SBI Sme Asaf ali Road. Freshcase -
Naveen Sir:

M/S BHAI Distribution.

Pankaj Kalra
9711961108

25964
-4 NOV 2011

000054

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-DL06250066847403J
Certificate Issued Date	:	02-Nov-2011 07:02 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK12623749653841J
Purchased by	:	GEETA KALRA
Description of Document	:	Article 23 Sale
Property Description	:	A-17 ASHOK VIHAR PHASE-I DELHI
Consideration Price (Rs.)	:	1,20,00,000
		(One Crore Twenty Lakh only)
First Party	:	GAK BUILDCON PVT LTD
Second Party	:	GEETA KALRA
Stamp Duty Paid By	:	GEETA KALRA
Stamp Duty Amount(Rs.)	:	4,80,000
		(Four Lakh Eighty Thousand only)

VERIFIED
&
LOCKED

Please write or type below this line

Gak Buildcon Pvt Ltd.
PAN-AACCG7811L
PAN-AASPK3848C
Gagan, Bhai

Geeta Kalra
PAN-AAIPK8146D
Geeta Kalra

For GAK BUILDCON PVT. LTD.
Authorised Signatory

The Stamp Certificate can be verified at Authorised Collection Centers (ACCCs), SHCIL Offices and Stamp Duty Officers (SDOs). List of Authorised ACCCs, SHCIL Offices and SDOs are available on the Web site "www.shcilestamp.com"

E-STAMP CERTIFICATE NO.IN-DL06250066847403I

SALE DEED

a) Locality Name	: ASHOK VIHAR
b) Category of Locality as per MCD	: 'D'
c) Circle rate of locality	: RS.43,600/-
d) Total area of property	: 250.8 SQ. MTRS.
e) No. of floors on property	: FOUR STOREY
f) Land Use	: RESIDENTIAL
Cost of Land : 43600 X 250.8	= RS.1,09,34,880/- (A)
h) Plinth area under transfer	: 250.8 X 4 X 75% = 752.4 SQ. MTRS.
i) Rate of construction as per MCD	: RS.7,600/-
j) Time & Type of construction	: AFTER 2000 & PUCCA
Total Cost of Construction	: 7600 X 752.4 = RS.76,24,320/- (B)
Total Cost of Property (A) + (B) (as per circle rate)	= RS.1,85,59,200/-

Therefore a Minimum Value as per circle rate on which stamp duty is to be paid is RS.1,85,59,200/- OR RS.1,86,00,000/-

SOLD PORTION IS 1/2 UNDIVIDED SHARE, THEREFORE

SALE DEED FOR RS.1,20,00,000/-

STAMP DUTY ... @2% ... RS.2,40,000-00
CORPN. TAX ... @2% ... RS.2,40,000-00
TOTAL ..... @4% ... RS.4,80,000-00

SALE DEED:

THIS SALE DEED is executed at Delhi, on this 4th day of Nov. 2011, by GAK BUILDCON PVT. LTD., AT A-28, PHASE-I, ASHOK VIHAR, DELHI, THROUGH ITS DIRECTOR SHRI SHRI GAGAN BHAI S/O SHRI AMOLAKH RAJ BHAI R/O A-28, PHASE-I, ASHOK VIHAR, DELHI, hereinafter called the VENDOR ... IN FAVOUR OF ... SMT. GEETA KALRA W/O SHRI GAGAN BHAI R/O A-28, ASHOK VIHAR, PHASE-I, DELHI, hereinafter called the VENDEE.

The expressions VENDOR and VENDEE shall mean and include their respective heirs, successors, administrators, executors and assigns.

Contd...3/p

For GAK BUILDCON PVT. LTD.
Gagan Bhai
Director

Geeta Kalra

E-STAMP CERTIFICATE NO.IN-DL06250066847403J

WHEREAS FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, which is bouned as under:-

EAST :- PROPERTY NO.A-16
WEST :- PROPERTY NO.A-18
NORTH:- ROAD
SOUTH:- SERVICE LANE

was acquired by Shri Jagdish Kumar Suneja S/o Shri Diwan Chand R/o A-17, Phase-I, Ashok Vihar, Delhi, the Vendor herein, by virtue of Conveyance Deed document regd. as No.415, in Addl. Book No.I, Volume No.527, on pages 108 to 109, Dt.16.1.1998, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS thereafter, said Shri Jagdish Kumar Suneja sold 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, to GAK BUILDCON PVT. LTD., AT A-28, PHASE-I, ASHOK VIHAR, DELHI, THROUGH ITS AUTHORISED SIGNATORY SHRI DINESH CHHABRA S/O SHRI J.C. CHHABRA R/O A-12, PHASE-I, ASHOK VIHAR, DELHI, vide Sale Deed document regd. as No.13887, in Addl. Book No.I, Volume No.2079, on pages 19 to 23, Dt.21.11.2008, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS thereafter, the said Shri Jagdish Kumar Suneja further sold remaining 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, to GAK BUILDCON PVT. LTD., AT A-28, PHASE-I, ASHOK VIHAR, DELHI, THROUGH ITS AUTHORISED SIGNATORY SHRI PANKAJ KALRA S/O SHRI GAGAN BHAI R/O A-12, PHASE-I, ASHOK VIHAR, DELHI, vide Sale Deed document regd. as No.3870, in Addl. Book No.I, Volume No.2699, on pages 119 to 124, Dt.31.3.2010, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS on the basis of above said facts, GAK BUILDCON PVT. LTD., the Vendor herein, became the sole and absolute owner of FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property.

Contd...4/p

For GAK BUILDCON PVT. LTD.,

Gagan Bhai

Director

Geeta Kalra

E-STAMP CERTIFICATE NO.IN-DL06250066847403J

AND WHEREAS the Vendor re-developed the said property after demolishing the present structure and constructed a four storey building with lift as per plan duly sanctioned from the competent authority.

AND WHEREAS the Vendor has agreed to sell 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, comprising of four storey building with lift, which is bouned as above, hereinafter called the PROPERTY UNDER SALE, to the Vendee for a sum of Rs.1,20,00,000/- (RUPEES ONE CRORE AND TWENTY LAC ONLY). The entire consideration amount of Rs.1,20,00,000/- (RUPEES ONE CRORE AND TWENTY LAC ONLY) which the Vendor has received from the Vendee prior to the execution of this Sale Deed and the Vendor hereby acknowledges the receipt of the said amount in full and final settlement before the Sub-Registrar, Delhi, at the time of registration of this Sale Deed.

Payment received detailed as under:-

RS.45,75,000/- vide Cheque No.064944, Dt.01.09.2011
RS.12,00,000/- vide Cheque No.064951, Dt.15.10.2011
RS.35,00,000/- vide Cheque No.064952, Dt.25.10.2011
RS.27,25,000/- vide Cheque No.064953, Dt.25.10.2011, all of Axis Bank, Ashok Vihar, Phase-I, Delhi.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the VENDOR doth hereby absolutely sells, conveys, transfers and assigns the said property, unto the VENDEE with all his rights, titles, interests, options, easements, privileges and appurtenances attached thereto, to the VENDEE and the VENDEE will use, hold, enjoy, sell, mortgage the said property in any manner, she likes.

Contd...5/p

For GAK BUILDCON PVT. LTD.
Gagan Khai
Director

Geeta Kabra

2. That the physical possession of the said property is already with the VENDEE, hence the VENDORS have delivered the symbolic/proprietory possession of the abovesaid property to the VENDEE at the time of registration of this Sale Deed.

3. That the VENDEE has become the sole & absolute owner of the above mentioned property under sale and shall hereafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, she likes without any hindrance, claim or demand whatsoever from the VENDOR or any other person claiming under or through him.

4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or any other concerned authorities and all other relevant records in the absence of the VENDOR.

5. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the VENDOR upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid and borne by the VENDEE.

6. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEE.

