

5. That the First Party has handover the vacant and physical possession of the above said property unto the Second Party at the time of signing of this Agreement, for carrying out the construction. The construction of the building on the said property is to be completed within 12 months from the date of handing over the vacant and physical possession of the said property to the second party, ~~subject~~ to abnormal circumstances (such as war, flood, earthquake, emergency, or any Act of God) if arises and are beyond the control of the Second Party. If it is not completed within the stipulated period, then the second party shall pay the rent equivalent to Rs. 25,000/- (Rupees twenty five thousand only) per month to the first party for the alternative accommodation.

6. That the second party has assured the first party that the building will be constructed according to approved plan and Completion/Occupancy Certificate will be obtained from M.C.D. at his own cost.

7. That the Second Party will construct the aforesaid property comprising of Basement Floor, Ground Floor, First Floor, Second Floor and Third Floor, with his own funds and resources. It is agreed that the First Party shall not spend any amount on the construction or any other approval of the said building. The specification of material to be used by the second party will be as per Annexure attached.

8. That the Second Party shall obtain and provide four separate Electric Meters (11 KW each) and three separate Water Meters for the Portions of the first party in the

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aforesaid property. The second party shall obtain separate one Electric Meter and one separate Water Meter for the Portion of the second party in the aforesaid property. The second party shall also provide separate Meters for common lights like staircase lights, Gate lights, common passage light, Submersible Pump, Lift etc.

9. That the Second Party shall also get installed one Submersible Pump (with atleast 160 feet deep boring) for the water supply in all the floors of the building and two vaccume pumps of leader or some better make for Basement for the first party.

10. That all the taxes, claims, levies, damages, penalties, electricity and water bills, dues & demands of the concerned authorities, till the handing over/commencement of the construction as aforesaid shall be paid and borne by the first Party. During the course of demolition, development and construction all such charges shall be borne and paid by the second party. After completion of the construction of the building, the liability of payment of such taxes, levies, bills, charges, cesses, dues & demands of the concerned authorities shall be of the First Party and Second Party in respect of their respective portions/shares of the property. Expenses for the common facilities, gate lights, stair lights and Pump shall be shared by both the parties.

11. That under the terms of this Agreement, the shares of the First Party and the Second Party in the proposed construction shall be as under :

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FIRST PARTY'S SHARE : Entire Basement Floor (consisting of two Halls, two Pantries and two Toilets, with two vacuum pumps, and two entries), entire Ground Floor (with exclusive car parking space inside), entire Second Floor and entire Third Floor with Terrace thereupon with four Servant Quarters having common toilet/bath on the terrace, alongwith proportionate undivided, indivisible and impartible share of ownership rights in the land underneath. Proportion is on the basis of No. of floors built on the land. Each floor will atleast consist of one D/Dining, four Bedrooms, attached Bathrooms, and one Kitchen, Lobby Lounge and Passage).

SECOND PARTY'S SHARE : Entire First Floor with one Servant Quarter having common toilet/bath on the top terrace. of the aforesaid property, alongwith proportionate undivided, indivisible and impartible share of ownership rights in the land underneath. Proportion is on the basis of No. of floors built on the land.

12. That in lieu of the land made available by the first party to the second party for the development and construction of the said property, the first party is entitled to entire Basement Floor, entire Ground Floor, entire Second Floor, and entire Third Floor with Terrace thereupon, with right to raise construction on the top terrace, and shift the Servant Quarters having common toilet/bath and overhead tank on the fresh subsequent top terrace.

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13. That in lieu of the Second party developing and constructing the said property at his own cost and paying a sum of Rs. 4,00,000/- (Rupees four lacs only) to the first party, the second party shall be entitled to entire First floor with one Servant Quarter having common toilet/bath on the top terrace.

14. That the Second Party shall arrange the finance for the construction of the entire Building either from his own sources or by way of prior booking of its Portion of the building falling on its share.

15. That apart from meeting the full cost of construction of the aforesaid property, complete in all respects, the Second Party has paid a sum of Rs. 4,00,000/- (Rupees four lacs only) to the first party, as full and final payment, vide Cheque No. 326467 dated 30/1/85 - drawn on Bank of Punjab, Greater Kailash-II, New Delhi, payable at the time of signing of this Collaboration Agreement.

16. That in the unfortunate event of death of the second party during the course of this Agreement, his wife Smt. Ira Choudhary shall stand substituted in place of the second party for all the liabilities, entitlements and obligations under this Agreement. And in the event of the death of first party during the course of this Agreement, his wife Smt. Neelam Kataria shall be entitled to take possession of first party's share and in her absence, his son Shri Brijesh Kataria shall be entitled to take possession of first party's share.

