

Stamp Paper No.: -IN-DL60096949672270T

**CERTIFIED/TRUE COPY**

Registration No. 1925 In Addl. Book No. 1 Volume No.3,944 On  
Pages 158-163 On This Date 04-02-2011 Day Of Friday

**Sub Registrar VII**  
**New Delhi**

Date Of Application 07-12-2021

Calculated Fee 60

Fee Paid Rs. 60

Vide Slip No. 173,843

Date Of Payment 07-12-2021

Date when Copy Is Ready 07-12-2021

Copy prepared By: RONIT

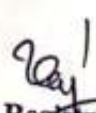
Copy Checked By: SARITA GAUTAM

Certified to be true copy CONVEYANCE

**TRUE COPY**

  
**Record Keeper**  
**RONIT**

**Reader**  
**SARITA GAUTAM**

  
**Sub Registrar VII**  
**New Delhi**





सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL60096949672270T  
Certificate Issued Date : 07-Dec-2021 10:05 AM  
Account Reference : IMPACC (IV)/ dI1043003/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL104300312583731572215T  
Purchased by : AKASH OJHA  
Description of Document : Article 25 Additional Copy of document  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : AKASH OJHA  
Second Party : Not Applicable  
Stamp Duty Paid By : AKASH OJHA  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

TRUE COPY



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shclstamp.com](http://www.shclstamp.com) or online of Stamp.



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17/1/2010

5/2/2010

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मुख्य सचिव  
विशेष विकास विभाग

**DELHI DEVELOPMENT AUTHORITY  
(LAND DISPOSAL DEPARTMENT)**

**CONVEYANCE DEED  
(MOR PLOTS)**

This Deed of Conveyance made on this...31/01/2011...day of  
.....between the Delhi Development Authority, a body corporate  
under the Delhi Development Act, 1957, No. 61 of 1957 hereinafter called "THE  
VENDOR" of the one part and M/S INDEX SECURITIES & RESEARCH PVT.  
LTD. hereinafter called "THE PURCHASER" (Which include his/her heirs,  
administrators, representative and permitted assigns) of the other part.

WHEREAS the VENDOR (Delhi Development Authority) is absolute  
owner of the land described hereunder and more clearly delineated in the  
schedule below vide letter No. 4(19)78/S&S-II dated 2<sup>nd</sup> September, 1982  
issued by Ministry of Rehabilitation.

WHEREAS PLOT NO. 39, SITE NO. 1 MEASURING 83.612 SQ.  
MTRS., SHANKAR ROAD, NEW DELHI Residential Scheme was put to open  
auction & the bid of M/S INDEX SECURITIES & RESEARCH PVT. LTD. for  
RS. 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LACKS ONLY) was  
accepted being the highest one for purchase of free hold rights in the aforesaid  
plot. The bid of the Purchaser has been accepted/ confirmed by the Competent  
Authority.

WHEREAS the allotment of the aforesaid plot on free hold basis has  
been conveyed to the Purchaser vide allotment letter No  
S.15(32)2008/OSB/232/DDA DATED 19.02.2009

WHEREAS Vendor has agreed to grant free hold rights in the aforesaid  
plot PLOT NO. 39, SITE NO. 1 MEASURING 83.612 SQ. MTRS., SHANKAR  
ROAD, NEW DELHI against sale consideration of for RS. 1,65,00,000/-  
(RUPEES ONE CRORE SIXTY FIVE LACKS ONLY) which has been received  
subject to limitation terms and conditions mentioned in the said letter of  
allotment.



मुख्य सचिव  
विशेष विकास विभाग  
10/2/2011



WHEREAS representing that the said allotment is still valid and subsisting the said Purchaser has applied to the Vendor to execute the Conveyance Deed for free hold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on 30/12/2012...and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter and mentioned in the allotment letter S.15(32)2008/OSB/232/DDA DATED 19.02.2009

प्रलेख  
चिपकाने  
के लिये  
स्थान  
space for  
fastening the  
documents

NOW THIS INDENTURE WITNESSETH that, in consideration of the amount of RS. 42,00,000/- (RUPEES FORTY TWO LACKS ONLY) paid at the time of allotment and RS. 1,23,00,000 (RUPEES ONE CRORE TWENTY THREE LACKS ONLY) was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter the Vendor do hereby grants, conveys, sells, releases and assures unto the Purchaser free hold ownership of PLOT NO. 39, SITE NO. 1 MEASURING 83.612 SQ. MTRS., SHANKAR ROAD, NEW DELHI more clearly described and delineated in the Schedule hereunder.

For Index Securities & Research Pvt. Ltd.

Authorized Signatory/Director

*[Signature]*

1. The Vendor accepts 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 together 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 effecting the same.

*[Signature]*  
श्री. बहादुर लाल  
मुख्य मोबदा बाबा  
मुख्य निवास बालिउडा

TRUE COPY



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 by-laws of the appropriate Municipal or other authorities for the time being in force.