7. That the VENDOR hereby further assures and declares that he is the sole, absolute, exclusive and rightful owner of the above mentioned property under sale and is fully competent and has full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, attachment, surety, security, disputes, notices, notification, acquisition, burden, litigation etc. etc. and there is no legal defect in the title of the VENDOR, if it is proved, otherwise, or if the whole or any part of the above mentioned property under sale is taken away or goes out from the possession of the VENDEE on account of any defect in the ownership of the VENDOR, then the VENDOR shall be liable and responsible for all costs and damages if incurred by the VENDEE in all respects.

Contd...6/p

For GAK BUILDCON PVT. LTD.

Gagan Bhai

Director

Geeta Kabra

Regd No. 17060

Date 04/11/2011 8:54:37PM

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI A

Village/City Ashok Vihar

Place (Segment) Ashok Vihar

Area of Property 250.80 oZx ehVj

Area of Building 0 oZx Qq¹

Building Type

Property Type Residential

Money Related Detail

Consideration Amount 12,000,000.00 Rupees

Stamp Duty paid 480,000.00 Rupees

Value of Registration Fee 120,000.00 Rupees

Pasting Fee 100.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt GAk Builcon Thr. Gagan Bhai S/o W/o Amolak Raj Bhai R/o A-28 Ashok Vihar Ph - I

in the office of the Sub Registrar, Delhi this 04/11/2011 8:54:37PM day Friday between the hours of

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms GAk Builcon Thr. Gagan Bhai

and Shri/Ms Geeta Kalra

Who is/are identified by Shri/Smt/Km. Yaad Ram S/o W/o D/o JIwa Ram R/o B-19 A Budh Vihar Ph-I

and Shri/Smt./Km M S Rawat S/o W/o D/o B S Rawat R/o EU-4 Pitam Pura
(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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.12,000,000.00 Rupeess one crore twenty lakh Only

The Balance of entire consideration of Rs._____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Ms. Geeta Kalra S/o W/o Gagan Bhai

R/o A-28 Ashok Vihar Ph - I

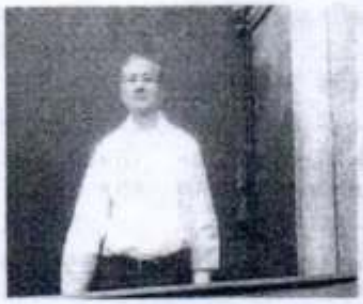
DISTT. NORTH-WEST DELHI

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Date 29/11/2011 6:03:27PM

Reg. No.	Reg. Year	Book No.
17060	2011-2012	1



Ist Party विक्रेता

IInd Party क्रेता

Witness xokq

Ist Party IInd Party

Ist Party विक्रेता :- GAk Builcon Thr. Gagan Bhai

IInd Party क्रेता :- Geeta Kalra

Witness xokq Yaad Ram, M S Rawat

Certificate (Section 60)

Registration No.17,060 in Book No.1 Vol No.3,843

on page 85 to 90 on this date **29/11/2011 5:46:42PM**day Tuesday

and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar VI A

New Delhi/Delhi

Date 29/11/2011 6:03:47PM

SUB REGISTRAR-VI-A SUP. CIV. MODEL TOWN SEAL OF THE DISTT. NORTH-WEST DELHI

MUNICIPAL CORPORATION OF DELHI
ASSESSMENT & COLLECTION DEPARTMENT
ROHINI ZONE .

No.Tax/RZ/PP/2011/3672 Dated: 8/12/11

Mutation

Smt.Geeta Kalra
W/o Shri Gagan Bhai,
R/o A-28 Ashok Vihar,
Phase-I,
DELHI – 110 052.

Sub: Mutation of P.No.A-17 Ashok Vihar, Phase-I, Delhi – 110 052.

Dear Sir/Madam,

This is in reference to your application dated 7.12.2011 for mutation of your aforesaid property. The property is being mutated in your name on the basis of documents supplied by you.

This is to make it clear that this mutation is only for the purposes of realization of property taxes only and does not confer any legal title, nor is valid for any other purpose.

If at any stage, it is discovered that this mutation has been obtained by fraudulent means, it will be deemed to be case of mis-statement of facts, mis-representation and fraud and this Mutation shall stand cancelled without any notice to you. You will also be liable to appropriate action under the rules.

If any tax liability arises on this property after the mutation for the period prior to the date of this mutation/sub-division due to creation of any demand or due to any calculation mistake, the tax liability shall be payable by you as agreed by you in the Indemnity Bond enclosed with your application.

This mutation/sub-division shall not be treated as valid if it has been constructed on a land belonging to the Govt./DDA/MCD of which you are not the lessee/licensee according to law.

This is also make clear that MCD will not be a party to any dispute arising in future as agreed by you in the affidavit enclosed with the application.

Yours faithfully,
8/12/11

Asstt.Assessor & Collector
Rohini Zone
Asstt. Assessor & Collector
Municipal Corporation of Del
Sub-Zonal Office
Sec.-17, Rohini, Delhi

MUNICIPAL CORPORATION OF DELHI
ASSESSMENT & COLLECTION DEPARTMENT
ROHINI ZONE .

No.Tax/RZ/PP/2011/3672 Dated: 8.12.11

Smt.Geeta Kalra
W/o Shri Gagan Bhai,
R/o A-28 Ashok Vihar,
Phase-I,
DELHI – 110 052.

Sub: Mutation of P.No.A-17 Ashok Vihar, Phase-I, Delhi – 110 052.

Dear Sir/Madam,

This is in reference to your application dated 7.12.2011 for mutation of your aforesaid property. The property is being mutated in your name on the basis of documents supplied by you.

This is to make it clear that this mutation is only for the purposes of realization of property taxes only and does not confer any legal title, nor is valid for any other purpose.

If at any stage, it is discovered that this mutation has been obtained by fraudulent means, it will be deemed to be case of mis-statement of facts, mis-representation and fraud and this Mutation shall stand cancelled without any notice to you. You will also be liable to appropriate action under the rules.

If any tax liability arises on this property after the mutation for the period prior to the date of this mutation/sub-division due to creation of any demand or due to any calculation mistake, the tax liability shall be payable by you as agreed by you in the Indemnity Bond enclosed with your application.

This mutation/sub-division shall not be treated as valid if it has been constructed on a land belonging to the Govt./DDA/MCD of which you are not the lessee/licensee according to law.

This is also make clear that MCD will not be a party to any dispute arising in future as agreed by you in the affidavit enclosed with the application.

Yours faithfully,

8/12/11

Asstt.Assessor & Collector
Rohini Zone
Asstt. Assessor & Collecto
Municipal Corporation of De
Sub-Zonal Office
Sec.-17, Rohini, Delhi

04H-1797

(Residential : Restricted Auction)

Certified that full stamp duty of Rs. 660/- transfer duty of Rs. 332 total Rs. 992 (Rupees Nine hundred and ninety two only) has been paid vide challan No. ... dated 14/8/70.

Collector of Stamps, DELHI 1/9/70

DELHI ADMINISTRATION

(Land and Housing Department)

PERPETUAL LEASE

THIS INDENTURE made this 9th day of November one thousand nine hundred and seventy BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part and Shri/Shrimati Jagdish Kumar Suneja S/o Shri Dewan Chand 10 A Kaunda Nagar Delhi

(hereinafter called "the Lessee") of the other part.

