DELHI DEVELOPMENT AUTHORITY

(Self Financing Scheme) Ist floor, Vikas Minar, New Delhi 02. Dated Deputy Director (H-I); Delhi Development Authority. sh./smt. Kamal Kalya New Dolli Allotment of a flat in category- 2, II/ under Self Financing Scheme at Basant Enclave. Payment of 5th and final instalment. Dear Sir, With reference to the Demand-cum-allocation letter of even No.dated 12-9-7 on the subject noted above allocating to youflat No.__3. under category _____at Basant . Enclave. Residential scheme through draw of lots held on 27-8 I am to state that the construction of the flat is complete and in accordance with the terms and conditions of allocation and allotment, the payment of the 5th and final instalment as per details given below has become due:-Total cost of the flat Amount already demanded towards cost (excluding interest, if any). 3. Balance amount as 5th and final instalment of the flat. Documental charges Ground rent for the first two years 5. Ground Temper year. Rs. Service charges for one year 27.4 Total amount payable You are therefore, requested to make the payment of (Rupees This ty thron thousand Pau Dundred Marty but within one month from the date of issue of this letter, failing which the possession of the flat will not be handed over to you and action will be taken for cancellation of the flat. Any default in payment would entail the levy of penal interest@ 12% p.a. beyond the due date. In case you have not made the payment of instalments earlier demanded and the amount sordue from you up till now you are also requested to pay the same alongwith the interest within the prescribed period.

2:-

The possession of the flat will be given only on receipt of payment in full and on production of the documents mentioned below:-

- 1. Affidavit on non-judicial stamp paper of &.2/s duly attested by Magistrate/Sub-Judge/Wotary Public. Notarial stamp of &.3/- should be fixed on the affidavit, if it is got attested by the Notary Public.
- 2. Proof in respect of the deposit of 4th copy of challan/
 cash receipt relating to the registration depoist given
 by this office and also the FDR issue to you with an
 endorsment thereon 'RECEIVED PAYMANT' on a revenue stamp of
 20 paise on the back of the Deposit receipt, if not already
 surrendered.

Please note that the possession letter will be issued to you personnaly and in case on account of some reason you are not able to take over the possession, the possession can be handed over to your Special Power of Attorney, which should be duly attested from the Magistrate on non-judicial stamp paper of Rs.2/-.

In order to remove the hardship, it has been decided to hand over possession of the flat to you before the execution and registration of conveyance deed procided in the DDA (Management Disposal of Housing Estates) Regulation, 1968 provided you submit an undertaking (Specimen enclosed) on a non-judicial stamp paper of 3.2/- duly attested by a Magistrate/Sub-Judge/Notary Public, extra not rial stamp worth 3.3/- may be affixed on the undertaking.

The property is being affered on 'as is where is' basis.

The PDA will not entertain any request for addition and alteration or any complaint whatsover regarding property circums—

Ctances as defined in para 19 of the Regulations or about the design, quality of material used workmanship or any other defect.

Lease for land under the flat will commence w.e.f. 10-82
You shall therefore, be liable to pay ground rent for the said land @ &.1/- p.a. for the first two years w.e.f. 10-82
in advance (already included in the demand letter) and thereafter @ &. 200 p.a.calculated @ 25 g
of the promium of the land amounting to Rs. 860 in respect of your flat. This rate is subject to revision after every 30 years. The amount will be payable in advance every year by the allottee and no demand letter will be issued by the DDA. Intrest @ 10% p.a. or such other rate as may be decided by the Authority from time to time shall be charged for the delay in payment of ground rent.

The possession of the flat will be handed over to you at site by the office of the Executive Engineer concerned.

Contd on page ... 3...

It is mentioned herewith that you will have to pay service charges annually @ Rs. 215

Rupees

till the services of the scheme are handed over to Municipal Corporation of Delhi.

Yours faithfully,

Por Deputy Director (H-I)

No. F14(4) 60/78/525.

- 1. Copy forwarded to the Supdt., HAU.IX, DDA, New Delhi for information and necessary action.
- 2. Copy forwarded to the Supdt., Ground Rent Section, DDA, New Delhi for information and necessary action.

