



### AGREEMENT TO SELL

THIS AGREEMENT TO SELL IS MADE AND EXECUTED at New Delhi on this 12th day of July, 1994 between M/s A.F.L. DEVELOPERS PVT. LTD. having its registered office at D-25-26, Lajpat Nagar-II, New Delhi-110024 a company incorporated and registered under the Indian Companies Act, 1956, acting through its Director Mrs. Kamini Puri wife of Mr. R.C. Puri R/o A-134, Niti Bagh, New Delhi who has authorised by the Board of Directors Resolution (copy enclosed) hereinafter called First Party.

AND

Mr. Mohinder Singh Sahni son of Mr. Amreek Singh Sahni R/o D-5/17, Vasant Vihar, New Delhi-110057 hereinafter called the Second Party.

The expression of the terms first party and second party wherever they occur in the body of this agreement shall mean and include their respective heirs, successors, legal representatives, nominees, assigns, executors, authorised agents, and administrators, etc. etc. unless and until it is repugnant to the context or meaning thereof.

WHEREAS first party is lawful owner and in possession of the Rear portion of basement floor in the property bearing No. A-9/13A, Vasant Vihar, New Delhi, which is consisting of one

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FOR A.F.L. DEVELOPERS PVT. LTD.

Director

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one hall, one bathroom, one pantry, one store room and one servant quarter located on the top floor.

AND WHEREAS the first party aforesaid have acquired the said property/floor under the terms and conditions of the Agreement to sell dated 18th Sept. 1993 with Sh. Rajinder Pal Babbar (copy enclosed).

AND WHEREAS the first party has agreed to sell the said property i.e. near portion of the basement floor to the second party, and the second party has agreed to purchase the same for a total consideration of Rs. 8,25,000/- (Rupees eight lacs and twenty five thousand only) from the first party aforesaid.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :

1. That the total sale consideration has been settled between both the parties is Rs. 8,25,000/- (Rupees eight lacs twenty five thousand only) which is mutually decided between the parties.

2. That the first party has received Rs. 2,00,000/- (Rupees two lacs only) vide cheque No. 018312 dated 12.07.94

drawn on The Federal Bank Limited, Westend Colony, New Delhi at the time of signing the Agreement to sell and balance is to be paid at the time of the possession.

3. That the first party shall hand over the actual vacant peaceful, lawful physical possession of the said property to the second party aforesaid/as soon as the construction on the said building is completed and balance payment received.

4. That the cost of sale permission, stamp duty, registration fee and all other legal expenses shall be paid and borne by the second party.

For A.F.L. Developers Private Ltd

*[Signature]*  
Director

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That the first party hereby assures the second party about the clear title of the said property, that the said property is free from all sorts of encumbrances, such as sale, gift, mortgage, lien, charge, will court decree, any earlier agreement to sell, dispute, litigation, etc. and there is no defect in the title of the first party, and if proved otherwise then the first party shall indemnify the second party, and his/her nominees, upto the extent of losses sustained by the second party.

6. That the transfer charges, conversion charges, and/or unearned increase, if any or any other charges etc. whatsoever are payable to the Delhi Development Authority, New Delhi/L&DO or any other authority concerned shall be paid and borne by the second party aforesaid.

7. That all the expenses for the transfer of the said property, i.e. Municipal Corporation taxes, house tax etc. shall be paid in time by the second party proportionately alongwith other to owners/occupants of the said property.

8. That all the charges, taxes, demands etc. which are levied by the M.C.D./D.D.A. or any other local or municipal body for statutory authority or body, related to the said property shall be paid by the first party upto the date of handing over physical possession of the aforesaid property and thereafter the same shall be paid and borne by the second party aforesaid.

9. That the proportionate maintenance charges for the proper maintenance of the building, including repair of water motor meter, electricity meter, shall be paid by the second party aforesaid, alongwith other owner/occupants of the building.

For A.F.L. Developers Private Ltd

*K. P. Singh*  
Director

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10. That the second party shall be authorised to use the common entrance, pathways, staircase, rights, title or interest and any other easementary rights etc. etc. attached with the said property.

11. That the first party shall hand over the original documents and relevant photocopies of the original lease deed etc. duly attested by Notary Public to the second party aforesaid.

12. In the event of any dispute arising out of this agreement whether as to interpretation of the various clauses or meaning of any word or touching the rights and obligations of the parties whatsoever, the matter will be referred to the arbitrators to be appointed by each party whose decision will be final and binding upon both the parties.

13. That a separate electricity sub meter has been provided for the said basement floor (rear side) of the building.

14. That in case the first party violates the terms and conditions of this Agreement to Sell, then the second party can get the said transaction enforced after depositing the balance amount, if any, through the competent court of law, by SPECIFIC PERFORMANCE OF THE ACT, at the risk cost and expenses of the first party. However in case the Second Party fails to pay the balance, then the first party has the option to claim penal interest or take any other steps necessary.

For A.F.L. Developers Private Ltd

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*K. Puri*  
Director

IN WITNESS WHEREOF all the parties have signed this Agreement  
to Sell at New Delhi on the day month and year first above  
mentioned in the presence of the following witnesses.

WITNESSES :

1. S. S. BHATTIA  
8/12 Tashik Smt  
C-9, New Mint Vasant Vihar  
New Delhi
2. Sarangjit Singh  
B-8/14, Vasant Vihar  
N. Delhi.

For A.F.L. Developers Private Ltd

[Signature]  
FIRST PARTY Director

M. Mahu  
SECOND PARTY

ATTESTED  
[Signature]  
NOTARY DELHI  
NOV 1990





### AGREEMENT TO SELL

THIS AGREEMENT TO SELL IS MADE AND EXECUTED at New Delhi on this 12th day of July, 1994 between M/s R.C. Puri DEVELOPERS PVT. LTD. having the registered office at D-25-26, Lajpat Nagar-II, New Delhi-110024, a company incorporated and registered under the Indian Companies Act, 1956 acting through its director Mr. R.C. Puri s/o Late Sh. T.C. Puri, R/o A-134, Niti Bagh, New Delhi who has been duly authorised by the Board of Directors Resolution (copy enclosed) hereinafter called First Party.

AND

Mrs. Kulbir Kaur Sahni wife of Shri Mohinder Singh Sahni R/o D-5/17, Vasant Vihar, New Delhi, hereinafter called the second party.

The expressions of the terms first party and second party wherever they occur in the body of this Agreement shall mean and include their respective heirs, successors, legal representatives, nominees, assigns, executors, authorised agents, and administrators, etc. etc. unless and until it is repugnant to the context or meaning thereof.

WHEREAS the first party is the lawful owner and in possession of the front portion of basement floor in the property



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John

bearing No. A-9/13A, Vasant Vihar, New Delhi which is consisting of one hall, one bathroom, and one store room.

AND WHEREAS the first party aforesaid have acquired the said property/floor under the terms and conditions of the Agreement to Sell dated 18th Sept. 1993 with Shri Rajinder Pal Babbar (copy enclosed).

AND WHEREAS the first party has agreed to sell the said property i.e. front portion of the basement floor to the second party, and the second party has agreed to purchase the same for a total consideration of Rs. 8,25,000/- (Rupees eight lacs and twenty five thousand only) from the first party aforesaid.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER

1. That the total sale consideration has been settled between both the parties is Rs. 8,25,000/- (Rupees eight lacs twenty five thousand only) which is mutually decided between the parties.
2. That the first part has received Rs. 2,00,000/- (Rupees two lacs only) vide cheque No. 018304 dated 12th July, 1994 drawn on The Federal Bank Limited, Westend Colony, New Delhi at the time of signing of the Agreement to Sell and balance is to be paid at the time of the physical possession.
3. That the first party shall hand over the actual vacant peaceful, lawful physical possession of the said property to the second party aforesaid/as soon as the construction on the said building is completed and balance payment received.



C. P. Babbar  
Director

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4. That the cost of sale permission, stamp duty, registration fee and all other legal expenses shall be paid and borne by the second party.

5. That the first party hereby assures the second party about the clear title of the said property, that the said property is free from all sorts of encumbrances, such as sale, gift, mortgage, lien, charge, will, court decree, any earlier, agreement, to sell, dispute, litigation, etc. and there is no defect in the title of the first party, and if proved otherwise then the first party shall indemnify the second party, and his/her nominees, upto the extent of losses sustained by the second party.

6. That the transfer charges, conversion charges, and/or unearned increas, if any or any other charges etc. whatsoever are payable to the Delhi Development Authority, New Delhi/L& DO or any other authority concerned shall be paid and borne by the second party aforesaid.

7. That the expenses for the transfer of the said property, i.e. Municipal Corporation taxes, house tax etc. shall be paid in time by the second party proportionately alongwith other to owners/occupants of the said property.

8. That all the charges, taxes, demands etc. which are levied by the M.C.D./D.D.A. or any other local or municipal body or statutory authority or body, related to the said property shall be paid by the first party upto the date of handing over physical possession of the aforesaid property and thereafter the same shall be paid and borne by the second party aforesaid.