WHEREAS the Lessee has applied to the Lessor for the grant of a lease of the plot of land, belonging to the Lessor, hereinafter described and was the highest bidder at the auction restricted to persons eligible under the terms and conditions under which the auction was held and the Lessor has on the faith of the statements and representations made by the Lessee accepted the Lessee's application and bid and has agreed to demise the said plot to the Lessee in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that, in consideration of the premium of Rs. 18500/- (Rupees Eighteen thousand five hundred only) out of which the said lessee has paid 75% of the premium amounting to Rs. 13875/- (Rupees Thirteen thousand Eight hundred seventy five only) before the execution of these presents and has further agreed to deposit the balance of the premium without any demand from the Lessor within one year from the date of handing over of possession of the plot i.e. from 6-10-69 and the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee ALL THAT plot of land being the residential plot No. 17 Block No. A in the lay-out plan of Wazirpur Ren. Scheme containing by admeasurement an area of 300 sq. yds. or thereabouts situate at Ring Road near Ring Railway line Wazirpur Chowki Kutubabad Redevelopment Estate which residential plot is more particularly described in the schedule hereunder written and with boundaries thereof for greater clearness has been delineated on the plan annexed to these presents and thereon coloured red (hereinafter referred to as "the residential plot") TOGETHER with all rights, easements and appurtenances whatsoever to the said residential plot belonging or appertaining TO HOLD the premises here by demised unto the Lessee in perpetuity from 6th

Jagdish Kumar Suneja

Jagdish Kumar Suneja

Jagdish Kumar Suneja

Under Secretary
Delhi Administration,
Vikas Bhawan, New Delhi

day of Oct. one thousand nine hundred and Sixty nine
YIELDING AND PAYING therefore yearly rent payable in advance of Re. 1/- (Rupee One only
fifty paise years only)
upto the 6th day of Oct. one thousand
nine hundred and Eighty four and
thereafter at the rate of two and a half per cent of the premium or such other enhanced rent as may hereafter be assessed under the covenants and conditions hereinafter contained clear of all deductions by equal half-yearly payments on the fifteenth day of January and the fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time, the first of such payments to be made on the fifteenth day of January one thousand nine hundred and Eighty One and the rent amounting to Rs. 1-30 P. (Rupees One & Paise thirty only) from the date of the commencement of this Lease to the last mentioned date having been paid before the execution of these presents.

Jagdish Kumar Singh

Subject always to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say as follows:—

I. The Lessor excepts and reserves unto himself all times, minerals, coals, gold-washing, earth oils and quarries in or under the residential plot, and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II. The Lessee for himself, his heirs, executors, and administrators and assigns covenants with the Lessor in the manner following, that is to say :—

(1) The Lessee shall pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

(2) The Lessee shall not deviate in any manner from the lay-out plan nor alter the size of the residential plot whether by sub-division, amalgamation or otherwise.

(3) The Lessee shall, within a period of two years from the 6th day of Oct. one thousand nine hundred and Sixty nine (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon the residential plot and complete in a substantial and workmanlike manner a residential building for private dwelling with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

Jagdish Kumar Singh

(4) (a) The Lessee shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the residential plot except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of ten years from the commencement of this Lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the residential plot at the time of sale, transfer, assignment, or parting with the possesssion, the amount to be recovered being fifty per cent of the un-earned increase and the decision of the Lessor in respect of the market value shall be final and binding.

Jagdish Kumar Singh

PROOIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting fifty % of the unearned increase as aforesaid.

(b) Notwithstanding anything contained in sub-clause (a) above, the Lessee may, with the previous consent in writing of the Lieutenant Governor of Delhi (hereinafter called "the Lieutenant Governor), mortgage or charge the residential plot to such person as may be approved by the Lieutenant Governor in his absolute discretion.

PROVIDED that, in the event of the sale or foreclosure of the mortaged or charged property, the Lessor shall be entitled to claim and recover the fifty per cent of the unearned increase in the value of the residential plot as aforesaid and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said residential plot shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting fifty per cent of the unearned increase as aforesaid.

(5) The Lessor's right to the recovery of fifty per cent of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

Jagdish Kumar Singh

(6) Notwithstanding the restrictions, limitations and conditions as mentioned in sub-clause (4) (a) above, the Lessee shall be entitled to sublet the whole or any part of the building that may be erected upon the residential plot for purpores of private dwelling only on a tenancy from month to month or for a term not exceeding five years.

(7) Whenever the title of the Lessee in the residential plot is transferred in any manner whatsover the transferee shall be bound by all the convenants and conditions contained herein and be answerable in all respects therefor.

Undor Secretary
Delhi Administration,
Vikas Bhawan, New Delhi.

(8) Whenever the title of the Lessee in the residential plot is transferred in any manner whatsoever the transferor and the transfere shall, within three months of the transfer, give notice of such transfer in writing to the Lessor.

In the event of the death of the Lessee the person on whom the title of the deceased devoles shall, within three months of the devolution, give notice of such devolution to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall supply the Lessor certified copies of the document (s) evidencing the transfer or devolution.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this Lease be assessed, charged or imposed upon the residential plot hereby demised or on any buildings to be erected thereupon or on the landlord or tenant in respect thereof.

(10) All areas of rent and other payments due in respect of the residential plot hereby demised shall be recoverable in the same manner as arrears of land revenue.

(11) The Lessee shall in all respects comply with and be bound by the building, drainage and other by-laws of the proper municipal or other authority for the time being in force.

CONVERT INTO FREE HOLD AND PERPETUAL LEASE DEED. CANCELLED

(12) The Lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the residential plot.

Jagdish Kumar Singh

(13) The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the residential plot or in any building thereon any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of private dwelling or do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be a nuisance, annoyance or disturbance to the Lessor and persons living in the neighbourhood.

PROVIDED that, if the Lessee is desirous of using the said residential plot or the building thereon for a purpose other than that of private dwelling, the Lessor may allow such change of user on such terms and conditions, including payment of additional premium any additional rent, as the Lessor may in his absolute discretion determine.

(14) The Lessee shall at all reasonable times grant access to the residential plot to the Lieutenant Governor for being satisfied that the covenants and conditions contained herein have been and are being complied with.

(15) The Lessee shall on the determination of this lease peaceably yield up the said residential plot and the buildings thereon unto the Lessor.

III. If the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have

Under Secretary
Delhi Administration,
Vikas Bhawan, New Delhi.

been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the residential plot hereby demised and the buildings thereon, to re-enter upon and take possession of the residential plot and the buildings and fixtures thereon, and thereupon this Lease and every thing herein contained shall cease and determine and the Lessee shall not be entitled to any compensation whatsoever nor to the return of any premium paid by him.

Provided that, notwithstanding anything contained herein, to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid, and in his absolute discretion, waive or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the rent which shall be in arrear as aforesaid together with interest at the rate of six per cent per annum.

IV. No forfeiture or re-entry shall be effected until the Lessor has served on the Lessee a notice in writing.

(a) specifying the particular breach complained of, and

(b) if the breach is capable of remedy, requiring the Lessee to remedy the breach.

and the Lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy; and in the event of forfeiture or re-entry the Lessor, may in his discretion, relieve against foreiture, on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry

(a) for breach of covenants and conditions relating to sub-division or amalgamation, erection and completion of building within the time provided and transfer of the residential plot as mentioned in Clause II, or

(b) in case this Lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January ~~One thousand~~ nine hundred and ..... Two thousand ..... and thereafter at the end of each successive period of thirty years, provided that the increase in the rent fixed as each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without buildings at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act, 1887 (Act XVII of

Jagdish Kumar Sureja

Jagdish Kumar Sureja

Under Secretary
Delhi Administration,
Vikas Bhawan, New Delhi

1887), or any amending Act for the time being in force and the proceedings for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act in the same manner as if the same had been taken thereunder.

Jagdish Kumar Surveyor

VI. In the event of any question, dispute or difference, arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Lieutenant Governor or any other person appointed by him. It will be no objection that the arbitrator is a Government servant, and that he has to deal with the matters to which the Lease relates, or that in the course of his duties as a Government servent he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time, from time to time, for making and publishing the award.

Subject as aforesaid, the Arbitration Act, 1940, and the Rules thereunder and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

VII. All notices, orders, directions, consents or approvals to be given under this Lease shall be in writing and shall be signed by such officer as may be authorised by the Lieutenant Governor and shall be considered as duly served upon the Lessee or any person claiming any right to the residential plot if the same shall have been affixed to any building or erection whether temporary or otherwise upon the residential plot or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VIII. (a) All powers exercisable by the Lessor under this Lesase may be exercised by the Lieutenant Governor. The Lessor may also authorise any other officer or officers to exercise all or any of the powers exercisable by him under this Lease.