For DEPUTY DIRECTOR (H-T)

Citizen's Copy Municipals Gorporation of DelineProject VitaX Delean

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TOUTE ATION NUMBER OF		8093370000412388 PASSWORD		158LMD			
lame		ARYAN COAL BEN	IEFICATIONS PYT.	TD.			
Address :	3 SFS,Vasa	SFS,Vasant Enclave,RAG TOLA RAM MARG: 11,0051					
AMOUNT PAYABLE (Rupees)		s) 2,815.00		1	· · · · · · · · · · · · · · · · · · ·	 _	
Amount Payable in Words (Rupees)			delapt function An	d Fifteen Only		Branch	
Cheque/DD Numbe		heque/DD Date		Bank Name		P-Vily	
NAME OF BANK PA	_ 	11. 11. 12. AX	ري آنيان و آنيان سال الانجاب الانجاب ا	7			

operty Tax

The above AMOUNT PAYABLE is valid till 30/06/2008 of the Cheque. Cheque Subject to Realisation. INTO Cheque/DD should be drawn in favour of MCD Property Tax .
Please write your Name, Registration No., Property Address and

Payment of Property Tax does not have adverse effect on demolition of unauthorized construction on rights of MCD, DDA and Govt of India.

This is not a receipt, receipt will be available online at www.mcdpropertytax.in by using your registration number and password after a few days of depositing in the bank.

Property Tax Information System designed and developed by eGovernments Foundation

[8]6/20



KAMU 47164 Pan 14 108 17 K 6934D SANJAY HACK 029 648790

E. I. Cood. No. MLD 0752345

31104

SALE DEED FOR Rs. 12,00,000/-

STAMP DUTY @ 5% Rs.60,000/-TRANSFER DUTY @ 3% Rs.36,000/-

Total

Rs.96,000/-

THIS SALE DEED is executed on this 19 day of February 2004, at New Delhi BY SH. KAMAL KALRA S/3 LATE SH. J.C.KALRA R/o D-927, NEW FRIENDS COLONY, NEW DELHI-110065, hereinafter called the VENDOR (which expression wherever the context so requires shall mean and include his successors and assigns) the party of the first part.

IN FAVOUR OF

jj

ARYAN COAL BENEFICATIONS PVT. LTD., having its registered office at C-102, NEW MULTAN NABAR, RCHTAK RJAD, NEW DELHI-110056, through its Authorised Representative SH. SANJAY HASIJA S/o SH. TILAK RAJ HASIJA R/o E-29F, MIG FLATS, MAYA PURI, NEW DELHI-110064, hereinafter called the 'VENDEE' (which expression wherever the context so requires shall mean and include its successors and assigns) the party of the second part.

Contd...p2/-

For Aryan Coal Benefice

Authorised Signater

•.	Deed Welated Detail	
A state SALE WITHIN MC AREA	1 190 00 9120	
(परावाती हो। हा वाता है।	यह स्त्रम्य वेपर विश्वस्य भूत्रम्	14 to 1 Benefication
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asant Enclave	पता Building Type	
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	S/o, W/o Late Sh. J.C.Kalra R/o D trar/ Sub Registrar, Delhi this 19/02/20	
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area admitted by the said Shri/Smt/	Km. Sh. Kamal Kaira	
7 / March 18 / 18 / 18 / 18 / 18 / 18 / 18 / 18	ations Pvt. Ltd. through Sanjay Hasija	1 "AV 1
as admitted by Shri/Smt/Km. S	andeep Sharma S/o W/o D/o S.S.Sha	ırma R/o III/118, South West, Moti
	//o D/o Ranjit Singh R/o F-4, Milap, N	
	known to me. Contents of the docu	
Can document explained to satisfied myself that this document	o the parties who understand the conntrol was duly executed by Shri/Smt/Kms	nditions and admit them as correct. Sh. Kamal Kalra
withcially capeity, his attendance (A. A. viortgagores) admit(s) prior reconsideration of R viortgagores) by Sh./Smt.Arya	e and signature are dispensed with a ceipt of entire consideration Rs, 1,200,00	nd document is admitted to registr 0.00 Rupees twelve lakh Only has been paid to the h Sanjay Hasija S/o, W/o Tilak Tma NavabKishore
·	Registra/% Sub Regi	

