

SUB DIVISION OF THIS PLOT FOR ANY NON-INDUSTRIAL USE OF THIS PLOT WILL LEAD TO CANCELLATION OF THIS C.U. IS NOT ALLOWED

9096 dated 29/8/14  
Certified that the instrument is properly  
Stamped under section 32 of the Indian Stamp  
Act. The Stamp duty Rs. 32055/-  
Transfer duty Rs. 64110/-  
Total Rs. 96165/-  
Deposited vide Treasury Challan No. 39 Dated 29/8/14  
Collector of Stamps  
Shahdara, New Delhi

## DELHI DEVELOPMENT AUTHORITY

Form to be used by other than lessee where The  
Lease deed has been executed.

## Conveyance Deed (PLOTS ATTORNEY)

f No-8(13)82/198(T)

This CONVEYANCE made on this

day of September, 2014 between DDA

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. Jain Tar Udyog through its partners (1) Kamakhwar  
Dayal Sh. Sh. Tarif Singh (2) Pradeep Kumar (3) Arjay Kumar  
son/daughter/wife/widow of Sh./Smt. Rosh Sh. Prahlad Singh and

(4) Smt. Lata Jain w/o Sh. Yogender Jain

R/o A-26, Jhilmil Tahirpur Industrial Area, Shahdara  
Delhi.

hereinafter called the "Lessee/Sub-lessee" (which expression shall unless excluded by or  
repugnant to the context be deemed to include his successors in office and assigns) of the

Second part and Sh./Smt. Arun Kumar Jain

son/daughter/wife/widow of Sh. R.D. Jain

R/o A-26, Jhilmil Tahirpur Industrial Area, Shahdara  
Delhi.

hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the  
context be deemed to include his successors in office and assigns) of the third part.

WHEREAS by a Lease dated 9-02-1984 day of

between the above "Vendor" described therein as "Lessor/Sub-lessor" of the one part

above 'lessee' described therein as 'lessee' of the other part and registered on 4-4-1984

in the office of the Sub-Registrar Delhi/New Delhi being SI. No. 595

in Book No. 1 Volume No. 1722 at pages to 156 to 161

(hereinafter referred to as the said Lease/Sub-lease Deed) a

piece and parcel of Industrial/Commercial/Permitted mix use land measuring 334.40

Sq. mtrs./yrds. situated at Jhilmil Industrial Area, Shahdara

Delhi being Plot No. 26 Block No. A

was demised and assured unto the said Lessee /Sub-lessee by way of lease/sub-lease for a period

of perpetual year/Perpetual lease/sub-lease subject to the limitations/terms/

conditions mentioned therein.

Assan

A-No. 255565042365



वित्तीय विकास प्राधिकरण



पट्टा प्रमाणन अधिकारी  
पुनः विवरण (नया) (बीबीएनिके) 29/8/14  
वित्तीय विकास प्राधिकरण



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 past, present or future of Section-14 of the Delhi Development Act or any other law in force for the time being.

3. 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.

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, than 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.

5. That purchaser will 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.

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 releases the Purchaser from all liability in respect of rent reserved by and the convenience and conditions contained in the said lease/sub-lease deed required to be observed by the purchaser of the said demised property, excepts as stated hereinabove.

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 this deed.

IN WITNESS WHEREOF Sh/Smt.....

**Rajiv Kumar**  
Lease Admn. Officer  
LSB (Indl.), D.D.A.



for and on behalf of and by the order and direction of the Vendor has hereunto set his hand and

Sh. Arun Kumar Jain

.....attorney of Lessee Sh./Smt. M/s. Jain Tar Udyog

through its partner Raneshwar Dyal, Pradeep Kumar, Ajay Kumar & Lata Jain  
the purchaser have, hereunto set his/her hand day and year first above written.

*[Signature]*

*[Signature]*  
पट्टा प्रशासन अधिकारी  
भूमि विभाग शाखा (औद्योगिक)  
दिल्ली विकास प्राधिकरण  
10/09/14



(3)

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 past, present or future of Section-14 of the Delhi Development Act or any other law in force for the time being.

