

**Documents Details :**

1. Perpetual Sub Lease dated 03.07.1971
2. Sale deed dated 27.01.1981
3. Conveyance Deed dated 18.08.2000
4. Joint Declaration dated 14.11.2012
5. Mutation of Property dated 23.04.2013

(Photo copy)

one set with President

(Related to

A-3/27, VV)



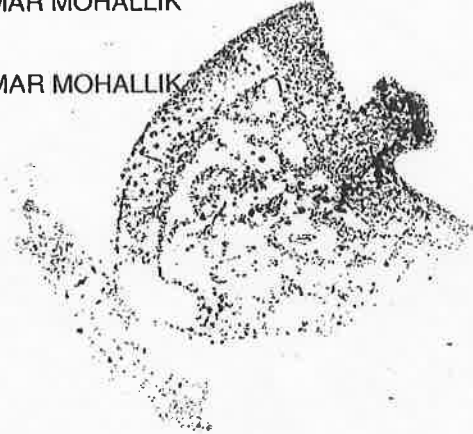
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL27848086936808R
Certificate Issued Date	: 24-Jul-2019 02:56 PM
Account Reference	: IMPACC (IV)/ dl738903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL73890361258445890860R
Purchased by	: SAILENDRA KUMAR MOHALLIK
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SAILENDRA KUMAR MOHALLIK
Second Party	: Not Applicable
Stamp Duty Paid By	: SAILENDRA KUMAR MOHALLIK
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.

Registration No. 4423 Addl. Book No. I  
Volume No. 2676 on Pages 164 to 170  
Dated 03/07 day of 1971

S-11  
Sub-Registrar

Copy No. 1592  
Tr No. 1356/B6 R. 70/-  
Date of Payment 25/07/19  
Date when copy ready  
Copy prepared by P. Sub. lease  
Remarks

Checked & verified as per available Records

[Signature]  
Sub-Registrar-III  
New Delhi

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Stamp fee Re 1.50  
Information for  
property tax Rs. 407.00  
Rs. 408.50

TRUE COPY

'B'

(House-Building Co-operative Societies.)

(Undeveloped land)

DELHI ADMINISTRATION

(Land and Building Department.)

## PERPETUAL SUB-LEASE

THIS INDENTURE made this 8th day of June  
one thousand nine hundred and seventy and BETWEEN THE  
PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part  
and the Government Servants Co-operative House Building Society, Ltd., a  
society registered under the Bombay Co-operative Societies Act, 1925, as  
in force in the Union Territory of Delhi and having its registered office at  
Barrack No. 2, Room No. 5, Talkatora Road, New Delhi, (hereinafter called  
"the Lessee") of the second part and Shri S.S. Jaggia S/O  
Dr. Tulsi Das Jaggia resident of Bombay.

(hereinafter called "the Sub-Lessee") of the third part.

WHEREAS BY A LEASE executed on the twenty-eighth day of May one  
thousand nine hundred and sixty-eight and registered in the office of the  
Sub-Registrar, New Delhi (hereinafter called "the Lease"), the Lessor  
demised unto the Lessee in perpetuity the residential plots as mentioned  
therein

AND WHEREAS under the Lease, the Lessee has to sub-lease, on such  
premium and yearly rent as may be fixed by the Lessor, one residential  
plot to each of the members of the Lessee who may be approved by the  
Chief Commissioner of Delhi (hereinafter called "the Chief Commissioner")

AND WHEREAS the Sub-Lessee has applied to the Lessee for the grant  
of a perpetual sub-lease of a residential plot and, on the faith of the state-  
ments and representations made by the Sub-Lessee, the Lessee has agreed  
to grant and the Lessor has agreed to confirm a perpetual sub-lease of a  
residential plot

AND WHEREAS on an application by the Lessee the Lessor has fixed  
the amount to be paid initially towards premium before the execution of  
these presents (and the Lessor shall fix subsequently additional sum or  
sums payable towards premium as provided in the covenants hereinafter  
contained) and the yearly rent of the residential plot hereby sub-leased.

AND WHEREAS the Chief Commissioner has approved the Sub-Lessee

For the words "Chief Commissioner of Delhi"  
and "Chief Commissioner" wherever they occur  
in the Perpetual Sub-Lease, the words "Lt.  
Governor of Delhi" and "Lt Governor" may  
be read respectively.

अतिरिक्त नही संख्या  
Additional Book No.

2

क-ग नमूना  
र और प्रमाणित  
तथा नुरमाना  
दि  
consideration &  
Document &  
is charged

मुद्रांक  
Stamp Duty

प्रत्येक  
चिपकाने  
के लिये  
स्थान  
Space for  
pasting the  
documents

NOW THIS INDENTURE WITNESSETH that, in consideration of the Sub-lessee having paid to the Lessee Rs. 13,238.00 (Rupees thirteen thousand two hundred & thirty-eight only) towards premium and Rs. 20,672.00 (Rupees twenty thousand six hundred & seventy-two only) towards the cost of development of the residential plot before the execution of these presents (the receipt whereof the Lessee hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Sub-Lessee hereinafter contained, the Lessee doth hereby sublease and the Lessor doth hereby confirm unto the Sub-Lessee ALL THAT plot of land being the residential Plot No. 27 (twenty-seven) Street No. A/9 in the lay-out plan of Vasant Vihar (Site B) of the Government Servants Co-operative House Building Society, Ltd. containing by admeasurement an area of 1216 (one thousand two hundred & sixteen) square yards or thereabouts situate at villages Mohammadpur Munirka, Basant Nagar, Kasumpur and Muradabad Pahari which residential plot is more particularly described in the schedule hereunder written and with boundaries thereof for greater clearness have been delineated on the plan annexed to these presents and thereon coloured red (hereinafter referred to as "the residential plot") TOGETHER with all rights, easements and appurtenances whatsoever to the said residential plot belonging or appertaining (subject to the exceptions and reservations contained in the Lease) TO HOLD the premises hereby sub-leased unto the Sub-Lessee in perpetuity from 28th day of May one thousand nine hundred and Sixty Eight YIELDING AND PAYING therefor yearly rent payable in advance of Re. 1/- (Rupee one only) up to the twenty-first day of July one thousand nine hundred and seventy three and thereafter at the rate of two and a half percent of the premium (the sum already paid and such other sum or sums hereinafter to be paid towards premium under the covenants and conditions hereinafter contained) or such other enhanced rent as may hereinafter be assessed under the covenants and conditions hereinafter contained clear of all deductions by equal half-yearly payments on the first day of January and the first day of July in each year at the registered office of the Lessee or at such other place as may be notified by the Lessee for this purpose, from time to time, the first of such payments to be made on the first day of July, one thousand nine hundred and seventy three and the rent amounting to Rs. 5/- (Rupees five only) from the date of commencement of this Sub-Lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exceptions, reservations, covenants and conditions contained in the Lease and hereinafter contained, that is to say, as follows :-

1. The Lessor excepts and reserves unto himself all mines, minerals, coals, gold-washing, earth oil and quarries in or under the residential plot, and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working,

TRUE COPY

obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee and/or the Sub-Lessee as may be entitled for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II. The Sub-Lessee for himself, his heirs, executors, administrators and assigns covenants with the Lessee and the Lessor in the manner following, that is to say :—

(1) The Sub-Lessee shall pay to the Lessee within such time such additional sum or sums towards premium in respect of the residential plot as may be decided upon and fixed by the Lessor on account of the compensation awarded by the Land Acquisition Collector being enhanced on reference or in appeal or both as mentioned in sub-clauses (1) and (5) (a) of Clause II of the Lease and the decision of the Lessor in this behalf shall be final and binding on the Sub-Lessee and the Lessee.