Murham
Gurpreet Chaudhary



18. That the First Party has agreed to recognise the sale transfer of the Portions falling on the share of the second party, by the Second Party to the prospective subsequent buyer(s) authorised by second party, and to sign and execute all relevant transfer documents such as Sale Deeds, Power of Attorneys, Agreements, Wills, Affidavits, etc. in favour of the prospective subsequent buyer(s) without any hinderance or objection. The possession of the building i.e. first party's share and second party's share shall be given to the first party or his nominee(s) and the possession of the second party's share to the prospective buyer(s) or his nominees shall be handed over simultaneously when the building is complete.

19. That the second party or the prospective buyer(s) shall be able to get the Portions falling on the share of the second party mutated in their own name(s) in the records of M.C.D., Electric Company, D.J.B., or any other appropriate authority.

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20. That the First Party have delivered photostat copies of all the original title documents pertaining to the above said property to the Second Party, and undertake to produce the originals whenever required by the second party.

21. That the First Party will not obstruct in any manner the construction of the property by the Second Party. However, the First Party shall have access to the construction site for inspection at all times, and if the material being used is not upto specification, get it modified.

22. That the First Party undertakes to constitute the Second Party or his nominee as his Attorney for effecting the sale of the areas/portions falling on the share of the Second Party.

23. That the first party and the second party undertake not to do any act, which may in any manner contravene the terms and conditions of this Agreement.

24. That no changes, modifications or alterations to this agreement shall be done without the written consent of the First and Second Party, and this Agreement shall remain binding on the First and Second Party.

25. That this Agreement is not, and shall not be deemed to constitute, a partnership between the First Party and the Second Party, but shall be deemed to bind the parties to the extent specifically recorded herein.

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26. That in case there is any accident in the aforesaid construction project the Second Party shall be fully responsible for all the consequences of the same under Workman Compensation Act or any other Act in force.

27. That the stairs, common passages for approach, in the said property shall remain common to be used by all the occupants of the building. The owners/occupants of all the floors shall not block the common staircase by chaining pets, or by storing household articles, pots, etc.

28. That the owners/occupants of all the floors shall have right to visit the top terrace of the property for the purpose of general checking and maintenance of overhead water tank.

29. That the annual maintenance and running expenses of the Lift shall be shared by the owners/occupants of the First Floor, Second Floor and Third Floor. Any expenses incurred on maintenance of the building i.e. painting, polishing or any other repairs of common areas and front and back shall be shared by all the owners/occupants of the building in future.

IN WITNESS WHEREOF the First Party and the Second Party have set their respective hands on this Collaboration Agreement on the day, month and year first above written, after fully reading and understanding its contents, in the presence of the following

WITNESSES:

20 JAN 2005

RAJ SHARMA
Advocate
NOTARY PUBLIC
4/7, Asaf Ali Road,
NEW DELHI

ATTESTED

Notary Public
DELHI (INDIA)

Bhargava
1. S. K. J. R. G. P. S.
H. L. Dehanna Colony
N. D. C. C.

A. C. Chatterjee
A. C. CHATTERJEE
A. C. CHATTERJEE

FIRST PARTY:

SECOND PARTY:

INDIA NON JUDICIAL

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1. Registration

(K)

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RUPEES
Rs. 10

INDIA

INDIA NON JUDICIAL

दिल्ली DELHI

Date of Application 05AA 210417
Fee Deposited :- 8354
Date of Deposite :-
Date of Preparation :- 21/6/06
Date of Issue :-
Checked by :- 78



Confirmed True to True

13/7

Sealed & Vacant
Available Record

27

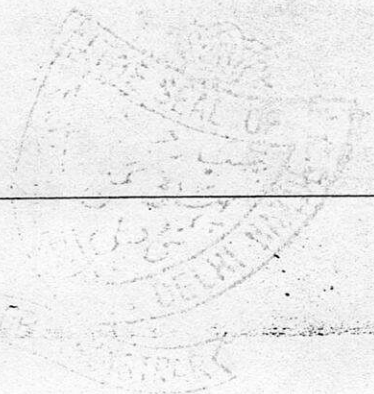
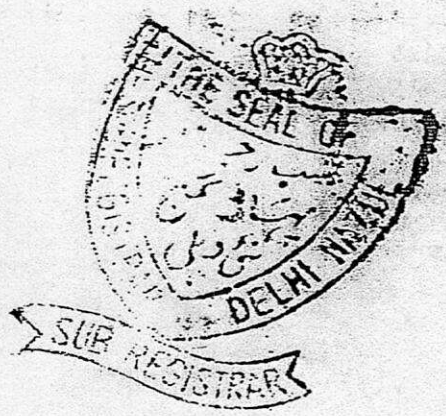
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Page No. 3722n Page 118
Page 123