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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 releases the Purchaser from all liability in respect of rent reserved by and the convenience and conditions contained in the said lease/sub-lease deed required to be observed by the purchaser of the said demised property, excepts as stated hereinabove.

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 this deed.

IN WITNESS WHEREOF Sh/Smt.

Rajiv Kumar  
Lease Admn. Officer  
LSB (Indl.), D.D.A.



for and on behalf of and by the order and direction of the Vendor has hereunto set his hand and

Sh. Arun Kumar Jain

attorney of Lessee Sh./Smt. M/s. Jain Tar Udyog

through its partner Raneshwar Dayal, Pradeep Kumar, Ajay Kumar & Lata Jain

the purchaser have, hereunto set his/her hand day and year first above written.

Rajiv Kumar

पट्टा प्रशासन अधिकारी  
भूमि विक्रय शाखा (ओडीए-1)  
दिल्ली विकास प्राधिकरण

Jain



AND WHEREAS the lessee Shri/Smt. m/s Jain Tax Udyog through its partners ① Rameshwar Dayal S/o Sh. Tarif Singh ② Pradeep Kumar ③ Ajay Kumar Both S/o Sh. Prahlad Singh and ④ Smt. Lata Jain W/o Jogender Jain A-26, Jhilmil Tahirpur Industrial Area Shahdara, Delhi.

R/o 31st day of May 1985

had executed power of attorney on appointing

Sh. Arun Kumar Jain

S/o Sh. R.D. Jain

R/o A-26, Jhilmil Tahirpur Industrial Area, Shahdara, Delhi.

as his/her attorney authorising him/her to sell the said property on his/her behalf AND whereas the 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 of 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 of the said demised property to the Purchaser subject to the terms/conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 10,68,207/-

Ten Lacs Sixty Eight thousand two hundred Seven 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 grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land in respect of Industrial/Commercial/permitted mix use plot No. 26 Block No. A measuring 334.40 Sq. Yds. Sq. Mt. situated in Jhilmil Industrial Area Scheme (hereinafter referred to as the said property), more fully 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, convenants and conditions hereinafter contained, that is to say :-

1. 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.

Assam

Rajiv Kumar  
बड़ा प्रशासन अधिकारी  
मुख्य विकास शाखा (सी.टी.डी.)  
दिल्ली विकास प्राधिकरण



SUB DIVISION OF THIS PLOT  
IS NOT ALLOWED  
ANY NON-INDUSTRIAL USE OF  
THIS PLOT WILL LEAD TO  
CANCELLATION OF THIS C.D.

AND WHEREAS the lessee Shri/Smt. m/s Jain Tax Udyog through  
its partners ① Rameshwar Dayal & Sh. Tarif Singh  
② Pradeep Kumar ③ Ajay Kumar Both & Sh.  
Prabhat Singh and ④ Smt. Lata Jain w/o Jogender Jain  
R/o A-26, Jhilmil Tahirpur Industrial Area  
Shahdara, Delhi.

had executed power of attorney on 31st day of May 1985

Sh. Arun Kumar Jain appointing

S/o Sh. R.D. Jain

R/o A-26, Jhilmil Tahirpur Industrial Area,  
Shahdara, Delhi.

as his/her attorney authorising  
him/her to sell the said property on his/her behalf. AND whereas the 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 of  
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 of the said demised property to  
the Purchaser subject to the terms/conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 10,68,207/-

Rupees Ten Lacs Sixty Eight thousand two  
hundred Seven only) paid before the execution hereof (the receipt whereof the Vendor hereby

admits and acknowledges), the aforesaid representation and subject to the limitation mentioned here-  
inafter, 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 in respect  
of Industrial/Commercial/permitted mix use plot No. 26 Block No. A  
measuring 334.40 Sq. Yds. Sq. Mt. situated in Jhilmil Industrial Area  
Scheme (hereinafter referred to as the said property), more fully 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 hereinafter contained, that is to say :-

1. 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.

