

20

DELHI DEVELOPMENT AUTHORITY
(HOUSING DEPARTMENT - SELF FINANCING SCHEME)

REGISTERED A.D.

20th Floor, Vikas Minar,

Ref. No. F-15(19)380//79/HBR/SFS New Delhi, the _____

From: Dy. Director (H-I),
Delhi Development Authority

To

19 OCT 1979

Shri Vimal Prakash Mittal,
D-II/301, Pandara Road,
New Delhi

Subject: Allocation of flat in Category III under Self-Financing Scheme - I in Basant Enclave Residential Scheme.

Dear Sir/Madam,

With reference to your Application No. 1416 dated 26.4.79 on the above cited subject, I am directed to inform you that you have been declared successful for the allocation of a flat 2x of Duplex Block Type of Category III in Basant Enclave Res. Self-Financing Scheme in the draw of lots held on 17th & 18th Aug. 69. The allocation is subject to the terms and conditions as stipulated in the D.D.A. (Management & Disposal of Housing Estates) Regulations, 1968.

2. The estimated cost of the flat comes to Rs. 1,15,000/- which is subject to revision on the completion of flats. You are, therefore, requested to deposit a sum of Rs. 18,230/- (Rupees eighteen thousand two hundred thirty only), as per details below within one month from the date of issue of this letter failing which the allocation will be liable to be cancelled :-

i) Total estimated cost of the flat	Rs. <u>1,15,000/-</u>
ii) Amount of 1st Instalment	Rs. <u>28,750/-</u>
iii) Amount already deposited vide Deposit-Receipt No. <u>366</u> (-) Rs. <u>10,000/-</u>	
iv) Interest accrued on the above deposit upto the date of specific draw.	(-) Rs. <u>520/-</u>
Total (iii) + (iv)	(-) Rs. <u>10,520/-</u>
v) Net amount payable	Rs. <u>18,230/-</u>

Contd.....p/2

The actual cost would be finalized after the completion of the flat and the difference, if any, would be payable by you along with the 5th and the last Instalment of 10% before handing over possession of the flat.

3050 No request for extension of time for payment of the demanded amount shall be entertained, and if any request is made by the allottee, the same would be ignored. Non-receipt of reply in respect of such requests would not be considered a ground for withholding payment of the dues to the Authority and any default in this behalf would entail the levy of a penal interest @ 12% beyond the due date. In case of continuing default for two months or so, the allocation made would be cancelled. The payment tendered after the prescribed due date mentioned hereinabove would also be without prejudice to the right of the D.D.A. for taking action regarding cancellation of allocation in accordance with the terms and conditions of allocation.

4. Penalty equal to 10% of the Registration Deposit will be payable for the surrender/cancellation within one month of the issue of the Demand-cum-Allocation letter after which an additional interest @ 12% will be charged on the amount due and the same will be deducted from the Registration Deposit in the event of default in payment. However, if the allottee surrenders the garage or servant quarter, a sum of Rs. 100/- will be forfeited on either count. Failure to pay subsequent instalments will also lead to the cancellation of allocation, and the amount deposited till date will be refunded to the party after deducting 10% of the amount of the first instalment. The applicant will, however, be allowed to retain the Regn.

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- 3 -

if he opts to
tration under the Scheme/keep a deposit of Rs.10,000/-
with the Delhi Development Authority.

5. The payment can be made by means of Demand Draft in favour of Delhi Development Authority (Housing Deptt), or in cash at the branches of the State Bank of India at New Delhi, Parliament Street, Tilak Nagar, South Patel Nagar, Ring Road, Lajpat Nagar, Green Park Extension, Chandi Chowk, Shahdara, Delhi Cantt., Karol Bagh, Kamla Nagar, Inderpuri, Punjabi Bagh, Janakpuri, Naraina, Kalkaji, Azadpur, R.K. Puram, Roop Nagar, Malviya Nagar, Parliament House, Pay Office New Delhi, Friends Colony, I.P. Estate to the credit of the account of DELHI DEVELOPMENT AUTHORITY by means of a Challan (in quadruplicate) on the enclosed prescribed forms. Two copies of the Challan will be returned to you by the Bank, one of which may be deposited in this office. The bank draft or copy of the challan should be sent by Registered A.D. or delivered at Counter No.4 of the D.D.A. along with a forwarding letter addressed to the Deputy Director (H-I).