20/7/05

810
B-12-150-111

10201 29/6/2006
Date
R/s
In Favour of
Purpose
Through
RAJ KUMAR L. No. 162
GATEWAY AGENT K. GATE DELHI
3-82

10201 29/6/2006
Date
R/s
In Favour of
Purpose
Through
RAJ KUMAR L. No. 162
GATEWAY AGENT K. GATE DELHI
3-82





(Bhisham Kumar Kataria)

DN. P0312001292167
25/11/2006

32
20/11/05

02AA 402515

1 (Cm. HIR 11) 787381831
Dt 25/11/95

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GENERAL POWER OF ATTORNEY WITH CONSIDERATION
OF SUM OF Rs.2,01,000/-

Stamp Duty Paid : Rs. 10,050/-

KNOW ALL MEN BY THESE PRESENTS that I, Bhisham Kumar Kataria, son of Late Shri B.D. Kataria, resident of D-20, Defence Colony, New Delhi, do hereby appoint, nominate, constitute and authorise Shri Gireesh Choudhary, son of A.S. Choudhary, resident of E-87, Masjid Moth, Greater Kailash-III, New Delhi, as my true, legal and lawful General

contd...../2

Gireesh Choudhary
Musham

D 20 Defense counsel #2

C. P. W. Hoo

Sr Bishan Kumar
Sr B. S. Kantaria
D. D. Difference
21/10/05

Winstan

Name _____
S/O W/O _____
R/O _____
Who is/are identified by Sbl/Smt _____
S/O _____
R/O _____
(Marginal Witness) Witness No. 1 is known
to me. Contents of the documents explained to
the parties who understand the condition and
terms thereof as correct. 21

Sh. Bishan Kumar, Balan
(A-1)

Crizostomus Chondrany
(Ally)

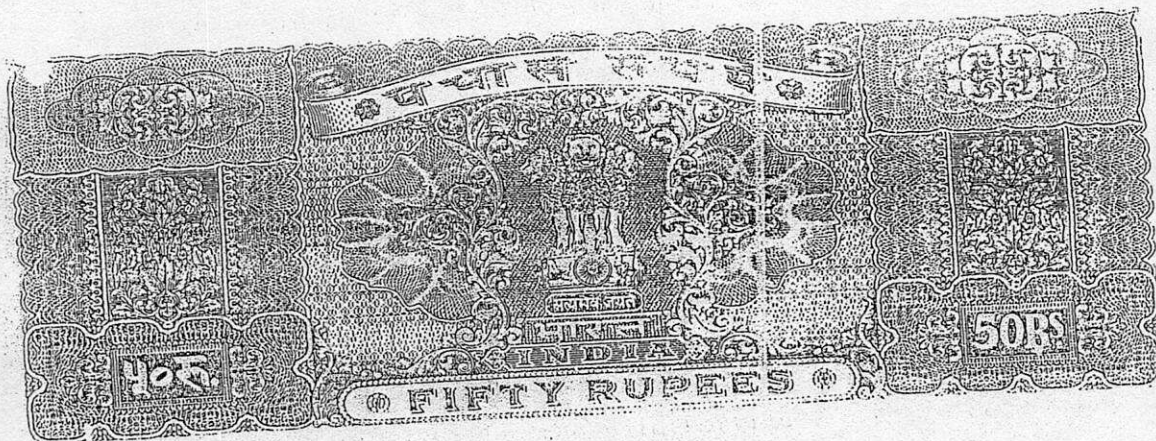
Sub-Registrar
New Delhi,
20/10/05

R. Chute



Green Chawhany

Plaza 75



50 RS.

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Guilan Khavelkay
Muskan

Attorney in respect of the entire First Floor with one
Servant Quarter having common toilet/bath on the top
terrace, of the Property bearing No. D-20, Defence Colony,
New Delhi, measuring 333.33 sq. yards, (hereinafter
collectively called "the said Portion") and I do hereby
empower my said General Attorney to do the following acts,
deeds and things in my name and on my behalf, in respect of
the said Portion, under his own signatures :

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Guilan Khavelkay
Muskan

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-: 3 :-

1. To manage, control and supervise the said Portion in all respects.
2. To represent me before the officers of Municipal Corporation of Delhi, Electric Company, D.J.B., or any other concerned authority in connection with the said Portion.
3. To make any additions/alterations in the said Portion, to renovate or modify the same, to get the plans sanctioned from the M.C.D. or any other concerned authority, to procure the building materials on permit/quota basis or otherwise, to engage contractors, labour, architect, etc.
4. To get Electric (Light & Power) connections/meters installed/changed in the said Portion, and for the purpose to sign and submit any applications, forms, affidavits, undertakings, no objections, indemnity bonds, etc., to deposit the dues & demands etc.
5. To get water/sewer connections/meters and other services installed/changed in the said Portion, and for the purpose to sign and submit any applications, forms, affidavits, undertakings, no objections, indemnity bonds, etc., to deposit the dues & demands etc.
6. To deposit the electricity/water charges with the concerned departments in respect of the said Portion, and to get the receipts thereof.
7. To get the said Portion assessed for house tax, to pay the house tax, to get the receipts thereof, and to get the refund thereof, if paid in excess.