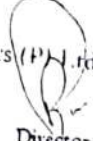
For R. C. Puri Developers (P) Ltd.

Director





9. That the proportionate maintenance charges for the property maintenance of the building, including repair of water motor, meter, electricity meter, shall be paid by the second party aforesaid, alongwith other owner/occupants of the building.
10. That the second party shall be authorised to use the common entrance, pathways, staircase, rights, title or interest and any other easementary rights etc. etc. attached with the said property.
11. That the first party shall handover the original documents and relevant photocopies of the original lease deed etc. duly attested by Notary Public to the second party aforesaid.
12. In the event of any dispute arising out of this agreement whether as to interpretation of the various clause or meaning of any word or touching the rights and obligations of the parties whatsoever, the matter will be referred to the arbitrators to be appointed by each party whose decision will be final and binding upon both the parties.
13. That a separate electricity sub meter has been provided for the said basement floor (front side) of the building.
14. That in case the first party violates the terms and conditions of this Agreement to Sell, then the second party can get the said transaction enforced after depositing the balance amount, if any, through the competent court of law, by SPECIFIC PERFORMANCE OF THE ACT, at the risk cost and

For **R. C. Puri Developers (P) Ltd.**  
  
Director

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expenses of the first party. However in case the second party fails to pay the balance, then the first party has the opinion to claim panel interest or take any other steps necessary.

IN WITNESS WHEREOF all the parties have signed this Agreement to Sell at New Delhi on the day month and year first above mentioned in the presence of the following witnesses.

WITNESSES :

1. *S.S. Bhatia*  
S.S. BHATIA  
S/o Tarlok Singh  
C-9, Mini Mkt Varant  
Vikas New Delhi

For R. C. Puri *[Signature]*  
FIRST PARTY *[Signature]*  
Dilip

2. *[Signature]*  
Savary Lal  
B-8/14, Varant Khari  
N.D. Delhi

*Kullu Kaur*  
SECOND PARTY



ATTESTED  
NOTARY PUBLIC

6 NOV 1994



GENERAL POWER OF ATTORNEY

Know all men by these presents that I, Mr. R.C. Puri Late Shri T.C. Puri r/o A-134, Niti Bagh, New Delhi, as duly constituted General Attorney of Shri Rajinder Pal BABBAR S/O Late Shri Arjan Dass r-o A-9/13-A, Vasant Vihar, New Delhi, vide G.P.A. dated 18.9.1993 duly attested by the High Commissioner of India, London, do hereby further appoint, nominate, constitute and authorise Mrs. Kulbir Kaur Sahni W/O Mr. Mohinder Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful General Attorney in respect of the Flat on the front Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom and One Store room of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in respect of the said portion in the said property only :-

Contd.....P/2



Sd/- P. C. Sahu S/O Late Shri T. C. Sahu  
A-134, Hibi Buzla New Delhi


**JAMESH MATHE**  
Licence No. 247  
District Florida State

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R.C. ~~Plain~~ Ash 49 ud.  
T.C. ~~Plain~~ A-13u Mili Began  
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R. C. Harris lead

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 J. L. Smith  
 25-1-19

"Certified that the left (or right as the case may be) hand thumb impression and the signature has been

100. New Delhi

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1. To manage, control and supervise the said portion in the said property in all respects.
2. To appear before the Officers of the DDA/MCD or any other concerned authority, to make the correspondence. to give the application, to file affidavit, undertaking to give the statement, to give the indemnity bond, etc. etc.
3. To deposit the dues, demands of the DDA/MCD or any other concerned authority, to obtain the receipt.
4. To execute the lease deed, conveyance deed, supplementary deed, rectification deed or any other documents with the concerned authority and to get the same regd. with the competent Registering Authority.
5. To make any addition, alteration as may be necessary.
6. To apply and procure the building materials for addition, alteration new construction from the Civil Supply Department Supply Department or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement, etc. and to receive the permit/Quota.

Contd...p/3

7. To appear before the Officers of the DESU or any other concerned authority in connection with the electricity both light and power, to give the application, to file affidavit, undertaking, indemnity bond to deposit the bills, to claim for the refund, to sign, to sign the requisite forms, etc. etc.

8. To appear before the Officers of the MCD or any other concerned authority in connection with the house tax assesment, water connection, sewer connection or for any other purposes, to make the correspondence, to give the application, to file affidavit, undertaking, indemnity bond, to file objection, to deposit the bills, to claim for the refund, etc. etc.

9. To apply and obtain the Income Tax Clearance Certificate in Form 34-A under the provisions of Section 230-A(1) of the Income Tax Act-1961, to sell the said portion in the said property and in this respect to give the application, to file affidavit, undertaking, indemnity bond, to give the statement and to receive the ITC.


10. To apply and obtain permission to sell the said portion in the said property from the DDA or any other concerned authority to give the application, to file affidavit, undertaking, indemnity bond and to receive to permission.



11. To appear before the Officers of the Competent/Appropriate Authority under the provisions of Delhi Apartment Act-1986, to give application for permission, to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond, etc. etc.

12. To execute the Deed of Apartment/Declaration or any other deed, to present the same for registration to the Competent Registering Authority, to admit the execution, to get the same registered.

13. To appear before the Officer of DDA or any other concerned authority for the conversion of the lease hold rights into the free hold rights, to give the application, to file affidavit, undertaking, indemnity bond, to deposit the charges, to obtain the receipt, to execute the conveyance deed or any other relevant documents, to present the same for registration, to admit the execution, to get the same regis



14. To enter into an agreement to sell the said portion in the said property in whole or in part, to receive the advacan/earnest money, to issue receipt, etc. etc.

Contd.....P/5

15. To sell the said portion in the said property in whole or in part, to execute the sale deed, to present the same for registration to admit the execution, to file affidavit, and declaration under the provisions of Urban Land C&R) Act-1976, to receive the consideration amount, to issue receipt and to get the same registered with the Competent Registering Authority.

16. To let out the said portion in the said property in whole or in part to execute the lease deed to get the same regd. receive the rent, to issue receipt and to get the tenant/s evicted through the process of law or by negotiations, to take possession etc.

17. To transfer the said portion in the said property in whole or in part, by way of sale, gift, mortgage, lease or otherwise, to get the relevant document/s for registered with the Competent Registering Authority.

18. To execute, sign and present all kinds of Civil, Criminal suits, Plaints, complaints, appeals, revisions, statement etc. in proper

Contd....P/6

court of law and offices in connection with the said portion in the said property.

20. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to engage lawyers, to deposit and withdraw the money, to execute the decree, to receive and recover to decretal amount, to issue receipt, and to take every steps for the same.

21. To appoint anyone as General/Special Attorney.

22. To remove the General/Special Attorney, to cancel and the agreement to sell or any other document executed by me/us and to get the same regd. with the Competent Registering Authority.

23 And generally to do all other acts, deeds and things which are necessary deem fit by my/our said attorney in respect of the said portion in the said property, even though the same are not given in the foregoing paras.


contd.....P/7



24. And I/We do hereby agree to confirm and ratify that all the acts, deeds and things done by my/our said attorney shall be construed as acts, deeds and things done by me/us personally if I/We was/were present.

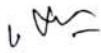
In witness whereof I/We have executed this General Power of Attorney which is irrevocable, at New Delhi, on this day of 25.7.94 in the presence of the following witnesses.

WITNESSES : -

1.   
V.K. SOOD  
S/o Late S.L.R. Sood  
A-1/B 63-C Panchsheel  
New Delhi



EXECUTANTS/S.

2.   
V. S. CHAUHAN  
ADVOCATE





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29/11/97

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GENERAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. Kamini Puri s/o Snri R.C. Puri r/o A-134, Niti Bagn, New Delhi, as duly constituted General Attorney of Snri Rajinder Pal Babbar s/o Late Snri Arjan Dass r/o A-9/13-A, Vasant Vihar, New Delhi, vide G.P.A. dated 18.9.1993 duly attested by the High Commissioner of India, London, do hereby further appoint, nominate, constitute and authorise Mr. Mohinder Singh Sanani s/o Mr. Amreek Singh Sahani r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful General Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom, One Storeroom and one Servant quarter on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in respect of the said portion in the said property only:-

Contd...2/-

11/70 19.10.1994

Mrs. Kamini Puri, wife of Dr. Puri  
c/o A-130, Noida, N.D.  
O.M.R.