(b) The Lieutenant Governor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the Lessor exercisable by him by virtue of sub-clause (a) above.

IX. In this Lease the expression "the Lieutenant Governor" means the Lieutenant Governor of Delhi for the time being or, in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Lieutenant Governor by whatever designation such offer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Lieutenant Governor under this Lease.

X. The expressions "the Lessor" and "the Lessee" hereinbefore used shall where the context so admits include, in the case of the Lessor his successors and assigns, and in the case of the Lessee his heirs, executors administrators or legal representatieves and the person or persons in whom the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

Under Secretary
Delhi Administration,
Vikas Bhawan, New Delhi.

DL/04/053/255465

415

DELHI DEVELOPMENT AUTHORITY

Form to be used where lessee directly applies for conversion where the lease deed has been executed.

Conveyance Deed

Sub Registrar

79

191

Sub This conveyance made on this 13-1-98

day of

between the President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Shri/~~Smt~~ JAGDISH KUMAR SAHNEJA

son/~~daughter/wife/widow~~ of Shri DIWAN CHAND

R/o A/17, ASHOK VIHAR-I, DELHI-52

hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns)of other parts.

WHEREAS by a Lease dated 9th day of November 1970 made between the above "Vendor" described therein as "lessor" of the one part and above "purchaser" described therein as "lessee" of the other part and registered on 25th day of December 1970 in the office of the Sub-Registrar Delhi being Serial No. 8677 in Book No. I volumn No. 2481 at pages 98 to 103 (hereinafter referred to as the said Lease Deed) a piece and parcel of land situated in ASHOK VIHAR I Res. Scheme bearing Plot No. 17 Block No. A Pocket No. * Sector No. * measuring 300 Sq. yds./mts. thereabout situated at ASHOK VIHAR-I

Rev. Estate, was demised and assured unto the said lessee/purchaser herein by was of lease for a period of years/on Perpetual Lease subject to the terms and conditions mentioned herein.

AND WHEREAS representing that the said lease is still valid and subsisting, the said purchaser has applied to the Vendor to purchase 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 reversionery interest of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of sum of Rs. 42618/-

(Rupees in words also)

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, assignns and assures unto the afore said purchaser all the

File No. 9732 Ct. 9798

Certified Full Sur - Rs. 1290-

Transf - Rs. 2150-

Total Rs. 3440/- Three Thousand four hundred fourty ON

has been paid vide T.C. No. 26/12/97

Lease Administration Office
Delhi Development Authority
For and on behalf of the
President of India.

Collector of Stamps
Saraswati Vihar Delhi.

Collector of Stamps Saraswati Vihar Delhi

Jagdish Kumar Saneja

DELHI DEVELOPMENT AUTHORITY

Form to be used where lessee directly applies for conversion where the lease deed has been executed

Conveyance Deed

Sub Registrar

This conveyance made on 13-1-98 day of between the President of India hereinafter called "The Vendor" which expression shall be deemed to include his successors and assigns and Shri/Smt. JAGDISH SUVERSHI in the presence of (witnesses) son/daughter/wife/widow of Shri DIWAN SINGH SHARMA (lessee) R/o 17, ASHOK VIHAR-I hereinafter called "the Purchaser" which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and assigns of the other part.

WHEREAS by a Lease dated 9-5-75 made between the President of India of the one part and the above "Vendor" described therein as "lessor" of the other part and the above "lessee" of the other part and registered on 25-5-75 in the office of the Sub-Registrar Delhi being Serial No. 5015 Book No. 1 Volume No. 3815 Pages 180 to 187 hereinafter referred to as the said Lease Deed) a piece and parcel of land situated in ASHOK VIHAR I Rev. Scheme bearing Plot No. 17 Block No. shown in the annexed plan and marked thereon measuring 300 Sq. yards more or less situated at ASHOK VIHAR-I Rev. Estate, was demised and assured unto the said lessee hereinafter herein by way of lease for a period of years on perpetual lease subject to the terms and conditions mentioned herein.

AND WHEREAS the said lessee/purchaser has applied to the Vendor to purchase the said demised property and the Vendor has agreed to sell the revisionary interest of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 42,618/- (Rupees in words Forty two thousand six hundred eighteen only) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the

THE SCHEDULE ABOVE REFERRED TO

Plot No. 17 Block No. in the Lay-out plan of Ashok Vihar-I Rev. Scheme measuring 300 Sq. yards more or less situated at Ashok Vihar-I Rev. Estate bounded as follows:—

North
East
South
West

IN WITNESS WHEREOF Shri for and on behalf of the President of India has hereunto set his hand and Shri/Smt. has hereunto set his hand and the Lessee has hereunto set his hand the day and year first above-written.

Witnesses:

Lease Administration Officer
Delhi Development Authority
For and on behalf of the
President of India.

Collector of Stamps
Saraswati Vihar, Delhi.

In witness whereof Shri Shiv Narain for and on behalf of and by the order and direction of the Vendor has hereunto set his hand and Sh./Smt. JAGDISH KUMAR SUNEJA

the Purchaser have, hereunto set their hands day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential Plot No. 17 in Block No. A in the lay out plan of ASHOK VIHAR - I

and measuring 300 sq. mtr./yds. or there abouts bounded as follows :

NORTH ROAD 60'-0" a/w

EAST PLOT NO - 16

SOUTH S/LANE - 15'-0"

WEST PLOT NO - 18

Signed by Shri Shiv Narain

AD(HA)

for and on behalf of and by the order and directions of the President of India (Vendor)

[VENDOR]

In the presence of:

(1) Shri/Smt. Nalanbam K DAHAGR

Signed by Shri/Smt. Jagdish Kumar Suneja

A17, Ashok Vihar I Phase I Delhi 52

[PURCHASER]

In the presence of:

(1) Shri/Smt. Ram Ratan Gupta I-138 Ashok Vihar Phase-I Delhi-52

(2) Shri/Smt.

Collector of Stamps Jaisalmer Vihar, Delhi.

D.D.A. Press

reversionary interest in the piece and parcel of land.....situated in.....
.....ASHOK VIHAR-I..... Res. Scheme bearing Plot No. 17
Block No. A ..... measuring 300 ..... sq. yds./mtrs. thereabout
situated at ASHOK VIHAR-I
Rev. Estate (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all remainders, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever.

SUBJECT to the exceptions, reservations convenants & conditions hereafter contained, that is to say, as follows : -

1. The vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty 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 buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him to order, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.

2. That nowithstanding 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 of Section-14 of Delhi Development Act., or any other law for the time being in-force.

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

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 any proceedings.

It is further declared that as a result of this, present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said dproperty and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the convenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

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

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

Joydev Kumar Singh

Land Administration Office
Delhi Development Authority
Lal Pand on behalf of the
President of India.

22020
18/11/08

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-DL00604419361331G
Certificate Issued Date	:	06-Nov-2008 05:58 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP GUJRAN/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK01101960428530G
Purchased by	:	GAK BUILDCON PVT LTD
Description of Document	:	Article 23 Sale
Property Description	:	A-17 ASHOK VIHAR PHASE I DELHI
Consideration Price (Rs.)	:	87,50,000 (Eighty Seven Lakh Fifty Thousand only)
First Party	:	JAGDISH KUMAR SUNEJA
Second Party	:	GAK BUILDCON PVT LTD
Stamp Duty Paid By	:	GAK BUILDCON PVT LTD
Stamp Duty Amount(Rs.)	:	5,25,000 (Five Lakh Twenty Five Thousand only)

VERIFIED

K-13487

Please write or type below this line

73

Jagdish Kumar Suneja
PAN- AFDPS8932H
Jagdish Kumar

49

Dinesh Chhabra
PAN- AEGPC9124C

Statutory Alert:
1. The authenticity of this Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

Jagdish Ltd

Presented By Sh./Smt. .....

