

EXECUTION OF REDEMPTION DEED

CHECKLIST FOR DOCUMENTS TO BE UPLOADED/VERIFIED BEFORE SUBMISSION (In Original) AT COUNTER FOR EXECUTION OF REDEMPTION DEED

S. No.	Documents/Contents
1.	Application for execution of Redemption Deed- Annexure-1
2.	Copy of Redemption Deed duly typed in triplicate (affixed with latest photographs of executants) in original duly affixed with Stamp Duty of Rs. 30/- Annexure-2
3.	Self-attested Photo identity proof i.e. Aadhar Card/ Passport/Voter ID Card/Pan Card of applicant(s)
4.	Self attested photo identity proof of both the witnesses of Redemption Deed.
5.	In case Redemption Deed is executed through GPA/ SPA/Sub-GPA:- a) Attach certified copy of GPA/SPA/Sub-GPA. b) Affidavit of GPA holder (Annexure-11).
6.	In case of Partnership Firm:- a) Attested copy of Partnership Deed/s with chain of partners. b) Authorization letter in favour of Authorized Signatory/Partner - Annexure-12.
7.	In case of Limited Company/Private Limited Company:- a) Copy of Memorandum of Articles of Association, b) Copy of resolution in favour of Authorized Signatory/Director to apply for transfer- Annexure-13. c) An affidavit to the effect that the property shall be used for the purpose for which it has been allotted- Annexure-16. d) Copy of incorporation certificate, Form No. 32 e) Copy of PAN and TAN Card of the company duly attested by Notary Public.
8.	Self Attested copy of Loan NDC, if not entered in software

To

The Estate Officer,
U.T., Chandigarh.

Subject:- Execution of Redemption Deed under Loan Scheme
No. _____ in respect of property bearing
no. _____, Sector- _____ (____% share), Chandigarh.

Sir/Madam,

That the undersigned applicant being a
owner/lessee/allottee to the extent of _____% share of the above
said property has requested for the execution of redemption deed
under loan scheme no. _____ in respect of property bearing
no. _____, Sector- _____, Chandigarh.

It is submitted that NDC in respect of above said loan
scheme no. was issued to me vide your office memo no. _____
dated _____.

A copy of the three sets of redemption deed on non-
judicial stamp papers worth Rs.30/- is enclosed herewith for
execution.

Kindly issue me the executed original copy of two sets of
redemption deed, so that the same could got registered before the
Sub-Registrar, U.T., Chandigarh.

Thanking You,

Dated- _____

Yours Faithfully,

(Signature)

Name & Address

DEED OF REDEMPTION

**File No:-
RP/CPL/INDL no.:-
Prepared on Non-Judicial
Stamp Papers of Rs. 30/-**

This Deed of Redemption is made on this day the _____ of _____ 20 at Chandigarh.

BETWEEN

The President of India through the Estate Officer, U.T., Chandigarh (hereinafter called the Mortgagee) of the one part.

AND

Details of the Owner _____ (hereinafter called Mortgagors) of the other part.

WHEREAS by indenture of Mortgage dated _____ made between the Governor of Punjab/President of India and the Mortgagors mentioned above at Sr. No. _____ Book No. _____ volume no. _____ dated _____ in the office of the Sub-Registrar, Chandigarh it was witnessed that for the consideration mentioned therein the property fully mentioned and described in the schedule hereto and hereinafter to as the said property was mortgaged by the Mortgagors to the Estate officer acting on behalf of the Governor of Punjab/President of India to accrue the repayment of the loan of Rs. _____ (Rupees _____ only) & advance by the said Mortgage to the Mortgagors with interest thereon at the rate of _____% per annum.

Contd..2.

AND WHEREAS the said Mortgagers have paid to e Mortgagee a sum of Rs. _____ (Rupees _____ only) along with upto date interest in full satisfaction of all the dues of the Mortgage under the said deed inclusive of the interest and costs.

NOW, THEREFORE THIS DEED OF REDEMPTION/RELEASE (REVOVENEAYACE) Witness that in Consideration of sum of Rs. _____ (Rupees _____ only) being the principle sum and upto date interest and cost due under the said deed having been paid by the Mortgagor to the Mortgagee (the receipt whereof the said mortgagee do hereby admit, acknowledge and confirm) the said Mortgagors does hereby release, discharge and reassure the properties described in the Scheduled hereto from all principal money, interests, cost, claims and demands secured by the said Deed of Mortgage and the Said Mortgagee has not done, executed or performed or knowingly suffered to the contrary or been a party or price to any act, deed or thing whereby or by reason whereof the said property may be effected or prejudicial in title or state in any whatsoever or that the said Mortgagee may be hindered or prevented from releasing and reassuring the same in the manner herein before indicated.

SCHEDULE OF PROPERTY

Freehold/Leasehold Property No._____, Sector_____, Chandigarh Mortgaged in connection with LOAN FILE NO._____.

IN WITNESS WHEREOF the parties hereto do hereunder set their hands on this deed at Chandigarh on this _____ day of _____ 20__ in the presence of witnesses.

Witness No. 1.

1. MORTGAGOR

Witness No. 2.

2. MORTGAGEE

Estate Officer, U.T., Chandigarh
(For and on behalf of the
President of India)

AFFIDAVIT

(On stamp paper worth Rs. 15/- and duly attested by Notary)

I/We, _____, s/o S/Sh. _____ r/o _____, Sector ____, Chandigarh, do hereby affirm and declare as under :-

1. That I/We are GPA/SPA of S/Sh. _____ S/o _____ in respect of _____% share of _____, Sector _____, Chandigarh and the said GPA was duly executed/Registered at Sr. No. _____ dated _____.
2. That the executants(s) of the GPA/SPA is/are still alive and the GPA/SPA executed by him/her/them has not been revoked/cancelled till date and it is still valid and operative.
3. That there is no under hand sale involved **between** the lessee(s)/owner(s)/executants(s) of GPA/SPA and the GPA/SPA holder(s)/deponent(s). The GPA/SPA has not been executed to circumvent the provisions of Indian Stamp Act 1899.

DEPONENT

VERIFICATION :

It is certified that the information provided is true and correct to the best of my knowledge and nothing has been concealed therein.

DEPONENT

(On the letter head of firm)

TO WHOMSOEVER IT MAY CONCERN

I/We hereby authorise Sh/Smt. _____ S/D/W/o _____ to submit the documents for _____ on behalf of our firm M/s _____ . The specimen signatures of Sh. _____ are attested here below:-

1. _____

2. _____

3. _____

(Name and signature of Partners with Seal)

(On the letter head of Company)

BOARD OF RESOLUTION

I/We as Board of Directors hereby RESOLVE that the company has agreed to purchase/sell the property bearing No. _____, Sector ____, Chandigarh. Sh/Smt. _____ S/D/W/o _____, (director/authorised person) is hereby authorised to submit the documents on behalf of our company M/s _____. The specimen signatures of Sh. _____ are attested here below :-

1. _____
2. _____
3. _____

(Name and signature of Directors with Seal)

AFFIDAVIT

(On stamp paper worth Rs. 15/- and duly attested by Notary)

I/We, _____, s/o S/Sh. _____ r/o _____, Sector ____, Chandigarh, do hereby affirm and declare as under :-

1. We have applied for transfer of ownership in respect of _____ Site/Plot/Property No. _____, Sector _____, Chandigarh to the extent of _____% Share.
2. I/we are giving an undertaking by way of an affidavit that the property shall be used for the purpose for which its has been allotted.

DEPONENT

VERIFICATION :

It is certified that the information provided is true and correct to the best of my knowledge and nothing has been concealed therein.

DEPONENT