Following documents are required to be furnished within a month of the receipt of this letter failing which it will be presumed that you are not interested in this allotment :-

- a) A copy of the challan depositing the amount.
- b) 4th copy of the Challan/cash receipt relating to the Registration Deposit and F.D.R. issued to you with an endorsement thereon 'Received payment' on a revenue stamp of 20 paise on the back of the F.D.R.

These papers will be handed over in Housing Accounts Unit IV of the D.D.A. and a receipt obtained which will be given to the Housing Registration Branch. In case the duly discharged F.D.R. is not deposited with HAU-IV Section of the D.D.A., the amount deposited against it would not be taken into account as part of the deposit against the total amount of instalment due. This would entail on you an interest liability @ 12% for the amount paid less though you would get interest @ 7% against the amount lying in the fixed deposit for the corresponding period. This would be highly uneconomical proposition for you and you are, in your own interest, requested to deposit the duly discharged F.D.R. with the HAU-IV Section so that the amount deposited against

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- 4 -

it is transferred to your account as part of the cost of construction of the dwelling unit.

c) An Affidavit in the enclosed form on non-Judicial Stamp Paper of Rs.2/- duly attested by the Magistrate/Sub-Judge or Public Notary. If the Affidavit is attested by the Notary, extra Notarial Stamp of Rs.3/- is to be fixed on the Affidavit.

d) Documentary proof in support of your claim being a member of Scheduled Caste or Scheduled Tribe, if you have applied under the reserved quota.

6. As provided in the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968, all the allottees of flats will have to constitute a Registered Agency for the purposes mentioned in the said Regulations.

7. You will have to become a member of the Registered Agency for the maintenance of common portions and common services in accordance with the provisions of the regulations in this behalf before the possession of the flat is handed over to you. You shall have to pay maintenance charges @ 2½% for the premium of the land for the maintenance of roads, water supply drainages, sewerage, street lighting and other civic services till such time these services are taken over by M.C.D.

In addition to the cost of the flat and the land under the flat, allottee will have to pay to the Authority ground rent at Re.1/- per annum for the first two years and, thereafter, at the rate of 2½% per annum on the premium of the land. This rate is subject to revision after every 30 years. Interest @ 10% per annum or such other rate as may be decided by the Authority from time to time shall be charged for the delay in payment of the ground rent.

The documental charges for preparation of conveyance deed etc. will be borne by you.

No addition and alterations in the flat shall be made by you without the prior approval in writing of the Delhi Development Authority.

The flat cannot be used for the purpose other than the residential.

If it is found at any time that you have got the allocation/allotment of a flat by suppressing or by misrepresenting the flats, the flat allocated/allotted to

Contdp/5

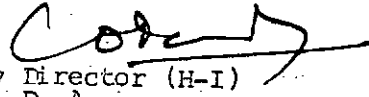
you will be liable to be cancelled. In case of such cancellation, an amount equal to 10% of the first instalment will also be forfeited.

The allottee shall be entitled to the delivery of the possession of the flat only after he has furnished all the documents and completed formalities and paid all dues as required in the demand-cum-allotment letter of the D.D.A. (Management & Disposal of Housing Estates) Regulations, 1968, as the case may be.

In the case of employees of Government/Public Sector Undertaking seeking loan facilities from his department, an assurance can be given by the D.D.A. that it shall grant the mortgage permission after the completion of flats.

Demand-cum-allocation letter in respect of garage and servant quarter will be issued separately if you are declared successful in the draw for the same.