2022004

Delhi/New Delhi



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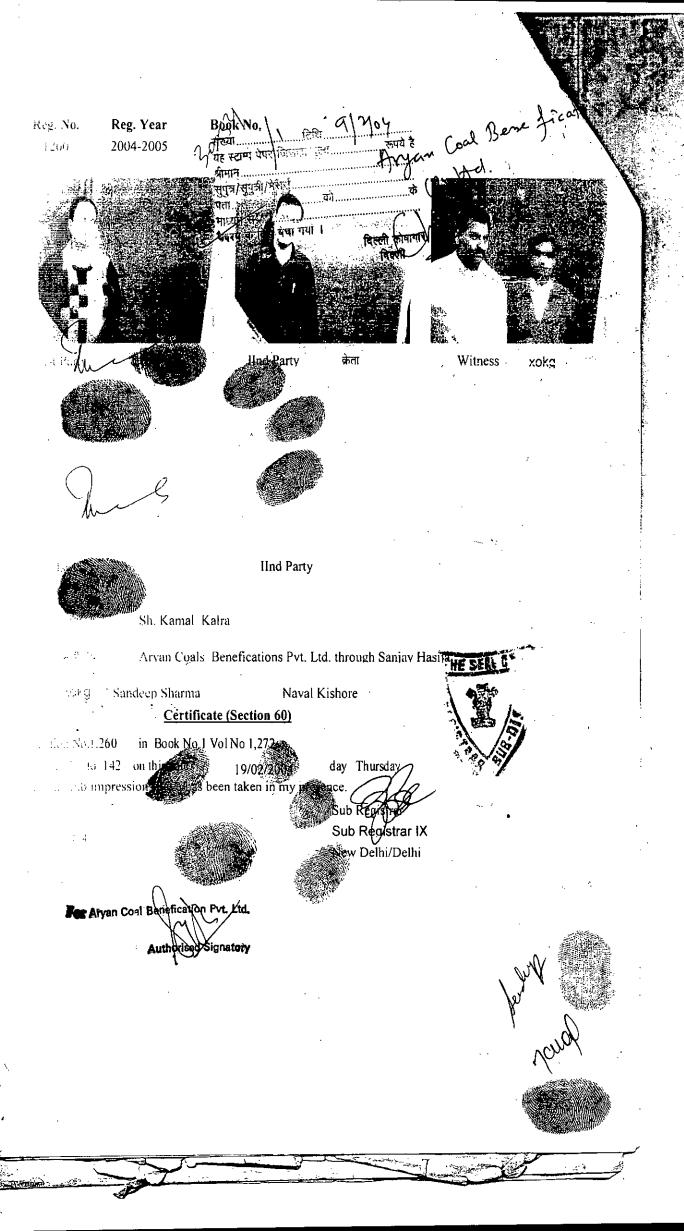
WHEREAS the VENDOR is the absolute owner and in physical dossession of FREE-HOLD DDA FLAT No.3 on GROUND FLOOR, CAT.II. situated at VASANT ENCLAVE, NEW DELHI, consisting of two bedroom, one drawing cum coning, two bathroom cum toilet, one kitchen, back courtyard, front lawn, (hereinafter called the said flat) which has been allotted by the Deini Development Authority vide File No.F.14(4)60/79/SFS, vide Conveyance Deed duly registered as Document No.2068 in Additional Book No.I. Volume No. 456 on Pages 1 to 2 dated 01/02/2000 in the office of the Sub-Registrar, New Delni.

AND WHEREAS the VENDOR has agreed to sell, transfer, convey and assign all his rights, interests, liens and titles of the said flat to the VENDEE for a total sale consideration of Rs.12,00,000/- (Rupees Twelve Lacs only) and the VENDEE has agreed to purchase, acquire and possess the said Flat free from all encumbrances, charges, liens, claims, attachments whatsoever at only for the above mentioned consideration on the terms and conditions herein contained.

Contd..p3/-

Aryan Coal Benefication Pvt. Ltd.