The yearly rent of two and a half per cent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessee before the execution of these presents and on such additional sum or sums payable towards premium as provided herein from twenty-second day of July one thousand nine hundred and seventy-two.

(2) The Sub-Lessee shall pay unto the Lessee the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

(3) The Sub-Lessee shall not deviate in any manner from the layout plan nor alter the size of the residential plot whether by sub-division, amalgamation or otherwise.

(4) The Sub-Lessee shall at all times duly perform and observe all the covenants and conditions which are contained in the Lease on the part of the Lessee or Sub-Lessee thereunder to be performed and observed in so far as the same may be applicable to, affect and relate to the residential plot sub-leased to him.

(5) The Sub-Lessee shall, within a period of two years from the 8th day of June one thousand nine hundred and seventy-one (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon the residential plot and complete in a substantial and workmanlike manner a residential building for private dwelling with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(6) (a) The Sub-Lessee shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the residential plot in any form or manner, *benami* or otherwise, to a person who is not a member of the Lessee.



संख्या  
National Book No.]

185

प्रमाणित  
होना

मार्क शुल्क  
Stamp Duty

प्रत्येक  
चिपकाने  
के लिये  
स्थान  
Space for  
pasting the  
documents

Detail of  
the  
document &  
date

4

(b) The Sub-Lessee shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the residential plot to any other member of the Lessee except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that, in the event of the consent being given, the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover a portion of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the residential plot at the time of sale, transfer, assignment, or parting with the possession, the amount to be recovered being fifty per cent of the unearned increase and the decision of the Lessor in respect of the market value shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting fifty per cent of the unearned increase as aforesaid.

(c) Notwithstanding anything contained in sub-clauses (a) and (b) above, the Sub-Lessee may, with the previous consent in writing of the Chief Commissioner, mortgage or charge the residential plot to such person as may be approved by the Chief Commissioner in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover the fifty per cent of the unearned increase in the value of the residential plot as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said residential plot shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting fifty per cent of the unearned increase as aforesaid.

(7) The Lessor's right to the recovery of fifty per cent of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(8) Notwithstanding the restrictions, limitations and conditions as mentioned in sub-clauses (6)(a) and (6)(b) above, the Sub-Lessee shall be entitled to sublet the whole or any part of the building that may be erected upon the residential plot for purposes of private dwelling only on a tenancy from month to month or for a term not exceeding five years.

(9) Whenever the title of the Sub-Lessee in the residential plot is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein or contained in the Lease and be answerable in all respects therefor in so far as the same may be applicable to, affect and relate to the residential plot.

TRUE COPY

5

(10) Whenever the title of the Sub-Lessee in the residential plot is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer, give notice of such transfer in writing to the Lessor and the Lessee.

In the event of the death of the Sub-Lessee the person on whom the title of the deceased devolves shall, within three months of the devolution, give notice of such devolution to the Lessor and the Lessee.

The transferee or the person on whom the title devolves, as the case may be, shall supply the Lessor and the Lessee certified copies of the document(s) evidencing the transfer or devolution.

(11) The Sub-Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this Sub-Lease be assessed, charged or imposed upon the residential plot hereby sub-leased or on any buildings to be erected thereupon or on the landlord or tenant in respect thereof.

(12) All arrears of rent and other payments due in respect of the residential plot hereby sub-leased shall, in the event of the same becoming recoverable by the Lessor, be recoverable by the Lessor in the same manner as arrears of land revenue.

(13) The Sub-Lessee shall in all respects comply with and be bound by the building, drainage and other bye-laws of the proper municipal or other authority for the time being in force.

(14) The Sub-Lessee shall not without the sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the residential plot.

(15) The Sub-Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the residential plot or in any building thereon any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of private dwelling or do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be a nuisance, annoyance or disturbance to the Lessor, the Lessee and other Sub-Lessees and persons living in the neighbourhood

PROVIDED that, if the Sub-Lessee is desirous of using the said residential plot or the building thereon for a purpose other than that of private dwelling the Lessor may allow such change of user on such terms and conditions, including payment of additional premium and additional rent, as the Lessor may in his absolute discretion determine.

(16) The Sub-Lessee shall at all reasonable times grant access to the residential plot to the Chief Commissioner and the Lessee for being satisfied that the covenants and conditions contained herein and in the Lease have been and are being complied with.



(17) The Sub-Lessee shall on the determination of this Sub-Lease peaceably yield up the said residential plot and the buildings thereon unto the Lessee or the Lessor, as may be entitled.

III. If the sum or sums payable towards the premium or the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this Sub-Lease has been obtained by the suppression of any fact or by any mis-statement, misrepresentation or fraud or if there shall have been, in the opinion of the Lessee or the Lessor, and the decision of the Lessor shall be final, any breach by the Sub-Lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and in the Lease and on his part to be observed or performed, then and in any such case, it shall be lawful for the Lessor or the Lessee with the prior consent in writing of the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the residential plot hereby sub-leased and the buildings thereon, to re-enter upon and take possession of the residential plot and the buildings and fixtures thereon and thereupon this Sub-Lease and everything herein contained shall cease and determine in respect of the residential plot so re-entered upon, and the Sub-Lessee shall not be entitled to any compensation whatsoever nor to the return of any premium paid by him

PROVIDED that, notwithstanding anything contained herein to the contrary, the Lessor, in his absolute discretion, or the Lessee with the prior consent in writing of the Lessor, may, without prejudice to the right of re-entry as aforesaid, waive or condone breaches, temporarily or otherwise, on receipt of such amount by the Lessor or by the Lessee on behalf of the Lessor and on such terms and conditions as may be determined by the Lessor and the Lessor or the Lessee whoever may be entitled may also accept the payment of the said sum or sums or the rent which shall be in arrear as aforesaid together with interest at the rate of six per cent per annum. The amounts for waiver or condonation received by the Lessee from the Sub-Lessee shall be paid forthwith by the Lessee to the Lessor subject to such deductions as the Lessor may, in his absolute discretion, allow to be retained by the Lessee.

IV. No forfeiture or re-entry shall be effected until the Lessor or the Lessee has served on the Sub-Lessee a notice in writing

(a) specifying the particular breach complained of, and

(b) if the breach is capable of remedy, requiring the Sub-Lessee to remedy the breach,

and the Sub-Lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy; and in the event of forfeiture or re-entry the Lessor in his discretion or the Lessee, with the prior consent in writing of the Lessor, may relieve against forfeiture on such terms and conditions as the Lessor thinks proper.

प्रलेख  
चिपकाने  
के लिये  
स्थान  
Space for  
pasting the  
documents

मुद्रांक शुल्क  
Stamp Duty

आवेदन (क)  
आवेदन (ख)  
आवेदन (ग)

TRUE COPY

Nothing in this clause shall apply to forfeiture or re-entry.

(a) for breach of covenants and conditions relating to sub-division or amalgamation, erection and completion of building within the time provided and transfer of the residential plot as mentioned in Clause II, or

(b) in case this Sub-Lease has been obtained by the suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced by the Lessor from the first day of January One thousand nine hundred and ninety three and thereafter at the end of each successive period of thirty years, provided that the increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without buildings at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor

PROVIDED ALWAYS that any such assessment of letting value for the purpose of this provision shall be subject to the same right on the part of the Sub-Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act, 1887 (Act XVII of 1887), or any amending Act for the time being in force and the proceedings for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act in the same manner as if the same had been taken thereunder.

VI. The Lessor shall, in addition to all his other rights, have the right in the event of the failure of the Lessee to observe and perform any of the covenants and conditions contained in the Lease, to require and enforce the performance and compliance therewith from the Sub-Lessee so far as those relate to the residential plot sub-leased to him and to realise directly from the Sub-Lessee the yearly rent and all other sums due and payable by him thereunder to the Lessee.

