

(39) C.C.C.C.

**MUNICIPAL CORPORATION OF DELHI  
ASSESSMENT & COLLECTION DEPTT.  
JOSHI COLONY, PATPARGANJ, DELHI-92**

No. Tax/AA&C/East Range/2006/ 1897

Date : 22/11/06

To

Shri/Smt. TOSHAK Raje Vaid 816 Sh. Moel Raj Kishore  
Smt. Nisha Mahajan 816 Sh. S.C. Mahajan  
Flat No- 120 Kala Vihar Coop. G.M.S Ltd.  
Majnu Vihar P-1 Ext. Delhi-91

Sub: Mutation of flat No. 120 Kala Vihar Coop. G.M.S. Ltd  
Majnu Vihar P-1 Ext. Delhi-91

Sir/Madam,

Kindly refer to your application dated 22/11/06 for mutation of the aforesaid flat in your name/names. The property/flat is mutated in your name on the basis of documents supplied by you.

2. This is to make it clear that this mutation is only for the purpose of payment of property taxes and does not devolve a legal title.
3. If any tax liability arises on this property after this mutation for the period prior to the date of this mutation due to creation of any additional demand, disposal of pending proposal or due to any calculation mistake, the tax liability shall be payable by you as agreed to by you in the Indemnity Bond enclosed with your mutation application.
4. This mutation shall not be treated as valid if it has been constructed on a land belonging to Govt./DDA/MCD of which you are not be the lessee/licensee, according to law.
5. This mutation is subject to clearance of upto date dues, if any photocopies of documents submitted by you are found forged/fake and false, the mutation would be cancelled.

Yours faithfully

*[Signature]*  
22/11/06  
Asstt. Assessor & collector  
Joshi Colony Patpargani. Delhi

File No. 17048/2000 dated 8/5/2000  
Certified that the DEVELOPMENTAL AUTHORITY  
stamped under section 5-A of the Delhi Development Act, 1956  
Ac. To duty Group Housing Flats  
Transfer duty  
Total Rs. has been  
deposited vide Life Duty Challan No. 22/3/2000  
No. 22/3/2000  
dated 22/3/2000

RNO 829369

RNO 706225



Collector of Stamps  
Vikas Sadan, New Delhi

This conveyance made on this 26<sup>th</sup> day of

between 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. ~~XXX~~ K.S. NEGI son/daughter/wife/widow of Sh. C.S. NEGI R/o RZ-102, B/2, MAHAVIR ENCLAVE, PALAM ROAD, NEW DELHI through his/her attorney Sh. ~~XXX~~ MOOL RAJ KISHORE son/daughter/wife/widow of Sh. ~~XXX~~ RAM VAID R/o 182, PKT-B, SUKHDEV VIHAR, NEW DELHI-110025 hereinafter called the "Allottee" (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. ~~XXX~~ TOSHAK RAJE VAID & BISHA MAHAJAN son/daughter/wife/widow of Sh. MOOL RAJ KISHORE & D/o SH. S.C. MAHAJAN R/o 120, KALA VIHAR, MAYUR VIHAR PH-I, EXIN, DELHI-110091 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.

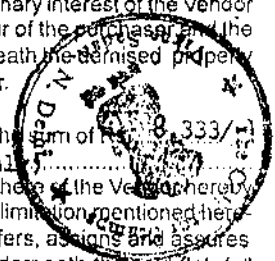
WHEREAS the Allottee is a member of Coop. Society which was allotted land meas. 2.216 sq. mtrs. at MAYUR VIHAR vide lease deed dt. 7.4.88 and registered with the Sub-Registrar of Delhi as Document No. 1477 in Book No. I Volume No. 2048 at pages 120 to 127

WHEREAS vide allotment letter No. E4(449)/80 dt. 21.10.93 Flat No. 120 Block No. situated in KALA VIHAR CGHS LTD. MAYUR VIHAR PH-I, DELHI-110091 (full particulars of the property may kindly be mentioned here) was allotted to the said allottee herein, subject to the limitation, terms & conditions mentioned therein.

AND WHEREAS the allottee Sh. K.S. NEGI S/o SH. C.S. NEGI R/o RZ-102, B/2, MAHAVIR ENCLAVE, PALAM RD., NEW DELHI. had executed Power of Attorney on 15.03.90 appointing Sh. ~~XXX~~ MOOL RAJ KISHORE S/O ~~XXX~~ Sh. RAM VAID R/o 182, PKT-B, SUKHDEV VIHAR, NEW DELHI-110025 as his/her attorney authorising him/her to sell the said property on his/her behalf. And whereas the allottee 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 allotment is still valid and subsisting the said allottee has applied to the Vendor through his attorney for grant of reversionary interest of the Vendor in the land underneath the flat allotted/leased conveyed to him/her in favour of the purchaser. The vendor has agreed to convey the reversionary interest in the land underneath the said property to the purchaser subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 8,333/- (Rupees Eight Thousand Three Hundred Thirty Three 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 his reversionary interest in the land underneath the said flat (full particulars of the said flat may kindly be mentioned here) (hereinafter referred to as the said property) more fully in the Schedule described hereunder together with all remainder, rents, issue, 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, as follows:



Deputy Administrative Officer  
Co-operative Group Housing Societies  
Developmental Authority

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.

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, 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.

It is further declared that as a result of this present 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 covenants and conditions contained in the said allotment letter 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.

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

In witness whereof Sh. .... for and on behalf of and by the order and direction of the Vendor has hereunto set his hand, and Sh./Smt. .... Attorney of Allottee ..... and Sh./Smt. .... the purchaser, have hereunto set their hand day and year first above written.

### THE SCHEDULE ABOVE REFERRED TO

All that flat No. .... in Block No. .... consisting of ..... or thereabouts in the ..... Co-op. Gp. Housing Society bounded in the lay out plan, as follows:

NORTH.....

EAST.....

SOUTH.....

WEST.....

Signed by Sh. ....

L.A.O. (Sb)

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

In the presence of:

Shri. ....

Signed by Shri/Smt. ....

SPA OF SHRI MOOL LAL KISHORE

182 KRB BUKHDEV VIKAR ND-25

In the presence of:

Shri. ....

Shri. ....

Shri. ....

P.R. 12 LAXMINAGAR DELHI 92

Signed by Shri/Smt. ....

In the presence of:

Shri. ....

Shri. ....

Shri. ....

P.R. 12 LAXMINAGAR DELHI 92

Local Administrative Officer

Co-operative Group Housing Societies

Delhi Govt. (VENDOR) Authority

SPA OF SHRI MOOL LAL KISHORE

(Attorney of the Allottee)

(Purchaser)

DDA/Press

Shankh Raju



Xing

C. Shad  
Roshak Raju Vaia  
810 Mool Raj  
K. 182 PK+B  
Sakudavina  
28/7/82 ND 25

① Roshak Raju Vaia  
② Nisha Mahajan  
Mool Raj

28/7/82 Kishu  
(Aibing)

Shankh Raju



Notified that...

End-Register...

28/7/82

10580  
312



28/7/82

Nisha Mahajan



Notified that...

28/7/82

28/7/82