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8. To let out the said Portion to any intending tenant(s), to receive the rent, advance and security, to issue receipts, to deal with the tenants in any lawful manner, and to get evicted the tenant(s) from the said Portion.

9. To execute, sign and present all kinds of suits, plaints, complaints, appeals, affidavits, etc. in proper court of law and offices.

10. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to deposit and withdraw money, to execute decree, to receive and recover the decretal amount and to issue the receipts for the same and to take any step.

11. To proceed and conduct all the proceedings filed in my name and on my behalf in connection with the said Portion.

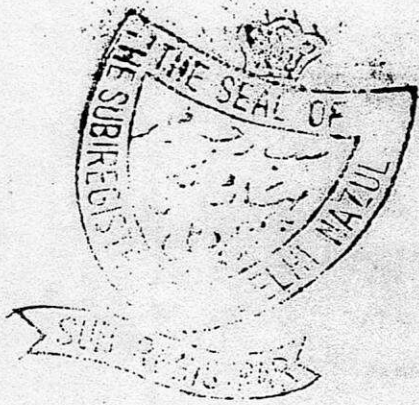
12. To appoint any arbitrator, advocate, pleader, vakil, attorney, etc.

13. To sell/transfer the said Portion, in whole or in parts, to any intending purchaser(s), to enter into any agreement with the purchaser(s), to receive the consideration amount in full or in parts, in his own name or otherwise, to issue receipts, and to sign all relevant documents in respect of the said Portion.

14. To apply and obtain any type of permission/clearance from any concerned, competent, appropriate authority/department regarding the said Portion.

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Gurchar Hawalkar
• Mishra



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15. To apply and obtain the Income Tax Clearance Certificate in requisite form under the provisions of Income Tax Act, if applicable and required, for the purpose for the sale of the said Portion.

16. To apply for and get any other permission/clearance from the concerned authority for the sale of the said Portion.

17. To sign and execute the Supplementa Deed and/or the Rectification Deed of any deed(s), executed in respect of the said Portion and to get the same registered with the competent registering authority.

18. To sign & execute the proper Sale Deed in respect of the said Portion, in favour of the purchaser(s), to submit the same for registration with the Sub-Registrar, New Delhi/ concerned, to admit the execution thereof, and to get the same registered.

19. To sign and submit the Affidavits and Declarations under Urban Land (C&R) Act, 1976, at the time of the registration of Sale Deed.

20. To get the said Portion mutated and transferred in the name of the purchaser(s) and to do all necessary acts for the said purpose.

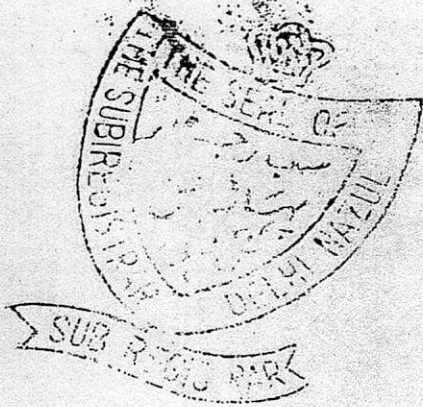
21. To appoint further General/Special Attorney and to revoke the powers conferred upon such attorney.

22. This General Power of Attorney is Irrevocable.

contd. /6

Gurish Chandra
Mishra

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And generally to do all acts, deeds and things which my said attorney may deem fit and proper, for the management, control and supervision of the said Portion, at his own cost.

And I, the executant, do hereby agree to confirm and ratify all the acts, deeds and things done or got done by my said attorney shall be construed as acts, deeds and things done by me personally, as if I was present.

IN WITNESS WHEREOF I have signed this General Power of Attorney at 20th on this Jan day of 2005, 2005, in the presence of the following witnesses.

WITNESSES:

1. *R Chaturvedi*
Renu. Chaturvedi
R/o S. Vinod Kumar Chaturvedi
2. R/o D-121 Defence Colony
N Delhi

Musham
EXECUTANT:

DL/01/004/815158

10/4/95

Bhagwat Swami

Bhagwat Swami

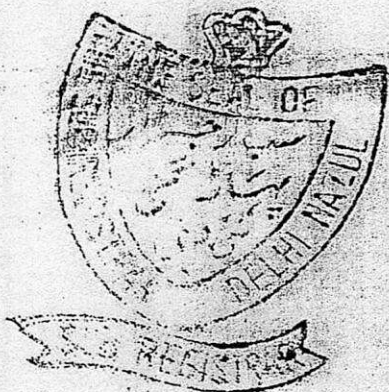
810 S. J.R. Colony.