VII. In the event of the dissolution of the Lessee, for whatever cause, the Lease shall stand determined and

(a) the Sub-Lessee shall be deemed to be the successor-in-interest of the Lessee under the Lease, and all rights and obligations of the Lessee thereunder shall devolve upon the Sub-Lessee in so far as those pertain to the residential plot hereby sub-leased to him and he shall observe and perform the said obligations to the Lessor; and

(b) the Lessor shall be deemed to be the successor-in-interest of the Lessee under these presents, and all rights and obligations of the Lessee hereunder shall devolve upon the Lessor, and the Sub-Lessee shall observe and perform his obligations under this Sub-Lease to the Lessor.

VIII. In the event of any question, dispute or difference, arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents), the same shall be referred to the sole arbitration of the Chief Commissioner or any other

कर का कर्मांक  
पर और प्रसारित  
तथा नुरमाना  
दि  
Consideration &  
Document &  
is charged

मुद्रांक मूल्य  
Stamp Duty

प्रलेख  
चिपकाने  
के लिये  
स्थान  
Space for  
pasting the  
documents

person appointed by him. It will be no objection that the arbitrator is a Government servant, and that he has to deal with the matters to which the Lease or the Sub-Lease relates, or that in the course of his duties as a Government servant he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time, from time to time, for making and publishing the award.

Subject as aforesaid, the Arbitration Act, 1940, and the Rules thereunder and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

IX. All notices, orders, directions, consents or approvals to be given under this Sub-Lease shall be in writing and shall be signed by such officer as may be authorised by the Chief Commissioner, when the same are given on behalf of the Lessor or the Chief Commissioner, or by such person as may be authorised by the Lessee, when the same are given on its behalf, and shall be considered as duly served upon the Sub-Lessee or any person claiming any right to the residential plot if the same shall have been affixed to any building or erection whether temporary or otherwise upon the residential plot or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Sub-Lessee or such person.

X. (a) All powers exercisable by the Lessor under this Sub-Lease may be exercised by the Chief Commissioner. The Lessor may also authorise any other officer or officers to exercise all or any of the powers exercisable by him under this Sub-Lease.

(b) The Chief Commissioner may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Sub-Lease except the powers of the Lessor exercisable by him by virtue of sub-clause (a) above.

XI. In this Sub-Lease, the expression "the Chief Commissioner" means the Chief Commissioner of Delhi for the time being or, in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Chief Commissioner by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Chief Commissioner under this Sub-Lease.

XII. The expressions "the Lessor" and "the Sub-Lessee" hereinbefore used shall where the context so admits include; in the case of the Lessor, his successors and assigns, and, in the case of the Sub-Lessee, his heirs, executors, administrators or legal representatives and the person or persons in whom the sub-leased interest created by the sub-lease shall for the time being be vested by assignment or otherwise, and the expression "the Lessee" hereinbefore used shall mean the Govt. Servants Co-operative House Building Society, Ltd.

TRUE COPY

IN WITNESS WHEREOF Shri J. O. G. Russell  
for and on behalf of and by the order and direction of the Lessor has  
hereunto set his hand and the Common Seal of the Lessee has hereunto  
been affixed and Shri S.S. Jaggia S/O Dr. Tulsi Das Jaggia

the Sub-Lessee, has hereunto set his/her hand the day and year first  
above-written.

### THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential plot No. 27 (twenty-seven)  
No. A/9 in the lay-out plan of Vasant Vihar of the Govt.  
Servants' Co-operative House Building Society, Ltd., sanctioned by  
the Delhi Development Authority in their letter No. F-14(71)/64, dated  
the Sixteenth day of January one thousand nine hundred and sixty-eight  
and measuring 1216 (one thousand two hundred & sixteen) sq. yds.  
or thereabouts bounded as follows:—

North Plot No. 28 (twenty-eight)  
East Street No. A/9 (60' wide)  
South Plot No. 26 (twenty-six)  
West 15' wide service road

as shown in the annexed plan and marked with its boundaries in red.

Signed by Shri J. O. G. Russell  
for and on behalf of and by the order and  
direction of the President of India (Lessor)  
in the presence of Shri

R. C. Sharma

Accounts Officer (Lessor)

The Common Seal of the Govt. Servants  
Co-operative House Building Society, Ltd.  
(Lessee) is hereby affixed in the presence of  
Shri B. P. Mittal, Hony. Secy.

& Shri Surinder Singh, Hony. Jr. Secy.  
(Name and designation) in pursuance of bye-  
law No. 40 of the Govt. Servants Co-operative  
House Building Society, Limited (Lessee) and  
the said Shri B. P. Mittal, Hony. Secy.

& Shri Surinder Singh, Hony. Jr. Secy.  
have signed in the presence of:

(1) Shri JIWAN DAS  
C-3/306, Lodhi Colony, NEW DELHI-11002

(2) Shri RAM LAL  
C/11/11, VASANT VIHAR, NEW DELHI-22

Signed by Shri S.S. Jaggia  
(Sub-Lessee)

in the presence of:

(1) Shri J. O. G. Russell  
(2) Shri S.K. Verma  
N-75, C. Circus New Delhi

Under Secretary,  
Delhi Administration,  
Vikas Bhavan, New Delhi  
R. O. SHARMA  
EXECUTIVE OFFICER,  
(Co-operative Societies)  
Delhi Development Authority,  
NEW DELHI.

(B. P. Mittal)  
(Seal) Hony. Secretary

(Surinder Singh)  
Hony. Jr. Secretary

Main Chaud

A. Jaggia  
Shri S. Jaggia

अतिरिक्त बही संख्या  
Additional Book No.

168

चरण नमूना  
य और प्रभाषित  
तथा जुरघाना  
दि

मूद्रांक मूल्य  
Stamp Duty

प्रलेख  
विपकाने  
के लिये  
स्थान  
Space for  
pasting the  
documents

Consideration &  
Document &  
c. charged



TRUE COPY

Sub Engineer  
Chief Clerk

Alain Chard

8/d (sk. Samir!)

~~Shiller~~ S. R. S. 2014  
2370. Netajimay 27/11

S. C. re by m

4423  
2676 on page  
164 July 17.0 this 328 d  
71 and left thumb  
prints have been taken  
by present.







सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL27846881350764R
Certificate Issued Date	: 24-Jul-2019 02:55 PM
Account Reference	: IMPACC (IV)/ dl738903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73890361259333077235R
Purchased by	: SAILENDRA KUMAR MOHALLIK
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SAILENDRA KUMAR MOHALLIK
Second Party	: Not Applicable
Stamp Duty Paid By	: SAILENDRA KUMAR MOHALLIK
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Registration No. 326 Addi. Book No. I  
Volume No. 4416 on Pages 66 to 86  
Dated 27/01 day of 1981

Sdlr  
Sub-Registration

Copy No. 1593  
Tr No. 13556/126 R02101  
Date of Payment 25/07/19  
Date when copy ready  
Copy prepared by  
Received by S/Deed

11  
Check and verified as per available Records

11  
Sub-Registration  
New Delhi

#### Statutory Alert:

- 1. The authenticity of this Stamp Certificate should be verified at "www.snallestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- 2. The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.



326  
1

TRUE COPY

Sale Deed

Rs. 11,00,000/=

Stamp duty

Rs. 33,000/=

Corporation tax

Rs. 55,000/=

Rs. 88,000/=

THIS DEED is made on this Twelfth day of January,

One thousand nine hundred and eighty one BETWEEN

Shri S. S. Jaggia, son of late Dr. Tulsi Dass Jaggia,

resident of S-92, Greater Kailash-II, New Delhi-110048

(hereinafter called 'the Vendor') of the one Part

AND

Smt. Chandra Kala Gaur, wife of Shri Jai Prakash Gaur,

resident of Baljit Nagar, Bulandshahr (hereinafter called

'the Vendee') of the other Part.