S/O .....

R/O .....

In The Office Of ..... Registrar, Delhi

On This ..... 19 Between

The Hours Of .....

Sub-Registrar

Sub-Distt. No. 17

16-1-98

Jagdish Ltd

(Illegible)

Sub-Registrar

Sub-Distt. No.

Delhi

16-1-98

Jagdish Kumar

Sunya

Vase Admn Office

D.D.A.

SUB REGISTRAR-17

DELHI

16-1-98

415

527

108/109

16/1/98

Sub-Registrar

Sub-Distt. No.

E-STAMP CERTIFICATE NO. IN-DL06044193513316

SALE DEED

a) Locality Name : ASHOK VIHAR
b) Category of Locality as per MCD : 'D'
c) Circle rate of locality : RS.21,800/-
d) Total area of property : 250.8 SQ. MTRS.
e) No. of floors on property : G.GF, FF
f) Land Use : RESIDENTIAL

Cost of Land : 21800 X 250.8 ....= RS.54,67,440/- (A)

g) Plinth Area of the Property : 250.8 X 2 X 75%
= 376.2 SQ. MTRS.
h) Plinth area under transfer : 376.2 SQ. MTRS.
i) Rate of construction as per MCD : RS.7,600/-
j) Time & Type of construction : 1990 & PUCCA

Total Cost of Construction : 7600 X 376.2 X 0.9
= RS.25,73,208/- (B)

Total Cost of Property (A) + (B) = RS.80,40,648/-
(as per circle rate)

Therefore a Minimum Value as per circle rate on which stamp duty is to be paid is RS.80,40,648/- OR RS.81,00,000/-

SOLD PORTION IS 1/2 UNDIVIDED SHARE, THEREFORE

SALE DEED FOR RS.87,50,000/-

STAMP DUTY ... 03% ... RS.262500-00
CORPN. TAX ... 03% ... RS.262500-00
TOTAL ..... 06% ... RS.525000-00

SALE DEED:

THIS SALE DEED is executed at Delhi, on this 15th day of Nov. 2008, by SHRI JAGDISH KUMAR SUNEJA S/O SHRI DIWAN CHAND R/O A-17, PHASE-1, ASHOK VIHAR, DELHI, hereinafter called the VENDOR ... IN FAVOUR OF ... GAK BUILDCON PVT. LTD., A1 A-28, PHASE-1, ASHOK VIHAR, DELHI, THROUGH ITS AUTHORISED SIGNATORY SHRI DINESH CHHABRA S/O SHRI J.C. CHHABRA R/O A-12, PHASE-1, ASHOK VIHAR, DELHI, hereinafter called the VENDEE.

The expressions VENDOR and VENDEE shall mean and include their respective heirs, successors, administrators, executors and assigns.

contd...P/3

Jagdish Kumar

SUB-DIV. MODEL TRAP-VIA
SEAL OF THE
DIS RTH-WEST DELHI

E-STAMP CERTIFICATE NO.IN-DL00604419361331B

WHEREAS the Vendor is the sole and absolute owner of FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, which is bounded as under:-

EAST :- PROPERTY NO.A-16
WEST :- PROPERTY NO.A-18
NORTH:- ROAD
SOUTH:- SERVICE LANE

by virtue of Conveyance Deed document regd. as No.415, in Addl. Book No.I, Volume No.527, on pages 108 to 109, Dt.16.1.1998, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS the Vendor has agreed to sell 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, which is bounded as above, hereinafter called the PROPERTY UNDER SALE, to the Vendee for a sum of Rs.87,50,000/- (RUPEES EIGHTY SEVEN LAC AND FIFTY THOUSAND ONLY). The entire consideration amount of Rs.87,50,000/- (RUPEES EIGHTY SEVEN LAC AND FIFTY THOUSAND ONLY) which the Vendor has received from the Vendee prior to the execution of this Sale Deed and the Vendor hereby acknowledges the receipt of the said amount in full and final settlement before the Sub-Registrar, Delhi, at the time of registration of this Sale Deed. Payment received detailed as under:-

Rs.25,00,000/- vide Cheque No.015598, Dt.09.10.2008;
Rs.30,00,000/- Vide Cheque No.107908, Dt.14.10.2008;
Rs.15,00,000/- Vide Cheque No.107909, Dt.16.10.2008, all of UTI Bank Ltd., Ashok Vihar, Phase-I, Delhi.
Rs.22,50,000/- vide Cheque No.107916 Dt.18.11.2008 of UTI Bank Ltd. Ashok Vihar, Phase-I, Delhi.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the VENDOR doth hereby absolutely sells, conveys, transfers and assigns the said property, unto the VENDEE with all his rights, titles, interests, options, easements, privileges and appurtenances attached thereto, to the VENDEE and the VENDEE will use, hold, enjoy, sell, mortgage the said property in any manner, he likes.

contd...P/4

Jagdish Kumar

Jagdish Kumar

18/11/08

Jagdish Kumar

SUB-REGISTRAR-VII SUB-DIV. MEGEL TEHSIL

DIST. SOUTH-WEST DELHI

E-STAMP CERTIFICATE NO.IN-DL00604419361331U

2. That the physical possession of the said undivided property is already with the VENDEE, hence the VENDOR has delivered the proprietory/symbolic possession of the said property to the VENDEE at the time of registration of this Sale Deed.

3. That the VENDEE has become the sole & absolute owner of the above mentioned property under sale and shall hereafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, he likes without any hindrance, claim or demand whatsoever from the VENDOR or any other person claiming under or through him.

4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or, any other concerned authorities and all other relevant records in, the absence of the VENDOR.

5. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the VENDOR upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid and borne by the VENDEE.

6. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEE.

7. That the VENDOR hereby further assures and declares that he is the sole, absolute, exclusive and rightful owner of the above mentioned property under sale and is fully competent and has full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, attachment, surety, security, disputes, notices, notification, acquisition, burden, litigation etc. etc. and there is no legal defect in the title of the VENDOR, if it is proved, otherwise, or if the whole or any part of the above mentioned property under sale is taken away or goes out from the possession of the VENDEE on account of any defect in the ownership of the VENDOR, then the VENDOR shall be liable and responsible for all costs and damages incurred by the VENDEE in all respects.

8. That the VENDOR & VENDEE both are the citizens of India.

contd...p/5

Jagdish Kumar

SUB-REGISTRAR-VIA SUBZI MANDI MODEL TOWN DISTT. NORTH-WEST DELHI

E-STAMP CERTIFICATE NO. IN-DL00604419361331G

9. That the VENDOR has delivered and handed over the connected documents of the above mentioned property to the VENDEE on spot.

10. That the property under sale is within the limits of Municipal Corporation of Delhi, and under the Jurisdictions of Sub-Registrar, Delhi.

11. That the VENDOR hereby further assures, represents, covenants with the VENDEE that the aforesaid property is free from all sorts of encumbrances whatsoever and howsoever and there is no attachment by the Income Tax Authority or any other Authorities under Law for the time being inforce or by any other authority nor any notice of acquisition or requisition has been received in respect of aforesaid property.

12. That the VENDOR further assures that there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transfering or alienating the aforesaid property in favour of the VENDEE.

13. That the Vendor also assures the VENDEE that there is no subsisting agreement for the sale of the said property and the same has not been transferred in any manner whatsoever in favour of any other person and the VENDOR has a good marketable title.

14. That the VENDOR further assures the VENDEE that the aforesaid property is not the property of any other person and nobody else (except the Vendor) have any right, title or interest over the abovesaid property.

IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. Vinay Suneja
S/o Sh J.K Suneja
R/o A-17 Phase I Ashok Vihar Delhi
DL No- P97010177

2. Yaad Ram
S/o Sh Jiloq Ram
R/o B-19A Phase II Budh Vihar Delhi
DLR No- DL03021/069579

Jagdish Kumar
VENDOR.