R/o A1, Defence Colony
N Delhi

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Additional Book No. 4
Page No. 118-123
Date 20/11/05

Sub-Registrar
New Delhi
20/11/05

Document Scrutinized Written
and Presentation Made By

फार्म-१

Signature & Date

10760
I

हस्तांतरण विलेख

Serial No. 211 Date 11/1/42
Stamp Duty paid £1.00
Regn. Fee £1.00
Date & Sign. 11/1/42
with full signature
(GINDRANI, H. C. Carlin)

यह इस्तेांतरण विलेख एक पक्षकार के रूप में भारत के राष्ट्रपति, जिन्हें इसमें आगे "विक्रेता" कहा गया है (इसके अन्तर्गत, जब तक कि संदर्भ से अपवर्जित या उसके विरुद्ध नहीं है, उनके पदोन्तरवर्ती और समनुदेशिती भी समझे जाएंगे) और दूसरे पक्षकार के रूप में श्री/श्रीमती ----- जो श्री ----- का पुत्र/की पुत्री/पत्नी/विधवा है और ----- का/की निवासी है, जिसे/जिन्हें इसमें आगे "क्रेता" कहा गया है (इसके अन्तर्गत, जब तक कि संदर्भ से अपवर्जित या उसके विरुद्ध नहीं है, उसके/उनके वारिस, प्ररासक, प्रतिनिधि और अनुज्ञात समनुदेशिती भी समझे जाएंगे) के बीच तारीख ----- को किया गया।

2. एक पक्षकार के रूप में विद्रोहा, जिसे इसमें पट्टाकर्ता कहा गया है और दूसरे पक्षकार के रूप में श्री----- के पुत्र श्री----- जिसे इसमें आगे पट्टाधार कहा गया है, के बीच तारीख----- को किए गये शाश्वत पट्टा करार विलेख द्वारा जो तब-रजिस्टार, दिल्ली के कार्यालय में बड़ी सं.----- जिल्द सं.----- पृष्ठ सं.----- से----- पर दायर हैं----- पर तारीख----- को रजिस्ट्रीकृत है (जिसे इसमें आगे उक्त "पट्टा विलेख" कहा गया है) तथा जो----- में स्थित----- मीटर या लगभग के भूखण्ड या भूमि का टुकड़ा है तथा जो उक्त पट्टा विलेख की अनुसूची में अधिक स्पष्ट रूप से वर्णित है, उक्त पट्टा विलेख में उल्लिखित निबंधनों और शर्तों के अधीन रहते हुए----- वर्ष की अवधि के लिए, पट्टे के रूप में श्री----- को (जिसे इसमें आगे "मूल पट्टेदार" कहा गया है) पट्टांतरित और हस्तांतरित किया गया था।

3. और तारीख ----- के नामांतरण/प्रतिस्थापन पत्र सं. ----- द्वारा क्रेता का/के नाम पिछली बार नामांतरित किया गया था/किए गए थे और उसे/उन्हें, उक्त पट्टा विलेख के अधीन पट्टा-धारक के सभी अधिकारों और दायित्वों के साथ वर्तमान पट्टेदार के रूप में अभिलिखित किया गया है।

4. और पट्टाकर्ता द्वारा उपरोक्त रूप में पट्टेदार के नाम के नामांतरण/प्रतिस्थापन के प्रति किसी व्यक्ति ने आपत्ति नहीं की है या मूल पट्टेदार या उसके माध्यम से दावा करने वाले किसी अन्य व्यक्ति का हित उत्तराधिकारी होने का किसी भी रीति में दावा नहीं किया है।

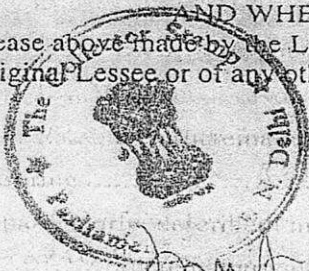
Form-I
CONVEYANCE DEED

This Conveyance Deed made on this the 6th day of June Two thousand 1971 between the President of India, hereinafter called "the Vendor" (which expression shall, unless excluded by or repugnant to the context, be deemed to include this successors in office and assigns) of the one part and Shri/Srmt. Bhimdham Kungar Kataria son/daughter/wife/widow of Shri H. Sh. B. D. Kataria R/O Defence colony N Delhi whereinafter called "the Purchaser(s)" (which expression shall, unless excluded by or repugnant to the context, be deemed to include, his/her/their heirs, administrators, representative and permitted assigns) of the other part.

