

(2021-22) PL-783-682-870

21792



हरियाणा HARYANA

082436



20/3/07 - 13-62
20/3/07

SALE DEED FOR Rs. 53,15,000/-

STAMP PAPER Rs. 4,25,000/-

Stamp Paper issued by Dist. Treasurer Faridabad
at Sr. No. 19351 Dated 20-3-2007



This Sale Deed executed on this 20th day of March 2007 at Faridabad by M/s. DELHI ALLOYS LIMITED, 56-B INDUSTRIAL AREA N.I.T. FARIDABAD through its Director SHRI B.L. BANSAL SON OF LATE SHRI SOHAN LAL BANSAL duly authorized vide board resolution dated 10-3-2007, (hereinafter referred to as the Vendor which expression shall include its representatives assigns, executors, administrators, and liquidators)

CONTD..P.2...

For DELHI ALLOY LIMITED

B.L. Bansal
Director

For DACC International Pvt. Ltd

Shalu Bansal
Director

For DACC INTERNATIONAL PVT. LTD.

Bansal Shalu
AUTHORISED SIGNATORY



हरियाणा HARYANA

082427

IN FAVOUR OF

M/s. DACC International Pvt. Limited, Regd. Office 142-143, Pocket-B-6 Sector-5, Rohini, New Delhi, through its Director Smt. Shalu Bansal Wife of Shri Anuj Bansal, Resident of 1092 Sector-15 Faridabad, (hereinafter referred to as the Vendee which expression shall include its representatives assigns, executors, administrators, and liquidators).

WHEREAS the Vendor is owner in possession of Industrial Property bearing No. 56-B/1, measuring 2101.5 Sq. Yds., along with construction there on, having its covered area of 3000 Sq. Ft., situated at Industrial Area N.I.T., Faridabad, vide a Decree passed by the court of Shri R.K. Saini Additional Civil Judge, (Sr. Division) Faridabad Case No. 152 of 15-6-1995 decided on 20-9-1997, in case M/s. Delhi Alloys Limited versus M/s. Indian Auto Industries and Others.

CONTD..P.3..

For DELHI ALLOY LIMITED

[Signature]

Director

For DACC International Pvt. Ltd:

[Signature]

Director



हरियाणा HARYANA

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AND WHEREAS the Vendor has agreed to sell and the Vendee has agreed to purchase the said Property No. 56-B/1, area 2101.5 Sq. Yds. for a total consideration of Rs. 53,15,000/- (Rupees Fifty Three Lac Fifteen Thousand Only) and the Vendee has paid the whole of the consideration of Rs. 53,15,000/- (Rupees Fifty Three Lac Fifteen Thousand Only) to the Vendor as under:-

Rs. 5,25,000/- Dated 22-8-2006 Drawn on State Bank of India

Rs. 36,00,000/- vide Ch. No. 392893 Dated 28-12-2006,

Rs. 3,00,000/- vide Ch. No. 450848 Dated 12-3-2007,

Both Drawn on Standard Chartered Bank.

Rs. 8,90,000/- in Cash.

For DELHI ALLOY LIMITED

B. Bansal
Director

For DACC International Pvt. Ltd.

Shahu Bansal
Director

CONTD. P.4



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NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the Vendor doth hereby sell, convey, transfer and assign by way of absolute sale the Said Property No. 56-B/1, admeasuring 2101.5 Sq. Yds. situated at Industrial Area N.I.T, Faridabad Distt. Faridabad with all rights, title and interest etc. unto the said Vendee who shall hereinafter become the absolute owner of the said property and shall enjoy the absolute rights of ownership and privileges for a total sale consideration of Rs. 53,15,000/- (Rupees Fifty Three Lac Fifteen Thousand Only) which has been paid by the Vendee to the Vendor.

CONTD..P.5..