Arun

Rajiv Kumar  
बड़ा प्रशासन अधिकारी  
दुर्गि विभाग शाखा (मोटा...)  
दिल्ली विकास प्राधि



# THE SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/permitted mix land use plot of land being the plot No. 26  
 in Block No. A in Thilmil Indl. Scheme in the lay out  
 Area in the lay out plan of Thilmil Tahispuj Scheme and measuring  
 plan of Thilmil Industrial Area Shahdara  
334.40 Sq. yds/mtr. or thereabouts bounded as follows:

NORTH Plot No. 25  
 EAST Road 60'-00  
 SOUTH Plot No. 27  
 WEST Sl Lane  
 Signed by Shri/Smt. ....

ANY NON-INDUSTRIAL USE OF  
 THIS PLOT WILL LEAD TO  
 CANCELLATION OF THIS C.D.  
 SUB DIVISION OF THIS PLOT  
 IS NOT ALLOWED

Rajiv Kumar  
 Lease Admn. Officer  
 LSB (Indl.), D.D.A.

for and on behalf of and by the order and direction of the President of India.

In the presence of:

1 Shri. P. K. Jain - V.C.

Signed by Shri. Arun Kumar Jain

(VENDOR)

बड़ा प्रशासन अधिकारी  
 बूनि विक्रय शाखा (भोट  
 दिल्ली विकास प्राधिकरण

(Attorney of Allottee)

In the presence of:

1 Shri. Parveen Singh  
E-143, Ashok Gali, Shahdara, Delhi

2 Shri. Yogender Jain  
C-13, Nivak Vihar, Delhi

Signed by Shri/Smt. Sh. Arun Kumar Jain

(Purchaser)

In the presence of:

1 Shri. Parveen Singh  
E-143, Ashok Gali, Shahdara, Delhi

2 Shri. Yogender Jain  
C-13, Nivak Vihar, Delhi

(4)

### THE SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/permitted mix land use plot of land being the plot No. 26  
in Block No. A in Thilmil Industrial  
Area in the lay out plan of Thilmil Tehirpur Indl. Scheme in the lay out  
plan of Thilmil Industrial Area Shahdara Scheme and measuring  
334.40 Sq yds/mtr. or thereabouts bounded as follows :

NORTH Plot No. 25

EAST Road 60'-00

SOUTH Plot No. 27

WEST St. Lane

Signed by Shri/Smt. \_\_\_\_\_

ANY NON-INDUSTRIAL USE OF  
THIS PLOT WILL LEAD TO  
CANCELLATION OF THIS C.D.  
SUB DIVISION OF THIS PLOT  
IS NOT ALLOWED

Rajiv Kumar  
Lease Admn. Officer  
LSB (Indl.), D.D.A.

for and on behalf of and by the order and direction of the President of India.

(VENDOR)

In the presence of :

1 Shri. P. K. Jain - U.O.C.

Signed by Shri. Arun Kumar Jain

बड़ा प्रशासन अधिकारी  
भूमि विक्रय शाखा ( कोट )  
दिल्ली विकास प्राधिकरण

(Attorney of Allottee)

In the presence of :

1 Shri. Parveen Singhal  
E-143, Ashok Gali, Shahdara, Delhi

2 Shri. Yogender Jain  
C-13, Nivak Vihar, Delhi

Signed by Shri/Smt. Sh. Arun Kumar Jain

(Purchaser)

In the presence of :

1 Shri. Parveen Singhal  
E-143, Ashok Gali, Shahdara, Delhi

2 Shri. Yogender Jain  
C-13, Nivak Vihar, Delhi



# Deed Related Detail

Date 17/09/2014 2:12:19PM

CONVEYANCE DEED (DDA)			
Sub Registrar VII	Building Type		
Jhilmil			
Jhilmil			
Industrial			
Property Address	House No.: A 26 Jhilmil Tahirpur Indl Area Shahdara, Road No.: , Jhilmil		
Area of Property	334.40	Sq.Meter	0.00
Money Related Detail			
Consideration Value	1,068,500.00 Rupees		
Value of Registration Fee	10,685.00		
Stamp Duty	32055 Rupees		
Stamp Duty Paid	64,110.00 Rupees		
Pasting Fee	100.00 Rupees		
Government Duty	32055 Rupees		

This document of CONVEYANCE

Presented by: Sh/Smt.  
POI

CONVEYANCE DEED (DDA)

S/o, W/o

R/o

In the office of the Sub Registrar, Delhi this 17/09/2014 2:06:56PM day Wednesday

between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
POI

and Shri / Ms.

