

21/03/03 162122
24/3/03
24/3/03

DEVELOPMENT AUTHORITY
Conveyance Deed
Collector
74/01
8-13-203



This conveyance made on this...
between 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. R.K. Bhasin s/o Sh. J.K. Bhasin & Co., Red Bhasin son/daughter/wife/widow of Sh. R.K. Bhasin R/o D-203, Sec. Vihar, R.K. Puram, New Delhi. 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 the other part

WHEREAS the purchaser is a member of AMEO Coop. Society which was allotted land, meas. 8.40 Acre, sq. met. at R.K. Puram vide lease deed dt. 30.12.92 and registered with the Sub-Registrar at Delhi as Document no. 2273 in Book No. 1 Volume No. 68 page 118 to 123

WHEREAS vide allotment letter No. PL(80)80/GH 15.5.81 No. D-203 Block No. 1 situated in Army Welfare Housing Organisation CGIS, R.K. Puram was allotted to the said purchaser herein, subject to the limitation, terms and conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting the said purchaser has applied to the Vendor for grant of reversionary interest of the Vendor in the land underneath the flat allotted/leased conveyed to her/him and the Vendor has agreed to convey the reversionary interest in the land underneath the devised property subject to the terms and conditions appearing hereinafter

NOW THIS INSTRUMENT WITNESSES THAT in consideration of the sum of Rs. 56555/- Rupees Fifty Six thousands Five Hundred Fifty Five.

only paid before the execution hereof the receipt whereof the Vendor hereby admits and acknowledges, the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells releases and transfers, assigns and assures unto the aforesaid purchaser all his reversionary interest in the land underneath the said flat No. D-203 Category No. AMEO Block No. 1 Floor No. AMEO Co-operative Group Housing Society in Sec Vihar, R.K. Puram, New Delhi-22 Res 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, as follows

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature known or under the said property together with full liberty at all times for the Vendor, its heirs, assigns, workmen, to enter upon all or any part of the property to search for, win, make merchantable and to 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 thereby, 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.

Signature
Ved Bhawan



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 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 suppressions 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 simple of the said property and the Vendor does hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said 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 Shri/Smt. H.S. Bindwary for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh/Smt. R.K. Ghosh the purchaser, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No 203 in Block No D Floor No 2nd in the layout plan of Som Vihar and consisting of 2 k. 100 sq. ft. or thereabouts bounded as follows:

NORTH

EAST

SOUTH

WEST

Signed by Shri/Smt. H.S. Bindwary

for and on behalf of and by the order and direction of the President of India (Vendor)
In the presence of:

(1) Shri/Smt. M.S. Aggarwal

Signed by Shri/Smt. R.K. Ghosh
and Shri/Smt. Keel Bhasin
D-203, Som Vihar, R.K. Puram
New Delhi.

In the presence of:

(1) Shri/Smt. Mukesh Kumar
D-703, Mahipalpur N. Delhi.

Shri/Smt. Vinod Kumar
D-17, Old Mangla Park
New Delhi

(PURCHASER)

DDA/Press