

**Sub: Checklist for Transfer on sale of Plot/booking of TDI Greens- Sonapat**

**In case of transfer on sale of the Plot/booking, the following documents are required to be submitted for transfer:**

1. All the original documents of the Plot/booking for endorsement in the name of the purchaser.
2. Original Transfer Letters (in triplicate but with original signatures) duly signed by the Seller and Purchaser in presence of the Company Officer which must include the name of seller/ purchaser with father's/husband's name and residential address (wherever the name is mentioned), permanent account number and telephone no. as required in the transfer letter.
3. Indemnity Bond from the buyer and seller on Rs. 100/- stamp paper indemnifying the Company, duly notarised with witnesses and IDs and photos of the Executant.
4. The witness should also sign the transfer letters/Indemnity Bond with photos and also mention their names, father's name/husband's name and residential address and phone at the appropriate place in the documents.
4. Three pass port size photographs of purchaser, seller & witnesses .
5. Photo copy of Photo Identity cards & present address proof of purchaser, seller and two witnesses duly self attested.
6. Photo copy of PAN card of purchaser & seller duly self attested.
7. Verified signatures of Plot/booking owner(s) and buyers from the bank where Plot/booking owner(s) and buyers are having the account.
8. In case the purchaser/seller is a company, an original copy of the Board's Resolution for the purpose with the name of officer/person authorized to sign the documents, should also be attached along with the documents and photo copies of PAN Card/Identity card etc.
9. All dues of the company up-to-date must be cleared before submitting the documents for transfer and 'No Dues certificate' from the company's Accounts Department along with photo copies of dues payment receipts should be enclosed with the transfer letter.
10. The presence of both the seller and purchaser along with two witness is necessary at the time of signing the transfer documents in the office of the company.
11. Notorised True Copy (along with Original to be seen and returned) of Agreement to Sell, executed by the parties alongwith details of payments.
12. No transfer can be effected on Power of Attorney
13. All photos should be signed across

*The concerned persons may apply at following addresses during working hours:*

**Corporate office:** 1105, Akashdeep building , Barakhamba lane, New Delhi-110001  
Contact No. 011-23352611

**Site Office:** TDI Green, Sector-16, Sonapat, Hayana  
Contact number: 0130-2230202

**M/s RANGOLI BUILDTECH PVT. LTD.**  
1105, Akashdeep Building, Barakhamba Lane  
New Delhi-110001

Dear Sir,

**Sub: Recording of Nomination of \_\_\_\_\_ in respect of  
booking of Plot of \_\_\_\_ sq. yds booked in my/our name vide Receipt No. \_\_\_\_\_ dated  
\_\_\_\_\_**

I/We \_\_\_\_\_ s/o \_\_\_\_\_ wish to confirm that I/we had booked the Plot  
of \_\_\_\_sq.yds. in the Company's future projects.

That pursuant to the said booking I/we had deposited a sum of Rs. \_\_\_\_\_ /- (Rupees  
\_\_\_\_\_ only) in following manner.

Cheque No.	Drawn on	Receipt No.	Date

That I/we now desire to nominate \_\_\_\_\_ as my/our  
nominee in respect of the aforementioned booking and I/we do hereby request you to  
**substitute** the abovementioned allotment in favour of my/our aforementioned nominee.

I/We do hereby declare and confirm that the sum of Rs. \_\_\_\_\_ towards booking  
amount paid by me/us to you under the said booking may please be considered as having  
been paid by the nominee as I/we have received back the entire sum from the said nominee  
as per the attached agreement to sell/ receipts.

I/We further do hereby declare and confirm that except me/us no other person or persons  
have any claim on the aforementioned the deposit made by me/us in respect of the  
aforementioned booking of Plot of \_\_\_\_ sq. yds. and as such I/we have full authority and  
power to nominate my/our nominee for deriving all benefits in respect of aforementioned  
booking subject to his/her fulfilling all terms and conditions as may be stipulated by you from  
time to time and subject to his/her making payment to you in respect of the said booking of  
the plot and signing the Plot Buyers Agreement and hereafter I/we shall have no claim in any  
manner in respect of the said booking of Plot.

