

Transfer

1. Brief

According to 'Transfer of Property Act 1882', transfer of property means an act by which a living person conveys property, in present or in future to one or more other living persons or to himself and one or more other living persons: and to transfer property is to perform such act.

For GIDC estates, transfer of property can be of two types - Formal and Informal. Formal Transfer is between the partners, family, legal heirs in case of death, change in name of firm, etc. Informal Transfer is in favour of third party, transfer by virtue of auction done by DRT/ Banks/ Official Liquidators/ GSFC/ GILC/ other financial institutions, change in type of constitution, transfer to co-operative society, etc.



2. Instructions for Applicant

a) Apply Online

- <https://egov.gidcgujarat.org/gidcgg/applicantlogin.aspx>

b) Requirements

1. For utilized property [**Circular dated - 06-07-2017**]
 1. Permanent electricity connection certificate
 2. In case the property is utilized for last 2 years from the date of transfer application
 - ▶ One electricity bill for each two quarters for last 2 years from the date of transfer application.
 3. In case the property is utilized for last 5 years from the date of transfer application
 - ▶ Documents mentioned at point no. 2 (+) any one electricity bill for last 5th year from the date of transfer application.
 4. In case the property is utilized for last 5 years or more but less than 10 years from the date of transfer application
 - ▶ Documents mentioned at point no. 2 (+) 3 (+) any two electricity bills for last 5th to 10th year from the date of transfer application.
 5. In case the property is utilized for last 10 years from the date of transfer application
 - ▶ Documents mentioned at point no. 2 (+) 3 (+) 4 (+) any one electricity bill for last 10th year from the date of transfer application.
 6. Minimum 20 % ground coverage construction (Relaxation in minimum 20 % construction shall be applicable to exceptional cases as per policy of the Corporation. [**Circular dated 29/03/2011 and 20/12/2016**])

[If applicant is not able to submit utilization proofs, then property will be considered as non-utilized property and N.U. penalty will be charged accordingly]

1. Documents required from Individual Allottee

1. For an individual Allottee - Transferor
 - ▶ Self-Attested Photo ID proof (Anyone: Passport/Driving License/ Voter ID/Aadhar Card)
2. Other Documents - Transferor (old)
 - ▶ Undertaking on Rs. 300/- stamp paper for authenticity of signature of transferor and transferee
 - ▶ Undertaking on Rs. 300/- stamp paper for fulfilment of conditions mentioned in provisional transfer orders by transferor
 - ▶ Annexures of undertaking by transferor & transferee. (Soft copy available while doing application)
3. For an Individual Allottee - Transferee (new)
 - ▶ Self-Attested Photo ID proof (Anyone: Passport/Driving License/ Voter ID/Aadhar Card)
4. Other Documents - Transferor (as questionnaire) -
 - ▶ Possession Receipt
 - ▶ Identity proof of applicant
 - ▶ Lease Deed

2. Documents required in case of Company - Transferor

1. Copy of Resolution passed in the Board Meeting authorizing the Director for execution of documents
2. Self-Attested Photo ID proofs of authorized Director (Anyone: Passport/Driving License/ Voter ID/Aadhar Card)
3. Self-Attested Photo ID proofs of all Directors in case no resolution has been passed for authorizing the Director (Anyone: Passport/Driving License/ Voter ID/Aadhar Card)
4. Copy of Memorandum and Article of Association
5. C.A. certificate showing list of directors at the time of allotment and at present
6. C.A. certificate showing name of the shareholders along with their percentage shareholding in the company at the time of allotment and at present
7. Copy of resolution passed in board for transfer of plot (purchase/sell)

3. Charges/Fees

a) Transfer fee and non-utilization penalty as mentioned in the below table is applicable:

