

the 1st life insurance

Sub Registrar
Docu
Dated
Name



DELHI DEVELOPMENT AUTHORITY
(Co-operative)

Conveyance Deed
GPA/Sale Agreement Case

This conveyance deed made on this 18th day of May one thousand nine hundred & ninety eight between the President of India, hereinafter called "The Vendor" (which expression unless excluded by or repugnant to the context be deemed to include his assigns in office and assigns) of the one part and Shri Smt. Motian Devi Sanni



son/daughter/wife/widow of Shri Ram Chand Sanni
R/o C/o M/s Diwan Chand Hiranand P.O. Lane, Sadar Bazar, Delhi
through his/her Attorney Shri D.K. Goyal
son/daughter/wife/widow of Shri Harbilas Goyal
R/o D-1086, New Friends Colony, New Delhi-110065

hereinafter called "the Lessee" (which expression shall unless as defined by or repugnant to the context be deemed to include his successors in office and assigns) of the 2nd part Shri/Smt. Premila Goyal W/o Shri D.K. Goyal (ii) Sh Ajay Krishna Goyal (iii) Sh Sanjay Krishna Goyal
son/daughter/wife/widow of Shri D.K. Goyal

"WHEREAS by two agreements executed on thirteenth February, one thousand nine hundred and sixty-three and fifteenth December, one thousand nine hundred and sixty-four registered in the Office of Sub-Registrar, New Delhi, the Lessor agreed to demise to the Lessee unto perpetuity the residential plots after development

"AND WHEREAS by the Supplementary Agreement executed on first February, one thousand nine hundred seventy-two and registered in the office of the Sub-Registrar, New Delhi the lessor agreed to let the Lessee grant the sub-lease, on such premium and yearly rent as may be fixed by the Lessor, a residential plot to each of the Members of the Lessee who may be approved by the Lt. Governor of Delhi (hereinafter called "the Lt. Governor")

the above "Vendor" described therein as 'lessor' of the one part, the said Co-op. Society described therein as 'lessee' of the second part and above "member" described therein as



File No. 26/45
Certified full Stamp Duty
Transfer Duty of
Total Rs.
Rupees
has been Paid vide T.O. No. 27/45

Sub-Registrar
Delhi Development Authority

Collector of Stamp Duty
Defence Colony, Delhi

Sub Registrar

Docu

Dated

Name

'Sub lessee' of the third part and registered on...24.7.80
in the office of the Sub-Registrar Delhi/New Delhi being Sl. No. 3506
in Addl. Book No. 1 Volume No. 4321 at pages 39
to 49 (hereinafter referred to as the said Sub-Lease Deed) a piece and parcel
of land measuring 540 Sq. ~~xxx~~ yds. situated in New Friends
Co-operative House Building Society
Ltd. out of the land leased to the said Co-op House Building Society Ltd. was demised
and assured unto the said Sub-Lessee subject to the terms & conditions mentioned therein

AND WHEREAS the sub-lessee ~~Smt.~~ Smt. Motian Devi Sahni

~~S/o/Son of~~ Wife/Widow of Sh. Ram Chand Sahni
R/o C/o M/s. Diwan Chand Hiranand P.O. Lane, Sadar Bazar, Delhi

had executed power of attorney on 25.7.80
...appointing
Sh. ~~Smt.~~ D.K. Goyal

~~S/o/Son of~~ daughter/widow of Sh. Harbilas Goyal

R/o D-1086, New Friends Colony, New Delhi-110065

as his/her attorney name of the last attorney
authorising him/her to sell the said property on his/her behalf. AND whereas the 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 sub-lease is still valid and subsisting, the
sub-lease through his attorney has applied to the Vendor to grant to the purchaser of re-
versionary interest of the Vendor in the demised property sub-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. 404698/- (Rupees Four lacs four thousand and six
hundred ninety eight only) paid before the execution hereon (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 measuring 540 sq. ~~xxx~~ sq. yds.
situated at New Friends CHBS Ltd.

(hereinafter referred to as the said property), more fully described in the Schedule
hereunder together, with all remainders, rents, issues and profits thereof TO HAVE AND
TO HOLD the same unto the purchaser absolutely and forever, SUBJECT TO the ex-
ceptions, reservations, covenants and conditions hereafter contained that is to say, as
follows.