Yours faithfully,


Dy Director (H-I)
D. D. A.

Ref. No.F. ()/79/HBR/SPs

New Delhi, the _____

1. Copy to the Accounts Officer (H) for information and necessary action.
2. Copy to the Superintendent (Ground Rent Section), D.D.A. for information and necessary action.

Dy. Director (H-I)

TPSINGH*

① - Original Demand - Cum
- Allocation letter dated
19.07.1980.

DEVELOPMENT AUTHORITY
OF FINANCING HOUSING SCHEME

20th Floor, Vikas Minar,
New Delhi, dated the

No. F15(19) 380/79-SFSI

19 JUL 1980

From: Dy. Director (H)I,
Delhi Development Authority.

To

SR. Vimal Prakash Mittal
D-II/301, Pandara Road,
New Delhi

Subject: Allocation of flat in Category III Under
Self Financing Scheme at Basant Enclave
Payment of IInd Instalment.

Dear Sir/Madam,

I am directed to refer to the Demand -Cum-Allocation
Letter of even No. 19-10-79 on the above subject allocating
to you a flat in Block/Four Suplex Category III at
Basant Enclave Residential Scheme through draw of lots

held on 12/8-8-79 and add to say that in accordance with
the terms & conditions of the same and keeping in view the
progress of construction of the flats at site, the
second instalment amount as per details given below has
become due:

- 1) Estimated cost of flat
- 2) Amount of IInd Instalment
(20% of the estimated cost
of the flat).

1,15,000/-
23,000/-

You are, therefore, requested to make the payment of
Rs. 23,000/- (Rupees Twenty three thousand only)
within one month from the date of issue of this letter
failing which the allotment is likely to be cancelled and
penalty for the same will be charged as per terms & conditions
of the Demand-cum Allocation Letter referred to in Para-1
above.

Yours faithfully,

Copy To: A.O. (H) for
information.
: Supdt (Gr. Rent)

C. P. Singh
Dy. Director (H)I

Dy. Director (H)I

Empowered
Signature

DELHI DEVELOPMENT AUTHORITY

(Self Financing Scheme)

1st floor, Vikas Minar
New Delhi- 110002.

RAD

No. F15(19)380/79-SFS I

Dated 24 AUG 1982

From: Dy. Director (H-I),
Delhi Development Authority.

To : Sh./Smt. Vimal/Rakesh Mittal
1/15 Shanti Niketan
New Delhi - 0
110021

Subject: Allotment of a flat in category-I, II/III 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 19-10-79 on the subject noted above allocating to you flat No. 18 under category III at Basant Enclave. Residential scheme through draw of lots held on 12-7-82, 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:-

1.	Total cost of the flat	Rs.	<u>1,68,200/-</u>
2.	Amount already demanded towards cost (excluding interest, if any)	Rs.	<u>1,03,500/-</u>
3.	Balance amount as 5th and final instalment of the flat	Rs.	<u>64,700/-</u>
4.	Documental charges	Rs.	<u>45/-</u>
5.	Ground rent for the first two years @ Rs. 1/- per year.	Rs.	<u>2/-</u>
6.	Service charges for one year.	Rs.	<u>312/50</u>
7.	Total amount payable	Rs.	<u>65059/50</u>

You are therefore, requested to make the payment of Rs. 65059/50 (Rupees Sixty Five thousand Five hundred and Fifty nine 98 Paise only) in 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 so due from you up till now you are also requested to pay the same alongwith the interest within the prescribed period.

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CERTIFIED TO BE TRUE COPY

For Aryan Coal Beneficiations Pvt. Ltd.

1000
Authorised Signatory

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 Rs.2/- duly attested by Magistrate/Sub-Judge/Notary public. Notarial stamp of Rs.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 deposit given by this office and also the FDR issued to you with an endorsement thereon 'RECEIVED PAYMENT' 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 personally 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 provided in the DDA (Management & Disposal of Housing Estates) Regulation, 1968 provided you submit an undertaking (Specimen enclosed) on a non-judicial stamp paper of Rs.2/- duly attested by a Magistrate/Sub-Judge/Notary Public, extra notarial stamp worth Rs. 3/- may be affixed on the undertaking.

