



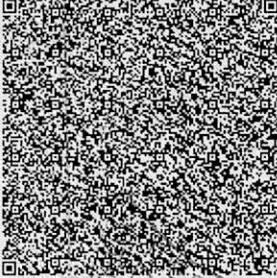
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL470495917135920
 Certificate Issued Date : 09-May-2016 01:30 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP SHAHDARA/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK932091937264730
 Purchased by : MS BRAITHWAITE AND CO LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : C-1/252. 253 MALWA SINGH BLOCK ASIAN GAMES VILLAGE COMPLEX KHELGAON NEW DELHI-49
 Consideration Price (Rs.) : 25,32,200
 (Twenty Five Lakh Thirty Two Thousand Two Hundred only)
 First Party : P O I
 Second Party : MS BRAITHWAITE AND CO LIMITED
 Stamp Duty Paid By : MS BRAITHWAITE AND CO LIMITED
 Stamp Duty Amount(Rs.) : 1,52,000
 (One Lakh Fifty Two Thousand only)



LOCKED

T 16447



Please write or type below this line

Ninja Saaf

ASSTT. DIRECTOR
 Lease Administrative Branch (II)
 Delhi Development Authority

WN 0004162541

Statutory Alert

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2. The onus of checking the legitimacy is on the users of the certificate.
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SHCIL

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0004165241

Stamp Duty Paid For
Rs. 1,52,000/-
Vide E-stamp Certificate
No. 0004/62541

DELHI DEVELOPMENT AUTHORITY

Conveyance Deed
(ALLOTTEE UNREGISTERED)



S.No. 587

This conveyance made on this 30 JUN 2016 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./Smt. Braithwaite & Co. Ltd. (Through its Company Secretary, Ms. Nisha Saraf) son/daughter/wife/widow of Sh. J. C. Consul, R/o G/1/252, 253, MIG Flat, G.F. Duplex, Asian Games Village Complex, New Delhi-110049 hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

Nisha Saraf.
WHEREAS, vide allotment letter No. F-25(12B)/84/AGVC/HAC dt. 20.06.1984 issued by Delhi Development Authority, flat No. G/1/252, 253 Block No. MIG Flat, G.F. Duplex Sector No. situated in Asian Games Village Complex, New Delhi, was allotted to the purchaser subject to limitation, terms & conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey free hold ownership rights of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 23,47,200/- Rupees Twenty three lakh forty seven thousand two hundred only paid at the time of allotment and Rs. 1,85,000/- Rupees One lakh eighty five thousand only paid before the execution hereof (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser free hold ownership, rights in the said Flat No. G/1/252, 253 Block No. MIG Flat Sector. situated in G.F. Duplex, Asian Games Village Complex, New Delhi. (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, as follows :

Nisha Saraf.
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 buildings 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 the said property and to all public rights or easement affecting the same.

ASSTT. DIRECTOR
Lease Adm. & Development Branch (H)
Delhi Development Authority

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.

KAMAL SINGH
Assistant Director

In witness whereof Sh/Smt. L.A.B. (Housing) for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh./Smt. N. V. S. Saraf the purchaser, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No. C-252, 253 in Block No. C Floor No. - in the layout plan of Housing Estate at Asian Game village Category Floor

Signed by Shri/Smt. Nisha Saraf

Signed by Shri/Smt.

for and on behalf of and by the orders and direction of the President of India. (Vendor)

In the presence of

(1) Shri/Smt.

Signed by Shri/Smt.

In the presence of:

(1) Shri/Smt. Santosh Kumar

C-252, Malviya Simi Mall
Asian Game village

(2) Shri/Smt.

ASST. DIRECTOR
L.A.B. (Housing)
(VENDOR)
Delhi Development Authority

ALLOTTEE Nisha Saraf
(PURCHASER)

Bhushan Prasad for
Bktye-357 C14 DDA Flal
Chini Road

Reg. No.
9704

Reg. Year
2016-2017

Book No.
1



Ist Party

IIInd Party

Witness

Ist Party

POI

IIInd Party

MS BRAITWAITE AND CO LTD THR MS NIRJA SARAF

Witness

Bhudeo Prasad, Santosh Kumar

Certificate (Section 60)

Registration No.9,704 in Book No.1 Vol No 5,961


on page 182 to 184 on this date

30/06/2016 4:38:11PM

day Thursday

and left thumb impressions has/have been taken in my presence.

Date 05/07/2016 17:33:04


Sub Registrar
Sub Registrar VII
New Delhi/Delhi



169318519704

Deed Related Detail

Deed Name	CONVEYANCE	CONVEYANCE DEED (DDA)
Land Detail		
Tehsil/Sub Tehsil	Sub Registrar VII	
Village/City	Others	Building Type
Place (Segment)	Others Rural	
Property Type	Residential	
Property Address	House No.: C 1/252 253 Malwa Singh Blk Asian Games Vill,	Road No.: Complex
Area of Property	164.00 Sq.Meter	0.00
Money Related Detail		
Consideration Value	2,532,200.00 Rupees	Stamp Duty Paid 152,000.00 Rupees
Value of Registration Fee	25,322.00 Rupees	Pasting Fee 100.00 Ruppes
Transfer Duty	76000 Rupees	Government Duty 76000 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 30/06/2016 12:43:31PM day Thursday between the hours of

Signature of Presenter

Nirja Saraf

Execution admitted by the said Shri / Ms.

POI

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

and Shri / Ms.

MS BRAITWAITE AND CO LTD THR MS NIRJA SARAF

Who is/are identified by Shri/Smt/Km. Bhudeo Prasad S/o W/o D/o N P Roy R/o C 351 LIg DDA Flat EAsT of Lonj RD Nd

and Shri/Smt./Km Santosh Kumar S/o W/o D/o - R/o C 252 Malwa Singh Blk Asian Game Vill

(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 05/07/2016 17:32:58

Registrar/Sub Registrar

Sub Registrar VII

Delhi/New Delhi

Santosh Kumar



169344219704

Revenue Department NCT of Delhi

DORIS

NIC-DSU

Nirja Saraf

Bhudeo