VENDEE.

Drafted By:
MURAJ CHAWLA
Advocate
Chamber No. 4, AU Block
Pitampura Market, Pitampura, Delhi

tegd No. 13487 Date 18/11/2008

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI A
Village/City Ashok Vihar
Place (Segment) Ashok Vihar
Property Type Residential
Area of Property 250.84 वर्ग मीटर

Area of Building 0 वर्ग फुट
Building Type -

Money Related Detail

Consideration Amount 8,750,000.00 Rupees Stamp Duty paid 525,000.00 Rupees

Value of Registration Fee 100.00 Rupees Pasting Fee 1.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt Sh. Jagdish Kumar Suneja S/o W/o Sh. Diwan Chand R/o A-17, Ph-I, Ashok Vihar, Delhi

in the office of the Sub Registrar, Delhi this 18/11/2008 day Tuesday
between the hours of

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Signature of Presenter
Execution admitted by the said Shri/Ms Sh. Jagdish Kumar Suneja

and Shri/Ms Dinesh Chhabra

Who is/are identified by Shri/Smt/Km. Yad Ram S/o W/o D/o Jiwa Ram R/o B-104, Ph-I, Budh Vihar, Delhi
and Shri/Smt./Km Vinay Suneja S/o W/o D/o J.K. Suneja R/o A-17, Ph-I, Ashok Vihar, Delhi
(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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.8,750,000.00 Rupees eighty seven lakh, fifty thousand Only
The Balance of entire consideration of Rs._____ Rupees _____. has been paid to the

Vendor(s)/Mortgagor(s) by Sh./Ms. Dinesh Chhabra S/o W/o J.C. Chhabra
R/o A-12, Ph-I, Ashok Vihar, Delhi

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Date 22/11/2008

19 MAR 2010 5803

19 MAR 2010

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

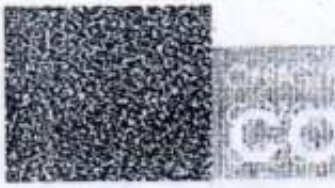
सत्यमेव जयते

Certificate No.	:	IN-DL02625055567947I
Certificate Issued Date	:	12-Mar-2010 05:22 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP ROHINI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK053279907938541
Purchased by	:	GAK BUILDCON PVT LTD
Description of Document	:	Article 23 Sale
Property Description	:	A-17, ASHOK VIHAR PHASE-I, DELHI
Consideration Price (Rs.)	:	87,50,000
		(Eighty Seven Lakh Fifty Thousand only)
First Party	:	JAGDISH KUMAR SUNEJA
Second Party	:	GAK BUILDCON PVT LTD
Stamp Duty Paid By	:	GAK BUILDCON PVT LTD
Stamp Duty Amount(Rs.)	:	5,25,000
		(Five Lakh Twenty Five Thousand only)

VERIFIED

LOCKED

Please write or type below this line



Jagdish Kumar Suneja
PAN: AFDPS8432H

Pankaj Kalra PAN-AACCG7851
PAN-AHOPK6407N
For GAK BUILDCON PVT. LTD.

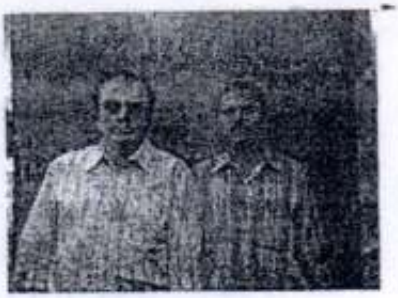
Auth. Signatory

Statutory Alert:
1. The authenticity of this Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-Registrar
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

Reg. No.	Reg. Year	Book No.
13487	2008-2009	1

Ist Party विक्रेता

IInd Party क्रेता



Witness गवाह

Ist Party IInd Party

Ist Party विक्रेता :- Sh. Jagdish Kumar Suneja

IInd Party क्रेता :- Dinesh Chhabra

Witness गवाह Yad Ram, Vinay Suneja

Certificate (Section 60)

Registration No.13,487 in additional Book No.1 Vol No 2,079
on page 19 to 23 on this date 21/11/2008 day Friday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar VI A
New Delhi/Delhi

Date 22/11/2008

E-STAMP CERTIFICATE NO.IN-DL02625855567971

SALE DEED

a) Locality Name : ASHOK VIHAR
b) Category of Locality as per MCD : D
c) Circle rate of locality : RS.21,800/-
d) Total area of property : 250.8 SQ. MTRS.
e) No. of floors on property : GF, FF
f) Land Use : RESIDENTIAL

Cost of Land : 21800 X 250.8 = RS.54,67,440/- (A)

g) Plinth Area of the Property : 250.8 x 2 x 75%
= 376.2 SQ. MTRS.

h) Plinth area under transfer : 376.2 SQ. MTRS.
i) Rate of construction as per MCD : RS.7,600/-
j) Time & Type of construction : 1990 & PUCCA

Total Cost of Construction : 7600 X 376.2 X 0.9
= RS.25,73,208/- (B)

Total Cost of Property (A) + (B) = RS.80,40,648/-
(as per circle rate)

Therefore a Minimum Value as per circle rate on which stamp duty is to be paid is RS.80,40,648/- OR RS.01,00,000/-

SOLD PORTION IS 1/2 UNDIVIDED SHARE, THEREFORE

SALE DEED FOR RS.87,50,000/-

STAMP DUTY ... 03% ... RS.262500-00
CORPN. TAX ... 03% ... RS.262500-00
TOTAL ..... 06% ... RS.525000-00

SALE DEED:

THIS SALE DEED is executed at Delhi, on this 19th day of March 2010, by SHRI JAGDISH KUMAR SUNEJA S/O SHRI DIWAN CHAND R/O A-17, PHASE-I, ASHOK VIHAR, DELHI, hereinafter called the VENDOR ... IN FAVOUR OF ... GAK BUILDCON PVT. LTD., AT A-28, PHASE-I, ASHOK VIHAR, DELHI, THROUGH ITS AUTHORISED SIGNATORY SHRI PANKAJ KALRA S/O SHRI GAGAN BHAI R/O A-12, PHASE-I, ASHOK VIHAR, DELHI, hereinafter called the VENDEE.

The expressions VENDOR and VENDEE shall mean and include their respective heirs, successors, administrators, executors and assigns.

Contd...3/-

Jagdish Kumar.

For GAK BUILDCON PVT. LTD
Pkalra
Auth. Signatory

For GAK BUILDCON PVT. LTD.

Auth. Signatory

E-STAMP CERTIFICATE NO.IN-DL02A25035567947I

WHEREAS FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, which is bounded as under:-

EAST :- PROPERTY NO.A-16
WEST :- PROPERTY NO.A-18
NORTH:- ROAD
SOUTH:- SERVICE LANE

was acquired by Shri Jagdish Kumar Suneja S/o Shri Diwan Chand R/o A-17, Phase-I, Ashok Vihar, Delhi, the Vendor herein, by virtue of Conveyance Deed document regd. as No.415, in Addl. Book No.I, Volume No.527, on pages 188 to 189, Dt.16.1.1998, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS thereafter, the Vendor sold 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, to GAK BUILDCON PVT. LTD., AT A-28, PHASE-I, ASHOK VIHAR, DELHI, THROUGH ITS AUTHORISED SIGNATORY SHRI DINESH CHHABRA S/O SHRI I.C. CHHABRA R/O A-12, PHASE-I, ASHOK VIHAR, DELHI, vide Sale Deed document regd. as No.13487, in Addl. Book No.I, Volume No.2879, on pages 19 to 23, Dt.21.11.2008, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS on the basis of above said facts, the Vendor is the sole and absolute owner of 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, and he has [illegible] to use, hold, enjoy, sell, mortgage the said property [illegible] manner, he likes.