The expressions 'the Vendor' and 'the Vendee' herein used shall mean and include the parties, their heirs, successors, administrators, executors, representatives,

28 OCT 1981

5490 dt 12-87

Delhi Treasury  
Delhi

88000/-

Sale Deed

13/1/87

2730 PM

श्री. S. S. Taggia

80 Late S. Tuli Dass Taggia

80 S-92, Greater Kailash-II, New Delhi

Execution admitted at Sdr  
his residence S-92

Sh. S. S. Taggia

New Delhi at 3-30

100 L  
20 L

Conveyance  
10 L Medical  
1 L

131 L

Sh. S. S. Taggia

Vendor

and Sh. Chandra Kaly Gaur

80 Sh. Sai Parkash Gaur

80 - Baljit Kaur Buland Shahr  
(U.P.)

Vendor

(1) Sh. K. L. Rattu

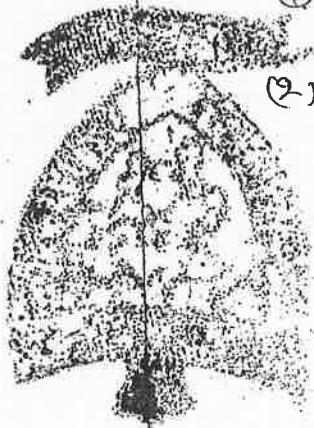
Advocate

(2) Sh. P. P. Sharma

(U.P.)

Sh. P. K. Kataria

13-1-87



TRUE COPY

devisees and assigns.

WHEREAS Shri S.S. Jaggia, the Vendor, has obtained a sub-lease of Plot No.A-9/27, Vasant Vihar, New Delhi-57 admeasuring 1.216 Sq. Yards from the Government Servants Co-operative House Building Society Ltd., New Delhi (hereinafter referred to as 'the said plot');

AND WHEREAS the said Government Servants Co-operative House Building Society Ltd. has obtained a perpetual Lease of the said Plot from the President of India by an Indenture of Lease dated the 28th May, 1968;

AND WHEREAS the said Govt. Servants Co-operative House Building Society Ltd. granted to the Vendor, Shri S.S. Jaggia, a perpetual sub-lease of the said plot, the said instrument of sub-lease having been registered as No. 4423 in Addl. Book No. I Vol. 2676 on pages 164 to 170 on the 3rd July, 1971;

विवरण  
- 4-5-7-11 3115



रुपय/पताओं ने रुपय लाख में  
₹ 10,83,779/69 Rupees ten lacs

eighty three thousand seven  
hundred seventy nine & paise sixty nine  
only की पूर्व प्राप्ति अग्रिम धन के रूप में लीकार की तथा दो

₹ 16,220/31 Rupees sixteen

thousand two hundred twenty and  
paise eighty one only

By cheque no. DFC 012385 dt 12-1-81  
drawn in New Bank of India  
Khar New Delhi in favour of

श. एस. पागगा  
जिसका नाम/पताओं को हमारे सचिव द्वारा भुगतान किया।

प्राप्तियों का जो उपरोक्त धारियों ने परीक्षित कराया।

By Suk Chander  
Kala gaur

Sd/-

P. S. Kalaria

Vendee

Present

13.1.81

Certified

1. Form 37 & filed
2. Permission for sale from  
the lesson (DDA) dated 7-1-81
3. I.T.C. from I.T.O. Distt VIII (13)  
New Delhi
4. Permission of S 27 (2) of U.C.  
& R. Ach dt 23-1-81 filed

Sd/-

(P. S. Kalaria)

24.1.81

TRUE COPY

3.

AND WHEREAS the Vendor Shri S.S. Jaggia has constructed a residential single-storey building on the said plot No. A-9/27, Vasant Vihar, New Delhi-57, fully conforming to the terms and conditions of the perpetual sub-lease dated the 8th June, 1971 and in accordance with the plans and specifications approved and sanctioned by the Delhi Development Authority and has obtained a Completion Certificate No. F.31(27)/75/1405, dated the 29th August, 1977 in respect of the said building from the Delhi Development Authority (hereinafter referred to as 'the said property');

AND WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the land and premises (with all buildings and structures) comprising under Holding Number and being premises No. A-9/27, Vasant Vihar, in the town of New Delhi comprising a total area of 1,216 sq. yards (about 1,017 sq. metres)

V. S. Jaggia  
u.s. 4/11/75

4.  
absolutely and free from all encumbrances, trusts, liens, attachments, easements, acquisition or requisition proceedings, actions and proceedings whatsoever subject nevertheless to the said perpetual sub-lease dated the 8th June, 1971;

AND WHEREAS by an agreement dated the 13th February, 1980 the Vendor has agreed to sell to the Vendee all his rights, titles and interests in the said property specified in the schedule hereto free from all encumbrances for a sum of Rs.11,00,000/= (Rupees eleven lakhs only);

AND WHEREAS the Vendor is permitted to sell the said property unto the Vendee aforesaid by virtue of letter No. FI(309)78/CS/DDA dated the 7th January, 1981 issued by the Delhi Development Authority for and on behalf of the Lessor and letter No. \_\_\_\_\_ dated \_\_\_\_\_

V.V. 1999  
45741 JHS

TRUE COPY

5.

issued by the Deputy Director (Coop), Delhi Development Authority, as Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976;

AND WHEREAS the Vendor for his legal needs has agreed to sell the said property for a sum of Rs.11,00,000/= (Rupees eleven lakhs only) unto the Vendee and the Vendee has agreed to purchase the same from the Vendor on the following terms and conditions :-

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER :-

I. That in pursuance of the said Agreement to sell and in consideration of Rs.11,00,000/= (Rupees eleven lakhs only) out of which the Vendor has received Rs.7,25,000/= (Rupees seven lakhs twentyfive thousands only) as earnest money vide New Bank of India Ltd., Mehrauli Road, Hauz Khas,

*[Handwritten signature and date 5/11/51]*

6.

New Delhi cheque No. 120881 dated 13-2-1980 and Rs. 3,01,779.69 (Rupees Three lakhs one thousand seven hundred seventy nine and paise sixty nine only) by payment of unearned increase to Delhi Development Authority as acknowledged by it vide receipt No. 33137 dated the 9th January, 1981, and Rs. 57,000/- (Rupees Fifty seven thousands only) on account of part cost of the stamp paper and Registration charges as part payment from the Vendee prior to the execution of this sale deed, the receipt of which the Vendor doth hereby expressly admits and acknowledges and on payment of the balance sum of Rs. 16,220.31 (Rupees Sixteen thousands two hundred twenty and paise thirty one only) by New Bank of India Cheque No. 012395 dated 12-1-1981 by the Vendee to the Vendor at the time of registration of this sale deed with the simultaneous handing over by the Vendor the vacant possession of the said property to the Vendee, the Vendor doth hereby grant,

५५ क ली गो ५



RUE COPY

7.

convey, transfer, assure and assign unto the Vendee  
ALL THAT the said property being the land, building,  
and premises comprised under Plot No.A-9/27, Vasant  
Vihar, New Delhi-57 and containing lands measuring 1,216  
sq.yards(about 1,017 sq.metres) and more fully described in  
the schedule hereto ALSO TOGETHER WITH all fixtures and  
fittings belonging to the Vendor and comprised under the  
said property and all houses and out-houses, structures and  
constructions whatsoever appurtenant thereto AND also trees,  
construtructed yards, court-yards, grounds, ditches, hedges,  
fences, pathways, drains, water courses, sewers and all  
rights, lights, privileges, liberties, easements, advantages,  
benefits and all appurtenances appurtaining thereto belonging  
or in any way appurtaining thereto all rights, title, estate,

V. V. Jaggi S  
- 25/11/57

..8



8.

interest, property, demand, claim whatsoever both at law and in equity of the Vendor in respect of and effecting the said property, lands, premises and buildings hereby conveyed or transferred or intended so to be unto the Vendee TO HAVE AND TO HOLD the same unto the Vendee absolutely and for ever free from all encumbrances, trusts, liens and attachments, SUBJECT NEVERTHELESS to the said perpetual sub-lease dated the 8th June, 1971, as aforesaid but TOGETHER WITH the benefits of all covenants and conditions contained therein.