~~Dr. Puri~~ Dr. Puri A/c 45  
Noida, N.D. B-130 Noida  
25.10.1994  
10-11

klwz

Dr. Puri  
Noida, N.D. B-130 Noida  
25.10.1994  
10-11

Dr. Puri  
Noida, N.D. B-130 Noida  
25.10.1994  
10-11

klwz

Certified that the left (or right)  
as the case may be) thumb print  
of the above named person has  
been taken and is correct.  
Signature of the Officer  
Noida, N.D.

klwz

1. To manage, control and supervise the said portion in the said property in all respects.
2. To appear before the Officers of the DDA/MCD or any other concerned authority, to make the correspondence, to give the application, to file affidavit, undertaking to give the statement, to give the indemnity bond, etc. etc.
3. To deposit the dues, demands of the DDA/MCD or any other concerned authority, to obtain the receipt.
4. To execute the lease deed, conveyance deed, supplementary deed, rectification deed or any other documents with the concerned authority and to get the same regd. with the competent Registering Authority.
5. To make any addition alteration, as may be necessary.
6. To apply and procure the building materials for addition, alteration in new construction from the Civil Supply Department or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement, etc. and to receive the permit/quota.

Contd.....P/3

7. To appear before the Officers of the DESU or any other concerned authority in connection with the electricity both light and power, to give the application, to file affidavit, undertaking, indemnity bond to deposit the bills, to claim for the refund, to sign the requisite forms, etc. etc.

8. To appear before the Officers of the MCD or any other concerned authority in connection with the house tax assessment, water connection, sewer connection or for any other purposes, to make the correspondence, to give the application, to file affidavit, undertaking, indemnity bond, to file objection, to deposit the bills, to claim for the refund, etc. etc.

9. To apply and obtain the Income Tax Clearance Certificate in Form 34-A under the provisions of Section 230-A(1) of the Income Tax Act-1961, to sell the said portion in the said property and in this respect to give the application, to file affidavit, undertaking, indemnity bond, to give the statement and to receive the ITC.

10. To apply and obtain permission to sell the said portion in the said property from the DDA or any other concerned authority, to give the application, to file affidavit, undertaking, indemnity bond and to receive the permission.

Handwritten: *Handwritten*  
11. To appear before the Officers of the Competent/Appropriate Authority under the provisions of Delhi Apartment Act-1986, to give application for permission, to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond, etc. etc.



12. To execute the Deed of Appartment/Declaration or any other deed, to present the same for registration to the Competent Registering Authority, to admit the execution, to get the same registered.

13. To appear before the Officer of DDA or any other concerned authority for the conversion of the lease hold rights into the free hold rights, to give the application, to file affidavit, undertaking, indemnity bond, to deposit the charges, to obtain the receipt, to execute the conveyance deed or any other relevant documents, to present the same for registration, to admit the execution, to get the same registered.

14. To enter into an agreement to sell the said portion in the said property in whole or in part, to receive the advacan/earnest money, to iseue receipt, etc. etc.

15. To sell the said portion in the said property in whole or in part, to execute the sale deed, to present the ssame for registration to admit the execution, to file affidavit, and declaration under the provisions of Urbn Land (C&R) Act-1976, to receive the consideration amount, to issue receipt and to get the same registered with the Competent Registering Authority.

*Plus* 16. To let out the said portion in the saaid property in whole or in part to execute the lease deed to get the same regd. receive the rent, to issue receipt and to get the tenant/s evicted through the process of law or by negotiation, to take possession etc.

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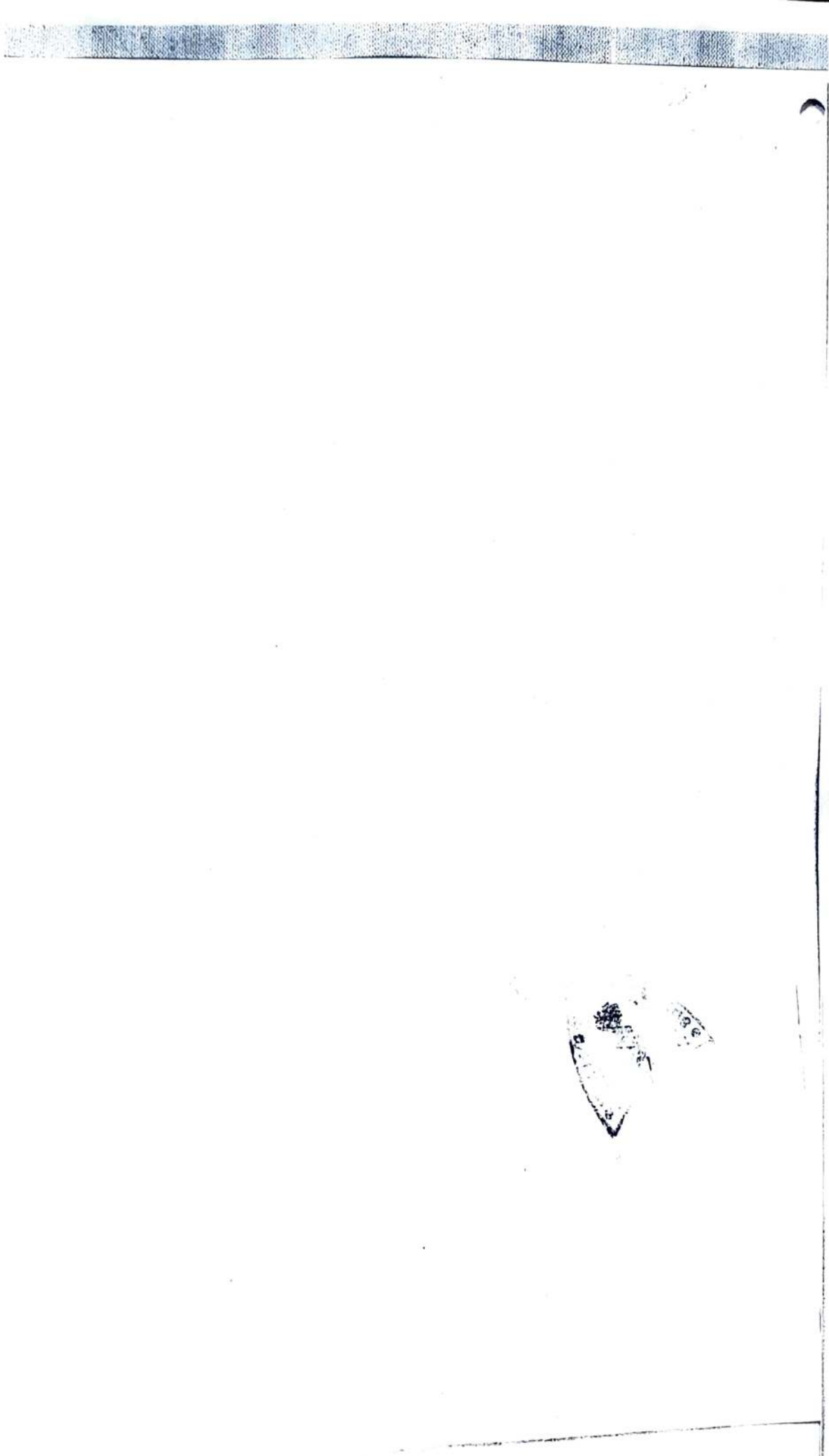
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17. To transfer the said portion in the said property in whole or in part, by way of sale, gift, mortgage, lease or otherwise, to get the same registered and get the relevant document/s for registered with the Competent Registering Authority.
18. To execute, sign and present all kinds of Civil, Criminal suits, Plaints, complaints, appeals, revisions, statement etc. in proper court of law and offices in connection with the said portion in the said property.
19. To proceed and conduct all the proceedings filed in my/our name and against me/us in connection with the said portion in the said property.
20. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to engage lawyers, to deposit and withdraw the money, to execute the decree, to receive and recover the decretal amount, to issue receipt, and to take every steps for the same.
21. To appoint anyone as General/Special Attorney.
22. To remove the General/Special Attorney, to cancel and the agreement to sell or any other document executed by me/us and to get the same regd. with the Competent Registering Authority.
23. And generally to do all other acts, deeds and things which are necessary deem fit by my/our said attorney in respect of the said portion in the said property, even though the same are not given in the foregoing paras.

K. S. S.

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Asks

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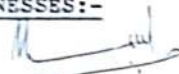
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24. And I/We do hereby agree to confirm and ratify that all the acts, deeds and things done by my/our said attorney shall be construed as acts, deeds and things done by me/us personally as if I/We was/were present.

In witness whereof I/We have executed this General Power of Attorney which is irrevocable, at New Delhi, on this day of 25.7.94 in the presence of the following witnesses.


WITNESSES:-

1.

  
V.K. SOOD  
s/o Late Sh. R. Sood  
A-1/1363-C  
Pachim Vihar  
N.D.-110

  
EXECUTANT/S.

2.

  
V. S. CHAUHAN  
ADVOCATE





5603  
Registered No. 5603 in additional book  
Vol. No. 300 129 131  
Date of 25/7/94  
Date of 25/7/94  
Date of 25/7/94

Allo

for

(24)

POSSESSION LETTER

We, M/s A.F.L. Developers Pvt. Ltd. through its Director, Mrs. Kamini Puri W/o Shri R.C. Puri, have handed over the physical vacant possession of the flat on the rear portion of Basement floor consisting of One Hall, One Bathroom, One Storeroom and One Servant Quarter on the top, of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 Sq. yds. to Mr. Mohinder Singh Sahni, S/o Shri Amrik Singh Sahni, r/o D-5/17, Vasant Vihar, New Delhi, as per the terms and conditions of the Agreement to sell dtd. \_\_\_\_\_ and without any reservation in the presence of the following witnesses.