2. Whereas by an Indenture of Perpetual Lease dated the 5 day of May One thousand nine hundred and sixty one made between the Vendor described therein as Lessor of the one part and Sh. B. D. Kataria S/O Sh. Harn Ram Kataria of Lessee of the other part and registered on 23.6.61 in the Office of the Sub-Registrar Delhi at Serial No 4625 in Book No I Volume No. 671 at pages 117 120 (hereinafter referred to as the "said Lease Deed") a piece and parcel of land admeasuring 333.33 sq meters or thereabout situated in Defence colony and more particularly described in the schedule to the said Lease deed was demised and assured unto B. D. Kataria (hereinafter called "the original lessee") by way of the lease for a period of 29 years subject to the terms & conditions mentioned in the said Lease Deed.

3 AND WHEREAS by mutation / substitution letter No. 450 / MSB / 704 dated 17.10.70 the name / names of Purchaser(s) was/ were lastly mutated and he / she / they has / have been recorded as the Present Lessee(s) under the said Lease Deed with all rights and liabilities of the Lease under the said Lease Deed.

4. AND WHEREAS no person has objected to the mutation/substitution of the names of the Lease above made by the Lessor or has in any other manner claimed to be the successor in interests of the original Lessee or of any other person claiming through the Original Lessee.



6. और विक्रेता ने, तारीख 15-4-92 को दिल्ली के प्रमुख समाचार पत्रों में प्रकाशित लोक सूचना द्वारा जिसे इसमें इसके पश्चात लोक सूचना कहा गया है, उसमें अंतर्विष्ट कतिपय निबंधनों और शर्तों पर दिल्ली/नई दिल्ली में पट्टा सम्पत्तियों की बाबत अन्य बातों के साथ-साथ पूर्ण स्वामित्व अधिकार प्रदान करने के अपने विनिश्चय की घोषणा की है।

क्रेता ने तारीख 15-4-92 को मुखतारनामा के अधीन नियुक्त अपने अटार्नी के माध्यम से ऊपर निर्दिष्ट तारीख 15-4-92 की लोक सूचना के प्रत्युत्तर में, उक्त पट्टांतरित परिसर में विक्रेता के अधिकारों और हितों का क्रय करने उक्त पट्टांतरित परिसर की बाबत पूर्ण स्वामित्व अधिकार प्रदान किये जाने के लिए आवेदन किया है तथा विक्रेता, इसमें इसके पश्चात आने वाले निबंधनों और शर्तों के अधीन रहते हुए उक्त पट्टांतरित परिसर में अपने सभी अवशिष्ट और उत्तरभोगी अधिकारों और हितों का विक्रय करने के लिए सहमत हो गया है।

7. इसमें इसके पूर्व विलेख के अनुसरण में यह करार इस बात का साक्षी है कि इसके निष्पादन के पूर्व संदत्त रुपये (केवल रुपये) की राशि के प्रतिफलस्वरूप (जिसकी प्राप्ति विक्रेता इसके द्वारा स्वीकार और अस्वीकार करता है) तथा इसमें इसके पश्चात उल्लिखित सीमाओं, प्रसविदाओं और शर्तों के अधीन रहते हुए, विक्रेता उक्त पट्टांतरित सम्पत्ति में, सभी अवशिष्ट और उत्तरभोगी अधिकार/हक और उक्त पट्टा विलेख के अधीन पट्टाकर्ता के हित, जिन्हें उक्त पट्टा विलेख तथा इसमें की अनुसूची में और अधिक रूप से वर्णित किया गया है क्रेता द्वारा अनन्य रूप से सदैव रखने और धारित करने के लिए क्रेता का प्रदत्त, हस्तांतरित, विक्रय, अंतरित, समनुदेशित, निर्मुक्त और अभिहस्तांतरित करता है : परन्तु यह हमेशा इस अपवाद के अभाव में होगा कि विक्रेता उक्त सम्पत्ति में या उसके नीचे की सभी खानों, खनिजों, कोयले, गॉल्ड वॉशिंग, खनिज तेलों तथा किसी भी प्रकार के खदानों को अपने पास आरक्षित रखता है और भूमि की सतह को या तत्समय इस पर खड़े किसी भवन को कोई उध्वाधर सम्बल दिये बिना या छोड़े बिना, उनकी तलारा करने, खनन क्रिया करने, उनको अभिप्राप्त करने, उन्हें ले जाने और उनका उपयोग करने के लिए विक्रेता को, उसके अधिकारियों और कर्मचारों को वे सभी कार्य या बात करने का पूर्ण अधिकार और शक्ति प्राप्त होगी जो इसके लिए आवश्यक या समीचीन हो, परन्तु सदैव यह कि विक्रेता संदेय सम्पत्ति कर या अन्य अधिरोपण के, या उक्त सम्पत्ति की बाबत वैध रूप से संदेय हो जाए, और उस पर प्रभाव डालने वाले सभी लोक अधिकारों या सुखाचारों के अधीन रहते हुए, इसमें आरक्षित सभी या किन्हीं अधिकारों के प्रयोग के कारण उसको प्रत्यक्षतः हुए सभी नुकसान के लिए या उसके द्वारा उसको हुए किसी नुकसान के लिए क्रेता का युक्तियुक्त प्रतिकर देगा।