For DELHI ALLOY LIMITED

Bhansal

Director

For DACC International Pvt. Ltd

Shakee Bansal

Director



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2. The Vendor has irrevocably transferred absolutely all its rights and interest to the Vendee in the Said Property No. 56-B/1 admeasuring 2101.5 Sq. Yds. situated at Industrial Area N.I.T, Faridabad Distt. Faridabad together with all rights, titles, interest, easements, privileges, ways, passage, benefit and other advantages of right and appurtenances thereto unto the Vendee TO HAVE AND TO HOLD the said Industrial Property hereby conveyed unto the Vendee all the estate, rights, titles, interest of the Vendor in or upon the said property by the Vendor under the Sale Deed mentioned hereinabove and that no one except the Vendee has any rights, claim, interest whatsoever in the said Industrial Property hereby conveyed or any part thereof.
3. That the Vendor hereby covenants to the Vendee the absolute interest which the Vendor possessed in the said Industrial Property and that the Vendor has good title, interest and rightful power and absolute authority to grant, convey transfer or assign the same in any manner whatsoever.

For DELHI ALLOT

Bansal

Director

CONTD..P.6..

For DACC International Pvt. Ltd.

Shalu Bansal

Director



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4. That the Property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws. Taxes, lien, dues, demands, liabilities, notices, injunctions, disputes, prior sale, agreement to sell, notifications, mortgages, gifts, court decrees, attachment and Bank Loan etc.
5. That the property has not been acquired by the Government under the Land Acquisition Act. No notification of any type under the Land Acquisition Act has been issued by any authority or Government.
6. That the Vendee is authorised to get the said property transferred in its own name by presenting this Sale Deed in the office of the Appropriate Authority.
7. That it shall be lawful for the Vendee for all times after registration of this Sale Deed to enter upon the said Industrial Property and hold and enjoy the same and every part thereof with every right and appurtenances whatsoever without interruption, disturbances, claims or demands whatsoever from the Vendor.

CONTD. P.7.

For DELHI ALLOY LIMITED

Bansal

Director

For DACC International Pvt. Ltd.

Shah Bansal

Director



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8. That the Vendor shall from time to time upon written request by the Vendee and at the cost of Vendee acknowledge and execute such other document or documents which are within the rights of the Vendor to perfect titles and make good of all such things and all lawful acts, deeds and things whatsoever for further better or more efficiently effective transfer of the Industrial Property hereby conveyed and transferred to the Vendee.
9. That if because of any act or deed committed by the Vendor prior to the date of the execution of this Sale Deed or prior to the date of registration of Sale Deed, the Vendee is obliged to pay an amount after legal authentication and valid proof to any third person or persons or may be in any way prevented from enjoying the rights of the Industrial Property which is subject matter of the Sale Deed, the Vendor shall pay to the Vendee such amount including the cost of litigation and damages involved in that matter. Further if due to any flaw in the title of the Vendor in the said Industrial Property the Vendee suffers any loss, the Vendor shall be liable to make good such loss or losses and liable for the damages through their assets and shall keep the Vendee fully indemnified.

CONTD..P.8..

For DELHI ALLOY LIMITED

Bansal

Director

For DACC International Pvt. Ltd

Shalubansal

Director



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10. That all taxes, levies, charges, dues, demands, HUDA, Municipal Corporation, Charges, PF, Labour Charges, Income Tax, Excise, Customs, Sales Tax, Fire Tax, etc. or any other dues in any Government Department in connection with the Industrial Property till the date of this Deed and on the basis of law rules and regulations prevailing on the aforesaid date accruing arising or falling due to any local Authority and Government, have been paid by the Vendor and the same is their responsibility. Any expenses incurred after the date of this deed shall be the responsibility of the Vendee including any payments, charges, etc. under the laws, rules and regulations promulgated after the date of this Deed retrospectively or prospectively or otherwise. In case any claim is made by the Local Authority or Government as a result of the action prior to the date of Sale of this Industrial Property, and the Vendee is made to pay any amount, the Vendor shall be entitled to recover the same from the Vendor.
11. That the Vendor shall be responsible for payment of any or all dues payable to any person in respect of the above said Industrial Property till the execution of this Sale Deed of the said Industrial Property in favour of the Vendee.