POSSESSION DELIVERED

POSSESSION TAKEN

K.Puri  
M/s A.F.L. Developers Pvt. Ltd.  
having its registered Office at  
D-25-26, Lajpat Nagar II,  
New Delhi, through its Director  
Mrs Kamini Puri, W/o Shri R.C. Puri  
r/o A-134 Niti Bagh, New Delhi.

M. Sahni

Witness No. 1

Witness No. 2

S. J. Singh  
SARJIT SINGH  
B-8/14, Vasant Vihar  
N Delhi

S. Sharma  
SANJAY SHARMA  
D-5/17, VASANT VIHAR  
NEW DELHI-57

POSSESSION LETTER

We, M/s R.C. Puri Developers Pvt. Ltd. through its Director, Mr. R.C. Puri, S/o Late Shri R.C. Puri, have handed over the physical vacant possession of the flat on the Front portion of Basement floor consisting of One Hall, One Bathroom, One Storeroom and One room of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 Sq. yds. to Mrs. Kulbir Kaur Sahni, W/o Shri Mohinder Singh Sahni, r/o D-5/17, Vasant Vihar, New Delhi, as per the terms and conditions of the Agreement to sell dtd. 12-7-94 and without any reservation in the presence of the following witnesses.

POSSESSION DELIVERED

M/s R.C. Puri Developers Pvt. Ltd.  
having its registered Office at  
D-25-26, Lajpat Nagar II,  
New Delhi, through its Director  
Mr. R.C. Puri, S/o Late Shri T.C. Puri  
r/o A-134 Niti Bagh, New Delhi.

Witness No. 1

*[Signature]*  
Sanjay Sharma  
B-8/14, Vasant Vihar  
N. Delhi

POSSESSION TAKEN

*Kulbir Kaur*

Witness No. 2

*[Signature]*  
Sanjay Sharma  
D-5/17 Vasant Vihar  
New Delhi - 11

Ades

MUNICIPAL CORPORATION OF DELHI

Assessment and Collection Department

FORM-A

PROPERTY TAX RETURN

Last Date : 15th January, 1998  
To be filled by the owner of Land and Building

FINANCIAL YEAR 1996-97

Municipal No. of Property and address A9/13 A Vasant Vihar  
Name of the Owner/Owners Mohinder Singh  
Return as on 31st of December, 1997 4  
Mr Kulkarni

1. Land

Vacant or in Process of Construction—where area is more than 100 Sq. Mtrs.

- (i) Area of the land ..... Sq. Mtrs.
- (ii) Whether leasehold/freehold ..... Leasehold/Freehold.
- (iii) Cost paid .....
- (iv) Date of taking over possession of land .....
- (v) If in process of construction date of start of construction .....
- (vi) Building to be used for ..... Residential/Non-residential

2. Apartment/Flat/Part of Building

- |   | Residential with covered area above 100 sq. mtrs. | Non-residential with covered area above 50 sq. mtrs. |
|---|---|--|
| (i) Covered area of flat                | .....   | .....  |
| (ii) Cost paid                          | .....   | .....  |
| (iii) Date of taking over of possession | .....   | .....  |
| (iv) Covered area in self               | .....   | .....  |
| (v) Covered area on rent                | .....   | .....  |

Details of Rent

- |  |       |       |
|--|-------|-------|
| (i) Name of tenants/sub-tenants                  | ..... | ..... |
| (ii) Monthly actual rent                         | ..... | ..... |
| (iii) Rent for fixtures and fittings             | ..... | ..... |
| (iv) Amount of advance/security received, if any | ..... | ..... |



### 3. Farm House

- (i) Area of land
- (ii) Cost of land
- (iii) Covered area of building
- (iv) Cost of construction including cost of fixtures and fittings
- (v) Covered area in self
- (vi) Covered area on rent
- (vii) Rent per month including rent for fixtures and fittings

### 4. Building

(A) Constructed by the Owner or Ancestral

Used or to be used for residential purposes with covered area of more than 100 sq. metres

Used or to be used for non-residential purposes with covered area of 50 sq. metres

- (i) Area of land
- (ii) Cost of land
- (iii) Date of start of construction
- (iv) Covered area constructed
- (v) Cost of construction
- (vi) Date of completion of construction
- (vii) Cost of additions and improvements
- (viii) Covered areas in self use
- (ix) Covered area on rent
- (x) Covered area lying vacant

Portion on Rent—Where rent is more than Rs. 3,500/- per month

Covered area	Name of Tenants	Rent p.m.	Date of tenancy	Rent per month for fixtures and fittings	Advance/ security taken
--------------	-----------------	-----------	-----------------	--	-------------------------

Used or to be used  
for residential  
purposes with  
covered area of  
more than 100 sq.  
mtrs.

Used or to be used  
for non-residential  
purposes with  
covered area of  
50 sq. mtrs.

- (i) Area of land  
(ii) Covered area of the building  
(iii) Cost paid or payable for land and building  
(iv) Additional covered area constructed  
(v) Cost of additions, alterations and improvements  
(vi) Covered area in self use  
(vii) Covered area on rent  
(viii) Covered area lying vacant

334.80 sq. mtr.  
14.2 sq. mtr.  
16.10 lakh + 50.00 lakh  
.....  
.....  
.....  
.....  
.....  
.....  
.....

Entire  
Self use

Portion on Rent—Where Rent is more than Rs. 3,500/- per month

Covered area	Name of Tenants	Rent p.m.	Date of tenancy	Rent per month for fixtures and fittings	Advance/ security taken
--------------	-----------------	-----------	-----------------	--	-------------------------

# VERIFICATION:

I/W/ M. S. Sahni .....son/daughter/wife of  
Shri. Omprakash Sahni .....solemnly declare that the above information is correct  
to the best of my/our knowledge and belief.

M. S. Sahni  
(Signature)

Name of the owner/owners M. S. Sahni

Address A-9/13 A

V. S. Sahni  
M. S. Sahni

Dated 27-7-98

\* Return to be filed

- (1) In case of a Company — By the Secretary.  
(2) In the case of Partnership Firm — By the Partner.  
(3) In the case of public body, Corporation or Society — By the Secretary or Principal Officer.  
(4) In any other case — By the person who has signed



FORM- B

PROPERTY TAX RETURN

Last Date : 15th January, 1998 To be filled by the Occupier other than the Owner paying the Monthly Rent of Rs. 3,500/- and above.

Name and Address of the Occupier other than Owners :

Municipal No. and description of the property occupied :

Name and Address of the Owner/Owners :

Position as on 31st of December, 1997 :

A. Where Rent is paid for the Land :

- (i) Municipal number of the land :
- (ii) Area of the plot of land :
- (iii) Monthly rent :
- (iv) Advance or security with or without interest paid, if any :

B. Where Rent is paid for the Building or part of the Building :

- (i) Municipal number of property :
- (ii) Covered area occupied :
- (iii) Use of the portion occupied : Residential/Non-residential.
- (iv) Date of letting :
- (v) Monthly rent paid or payable :
- (vi) Rent of fixtures and fittings paid, if any :
- (vii) Details of advance and security paid, if any, and mode of adjustment :

VERIFICATION :

I/We.....son/daughter/wife of  
Shri.....solemnly declare that the above information is  
correct to the best of my/our knowledge and belief.

(Signature)

Name of Occupiers

Address

Date.....

\*Return to be filed

- (1) In case of a Company By the Secretary.
- (2) In the case of Partnership Firm By the Partner.
- (3) In the case of public body, By the Secretary or Principal Officer.

# दिल्ली नगर निगम

कार-निर्धारण एवं समाहरण विभाग

प्रस्ताव एवं आपति पंजीकृत क्रम संख्या

क्षेत्र RKP वसती Vasant Vihar

सम्पत्ति संख्या A-9/13 A (Basement) & S.Qtr.

स्वामी का नाम : श्री/श्रीमती Mr. Mohinder Singh Sahni & Mrs. Kulbir Kaur Sahni

विद्यता कर-बोध्य मूल्य प्रस्तावित कर-बोध्य मूल्य रु.

लागू होने की तिथि

## ORDER U/S 126 & 128 OF THE DMC ACT:

In this case a notice u/s 126 proposing to determine the consolidated RV of Rs. 6,06,710/- w.e.f. 1.4.94 for the entire property on a/c of 'Re-built & transfer of flats by way of sale' was issued on 25.3.95. From the record it is seen that this property has been converted into flats which have been sold-out to different purchasers

The occupier/purchaser, Mr. Mohinder Singh Sahni vide his application dated 13.3.97 has come forward for separate assessment and Mutation/sub-division. He along with application for mutation has filed certain other documents such as Affidavit, Indemnity Bond, GPA, Agreement to Sell dated 12.7.94 etc. and also deposited requisite Transfer Duty & C.F. vide receipt No. 463054 and 958017 dated 14.5.97. As per provisions of Section 129 of the DMC Act the occupier/purchaser is required to clear the property tax dues. Accordingly the case is taken-up as under.

