



MENT AUTHORITY
(use Building Society)

Conveyance Deed



Stamp
with full
& Designation

23.07.1996

with full
Designation

Postpaid No. S-42329
Dt 23/6/2005
DHR

184.

This conveyance Deed made on this 23/7/96 day of July one thousand nine hundred & Ninety 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 Sh./Smt.

L.D. Wadhawa

son/daughter/wife/widow of Sh. Late Sh. J.D. Wadhawa

R/o C-151 Kidwai Nagar

New Delhi 110028

through his/her attorney Sh./Smt. A.K. Jain

son/daughter/wife/widow of Sh. B.R. Jain

R/o A-15 Pusthapanjali Enclave

Delhi

hereinafter called the "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 2nd part and Sh./Smt. Shiksha Jain

son/daughter/wife/widow of Sh. A.K. Jain

R/o A-15 Pusthapanjali Enclave

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 the sub-lessee is a member of M.L.I. Co-op. House Building Society Ltd., and the said society was allotted land measuring 255 Acres/ Bighas. 00.16 Biswas at

vide perpetual lease deed dated 4.12.82 and registered with the Sub-Registrar of Delhi/New Delhi as document No. 64.55 In Addl. Boo. No. J Volume No. 40.87 at pages 1 to 34 on dated 7.12.82

AND WHEREAS by a Sub-lease Deed executed 24/03/83 day of March one thousand nine hundred ninety made between the above "Vendor" described therein as 'lessor' of the one part, the said Co-op. Society described therein as 'lessee' of the second part and above "member" described therein as

File No. 6439 Date 23/7/96
Certified full Stamp Duty Rs. 7305/-
Transfer Duty of Rs. 1269/-
Total Rs. 19474/-
Runes. Mut. am. Th. am. 705/-
has been Paid via T. C. Dr. 4/7/96



ADMINISTRATIVE OFFICER
CO-OP. SOCIETY CELL
D D A.

Collector Of Stamp
TH. Market, Delhi

'sub-lessee' of the third part and registered on R-453
 in the office of the Sub-Registrar Delhi/New Delhi being Sl. No. 2163
 in Addl. Book No. 1 Volume No. M.M.3 at pages 8 & 9
 to 97 (hereinafter referred to as the said Sub-Lease Deed) a piece
 and parcel of land measuring 276.77 sq. mt./yds. situated in
M.C.I. Co-operative House Building
 Society Ltd. out of the land leased to the said Co-op. Houses Building Society Ltd. was
 demised and assured unto the said Sub-Lessee subject to the terms & conditions mentioned
 therein.

AND WHEREAS the sub-lessee Shri/Smt. L. D. Wadhawa

S/o/daughter/wife/widow of Sh. J. D. Wadhawa

R/o C-151 Kidwai Nagar
New Delhi

had executed Power of Attorney on 26.4.94

appointing
 Sh./Smt. A. K. Jain

S/o wife/daughter/widow of Sh. B. R. Jain

R/o A-15 Bhashaniali Enclave
Delhi

as his/her attorney name of the last
 attorney authorising him/her to sell the said property on his/her behalf. And whereas the
 sub-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 sub-lease is still valid and subsisting, the
 sub-lease through his attorney has applied to the Vendor to grant to the purchase of
 reversionary interest of the Vendor in the demised property sub-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 24,335.00
Eighty eight only (Rupees Twenty three thousand three hundred
only) paid before the execution hereof (the receipt where
 of 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 purchasers all the reversionary
 interest in the piece and parcel of land measuring 276.77 sq. mts./sq. yds.
 situated at M.C.I. Coop. H.B.S. Ltd.

(hereinafter referred to as the said property) more fully described in the Schedule here-
 under 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 hereafter contained, that is to say, as follows :

LEASE ADMINISTRATIVE OFFICER
 CO-OP. SOCIETY CELL
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THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential plot No. A-15 in Block No.
 in the lay out plan of M.C. J. CHBS Ltd
 and measuring 276.77 sq. mts./yds.
 of thereabout bounded as follows :

NORTH Outer Ring Road

EAST Plot No. A-16

SOUTH Service Lane

WEST Plot No. A-14

Signed by Shri. Shri. Narain, LAO (CS)

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

In the presence of :

(1) Shri. M. P. Singh, DA (CS)

Signed by Shri/Smt. ATUL JAIN
A-15 Pushpangali Enclave
New Delhi

In the presence of :

(1) Shri/Smt. M. L. Sharma
64 Marginal Lane N. Delhi

(2) Shri/Smt. SHIKHA DAIN
DDA

Signed by Sh./Smt. SHIKHA DAIN
A-15 Pushpangali Enclave
New Delhi

LEASE ADMINISTRATIVE OFFICER
 CO-OP. SOCIETY CELL
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(Attorney of Sub-Lessee)

(Purchaser)

Printed at DDA Press

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 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.