For DELHI ALLOY LIMITED

Bansal

Director

CONTD..P.9.

For DACC International Pvt. Ltd.

Sh. Bansal

Director



हरियाणा HARYANA

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12. That the actual physical and vacant peaceful possession of the Industrial Said Property No. 56-B/1, admeasuring 2101.5 Sq. Yds. situated at Industrial Area N.I.T., Faridabad Distt., Faridabad, has been handed over by the Vendor to the Vendee at the time of execution and Registration of this Sale Deed.
13. That the Vendor has assured the Vendee that if the whole or any part of the said Industrial Property is taken away from the possession of the Vendee for want of title or any other legal defect, in the title of the Vendor or for any Act or Omission of the Vendor, then the Vendor shall be liable and responsible to pay all damages, costs and all other legal incidental expenses to the Vendee and the Vendee shall be entitled to recover the same from the Vendor through the Court of law at the cost of the Vendor.
14. That the Vendor hereby undertakes to co-operate with the Vendee at all points of time as and when desired by the Vendee for the purpose of transfer etc. and the Vendor shall render all help and will sign and execute the necessary deeds and documents in connection with the transfer favoring the vendee in future, if required.

CONTD..P.10..

For DELHI ALLOY LIMITED

Bansal
Director

For DACC International Pvt. Ltd.

Shalibansal
Director



हरियाणा HARYANA

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15. That all the expenses for preparation, execution and registration charges of this Sale Deed have been paid and borne by the Vendee.

16. That the Vendee understand that they have bought an Industrial Land and would use the same as per bye laws etc. of M.C.F. and other competent authorities.

SCHEDULE

Property No. 56-B/1, admeasuring 2101.5 Sq. Yds. (66'3" x 28'6") situated at Industrial Area N.I.T., Faridabad Distt. Faridabad Haryana and the said Property is bounded as under :-

NORTH	: 120' Wide Road.
SOUTH	: Plot No. 56-C.
EAST	: Remaining Portion of Plot No. 56-B (Now known as 56-B/2)
WEST	: Industrial Plot No. 55.

CONTD. P. 11.

For DELHI ALLOY LIMITED

B. Bansal
Director

For DACC International Pvt. Ltd.

Shatubansal
Director



हरियाणा HARYANA

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In witness whereof the Vendor has executed this Sale Deed by putting his hands and the Vendee has accepted the same on the day month and year as already above mentioned in the presence of the following witnesses.

WITNESSES:

1.

विश्वरूप दयाल
भायराय
मोना अजरीदा
करीमनगर

2. Sh. Pritam Lal & Sh. Vitaru
Chandel D, 227, Sect. 15,
R.No.

[Handwritten signature]

VENDOR

For DELHI ALLOY LIMITED

[Signature]
Director

VENDEE

For DACC International Pvt. Ltd.

[Signature]
Director

R.No 240.

[Signature]
Rajender Prakash Mondirala
Legal Document Writer
Tehsil Compound Faridabad
Dist. - 15419, Faridabad



हरियाणा HARYANA

082421

For DELHI ALLOY LIMITED

B. Bansal
Director

For DACC International Pvt. Ltd.

Shakubansal
Director



हरियाणा HARYANA

082422

For DELHI ALLOY LIMITED

Bhansal Director

For DACC International Pvt. Ltd.

Shah Bhansal
Director



हरियाणा HARYANA

082423

For DELHI ALLOY LIMITED

B. Bansal
Director

For DACC International Pvt Ltd

Shalubansal
Director



हरियाणा HARYANA

082424

For DELHI ALLOY LIMITED

Bhansel
Director

For DACC International Pvt. Ltd.

Shalubensal
Director



082425

हरियाणा HARYANA

For DELHI ALLOY LIMITED

B. Bansal

Director

For DACC International Pvt. Ltd.

Shakubansal

Director



हरियाणा HARYANA

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For DELHI ALLOY LIMITED

B. Bansal

Director

For DAG International Pvt. Ltd.