I have gone through the assessment record and the documents filed by the assessee and found that this property consists of Basement GF, FF & Second Floor. The assessee purchased only Basement flat. per site report of ZI dated 22.5.97 the flat is in self-use for residential purpose. Hence the same is assessable u/s 6(1) of the DMC Act. The declared cost of flat at Rs. 16,50,000/- is on the lower side keeping view the market value of land and cost of construction etc. Accord the same is re-worked-out. The total plot area is 334.80 sq.mtr. plans were got sanctioned on 1.12.93 but no completion certificate been filed. The land rates in this locality for residential buildings during 1993-94 were Rs. 13,650/- per sq.mtr. The proportionate land for Basement & one S.Qtr. is adopted at Rs. 7,00,000/-. Thus the aggregate comes to Rs. 19,32,505/-. On this the RV @ 10% after giving 15% standard deduction comes to Rs. 1,64,260/-. This is fixed w.e.f. 1.4.94, i.e. proposed date of effect in notice u/s 126.

Mutation in the name of Mr. Mohinder Singh Sahni & Mrs. Kulbir Kaur Sahni is only for the purpose of realisation of property tax does not devolve a legal title. This mutation is subject to clearance of property tax dues. 21 C divided & re-assess the plot & house

Announced. Billing shall be on residential rates.

(SUKHBIER CHAND)  
Asstt. Assessor & Collector

Copy to the taxpayer.





R.C. Puri Developers (P) Ltd.

Extract of the minutes of the meeting of the  
Board of Directors held on 4th January, 1994 at  
10.30 a.m. at the Regd. Office D-25-26, Lajpat Nagar-II,  
New Delhi-110024.

Resolved that Mr. R.C. Puri Director of the  
Company be and is hereby authorised to sign all  
documents pertaining to Agreement to Sell and other  
documents in respect of Front portion of Basement  
Floor on property No. A9/13A, Vasant Vihar, New Delhi-  
110057.

KAMINI PURI  
CHAIRMAN.

D-25-26, Lajpat Nagar-II, New Delhi-110 024  
Phone : 6836422, 6848142

**AFL DEVELOPERS PRIVATE LIMITED**

**ENGINEERS & CONTRACTORS**

D-25-26, LAJPAT NAGAR-II, NEW DELHI-110024

Telephone: 6509110

Ref. No. ....

Date: .....

Extract of the minutes of the meeting of the Board  
of Directors held on 5th January, 1994 at 10.30 a.m.  
at the Regd. Office D-25-26, Lajpat Nagar-II, New Delhi-24.

Resolved that Mrs. Kamini Puri Director of the Company  
be and is hereby authorised to sign all documents pertaining  
to Agreement to Sell and other documents in respect of Rear  
Portion of Basement Floor on Property No. A9/13A, Vasant Vihar,  
New Delhi-110057.

*S. S. Rawat*

S.S. RAWAT

CHAIRMAN.

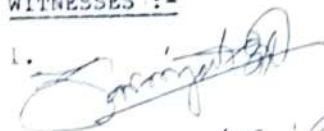
R E C E I P T

Received a sum of Rs. 8,25,000/- (Rupees eight lac and twenty five thousand only) in the following manners:-

in respect of the sale of Flat on the rear portion of the Basement Floor consisting of one Room, One Hall, One Bathroom, one Store-room, and one Servant quarter on the top floor of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds, from Mr. Moninder Singh Sahni s/o Mr. Amreek Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, in full and final settlement as per the terms and conditions of the Agreement to Sell dated 12-7-94.

In witness whereof We have executed this Receipt at New Delhi, on this                      day of                      in the presence of the following witnesses.

WITNESSES :-

1. 

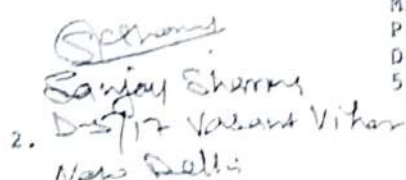
Sumanjit Singh  
B-8/14 Vasant Vihar,  
New Delhi



## EXECUTANTS

M/s A.P.L. Developers Pvt. Ltd.  
having its registered Office  
at D-25-26, Lajpat Nagar, New  
Delhi, through its Director,  
Mrs. Kamini Puri, w/o Shri R.C.  
Puri, r/o A-133, Niti Baga, New  
Delhi.

5

2.   
Sanjay Sharma  
D-8/12 Vasant Vihar  
New Delhi

Acho

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R E C E I P T

Received a sum of Rs. 8,25,000/- (Rupees eight lac and twenty five thousand only) in the following manners : -

in respect of the sale of Flat on the front portion of the Basement Floor consisting of one Room, One Hall, One Bathroom and one Store-room, of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. from Mrs. Kulbir Kaur Sahni s/o Mr. Amreek Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, in full and final settlement as per the terms and conditions of the Agreement to Sell dated : 12-7-94.

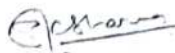
In witness whereof We have executed this Receipt at New Delhi, on this \_\_\_\_\_ day of \_\_\_\_\_ in the presence of the following witnesses.


WITNESSES : -

1.

  
Salim Jais  
B-8/17 Vasant Vihar  
New Delhi

2.

  
Sanjay Sharma  
D-5/17 Vasant Vihar  
New Delhi

  
EXECUTANTS

M/s R.C. PURI Developers Pvt Ltd.  
having its registered Office at  
D-25-26, Lajpat Nagar, New Delhi,  
through its Director, Mr. R.C. Puri  
r/o A-13A, Niti Bagh, New Delhi.





INDEMNITY BOND

This Indemnity Bond is executed at New Delhi on this  
day of by M/s R.C. Puri  
Developers Pvts. Ltd. having its registered Office at  
D-25-26 , Lajpat Nagar - II, New Delhi - 110 024, through  
its Director, Mr. R.C. Puri w/o Late Shri T.C. Puri r/o  
A-134, Niti Bagh, New Delhi, hereinafter called "THE  
FIRST PARTY.

IN FAVOUR OF : -

Mrs. Kulbir Kaur Sahni W/O Mr. Mohinder Singh Sahni  
r/o D-5/1, Vasant Vihar, New Delhi-110 05, hereinafter  
called "THE SECOND PARTY"..

The expression of the first of the first and second  
party mean and include them, their legal heirs, legal  
representatives, administrators, successors, executors,  
nominees and assignees.

Contd....P/2/-

6726 22/7/03

Shri C. K. Singh, T.C. Kuri  
H. S. N. D. Singh, Delhi  
JAMESH BATHA  
Member No. 88

Whereas the Shri Rajinder Pal Babbar son of Late Shri Arjan Dass r/o A-9/13-A, Vasant Vihar, New Delhi, was the owner and lessee of the property bearing N. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq.lyds. by virtue of the Perpetual Sub-Lease Deed regd. as document No. 1280 in Addl. Book No. I, Vol. No.2837 on pages 95 to 101 on 28.2.1972 in the office of the Sub-Registrar, New Delhi.

And whereas the First Party out of the said property had purchased the Flat on the front portion of the Basement Floor consisting of one Room, One Hall, One Bathroom and, One Store Room vide Agreement to Sell dated : 18.9.1993.

And whereas the First Party has agreed to sell said Flat and the Second Party has agreed to purchase the same vide agreement to Sell dtd. 12-7-1994.

Contd ....P/3-

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- : 3 : -

And whereas the first party has agreed to indemnify the second party for all the losses and damages, if any suffered by the second party, in case, some-else claims any right, title and interest in the said portion in the said property as owner or otherwise or raises any objection for the sale of the same.

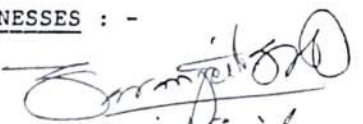
NOW THIS INDEMNITY BOND WITNESSETH AS UNDER : -

1. That the first party does hereby indemnify the second party for all the losses and damages, if any suffered by the second party, in case someone-else claims, any right, title and interest in the said portion in the said property or owner or otherwise.
2. That this Indemnity-Bond shall be binding upon the legal heirs and successors of the first party.

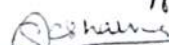
In witness whereof the first party has executed this Indemnity-Bond, voluntarily, without any outside pressure and in his full senses in the presence of the following witnesses.


WITNESSES : -

1.

  
Saurajit Singh  
B-5/17, Vasant Vihar  
New Delhi.

2.

  
SAURAJIT SINGH  
B-5/17 VASANT VIHAR  
NEW DELHI - 57

  
FIRST PARTY.





SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mr.  
R. C. Puri s/o late Shri T.C. Puri r/o A-134, Niti  
Bagh, New Delhi, do hereby appoint, nominate,  
constitute and authorise Mrs. Kulbir Kaur Sahni W/O  
Mr. Mohinder Singh Sahni r/o D-5/17, Vasant Vihar,  
New Delhi, as true and lawful Special Attorney in  
respect of the Flat on the front Portion of the  
Basement Floor consisting of One Room One Hall, One  
Bathroom and One Storeroom of the Property bearing  
No. A-9/13-A, Vasant Vihar, New Delhi, measuring  
about 400 sq. yds. and I do hereby empower the said  
Attorney to do the following acts, deeds and things  
in my name and on my behalf in respect of the said  
portion in the said property only : -

Contd.....P/2

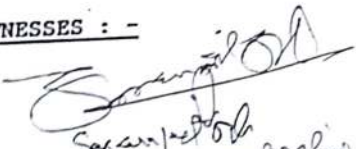
1. To obtain permission to sell the said portion in the said property from the DDA or any other concerned authority, to sign the requisite forms, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement etc. etc. and to receive the permission.


2. And also to do all other acts, deed and things for the said purpose only.

In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this day of in the presence of the following witnesses.


WITNESSES : -

1.

  
Saranpreet Singh  
B-8/14, Vasant Vihar  
New Delhi

  
EXECUTANT/S.

2.

  
SAROJINI SHARMA  
D-5/14 VASANT VIHAR  
NEW DELHI



SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mr. R.C. Puri S/O Late Shri T.C. Puri r/o A-134, Niti Bagh, KNew Delhi, do hereby appoint, nominate, constitute and authoriseauthorise Mrs. Kulbir Kaur Sahni W/O Mr.Mohinder Singh Sahni r/o D5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room One Hall, One Bathroom and One Storeroom on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq.,yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only ¼ -

Contd....P/2

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from

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- : 2 : -

1. To appear before the officers of the DESU or any other concerned authority in connection with the electricity both light and power, to sign the requisite forms, to give the application, to file affidavit, undertaking, to give the statement, indemnity bond etc. etc. to deposit the bills, to claim for the refund etc. etc.
2. And also to do all other acts, deed and things for the said purpose on ly.

In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this day of in the presence of the following witnesses.

WITNESSES : -

1. Sampat Singh  
Sampat Singh  
D-8/14, Vasant Vihar  
N. Delhi

2. Sanjay Sharma  
SANJAY SHARMA  
D-5/17 VASANT VIHAR  
NEW DELHI-11

EXECUTANT/S.





SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. Kamini Puri s/o Shri R.C. Puri r/o A-134, Niti Bagh, New Delhi, do hereby appoint, nominate, constitute and authorise Mr. Moninder Singh Sahani s/o Mr. Amreek Singh Sahani r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom, One Storeroom and one Servant quarter on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only:-

Contd...2/-

*[Handwritten signature]*

11176

9. 11. 1992

11176  
Sri Kaminipuri 82 R.C. Puri

RE A-734, Mike Buh, New

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Ashe

Prati

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:: 2 ::

1. To appear before the MCD other concerned authority in connection with the house tax assessment, to make the correspondence, to give the application, to file affidavit, undertaking, indemnity bond, statements, to file objections, to deposit the bills, to claim for the refund etc. etc.

2. And also to do all other acts, deed and things for the said purpose only.

In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this                      day of                      in the presence of the following witnesses.

WITNESSES :-

1.

Sampat Singh  
Sampat Singh  
B-8/14, Vasant Vihar,  
N. Delhi

K. Prati

EXECUTANT/S.

2.

Janjy Sharma  
JANJY SHARMA  
D-5/17 VASANT VIHAR  
NEW DELHI-57



SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. Kamini Puri s/o Shri R.C. Puri r/o A-134, Niti Bagh, New Delhi, do hereby appoint, nominate, constitute and authorise Mr. Moninder Singh Sahani s/o Mr. Amreek Singh Sahani r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement floor consisting of One Room, One Hall, One Bathroom, One Storeroom and one Servant quarter on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only:-

18/3/77  
Contd...2/-



11179

19 JUL 1994

Sgt. Kamini Puri 81. R.C. Puri

P/O A-136, Niti Bn, New

S.P.A.

✓

Hehe

Hehe

(43)

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1. To sell the said portion in the said property in whole or in part, to execute the sale deed, to present the same for registration to the Competent Registering Authority, to admit the execution, to receive the consideration amount, to issue receipt, to file affidavit and declaration under the provisions of Urban Land (C&R) Act, 1976, to the effect that I hold the land, land with building within the ceiling limit and to get the same registered.

2. And also to do all other acts, deed and things for the said purpose only.

In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this                      day of                      in the presence of the following witnesses.

WITNESSES :-

1. [Signature]  
Suryakant Singh  
B-8/14, Vasant Vihar  
New Delhi

[Signature]

EXECUTANT/S.

2. [Signature]  
SANDAY SHARMA  
D-5/1A VASANT VIHAR  
NEW DELHI-110 017



SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mr. R.C. Puri s/o Late Shri T. C. Puri r/o A-134, Niti Bagh, New Delhi do hereby appoint, nominate, constitute and authorise Mrs. Kulbir Kaur Sahni W/O Mr. Mohinder Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the front Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom and One Storeroom of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only :-

Contd.....P/2-

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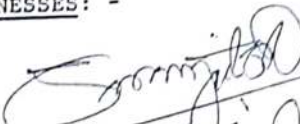
(45)

- : 2 : -

1. To appear before the MCD or any other concerned authority in connection with the water connection, to give the application, to sign the requisite forms, to give the statements to file affidavit, undertaking, indemnity bond, etc. etc. to deposit the bills, to claim for the refund.
2. And also to do all other acts, deed and things for the said purpose only.

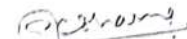
In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this  
day of                      in the presence of the following witnesses.

WITNESSES: -

1.   
Saran Kumar Singh  
B-8/14, Vasant Vihar  
N. Delhi



EXECUTANT/S.

2.   
Sushma Sharma  
B-8/14, Vasant Vihar  
New Delhi 110027





### A F F I D A V I T

We, M/s R.C. Puri Developers Pvt Ltd. having its registered Office at D-25-26, Lajpat Nagar, New Delhi, through its Director Mr. R.C. Puri, S/O Late Shri R.C. Puri r/o A-134, Niti Bagh, New Delhi solemnly affirm and declare as under :-

1. That Shri Rajinder Pal Babbar S/O Late Shri Arjan D ass r/o A-9/13-A, Vasant Vihar, New Delhi, was the owner and lessee of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds.

2. That the said Company had purchased the Flat on the front portion of the basement Floor consisting of one Room One Hall, One Bathroom and one Store-room of the said the said property, vide Agreement to sell dt. 18-9-1993.

3. That the said Company have agreed to sell the said floor in the said property to Mrs. Kullbir Kaur Sahni W/O Mr. Mohinder Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, vide Agrteement to Sell dt. \_\_\_\_\_.

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4. That I have handed over the physical vacant possession of the said portion in the said property to said purchaserr.

5. That on my request the attorney Shri Rajinder Pal Babbar S/O Late Sh. Arjan Dass R/O A-9/13-A, Vasant Vihar, New Delhi, as further executed a General and Special Power of Attorney in favour of Mrs. Kulbir Kaur Sahni w/o Mr. Mohinder Singh Sahni R/O D-5/17, Vasant Vihar, New Delhi.

6. That now I admit, that I have been left with no right, title and interest in the said portion in the said property and the said purchaser has become the owner of thef same with the right, to transfer the same by way of sale, gift, mortgage, lease or otherwise, to use and enjoy the income, sale proceeds as his own income for which the I shall not claim the same under any circumsstances and shall keep the said purchaser or the nominee/s, indemnify for thef same.

7. That I have no objection, if the said portion in the said property is transferred, mutated and substituted in the name of the said purchase of the nominee/s, in the records of the DDA/MCD or any other concerned authority.



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4. That I have handed over the physical vacant possession of the said portion in the said property to said purchaser.

5. That on my request the attorney Shri Rajinder Pal Babbar S/O Late Sh. Arjan Dass R/O A-9/13-A, Vasant Vihar, New Delhi, has further executed a General and Special Power of attorney in favour of Mrs. Kulbir Kaur Sahni W/O Mr. Mohinder Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi

6. That now I admit, that I have been left with no right, title and interest in the said portion in the said property and the said purchaser has become the owner of the same with the right, to transfer the same by way of sale, gift, mortgage, lease or otherwise, to use and enjoy the income, sale proceeds as his own income for which the I shall not claim the same under any circumstances and shall keep the said purchaser or the nominee/s, indemnify for the same.

7. That I have no objection, if the said portion in the said property is transferred, mutated and substituted in the name of the said purchase of the nominee/s, in the records of the DD A/MCD or any other concerned authority.