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 contraventions 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 and 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 suppression of any fact or by any mis-statement, mis-representation or fraud, then 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.

It is further declared that as a result of this present Purchaser from the date mentioned hereafter will become absolute owner in fee possession of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said sub-lease deed 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 transfer shall be deemed to have come into force with effect from the date of registration of this deed.

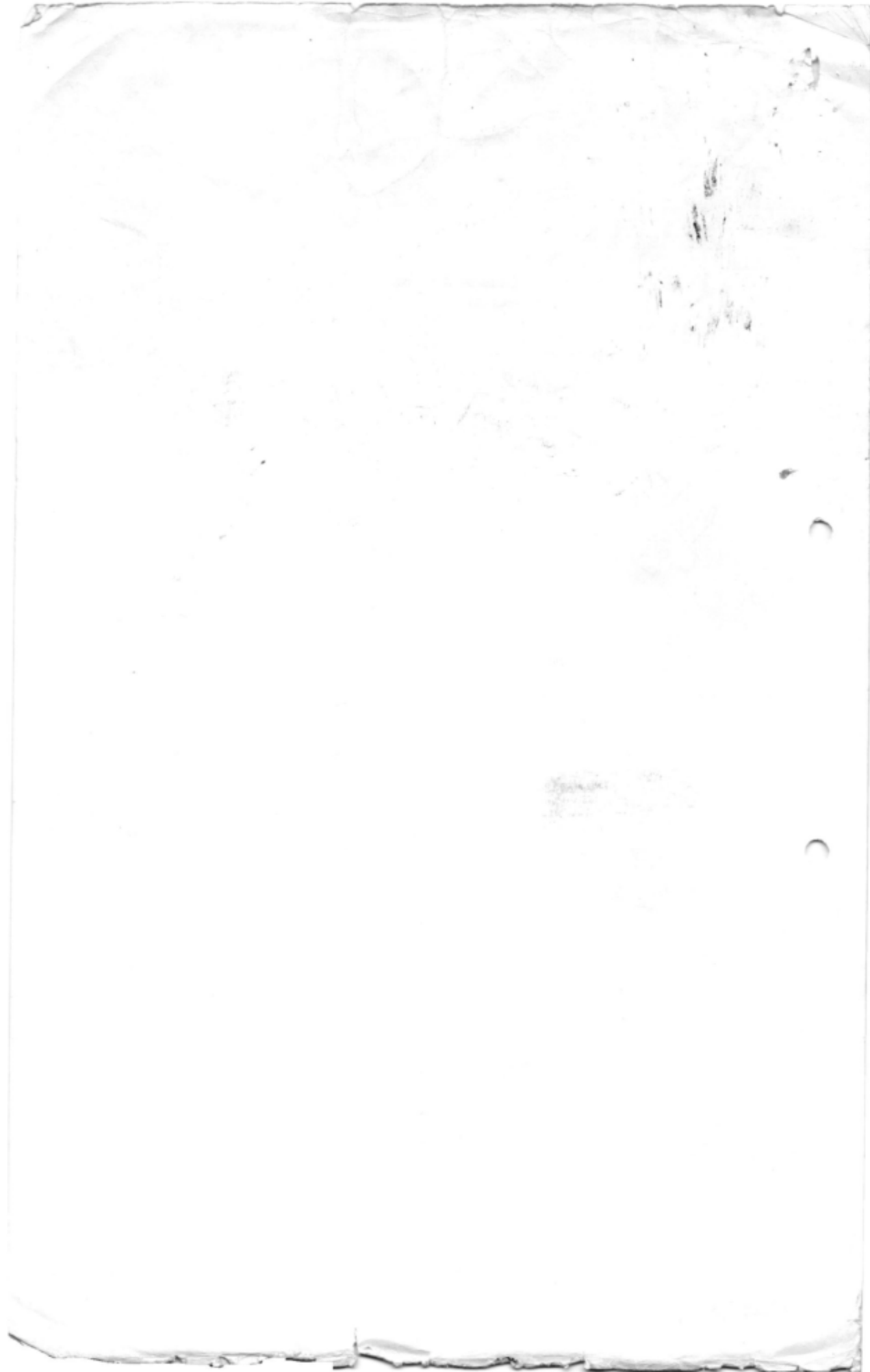
In witness whereof Sh/Smt. Shiv Narain, L.A.O. (CS).....for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh./Smt. A.K. Jain.....

.....Attorney of Sub-Lessee Sh./Smt. L.D. Wadhwa.....

and Sh./Smt. Shiksha Jain.....

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


CHIEF ADMINISTRATIVE OFFICER
CO-OP SOCIETY CELL
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Document written by [Signature]
(Signature)

Agid 3470.