Shankar

Director

From

Land & License Officer-1,
Municipal Corporation,
Faridabad.

To

D.A.C.C International Pvt. Ltd,
56B/1, N.I.T, Industrial Area,
Faridabad.

Memo No. MCF/ZTO-1/2013/26
Dated. 01-02-2013

Sub:-

Status Report.

In reference to your application dated 30-01-2013.

As per House Tax Survey record of the year 2008-2009, the plot No. 56B/1 has been registered in the name of D.A.C.C International Pvt. Ltd in Municipal Corporation, Faridabad.

Land & License Officer-1



हरियाणा HARYANA

082426

For DELHI ALLOY LIMITED

B. Bansal

Director

For DACG International Pvt. Ltd.

Shahubansal

Director

20/03/07 243000/

No. 19351 Date: 20/3/07
Name: M/S. DELHI INTERNATIONAL PVT LTD
R/o: _____

प्रलेख नं: 21792

for Sidea: 5315000/-
Settle of Land in: 19351/Alloys Ltd

दिनांक 20/03/2007

डीड का नाम SALE WITH IN MC AREA	डीड संवेधा विवरण	स्थित NIT Ind. above 1500 sq.yds
तहसील/मक-तहसील/करीदाबाद	डीड संवेधा विवरण	
	भवन का विवरण	
	भूमि का विवरण	
निवासीय	2101.5 Sq. Yards	
राशि 5,315,000.00 रुपये	धन संबंधी विवरण	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये		
		स्टाम्प ड्यूटी की राशि 425,200.00 रुपये
		पेसिंटिंग शुल्क 3.00 रुपये

Drafted by: P.P. Mondra

यह प्रलेख आज दिनांक 20/03/2007 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी M/s. Delhi Alloys Ltd.
पुत्री/पुत्र/पुत्री/पुत्र श्री/श्रीमती/कुमारी Shaban Lal Bansal निवासी FHD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Bh
श्री/श्रीमती/कुमारी P.P. Mondra
पंजीकरण अधिकारी
करीदाबाद

से M/s Delhi alloys Ltd. thru B.L. Bansal(OTHER)

For DELHI ALLOYS LIMITED

उपरोक्त निवेदन श्री/श्रीमती/कुमारी Shaban Lal Bansal द्वारा प्रस्तुत प्रलेख की तथ्यों की दोनो पक्षों ने सुनकर
तथा समझकर निवेदन के तथ्यों को सत्य मानने की राशि देल ने मेरे समक्ष निवेदन
को अदा की तथा प्रलेख में वर्णित आदेश को तत्काल को सत्य मानने की स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Bishamberdayal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Numberdas निवासी Agrada
व श्री/श्रीमती/कुमारी Prithvi Lal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Utamchand निवासी FHD ने की।
साक्षी नं: 1 की हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 20/03/2007

Bh
श्री/श्रीमती/कुमारी P.P. Mondra
पंजीकरण अधिकारी
करीदाबाद

For DELHI ALLOYS LIMITED

B.L. Bansal
Director

श्री/श्रीमती/कुमारी
विशम्बर दयाल
नम्बरदार
कीजा अजरीदा
करीदाबाद

Bh
श्री/श्रीमती/कुमारी P.P. Mondra
पंजीकरण अधिकारी
करीदाबाद
20/3/07

M.V. KINI & CO.
ADVOCATES & SOLICITORS

REVISED LEGAL SCRUTINY REPORT IN RESPECT BUILT UP OF PROPERTY BEARING NO. 56-B/1, ADMEASURING 2101.5 SQ. YDS. OR THEREABOUTS ALONGWITH HAVING ITS COVERED AREA 3000 SQ. FTS. SITUATE AT INDUSTRIAL AREA N.I.T. FARIDABAD OWNED BY M/S D.A.C.C. INTERNATIONAL PVT. LTD. THROUGH ITS DIRECTOR SMT. SHALU BANSAL