I/We am/are also enclosing the indemnity bond as attached.  
Thanking you,

Signature of Applicant (1) \_\_\_\_\_

(2) \_\_\_\_\_

Name of Applicant \_\_\_\_\_

S/o \_\_\_\_\_

R/o \_\_\_\_\_

PAN No. \_\_\_\_\_

Election I.Card No. \_\_\_\_\_

Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

I/We \_\_\_\_\_ do hereby accept the nomination for substitution made by \_\_\_\_\_ s/o \_\_\_\_\_ R/o \_\_\_\_\_ in respect of aforementioned booking in TDI Greens and do hereby declare, confirm and accept to abide by the terms and conditions as may be stipulated by Rangoli Buildtech Pvt. Ltd. and further do hereby declare and confirm to make the payment to you as may be demanded by you and sign and execute the Plot Buyers Agreement in the Company's standard format.

Signature of Nominee \_\_\_\_\_

Name of Nominee \_\_\_\_\_

S/o \_\_\_\_\_

R/o \_\_\_\_\_

PAN No. \_\_\_\_\_

Election I.Card No. \_\_\_\_\_

Tel No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

I/We the applicant and the nominee(s) jointly do hereby declare and confirm that the facts stated in the aforementioned application are true and correct and further do hereby declare and confirm that we shall be held responsible or liable for any misrepresentation made by us and/or against any third party claim in respect of the said Booking and/or any right, title and interest arising therefrom and shall keep you indemnified.

\_\_\_\_\_

\_\_\_\_\_

(Applicant)

\_\_\_\_\_ (Nominee)

**WITNESSES:**

1.

2.

**Checked by:-**

Substitution of name is permitted/not permitted.

for **RANGOLI BUILDTECH PVT. LTD.**

## ENDORSEMENT

Sl. No.	<p>I/we hereby substitute all the rights, titles and interest, liabilities under this Agreement in favour of</p> <p>_____</p> <p>_____</p>  <p>ALLOTTEE</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>I/we hereby accept all the rights, titles and interest, liabilities under this Agreement in my/our favour by _____ s/o _____ . I/we under take to abide by the terms and conditions of this Agreement.</p>          <p style="text-align: center;">NOMINEE/ENDORSEE</p> <p>_____</p>	<p>The above substitution of name is hereby accepted</p>          <p style="text-align: center;">for <b>RANGOLI BUILDTECH PVT. LTD.</b></p>  <p style="text-align: center;"><b>Authorised Signatory</b></p> <p style="text-align: center;">Dated</p>
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## INDEMNITY BOND

(By Seller)

(To be executed on Rs. 100 Non- judicial stamp paper and duly notarized)

This Indemnity Bond is executed at New Delhi on this \_\_\_\_ Day of \_\_\_\_\_ 2016 by Shri \_\_\_\_\_ S/o \_\_\_\_\_ r/o \_\_\_\_\_ hereinafter called the 'EXECUTANTS') which expression shall, unless excluded by or repugnant to the subject or context, be deemed to include their successors, heirs, liquidators, nominees and permitted assigns)

IN FAVOUR OF

**Rangoli Buildtech Private Limited**, a company incorporated under the Companies Act 1956 and having its registered office at 1105, Akashdeep building, Barakhamba Lane, New Delhi-110001 (hereinafter called the 'Company) which expression shall, unless excluded by or repugnant to the subject or context, be deemed to include its successors, nominees and assigns).

WHEREAS the Executant has made a booking for a \_\_\_\_ sq. yds. Plot in the future project of Rangoli buildtech Private limited acknowledged vide Receipt No \_\_\_\_\_ Dated \_\_\_\_\_.

And whereas the Executant has requested the Rangoli Buildtech Pvt. Ltd. to record the names of \_\_\_\_\_ as his lawful nominee (hereinafter referred to as the NOMINEE) in the records of the Rangoli Buildtech Pvt. Ltd. in respect of the above mentioned booking.

**Now therefore, this Indemnity Bond witnesseth as follows:**

1. The Executant/s hereto indemnify/s and hold/s harmless the Company, from all claims, demands, actions, liens, suits, disputes, proceedings or litigations of any nature whatsoever by the Executant/s and by any other person/s or party made in respect of the above Plot/booking against all losses, damages, costs, charges and expenses, any criminal/civil proceeding in any court of law/police authorities, penalty, any other amount/s payable of whatsoever nature including but not limited to any amount payable under a decree or order of a Court or adjudicating authority, legal fees and expenses (including counsel fee) in relation to the prosecution or defense or settlement of any claims/demands due to any present or future dispute/or any other reason on account of the subject substitution of name.

2. This Indemnity is irrevocable, absolute and will remain in full force for all times to come and that the Indemnifier/Executant/s agree/s to fulfill the same if and when the Company is in any way liable or responsible to pay any amount to any person/s, directly or indirectly in respect of the period prior to this said nomination or as a result of effecting/subsisting the name of the Nominee in lieu of the Executant, against the above booking.
  