II. That the Vendor doth hereby covenant with the Vendee as follows :-

- a) That the Vendor has good right, full power and authority to grant, convey, transfer, assign and assure unto the Vendee ALL THAT the said property

V V 1999 - 15 Nov 1971 5/15

TRUE COPY

9.

together with all lands, buildings, premises hereby granted, conveyed or transferred, assigned and assured or expresses so to be unto the Vendee subject to the perpetual sub-lease dated the 8th June, 1971, as aforesaid.

- b) That the said property is the self-acquired property of the Vendor and no part of it formed part of the joint family property and as such no other person has any claim whatsoever over the said property.
- c) That the rents and/or other sums payable by the Vendor to the President of India under the said sub-lease have been paid upto the date of execution of these presents and that the Vendor has complied with all other obligations or conditions reserved

V. V. 999 25/11/75

10.

under the said sub-lease dated the 8th June, 1971,  
and on the part of the Vendor to be paid, performed  
and observed.

- d) That the Vendor has not done nor has been privy or  
party to any acts, deeds or things whereby the  
said sub-lease has been forfeited or cancelled  
and/or are or is likely to be so cancelled or  
forfeited.
- e) That the said sub-lease dated the 8th June, 1971,  
is still in full force and effect and it still  
validly subsists.
- f) That it shall be lawful for the Vendee and all  
persons deriving title thereunder for all times  
hereinafter to enter into and upon the said property.

V. V. C. S. 11/5

TRUE COPY

11.

lands and buildings, and premises hereby transferred, conveyed or assigned unto the Vendee or so intended to be and to hold and enjoy the same and every part thereof with every right whatsoever and to receive rents, issues and profits thereof without any interruption, disturbances, claim or demand whatsoever from the Vendor and all persons deriving titles thereunder.

- g) That the Vendor will and shall at his or his attorney's convenience from time to time and at all times hereinafter upon reasonable requests and cost of the Vendee make do and acknowledge, execute and perfect all such further acts and other deeds.

11/11/99  
M. G. H. (M) 3/15

12.

conveyances, matters and things whatsoever for further, better or more perfectly, assigning the said property, lands, buildings and premises TOGETHER WITH all rights, benefits and appurtenances as aforesaid unto the Vendee and in manner and subject as aforesaid,

- h) That the Vendee shall have an unfettered right to mutate, register or record her name as owner of the said property, lands, buildings and premises hereby transferred or conveyed and assigned or expressed so to be unto the Vendee with appropriate authority or authorities without any objection or interruption on the part of the Ven or who shall render all

*V. V. Jaggi*  
*45 + 11 505*

9  
TRUE COPY

13.

assistance, if required, to the Vendee for effecting such mutation.

- 1) That the said property, lands and premises and every part thereof are being transferred, conveyed or sold unto the Vendee free and clear and absolutely acquitted, exonerated and for ever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of or from and against all former and other estates, titles, charges, claims, trusts, liens, encumbrances and attachments whatsoever.

III. That the Vendor doth hereby further covenant with the Vendee that he will keep the Vendee indemnified or, from and against all actions, claims, demands,

*[Handwritten signature and text]*  
15/5/1915



14.

proceedings, loss, injury, costs, charges and expenses to which the Vendee may be put to or to which she may be involved or which the Vendee will or may suffer, pay, sustain or incur as a result of any of the said representations made by the Vendor to the Vendee as aforesaid becoming untrue and/or as a result of all or any of the Vendor's covenants as aforesaid being found to be incorrect or untrue and/or as a result of any defects in title of the Vendor to the said property being found or detected afterwards.

V. J. G. [Signature]  
15/5/11

..15

TRUE COPY

15.

IV. That the Vendee also doth hereby covenant with the Vendor that the Vendee will at all times hereafter pay rents and observe other terms and conditions payable or contained under the aforesaid perpetual sub-lease dated the 8th June, 1971, and on the part of the sub-lease thereunder to be paid and performed in so far as the same shall be applicable to the Vendee in respect of the said property hereby conveyed or transferred and assigned or assured unto the Vendee or expressed so to be from the date of execution of these presents.

*N.V. 9/1999*  
*15/10/75*

16.

v. That the expenses of this transaction including the duty on this deed shall be borne by the Vendor.

THE SCHEDULE above referred to

ALL THOSE lands measuring 1,216 sq. yards  
(about 1,017 sq. metres) comprised in Plot  
No. A-9/27, Vasant Vihar, New Delhi-57, with  
all buildings and structures lying thereon  
and all trees, paths, passages, walls, fences,  
drains and sewers and all easements and  
appurtenances whatsoever thereunto belonging

V. V. Jaggan

21.5.1971 3115

17

TRUE COPY

17.

to OR HOWSOEVER OTHERWISE the said land,  
buildings and premises or any part thereof  
which at any time hereinbefore were or was  
now or is abutted and bounded, known,  
numbered, called and distinguished.

The aforesaid property is bounded as

under :-

On or towards East :- By Road No.A-9

On or towards West :- By Service Lane

On or towards North :- By Plot No.A-9/28

On or towards South :- By Plot No.A-9/26

*V.V. Jagtap*  
*— ५५ अ (१) ३११५*



TRUE COPY

18.

IN WITNESS WHEREOF the parties hereto have executed  
these presents the day and year first above written.

SIGNED AND DELIVERED BY THE

above-named Vendor, Shri S.S. Jaggi

in the presence of :

WITNESSES:

1.

*Enshant*  
*(C.O. Sharma)*  
Shri Hite, Sr. H. C. Sharma  
A-17 Vasant Vihar  
New Delhi

2.

*Ullas*  
(K. L. RATHEE)  
S/o Shri Hem Raj  
R/o A-9/32, Vasant Vihar, New Delhi-57

SIGNED AND DELIVERED BY THE *—US + AT 3/15*

above-named Vendor, Smt. Chandra Kala Gaur

in the presence of :

WITNESSES:

1.

*Enshant*  
*(C.O. Sharma)*  
Shri Hite, Sr. H. C. Sharma  
A-17 Vasant Vihar, New Delhi

2.

*Ullas*  
(K. L. RATHEE)  
S/o Shri Hem Raj  
R/o A-9/32, Vasant Vihar, New Delhi-57



27-1-81 326  
का संख्या 4416  
वही संख्या 6.6 से 6.86  
दृष्टि में

उक्त प्रलेख का आवश्यकता भावे पर जांच  
आदि की शक्ति की ।

सुपरींटेंडेंट  
27-1-81





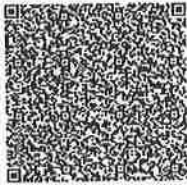
सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No.	: IN-DL27846070404747R
Certificate Issued Date	: 24-Jul-2019 02:54 PM
Account Reference	: IMPACC (IV)/ dl738903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73890361260300856162R
Purchased by	: SAILENDRA KUMAR MOHALLIK
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SAILENDRA KUMAR MOHALLIK
Second Party	: Not Applicable
Stamp Duty Paid By	: SAILENDRA KUMAR MOHALLIK
Stamp Duty Amount(Rs.)	: 10 (Ten only)



**TRUE COPY**

.....Please write or type below this line.....



#### Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com" Any discrepancy in the details on this Certificate and as available on the website renders it invalid
- 2 The onus of checking the legitimacy is on the users of the certificate
1. In case of any discrepancy please inform the Competent Authority.

Stamp Paper No. 4747B  
**CERTIFIED/TRUE COPY**

Registration No. 11646 In Addl. BookNo. I  
Volume No. 327 on pages 66 to 67  
on this Date 18/08/2000 Day of Friday

Sub Registrar  
VII INA New Delhi

TRUE COPY

Date of Application: 06/11/2019  
Fees Paid Rs. 20 Vide Slip No 143903  
Date of Payment: 06/11/2019  
Dt. when copy is ready: 06/11/2019  
Copy prepared by: KRISHAN  
Copy checked by: --  
Certified to be true copy CONVANCE



Record Keeper

Reader

Sub Registrar  
VII INA New Delhi

Serial No

Stamp

Page

Date

with full

DELHI DEVELOPMENT AUTHORITY

Co-op. House Building Society

# Conveyance Deed

Sub-Lessee Case

This conveyance made on this 18/8/2000

day of between the 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 Shri/Smt. Chandee Kala Gaur w/o Shri. Jai Prakash Gaur son/daughter/wife/widow of Shri.

R/o A-9/27, Vasant Vihar, New Delhi

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 parts.

WHEREAS the purchaser member is a member of Gout. Seewante Co-op. House Building Society and the said society was allotted land meas. 1.928

Acre/Bighas. Biswa 1.21 at Vill. Mohammed pur Munisha

Basant Nagar vide lease deed dt. 10.8.66 and registered with

the Sub-Registrar of Delhi/New Delhi as document No. 5991

in Addl. Book No. 1 Volume No. 1589

at pages 1 to 19 on dated 19.8.66

AND WHEREAS, by a sub-lease dated 8.6.1971 made between the above "Vendor" described therein as "Leassor" of the one part, the said Co-op. Society described therein as "Lessee" of the second part & above "Purchaser" described therein as 'sub-lessee' of the third part and registered in the office of the Sub-Registrar Delhi/New Delhi being Serial No. 320

Addl. Book No. 1 Volume No. 4916

at pages 166 to 186 on

dated 2.7.1981 (hereinafter referred to as the said Sub-lease

deed) a piece and parcel of land meas. 1.216 sq. gds.

sq. mtrs. Plot No. 27 Block No. A/9

out of the land Leased to the said Co-op. Society was demised and assured unto the said Sub-lessee/purchaser subject to the terms & conditions mentioned therein



93-2000-00327-11646

Deputy Registrar  
Delhi Development Authority  
For & on behalf of  
President & Co.

Receipt No.

Collector of Stamp  
Vikas Sadan, New Delhi

(ii)

AND WHEREAS representing that the said lease is still valid and subsisting, the said purchaser has applied to the Vendor to purchaser reversionary interest of the Vendor in the said demised property leased out to him/her under the said sub-lease Deed and the Vendor has agreed to sell the reversionary interest of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of sum of Rs. 891,083/-

(Rupees.....) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) the aforesaid representation and subject to the limitation mentioned herein after, 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 Plot No. 27 Block No. A/1 in Co-operative House Building Society Ltd. (hereinafter referred to as the said property), more fully described in the schedule hereunder together, with all reminders, 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 hereafter contained that is to say, as follows :-

1) The Vendor excepts and reserves unto itself 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 hereby, 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 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 bye-laws of the appropriate Municipal or other authorities for the time being in-force.

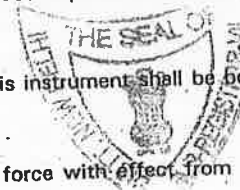
4) If it is discovered at any stage that this deed has been obtained by suppression of fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. 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 fee 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.

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

Deputy Commissioner  
Delhi Development Authority  
For the Vendor of  
the said property



Presented by SA/Smt. Chandikala Gaur  
 S/o Sri Tai. Praka  
 in the office of the Sub Registrar,  
 New Delhi on this day of 19 R/o A - 9/27 Yoa  
 between the hours of New Delhi

चंद कला गौर

Sub-Registrar-VII  
 New Delhi  
 18/8/2000

Execution witnessed by the said  
 1b/Smt. vendor (M/s/Estab).  
 S/o/W/o has been witnessed by Smt.  
 S/o. witness No 11 is known to the State as of  
 documents explained to the public who  
 understand the registration and stamp  
 as per as per.

Chandikala Gaur  
 (Smt)

Sub-Registrar-VII  
 New Delhi  
 18/8/2000

चंद कला गौर

certified that the copy of the  
 as the case may be hand them  
 registration of the execution for  
 was effected in my presence.

Sub-Registrar-VII  
 New Delhi  
 18/8/2000

TRUE COPY

having no objection to the execution of  
 duly - signed by Smt. D.A.O. D.A.A.  
 to his Official, on attendance &  
 signature and placed with said documents in  
 admitted to register

Sub-Registrar-VII  
 New Delhi  
 18/8/2000



Registered No. 1046 National Bank No. 66-67  
 Vol. No. 19  
 on this and left thumb taken  
 in my Presence

327

Sub-Registrar-VII  
 New Delhi



(iii)

In witness whereof Sh./Smt. LAL CHAND for  
and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand  
Sh./Smt. Chandra Kala Gaur

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

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential Plot No. 27 in Block No. A/9  
in the lay out plan of Court. Servant C.H. B.S. Ltd.  
and measuring 1216 sq. yds. or thereabouts bounded as follow :

NORTH Plot No. 28 (twenty eight)  
EAST Street No. A/9 (60' wide)  
SOUTH Plot No. 26 (twenty six)  
WEST 15' wide Secunia Road

Signed by Shri. LAL CHAND

for and on behalf of and by the order and directions of the President of India (Vendor)

in the presence of :

(1) Shri/Smt. M. S. D. S. (A. S. D. S.)

Signed by Shri/Smt. Chandra Kala Gaur

LAL (VENDOR)  
Deputy Secretary  
Ministry of  
President of India

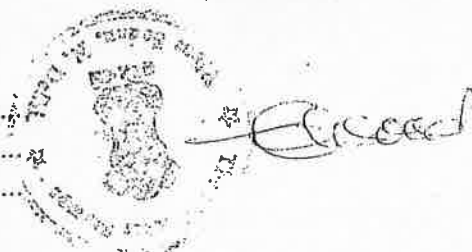
चंद्र कला गौर  
(PURSHASER)

in the presence of :

(1) Shri/Smt. S. K. Sood

11/9/11  
S. K. Sood  
N.D.

(2) Shri/Smt. H. K. Varma  
H. K. Varma  
N.D.





सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No.	: IN-DL27844376315947R
Certificate Issued Date	: 24-Jul-2019 02:53 PM
Account Reference	: IMPACC (IV)/ dl738903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73890361256883368499R
Purchased by	: SUNNY GAUR
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SUNNY GAUR
Second Party	: Not Applicable
Stamp Duty Paid By	: SUNNY GAUR
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclsestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Stamp Paper No. INDL5947R

**CERTIFIED/TRUE COPY**

Registration No. 1810 In Addl. BookNo. IV

Volume No. 1613 on pages 43 to 50

on this Date 10/12/2012 Day of Monday

Sub Registrar  
IX Kapashera New Delhi

Date of Application 07/08/2019

Fees Paid Rs. 80 Vide Slip No 109801

Date of Payment: 07/08/2019

Dt. when copy is ready: 09/08/2019

Copy prepared by: Anil Kumar

Copy checked by: Anil Kumar Yadav

Certified to be true copy DECLARATION



Record Keeper

Reader

Sub Registrar  
IX Kapashera New Delhi

**Applicant Photo:**



Applicant Name: SUNNY GAUR

Address: A-9/27 VASANT VIHAR I  
NEW DELHI

Identity Proof: Aadhaar Card

ID No.: 541351677230

Id Issuing Authority: UID

Original Id proof of Executant/Executee or authorisation  
letter in favour of applicant has been seen by cashier  
Anil Kumar Yadav at time of applying the applicati

Signature of Cashier



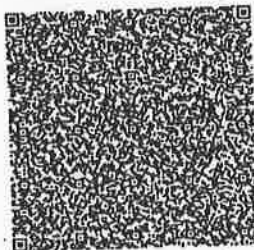
**Government of National Capital Territory of Delhi**

## e-Stamp

Stamp Duty Amount(Rs.)

