



NORTH DELHI MUNICIPAL CORPORATION
PROPERTY TAX RECEIPT NO : PT-364788
FINANCIAL YEAR : 2019-2020

A sum of Rs 5182/- (FIVE THOUSAND ONE HUNDRED AND NINETY TWO ONLY) has been received with thanks from Mr./Ms.

GAURAV BHAYANA, AJAY BHAYANA towards the payment of tax for the Financial Year 2019-2020 as per the details given below :

Property UPIC	101083410223800	
Property Address	PLOT/HOUSE/FLAT/ SHOP No.	4/95 GROUND FLOOR
	FARM HOUSE No.	
	SECTOR/PHASE No.	
	BLOCK/POCKET/ LINE/STREET No.	
	COLONY	RAMESH NAGAR
	WARD	RAMESH NAGAR
	ZONE	KAROL BAGH ZONE
Payment Mode	LANDMARK	
	MODE	ONLINE
	TRANSACTION ID	1631805130442
	PAYMENT DATE	16-09-2021

Note : For information of all concerned that the Property tax has been paid ONLINE , the receipt has been generated by the system and hence require no signature.

RECEIPT PRINTED ON : 16/9/2021





NORTH DELHI MUNICIPAL CORPORATION
Assessment & Collection Department
D.B. Gupta Road, Near Anand Parbat,
Karol Bagh Zone, New Delhi-110005

No: TAX/Dy A&C/NDMC/KBZ/2017-18/

D-1152

Date:

30/5/17

Sh. Ajay Bhayana and Sh. Gaurav Bhayana
 both S/o Late Sh. Ashok Bhayana,
 R/o 4/95, Ramesh Nagar
 New Delhi-110015

Sub: Change of name of taxpayer in respect of. P.No- P.No-4/95, With its roof right Area Measuring 241.60 Sq. Yds., Ramesh Nagar New Delhi-110015.

Sir/Madam,

Kindly refer to your application received in office on 11/05/17 for change of name/mutation of aforesaid property/premises. The change of name/ mutation of said property/portion is allowed in your names on the basis of the documents submitted by you i.e. Copy of Regd. Photo copy of Regd. Will on Date 12/10/2012.

This is to make it clear that this mutation in the name of person referred to above is done only for limited purpose of payment of property tax only and in no case it will confer/devolve any legal title of ownership whatsoever u/s 128 of the DMC Act. Further at a later date, in case of any other claimant to the property or any dispute regarding ownership of the same or it is found that the documents submitted are suppressed / not genuine or any information is concealed there from and if the mutation has been executed by suppression of any fact and/ or by misrepresentation and/ or fraud etc. if any fact is found otherwise or any of the other claimant comes up with any dispute, this mutation shall not be treated as valid and the same will be cancelled without any prior notice and property will automatically revert to the previous assesses. The applicant shall also be liable and held response to indemnity for the losses, cost and expenses etc. thus suffered by the M.C.D. if any.

If any tax liability arises on this property after this mutation for the period prior to the date of mutation due to creation of any additional demand, disposal of pending proposal(s) u/s 126 of the DMC Act & 123 D of DMC (Amendment) Act, 2003, or due to any calculation mistake etc., the tax liability shall be payable by you, as agreed to you, in the Indemnity Bond submitted by you with your application for mutation. The MCD will not be a party in case of any dispute comes at any stages in any court of law.

This mutation 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 and if any dispute arises in future.

(Signature)
 (SUNITA CHAKRABORTY)

Dy. Assessor & Collector
 Karol Bagh Zone


Dy. Assessor & Collector
 Karol Bagh Zone

AND WHEREAS my one son namely Sh. Jagdish Chand Bhayana was divorced and having no child male or female and other sons and daughters got married and happily living with their families but unfortunately my son Jagdish Chand Bhayana died and another son Sh. Ashok Bhayana has also died survived by his wife Smt. Chand Bhayana and two sons Ajay Bhayana and Gaurav Bhayana.

And Whereas I am the owner and in possession of **BUILT-UP ENTIRE PROPERTY BEARING NO.4/95**, with roof right upto sky, duly fitted with fitting and fixtures, built on land area measuring approx. 241.6 sq. yds., situated at Ramesh Nagar, Delhi, with freehold rights of the land underneath, (hereinafter called the Property), acquired by virtue of Conveyance Deed duly registered as Document No.5787, in Additional Book No.1, Volume No.9931, on Pages 162 to 165, Dated 12.06.2001, with the office of Sub-Registrar, Delhi.