DETAILS OF DOCUMENTS SCRUTINIZED

Sr. No.	Date of Document	Name of Document	Original/ Copy.
1.	11.12.1970	Sale Deed executed by Shri Brij Kishore Gupta in favor of M/s Indian Auto Industries	Certified Copy
2.	20.09.1997	Decree passed by the Court of Shri R.K. Saini, Civil Judge, Senior Division, Faridabad in case no. 352 of 1995 alongwith certified copies of the Pleadings filed by the parties before the Hon'ble Court of Civil Judge, Senior Division, Faridabad	Certified Copy
3.	20.03.2007	Sale Deed executed by M/s Delhi Alloys Ltd. through its Director Shri B.L. Bansal in favour of M/s D.A.C.C. International Pvt. Ltd.	Copy

DESCRIPTION OF PROPERTY

Property No. 56-B/1, admeasuring 2101.5 SQ YDS. situated at Industrial Area N.I.T. Faridabad thereabout and bounded as under:

North: 120 Wide road
South: Plot No. 56-C
East: Remaining Portion of Plot No. 56-B (Now known as 56-B/2)
West: Industrial Plot No. 55

FLOW OF TITLE

1. On perusal of the Sale deed 11.12.1970 it is revealed that on 9.1.1967 Shri Brij Kishore Gupta S/o Shri Om Prakash Gupta purchased the property in question jointly from Shri Ved Kapoor and Shri Krishan Prakash Kapoor. The said Sale deed is duly registered in the office of the concerned Sub-Registrar as Vasika No. 2154, in Bahi No. 1, Zild No. 238, at pages 108-109 on 9.1.1967.
2. Thereafter on 11.12.1970 Shri Brij Kishore Gupta S/o Shri Om Prakash executed a Sale deed in respect of the property in question in favour of M/s Indian Auto Industries through its partners Shri Kavar Sen Aggarwal, Shri Brij Lal Bansal, Shri Chander Karit Aggarwal and Shri Hari Kishan Rastogi.

KINI HOUSE 6/39, JUNG PURA 'B', NEW DELHI-110014

Ph.: (+91) 11-24371 038/39/40 (+91) 11-2437 7639 Fax : (+91) 11-2437 9484 Mobile : (+91) 9811181811 E-mail : delhi@mvkini.com