IN-DL44207108607834K  
14-Nov-2012 11:21 AM  
IMPACC (IV)/di747903/ DELHI/ DL-DLH  
SUBIN-DL44207108607834K  
JAI PRAKASH GAUR  
Article 4 Declaration  
NA  
0  
(Zero)  
JAI PRAKASH GAUR  
NA  
JAI PRAKASH GAUR  
500  
(Five Hundred only)

(Five Hundred only)



**TRUE COPY**

**Please write or type below this line.**

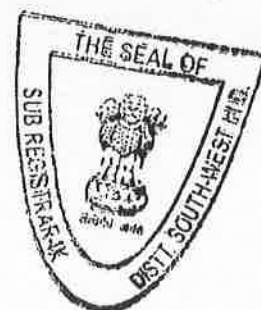
Please write or type below this line.

Jai Prakash  $\frac{1}{2} \frac{1}{2} \frac{1}{2}$  513 S. Mil. Elavadi  
Nandika  $\frac{1}{2}$  Vinita Gaur. Sangar.  
Nandika  $\frac{1}{2}$  Rita

### Statutory Alert:

**Statutory Alert:**

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).  
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "[www.shcilestamp.com](http://www.shcilestamp.com)"



# JOINT DECLARATION AND DISCLAIMER



*Jaiprakash Gaur*

(Jaiprakash Gaur)  
PAN NO. AADPG1929L



(Chandrakala Gaur)  
PAN NO. AAOPG1930B  
*चंद्रकला गौर*



(MANOJ G AUR)  
PAN NO. AAOPG1931A  
*Manoj*



(Divyeshi Gaur)  
(Divyeshi M. Gaur)  
PAN NO. AAOPG1923



(Mani Gaur)  
PAN NO. AHRPG5205F



(Manika Gaur)  
MANIKA  
PAN NO. AXWPG5885E



(SUNNY GAUR)  
PAN NO. AAYPG7129E



(VINIKA GAUR)  
PAN NO. AAAPG827F



(SAMEER GAUR)  
PAN NO. AADPG1933C



(NANDITA GAUR)  
PAN NO. AADPG1936H



(REKHA DIXIT)  
PAN NO. AAJPD919RH



(RITA GAUR)

TRUE COPY





Vinita Gaur.

Samra

Nandita

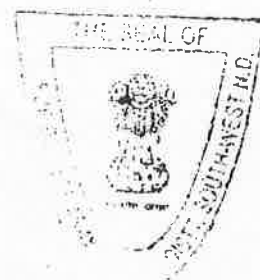
Dixit

Rita

TRUE COPY

A. Bhatnagar

Shalendra Gupta



## JOINT DECLARATION AND DISCLAIMER

**We**

Jaiprakash Gaur, S/o Late Shri Baljeet Singh Sharma, R/o A-9/27, Vasant Vihar, New Delhi - 110057, (hereinafter referred to as "Karta of Jaiprakash Gaur HUF" or 'the party of the First Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the First Part;

**AND**

Chandra Kala Gaur, W/o Shri Jaiprakash Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'JG' or 'the party of the Second Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Second Part;

**AND**

Manoj Gaur, S/o Shri Jaiprakash Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'SI' or 'the party of the Third Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Third Part;

**AND**

Urvashi M. Gaur, W/o Shri Manoj Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'UMG' or 'the party of the Fourth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Fourth Part;

**AND**

Manu Gaur, S/o Shri Manoj Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'MG' or 'the Party of the Fifth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Fifth Part;

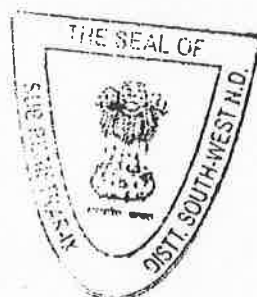
*Jaiprakash Gaur*

*Chandra Kala Gaur*

*Manoj Gaur*

*Urvashi M. Gaur*

*Manu Gaur*



Deed Name DECLARATION		DECLARATION	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar IX		Building Type
Village/City	Vasant Vihar		
Place (Segment)	Vasant Vihar		
Property Type	Residential		
Property Address	House No.: A-9/27,	Road No.: ,	Vasant Vihar
Area of Property	0.00	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	0.00 Rupees	Stamp Duty Paid	500.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of DECLARATION

DECLARATION

Presented by: Sh/Smt.

S/o, W/o

R/o

Jai Prakash Gaur and Others

Lt sh. Baljeet Singh Sharma

A-9/27 Vasant Vihar New Del

in the office of the Sub Registrar, Delhi this 14/11/2012 day Wednesday  
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. Jai Prakash Gaur and Others

and Shri / Ms. .

sd  
Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. Shailendra Gupta S/o W/o D/o R.S. Gupta R/o D-3/3603 Vasant Kunj New Delhi  
and Shri/Smt./Km Ajay Bhargava S/o W/o D/o Lt Sh. Ashok Kumar Bhargava R/o C-322 Defence Colony New Delhi

(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

TRUE COPY

ate 10/12/2012 16:18:08

sd  
Registrar/Sub Registrar  
Sub Registrar IX  
Delhi/New Delhi





AND

Manika Gaur, D/o Shri Manoj Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'MING' or 'the Party of the Sixth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns), of the Sixth Part;

AND

Sunny Gaur, S/o Shri Jaiprakash Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'S2' or 'the party of the Seventh Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Seventh Part;

AND

Vinita S. Gaur, W/o Shri Sunny Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'VSG' or 'the party of the Eighth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Eighth Part;

AND

Gauri Gaur, D/o Shri Sunny Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'GG' or 'the Party of the Nineth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) through father and natural guardian Shri Sunny Gaur, of the Nineth Part;

AND

Shivangi Gaur, D/o Shri Sunny Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'SG' or 'the Party of the Tenth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) through father and natural guardian Shri Sunny Gaur, of the Tenth Part

AND

Sameer Gaur, S/o Shri Jaiprakash Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'S3' or 'the party of the Eleventh Part', which

TRUE COPY

For true and correct copy of the above mentioned documents  
Manika Gaur  
Gauri Gaur  
Vinita Gaur  
Sunny Gaur



Reg. No.  
1810

Reg. Year  
2012-2013

Book No.  
4



Ist Party



Witness

IInd Party



Ist Party

IInd Party

st Party

Jai Prakash Gaur and Others

Ind Party

Witness

Shailendra Gupta, Ajay Bhargava  
Certificate (Section 60)

TRUE COPY

Registration No.1,810 in Book No.4 Vol No 1,613

on page 43 to 50 on this date 10/12/2012 3:10:46PM  
and left thumb impressions has/have been taken in my presence.

day Monday

Sub Registrar

Sub Registrar IX

New Delhi/Delhi

Date 10/12/2012 16:17:56



expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Eleventh Part;

**AND**

Nandita S. Gaur, W/o Shri Sameer Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'NSG' or 'the party of the Twelfth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Twelfth Part;

