



Stamp Paper No.: -IN-DL26383733066368T

CERTIFIED/TRUE COPY

Registration No. 704 In Addl. Book No. 1 Volume No.4,171 On
Pages 120-123 On This Date 25-08-2008 Day Of Monday

SR IV - SEELAMPUR

North East I

Date Of Application 21-09-2021

Calculated Fee 40

Fee Paid Rs. 40

Vide Slip No. 19,173

Date Of Payment 21-09-2021

Date when Copy Is Ready 25-09-2021


Copy prepared By: GOPAL DUTT

Copy Checked By: CHANDAN LAL

Certified to be true copy CONVEYANCE


Record Keeper
GOPAL DUTT


Reader
CHANDAN LAL


SR IV - SEELAMPUR
North East I

SRP / Shaheed / Begga Li



सत्यमेव जयते

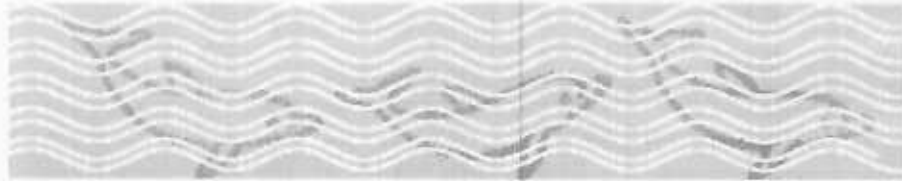
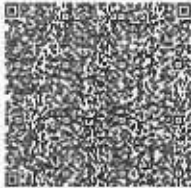
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL26383733066368T
Certificate Issued Date : 21-Sep-2021 10:53 AM
Account Reference : IMPACC (IV)/d/1030603/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL103060348818315137899T
Purchased by : ANIL WILSON ADVOCATE
Description of Document : Article 25 Additional Copy of document
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANIL WILSON ADVOCATE
Second Party : Not Applicable
Stamp Duty Paid By : ANIL WILSON ADVOCATE
Stamp Duty Amount(Rs.) : 10
(Ten only)

सत्यमेव जयते



Please write or type below this line

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

3908 / 25/8

CERTIFIED/TRUE COPY

GOVERNMENT OF NCT OF DELHI
(DEPARTMENT OF INDUSTRIES)

(Form to be used where lessee directly applies for
Conversion where the Lease Deed has been executed.)



= 62

I. Card No.:- DL/07/069/276020

CONVEYANCE DEED

PRABEEN BALGA

THIS CONVEYANCE DEED made on this 7th day of July, 2008
(Two Thousand Eight) BETWEEN the President of India, through the
Secretary-Cum-Commissioner (Industries), Government of National Capital Territory of
Delhi (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. Mrs. Bagga Hark Motar Old through its
son/daughter/wife/widow of Sh./Smt. Director Shri Prabehn Bagga
resident of 2, Pusa Road, Kirti Nagar, New Delhi

(hereinafter called the "Purchaser" which expression shall, unless excluded by or
repugnant to the context, be deemed to include his/her heirs, successors, executors,
legal representatives, administrators and assigns) of other parts.

WHEREAS by a lease/sub-lease dated 09/4/2001 day of
made between the "Vendor" described therein as "Lessor" of the one
part, and the "Purchaser" described therein as 'lessee / sub-lessee' of the other part and
registered on 10/5/2001 day of in the office of
Sub-Registrar Delhi being Sl. No. 1704 in Book
No. I Volume No. 447 at pages 146 to 148
(hereinafter referred to as the said lease / sub-lease
Deed) an industrial land situated in P.I.E. Pafpur Ganga
scheme bearing
plot No. 395 Block No. Pocket No. Sector
No. measuring 1008.50 Sq.yds./mtrs.
thereabout situated at P.I.E. Pafpur Ganga revenue
estate was demised and assured unto the Purchaser herein by way of Lease/Sub-Lease
for a period of years on Perpetual Lease / sub-lease subject to the
terms and conditions mentioned therein;



