

803
15/10/14

DELHI DEVELOPMENT AUTHORITY

Form used by other than lessee where the deed has been executed.

Mic No. 10891 dated 25/10/14
Certified that the instrument is properly stamped under section 32 of the Indian Stamp Act. The Stamp duty is Rs. 380/-
Transfer fee Rs. 380/-
Total Rs. 760/-
deposited vide Treasury/Chamber/Receipt No. 74 Date 4/11/14

Conveyance Deed

(PLOTS ATTORNEY)

Collector of Stamps
Vikas Sadan, New Delhi

This CONVEYANCE made on this 15th October 2014

day of between Sh./Smt. M/s. UNION Tin Products & P&P & Ram Parkash

son/daughter/wife/widow of Sh./Smt. Rama Mal

R/o A-6/21, Krishan Nagar, Delhi

hereinafter called the "Lessee/Sub-lessee" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the Second part and Sh./Smt. Sanjeev Malhotra & K.L. Malhotra son/daughter/wife/widow of Sh. R/o G-146, Kalkaji, New Delhi 110019
(2) Sh. Ashish Kapoor & S.D. S. Kapoor, R/o E-44, Second floor, Kalkaji, New Delhi

hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part

WHEREAS by a Lease dated 21.4.1986 day of

between the above "Vendor" described therein as "Lessor/Sub-lessor" of the one part and above 'lessee' described therein as 'lessee' of the other part and registered on 23.4.1986

in the office of the Sub-Registrar Delhi/New Delhi being Sl. No. 2504 in Book No. I Volume No. 5477 at pages to 43 to 49

(hereinafter referred to as the said Lease/Sub-lease Deed) a piece and parcel of Industrial/Commercial/Permitted mix use land measuring 580.7

Sq. mtrs./yds. situated at Okhla Indl Area, Ph-I being Plot No. 224 Block No. A

was demised and assured unto the said Lessee /Sub-lessee by way of lease/sub-lease for a period of 99 year/Perpetual lease/sub-lease subject to the limitations, terms/conditions mentioned therein.

Sanjeev Ashish Kapoor



पट्टा प्रशासन अधिकारी
भूमि विकास शाखा (औद्योगिक)
दिल्ली विकास प्राधिकरण

ANY NON-INDUSTRIAL USE OF THIS PLOT WILL LEAD TO CANCELLATION OF THIS C.D.
SUB DIVISION OF THIS PLOT IS NOT ALLOWED

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AND WHEREAS the lessee Shri/Smt. M/s. Union Tin Products

Has Prop. Sh. Ram Parkash
S/o/w/o Sh. Ramal mal

R/o A-6/21, Krishna Nagar, N Delhi

had executed power of attorney on 16-7-81

appointing
Sh. B.D. Kapoor

S/o Late Sh. S.L. Kapoor

R/o F-4N Second floor, Kalkaji
NEW DELHI

as his/her attorney authorising him/her to sell the said property on his/her behalf. AND whereas the lessee had given the possession of the property to the purchaser and now the said property is in the possession of the purchaser.

AND WHEREAS representing that the said lease/sub-lease is still valid and subsisting, the said lessee/sub-lessee through his attorney has applied to the Vendor to grant to the purchaser of reversionary interest of the Vendor in the said demised property leased out to him/her under the said-lease deed and the Vendor has agreed to sell the reversionary interest of the said demised property to the Purchaser subject to the terms/conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 18,45,764/-

Rupees Eighteen lac forty five thousand seven

hundred eighty four only) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land in respect of Industrial/Commercial/permitted mix use plot No. 824 Block No. A measuring 580.7 Sq. yds. Sq. Mt. situated in Okhla Ind. Area, Ph I Scheme (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all remainder, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever, SUBJECT TO the exceptions, reservations, covenants and conditions hereinafter contained, that is to say :-

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with all rights at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

Ranjeev [Signature]

[Signature]
फंडा प्रशासन अधिकारी
भूमि विक्रय शाखा (औद्योगिक)
दिल्ली विकास प्राधिकरण

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2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention past, present or future of Section-14 of the Delhi Development Act or any other law in force for the time being.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities in force for the time being.

4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

5. That purchaser will at all times indemnify all claims and demands made and all actions and proceedings taken against the vendor by anyone in respect of the property or any part thereof on any ground whatsoever.