Authorised Signatory





02DD 648788

-::3::-

NOW THIS SALE DEED WITNESSES AS UNDER:

1. That the VENDOR hereby sells, transfers, conveys and assigns all his rights, interests, liens and titles in the said Flat i.e. FREE-HOLD DDA FLAT No.3 on GROUND FLOOR, CAT.II, situated at VASANT ENCLAVE, NEW DELMI, which has been allotted by DDA vibe File No. F.:4(4)60/79/SFS, alongwith proportionate, undivided, indivisible and impartible freehold ownership rights in the land etc. unto the VENDEE, To Have and Hold the same absolutely and forever, for a total sale consideration of Rs.12,00,000/- (Rupees Twelve Lacs only). That the VENDEE has baid the entire sale consideration amounting to Rs.12,00,000/- (Rupees Twelve Lacs only) to the VENDOR as follows:-

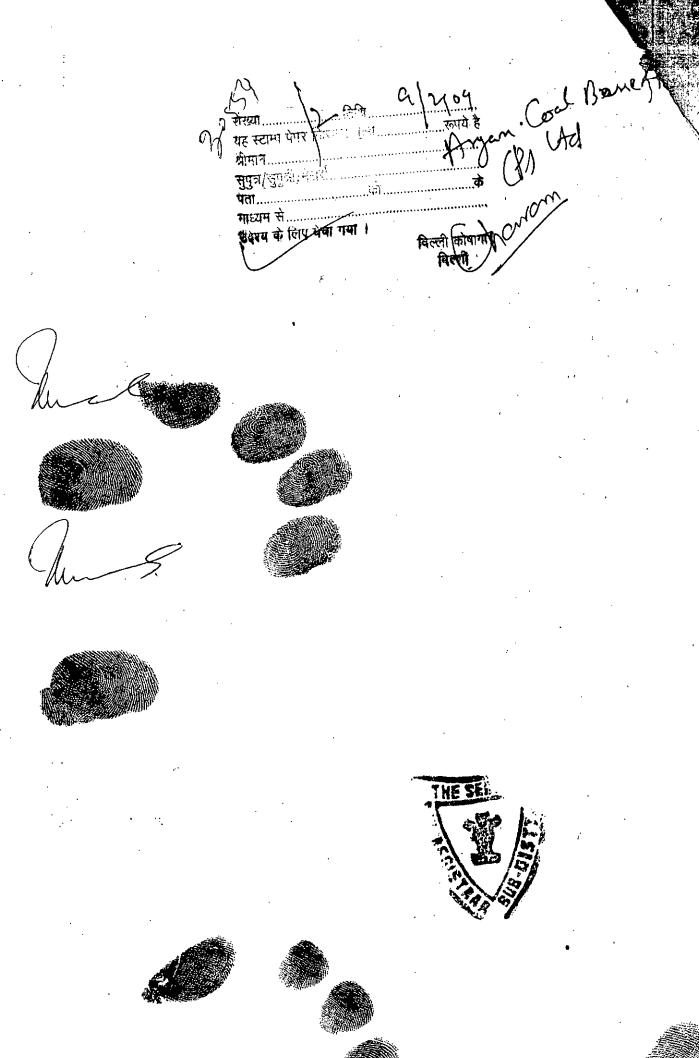
Amount	DD/Cheque No.	Date	Drawn on .
Rs.12,00,000/-	Ø84125	.18/82/84	INDIAN OVERSEAS BANK PASCHIM VIHAR, N.D63
Total Rs.12,66,	୬୭୭.'- (Rupees	Twelva Lac	s only).

The receipt of the aforesaic sale consideration of Rs.12,00,000/-(Rupees Twelve Lacs only), the VENDOR hereby admits and acknowledge full and final payment.

Contd...p4/-

For Aryan Coal Benefice?

Authorised Signator



Arvan Coal Benefication Pvt. Ltd.

Judy,



02CC 723129

- 2. That the vacant and peaceful physical possession of the said Flat is hereby delivered by the VENDOR to the VENDEE and the VENDEE have taken over the possession and has occupied the same.
- 3. That the VENDOR has undertaken and assured the VENDEE that the VENDEE would have unhindered and unobstructed right to the said flat at all the times.
- 4. That the VENDOR has further undertaken and assured the VENDEE that the VENDEE would enjoy peaceful and undisturbed possession of the said Flat and would have unhindered and unobstructed right'to ingress and egress at all times.
- 5. That the house taxes, electricity charges, water charges, ceases, or any other charges/taxes/levies payable to any authority would be the sole liability of the VENDOR till the date of the handing over of the possession of the said Flat and thereafter the VENDER would bear and pay for the same.
- 6. That the VENDOR hereby declares and represents that the said Flat is not subject matter of any HUF and that no part of the said Flat is owned by any minor.
 - 7. That the VENDOR hereby assure the VENDEE that he shall not create any charge over the said Flat after the execution of this Sale Deed and that the said Flat is free from all encumbrances, mortgages, gifts, decrees, charges; liens, claims, attachments, disputes whatsoever and of it is proved otherwise, then the VENDOR shall be liable to indemnify the VENDEE in full upto the lexient of loss sustained by the VENDEE.