[Signature]

Adell C. (Seal/Stamp)

RECEIVED & REGISTERED
DATE OF REG. 10/10/08

54 10/10/08
2008/10/10

mostly -
forty thousand five
hundred sixty on
10/10/08 at Timayahi
Delhi
Collector of Stamps
Vibha Vibha/Vibha Vibha

CERTIFIED TRUE COPY

NOW, THEREFORE, THIS INDENTURE WITNESSES AS FOLLOWS:-

1. That in consideration of the sum of Rs. 675,356/-
(Rupees Six Lacs Seventy Five Thousand Three Hundred Fifty Six) Only
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 grant, conveys, sells, release and transfer, assign
and assure unto the Purchaser all the reversionary interest in the said
Industrial/Commercial/permitted mix-land use piece and parcel of
land situated at F/E Ralpur gang

Plot No. 395 Block No. 7 Scheme bearing 1008/50 Sq.yds./mtr thereabout (hereinafter refer to as the "said property"), more fully described in the Schedule hereunder together, with all reminders, 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: -

(a) That 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 found under or upon the said property or any lands adjoining to that of the Vendor and to lay down the surface of all or any part of the said property and any buildings under/upon or hereafter to be erected thereon and for that process 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 affecting the same.

(b) That notwithstanding execution of this deed, use of the said property in contravention of the provisions of the Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and the Vendor shall be entitled to take appropriate action for contravention of past, present or future or any other law for the time being in force.

(c) That the Purchaser shall comply with the building, drainage and other bye-laws of the appropriate municipal or other authorities in force for the time being.

Handwritten signature: *[Signature]*
Heldell C. Secretarial No. 2
J. [illegible]
[illegible]

Deed Related Detail

Deed Name CONVEYANCE

CONVEYANCE WITH IN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IV - SEELAMPUR

Area of Building 0

बर्ग फुट

Village/City Others

Building Type

Place (Segment) Others

Property Type Commercial

Area of Property 1,009.50 बर्ग मीटर

0.00

0.00

CERTIFIED/TRUE COPY

Money Related Detail

Consideration Value 675,356.00 Rupees

Stamp Duty Paid 40,560.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Rupees

Document of CONVEYANCE

CONVEYANCE WITH IN MC AREA

Executed by: Sh/Smt.

S/o, W/o

R/o

P.O.I.

P.O.I.

P.O.I.

In the office of the Sub Registrar, Delhi this 25/08/2008 day Monday
between the hours of

Registrar/Sub Registrar
SR IV - SEELAMPUR
Delhi/New Delhi

Signature of Presenter

Executed and presented by Shri /Ms. P.O.I.

and Shri / Ms. M/s Bagga Link Motors Ltd Director Praveen Bagga

who is/are identified by Shri/Smt/Km. V.K. Tyagi S/o W/o D/o S.D. Tyagi R/o G-159 Govind Puram GZB U.P.

and Shri/Smt./Km Ravinder Jeet Singh S/o W/o D/o S. Harjeet Singh R/o E-1/10 Model Town Delhi

(Marginal Witness). Witness No. II is known to me

contents of the document explained to the parties who understand the conditions and admit them as correct.

certified that the Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
SR IV -
Delhi/New Delhi

Date 25/08/2008

(d) That 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.

CERTIFIED/TRUE COPY

(e) That the Purchaser shall at all times indemnify all claims and demands made and all actions and proceedings taken against the Vendor by anyone in respect of the property or any part thereof on any ground, whatsoever.

2. It is further declared that as a result of these presents, the Purchaser, from the date mentioned hereafter, will become absolute owner of the said property and the Vendor doth hereby release the purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said lease/sub-lease deed required to be observed by the Purchaser of the said demised property, except as stated hereinabove.

3. That the stamp duty and registration charges, upon this instrument shall be borne by the Purchaser.

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

IN WITNESS WHEREOF Sh./Smt. N K Sharma
for and on behalf of and by the order and direction of the President of India through
Commissioner of Industries, Govt. of NCT of Delhi hereunto set his /her hand and
Sh./Smt. M/S. Bagga Link Motors Ltd. through its Director Mr. Praveen Bagga
the Purchaser has hereunto set his/her hand on the day and year first above written.



