration for transfer and a certified copy of the same is enclosed.

OR

A certified copy of valid extension letter till the date of filing of transfer application is enclosed.

OR

Lease Deed of the said residential PLOT/FLAT/INDEPENDENT HOUSE has been executed on and the time provided for completing the construction is till on The transferee will construct and complete the house within the time provided for the above.

(a) That the property has neither been mortgaged or offered as collateral security to any institutional and is free from all encumbrances.

OR

- b) The above mortgaged property is mortgaged to.....and a certificate permitting the transfer is enclosed (No objection certificate)
7. That the Deponents have ensured that there is no unauthorized construction and / or use in the property.
 8. That the Deponents and / or their spouse/dependent children are not member of any cooperative/group housing society not will become member of any cooperative/ group housing society operating in notified area of Greater Noida.
 9. That the transferee and/or their spouse/dependent children do not apply for any plot/house/flat in Greater Noida Industrial Development Authority and will not take possession of any flat/plot/house in any scheme of GNIDA.
 10. That the transferee shall inherit all the assets, liabilities connected with the above property including liabilities on account of deviations made in the building or on account of violation of terms and conditions of lease deed/sub-lease deed by the Transferor.
 11. That the deponents shall pay to the Authority any outstanding dues along with the rate of interest prescribed by GNIDA, on the date of transfer.
 12. That the transferee shall abide by the terms and conditions of allotment and lease deed/ sub-lease deed executed / or to be executed in respect of above property and other terms and conditions indicated / communicated in any other subsequent letter / order or as may be indicated from time to time by the Authority and would pay all dues / lease rent / taxes / penalties / local taxes etc. as per terms and condition prescribed by the Authority from time to time.
 13. That in pursuance of the above said terms and conditions the transferee hereby agrees and undertakes to indemnify the said Greater Noida Industrial Development Authority against claims, demands expenses and liabilities whatsoever on account of any loss and damages, if any, regarding the transfer of said plot purchased by indemnifier from the transferor (s).

14. The transferor shall not transfer his/her right without prior approval of the Authority. The Authority may refuse any such permission without assigning any reason or allow on such terms and conditions as it may deem fit.
15. In the event of transfer being permitted by the Authority, the Transferee shall execute transfer deed within 60 days from the date of issue of Transfer Memorandum, and thereafter on its acceptance by the Authority, shall be entitled to lease hold rights for the remaining period of 90 years from the date of execution of original lease document of possession of the PLOT/INDEPENDENT HOUSE / FLAT whichever is earlier. The Transfer Deed shall be executed between Transferor or Transferee. Transfer deed executed by other than Transferor shall not be accepted.
16. The lease rent of the subject property shall be payable by the Transferee as indicated by the Authority. The Transferee also understands that the revised lease rent/ground rent may be enhanced after every 10 years from the date of execution of the original lease deed / legal documents subject to the condition that the same shall not exceed 50% of the lease rent last thus fixed.
17. The Transferee shall put the PLOT/INDEPENDENT HOUSE in the use exclusively for residential purposes and shall not use it for any purpose other than residential or as mentioned in the master plan of Greater Noida.
18. The deponents understand that the Chief Executive Officer / Competent Officer of the Authority shall have every right to amend or alter the terms and conditions as deemed fit from time to time and such amendment/modification shall be binding on them.
19. The transferor and transferee abide that in the event of transfer being obtained through misrepresentation/suppression of facts or in case of any breach/violation of any terms and condition stated herein and in this Affidavit. The Authority shall be free to take action as deemed fit and to exercise its rights for cancellation of allotment/lease hold right including forfeiture of deposited amount.
20. That the deponents are bound by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and the rules and regulations made and / or directions issued there under and enacted/amended from time to time.
21. That the Deponents undertake that disputes if any with regards to approval of transfer of the Property and / or otherwise shall be subject to the district court where the property is situated or in the High Court of Judicature at Allahabad.

Deponent 1

Transferor

Deponent 2

Transferee

Verification :

We the above deponents do hereby verify that the contents and declarations made in the above affidavit are true to the best of our knowledge and belief and nothing has been concealed.

Deponent 1

Transferor

Deponent 2

Transferee