Comtd...p5/-



- 8. The VENDEE is free to deal with the said Flat in any manner, whatsoever, he deem fit including the right to make additions, alterations and further construction according to the applicable statutary provisions.
- 9. That the VENDEE can get the said Flat mutated in their names in the offices of the MCD, BSES Rajdhani Power Ltd., DJB or any other concerned authorities.
- If. That the VENDOR declares, verifies and states that the representations made in the recitals given above are true and correct to the best of his knowledge and belief and that these recitals shall formina part of this Sale Deed, and the VENDEE have verified the same.
- 11. That the VENDEE has paid the stamp duty and registration charges in respect, of this Sale Deed.
- 12. That the VENDOR and VENDEE are Indian Nationals.
- 13. That with the sale of the said Property, the VENDOR is left with no rights, title and interest in the said Property, which has now become the exclusive Property of the VENDEE.
- 14. That the VENDOR has delivered all the relevant documents in original pertaining to the said Property to the VENDEE.

Contd...p6/-

For Airyan Coal Benefication Pyr. Ltd.

Aucharian Olanna

- That the VENDOR hereby assure the VENDEE as follows:
- That the said Flat is free from all encumbrances, charges, liens, attachments, trusts whatsoever or howsoever.
- That excepting the VENDOR, nobody else has any right, interest, claim or demand whatsoever title, howspever and in respect of the said Flat.
- c) That excepting as stated above, there is no subsisting agreement for sale in respect of the Flat in favour of any other person(s) except VENDEE.
- That there is no legal impediment or bar within the knowledge of the VENDOR, whereby he can be prevented from sale of the said Flat.
- That if any dispute arising out of this Sale Deed, which can not be resolved by mutual negotiations, shall be subject to the jurisdiction of the Delhi/New Delhi Courts only.

Relying on the aforesaid representations and believing same to be true and acting on the faith thereof, the VENDEE has agreed to purchase the said Property.

IN WITNESS WHEREOF the parties hereto have signed this sale deed after understanding the contents of the same on day, month and year first above written in the presence the following witnesses:

WITNESSES:

1. Sh. Sandayo Sharma

Stoch sis. Sharma

RIOTHINS North west.

Moti Bagh FiN. Nelly

De No. 891051967

Sh. Nava Kishon

Slo A. Ranget Singl

Mla F.4. M. Lap Ngs When Ngs. N. D. 159

pc. No. Po 467 2003360138

VENDOR

VENDEE

For Aryan Coal Blenbficatio

DELHI DEVELOPMENT AUTHORITY Conveyance Deed (ALLOTTEE UNREGISTERED) between President of India, hereinafter called "The Vendor" (which expression shall unless excleded by or repugnant to the context be deemed to include his successors in office and assigns) of the one Part and Sh./Sint. Kamal Kama. Por/delighter/vite/widow of Sh Late Al. J. C. Kalna. AUTH RIO B 927 New Friends colony, New Delli 11 006 hereinafter called "the Purchaser" (which expression shall unless excluded by or repugant to the context be deemed to include his/her heirs, administrators, representative and permitted assigns) of the other part. Sector No. situated in Basant Enclave was allotted to the purchaser subject to limitation, terms & conditions mentioned therein: AND WHEREAS representing that the said alltoment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey free hold ownership rights of the said demised property subject to terms and conditions appearing hereinafter. NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 1, 142007

Rupees One la four tem thousand two hunchined for the sum of Rs. 1, 142007

Thousand the time of allotment and Rs. 1, 667 African Stein Agreed for the execution hereof