Holder of the Deed of the President of India
Commissioner of Industries, Govt. of NCT of Delhi

Reg. No.

704

Reg. Year

2008-2009

THE SCHEDULE ABOVE REFERRED TO

I

All the plot of land being Industrial/Commercial/permittid -vis land use plot No. in block No. in the Layout Plan of and measuring 1009.50 sq. yds. / mtrs. or thereabout bounded as follows

NORTH Plot no. 389

EAST Plot no. 394

SOUTH Plot no. 395

WEST Plot no. 396

CERTIFIED/TRUE COPY

Ist Party

प्रथम पक्ष

IInd Party

द्वितीय पक्ष

Witness

गवाह

For and on behalf of and by the order and direction of the President of India
(VENDOR)

[Signature]
Dy. Secretary (Industries)
Govt. of NCT of Delhi
(VENDOR)

In the presence of:

1. Shri/Smt. *Ran Singh* Ist Party *[Signature]* IInd Party

Shri/Smt. *R-K Sharma* Ist Party *[Signature]* प्रथम पक्ष

IInd Party द्वितीय पक्ष :- M/s Bagga Link Motors Ltd Director Praveen Bagga

Witness गवाह V.K. Tyagi, Ravinder Jeet Singh

In the presence of:

Certificate (Section 60)

Registration No. 704 on page 120 to 123 on this date 25/08/2008 and left thumb impressions have been taken in my presence.

2. Sh./Smt. *Ravinder Jeet Singh* Ist Party *[Signature]*

Date 25/08/2008

E-1/10 Model Town Delhi SRV - SEELAMPUR New Delhi/Delhi

E2 LT 30378744



Stamp Paper No.:IN-DL11278739819446T

CERTIFIED/TRUE COPY

Registration No. 703 In Addl. Book No. 1 Volume No.4,171 On
Pages 116-119 On This Date 25-08-2008 Day Of Monday

SR IV - SEELAMPUR

North East I

Date Of Application 08-10-2021

Calculated Fee 40

Fee Paid Rs. 40

Vide Slip No. 39,691

Date Of Payment 08-10-2021

Date when Copy Is Ready 12-10-2021


Copy prepared By: GOPAL DUTT

Copy Checked By: CHANDAN LAL

Certified to be true copy CONVEYANCE


Record Keeper
GOPAL DUTT


Reader
CHANDAN LAL


SR IV - SEELAMPUR
North East I

SRI/Shohdara/Reg Link



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL11278739819446T
Certificate Issued Date	: 16-Aug-2021 06:13 PM
Account Reference	: IMPACC (IV)/dl1009503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL100950319763476836078T
Purchased by	: ADV ANIL WILSON
Description of Document	: Article 25 Additional Copy of document
Property Description	: CERTIFIED COPY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ADV ANIL WILSON
Second Party	: Not Applicable
Stamp Duty Paid By	: ADV ANIL WILSON
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

3909
— 2578



= 62 ✓

I.Cad No.-DU07/06/276020
PRAVEEN BALLA.

CERTIFIED/TRUE COPY

resident of 2 Pusa Road, Kirti Bagh, New Delhi-5

WHEREAS by a Lease/Sub-lease dated 24/3/1992 day of March made between the "Vendor" described therein as "Lessor/ Sub-lessor" of the one part and "Lessee/Sub-lessee" described therein as "Lessee/Sub-lessee" of the other part and registered on 30/03/1992 in the office of Sub-Registrar Delhi/New Delhi being Sl. No. 795 in Book No. I Volume No. 2378 at pages 6 to 17.