8. That the I have no objection, if the electricity connection, water connection, house tax is installed/changed/assessed in the name of the said purchaser or the nominee/s by the DESU/MCD or any other

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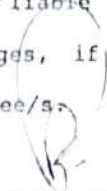
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8. That the I have no objection, if the electricity connection, water connection, house tax is installed/changed/assessed in the same of the said purchaser or the nominee/s by the DE SU/MCD or any other concerned authority.

9. That the said portion in the said property is free from all kinds of encumbrances such as sale, gift, mortgage, lease or otherwise and if, it is proved otherwise, then the I shall be personally liable and responsible for all the losses and damages, if any suffered by the said purchaser or the nominee/s.

  
DEPONENT

VERIFICATION

Verified at New Delhi, on this                      day of                      that all the contents of this Affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.

  
DEPONENT



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WILL

WILL

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25/7/85

R.C. Puri



This is the last WILL and testament of Mr. R.C. Puri S/O Shri T.C. Puri r/o A-134, Niti, New Delhi, in respect of front portion of the basement floor on Plot No. A-9/13A, Vasant Vihar, New Delhi consisting of one Hall, One bathroom & One Storeroom (hereinafter referred as as 'the said Floor').

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III

I with a sound and disposing mind and without any pressure whatsoever coluntarily and by my own violition wish to make the following WILL in respect of the said floor on the front portion on the basement floor on plot No. A-9/13-A, Vasant Vihar, New Delhi in order to avoid litigation and unpleasentness after my demise and own obligations and have made commitments with Mr. Mohinder Singh Sahni s/o Mr. Amrik Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi.

I hereby devise and bequeath that after my death, the aforesaid Mrs. Kulbir Kaur w/o Shri Mohinder Singh Sahni r/o D-5/17, Vasamt Vihar, New Delhi. shall be the sole and absolute owner of the said floor alongwith proportionate undivided/indivisible share in the suleasehold rights in the plot nof land and shall have full kpowers to alienate and transfer the same in any manner he chooses. And I hereby give him all rights whatsoever character and wheresoever situate and I hereby appoint him executor of my this LWILL who will b entitled to obbtain probsate in respsect of the said floor with proportionate undivided/indivisible share in the land.

The said floor is built by R.C. Puri Developers pvt Ltd. under a collaboration agreement on Plot

will  
 T.C. Pur A-tin Miti Ben Kumar  
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 Sub-Registrar  
 New Delhi  
 25/7/1946

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R. C. Pur Ben  
 V.K. Sood (Mud)  
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 25/7/1946

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"Certified that the left (or right)  
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Sub-Registrar-III  
 Extra Duty, Village Sadan,  
 INA, New Delhi

25/7/1946  
 H. H. H. H.

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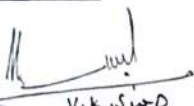
No. A-9/13A, Vasant Vihar, New Delhi-110057, measuring 400 sq.yds. having been acquired under a sub-lease from the President of India and I have paid all cost and there is absolutely no charge, lien, arrears or any encumbrances against the said floor and as such I am fully competent to make this WILL. I hereby declare that after my death, all my legal heirs including my sons daughters and their children shall have no claim title, interest and right in the said floor. Any objection raised by them or any other person regarding this WILL shall be deemed as null, void and ineffective.


THIS WILL SHALL BE EFFECTIVE ONLY AFTER MY DEATH.

This WILL has been executed by me of my own free accord in a sound state of mind and in health and without undue influence, pressure or coercion of anybody on this 25th day of July, 1994.

IN WITNESS WHEREOF, I Mr. R. C. Puri have set my hands to this WILL at New Delhi in the presence of the undersigned witnesses who in the presence of each other have subscribed our respective hands hereunder.

WITNESSES :

1.   
V.K. Swad  
S/o Late Sh. R.L. Swad  
A-1/B 13-C  
Vasant Vihar New Delhi

2.   
\_\_\_\_\_

V. S. CHAUHAN  
ADVOCATE



TESTATOR



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SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, R.C. Puri s/o Late Shri T. C. Puri r/o A-134, Niti Bagh, New Delhi, do hereby appoint, nominate, constitute and authorise Mrs. Kulbir Kaur Sahni W/O Mr. Mohinder Sikkh Sahni r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom and One Storeroom of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on behalf in respect of the said portion in the said property only : -

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Adm

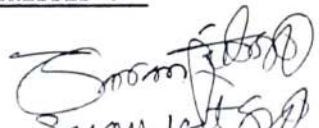
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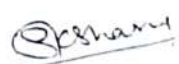
1. To appear before the MCD other concerned authority in connection with the house tax assessment, to make the correspondence, to give the application, to file affidavit, undertaking, indemnity bond, statements, to file objections, to deposit the bills, to claim for the refund etc. etc.
2. And also to do all other acts, deed and things for the said purpose only .

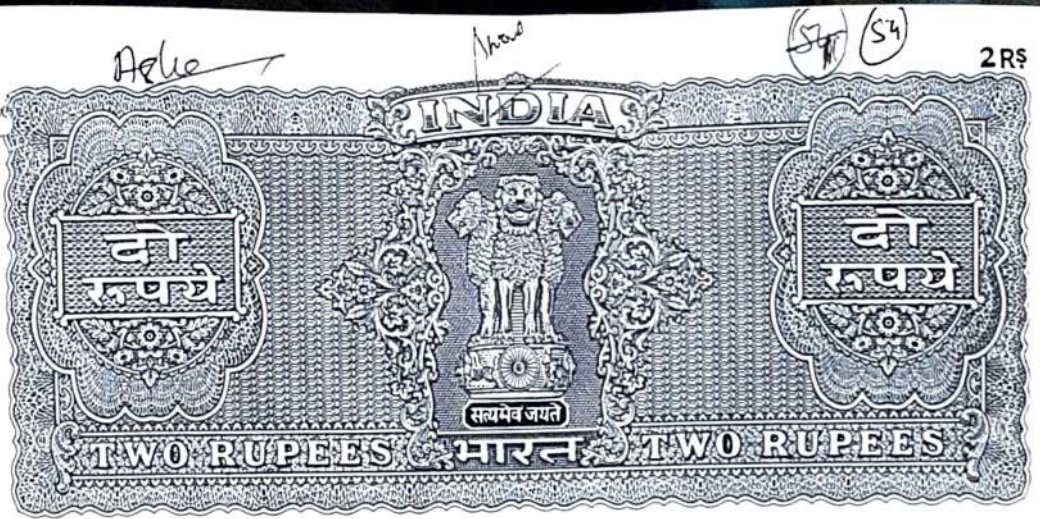
In witness whereof I/We executed this Special Power of Attorney at New Delhi, on this day of in the presence of the following witnesses.

WITNESSES : -

1.   
Sanjay Sharma  
B-8/14 Vasant Vihar  
N. Delhi

  
EXECUTANT/S

2.   
SANJAY SHARMA  
D-5/17 VASANT VIHAR  
NEW DELHI-57



SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. Kamini Puri s/o Shri R.C. Puri r/o A-134, Niti Bagn, New Delhi, do hereby appoint, nominate, constitute and authorise Mr. Moninder Singn Sanani s/o Mr. Amreek Singn Sanani r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room, One Hall, One Batnroom, One Storeroom and one Servant quarter on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only:-

Contd...2/-

K. Puri



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19 JUL 1994

Sgt. Kamran Khan R.C. Puri  
No A-134, Niti Buzh, New

SAA



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1. To appear before the officers of the DESU or any other concerned authority in connection with the electricity both light and power, to sign the requisite forms, to give the application, to file affidavit, undertaking, to give the statement, indemnity bond etc. etc. to deposit the bills, to claim for the refund etc. etc.

2. And also to do all other acts, deed and things for the said purpose only.

In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this                      day of                      in the presence of the following witnesses.

WITNESSES :-

1. Sampriti S/O  
Sampriti S/O  
B-8/14 Vasant Vihar  
N. Delhi

Khay  
EXECUTANT/S.

2. Sandhya Sharma  
Sandhya Sharma  
D S/17 VASANT VIHAR  
NEW DELHI - 11

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SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. Kamini Puri s/o Shri R.C. Puri r/o A-134, Niti Bagn, New Delhi, do hereby appoint, nominate, constitute and authorize Mr. Mohinder Singh Sahani s/o Mr. Amreek Singh Sanani r/o D-5/17, Vasant Vihar, New Delhi, as true and lawful Special Attorney in respect of the Flat on the Rear Portion of the Basement Floor consisting of One Room, One Hall, One Bathroom, One Storeroom and one Servant quarter on the top floor of the Property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds. and I do hereby empower the said Attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said portion in the said property only:-

Contd...2/-

*K. Puri*



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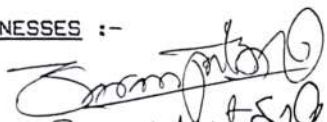
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1. To obtain permission to sell the said portion in the said property from the DDA or any other concerned authority, to sign the requisite forms, to give the application, to file affidavit, undertaking, indemnity bond, to give the statement etc. etc. and to receive the permission.
2. And also to do all other acts, deed and things for the said purpose only.