AHMEDABAD - ALLAHABAD - BANGALORE - CHANDIGARH - HYDERABAD - MUMBAI - NEW DELHI - PUNE

3. Thereafter, on 15.6.1995 a suit for declaration was filed by M/s Delhi Alloys Ltd. through its Director Shri Raj Kumar Garg against M/s Indian Auto Industries through its partners namely, Shri Brij Lal Bansal, Shri Kanwar Sain Aggarwal, Shri Sudershan Kumar Aggarwal and Shri Chander Kant Aggarwal vide Suit no. 352 of 1995. It appears that one of the partner Shri Hari Kishan Rastogi was no more a partner in the firm namely M/s Indian Auto Industries and has been replaced by Shri Sudershan Kumar Aggarwal. However, the property in question is in the name of the company namely M/s Indian Auto Industries and the selling of the property is undisputed and also the company is arrayed as Defendant in the instant suit for declaration in the names of the then existing partners. In the suit for declaration M/s Delhi Alloys Ltd. being the plaintiff has claimed the ownership rights over the property in question on the basis of a family settlement arrived between M/s Delhi Alloys Ltd. through its Director and M/s Indian Auto Industries through its then existing partners. A written statement of which a certified copy has been placed before us from averments of the aforesaid, it is revealed that all the existing partners of M/s Indian Auto Industries, namely, Shri Brij Lal Bansal, Shri Kanwar Sain Aggarwal, Shri Sudershan Kumar Aggarwal and Shri Chander Kant Aggarwal had not disputed the family settlement arrived between the parties on 15.4.1995 and is an admitted position and as such they had no objection if suit property (property in question) alongwith all the assets and liabilities of M/s Indian Auto Industries Ltd. are taken over by M/s Delhi Alloys Ltd. The statement to this effect of the existing partners of M/s Indian Auto Industries, Shri B.L. Bansal being Defendant No. 2 for himself and Shri Chander Kant Aggarwal being Defendant No. 5 for himself and also as attorney of Shri Kanwar Sain Aggarwal being Defendant No. 3 and attorney of Shri Sudershan Kumar Aggarwal being Defendant No. 4, were duly recorded in the court of Civil Judge, Sr. Division, Faridabad, in a suit for declaration. A certified copy of the statements has also been placed before us. On the facts and circumstances mentioned herein above on 20.9.1997 a decree for declaration was passed by the Court of Civil Judge, Sr. Division, Faridabad thereby decreeing the Suit property (Property in question) alongwith encumbrances in favor of M/s Delhi Alloys Limited through its Director. A certified copy of the decree has been placed before us. It is stated that aforesaid decree for declaration has been obtained from the Faridabad Court under the jurisdiction the property in question is situated, after paying necessary/requisite court fee.
4. As such by virtue of decree passed by the Court of Shri R.K. Saini, Addl. Civil Judge, Sr. Div. Faridabad in case No. 352 of 1995 decided on 20.09.1997 in the case titled M/s Delhi Alloys Ltd. Vs M/s Indian Auto Industries, M/s Delhi Alloys Ltd became the absolute owner in respect of the property in question.
5. Thereafter, on 20.03.2007, M/s Delhi Alloy Ltd. through its Director Shri B.L. Bansal (duly authorized by Board Resolution dated 10.03.2007) executed a Sale Deed in favour of M/s D.A.C.C. International Pvt. Ltd. through its Director Smt. Shalu Bansal duly registered before the office of concerned Sub-Registrar, Faridabad as document no. 21792, Bahi No. 1, Jild No. 1, page No. 32, on 20.03.2007.

SEARCH OF ENCUMBRANCE

Searches were carried out in the offices of the concerned Sub-Registrar, Faridabad from the year 1970 till 22.10.2007. The contents of the photocopies of the Sale Deeds dated 11.12.1970 and 20.03.2007 compared with the corresponding records of transaction available at the offices of the concerned Sub-Registrar, Faridabad respectively. The photo copies of the aforementioned Sale Deed tallied with the records available at the Office of Sub-Registrar, Faridabad. The receipt bearing no. 1, dated 27.08.2007, amounting to Rs. 3/- and receipt bearing no. 050 dated 22.10.2007, amounting to Rs.15/- are enclosed herewith for your record.

OPINION

On perusal of the documents furnished to us by the South Indian Bank Limited and on the basis of the searches carried out, we could not find any mortgage, lien, charges and encumbrance registered against the property in question. Therefore, M/s D.A.C.C. International Pvt. Ltd. through its Director Smt. Shalu Bansal is the absolute owner of the property in question and has a clear and marketable title thereto.

Therefore, the South Indian Bank Limited may create an equitable mortgage over the aforesaid portions of the property in question, as collateral security, to secure the repayment of the loan proposed to be disbursed in favour of the proposed borrower. The Bank may obtain the following documents in original from the proposed borrower.

- i) Original Sale Deed dated 20.03.2007.
- ii) Certified copy of Decree dated 20.09.1997 passed by the court of Shri R.K. Saini, Civil Judge, Sr. Division, Faridabad in suit no. 352 of 1995.
- iii) Certified copy of suit for declaration alongwith written Submission filed before, Civil Judge, Sr. Division, Faridabad in suit no. 352 of 1995.
- iv) Mutation of the property in question in favour of the present owner
- v) Proof of possession of the property in question in favour of the present owner may be verified by spot inspection.
- vi) Affidavit from M/s D.A.C.C. International Pvt. Ltd. through its Director Smt. Shalu Bansal that the company is the absolute owner of the property in question and she is duly authorize vide resolution to mortgage the property in question and the same is free from any encumbrances.
- vii) Memorandum and Article of Association of the company should be obtained.
- viii) Latest board resolution passed by the Board of Directors of the Company duly authorizing Smt. Shalu Bansal for obtaining financial facility from the Bank on behalf of the company.