AND WHEREAS I hereby bequeath that after my death the above said property shall go and devolve in favour of my two grand sons namely (1) **SH. AJAY BHAYANA** and (2) **SH. GAURAV BHAYANA** both sons of Late Sh. Ashok Bhayana, both resident of B-26, Baba Banda Bahadur Apartments, Plot No.11/1, Sector-14, Rohini, Delhi, (hereinafter called the LEGATEES) in equal share, to the exclusion of my other son, daughters, and all other legal heirs, legal representatives, successors & executors and assigns.

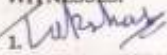
AND WHEREAS in case any of the above said LEGATEE dies prior to me in that case the above said property shall go and devolve in the legal heirs of the so died LEGATEE, after my death.

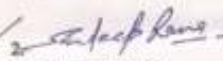
Chetan Parkash Singh


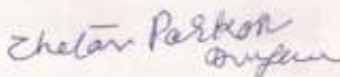
AND WHEREAS in case anyone raises any objection and challenges this WILL, the objection shall be treated as Null & Void.

IN WITNESS WHEREOF, I have signed this WILL after understanding the contents of the same on the day, month and year first herein above written, in the presence of the following witnesses, who have also signed in my presence.

WITNESSES:

1. 
LAKSHAY CHHABRA
S/o Sh. Pawan Chhabra
R/o G-9, Ashok Vihar,
Phase-I, Delhi.
Dri.Lic.No.P08022007516503

2. 
SANDEEP RANA
S/o Sh. J.S.Rana
R/o C-88, Laxmi Kunj Apartments,
Rohini, Sector-13, Delhi.
I.Card No.APQ0328112



'TESTATOR'



Deed Related Detail

Deed Name: WILL		WILL	
Land Detail			
Tehsil/Sub Tehsil	SR II JANAKPURI	Area of Building	0
Village/City	Ramesh Nagar	Building Type	oZx Q
Place (Segment)			
Property Type			
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	0.00 Rupees	Stamp Duty Paid	0.00 Rupees
Value of Registration Fee	100.00 Rupees	Posting Fee	100.00 Rupees
This document of WILL			

Presented by: Sh/Sri.

S/o, W/o

R/o

Chetan Parkash Bhayana

Shri. Jyoti Datta

495, Bantoli Nagar N.D

in the office of the Sub Registrar, Delhi this 13/07/2012 12:14:10PM day Friday
between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR II JANAKPURI
Delhi/New Delhi

Executed and presented by Shri. Mr. Chetan Parkash Bhayana

and Shri / Ms. Ajay Bhayana, Gurav Bhayana

Who are identified by Shri/Sri. K. Lakshay Chandra S/o W/o D/o Pawan Chandra R/o G-4, N.D. Vihar N.D.
and Shri/Sri. Kin Sandeep Rana S/o W/o D/o J.S. Rana R/o C-48, Rohini Sec-13 N.D.

(Marginal Witness: Witness No. 11 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

Date 12/10/2012 15:54:10

Registrar/Sub Registrar
SR II JANAKPURI
Delhi/New Delhi

Reg. No. 2776 Reg. Year 2012-2013 Book No. 3



1st Party

चरन कर्मा

2nd Party



Witness

xokg

1st Party

2nd Party

1st Party चरन कर्मा
Chetan Parkash Bhayana

2nd Party चरन :- Ajay Bhayana, Gaurav Bhayana

Witness xokg Lakshay Chhabra, Sandeep Rama

Certificate (Section 60)

Registration No. 2776 in Book No. 3 Vol No 8, 018

on page 31 to 33 on this date

12/10/2012 3:52:30PM

day Friday

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

Sub Registrar

SR II JANAKPURI

New Delhi/Delhi

Date 12/10/2012 15:55:15

83
SUH REGISTRAR-17 25044
13 JUL 2012
JANAK PURI, N. D.



DEED OF WILL

EX NO 524039005

THIS LAST & FINAL WILL & TESTAMENT IS MADE & EXECUTED
AT DELHI ON 13/7/2012 by **SH. CHETAN PARKASH
BHAYANA** son of Late Sh. Ganesh Dass Bhayana, resident of 4/95,
Ramesh Nagar, Delhi, (hereinafter called the 'TESTATOR').