TRUE COPY

8. यह भी घोषणा की जाती है कि इस विलेख के स्वरूप और इसमें पूर्वोक्त शर्तों और प्रसविदाओं के अधीन रहते हुए, क्रेता इसमें इसके पूर्व वर्णित तारीख से उक्त सम्पत्ति का/के स्वामी हो जाएगा/जाएंगे और विक्रेता, उक्त पट्टा विलेख में अंतर्विष्ट प्रसविदाओं और शर्तों द्वारा आरक्षित किराए की बाबत सभी भावी दायित्वों से अवमुक्त करता है जिनका उक्त पट्टांतरित सम्पत्ति के पट्टेदार के रूप में क्रेताओं द्वारा पालन किया जाना अपेक्षित है।

5. AND WHEREAS the vendor herein by a public Notice published in prominent newspapers of Delhi dated 15-4-92 hereinafter referred to as Public Notice, has announced his decision *inter alia*, to grant free hold rights in respect of the lease properties in Delhi/ New Delhi on certain terms & condition therein.

6. AND WHEREAS the Purchaser herein in response to the Public Notice dated 15-4-92 referred to above has /acting through his attorney appointed under Power of Attorney dated applied to the Vendor for grant of free hold rights in respect of the said demised premises by purchasing the rights and interests of the Vendor in the said demised premises and the vendor has agreed to sell all his residuary & reversionary rights and interests in the said demised premises subject to the terms and conditions appearing hereinafter.

7. NOW IN THE PREMISES HEREIN BEFORE THIS INDENTURE witnesses that in consideration of the sum of Rs. 2088/- (Rupees Eighty two thousand eight hundred only) was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges) and subject to the limitations, covenants and condition mentioned hereinafter the Vendor doth hereby grants conveys, sells, transfers, assigns, releases and assures unto the Purchaser(s) all the residuary reversionary rights, title and interests of the lessor under the said lease Deed in the demised property more fully described in the said Lease Deed as well as in the schedule hereunder together with all remainders, rents issues and profits thereof hereinafter referred to as the said property TO HAVE AND TO HOLD the same unto the Purchaser absolutely and for ever, subject always to the exception that the Vendor reserves unto himself all mines, minerals, coals, gold washings, earth oils and quarries of whatever nature lying in or under the said property together with full right and power at all times for the Vendor, its agents and workmen, to do all acts and things which be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the land or for any building for the time being standing thereon provided always that the Vendor shall make reasonable compensation to the Purchaser(s) for all damages directly occasioned by the exercise of the rights hereby reserved or any of them for damage done unto him thereby subject to the payment of property tax 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.

8. It is further declared that as a result of these presents and subject to the conditions and covenants stated herein above, the Purchaser(s) from the date mentioned hereabove will become owner of the said property and the Vendor doth hereby releases the Purchasers from all future liability in respect of the rent reserved but the covenants and conditions contained in the said Lease Deed required to be observed by the Purchaser(s) as a Lessee of the said demised property.



Musham

COPY

6/8/10

9. परन्तु सदैव यह कि क्रेता(ओ) द्वारा यह करार किया जाता है कि यदि बाद में यह पता चलता है कि उक्त पट्टा विलेख के अधीन पट्टेदार के रूप में क्रेता उक्त पट्टा विलेख के अधीन पट्टाकर्ता को किसी रकम का संदाय करने के लिए बाध्य था/थे किन्तु जिसका संदाय इस विलेख के निष्पादन के पूर्व या निष्पादन के समय नहीं किया जा सका था तो विक्रेता का ऐसी रकम के लिए उक्त सम्पत्ति पर प्रथम प्रभार होगा।

10. इस विलेख पर स्टाम्प ड्यूटी और रजिस्ट्रीकरण प्रभार यदि कोई हो, क्रेता(ओ) द्वारा वहन किए जाएंगे।

अनुसूची

सम्पत्ति की विशिष्टता

उत्तर में -----
पूर्व में -----
दक्षिण में -----
पश्चिम में -----

इसके साथ स्वरूप

श्री/श्रीमती ----- क्रेता(ओ)