(the recent where of the Various based on the sum of Rs. 1, 142007) (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sella release ORIL and transfers, assigns and assures unto the aforesaid purchaser free hold ownership, rights in Enclosed, hereinafter referred to as the said property, more fully described. the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to have the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations; convenants and conditions hereinafter contained that is to say, as follows: make of whatever nature lying The Vendor excepts and reserves unto himself all mines and in or under the said property together with full liberty at the said property together with sai thes withe Vender, its workmen, to enter upon all or any part of the property to search for, with, make part of away the said mines, and minerals under or upon the said property and Vendor and to lay down the surface of a property and have for the beautiful to be said property and have for the beautiful to be said to be hereafter to be erected thereon making fairce and made in the purchaser for damage of thereby, subject to the payment of land revenue on the Pimposition payable or which may lawfully payable in respect of the said profit the total public rights or easement affecting Total Collector of Stan Vikas Sadan, New Delhi

44/4

- 2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in-force.
- 3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.
- 4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

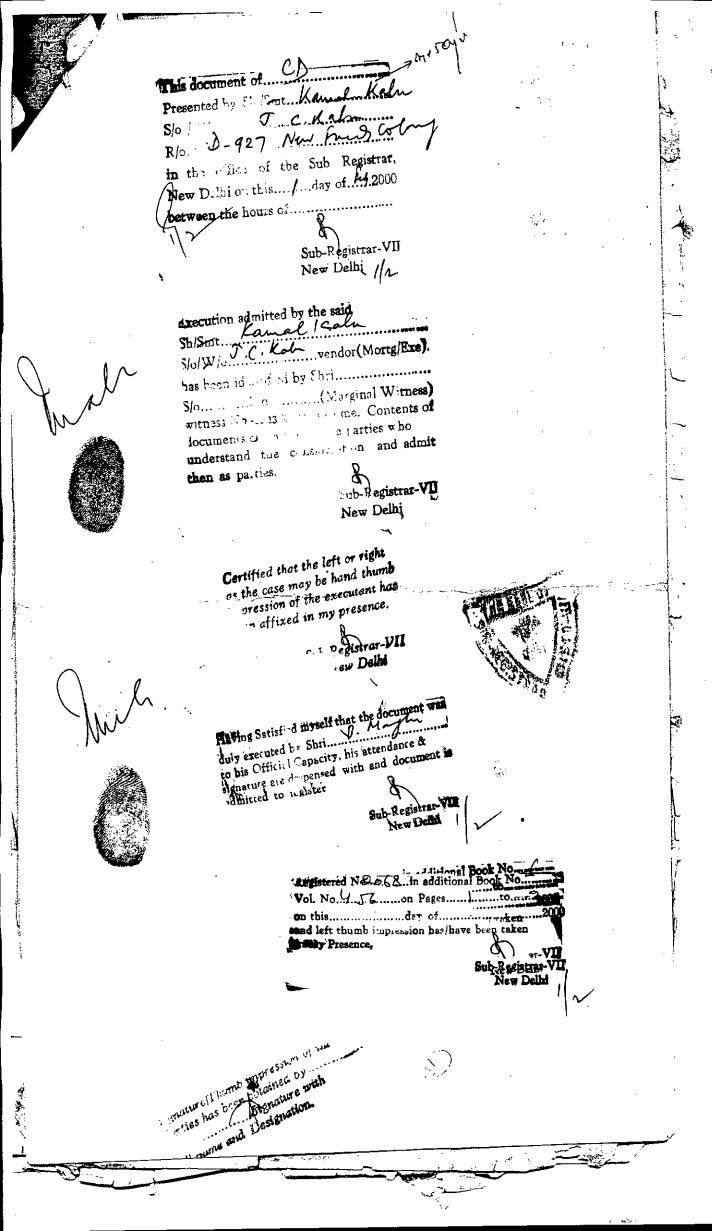
It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

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

THE SCHEDULE ABOVE REFERRED TO

All that flat No3 in Block No.	Floor No -
in the layout plan of Housing Estate at Basant Category. If the layout plan of Housing Estate at the state of	Enclares
Category TI floor (IN OLINA)	
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Signed by Shri/Smt	
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for and on behalf of and by the orders and direction of the President of	of India (Nethor)
In the presence of:	UTHORS
71) Shri/Smt as tans Shan	
15 (1) Shri/Smt Partap Share	
Signed by Shri/Smt	
	ALLOTEER
In the presence of : \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	(,
In the presence of: (1) Shri/Smt. V. Recha UNh	•
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Shri/Smt. Mu Conflet	DDA/Press



