



Samreddhi Documentation
C 443, Sector - 19, NOIDA, Gautam Budh Nagar (U.P.)
For Queries Call /SMS/ Whatsapp at Phone No.: 98181 86101 (Sunny Chawla)
Website: www.samreddhi.com
Email: samreddhi@yahoo.com

What is Agreement to Sub Lease?

In Noida region, the Noida Authority allots a piece of the land and the builder constructs and sell the units to the allottee who become the owners of these separate units. After getting the completion certificate, the builder pays the dues of the authority and complete the formalities and takes the permission to get the tripartite sub lease deed registered. In the Sub Lease Deed - Noida Authority, builder and the allottee are the parties. Since it is not happening presently hence the agreement to sub lease should be registered.

Agreement to Sub Lease (with possession) is a registered document governed by the Indian Stamp Act through which the allottee gets the legal ownership and possession of the Property purchased. Through this registered document the whole stamp duty (which is 5% of the circle rate value or the purchase price - whichever is higher) as applicable is paid to the Government and the government recognizes the allottee as its registered owner. The Allottee can legally occupy it, rent it and can do anything a registered owner can legally do although some banks may not give loan on it until the tripartite sub lease deed is done. Legally the Possession cannot be taken without payment of the stamp duty to the government. If the Agreement to Sub Lease is registered now then the stamp duty is not be paid again at the time of registration of Tripartite Sub lease Deed.

For those properties which are unregistered but possession have been taken by allottee, the District administration can legally take a penalty of 10 times of the stamp duty applicable and if not paid can issue the recovery certificate. Although this power is not used in past in large by the district administration, the District administration is keen to get the agreement to sub lease registered as they get the revenue out of it.

Although no one can force the allottee to get it registered, it is in self interest to get it registered since it provides the legal ownership and more importantly peace of mind. Just for an example, in The Great India Place mall , Sector-38A, Noida, all the shops have agreement to sub lease registered. The Tripartite sub lease deed is not registered for a single shop. The Shops are often sold and given on rent by the registered owners.

There are some positives and negatives of registration of Agreement to Sub Lease :

Positives:

1. Legal Document which will give you legal right to Occupy and rent out the property.
2. The Allottee can sell the property after consultation with the builder.
2. Bank accepts it for loan purposes but not all banks accept it.
3. Income Tax department accepts it for tax benefits.
4. No increase in stamp duty in future if agreement to sub lease is registered now :
Registration of agreement to sub lease will ensure savings on the stamp duty if the circle rates are increased in future
5. For Any disputes with builder it will help you out.
6. RWA can be formed with ATSL registered allottees.

Negatives :

1. Govt Fee will be paid two times: The Govt fee Equivalent to 1% of the Property will be paid two times, once at the time of registration of Agreement to Sub Lease and other at the time of registration of the Sub Lease Deed. However if the Stamp Duty increases in future and is more than the govt fee amount, then you may save by getting to agreement to sub lease done now.

The total cost of registration of agreement to sub lease will be as follows :

- 1. Stamp Duty : 5% of the circle rate value or the BSP - whichever is higher**
- 2. Govt Fee: Rs. 1% of the circle rate or sale consideration whichever is higher**
- 3. Professional fee and misc charges : Rs. 8,000/-**

There are no hidden charges

Some stamp duty discounts that are available are :

- a. There is a discount of Rs. 10,000/- in case of only single woman allottee
- b. There is discount of Rs. 1,00,000/- in case the allottee is Indian army exserviceman provided he has not availed any discount in stamp duty in past.
- c. There is large discount for handicaps depending on the certificate of disability

We have devised a procedure for the registration of agreement to sub lease of Logix Flats. Please dont fill the online form again if it is filled and submitted once.

Step by Step process is to be carried out as given in this article.
Please read carefully and strictly follow to get the ATSL done hassle free.

Step 1: Please open www.logixgroup.in . Select the project from Projects section and then on the next page click on **registry**. Fill in the details of the flat in the online form and submit online.

Step 2: A mail will be received on the entered email id on this form. The mail will have information of the Stamp Duty amount, the mode of payment of the stamp duty, the documents required. The list of documents and the way to calculate the stamp duty is mentioned in this article also for immediate reference.

Step 3: The Required Documents along with stamp duty payment details is to be submitted.

Step 4: Submit All the Documents to C-443 Sector 19 Noida Ground Floor. Please submit all required documents at once only. It can also be couriered at our address in name of Sunny Chawla, C-443 Sector 19 Noida. Timings are 10 Am to 6 pm (From Monday to Friday) and from 10 Am to 5 Pm (Saturday).

Step 5: Once the Documents are submitted and payment of the Amount of the Stamp duty amount, the E Stamp will be procured by us through Stock Holding corporation. After procuring the E Stamp the required documents will be prepared by us and sent to the builder for the signatures.