M.V. Kini & Co.

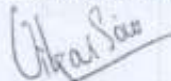
- (ix) Site plan duly signed by the concerned authorities may also be made available to the bank.
- x) Charged with the ROC be created in respect of the property in question.

CERTIFICATE

We have gone through the copies of the documents relating to the property in question which is proposed to be offered as security by way of equitable mortgage and that the documents of title referred to above are evidence of the title and, if the equitable mortgage is created by depositing the Title Deed with the bank by the proposed borrower, in the manner required by law, it will satisfy the requirements of creation of equitable mortgage and we further certify that:

On the basis of perusal of the flow of title of the documents made available to us and the search report furnished thereto, we are of the opinion that the property in question property is free from any registered encumbrances, lien, charge or mortgage and we certify that **M/s D.A.C.C. International Pvt. Ltd. through its Director Smt. Shalu Bansal** is the owner of the property in question and have a clear and valid marketable title thereto.

FOR M.V. KINI & CO.



ADVOCATES & SOLICITORS

M.V. KINI & CO.
ADVOCATES & SOLICITORS

MVK/FD-B/SIB/4188

Mr. K. M. Kuruvilla,
Chief Manager,
The South Indian Bank Ltd.,
No. 66, M Block, Market
Greater Kailash – II,
New Delhi – 110048.

October 22, 2007

MEMO OF FEE

Sub: LEGAL SCRUTINY REPORT IN RESPECT BUILT UP OF PROPERTY BEARING NO. 56-B/1, ADMEASURING 2101.5 SQ. YDS. OR THEREABOUTS ALONGWITH HAVING ITS COVERED AREA 3000 SQ. FTS. SITUATE AT INDUSTRIAL AREA N. I. T. FARIDABAD OWNED BY M/S. D. A. C. C. INTERNATIONAL PVT. LTD. THROUGH ITS DIRECTIONS SMT. SHALU BANSAL

Professional fee bill towards Second Legal
Opinion & Search Report in respect of
above mentioned property

Rs. 2500.00

(Rupees Two Thousand And Five Hundred Only)

Vandana
**Manager - Accounts
FOR M.V. KINI & CO.
ADVOCATES & SOLICITORS**

- P.S. i) Pl. mention bill reference (Bill No./Date) along with the cheque for our record.
ii) Pl. quote our **PAN No. AADPK9318G** on all TDS Certificates.

KINI HOUSE 6/39, JUNG PURA 'B', NEW DELHI-110014

Ph. (+91) 11-24371 038/39/40 (+91) 11-2437 7639 Fax : (+91) 11-2437 9484 Mobile : (+91) 9811181811 E-mail : delhi@mvkini.com
AHMEDABAD - ALLAHABAD - BANGALORE - CHANDIGARH - HYDERABAD - MUMBAI - NEW DELHI - PUNE

फार्म संख्या 3 रजिस्ट्री

No. 050

सब - रजिस्ट्रार विभाग

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

20/10/17

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Sh. M. B. Khera

प्राप्त हुई रकम का जोड़ और विवरण

114/1
1954+

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वरीफा न

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पुस्तक

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रजिस्ट्री होने के तिथि

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

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मकल

हिफाजत

तलाश

अनुवाद

कमीशन

Copy of Findings Dt: 20/9/15)

In the court of Shri R.K.Saini,
Addl. Civil Judge (Sr.Div.) & Faridabad.

Case No.352 of 15.6.1995

Date of Decision 20.9.1997

M/s Delhi Alloys Limited, 56-B Industrial Area, Faridabad
through its Managing Director Shri Raj Kumar Garg.