The property is being offered on 'as is where is' basis. The DDA will not entertain any request for addition and alteration or any complaint whatsoever regarding property circumstances 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. 1-10-82. You shall therefore, be liable to pay ground rent for the said land @ Rs.1/- p.a. for the first two years w.e.f. 1-10-82 in advance (already included in the demand letter) and thereafter @ Rs. 812/50 p.a. calculated @ 2 1/2 % of the premium of the land amounting to Rs. 12,500/- 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. Interest @ 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.

CERTIFIED TO BE TRUE COPY

Contd page.....3.....

For Aryan Coal Beneficiations Pvt. Ltd.

[Signature]
Authorised Signatory

-: 3 :-

It is mentioned herewith that you will have to pay service charges annually @ Rs. 312/50 Rs. _____ till the services of the scheme are handed over to M.C.D.

Yours faithfully,

mm
Per Deputy Director (H-I)

No. F15(19)386/79-SFS I

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.

DEPUTY DIRECTOR (H-I)

Combined
by

CERTIFIED TO BE TRUE COPY
Per Aryan Coal Beneficiations Pvt. Ltd.

Yash
Authorised Signatory

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DELHI DEVELOPMENT AUTHORITY

Self Financing Scheme (Housing)

Sub: Allotment of residential flat bearing
No. _____ in _____
category 18 Floor Basement Enclosure
under Self Financing Scheme. 1st & 2nd

MEMO The flat mentioned above has been allotted
to Shri/Smt./Miss. _____ s/o., w/o.,
D/o Shri Vinay Mittal. The possession
of the said flat may be handed over to the above allottee
on 19-11-82 at 11.00 A.M. The allottee is
being requested to be present at site to take over the
possession. His/her signature may be obtained in the
form enclosed in lieu of the possession having been made
over to him/her.

Assistant Director (SFS)
Delhi Development Authority

The Executive Engineer,
Housing Division No. _____
Delhi Development Authority,
New Delhi.

No. _____

Dated the, 30.11.82

FIS(19)380/79-SFS-I

Copy forwarded to Shri/Smt./Miss _____

_____ with the request that he/she may
kindly contact the Executive Engineer at site on the above
dated and time who will hand over the possession of the flat
to him/her.

Assistant Director (SFS)
Delhi Development Authority

Vinay Mittal
Signature attested

(VINAY MITTAL)

Son of Mr. V.P. Mittal

(PREM PRAKASH MITTAL)

Attorney of and on behalf of
Shri Vinay Mittal
Delhi Development Authority

_____ Possession of flat is being given
to Shri Vinay Mittal by Shri V.P. Mittal

REGISTERED ACK. DUE

DELHI DEVELOPMENT AUTHORITY
SELF FINANCING SCHEME (H)
IIND FLOOR 'D' BLOCK
VIKAS SADAN NEAR I.N.A.
NEW DELHI.

NO.E.15(19)79/SFS/III Dated: _____ Feb., 1987

From: Assistant Director(SFS) II
~~Delhi Development Authority~~

31-3-87

To

S. Vinod Kumar Mittal
18, Basant Enclave
New Delhi - 110057

Sub: Allotment of Cat. III Flat No. 18 (Duplex) in
BASANT ENCLAVE Resdl. Scheme under S.F.S. - Payment
of 5th and final instalment in respect of Servant Qr.

Dear Sir/Madam,

I have the pleasure to inform you that on the basis of the draw of lots held on 23.12.1986, you had been allotted specific Servant Quarter bearing No. 9 in Basant Enclave Residential Scheme. In accordance with this office letter of even number dated 4.3.86, the 5th and final instalment as detailed below has become due from you.