Life is uncertain and God knows when it may come to an end,
hence I with my free wish & without any undue pressure, coercion or
fraud make this WILL in my sound and disposing mind and good
health.

WHEREAS I got married to Smt. Shakuntala Devi and out of our
wedlock I, blessed with six children namely:-

Sr.No.	Name	Relationship
1.	Sh. Sudershan Bhayana	Son
2.	Sh. Jagdish Chander Bhayana	Son
3.	Sh. Ashok Bhayana	Son
4.	Smt. Asha Grover	Daughter
5.	Smt. Kamla Arora	Daughter
6.	Smt. Champa Rani	Daughter

Chetan Parkash Bhayana

12 JUN 2001

Regn. Fee Charged
Sign. of Cashier

पान-1

इसारागन विलेख

यह इसारागन विलेख, एक पक्षकार के रूप में पुराने के तदुपरी, किन्हीं इसमें आने "विलेख" कहा गया है (इसके अन्तर्गत, जब तक कि संदर्भ से अपवर्जित या उसके विच्छेद नहीं है, उनके परीक्षार्थी और सम्पुर्णिकारी भी सम्पन्न करण) और दूसरे पक्षकार के रूप में श्री/श्रीमती को श्री का पुत्र/की पुत्री/पत्नी/विधवा है और का/की निवासी है, जिस/जिन्हें इसमें आने "जोरा" कहा गया है (इसके अन्तर्गत, जब तक कि संदर्भ से अपवर्जित या उसके विच्छेद नहीं है, उसके/उनके बहिन, भ्रातृसक, प्रतिनिधि और अनुगत सम्पुर्णिकारी भी सम्पन्न करण) के बीच जारी को किया गया।

2. एक पक्षकार के रूप में विलेख, जिस इसमें पट्टक/की कहा गया है और दूसरे पक्षकार के रूप में श्री के पुत्र श्री को जिस इसमें आने पट्टक/की कहा गया है, के बीच जारी को किए गये समयगत पट्टा करार विलेख द्वारा जो उप-रक्षित, दिल्ली के कार्यालय में बही सं. दिनांक सं. पृष्ठ सं. से पर क्रम सं. पर जारी को रजिस्ट्रीकृत है (जिस इसमें आने उक्त "पट्टा विलेख" कहा गया है) तथा जो में स्थित पीठा या समान के भूखण्ड या भूमि का टुकड़ा है तथा जो उक्त पट्टा विलेख की अनुसूची में अधिक स्पष्ट रूप से वर्णित है, उक्त पट्टा विलेख में उल्लिखित निबंधन और शर्तों के अधीन रखे हुए वर्ष की अवधि के लिए, पट्टे के रूप में श्री को (जिस इसमें आने "मूल पट्टेदार" कहा गया है) पट्टांतरित और इसांतरित किया गया था।

3. और जारी के नामांतरण/प्रतिस्थापन पर सं. द्वारा जोरा का/के नाम पिकली बार नामांतरित किया गया का/कि गये थे और उसे/उन्हें, उक्त पट्टा विलेख के अधीन पट्टा-धारक के सभी अधिकारों और दायित्वों के साथ वर्तमान पट्टेदार के रूप में अधिलिखित किया गया है।

4. और पट्टक/की द्वारा उपरोक्त रूप में पट्टेदार के नाम के नामांतरण/प्रतिस्थापन के प्रति किसी व्यक्ति ने आवेदन नहीं की है या मूल पट्टेदार या उसके माध्यम से राजा करने वाले किसी अन्य व्यक्ति का कित उल्लिखित होने का किसी भी रीति में राजा नहीं किया है।

Form-I
CONVEYANCE DEED

This Conveyance Deed made on this the 8th day of May 2019 between the President of India, hereinafter called "the Vendor" (which expression shall, unless excluded by or repugnant to the context, be deemed to include this successors in office and assigns) of the one part and Shri/Smt. Chetan Parashar

son/daughter/wife/widow of Shri Ganesh Dutt 4/95 Rosh Nigra N. Delhi whereinafter called "the Purchaser(s)" (which expression shall, unless excluded by or repugnant to the context, be deemed to include, his/her/their heirs, administrators, representative and permitted assigns) of the other part.