It is further declared that as a result of these presents, the Purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the convenience and conditions contained in the said lease/sub-lease deed required to be observed by the purchaser of the said demised property, excepts as stated hereinabove.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

IN WITNESS WHEREOF **P. P. SHARMA** Lease Admn. Officer D.D.A. **Rajiv Kumar** Lease Admn. Officer D.D.A.

for and on behalf of and by the order and direction of the Vendor has hereunto set his hand and

Sh. **B. D. Kapoor**

attorney of Lessee Sh./Smt. **M/s. Union**

Tin Products He foot. Sh. Ram Parkash

the purchaser have, hereunto set his/her hand day and year first above written.

Ranjeer

Rajiv Kumar



Prerna
पट्टा प्रशासन अधिकारी
भूमि विक्रय शाखा (औद्योगिक)
दिल्ली विकास प्राधिकरण

THE SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/permitted mix land use plot of land being the plot No. 224
in Block No. A in Okhla Indl. Area, Ph-I Industrial
Area in the lay out plan of Okhla Indl. Area, Ph-I Indl. Scheme in the lay out
plan of 580.7 Scheme and measuring
Sq. yds/mtr. or thereabouts bounded as follows:

NORTH Plot No. 223
EAST Road
SOUTH Plot No. 225
WEST S Lake

ANY NON-INDUSTRIAL USE OF
THIS PLOT WILL LEAD TO
CANCELLATION OF THIS C.D.

SUB DIVISION OF THIS PLOT
IS NOT ALLOWED

Signed by Shri/Smt. P. P. SHARMA Rajiv Kumar
Lease Admn. Officer Lease Admn. Officer
L.S.B. (Indl.) D.D.A. L.S.B. (Indl.) D.D.A.

for and on behalf of and by the order and direction of the President of India.

पट्टा प्रशासन अधिकारी
(VENDOR) भूमि विक्रय शाखा (औद्योगिक)
दिल्ली विकास प्राधिकरण

In the presence of:
1. Shri. H. S. Negi

Aggr. (Mtl.)

Signed by Shri. B. D. Kapoor Shri. H. S. Kapoor
Rt. No. Second floor, Kalkaji
N Delhi.

Brahmraj Kapoor
(Attorney of Allottee)

In the presence of:

1. Shri. Ankit Kumar Shri. Vinod Kumar
B-135/c New Janak Puri Delhi
2. Shri. D. K. Chakrabarti Shri. Shiv Kamal
Shri. S. S. Singh Shri. H. S. Singh
Rt. No. Second floor, Kalkaji, N Delhi

Signed by Shri/Smt. Sangeet Mathatya Shri. K. L. Mathatya
Rt. No. 2nd floor, Kalkaji, N Delhi. (2) Shri. Arunish Kapoor
Shri. B. D. Kapoor Rt. No. Second floor, Kalkaji, N Delhi

Panjeev
(Purchaser)
Arish Kapoor
Aucit

In the presence of:

1. Shri. Ankit Kumar
Shri. Vinod Kumar
2. Shri. D. K. Chakrabarti
Shri. Shiv Kamal

Deed Related Detail

Deed Name CONVEYANCE		CONVEYANCE DEED (DDA)	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII	Building Type	
Village/City	Others		
Place (Segment)	Others Rural		
Property Type	Industrial		
Property Address	House No.: 224 Blk A Okhla Indl Area, Road No.: , Others		
Area of Property	580.70 Sq. Yard	0.00	0.00
Money Related Detail			
Consideration Value	1,846,000.00 Rupees	Stamp Duty Paid	110,760.00 Rupees
Value of Registration Fee	18,460.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	0 Rupees	Government Duty	110760 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 15/10/2014 12:37 day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
POI

and Shri / Ms.

SANJEEV MALHOTRA, Ashish Kapoor

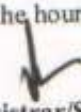
Who is/are identified by Shri/Smt/Km. D K Chabba S/o W/o D/o Shiv Kant R/o 916 Sec 4 HNo 802 To 948 RK Puram


and Shri/Smt./Km Ankit Kumar S/o W/o D/o V Kumar R/o B 135 New Jankipuri

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence


 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi


 Registrar/Sub Registrar
 Sub Registrar VII
 Delhi/New Delhi

Date 15/10/2014 12:42:34



1493541117553

Reg. No. 17553 Reg. Year 2014-2015 Book No. 1



Ist Party

IInd Party

Witness

Ist Party

POI

IInd Party

SANJEEV MALHOTRA, Ashish Kapoor

Witness

D K Chabba, Ankit Kumar

Certificate (Section 60)

Registration No.17,553 in Book No.1 Vol No 5230
on page 133 to 135 on this date 15/10/2014 12:42
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 15/10/2014 12:42:52

Sub Registrar
Sub Registrar VII
New Delhi/Delhi



1493245117553