Administration Office

General Secretary

General Secretary

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, 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.

It is further declared that as a result of this present Purchaser from the date mentioned hereafter will become absolute owner in free possession 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 sub-lease deed 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/Smt..... for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand
Sh./Smt. D.K. Goyal

..... Attorney of Sub-Lessee
Sh/Smt. Motian Devi Sahni

and Sh./Smt. Premila Goyal, Shri Ajay Krishna Goyal,
Shri Sanjay Krishna Goyal

the purchaser, have, herunto, set their hands day and year first above written.

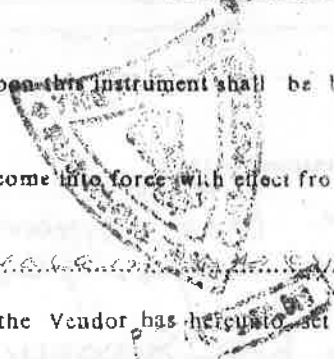
D.K. Goyal

[Signature]

Premila Goyal

Premila

[Signature]



THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential Plot No. 1086 ... Block No. D ...
in the lay out plan of New Friends GHBS Ltd.
and measuring 540 Sq. Yds. Sq. mts./yds.
of thereabouts bounded as follows :

NORTH...Plot No. 1085.....

EAST.....15' Ser. Lane.....

SOUTH...Plot No. 1087.....

WEST.....45' Wide Road.....

Signed by Shri. Chaitan

CHD (S)

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

(VENDOR)

In the presence of :

(1) Shri/Smt. विश्व सिंह बस्निया
सहायक (डी.एस.)

Signed by Shri/Smt. D. K. GOYAL

(Attorney of Sub-Lessee)

In the presence of Chaitan

(1) Shri/Smt. (K. P. Singh)

E. B. Singh
G. B. Singh

(2) Shri/Smt. R. C. Saxena
D. P. 142 Nehru Vihar

Signed by Sh./Smt. PREMILA GOYAL

AJAY KRISHNA GOYAL

SANTAY KRISHNA GOYAL

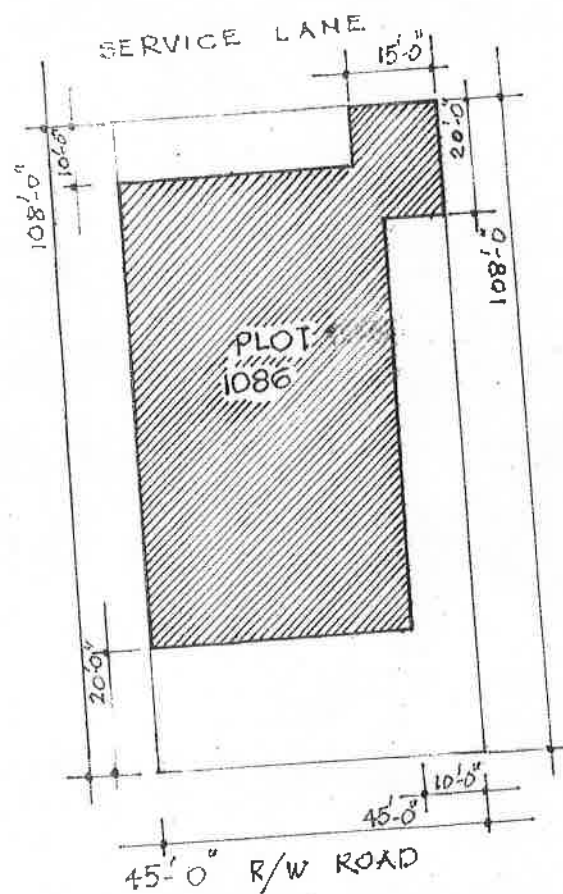
(Purchaser)

2578708

2

25/5/88 8 12/88

PLOT 1085



PLOT 1087



DIMENSIONED SITE PLAN SHOWING SET-BACKS

NAME OF OWNER.
PLOT NO
AREA

SHRIMATI MOTIA DEVI SAHNI
1086-D
540.0 SQ YDS.

FOR NEW FRIENDS CHBS.

Signature
SECRETARY.

Signature
S.M. JAHHRI & ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
20 CENTRAL LANE, BABAR ROAD
NEW DELHI - 110001 ☎ 382604.