tes it more than 1988 er convious bille From: Deputy Director ANT AND TAKEN IN Howe the that we and participantly and decision of the design was Sub: Alletment of a frat in date com. the total fort her tell by Dear Sir, With reference to the Depand privil location left even No dated 12 7 7 on the Enclave. Residential scheme through draw of documents I am to state that the construction of the flat in in accordance with the terms and consistings of the allotment, the payment of the 5th and final installs. details given below has become due: 1. Total cost of the Hatting to Be Bearing 2. Amount already demanded towards cost to a concern the state of the instalment of the flat on certific vitible +. Documental charges Ground gent for the first two years IRS 11. @ W. 7. Der year. Service charges for one year all 101 . R. R. You are therefore, requested to make (Rupees L. L. R. with from the date of issue of the which the possession of the flat will and be the and action will be taken for cancel action and in payment would entail the levy of persions. beyond the due date. In case you seve not made see instalments carifer demanded and the same same till now you are also neguested by payethersame at interest within the prescribed of and a contract of the same at the same at

The possession of the flat will be that only on receipt of payment in full and on pressetten of the documents mentioned below:

1. Africavit on non-judicial storm
attested by Magastrate/S...
stamp of R.37 should be A.ed on the atsicavit if It is
got attested by the Notary Profic.

2. Proof in respect of the deposition of the resistration deposit gives cash receipt relating to the resistration deposit gives by this office and also the matter we with an endorsment thereon Received a matter in a revenue stamp of 20 paise on the back of the Deposit receipt, if not already surrendered.

Please note that the possession letter will be issued to you personnaly and in case of hardmin some reason you are not able to take over the possession the possession be handed over to your special power of Attorney, which should be duly attested from the Magistrate on non-judicial stamp paper of R.2/-.

In order to remove the hardship, it has been decided to hand over possession of the flat to you before the executionand registration of conveyance deed procided in the DDA (Management & Disposal of Housing Estates) Regulation, 1968 provided you submit an undertaking (Specimen enclosed) on a non-judicial stamp paper of 3.2/- duly attested by a Magistrate/Submitted on the undertaking.

The property is being affered on 'as is where is' backs.

The PDA will not entertain any request for addition and salidation or any complaint whatsover regarding property circums to baness as defined in para 19 of the Regulations or about the design, quality of material used workmanship or any other defect.

You shall therefore, be liable to pay ground rent for the said

[Kand @ ks.1/- p.a. for the first two years w.e.f. [Mand @ ks.1/- p.a. for the first two years w.e.f. [Mand @ ks.1/- p.a. for the first two years w.e.f. [Mand @ ks.] [Mand & k

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It is mentioned herewith that you will have to pay service charges annually @ Rs. 215 Rupees

till the services of the scheme are handed over to Municipal Corporation of Delhi.

Yours faithfully,

Por Deputy Director (H-I)

No. F14(4)60/78/525.

- 1. Copy forwarded to the Supdt., HAU.IX, DDA, New Delhi for information and necessary action:
- 2. Copy forwarded to the Supdt., Ground Rent Section, DDA, New Delhi for information and necessary action.

Per DEPUTY DIRECTOR (H-I)

*********** *K:-125V21

DELLE LE MOLENELLE SELF RINAMOING SCI ME (II) No. F14(4) 60 99 8851 Detois 578 thi: Contufied that flat No. Troct Troumal in Bapart 8200 Cross Self Financing Scheme has been allotted to sare Kamal Kalra Son/wite/1020 _. He/Sb-1s-15 obtain electric and water connection in his/her own name: T. Devel Comen 1 Aug Delhi Develu

वष /Year: 1977 दिनाक/Date.//// दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY [आवास शाखा] (Housing Department) स्बयं बित्त प्रबन्ध योजना के UNDER SELF FINANCING SCHEME CERTIFICATE OF REGISTRATION. Amount of Deposit Rs. 10000/-का नाम स्वयं वित्त प्रबन्ध योजना के अन्तर्गत मकानों गृहखण्डों के इच्चिक क्वेताओं में क्रम has been registered at Serial Number. 60.....under the संख्या पर पजीकृत कर लिये ग्या है। Self Financing Scheme of intending purchasers of flats/houses. This Certificate is assued subject to the vetification of the amount of deposit auand other-terms for this Registration. हायक आवास ग्रधिकारी ssistant Housing Officer (Registration) Housing Officer ÀAAAAAAAAAAAAAAAAAAAAAAAAAAAA