2. Whereas by an Indenture of Perpetual Lease dated the 19 day of Feb 2019 thousand nine hundred and sixty five made between the Vendor described therein as Lessor of the one part and Sh. Chetan Parashar

S/O Shri Ganesh Dutt of Lessee of the other part and registered on 13.3.63 in the Office of the Sub-Registrar Delhi at Serial No 2226 in Book No. I Volume No. 248 at pages 30 to

32 (hereinafter referred to as the "said Lease Deed") a piece and parcel of land admeasuring 241.6 sq. meters or thereabout situated in Rosh Nigra N. Delhi and more particularly described in the schedule to the said Lease deed was demised and assured unto Chetan Parashar (hereinafter called "the original lessee") by way of the lease for a period of 99 years subject to the terms & conditions mentioned in the said Lease Deed.

3. AND WHEREAS by mutation / substitution letter No. _____ dated _____ the name / names of Purchaser(s) was/ were lastly mutated and he / she / they has /have been recorded as the Present Lessee(s) under the said Lease Deed with all rights and liabilities of the Lease under the said Lease Deed.

4. AND WHEREAS no person has objected to the mutation/substitution of the names of the Lease above made by the Lessor or has in any other manner claimed to be the successor in interests of the original Lessee or of any other person claiming through the Original Lessee.



Chetan Parashar

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5. और विक्रेता ने तारीख 15-4-92 को दिल्ली के प्रमुख समाचार पत्रों में प्रकाशित लोक सूचना द्वारा जिसे इसमें इसके पश्चात लोक सूचना कहा गया है, उसमें अंतर्विष्ट कतिपय निबंधनों और शर्तों पर दिल्ली/दिल्ली में पट्टा सम्पत्तियों की बाबत अन्य बातों के साथ-साथ पूर्ण स्वामित्व अधिकार प्रदान करने के अपने विनिर्देश की घोषणा की है।

6. क्रेता ने तारीख ----- के मुखतालामा के अधीन निपुक्त अपने अध्यायी के माध्यम से उक्त अंतर्विष्ट तारीख 15-4-92 को लोक सूचना के प्रत्युत्तर में, उक्त पट्टांतरित परिसर में विक्रेता के अधिकारों और हितों का क्रय करके उक्त पट्टांतरित परिसर की बाबत पूर्ण स्वामित्व अधिकार प्रदान किये जाने के लिए आवेदन किया है तथा विक्रेता, इसमें इसके पश्चात आने वाले निबंधनों और शर्तों के अधीन रहते हुए उक्त पट्टांतरित परिसर में अपने सभी अवशिष्ट और उत्तराधिकारी अधिकारों और हितों का विक्रय करने के लिए सहमत हो गया है।

7. इसमें इसके पूर्व विलेख के अनुसरण में यह कथार इस बात का साक्षी है कि इसके निष्पादन के पूर्व संदत रूप से (केवल ----- रूप से) की शर्तों के प्रतिफलस्वरूप (जिसकी प्रति विक्रेता इसके द्वारा स्वीकार और अस्वीकार करता है) तथा इसमें इसके पश्चात उन्निष्ठित सीमाओं, प्रसविदाओं और शर्तों के अधीन रहते हुए, विक्रेता उक्त पट्टांतरित सम्पत्ति में, सभी अवशिष्ट और उत्तराधिकारी अधिकार/हक और उक्त पट्टा विलेख के अधीन पट्टाकर्ता के हित, जिन्हें उक्त पट्टा विलेख तथा इसमें की अनुसूची में और अधिक रूप से वर्णित किया गया है क्रेता द्वारा अनन्य रूप से सदैव रखने और धरित करने के लिए क्रेता का प्रदत्त, हस्तांतरित, विक्रय, अंतरित, समनुपस्थित, निर्मुक्त और अभिहत्यांतरित करता है : परन्तु यह हमेशा इस अन्वय के अध्याधीन होगा कि विक्रेता उक्त सम्पत्ति में या उसके नीचे की सभी खानों, खनिजों, कोयले, गोल्ट बरिण, खनिज तेलों तथा किसी भी प्रकार के खदानों को अपने पास आरक्षित रखता है और धूमि की सहा को या ससमय इस पर खड़े किसी भवन को कोई उध्वाधर सम्बल दिये बिना या छोड़े बिना, उनकी तलाश करने, खनन किया करने, उनको अभिप्राय करने, उन्हें ले जाने और उनका उपयोग करने के लिए विक्रेता को, उसके अधिकारों और कर्मकरों को वे सभी कार्य या बात करने का पूर्ण अधिकार और शक्ति प्राप्त होगी जो इसके लिए आवश्यक या समीचीन हो, परन्तु सदैव यह कि विक्रेता संदेय सम्पत्ति कर या अन्य अधिरोपण के, या उक्त सम्पत्ति की बाबत वेध रूप से संदेय हो जाए और उस पर प्रभाव डालने वाले सभी लोक अधिकारों या सुखाचारों के अधीन रहते हुए, इसमें आरक्षित सभी या किन्हीं अधिकारों के प्रयोग के कारण उसको प्रत्यक्षतः हुए सभी नुकसान के लिए या उसके द्वारा उसको हुए किसी नुकसान के लिए क्रेता का पुष्टिपुक्त प्रतिकर देगा।