Deed) a piece and parcel of Industrial / Commercial/Permitted mix use land measuring 906 Sq.mtrs./yrds, situated at Plot No. 389, Block No. —, bearing Plot No. 389, Block No. —, was demised and

N. K. SHARMA
Additional Commissioner, Industries
Govt of N.C.T. of Delhi
3050 NCTD/2002

[illegible]

assured unto the said Lessee / Sub-lessee by way of lease / sub-lease for a period of year / Perpetual lease / sub-lease subject to the limitations, terms and conditions mentioned therein;

AND WHEREAS the Lessee/Sub-lessee had executed power of attorney on appointing
Sh./Smt. Dayinder Bagga
son/daughter/wife of K.C. Bagga
resident of 2 Pusa Road, New Delhi - 5
..... as his/her attorney authorizing him/her to sell
the said property on his/her behalf;

CERTIFIED/TRUE COPY

AND whereas the Lessee / Sub-lessee had given the possession of the property to the Purchaser and, now, the said property is in the possession of the Purchaser;

AND WHEREAS representing that the said lease/sub-lease is still valid and subsisting, the said Lessee/Sub-lessee through his attorney has applied to the Vendor to grant to the Purchaser reversionary interest of the Vendor in the said demised property leased out to him/her under the said lease deed and the Vendor has agreed to sell the reversionary interest in the said demised property to the Purchaser subject to the terms and conditions appearing hereinafter.

NOW, THEREFORE, THIS INDENTURE WITNESS AS FOLLOWS:-

That in consideration of the sum of Rs. 1346584/-
(Rupees Thirteen Lakh Forty Six Thousand Five Hundred Eighty Four only
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 grant, convey, sell, release and transfer, assign and assure unto the Purchaser all the reversionary interests in the piece and parcel of land in respect of Industrial/Commercial/permitted mix use Plot No. 389 Block No. Patparganj Measuring 906 Sq.yds./Sq.Mt. situated in FIF Scheme (hereinafter referred to as the "said property"), more fully described in the Schedule hereunder together, with all reminder, 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:-

- (a) 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 part 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 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 affecting the same.

(b) That notwithstanding execution of this deed, use of the said property in contravention of the provisions of the Master Plan / Zonal Development Plan / Lay-out plan shall not be deemed to have been condoned in any manner and the Vendor shall be entitled to take appropriate action for contravention of past, present or future or any other law for the time being in force.

(c) That the Purchaser shall comply with the building, drainage and other bye-laws of the appropriate municipal or other authorities in force for the time being.

(d) That 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, who 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 proceeding.

(e) That the Purchaser shall at all times indemnify all claims and demands made and all actions and proceedings taken against the Vendor by anyone in respect of the said property or any part thereof on any ground, whatsoever.

2. It is further declared that as a result of these presents, the Purchaser from the date mentioned hereafter, will become absolute owner in fee simple of the said property and the Vendor doth hereby release the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said lease/sub-lease deed required to be observed by the Purchaser of the said demised property, except as stated herein above.

3. That the stamp duty and registration charges, upon this instrument shall be borne by the Purchaser.

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

CERTIFIED/TRUE COPY

IN WITNESS WHEREOF Sh./Smt. N. K. Sharma
for and on behalf of and by the order and direction of the President
through Commissioner of Industries, Govt. of NCT of Delhi has here
his/her hand and Sh./ Smt. Rejendra Bhatt
attorney of Lessee Sul
Sh./Smt. Pragya Devi Motilal Shastri the P
has, hereunto set his/her hand, the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/permitted mix land use plot of land
the plot No. 384 in Block No. 61E in
Area in the lay out plan of Full burgap Industrial Scheme in
out plan of 906 Sq. yds./mtr. Or thereabouts bounded as follows

NORTH Road

EAST Plot no 380

SOUTH Plot no 384-385

WEST Railway land

Signed by Shri/Smt. N. K. Sharma

CERTIFIED/TRUE COPY

For and on behalf of and by the order and direction of the President of India.
(VENDOR)

N. K. SHARMA
Dy. Secretary (Indust)
Govt. of NCT of Del
(VENDOR)

In the presence of :