और

कृते एवं भारत के राष्ट्रपति की ओर से

श्री/श्रीमती -----

TRUE COPY

नाम एवं पदनाम

भूमि तथा विकास कार्यालय,
शाहरी विकास एवं भारती उपशमन मंत्रालय,
भारत सरकार, नई दिल्ली ने
ऊपर सर्वप्रथम लिखित तारीख को अपने-अपने हस्ताक्षर कर दिए हैं।

साक्षी :

File No. PS-002/398 dated 7/8/2002
Certified that full stamp duty and Rs. 6/-
has been deposited vide Bank Challan /
Receipt No. PS-002/398 dated 7/8/2002

Collector of Stamp
Govt. of N.C.T. of Delhi, New Delhi
Parliament Street, Jam Nagar House
New Delhi-110011

1. श्री/श्रीमती -----

2. श्री/श्रीमती -----

Musham

6

9. PROVIDED ALWAYS and it is hereby agreed by the purchaser(s) that if it comes to light at any later date that Purchaser(s) as Lessee(s) under the said Lease Deed was/were liable to pay any amount to the lessor under the said Lease Deed but payment of which could not be made before or at the time of execution of these presents then for such amount the Vendor will have the first charge over the said property.

10. The Stamp Duty and registration charges, if any, upon this instrument shall be borne by the Purchaser(s).

SCHEDULE

Particulars of property D-20 Defence colony N. Delhi
Bounded on the North
Bounded on the East No full lease deed
Bounded on the South
Bounded on the West

IN WITNESS WHEREOF

Shri/Smt. Bhisham Kumar Kataria the Purchaser(s)

AND

I, Shri/Smt.

Name & Designation

Land & Development Office,
Ministry of Urban Affairs and Poverty Alleviation,
Govt. of India, New Delhi
For & on behalf of President of India.
Put their hands on the day and year first above-written.

IN THE PRESENCE OF:

1. Shri/Smt. Premila Malik W/o Sh. J.K. Malik
C-1A/51-C, D.D.A. flats, Janak Puri, N. Delhi-58 f
2. Shri/Smt. Indresh Kumar Singh S/o Late Sh. O.P. Singh
X-351, Sarojini Nagar, New Delhi-110023, Janak Puri

1 card No 036
Min of Defence

MAIPARND-MIB L 4 3/2000 - 25000 Col/2000



6/8
श्री आबु सारिया
OJ ABU SARIA
कार्यो Hindi Officer
विकास सामग्री
Development Office
Noida, Delhi.

TRUE COPY

NEERAJ GUPTA

D-20, Defence Colony, 1st Floor, New Delhi - 110 024, India.

Ref : DO/GEN/05/1035
Dated : 08/10/09

To,
Deputy Commissioner
Municipal Corporation of Delhi
Central Zone, Lajpat Nagar
New Delhi

Sub: Regarding Conversion of Residential property for Commercial use

Dear Sir,

Reference your letter No D/444/MUC/EE(Bldg)/Central Zone/2009 dated 23 Sep 2009.

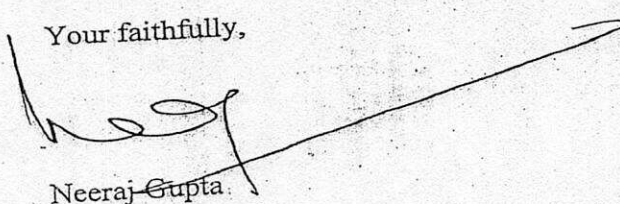
We are submitting the under mentioned payments in the form of DDs against the for the Conversion of the Residential use property to Commercial Use Property as conversion charges of our premises D-20, 1st Floor Defence Colony, New Delhi - 110024.

- (a) Parking Charges : DD No 015115 dt 06 Oct 09 for Rs 390828.00
- (b) Conversion Charges : DD No 015116 dt 06 Oct 09 for Rs 128258.00
- (c) Registration Charges : DD No 438423 dt 06 Oct 09 for Rs 1000.00

So you are kindly requested to please allow us to use the above said property for Commercial use.

Thanking you.

Your faithfully,


Neeraj Gupta

Enclosed :-

Three DDs
Two Affidavits
Two Registration forms duly filled

Form CH-1
Municipal Corporation of Delhi

NAME / RECEIPT

NO. AN. CH-1

NAME

Sh. N. Singh

DATE

21/10/2009

ADDRESS

P.N.D. 20, P.H.D. 20

PREPARED BY

21/10/2009

REG. NO.

12/10/2009

RECEIVED BY

21/10/2009

FOR PURPOSE

Defence Club

RECEIVED BY

21/10/2009

BELOW MENTIONED SIGNATURES ARE VALID AND BE RECEIVED NO. 12/10/2009

SIGNATURE

Signature

DATE

21/10/2009

NAME

Sh. N. Singh

DATE

21/10/2009

ADDRESS

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