8. यह भी घोषणा की जाती है कि इस विलेख के स्वरूप और इसमें पूर्वोक्त शर्तों और प्रसविदाओं के अधीन रहते हुए, क्रेता इसमें इसके पूर्व वर्णित तारीख से उक्त सम्पत्ति का/के स्वामी हो जाएगा/जायेंगे और विक्रेता, उक्त पट्टा विलेख में अंतर्विष्ट प्रसविदाओं और शर्तों द्वारा आरक्षित किराए की बाबत सभी भावी राशिवां से अवमुक्त करता है जिनका उक्त पट्टांतरित सम्पत्ति के पट्टेदार के रूप में क्रेताओं द्वारा पालन किया जाना अपेक्षित है।

5. AND WHEREAS the vendor herein by a public Notice published in prominent newspapers of Delhi dated 15-4-92 hereinafter referred to as Public Notice, has announced his decision *inter alia*, to grant free hold rights in respect of the lease properties in Delhi/ New Delhi on certain terms & condition therein.

6. AND WHEREAS the Purchaser herein in response to the Public Notice dated 15-4-92 referred to above has acting through his attorney appointed under Power of Attorney dated applied to the Vendor for grant of free hold rights in respect of the said demised premises by purchasing the rights and interests of the Vendor in the said demised premises and the vendor has agreed to sell all his residuary & reversionary rights and interests in the said demised premises subject to the terms and conditions appearing hereinafter.

7. NOW IN THE PREMISES HEREIN BEFORE THIS INDENTURE witnesses that in consideration of the sum of Rs. 19102/- (Rupees Nineteen thousand and one hundred and two only) was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) and subject to the limitations, covenants and condition mentioned hereinafter the Vendor doth hereby grants conveys, sells, transfers, assigns, releases and assures unto the Purchaser(s) all the residuary reversionary rights, title and interests of the lessor under the said lease Deed in the demised property more fully described in the said Lease Deed as well as in the schedule hereunder together with all remainders, rents issues and profits thereof hereinafter referred to as the said property TO HAVE AND TO HOLD the same unto the Purchaser absolutely and for ever, subject always to the exception that the Vendor reserves unto himself all mines, minerals, coals, gold washings, earth oils and quarries of whatever nature lying in or under the said property together with full right and power at all times for the Vendor, its agents and workmen, to do all acts and things which 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 land or for any building for the time being standing thereon provided always that the Vendor shall make reasonable compensation to the Purchaser(s) for all damages directly occasioned by the exercise of the rights hereby reserved or any of them for damage done unto him thereby subject to the payment of property tax 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.

8. It is further declared that as a result of these presents and subject to the conditions and covenants stated herein above, the Purchaser(s) from the date mentioned hereabove will become owner of the said property and the Vendor doth hereby releases the Purchasers from all future liability in respect of the rent reserved but the covenants and conditions contained in the said Lease Deed required to be observed by the Purchaser(s) as a Lessee of the said demised property.