Sgt. Shiksha Jain

Reported by Shiksha Jain

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Shiksha Jain

2/8/96

Sgt. Shiksha Jain

Document submitted by [Signature] and Shiksha Jain

to the [Signature] and Shiksha Jain

in the [Signature] and Shiksha Jain

on this [Signature] and Shiksha Jain

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Agid 3770.

At [Signature]

Post. Ind.

S.R.V.

2/8/96

Shiksha Jain

2/8/96

[Signature]

I certify that this document was
received by Shiksha Jain
his official capacity
disseminated with his
signature

2/8/96



:: AGREEMENT TO SELL ::

This deed of Agreement to sell is made at Delhi on this 11th day of December 1993 between Shri Rajesh Kumar Jain son of Shri B.R. Jain resident of A-18, C.C. Colony, Delhi, hereinafter called the FIRST PARTY:

A N D

Smt. Shiksha Jain wife of Shri Atul Kumar Jain resident of A-18, C.C. Colony, Delhi, hereinafter called the SECOND PARTY:

The expressions first party and second party shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns of the respective parties.

WHEREAS the first party is the sole, absolute, exclusive and rightful owner of Plot No.15 in Block A measuring 335sq.yds.approx., situated in the layout plan of Ministry of Commerce & Ind. Co-operative House Building Society Ltd; presently known as PUSHPANJALI ENCLAV -E Pitam Pura, Delhi, having purchased the same from Shri L.D.Wadhwa son of Shri J.D.Wadhwa, and the same is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, charges etc. and there is no legal defect in the title of the first party, who is fully competent and has full power, absolute authority and unrestricted right to sell and transfer the same;

AND WHEREAS the first party, for his bonafide needs and requirements, has agreed to sell the perpetual sub-lease hold rights of the said plot unto the second party, who has also agreed to purchase the same from the first party, for a total consideration amount of Rs. 2,00,000/- (Rs. two lac only). The entire consideration amount has been received by the first party from the second party in full and final settlement of sale price of vide a separate receipt duly attested by the Notary Public, Delhi, and nothing remains due out of the sale price;

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" "

NOW THIS AGREEMENT TO SELL PROPERTY IS THE B:-

1. That the first party has delivered the actual physical vacant possession of the above mentioned property under sale unto the second party on the spot, who has/have occupied the same.
2. That the second party shall realise all the rents and profits of the said property from the date of execution of this agreement to sell and the first party shall not demand any amounts from the second party or his/her nominee(s)/tenant(s) after this date.
3. That the first party has got no claim, title and interests with the said plot and the building to be constructed thereon and the second party have become its sole and absolute owner(s) and is at liberty to utilise the same.
4. That the first party had not entered into any sort of Agreement with any body for the sale or transfer of the said property prior to the execution of this agreement to sell and the first party shall not create any charge on the said property after this date.
5. That the first party hereby assures and declares that the said property under sale is free from all sorts of encumbrances, such as sale, mortgage, gift, lien, decree, charges, etc. etc. if proved, otherwise the first party shall be liable to indemnify the second party to the extent of loss sustained by the second party with all costs, expenses and damages.
6. That after the issue of the sale permission from the office of the Lessor or any other Authority and/or the Competent Authority under ULCR Act.1976, if necessary, the first party shall execute a proper sale deed of the said property with the lease hold rights of the land under the said property in favour of the second party or his/her nominee(s) and shall get the same registered in the office of the sub-Registrar, Delhi, when required by the second party and the first party shall be bound to provide the Income Tax Clearance Certificate at the time of proper transfer of the said property, if necessary.
7. That all the expenses of the stamp paper, registration charges, transfer fees, un-earned increase of the DD and any other charges to be levied thereafter regarding the transfer of the said plot shall be paid and borne by the second party.
8. That whenever and wherever the presentation of the first party will be required for the completion of any, acts, deeds and things regarding the transfer of the said property, the first party will execute, sign and present for the same

Nishant

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9. That all the costs to be incurred regarding the construction of the building and additional costs shall be entirely borne by the second party and the plot and the building to be constructed thereon shall be the sole and absolute property of the second party.

10. That the second party whenever required by the MCD, DDA., or any other authority, shall deposit any dues, demands, lease money and other charges etc. touching the said property in the name of the first party and the first party shall not be responsible for the same but, all the dues, demands, taxes, charges, lease money, duties, liabilities and outgoings, if any, shall be paid by the first party up to the date of execution of this Agreement to sell.

11. That this Agreement is irrevocable and binding on the parties and their respective heirs and successors.

12. That if the first party violates and infringes the terms and conditions laid down in this Agreement the second party shall be entitled to get the completion of the sale of the said property in his/her favour or in favour of his/her nominee(s) through the court of law under the suit for specific performance at the costs, expenses and damages of the first party.

IN WITNESS WHEREOF both the parties have signed this Agreement to sell after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1. J. M. S.

FIRST PARTY

A. M. S. 19/12

SECOND PARTY

2.