Step 6: After the documents are signed by Builder, we will inform the allottee to come to sign.

Step 7: After the Allottee Signs the Agreement to Sub Lease , it will be registered in the sub registrar office.

Step 8: Within 5-7 working days from the date of registration the original registry will be handed over to Allottee and a scanned copy of the registry and sub registrar fee slip will be shared with the allottee on his e mail id.

The Process after documents are submitted and the stamp duty is paid will be Trackable online at website www.samreddhi.com

In Case of Any queries call on

- 1. Sunny Chawla : 9818186101**
- 2. Deepak Chawla : 9818184675**
- 3. Hina Chawla : 7376485037**

DOCUMENTS REQUIRED:

1. 2 No. Passport size photographs of each allottee. (Should be recent)
2. PAN Card Copy of each allottee. (2 Copies) Form 60 and receipt of application for PAN card will be required in case of non availability of PAN card copy.
3. Copy of Photo ID address proof of each allottee. (2 copies). Accepted IDs are Passport, Aadhar Card, Driving License, Voter ID, OCI.
4. NOC for Registry from the Bank from which loan is taken to purchase the Flat (in case of on going loan). In case of full payment done to the Bank, then No dues from the Bank.
5. Copy of Allotment Letter, Offer of Possession / Possession Cert. and No Dues issued by Buider
6. **In case of Power of Attorney :** 1 copy of the Power of Attorney in case of registry is to be done through Power of Attorney holder. The Power of Attorney should be registered and not notarised.

2 Photographs of POA holder
ID proof and Pan card copy of POA Holder.

For other categories of allottees like partnership firm / Companies /LLP , different documents are required. We will inform once request is filled for registry.

THE TIME REQUIRED FOR THE REGISTRATION PROCESS

The Time required for the registration process is generally 5-10 Working days in case stamp duty is paid through RTGS/NEFT or 10-15 working days if paid through cheque/DD.

The Time will be calculated from the day the documents and cheque/Pay order/ RTGS /DD of stamp Duty are submitted.

We will endeavour to complete the process as fast as possible

WHEN AND WHERE PHYSICAL PRESENCE IS REQUIRED

Generally the Physical Presence of the Allottee is required 3 (Three) Times.

First time : For Submitting the required Documents in the Samreddhi's Office. Documents can also be couriered at the address.

Second time : For Signing the Documents. All Allottee(s) must visit personally.

Third time : At the day of registration all allottees have to come. (Visit to the Registrar office Sector 33 Noida)

FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions on E-Stamping

1.) Question : How to pay the amount of Stamp Duty ?

Answer : The amount of Stamp duty can be paid through RTGS/NEFT/IMPS/ Cheque/Pay Order/Demand Draft. The Cheque / Pay Order / Demand Draft is to be issued in favour of "SHCIL E-STAMPING UTTAR PRADESH" . RTGS/IMPS/NEFT can be done in this account

Beneficiary Name : SHCIL E-STAMPING UTTAR PRADESH

A/c No. 0109102000035246 (Current Account)

IFSC CODE IBKL0000109

BANK IDBI BANK

BRANCH SECTOR 18, NOIDA

The Stamp Duty procured will be in the form of E Stamp which can be verified from Stock Holding Corporation of India Limited's Website.

Please note that after a successful RTGS transfer, a UTR No. (of 22 digits) is generated which will be required to track the payment at Stock Holding Corporation of India Limited. In case of NEFT , A ref No. will be generated. For General Information, Transfers below Rs.

2 Lakhs are categorized as NEFT and Transfers above 2 Lakhs are categorized as RTGS. (**In case of RTGS/NEFT, UTR No. and the account No. from which the amount is paid is required**)

2.) Question : From Whose account the Amount of Stamp Duty is to be / can be paid ?

Answer : The RTGS/NEFT/Cheque should be made from the Allottee(s) account only.

3.) Question : What is the time period for the Validity of the E-Stamp ?

Answer : The E Stamp doesn't have any expiry date or Validity period. However in case the allottee wants to get the amount of E stamp refund. It can be done within 6 months of the purchase date of e stamp.

4.) Question : What are the costs and expenses in refund of the E Stamp?

Answer : The Government deducts 10% of the E Stamp Amount and refunds if applied within 6 months of purchase.

5.) Question : Can the E Stamp be purchased in cash?

Answer : After Demonetization cash cannot be used for buying the e stamp.

Frequently Asked Questions on Power of Attorney

Question 1 : What is Power of Attorney? How to Get a Power of Attorney ?

Answer : Power of Attorney is a legal document in the form of written authorization used by the Person to appoint/allow some other person to act on his behalf.

