

Signature No. 14
Document Scrutinised Dated
Signature With Full
Name & Designation

Serial No
Stamp
Regn. Fee
Date & Signature
with full name and designation

PASSPORT No. Z037306.
Dt. 01/7/1997 Valid 14/3/06.

A-2200329
PASSPORT No. ~~1058549~~
Dt. 17/8/92 Valid - 16/8/2002.

DELHI DEVELOPMENT AUTHOR
Co-operative House Building Societ

Conveyance Deed
GPA/Sale Agreement Case



This conveyance deed made on this 24 APR 2001
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 Shri/Smt.

son/daughter/wife/widow of Shri. ① Ravi Sikund ② Pamela sandhu
② V.K. Sikund ③ Meena Tappal
③ ④ Ravi D/o L.R. Sikund

R/o. A1 Anand Niketan New Delhi

through his/her Attorney Sh. Smt. Anil Kumar Agarwal

son/daughter/wife/widow of Sh. S.S. Agarwal

R/o. A1 Anand Niketan New Delhi

hereinafter called "the 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 Shri

Smt. Kishan Agarwal

son/daughter/wife/widow of Shri. Anil Kumar Agarwal

R/o. A1 Anand Niketan New Delhi

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

WHEREAS the sub-lessee is a member of Anand Niketan Co-op.
House Building Society Ltd., and the said society was allotted land measuring 271

Acrese/Bighas 7 Biswas at Basant Nagar

vide perpetual lease deed 3-7-67 and registered with the Sub-Registrar
of Delhi/New Delhi as document No. 4960 in Addl. Book No. E

Volume No. 1810 at pages 141 to 170 on
dated 8-8-67

AND WHEREAS, by a Sub-lease Dated executed Twenty second
of May 1967 made between the above described therein as tenants of the one part the said Co-op.
Society described therein as "lessee" of the second part and "member" described therein

Ac. For stamp duty Rs. 71825/-
Transfer duty Rs. 71825/-
Total Rs. 143650/- has been
deposited vide Treasury/Bank challan/receipt
No. 914/2001
dated 9/4/2001

Seal
Deputy Administration Officer
Delhi Development Authorities
For & on Behalf of
President of India

Collector of Stamps
Vikas Sedan, New Delhi.



as 'Sub-lessee' of the third part and registered on..... 5-7-68
 in the office of the Sub-Registrar Delhi/New Delhi being Sl. No. 4318 in
 add. Book No. 1 Volume No. 2007 at pages 84
 to 90 (hereinafter referred to as the said Sub-Lease Deed) a piece
 and parcel of land measuring 1145.60 Sq. mtrs./yds situated in Anand Niketan
 Co-operative House Building Society Ltd. out of the land leased to
 the said Co-op House Building Society Ltd. was demised and assured unto the said Sub-Lessee
 subject to the terms & conditions mentioned therein

AND WHEREAS the sub-lessee Sh./Smt.

S/o/daughter/Wife/Widow of Sh. L. R. Sikund & ③ P. P. D/o L. R. Sikund

R/o ① & ② A 1 Anand Niketan New Delhi

② & ④ A 99 New friend Colony New Delhi

had executed power of attorney on.....

Sh./Smt. Anil Kumar Agarwal

S/o/daughter/Wife/Widow of Sh. S. S. Agarwal

R/o A 1 Anand Niketan New 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 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 purchaser 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 sum of Rs. 1436114=00
 (Rupees Fourteen Lacs thirty six thousand one hundred and fourteen only)
 paid before the execution hereof (the receipt whereof the Vendor hereby admits and
 acknowledges), the aforesaid representation and subject to the limitation mentioned herein-
 after, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and
 assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of
 land measuring 1145.60 sq. mtr./sq. yds. situated at Anand Niketan

(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,
 covenants and conditions hereafter contained that is to say, as follows.

Scholar
 Lease Administration Officer
 Delhi Development Authority
 For & on Behalf of
 President of India

S. Agarwal

Muganwal

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 or any part of the said 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 hereby, 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 free 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.

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

S. C. DASS
L.A.O. (CS) D.D.A.

In witness whereof Sh./Smt..... for and

on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh./

Smt. Anil Kumar Agarwal

Attorney of Sub-Lessee

Sh./Smt. ① Ravi Sikand ② Sh. V. K. Sikand

③ Smt. Pamela Sondhi ④ Smt. Meena Tappal

and Sh./Smt. Kiran Agarwal

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

Scholar
District Administration Office
Delhi Development Authority
For & on behalf of
Secretary of India

K. Agarwal

Mungarwal



THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential Plot No. 1 in Block No. A
in the lay out plan of Anand Niketan
and measuring 1145-60 Sq. mts./yds.
of theabouts bounded as follow :

NORTH 60' CPWD Road
EAST 60' CPWD Road
SOUTH Plot No. A2
WEST Service Lane

Signed by Shri. S. C. DASS
L.A.O. (CS) D.D.A.

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

in the presence of :

(1) Shri/Smt. Lalit Mohan
D. (CS)

Signed by Shri/Smt. Anil Kumar Agarwal

In the presence of :

(1) Shri/Smt. PARTHA BANERJEE
I-1602, C.R. PARK, N-DAHI-19

(2) Shri/Smt. SUSHIL AGARWAL
78, Gali Siras Wali, NAYA BANS, DELHI-6

Signed by Shri/Smt. Kiran Agarwal

(VENDOR)

Scholar
State Administration Officer
Delhi Development Authority
For & on Behalf of
President of India

M. K. Agarwal
(Attorney Sub-Lessee)

Sushil

K. Agarwal
(Purchaser)

K. Aggarwal

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This document of CID
Presented by Sh./Smt. Kiran Aggarwal
S/o /W/o Anil Aggarwal
R/o A.I., Anand Niketan,
in the office of the Sub Registrar, New Delhi
New Delhi on this 20/6/01 day of 2000
between the hours of

Sub-Registrar-VII
New Delhi
20/6/01

K. Aggarwal

Execution admitted by the said
Sh. Smt. Kiran Aggarwal
S/o /W/o vendor (Mortg/Exe). Anil Aggarwal
has been admitted by Shri.
S/o (Marginal Witness)
with us is known to me. Contents of
documents appeared to the parties who
understand the consideration and admit
them as parties.

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Sub-Registrar-VII
New Delhi
20/6/01

Shree Aggarwal

Certified that the left or right
as the case may be hand thumb
impression of the executant has
been affixed in my presence.

Sub-Registrar-VII
New Delhi
20/6/01



Having Satisfied myself that the document was
duly executed by Shri.
to his Official Capacity, his attendance &
signature are dispensed with and document is
admitted to register

Sub-Registrar-VII
New Delhi
20/6/01

Registered No. 11817 in additional Book No.
Vol. No. 538 on Pages 76 to 78
on this 20/6/01 day of 2000
and left thumb impression has/have been taken
in my Presence.

Sub-Registrar-VII
New Delhi
20/6/01