...Plaintiff

Versus

1. M/s Indian Auto Industries, 56-B, Industrial Area, NIT Faridabad through its Partners
 - a) Shri Brij Lal Bansal
 - b) Shri Kanwar Sain Aggarwal
 - c) Shri Sudarshan Kumar Aggarwal
 - d) Shri Chander Kant Aggarwal
2. Shri Brij Lal Bansal son of late Shri Sohan Lal Bansal partner M/s Indian Auto Industries, 1092, Sector-15, Faridabad.
3. Shri Kanwar Sain Aggarwal s/o Sh. Kulwant Rai Aggarwal, partner M/s Indian Auto Industries, Ram Lakshmi Bhawan, Rakh Bagh, Civil Lines, Ludhiana
4. Shri Sudarshan Kumar Aggarwal s/o Shri Kanwar Sain Aggarwal partner M/s Indian Auto Industries, Ram Lakshmi Bhawan Rakh Bagh, Civil Lines, Ludhiana.
5. Shri Chander Kant Aggarwal s/o Sh. Kanwar Sain Aggarwal Partner M/s Indian Auto Industries 1145, Sector-14, Faridabad.

...Defendants.

Suir for Declarations.

• • • •

Present:-Shri N.K.Garg, Advocate, for the plaintiff.
Shri G.S.Tyagi, Advocate, for the defendants.

JULGMENT:

The plaintiff has filed the present suit against the defendants seeking a decree for declaration to the effect that they are owners in possession of the

Recd
25/3/11

10197

Charles Bond-

Tuesday 24

the Court of Shri K.K. Saini, Addl. Civil Judge (Sr. J.), Faridabad.
Suit No. 373 of 1991
M/s Delhi Police

[illegible]*Yairi et al.*

V CIGUUA

[illegible]

claim: that a co-owner of the premises is the effect that the plaintiff is
owner and is liable for the property. The plaintiff is a co-owner, not a tenant.
increasing the value of the property. The plaintiff is a co-owner, not a tenant.
interest in the property. The plaintiff is a co-owner, not a tenant.
against the defendant. The plaintiff is a co-owner, not a tenant.

Plaint presented on 1 Feb 1951

This suit coming on this day for final disposal before us, the Court, and the parties being present, we have ordered that the suit be dismissed with costs.

It is ordered that the court of the plaintiff succeeds and is hereby ordered
on prayer for a judgment and the insurance. Parties are left to bear
their own costs.

COPIES OF THE SUIIT

1. Stamps for the Plaintiff
2. Stamps for the Power
3. Stamps for the Exhibits
4. Plaintiff's fee (Certificate of Filing)
5. Substantances for the witnesses
6. Commissioner's fee
7. Service for process/hisc.

Plaintiff(s) Defendant(s)

5.50	11L
5.00	2.00
11L	11L
11L	11L
11L	11L
11L	11L
1.00	11L
48.00	2.00

Given under my hand and seal of the court on this 2nd day of September, 1907.

Ser. NO. 550
 of Presentation 20/8/57
 Location
 received on 18/10/57
 Date of Cancellation 18/10/57

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Add: Civil Judge (I)
F. (Sr. Div.) Faridabad.
70-9-92

Carried to be True Copy

Received by Secy of the
Indian Evidence Act
1870-72

2 of del en 1678

Directed

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M/s Delhi Alloys Vs. M/s Indian Auto

14 2 11

suit property detailed in para No.1 of the plaint.

2. Defendants appeared and filed admitted written statement. Statement of Shri B.L. Bansal, defendant No.2 and Shri C.K. Aggarwal, defendant No.5 for himself and on behalf of defendant Nos. 3 & 4 also recorded in the court.

3. In view of the admission of the claim of the plaintiff by the defendants and the statement of the parties, the suit of the plaintiff succeeds and is hereby decreed as prayed for along with all encumbrances. Parties are left to bear their own costs. Decree sheet be prepared accordingly. File be consigned to the record room.

Announced in the Lok Adalat.

Dt. 20.9.1997

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18-10-97
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181017
Addl. Civil Judge
(Sr.Div.), F.S.

(81017)