Contd.....4/P

For GAK BUILDCON PVT. LTD
Chhabra
Auth. Signatory

Jagdish Kumar

E-STAMP CERTIFICATE NO.IN-DL02A2523355679471

AND WHEREAS the Vendor has agreed to sell REMAINING 1/2 UNDIVIDED SHARE OF FREE HOLD BUILT UP PROPERTY NO.A-17, BUILT ON LAND MEASURING 300 SQ. YDS. (250.8 SQ. MTRS.), BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY, SITUATED AT PHASE-I, ASHOK VIHAR, DELHI, with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working order, which is bounded as above, hereinafter called the PROPERTY UNDER SALE, to the Vendee for a sum of Rs.87,50,000/- (RUPEES EIGHTY SEVEN LAC AND FIFTY THOUSAND ONLY). The entire consideration amount of Rs.87,50,000/- (RUPEES EIGHTY SEVEN LAC AND FIFTY THOUSAND ONLY) which the Vendor has received from the vendee prior to the execution of this Sale Deed and the Vendor hereby acknowledges the receipt of the said amount in full and final settlement before the Sub-Registrar, Delhi, at the time of registration of this Sale Deed.

Payment received detailed as under:-

Rs.25,00,000/- Vide Cheque No.197978, Dt.07.03.2009,
Rs.15,00,000/- Vide Cheque No.187982, Dt.08.09.2009,
Rs.05,00,000/- Vide Cheque No.215543, Dt.25.11.2009,
Rs.05,00,000/- Vide Cheque No.218520, Dt.12.12.2009,
Rs.30,00,000/- Vide Cheque No.215539, Dt.04.03.2010,
Rs.07,50,000/- Vide Cheque No.215540, Dt.05.03.2010, all of Axis Bank, Ashok Vihar, Delhi.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the VENDOR doth hereby absolutely sells, conveys, transfers and assigns the said property, unto the VENDEE with all his rights, titles, interests, options, easements, privileges and appurtenances attached thereto, to the VENDEE and the VENDEE will use, hold, enjoy, sell, mortgage the said property in any manner, he likes.

Contd...5/p

For GAK BUILDCON PVT. LTD

Auth. Signatory

Jagdish Kumar

E-STAMP CERTIFICATE NO.IN-DL02623083558/9471

2. That the physical possession of the said property is already with the VENDEE, hence the VENDORS have delivered the symbolic/proprietary possession of the aforesaid property to the VENDEE at the time of registration of this Sale Deed.

3. That the VENDEE has become the sole & absolute owner of the above mentioned property under sale and shall hereafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, he likes without any hindrance, claim or demand whatsoever from the VENDOR or any other person claiming under or through him.

4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or any other concerned authorities and all other relevant records in the absence of the VENDOR.

5. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the VENDOR upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid and borne by the VENDEE.

6. That all the expenses of this Sale Deed such as stamp duty, registration charges, drafting charges etc. whatsoever has been paid and borne by the VENDEE.

7. That the VENDOR hereby further assures and declares that he is the sole, absolute, exclusive and rightful owner of the above mentioned property under sale and is fully competent and has full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, attachment, surety, security, disputes, notices, notification, acquisition, burden, litigation etc. etc. and there is no legal defect in the title of the VENDOR, if it is proved, otherwise, or if the whole or any part of the above mentioned property under sale is taken away or goes out from the possession of the VENDEE on account of any defect in the ownership of the VENDOR, then the VENDOR shall be liable and responsible for all costs and damages if incurred by the VENDEE in all respects.

Contd...o/p

Jagdish Kumar

For GAK BUILDCON PVT. LTD.

Auth. Signatory

Regd No. 3870

Date 19/03/2010

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI A

Village/City Ashok Vihar

Place (Segment) Ashok Vihar

Property Type Residential

Area of Property 250.21 वर्ग मीटर

Area of Building 0 वर्ग फुट

Building Type

Money Related Detail

Consideration Amount 8,750,000.00 Rupees

Stamp Duty paid 525,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt Jagdish Kumar Suneja S/o W/o Diwan Chand R/o A-7, Ashok Vihar Phase-I, Delhi

in the office of the Sub Registrar, Delhi this 19/03/2010 day Friday between the hours of

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Jagdish Kumar Suneja

and Shri/Ms Gak Buildcon Pvt. Ltd. Through its Pankaj Kalra

Who is/are identified by Shri/Smt/Km. Hari Kishan S/o W/o D/o Narain R/o 169, Desu Colony Shalimar Bagh Delhi and Shri/Smt./Km Vinay Suneja S/o W/o D/o J.K. Suneja R/o A-17, Ashok Vihar Phase-I, Delhi (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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.8,750,000.00 Rupeess eighty seven lakh, fifty thousand Only

The Balance of entire consideration of Rs._____ Rupees _____, has been paid to the

Vendor(s)/Mortgagor(s) by Sh./Ms. Gak Buildcon Pvt. Ltd. S/o W/o Gagan Bhai R/o A-12, Phase-I, Ashok Vihar Delhi

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

Date 31/03/2010

E-STAMP CERTIFICATE NO.IN-DL02625055679471

8. That the VENDOR & VENDEE both are the citizens of India.

9. That the VENDOR has delivered and handed over the connected documents of the above mentioned property to the VENDEE on spot.

10. That the property under sale is within the limits of Municipal Corporation of Delhi, and under the Jurisdictions of Sub-Registrar, Delhi.

11. That the VENDOR hereby further assures, represents, covenants with the VENDEE that the aforesaid property is free from all sorts of encumbrances whatsoever and howsoever and there is no attachment by the Income Tax Authority or any other Authorities under Law for the time being inforce or by any other authority nor any notice of acquisition or requisition has been received in respect of aforesaid property.

12. That the VENDOR further assures that there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transfering or alienating the aforesaid property in favour of the VENDEE.

13. That the Vendor also assures the VENDEE that there is no subsisting agreement for the sale of the said property and the same has not been transferred in any manner whatsoever in favour of any other person and the VENDOR has a good marketable title.

14. That the VENDOR further assures the VENDEE that the aforesaid property is not the property of any other person and nobody else (except the Vendor) have any right, title or interest over the aforesaid property.

IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. Hari Kishan
S/o Sh. Narain
R/o 169 Desu Colony

2. Shalimar Bagh Delhi
D/L No P08122005 46472

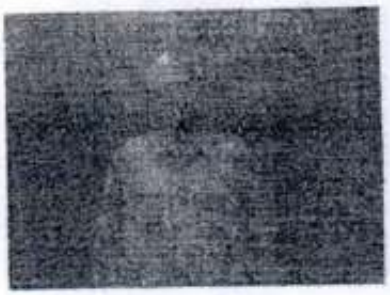
Jagdish Kumar
VENDOR.

For GAK BUILDCON PVT. LTD
VENDEE.
Auth. Signatory

Vinay Suneja
S/o Sh. J.K Suneja
R/o A-19 Ashok Vihar I
Delhi
DL No- 08199300 25398(P)

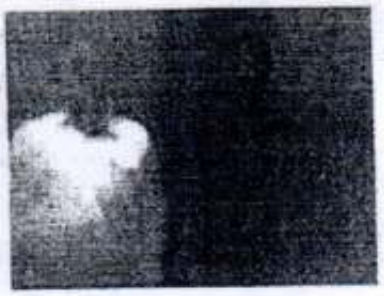
Drafted By:
DHIR... Advocate
Chamber No. 4, RU Block
DDA Market, Pitampura, Delhi

Reg. No.	Reg. Year	Book No.
3870	2010-2011	1



Ist Party विक्रेता

IInd Party क्रेता



Witness गवाह

Ist Party IInd Party

: Party विक्रेता :- Jagdish Kumar Suneja

ıd Party क्रेता :- Gak Buildcon Pvt. Ltd. Through its Pankaj Kalra

'itness गवाह Hari Kishan, Vinay Suneja

Certificate (Section 60)

Registration No.3,870 in additional Book No.1 Vol No 2,699

ın page 119 to 124 on this date 31/03/2010 day Wednesday

ınd left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar VI A

New Delhi/Delhi

ate 31/03/2010

म (रि. आ.)–जाब 500–10,000–25–9–2009

Any deviations against sanctioned plans including the construction of more number of dwelling unit than permitted, not mentioned in the sanctioned plans, impossible & costly alterations of building which is not permissible is not permissible or punishable by simple imprisonment which may extend to one month with fine which may be extended to Rs. 5000/- or both.