ARUN KUMAR JAIN

Who is/are identified by Shri/Smt/Km. Yogender Jain S/o W/o D/o Rameshwar Dayal R/o C 13 Vivek Vihar Delhi

and Shri/Smt./Km Parveen Singhal S/o W/o D/o Krishan Gupta R/o E 143 Ashok Gali East Babarpur Shahdara  
(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

*[Handwritten Signature]*

Date 18/09/2014 13:03:26

Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi



1493921615892

Revenue Department NCT of Delhi

DORIS

NI

*[Handwritten Signature]*



*[Handwritten Signature]*

*[Handwritten Signature]*





## CONVEYANCE DEED (DDA)

Sub Registrar VII  
Jhilmil  
Jhilmil  
Industrial  
Building Type  
House No.: A 26 Jhilmil Tahirpur Indl Area Shahdara, Road No.: , Jhilmil  
Area of Property 334.40 Sq.Meter 0.00 0.00

## Money Related Detail

Consideration Value 1,068,500.00 Rupees  
Value of Registration Fee 10,685.00 Rupees  
Stamp Duty 32055 Rupees  
Stamp Duty Paid 64,110.00 Rupees  
Pasting Fee 100.00 Rupees  
Government Duty 32055 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.  
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 17/09/2014 2:06:56PM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
POIand Shri / Ms.  
ARUN KUMAR JAIN

Who is/are identified by Shri/Smt/Km. Yogender Jain S/o W/o D/o Rameshwar Dayal R/o C 13 Vivek Vihar Delhi  
and Shri/Smt./Km Parveen Singhal S/o W/o D/o Krishan Gupta R/o E 143 Ashok Gali East Babarpur Shahdara  
(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

Date 18/09/2014 13:03:26

Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi



1493921615892

Revenue Department NCT of Delhi

DORIS



Handwritten signature



Name CONVEYANCE		CONVEYANCE DEED (DDA)	
and Detail			
Tehsil/Sub Tehsil Sub Registrar VII			
Village/City	Jhilmil	Building Type	
place (Segment)	Jhilmil		
Property Type	Industrial		
Property Address	House No.: A 26 Jhilmil Tahirpur Indl Area Shahdara, Road No.: , Jhilmil		
Area of Property	334.40	Sq.Meter	0.00 0.00
Money Related Detail			
Consideration Value	1,068,500.00 Rupees	Stamp Duty Paid	64,110.00 Rupees
Value of Registration Fee	10,685.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	32055 Rupees	Government Duty	32055 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.  
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 17/09/2014 2:06:56PM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
POI

and Shri / Ms.

ARUN KUMAR JAIN

Who is/are identified by Shri/Smt/Km. Yogender Jain S/o W/o D/o Rameshwar Dayal R/o C 13 Vivek Vihar Delhi

and Shri/Smt./Km Parveen Singhal S/o W/o D/o Krishan Gupta R/o E 143 Ashok Gali East Babarpur Shahdara

(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

Date 18/09/2014 13:03:26

Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

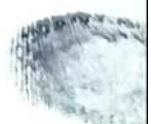
1493921615892

Revenue Department NCT of Delhi

DORIS



Handwritten signature





Reg. No  
15392

Reg. Year  
2014-2015

Book No.  
1



Ist Party

IInd Party



Witness

Ist Party

POI

IInd Party

ARUN KUMAR JAIN

Witness

Yogender Jain, Parveen Singhal

Certificate (Section 60)

Registration No.15,892 in Book No.1 Vol No 5,305  
on page 134 to 136 on this date 17/09/2014 4:00:36PM  
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 18/09/2014 13:03:57

✓  
Sub Registrar  
Sub Registrar VII  
New Delhi/Delhi



1493605115892