1. Final Cost of the Servant Qr. Rs. 27,400.00
2. Amt. already paid (as per record) Rs. 13,500.00
3. Balance amount Rs. 15,900.00
4. Documental Charges Rs. 25.00
5. Ground rent for the first two years @ Re.1/- p.a. Rs. 2.00
6. Service Charges for one year Rs. 62.50
7. Interest payable by you towards delay in payment of instalment Rs. —
8. Total amount payable (3) to (7) Rs. 16,019.50
9. Interest payable by DDA beyond $2\frac{1}{2}$ years on account of late construction of Servant Qr. Rs. 432.70
10. Net amount payable Rs. 11,696.80

You are, therefore, requested to make the payment
of Rs. 11,696.80 (Rupees Eleven thousand six hundred and ninety six and 80 paise)

The possession of the Servant Quarter will be issued to you by the Executive Engineer at site on the basis of possession letter/authorisation letter issued by the Housing Deptt. The letter authorising you to take possession from the Executive Engineer at site will be issued to you within 3 weeks from the date of your submitting the following documents along with an application (enclosed). In case the authorisation letter is not received by you within the stipulated period, you may contact the Dy. Dir. (SFS) for the same.

- A. An undertaking on non-judicial stamp paper worth Rs.2/- duly attested by Magistrate Ist Class Notary Public, Gazetted Officer Ist Class.
- B. Specimen signatures on the enclosed two forms attested by the Magistrate Ist Class/Notary Public/Gazetted Officer Ist Class.
- C. Third copy of Challan vide which the payment has been made.

Lease for land under the Servant Quarter will commence w.e.f. 1.2.1987. You shall, therefore, be liable to pay ground rent for the said land @ Rs.1/- p.a. for the first two years w.e.f. 1.2.1987 in advance (already included in the demand letter) and thereafter @ Rs. _____ p.a. calculated @ 22 % of the premium of the land amounting to Rs. _____ in respect of your Servant Quarter. This rate is subject to revision after every 30 years. The amount will be payable in advance every year to the Authority and no demand letter will be issued. Interest @ 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.

You will have to pay service charges annually @ Rs. _____ (Rupees _____) till the services of the scheme are handed over to you.

Please note that in case you do not take possession of the Servant Quarter from the site office within 3 months from the date of issue of possession letter, you will be liable to pay Rs.500/- Rs.400/- per month on account of watch and ward charges.

Yours faithfully,

Assistant Director(SFS)II

Copy to:-

- 1, Supdt., H.A.U. IX, D.D.A.
- 2, Supdt. G.R. Section, D.D.A.

Assistant Director(SFS)III

DELHI DEVELOPMENT AUTHORITY

(POSSESSION SLIP)

Reference allotment letter No: F19191380-79/S.F.-5-1

Dated 18. 11. 88

Certified that I have taken over the possession of Servant Quarter No 9 and Car garage No 1 at Basant Enclave Residential Scheme under Self Financing Scheme. New Delhi the Delhi Development Authority on Date 6-2-89 along with necessary fittings and fixtures and no defects are apprent.

Inventory of fittings is enclosed on Performa which has been checked & found correct.

HANDED OVER

SIGNATURE OF ALLOTTEE

NAME IN BLOCK LETTER.

JE/DHX/DDA.

SH. VIMAL PRAKASH MITTAL

IC No - 2404/043/189281

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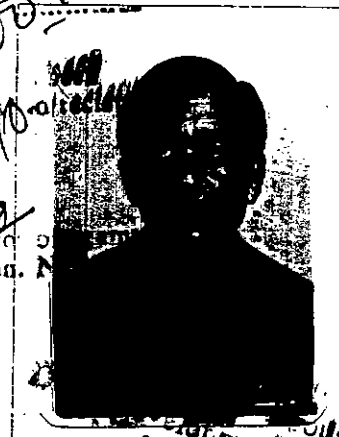
File 219957000 dated 17/7/2000
Certi 6540
stamp
Ac
Transf
DELHI DEVELOPMENT AUTHORITY
deposited vide Treasury
No. 10900
dated 25/7/2000

DELHI DEVELOPMENT AUTHORITY

Conveyance Deed

(ALLOTTEE UNREGISTERED)

Vikas Sadan, N.