[Handwritten signatures and marks over the stamp]

9. चालु सदन यह कि जेता(ओ) द्वारा यह करार किया जाता है कि यदि बाद में यह पता चलता है कि उक्त पट्टा विलेख के अधीन परदेयर के रूप में जेता उक्त पट्टा विलेख के अधीन परदेयर को किसी समय का संराय करने के लिए राजी था किन्तु जिसका संराय इस विलेख के निर्धारन के पूर्व या निर्धारन के समय नहीं किया जा सका था तो विलेख का ऐसी समय के लिए उक्त सम्पत्ति पर प्रथम प्रभाव होगा।

10. इस विलेख पर स्टाम्प दफ्ती और रजिस्ट्रीकरण प्रभाव यदि कोई हो, जेता(ओ) द्वारा सहन किए जायेंगे।

अनुसूची

सम्पत्ति की विवरितिया -----

उत्तर में -----

पूर्व में -----

पश्चिम में -----

पूरिचय में -----

इसके साथ सम्बन्ध

श्री/श्रीमती ----- जेता(ओ)

और

कुतें एवं भारत के राष्ट्रपति की ओर से

श्री/श्रीमती -----

नाम एवं पदनाम

धूमि तथा विकास कार्यालय,
राष्ट्रीय विकास एवं ग्रामीण उपग्रामन मंत्रालय,
भारत सरकार, नई दिल्ली ने
ऊपर सर्वप्रथम लिखित हारीख को अपने-अपने हस्ताक्षर कर दिए हैं।

साक्षी :

1. श्री/श्रीमती

2. श्री/श्रीमती



Inst. No. 15/11/138 dated 21/5/21
Certified that the instrument is properly
stamped under section 32 of the Indian
Stamp Act. The transfer duty Rs. 975/-
Stamp duty Rs. 585/-
Total R. 1560/-
deposited vide receipt No. 15/11/138
dated 21/5/21
Collector of Stamp
Govt. of N.C.T. of Delhi, New Delhi
Parliament Street, Jam Nagar House
New Delhi-110017

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PROVIDED ALWAYS and it is hereby agreed by the purchaser(s) that if it comes at any later date that Purchaser(s) as Lessee(s) under the said Lease Deed was/were liable to pay any amount to the lessor under the said Lease Deed but payment of which could not be made before or at the time of execution of these presents then for such amount the Vendor will have the first charge over the said property.

10. The Stamp Duty and registration charges, if any, upon this instrument shall be borne by the Purchaser(s).

SCHEDULE

Particulars of property
 Bounded on the North
 Bounded on the East
 Bounded on the South
 Bounded on the West

IN WITNESS WHEREOF

Shri/Smt. the Purchaser(s)

AND

I, Shri/Smt.

Name & Designation

Land & Development Office,
 Ministry of Urban Affairs and Poverty Alleviation,
 Govt. of India, New Delhi
 For & on behalf of President of India.

Put their hands on the day and year first above-written.

IN THE PRESENCE OF:

- Shri/Smt. GULSHANK UMAR S/O SH. OMPRAKASH
21278 SUKHASH NAGAR NEW DELHI-27
- Shri/Smt. Jyoti Chandra S/O Sh. Chetan Parkash
4/195 Ramch Nagar New Delhi-15



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Received by
Mr. Tolson S/O
to the Office of
the date 12

Sh Chetan Prakash
Sh Ganesha Datta
Ramesh Chandra New Delhi

June 19 1962

11-19

Registered

12/6/2001

Chetron protokol

[illegible]

12) 6/2001

at his Office
and Signature
is obtained for

Dr. Registrar-
Mumbai

12/6/2001

$$\frac{5787}{162-165}$$



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TO,

The Asst. A & C
Karnal Bazar Zone
Karnal Bazar
North Delhi Municipal Corporation
New Delhi

SUBJECT : MUTATION/CHANGE OF NAME OF Property
No.4/95, with its roof rights upto sky, land area
measuring 241.60 sq.yds., situated at Ramesh Nagar,
Delhi

Sir,

We are hereby submitting the following documents for
mutation/change of name of the subject sited property in our name.

1. Indemnity Bond in original.
2. Affidavit in original
3. Photocopy of Last House Tax Receipt
4. Photocopy of WILL executed by late Sh. Chetan Parkash Bhayana
5. Original Death Certificate of late Sh. Chetan Parkash Bhayana.
4. Photocopies of all previous title documents.

Earliest action requested please.

Thanking you.

Yours faithfully,

DATED : 07/03/2018

(1) AJAY BHAYANA & (2)
GAURAV BHAYANA both
sons of late Sh. Ashok
Bhayana, both resident of
4/95, Ramesh Nagar, Delhi.