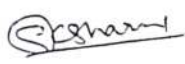
In witness whereof I/We have executed this Special Power of Attorney at New Delhi, on this                      day of                      in the presence of the following witnesses.

WITNESSES :-

1.   
Salamat Singh  
B-8/14, Vasant Vihar  
New Delhi.



EXECUTANT/S.

2.   
SAVJY SHARMA  
D-5/17 VASANT VIHAR  
NEW DELHI-57





INDEMNITY BOND

This Indemnity Bond is executed at New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_ by M/s A.F.L. Developers Pvt. Ltd. having its registered Office at D-25-26, Lajpat Nagar II, New Delhi-110 024, through its Director, Mrs. Kamini Puri w/o Shri R.C.Puri, r/o A-134, Niti Bagh, New Delhi, hereinafter called "THE FIRST PARTY"

IN-FAVOUR OF :-

Mr. Mohinder Singh Sanni s/o Mr. Amreek Singh Sanni r/o D-5/17, Vasant Vihar, New Delhi-110 057, hereinafter called "THE SECOND PARTY";

The expression of the first and second party mean and include them, their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

Contd...2/-

2005 AFL Developers (AFL) Ltd.  
D-25-26 Input Nagari

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Whereas the Shri Rajinder Pal Babbar son of Late Shri Arjan Dass r/o A-9/13-A, Vasant Vihar, New Delhi, was the owner and lessee of the property bearing N. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq.yds. by virute of the Perpetual Sub-Lease Deed regd. as document Noo . 1280 in Addl. Book No. I, Vool. No. 2837 on pages 95 to 101 on 28.2.1972 in the office of the Sub-Registrar, New Delhi.

And whereas the Fist Party out of the said property nad purchased the Flat on the rear portion of the Basement Floor consisting of one Room, One hall, One Batnroom, one store room and one servant quarter on tne top floor vide Agreement to Sell dated 18.9.1993.

And wherea the First Party has agreed to sell said Flat and the second Party has agreed to purchase the same vide aggreement to Sell dt. \_\_\_\_\_.

K. P. Singh

Contd...3/-

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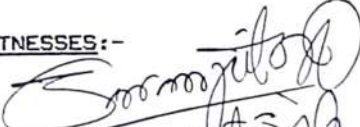
And whereas the first party has agreed to indemnify the second party for all the losses and damages, if any suffered by the second party, in case, someone-else claims any right, title and interest in the said portion in the said property as owner or otherwise or raises any objection for the sale of the same.


NOW THIS INDEMNITY-BOND WITNESSETH AS UNDER:-


1. That the first party does hereby indemnify the second party for all the losses and damages, if any suffered by the second party, in case someone-else claims, any right, title and interest in the said portion in the said property or owner or otherwise.
2. That this Indemnity-Bond shall be binding upon the legal heirs and successors of the first party.

In witness whereof the first party has executed this Indemnity-Bond, voluntarily, without any outside pressure and in his full senses in the presence of the following witnesses.

WITNESSES:-

1.   
Salim  
B-8/14 Vasant Vihar,  
N. Delhi

  
FIRST PARTY.

2.   
SANJAY SHARMA  
D-5/17 VASANT VIHAR  
NEW DELHI-57





A-F-F-I-D-A-V-I-T

We, M/s A.F.L. Developers Pvt. Ltd. having its registered Office at D-25-26, Lajpat Nagar, New Delhi, through its Director, Mrs. Kaini Puri w/o Shri R.C. Puri r/o A-134, Niti Bagh, New Delhi, do hereby solemnly affirm and declare as under:-

1. That Shri Rajinder Pal Babbar s/o Late Shri Arjan Dass r/o A-9/13-A, Vasant Vihar, New Delhi, was the owner and lessee of the property bearing No. A-9/13-A, Vasant Vihar, New Delhi, measuring about 400 sq. yds.
2. That the said Company had purchased the Flat on the rear portion of the basement Floor consisting of one Room, One Hall, One Bathroom, One Store-room and one servant quarter on the top floor of the said property, vide Agreement to Sell dt. 18.9.1993.
3. That the said Company have agreed to sell the said Flat in the said property to Mr. Mohinder Singh Sanni s/o Mr. Amreek Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi, vide Agreement to Sell dt. \_\_\_\_\_.

*K. Puri*

11187 4 0 11 1994

Sub: M/s ARL Development (P) Ltd

D-25-26 kupaat Nagar - II

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*[Handwritten mark]*

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4. That I have handed over the physical vacant possession of the said portion in the said property to said purchaser.

5. That on my request the attorney *[Signature]* Shri Rajinder Pal Babbar 3/o Late Sh. Arjan Dass R/o A-9/13-A, Vasant Vihar, New Delhi, has further executed a General and Special power of attorney in favour of Shri Mohinder Singh Sahani 3/o Mr. Amreek Singh Sahani R/o D-5/17, Vasant Vihar, New Delhi, .....

6. That now I admit, that I have been left with no right, title and interest in the said portion in the said property and the said purchaser has become the owner of the same with the right, to transfer the same by way of sale, gift, mortgage, lease or otherwise, to use and enjoy the income, sale proceeds as his own income for which the I shall not claim the same under any circumstance and shall keep the said purchaser or the nominee/s, indemnify for the same.

7. That I have no objection, if the said portion in the said property is transferred, mutated any substituted in the name of the said purchase of the nominee/s, in the records of the DDA/MCD or any other concerned authority.

8. That the I have no objection, if the electricity connection, water connection, house tax is installed/changed/assessed in the same of the said purchaser or the nominee/s by the DESU/MCD or any other concerned authority.

Contd....3/-

*[Handwritten signature]*

Note

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10. That the said portion in the said property is free from all kinds of encumbrances such as sale, gift, mortgage, lease or otherwise and if, it is proved otherwise, then the I shall be personally liable and responsible for all the losses and damages, if any suffered by the said purchaser or the nominee/s.

Swi

DEPONENT

VERIFICATION

Verified at New Delhi, on this                      day of  
that all the contents of this Affidavit are true and  
correct to the best of my knowledge and belief and nothing  
has been concealed therefrom.

Swi

DEPONENT



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WILL

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Amrik



This is the last WILL and testamen<sup>t</sup> of Mrs. Kamini Puri w/o Shri R.C. Puri R/O A-134, Niti b. New Delhi, in respect of rear portion of the basement floor on Plot No. A-9/13-A, Vasant Vihar, New Delhi consisting of One hall, One bathroom, One Storeroom & One Servant Quarter on the top (hereinafter referred to as 'the said Floor').

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I with a sound and disposing mind and without any pressure whatsoever voluntarily and by my own Violition wish to make the following WILL in respect of the said Floor on the rear portion on the basement floor on plot No. A-9/13-A, Vasant Vihar, New Delhi in order to avoid litigation and unpleasentness after my demise and own obligations ad have made commitments with Mr. Mohinder Singh Sahni son of Mr. Amrik Singh Sahni r/o D-5/17, Vasant Vihar, New Delhi.

I hereby devise and bequeath that after my death, the aforesaid Shri Mohinder Singh Sahni son of Mr. Amrik Singh Sahni be the sole and absolute owner of the said floor alongwith proportitonate undivided/indivisible share in the sub-leasehold rights in the plot of land and shall have full powers to alienate and transfer the same in any maner he chooses. And I hereby give him all rights whatsoever charact er and wheresoever situate and I hereby appoint him executor of my this WILL wkho will be entitled to obtain probate in respect of the said floor with proportionate undivided/indivisible share in the land.

Amrik



As to  
10/10/66  
As to  
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(10/10/66) S.V.I.

No. A-9/13-A, Vasant Vihar, New Delhi, measuring 440 sq. yds. having been acquired under a sub-lease from the President of India and I have paid all cost and there is absolutely no charge, lien, arrears or any encumbrances against the said floor and as such I am fully competent to make this WILL. I hereby declare that after my death, all my legal heirs including my sons daughters and their children shall have no claim title, interest and right in the said floor. Any objection raised by them or any other person regarding this WILL shall be deemed as null, void and ineffective.

THIS WILL SHALL BE EFFECTIVE ONLY AFTER MY DEATH.

This WILL has been executed by me of my own free accord in a sound state of mind and health and without undue influence, pressure or coercion of anybody on this 25th day of July 1994.

IN WITNESS WHEREOF, I Mrs. Yamini Puri have set my hands to this WILL at New Delhi in the presence of the undersigned witnesses who in the presence of each other have subscribed our respective hands hereunder.

WITNESSES :

1. M. S. Chohan  
V.K. S. Chohan  
4/0 Lakshmi Road  
A-1/0 63-c Paschim Vihar  
V. S. CHAUHAN  
ADVOCATE

Yamini Puri  
TESTATOR



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25/7/94