3. I/We, the Executants hereto do hereby declare that, in case of non-payment of any of these losses/harm as referred to hereinbefore on account of any reason as detailed above, the Company shall have the right to invoke this Bond and recover such harm/loss/ incurred .

IN WITNESS WHEREOF, the Executant/s hereto has set his/their hands to this Bond of Indemnity on the day, month and year mentioned above.

**EXECUTANT(S)**

**WITNESSES (with full address,telephone No.  
and self attested copies of IDs**

1.

2.

## INDEMNITY BOND

(By buyer)

(To be executed on Rs. 100 Non- judicial stamp paper and duly notarized)

This Indemnity Bond is executed at New Delhi on this \_\_\_\_ Day of \_\_\_\_\_ 2016 by Shri \_\_\_\_\_ S/o \_\_\_\_\_ r/o \_\_\_\_\_ hereinafter called the 'EXECUTANTS') which expression shall, unless excluded by or repugnant to the subject or context, be deemed to include their successors, heirs, liquidators, nominees and permitted assigns)

IN FAVOUR OF

**Rangoli Buildtech Private Limited**, a company incorporated under the Companies Act 1956 and having its registered office at 1105, Akashdeep building, Barakhamba Lane, New Delhi-110001 (hereinafter called the 'Company) which expression shall, unless excluded by or repugnant to the subject or context, be deemed to include its successors, nominees and assigns).

WHEREAS the Executant herein has applied for nomination/substitution of his name in the records of the company in regard to plot (give details) \_\_\_\_\_ in TDI Greens- Sonapat located in sector 16 of Sonapat, Haryana (hereinafter referred to as the Plot) acknowledged vide Receipt No \_\_\_\_\_ Dated \_\_\_\_\_

And whereas the Executant now wants his/her/their name to be nominated in the records of the company in respect of the above mentioned plot (hereinafter referred to as the Nominee) in substitution of the name of \_\_\_\_\_ (give full particulars of the substitutor).

**Now therefore, this Indemnity Bond witnesseth as follows:**

1. The Executant/s hereto indemnify/s and hold/s harmless the Company, from all claims, demands, actions, liens, suits, disputes, proceedings or litigations of any nature whatsoever by the Executant/s and by any other person/s or party made in respect of the above Plot/booking against all losses, damages, costs, charges and expenses, any criminal/civil proceeding in any court of law/police authorities, penalty, any other amount/s payable of whatsoever nature including but not limited to any amount payable under a decree or order of a Court or adjudicating authority, legal fees and expenses (including

counsel fee) in relation to the prosecution or defense or settlement of any claims/demands due to any present or future dispute/or any other reason on account of the subject substitution of name.

2. This Indemnity is irrevocable, absolute and will remain in full force for all times to come and that the Indemnifier/Executant/s agree/s to fulfill the same if and when the Company is in any way liable or responsible to pay any amount to any person/s, directly or indirectly in respect of the period prior to this said nomination or as a result of effecting/subsisting the name of the Nominee in lieu of the Executant, against the above booking.
3. I/We, the Executants hereto do hereby declare that, in case of non-payment of any of these losses/harm as referred to hereinbefore on account of any reason as detailed above, the Company shall have the right to invoke this Bond and recover such harm/loss/ incurred .

IN WITNESS WHEREOF, the Executant/s hereto has set his/their hands to this Bond of Indemnity on the day, month and year mentioned above.

#### **EXECUTANT(S)**

**WITNESSES (with full address,telephone No.  
and self attested copies of IDs**

1.

2.



## RECEIPT

I \_\_\_\_\_ S/o \_\_\_\_\_ R/o \_\_\_\_\_  
\_\_\_\_\_ received a sum of  
Rs. \_\_\_\_\_ vide cheque no.  
\_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ owner  
of Plot No. / Receipt No. \_\_\_\_\_ in TDI Green, Sector-16, Sonapat from  
\_\_\_\_\_ towards transfer of the allotment of Plot bearing  
No. / Receipt No. \_\_\_\_\_ at TDI Green, Sector-16, Sonapat. Now  
\_\_\_\_\_ shall be the exclusive owner of the  
Plot. I, further declare that no other right/mortgage/hypothecation/loan or any liability  
has been created against the above plot.

I shall be held responsible for any dispute, if arisen in future with respect to the  
transfer of the above plot and to that extent I indemnify the company against any  
losses which the company may suffer due to the transfer.

Signature

Date:

Place:

Witness