दिल्ली नगर निगम
MUNICIPAL CORPORATION OF DELHI



Form CI-1

Visit us at: www.mcoonline.gov.in

नाम: Sh. Ajay Bhayana and
 पता: Sh. Gaurav Bhayana
 शहर/जिला: A/95, S/S Ramesh Nagar
 पोस्टाई: New Delhi-110015

रसीद/RECEIPT

No.: DA

दिनांक/Date: 30/5/2017

विभाग/Department: P.C. Deptt

क्षेत्र/Zone: KB2

Below mentioned amount received and is credited to the concerned accounts.

नकद/Amount of A/c

विवरण/Particulars

राशि/Amount

150W2
 Arrear upto 31/3/04 and Property Tax
 2004-05 to 2017-18
Av. 103,622/-

272,168 = 00

272,168 = 00

Rs. Two Lacs Seventy Two Thousand One Hundred and Sixty Eight

राशि (शब्दों में)/Amount (in words)

03188

कुल/Total

नकद/चैक/डीडी/Cash/Cheque/DD No.

बैंक/Bank: ICICI Bank

शाखा/Branch: Munjali Bazar

नकद/चैक/डीडी/चैक/डीडी/चैक/डीडी

A/c No-164801500542

Personnel issuing Receipt
with Name & Designation

Form (T.H.)-Sub: 326-1000 books: 100x 3-09-04-2016

20/3/17



Form CI-1

दिल्ली नगर निगम
MUNICIPAL CORPORATION OF DELHI



Visit us at: www.mcoonline.gov.in

नाम/Name

पता/Address

सम्पर्क/Contact No.

उद्देश्य/Purpose

रसीद/RECEIPT

No. : DA

दिनांक/Date

विभाग/Department

क्षेत्र/Zone

42735

11/5/2017

Below mentioned amount received, will be credited to the concerned accounts.

प्रमुख/Head of A/c	विवरण/Particulars	राशि/Amount
	P.No. 4/95 Remesh Agr. mch-15 <u>M.C.F</u> Rs. 350- Rs. Three hundred & fifty only	Rs. 350-

राशि (शब्दों में)/Amount (in words)

नकद/चेक/डीडी नं./Cash/Cheque/DD No.

बैंक/Bank

कुल/Total

शाखा/Branch

Rs. 350-

नकद/मुद्रागत रसीद/डोने की स्थिति में।

Cheque subject to realisation/authorisation.

Signature of
Personal Issuing Receipt
with Name & Designation

P (T/H) - Job 336-1000 books 100x3-05-08-2016

**NORTH DELHI MUNICIPAL CORPORATION
ASSESSMENT AND COLLECTION DEPARTMENT
KAROL BAGH ZONE**

Zonal Bldg, Anand Parbat
Karol Bagh, New Delhi-110005

NOTAX/CBZ/2017-18/200

Dated 24/5/17

To

Sh. Ajay Bhayana & Sh. Gaurav Bhayana both s/o
Sh. Late Sh. Ashok Bhayana
4/95 Ramesh Nagar, New Delhi-15


Ref: Mutation of Property No. 4/95 with roof right measuring 24.51 Sq. Yds.
Ramesh Nagar New Delhi-15

Madam,

Kindly refer to your application received in office on 11/5/17 for mutation of aforesaid property/ premises, you are requested to complete the following formalities/ deficiencies:

1. Show the original Sale-deed/Conveyance deed/ perpetual lease deed, Allotment documents, Family settlement deed/Farad/Gift-deed, will or any other documents of acquisition of said property/premises to verify the photo copies of documents, as furnished by you along with the application for mutation of said property/premises.
2. Provide the photo copy of complete chain of ownership/ acquisition documents (Front and back side both).
3. Provide **Original** Death certificate of recorded taxpayer.
4. Provide NOCs of all legal heirs in un-registered Will or Relinquishment deed of other legal heirs.
5. Provide copy of Probate orders, Letter of Administration / Orders of Hon'ble Court.
6. In case of registered Will, an affidavit mentioning detail of legal heirs with their present address and with regard to clear title of property or say no court case is pending against the said property in any court of law and if any dispute arise in future, the department will not be responsible and deptt. Will not be a party for the same and it is the last Will executed by the executants.
7. Provide the photo copy of legal ID proof, Copy of Election Id Card, Adhar card or Driving License, Passport etc. all legal heirs to provide
8. Deposit the Mpl. Compounding fee (M.C.F) Rs.150/-
9. Deposit the difference of Transfer duty amounting to Rs. _____
10. Provide receipts of payment of Property tax for the year Assesment 2016-17/2017-18 and 2006-07 to 2016-17
11. Pay the Arrear/ difference of Property tax amounting to Rs. _____
12. Building Sanction Plan & Letter