1. Shri Ram Singh
Imp. (Rt)
2. Shri Amit Tyagi V.D. Asst

Signed by Shri N. K. Sharma

Deed Related Detail

Deed Name		CONVEYANCE		CONVEYANCE WITH IN MC AREA	
Land Detail					
Tehsil/Sub Tehsil		SR IV - SEELAMPUR		Area of Building	0 वर्ग फुट
Village/City		Others		Building Type	
Place (Segment)		Others			
Property Type		Commercial			
Area of Property		906.00	वर्ग मीटर	0.00	0.00
Money Related Detail					
Consideration Value		1,346,584.00 Rupees		Stamp Duty Paid	81,000.00 Rupees
Value of Registration Fee		100.00 Rupees		Pasting Fee	1.00 Rupees

is document of CONVEYANCE

CONVEYANCE WITH IN MC AREA

sented by: Sh/Smt.

S/o, W/o

R/o

P.O.L.

POI

140

CERTIFIED TRUE COPY

the office of the Sub Registrar, Delhi this 25/08/2008 day Monday
between the hours of

Registrar/Sub Registrar
SR IV - SEELAMPUR
Delhi/New Delhi

Signature of Presenter

Executed and presented by Shri /Ms. P.O.I.

and Shri / Ms. M/s Bagga Link Motors Ltd. Director Praveen B

Who is/are identified by Shri/Smt/Km. K. [redacted] S/o W/o D/o K.R. Gupta, R/o D-87 Sadhvi Nagar New Delhi

and Shri/Smt./Km V.K. Tyagi S/o K. D.Tyagi R/o G-159 Govind Puram Ghaziabad

Marginal Witness). Witness No. II 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

Registrar/Sub Registrar
SR IV -
Delhi/New Delhi

ite 25/08/2008

Sh. Rajinder Baggia

(Attorney of Lessee/Sub-lessee)

In the presence of:

1. Shri K.L. Gupta & K.R. Gupta

D-87 Seela Nagar, New Delhi

P0908200744541

2. Shri V.K. Tyagi & O.S.D. Tyagi

G-15P Gaurind Park, Sub-V.P.

EVV-4757

Signed by Shri/Smt. Rajinder Baggia



In the presence of:

1. Shri K.L. Gupta & K.R. Gupta

D-87 Seela Nagar, New Delhi

2. Shri V.K. Tyagi & O.S.D. Tyagi

G-15P Gaurind Park, Sub-V.P.

EVV-4750717

(Purchaser)

CERTIFIED/TRUE COPY

N.K. CHARMA
Additional Commissioner, Industries
Govt. of N.E.T. of Delhi

Reg. No.

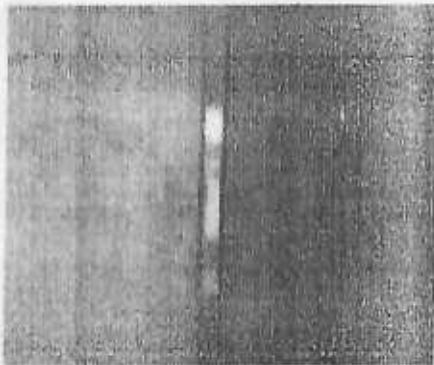
703

Reg. Year

2008-2009

Book No.

1



Ist Party

प्रथम पक्ष



IInd Party

द्वितीय पक्ष



Witness

गवाह

CERTIFIED/TRUE COPY

Ist Party

IInd Party

Ist Party प्रथम पक्ष :- P.O.I.

IInd Party द्वितीय पक्ष :- M/s Bagga Link Motors Ltd. Director Praveen Bagga

Witness गवाह K.L. Gupta, V.K. Tyagi

Certificate (Section 60)

Registration No.703 in additional Book No.1 Vol No 4,171
on page 116 to 119 on this date 25/08/2008
and left thumb impressions has/have been taken in my presence.

Date 25/08/2008

day Monday

Sub Registrar

SR IV - SEELAMPUR

New Delhi/Delhi