**AND**

Siddhant Gaur, S/o Shri Sameer Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'SDG' or 'the Party of the Thirteenth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) through father and natural guardian Shri Sameer Gaur, of the Thirteenth Part;

**AND**

Shubhankar Gaur, S/o Shri Sameer Gaur, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'SHG' or 'the Party of the Fourteenth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include his heirs, executors, administrators and assigns) through father and natural guardian Shri Sameer Gaur of the Fourteenth Part;

**TRUE COPY**

**AND**

Rekha Dixit, W/o Shri Shailendra Kant Dixit, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'D1' or 'the party of the Fifteenth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Fifteenth Part;

**AND**

Rita Dixit, W/o Dr. Vijay Kant Dixit, R/o A-9/27, Vasant Vihar, New Delhi - 110057 (hereinafter referred to as 'D2' or 'the party of the Sixteenth Part', which expression shall unless repugnant to the context or the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the Sixteenth Part;

*Jai Prasad Gaur - अग्र कला उत्तम*  
*Mam Gaur - Yashika*  
*Rita Gaur - Sameer*





Do hereby declare that we reached an oral understanding / Family Arrangement on or about 18<sup>th</sup> of August, 2007, the terms whereof are correctly recorded in the Memorandum of Understanding on 18<sup>th</sup> August, 2007 by us (hereinafter called the "said Memorandum").

That pursuant to the said Memorandum, the Karta hereby declares the specified date i.e. the date the understanding has to take effect under the said Family Arrangement to be 1<sup>st</sup> December, 2012.

That, we, declare and confirm that the said Memorandum and the specified date has been agreed to and is binding upon each of us in all capacities and we undertake to abide by it.

We further declare that if anybody makes any claim in our name or acting through or under any one of us in any capacity whatsoever, in respect of any of the properties or assets covered by and recorded in the said Memorandum executed by us, then we hereby disclaim that claim if it is not in accordance with the terms recorded in the said Memorandum and undertake to act in a manner so as to confirm the right of the party against whom such a claim is made.

WITNESSES

- ~~Shalendra Gupta~~  
1. ~~SHALENDRA GUPTA~~  
S/o Dr. R.S. Gupta  
D/O D-3/363,  
Vasant Vihar, New Delhi  
PAN No. AAPG8251F
2. Mr. AJAY BHARGAVA  
~~Sh. Ajay Kumar Bhargava~~  
C-322, Defence Colony, 2<sup>nd</sup> floor,  
N. Delhi-24  
T.C.N. SCBA 1123/B/00257 ✓

TRUE COPY

*Jaiprakash Gaur*

(Jaiprakash Gaur)  
Party of the First Part

14.11.2012

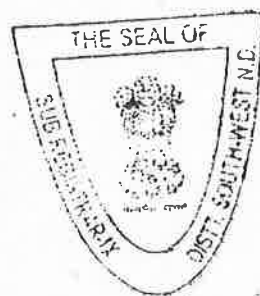
*Chandra Kala Gaur*

(Chandra Kala Gaur)  
Party of the Second Part

*Manoj Gaur*

(Manoj Gaur)  
Party of the Third Part

*Urvashi M. Gaur*  
(Urvashi M. Gaur)  
Party of the Fourth Part



Manu Gaur  
(Manu Gaur)  
Party of the Fifth Part

Manika  
(Manika Gaur)  
Party of the Sixth Part

Sunny Gaur  
(Sunny Gaur)  
Party of the Seventh Part  
14/11/12

Vinita Gaur  
(Vinita S. Gaur)  
Party of the Eighth Part

Gauri Gaur  
(Gauri Gaur)  
Party of the Ninth Part

Shivangi Gaur  
(Shivangi Gaur)  
Party of the Tenth Part

Sameer Gaur  
(Sameer Gaur)  
Party of the Eleventh Part  
14/11/12

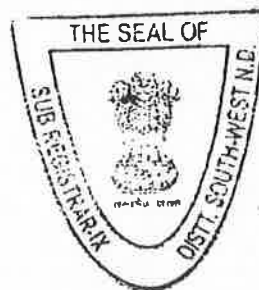
Nandita  
(Nandita S. Gaur)  
Party of the Twelfth Part

Siddhant Gaur  
(Siddhant Gaur)  
Party of the Thirteenth Part

Shubhankar Gaur  
(Shubhankar Gaur)  
Party of the Fourteenth Part

Rakha Dixit  
(Rakha Dixit)  
Party of the Fifteenth Part  
TRUE COPY

Rita  
(Rita Dixit)  
Party of the Sixteenth Part



SOUTH DELHI MUNICIPAL CORPORATION  
ASSESSMENT & COLLECTION DEPARTMENT  
SECTOR-IX, NEAR SANGAM CINEMA, R.K.PURAM  
NEW DELHI-110057

NO.A&C/RKP/VV/2012/ 103

DATED: 23/4/13

Mr. Sunny Gaur,  
A-9/27, FF,  
Vasant Vihar,  
New Delhi-110057.

Subject: Mutation of Property No. A-9/27, First Floor, Vasant Vihar, New Delhi-110057.

Sir,

Kindly refer to your application dated 17.04.2013 for the Mutation of the aforesaid property/portion in your name. The property/portion is being Mutated in your name on the basis of the documents supplied by you.

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.

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 u/s 123D of the DMC Act, 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 application for mutation.

This mutation shall not be treated as valid if it has been constructed on the land belonging to Government/DDA/MCD of which you are not the Leasee/Licensee according to Law.

This is to make it clear that if any dispute arises, property will be automatically gone in the name of the previous owner without any notice, in case there is a claimant to it or dispute of ownership at any time in future.

Yours faithfully,



*[Handwritten signature]*  
10/10/19

*[Handwritten signature]*  
22.4.13  
B. BHAGWAN SINGH  
DY. ASSESSOR & COLLECTOR  
R.K.PURAM, SOUTH ZONE.  
Sec.-IX, R.K. Puram N. Delhi





**SOUTH DELHI MUNICIPAL CORPORATION**

Assessment & Collection Department, South Zone  
R.K. Puram, Sector-9 (Near Sangam Cinema) New Delhi-110022



No Tax/SZ/2019/ 120

Dated. 27.08.19

To

Mr. Sunny Gaur S/o Shri Jai Prakash Gaur,  
R/o A-9/27,  
Vasant Vihar,  
New Delhi-110057.

Subject: Information under RTI Act, 2005 - ID No. 116 Dated 30.07.2019.

Sir,

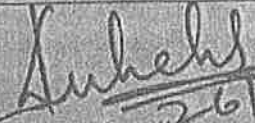
Please refer to RTI application received in the Office of Public Information Officer, A & C Department, South Zone vide ID No. 116 dated 30.07.2019, wherein applicant have requested to provide information/documents of Property No. A-9/27, Vasant Vihar, New Delhi.

In this connection, it is requested to deposit Rs. 2/- for issuance of mutation letter dated 23.04.2013 in respect of the first floor of Property bearing No. A-9/27, Vasant Vihar, New Delhi under RTI Act, 2005.

As per Section 19 (1) of RTI Act, 2005 you may file an appeal to the First Appellate Authority within thirty days of issue of this letter, if you are not satisfied with the reply, whose particulars are given below.

Name and Address of the  
First Appellate Authority

Shri Radha Krishan, Jr. Assessor & Collector,  
Assessment & Collection Department,  
South Zone, R.K. Puram, Near Sangam Cinema,  
New Delhi-110022.

  
(Kisheli S Chaudhary)  
Public Information Officer  
South Zone : R.K. Puram  
Ph. 26188726  
Public Information Officer  
SDMC/R, K. Puram, Sec-9