To complete the above mentioned deficiencies, you are requested to attend the office of the undersigned and contact to Sh. Y.K. Gupta, ZI, AZI on 6/6/17 at 11:00 a.m/p.m.


J.Dy. Assessor & Collector
Karol Bagh Zone



NORTH DELHI MUNICIPAL CORPORATION
Assessment & Collection Department
D.B. Gupta Road, Near Anand Parbat,
Karol Bagh, Zone, New Delhi-110005

No: TAX/Dy A&C/NDMC/KBZ/2017-18/

Date: 30/5/17

Sh. Ajay Bhayana and Sh. Gaurav Bhayana
both S/o Late Sh. Ashok Bhayana.
R/o 4/95, Ramesh Nagar
New Delhi-110015

Sub: Change of name of taxpayer in respect of. P.No- P.No-4/95, With its roof right Area Measuring 241.60 Sq. Yds., Ramesh Nagar New Delhi-110015.

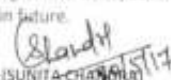
Sir/Madam,

Kindly refer to your application received in office on 11/05/17 for change of name/mutation of aforesaid property/premises. The change of name/ mutation of said property/portion is allowed in your names on the basis of the documents submitted by you i.e. Copy of Regd. Photo copy of Regd. Will on Date 12/10/2012.

This is to make it clear that this mutation in the name of person referred to above is done only for limited purpose of payment of property tax only and in no case it will confer/devolve any legal title of ownership whatsoever u/s 128 of the DMC Act. Further at a later date, in case of any other claimant to the property or any dispute regarding ownership of the same or it is found that the documents submitted are suppressed / not genuine or any information is concealed there from and if the mutation has been executed by suppression of any fact and/ or by misrepresentation and/ or fraud etc. if any fact is found otherwise or any of the other claimant comes up with any dispute, this mutation shall not be treated as valid and the same will be cancelled without any prior notice and property will automatically revert to the previous assesses. The applicant shall also be liable and held response to indemnity for the losses, cost and expenses etc. thus suffered by the M.C.D, if any.

If any tax liability arises on this property after this mutation for the period prior to the date of mutation due to creation of any additional demand, disposal of pending proposal(s) u/s 126 of the DMC Act & 123 D of DMC (Amendment) Act, 2003, or due to any calculation mistake etc., the tax liability shall be payable by you, as agreed to you, in the Indemnity Bond submitted by you with your application for mutation. The MCD will not be a party in case of any dispute comes at any stages in any court of law.

This mutation 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 and if any dispute arises in future.


(SUNITA CHAKRABARTI)
Dy. Assessor & Collector
Karol Bagh Zone



NORTH DELHI MUNICIPAL CORPORATION
PROPERTY TAX RECEIPT NO : PT-493077
FINANCIAL YEAR : 2020-2021

A sum of Rs 4875/- (FOUR THOUSAND SIX HUNDRED AND SEVENTY FIVE ONLY) has been received with thanks from Mr./Ms.

GAURAV BHAYANA, AJAY BHAYANA towards the payment of tax for the Financial Year 2020-2021 as per the details given below :

Property UPIC	101083410223800	
Property Address	PLOT/HOUSE/FLAT/ SHOP No.	4/95 GROUND FLOOR
	FARM HOUSE No.	
	SECTOR/PHASE No.	
	BLOCK/POCKET/ LINE/STREET No.	
	COLONY	RAMESH NAGAR
	WARD	RAMESH NAGAR
	ZONE	KAROL BAGH ZONE
Payment Mode	LANDMARK	
	MODE	ONLINE
	TRANSACTION ID	1631805823368
	PAYMENT DATE	16-09-2021

Note : For information of all concerned that the Property tax has been paid ONLINE , the receipt has been generated by the system and hence require no signature.

RECEIPT PRINTED ON : 16/9/2021