1. In case allottee is out of country, then he can courier a GPA/SPA (**After getting it attested from Notary Public or the Indian Consulate/Indian Embassy**) in favour of his blood relative and the relative can complete the process. In such case , once received in India, it has to be verified and stamped, only after which it can be used in India.

2. In case allottee is presently available in NCR and going abroad or going anywhere, from where he will not be able to come personally for the registration, then in that case a GPA/SPA can be registered in Noida or the place where the person ordinarily lives in favour of his blood relative.

There are Two types of Power of Attorney.

General Power of attorney : It allows one person to authorize the other person to do things as provided in the Deed of General power of attorney ranging from registration of flat, its renting and even the sale of the flat. Only the powers conferred by the General power of Attorney are effective.

Special power of attorney is made for only one task such as just for getting the registration done and taking over the Possession.

Please note that All Power of Attorneys are revocable. The Power of Attorney should be

compulsorily registered. Notarized Power of Attorneys are not accepted by the Government offices for the registration.

Question 2 : Process of Power of Attorney to be sent from outside of India

1. Sign on each and every page of SPA.
 2. Get it Notarized from Notary Public or attested from Indian Consulate /Ambassy.
 3. Paste your Photograph on Page No. 01 and Self Attest your Photograph
 4. Send copy of ID of the Executant living outside India
 5. Send the above documents through Courier to the POA holder.
 6. After Receiving in India get it stamped within 90 days from the date of execution of POA.
- For Stamping, copy of Id proof of POA Holder and Envelope in which the Power of Attorney is sent is required as a proof.

The POA could be stamped in Noida or any place in which the POA holder resides.

Question 3 : How to and from where to get the POA registered in case allottee resides in India?

The POA can be registered in Noida or any place at which Executant resides. The POA is registered in the office of Sub Registrar.



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How to Calculate Stamp Duty for :

Logix Blossom County (Sector 137)

The Stamp Duty is 5% of the Circle Rate value or Net BSP Value whichever is more.

Different Floors have different Circle Rates which is as follows

Floor	Rate in Rs. per Sq. Mtr.	Rate in Rs. per Sq. Ft.
Ground to Third Floor	50000	4645.113
4 th	49000	4552.211
5 th	48000	4459.309
6 th	47000	4366.407
7 th	46000	4273.504
8 th	45000	4180.602
9 th	44000	4087.7
10 th	43000	3994.797
11 th	42000	3901.895
12 th	41000	3808.993
13th and Above	40000	3716.091

Parking Circle Rate : For each Covered Car parking : Rs. 3,00,000/-
For each open Car parking : Rs. 1,50,000/-

Circle Rate Value = Flat Size x Circle Rate + Parking Circle Rate
NET BSP Value of the flat is the price of the flat after reducing the discounts.

Stamp Duty is 5% of the Circle Rate value or the NET BSP Value whichever is more



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How to Calculate Stamp Duty for :

Logix Blossom Greens and Logix Blossom Zest (Sector 143)

The Stamp Duty is 5% of the Circle Rate value or Net BSP Value whichever is more.

Different Floors have different Circle Rates which is as follows

Floor	Rate in Rs. per Sq. Mtr.	Rate in Rs. per Sq. Ft.
Ground to Third Floor	40000	3716.091
4 th	39200	3641.769
5 th	38400	3567.447
6 th	37600	3493.125
7 th	36800	3418.803
8 th	36000	3344.482
9 th	35200	3270.16
10 th	34400	3195.838
11 th	33600	3121.516
12 th	32800	3047.194
12A	32800	3047.194
13th and Above	32000	2972.87

Parking Circle Rate : For each Covered Car parking : Rs. 3,00,000/-
 For each open Car parking : Rs. 1,50,000/-

Circle Rate Value = Flat Size x Circle Rate + Parking Circle Rate
 NET BSP Value of the flat is the price of the flat after reducing the discounts.

Stamp Duty is 5% of the Circle Rate value or the NET BSP Value whichever is more



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our Other useful Services :

Property Documentation and Registration		Liasioning in NOIDA and other Departments
1. Transfer Deed	8. CIC Deed	1. Transfer Memorandum from Noida
2. GPA	9. Gift Deed	2. Mutation
3. Lease Deed / Rent Agreement	10. CIS Deed	3. Permission to Mortgage (PTM)
	11. other miscellaneous works.	4. Change in Constitution
4. Sub-Lease Deed	12. Stamping of GPA/SPA	5. Change in Shareholding
5. Trust Deed	13. Marriage Registration	6. Extension for Construction
6. Will Deed	14. Partnership Deed	7. No dues Certificate from accounts and Jal Department
7. Agreement to Sell	15. Mortgage Deed	8. Small Scale Industries (SSI) Registration