All types of properties	Formal / Informal type of Transfer						
	Utilized Plot / Shed (As per policy of the Corporation)		Plot / Shed which has been utilized earlier but is closed at present or does not fall under definition of utilization as per policy of the Corporation.		Open plot (In case of formal transfer of Open / non - utilized plot / shed except in case of formal transfer in favour of legal heirs due to death of allottee)		
	Category 1		Category 2		Category 3		
	Transfer Fee (On prevailing A.P.)	Non - Utilization Penalty (On prevailing A.P.)	Transfer Fee (On prevailing A.P.)	Non - Utilization Penalty (On prevailing A.P.)	Transfer Fee (On prevailing A.P.)	Transfer Fee (On prevailing A.P.)	Non - Utilization Penalty (On prevailing A.P.)
Informal type of transfer					Formal type of transfer		
If transferor has utilized the property for less than last 5 years.	15%	2% p.a. for the max. of last 10 years	15%	2% p.a. for the max. of last 10 years	30%	10%	2% p.a.
If transferor has utilized the property for last 5 years or more but less than 10 years.	10%						
If transferor has utilized the property for more than last 10 years.	5%						

b) Transfer in case of Co-operative Society:

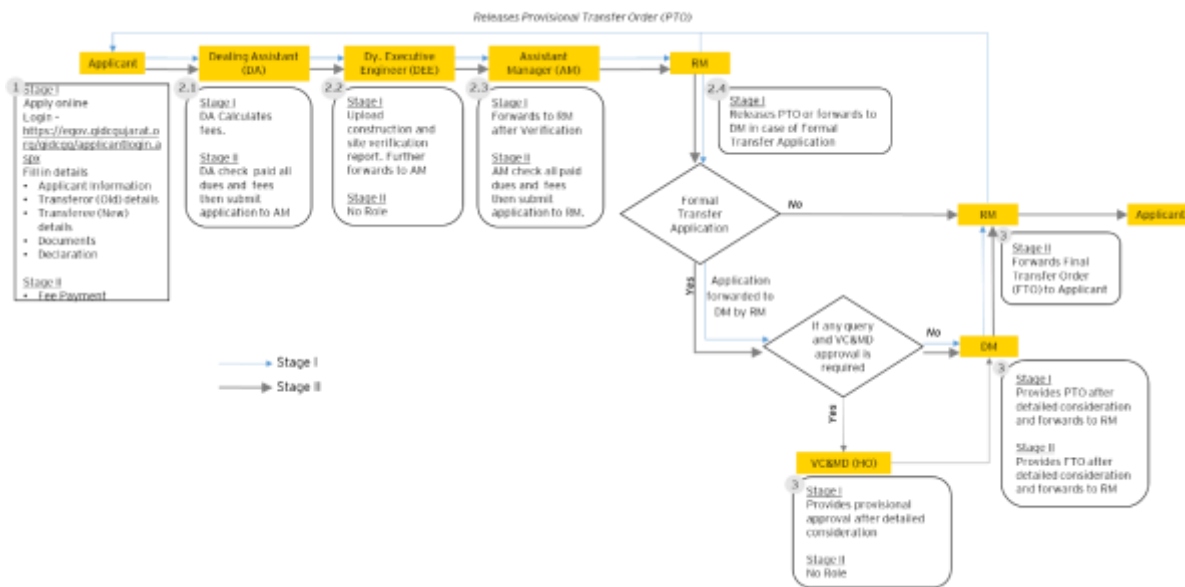
- If property is getting transferred for the first time in favour of co-operative society, transfer fee / NU penalty mentioned in above table shall be applicable with reference to circular dated 01/01/2011. If there is a change in members of co-operative society, transfer fee as per circular dated 01/01/2011 shall be leviable.
- If the utilization proofs provided by transferor are in the name of transferee then additional transfer fee @3% shall be leviable over and above transfer fee mentioned in above table.

c) Transfer of property by virtue of auction done by DRT/ Official liquidator/ bank/ other financial institutions:

- Transfer fee @25% of prevailing A.P.
- Non-utilization penalty:
 - No N.U. penalty for the 1 year from the date of physical possession of plot taken over by the auction purchaser.
 - 1 % N.U. penalty @ prevailing A.P. for 2nd year.
 - 2 % N.U. penalty p.a. @ prevailing A.P. for rest of the unutilized period.
- O/s. dues / fees / charges / tax, etc.

d) For GSFC/ GIIC cases, circulars issued by the Corporation periodically shall be applicable.