प्रपत्र (उपविधि सं. 8.7.1)

दिल्ली नगर निगम

फाइल सं. 550/B/R2-I/2010/588 दिनांक 25/11/2010

सेवा में, GaK Buildcon Privat Ltd. thr. its directors S/sh Kamlesh Kr. Kalra, Anerjeet Singh Bhai & Sh. Gagan Bhai R/o A-28, Ashok Vihar Ph-I

The Architect/Owner(s) shall be solely responsible for the correctness and genuineness of the plans and documents submitted by him for this sanction.

विषय :–दिल्ली नगर निगम अधिनियम की धारा 336 के अन्तर्गत स्वीकृति।

प्रिय महोदय/महोदया,

प्लाट संख्या 17 Ashok Vihar Ph-I में स्थित, ब्लाक संख्या A में भवन के निर्माण/पुनर्निर्माण/परिवर्द्धन/परिवर्तन/आवेदन–पत्र में उल्लिखित विकास कार्यों को करने के बारे में आपके आवेदन–पत्र दिनांक 22.11.2010 के सन्दर्भ में मैं आपको सूचित करना चाहता हूं कि निम्नलिखित शर्तों में किए गए संशोधनों की शर्त पर दिल्ली विकास प्राधिकरण/दिल्ली नगर निगम द्वारा उसे स्वीकृति प्रदान कर दी गई है :–

1. नक्शे 24th दिन Nov. मास 2015 वर्ष तक वैध होंगे।

2. निर्माण कार्य स्वीकृति नक्शे के अनुसार ही किया जायेगा तथा बिना पूर्व स्वीकृति के उपविधियों में किसी विचलन की अनुमति नहीं होगी। उपविधियों के विरुद्ध किया गया कोई भी विचलन गिराया जा सकता है तथा पर्यवेक्षण के लिए लगाये गये वास्तुकार का लाइसेंस रद्द किया सकता है।

THE OWNER/BUILDER SHALL CARRY OUT WORK IN A MANNER THAT NO DISCOMFORT/NUISANCE IS CAUSED TO RESIDENTS OF THE NEIGHBOURHOOD

3. भवन उपविधियों के उल्लंघन पर समझौता नहीं किया जायेगा।

4. भवन के स्वामी तथा नक्शे तैयार करने वाले वास्तुकार का यह कर्तव्य होगा कि वह यह सुनिश्चित करें कि नक्शे लागू भवन उपविधियों के अनुरूप हैं। यदि उपविधियों के किसी उल्लंघन का पता नहीं चलता है तो उसका पता चलने पर नक्शों में परिवर्तन करने का दि. न. नि. को अधिकार होगा और इस सम्बन्ध में किसी भी दावे की दि. न. नि. द्वारा क्षतिपूर्ति नहीं की जायेगी।

5. उपविधियों के अनुसार भवन निर्माण प्रारम्भ करने से पहले दिल्ली नगर निगम को एक लिखित सूचना दी जाएगी। निर्माण कार्य जिस स्तर तक पहुँचने पर भी एक ऐसी ही सूचना दिल्ली नगर निगम को दी जायेगी।

6. जब तक अधिकारी द्वारा अधिभोग प्रमाण–पत्र जारी नहीं किया जाता तब तक पार्टी भवन का अधिभोग नहीं करेगी अथवा अधिभोग करने की अनुमति नहीं देगी अथवा भवन अथवा उसके किसी ऐसे भाग का जिसमें कि निर्माण कार्य किया गया है, प्रयोग नहीं करेगी और न ही उसके प्रयोग की अनुमति देगी।

7. भवन नक्शों को दिल्ली नगर निगम द्वारा स्वीकृति प्रदान करने के परिणामस्वरूप सभी खर्चों/घाटों/दावों, जो दिल्ली नगर निगम करे अथवा करने के लिए उत्तरदायी हो, के लिए न्यायालयों की सभी कार्यवाहियों से तथा अन्य प्राधिकरणों के समक्ष दिल्ली नगर निगम किसी भी प्रकार की हानि अथवा क्षतिपूर्ति से मुक्त रहेगा।

8. दरवाजों और खिड़कियों के कपाट इस प्रकार लगाये जायेंगे कि वे खोले जाने पर किसी गली की ओर निकले हुए न रहें।

9. भवन का निर्माण भारतीय विद्युत नियमावली में निर्दिष्ट स्थल के साथ लगी वोल्टेज लाइनों से न्यूनतम दूरी के अन्दर नहीं किया जायेगा।

10. प्लिंथ बैक के नियमों के अनुसार खाली छोड़ी गई भूमि सार्वजनिक गली का भाग होगी।

11. यदि उपरोक्त सहायी शर्तों का पालन नहीं किया जाता तो स्वीकृति प्रारम्भ से ही अवैध मानी जायेगी।

Additional Condition of Sanction

The [illegible] be responsible to [illegible] (Sid/A) at the following stages of construction:
(a) on completion of foundation work
(b) in case of basement before laying of the [illegible]
(c) before laying [illegible] of the subsequent floor
On failure to do so the sanction of building plan is liable to revoked

CONDITION OF IMMEDIATE SANCTION

"This immediate sanction has been accorded on the basis of documents / affidavit / undertaking submitted by the registered architect(s) and the owner(s). In case, any misrepresentation, discrepancy in respect of provision of Master Plan of Delhi-2021, Building Bye Laws, 1983 and other Zoning Regulations is found, the owner/[illegible] shall be considered revoked. [illegible] forgery [illegible] / owner."

भवदीय,

25/11/2010

कृते आयुक्त

दिल्ली नगर निगम

MUNICIPAL CORPORATION OF DELHI
ASSESSMENT & COLLECTION DEPARTMENT
ROHINI ZONE .

No.Tax/RZ/PP/2011/3672 Dated: 8.12.11

Smt.Geeta Kalra
W/o Shri Gagan Bhai,
R/o A-28 Ashok Vihar,
Phase-I,
DELHI – 110 052.

Sub: Mutation of P.No.A-17 Ashok Vihar, Phase-I, Delhi – 110 052.

Dear Sir/Madam,

This is in reference to your application dated 7.12.2011 for mutation of your aforesaid property. The property is being mutated in your name on the basis of documents supplied by you.

This is to make it clear that this mutation is only for the purposes of realization of property taxes only and does not confer any legal title, nor is valid for any other purpose.

If at any stage, it is discovered that this mutation has been obtained by fraudulent means, it will be deemed to be case of mis-statement of facts, mis-representation and fraud and this Mutation shall stand cancelled without any notice to you. You will also be liable to appropriate action under the rules.

If any tax liability arises on this property after the mutation for the period prior to the date of this mutation/sub-division due to creation of any demand or due to any calculation mistake, the tax liability shall be payable by you as agreed by you in the Indemnity Bond enclosed with your application.

This mutation/sub-division shall not be treated as valid if it has been constructed on a land belonging to the Govt./DDA/MCD of which you are not the lessee/licensee according to law.

This is also make clear that MCD will not be a party to any dispute arising in future as agreed by you in the affidavit enclosed with the application.

Yours faithfully,
8/12/11

Asstt.Assessor & Collector
Rohini Zone
Asstt. Assessor & Collector
Municipal Corporation of Del
Sub-Zonal Office
Sec.-17, Rohini, Delhi