4. The said plot is allotted on the basis of 'as is where is' and the Purchaser shall not make any alteration/addition/encroachment/unauthorized construction in or around the same, except in accordance with Law.

All fees, taxes, charges, assessments, municipal or otherwise and other levies of whatsoever nature shall be borne by the Purchaser.

5. If it is discovered at any stage that the allotment or 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.

6. That the Purchaser shall abide by the terms and conditions of allotment/auction/tender and shall be treated as a part of these presents.

7. That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.

8. The stamp duty and registration charges, upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the Deed. In witness whereof Sh./Smt./M/s. T. N. Gupta LA: D.

.....for and on behalf of and by the order and by the direction of the Vendor has hereunto set his/her/their hand day and year first above written.



हस्ताक्षर  
पुष्पको योषको पाखा  
पुष्पको विकास हाथिक

For India's Development & Progress, P.M. I. D.

*[Signature]*



THE SCHEDULE ABOVE REFERRED TO

All that Plot No. 39, Shaukari Rd in the layout  
consisting of 03.612 sq. mtr. of thereabouts bound  
follows :

NORTH Road  
EAST Plot No-38  
SOUTH Road  
WEST Road

And shown in the annexed plan and marked with its boundaries.

Signed by Shri/Smt. T.N. GUPTA C.A.D.  
and on behalf of and by the order and direction of the Delhi Development  
Authority.



In the presence of :

1. Shri/Smt. Hans Raj Agstt.

[Signature]  
21/11

(VER)

For Index Securities

Signed by Shri/Smt. Vaishya Jan  
Do Indus Securities & Rosewood  
R/o 555 Double Storey, New Bazar  
[Signature]

Author

(PURCH)

In the presence of

Paramand S/o Raj Mohan

(i) Shri/Smt. [Signature]  
R/o 63-T Huts, B-58, Rams Road  
Pale Nagar, Delhi

Vidya 1049 - S2M0954370

(ii) Shri/Smt. A.Noop S/o B.L. VERMA

R/o J.I./I.81. GIL3  
KARTAR NAGAR, DELHI  
Phone No. 205022008/160587

[Signature]

(SIGNA)

[Signature]

(SIGNA)

TRUE COPY

L.D.P.

दिल्ली विकास प्राधिकरण  
Delhi Development Authority

FILE No.:-

DIR AP-III/10/92/2

योजना SHANKAR ROAD

SCHEME PH-I

भूमि प्रयोग :-

LAND USE :

PLOT NO. 39.

दुकान/स्टाल

Shop/Stall

पाकेट सं०

Pocket No. —

RESIDENTIAL

ब्लॉक सं०

Block No.

सेक्टर सं०

Sector No.

PLOT NO-38

PLOT NO.  
39.

OPEN.

2040 24' R/W.

N  
↑

SCALE-NTS

क्षेत्र :

Area 83.61

चरम वर्ग/वर्ग मीटर/एकड़

Sq. Yds./Sq. Mts./Acres

Sqmt.

दिल्ली विकास प्राधिकरण, नई दिल्ली

Delhi Development Authority

पट्टादाता/विक्रेता

LESSOR/VENDOR

पट्टाधार/खरीदार

LESSEE/VENDEE

PREPARED BY

DDA/PP

दिल्ली विकास प्राधिकरण  
नई दिल्ली  
दिल्ली विकास प्राधिकरण

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Deed Related Detail

Name CONVEYANCE		CONVEYANCE DEED (DDA)	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0
Village/City	Shankar Road	Building Type	रंग पट्ट
Place (Segment)	Shankar Road		
Property Type	Residential		
Area of Property	0.00	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	16,500,000.00 Rupees	Stamp Duty Paid	990,000.00 Rupees
Value of Registration Fee	50,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.

S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 03/02/2011 day Thursday  
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. M/s Index Securities &amp; Research Pvt Ltd Thr Virendera Jain

Who is/are identified by Shri/Smt/Km. Anoop S/o W/o D/o B L Verma R/o 51/181 GL3 Kartar ngr ND

and Shri/Smt./Km Parmanand S/o W/o D/o R Mohan R/o 63 T Huts B58 Rama Road Patel Ngr ND

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

Date 05/02/2011

sd  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

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Signature of Presenter

Signature of Witness

Signature of Witness



Reg. No.  
1925

Reg. Year  
2011-2012

Book No.  
1



Ist Party



IIInd Party

द्वितीय पक्ष

Witness

गवाह

प्रति  
प्राप्त  
दिने

वकील संख्या  
Book No.

Ist Party

IIInd Party

Ist Party प्रथम पक्ष :- POI

IIInd Party द्वितीय पक्ष :- M/s Index Securities & Research Pvt Ltd Thr Virendera Jain

Witness गवाह Anoop. Parmanand

Certificate (Section 60)

Registration No.1,925 in Book No.1 Vol No 3,944  
on page 158 to 163 on this date 04/02/2011  
and left thumb impressions has/have been taken in my presence.

day Friday

Sub Registrar  
Sub Registrar VII  
New Delhi/Delhi

Date 05/02/2011



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