4. Application Process



Note: Above mentioned graphical representation is synopsis of respective policies only. Any allottee/ applicant shall have to abide by the policy of the Corporation which may be changed from time to time.

5. Delegation of Power

a) Informal type of transfer:

- Industrial/ Commercial properties - Regional Manager/ Divisional Manager.
- Transfer of property by virtue of auction done by GSFC/ DRT/ Official liquidator/ bank/ other financial institutions - Divisional Manager
- Residential/ Housing Property - Cases where properties allotted to GIDC Employee - Joint MD/ Executive Director.
- Residential/ Housing Property - Except the cases where properties allotted to GIDC Employees:
 - a) Same Constitution - RM/ DM
 - b) Change in constitution - VC & MD

b) Formal type of transfer:

Divisional Manager (Except in case of death of original allottee with no legal heir).

6. Reference Circulars

Link to find the list of important circulars related to 'Transfer of Property':

<http://gidc.gujarat.gov.in/circular-post-allotment.html>

<https://gidc.gujarat.gov.in/pdf/Circular/2020/Compilation-Transfer-policies.pdf>

7. Link for Application

- ▶ Open: <https://egov.gidcgujarat.org/gidcgg/applicantlogin.aspx>
- ▶ Login/ Register on GIDC portal
- ▶ Click "Application for Transfer"

SCREEN READER ACCESS | Search Language | CONTACT US | FEEDBACK | USEFUL LINKS | GIDC AFFILIATED ORGANIZATION | GIDC PARTNER 54 | Google Play | Download from the App Store

GIDC Gujarat Industrial Development Corporation
A Government of Gujarat Undertaking

150th Anniversary of Government of India

mail: on gidc@gidcgujarat.org | If you face any problem in filing online application call on 09879110007/09879110463/09879110476/09879110482

DESTINATION GUJARAT | GIDC | CHOLLAHS | **ONLINE SERVICES** | CSR | GALLERY | FAQS

Available Services
Application Guidelines
Register/Login

224 Industrial establishments at strategic locations.

આત્મનિર્ભર ગુજરાત
Register and login

Welcome to GIDC

GIDC has been created for securing the orderly establishment and organization of industries in industrial areas and industrial estates in the state.
To fulfill the above mandate, the Corporation has established 224 industrial estate.
GIDC is now establishing Special Investment Regions, PCPIR, industrial areas and large /sector-specific estates in tune with the changing economic and industrial scenario. [More Details](#)

SHRI NARENDRA MOOD
Hon'ble Prime Minister of India

SHRI VIJAY RUPANI
Hon'ble Chief Minister of Gujarat

Office Login (for all personal services)

GET REGISTRATION/GENERATE PROPERTY IDENTIFICATION NUMBER (PIN)

HOUSING PLOT APPLICATION FOR GIDC EMPLOYEE

DOWNLOAD GIDC SETU MOBILE APPLICATION

HOME | DASHBOARD | ONLINE SERVICE | GRIEVANCE | Welcome [Name] | Change Password | Logout

Profile Mr. [Name]
Applicant Email/User Id: [Email] Mobile No.: [Mobile No.]
[Edit Profile](#)

Notifications
આત્મનિર્ભર ગુજરાત - કુશળભેદનો પેલો

My Property
Plot/Shed No:

Dues Details

Application Status

APPLIED	APPROVED/REJECTED	PENDING
0	0	0

Document Repository

Property Card

Online Service

- Application For Lease
- Application For Lease(New)
- Application For IR
- Application For Transfer**
- Application For Sub-division
- Application For Amalgamation
- Application For Right of Use
- Application For Subletting
- Application For Surrender
- Regularisation of Unauthorized Business support Service (BSS)

Apply for Transfer

