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12523/93-94
15-06-93
Two Thousand Five Hundred & Thirty only
14-12-93



DELHI DEVELOPMENT AUTHORITY
Co-op. House Building Society
Conveyance Deed



This conveyance deed made on this 31/3/94 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 Sh. S.P. Ahuja

son/daughter/wife/widow of Sh. B.K. Ahuja

R/o Flat no. 16, Daksheshwar, 10- Haily Road 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 member is a member of Planning Comm. Co-op. House Building Society and the said society was allotted land meas. 54

Acre/Bighas

Biswa at Planning Comm.

vide lease deed dt. 4/1/74 and registered with

the Sub-Registrar of Delhi/New Delhi as document No. 2856

in Addl. Book No. 1348 Volume No.

at pages

to on dated 4/1/71

AND WHEREAS by a Sub-lease dated 31/8/81 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 "purchaser" described therein as 'sub-lessee' of the third part and registered in the office of the Sub-Registrar Delhi/New Delhi being Serial No. 22981

in Addl. Book No. 1 Volume No. 1484

at pages 189 to 197

on dated 23/9/81 (hereinafter referred to as the said

Sub-lease deed) a piece and parcel of land meas. 371.25 sq. yds.

sq. mtrs. Plot No. 263 Block No. B

out of the land Leased to the said Co-op. Society was demised and assured unto the said Sub-lessee/purchaser subject to the terms & conditions mentioned therein.

Shankar

W. Kumar

(ii)

AND WHEREAS representing that the said Sub-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 Sub-lease deed and the Vendor has agreed to sell the reversionary interest of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 35,391/- (Rupees thirty five thousand three hundred

9 hundred and 11 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, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land plot No. 213 Block No. 1 in Co-operative House Building Society Ltd. (hereinafter referred to as the said property), morefully 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 hereafter contained, that is to say as follows:—

1. The Vendor excepts and reserves unto itself 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 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 effecting 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 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 full 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 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.



Handwritten signature

980.

सदर अधिसूचना C/D... 9/3/94
...
... S. P. Ahuja
... B. K. Ahuja
... 16, Dakshinashwari, Haily Road, New Delhi 7
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slantao.

उप-पंजीयक
सं.सू.त-IV
9/3/94

सदर अधिसूचना S. P. Ahuja
... purchasers
PP/No. L 216871, 9/3/94
...
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...
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... PP ...

slantao.

उप-पंजीयक
सं.सू.त-IV
9/3/94

सदर अधिसूचना L A o
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उप-पंजीयक
सं.सू.त-IV
9/3/94

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