This conveyance made on this 27/10/00 day of

between President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part; and Sh. **VIMAL PRAKASH MITTAL**,

son/daughter/wife/widow of Sh. **K.L. MITTAL**

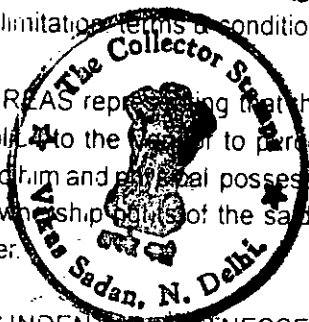
R/o. **136, Bushpanyah, Vikas Mang Extn. Delhi**

hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representative and permitted assigns) of the other part.

ALLOTTEE

WHEREAS vide letter of allotment No. **18** dt. **24.8.87** issued by Delhi Development Authority, flat No. **18** Block No. **8 S.D. No. 1** Sector No. **Basant Enclave** situated in **Basant Enclave** was allotted to the purchaser subject to limitation terms and conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and to have 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.



(Cost of flat + Servant Quarters)

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. **1,97,600/-** Rupees **one lac ninety seven thousand five hundred only** (Twenty) paid at the time of allotment and Rs. **20000/-** Rupees **Twenty thousand only** paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells releases and transfers, assigns and assures unto the aforesaid purchasers free hold ownership, rights in the said Flat No. **18** Block No. **8 S.D. No. 1** Sector **Basant Enclave** situated in **Basant Enclave** hereinafter referred to as the said property, more fully described in the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever. SUBJECT to the exceptions, reservations, covenants and conditions hereinafter contained that is to say, as follows.

ALLOTTEE

The Vendor accepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable, and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby subject to the payment of land revenue or other imposition payable or which may become

DELHI DEVELOPMENT AUTHORITY
Housing
Admn
Delhi

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.

In witness whereof Sh/Smt. B. Mangli ADI LABCHI for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh./Smt. Vimal Prakash Mittal the purchaser, has hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that flat No. 18 + S-2 no. 9 In Block No. — Sector —
in the layout plan of Housing Estate at Basant Enclave
Category II floor II & III
Signed by Shri/Smt. —

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

In the presence of:

(1) Shri/Smt. Maman Singh
DA/LABCHI

Signed by Shri/Smt. Vimal Prakash Mittal

AUTHORITY

Asstt. Dir/Supdt.
Lease Admn (Housing)
Delhi Development Authority
New Delhi.

ALLOTTEE

In the presence of:

(1) Shri/Smt. NARAYAN SINGH
609 ALIGANJ LODHI ROAD
N. DELHI

(2) Shri/Smt. MUNESH KUMAR
Munesh Kumar H-11-174 JWALANAGAR
PEER ROAD SHAHDRA
DEHLI-32

DDA/Press

This document of.....
Presented by Sh./Smt..... Vimal Prakash Mittal
S/o / V/..... Shri K.L. Mittal
R/.....
in the office of the Sub Registrar,
New Delhi, this..... day of..... 2000
between the..... Vikas Mang

Sub-Registrar-VII
New Delhi

Execution admitted by the said Vimal Prakash Mittal
Sh./Smt.....
S/o / V/o..... Andor (Mortg/Exe).
has been admitted by Shri.....
Sub-Registrar (Original Witness)
whereas I have been to me. Contents of
documents submitted to the parties who
understand the consideration and admit
them as parties.

Sub-Registrar-VII
New Delhi

Certified that the left or right
as the case may be and thumb
impression of the executant has
been affixed in my presence.

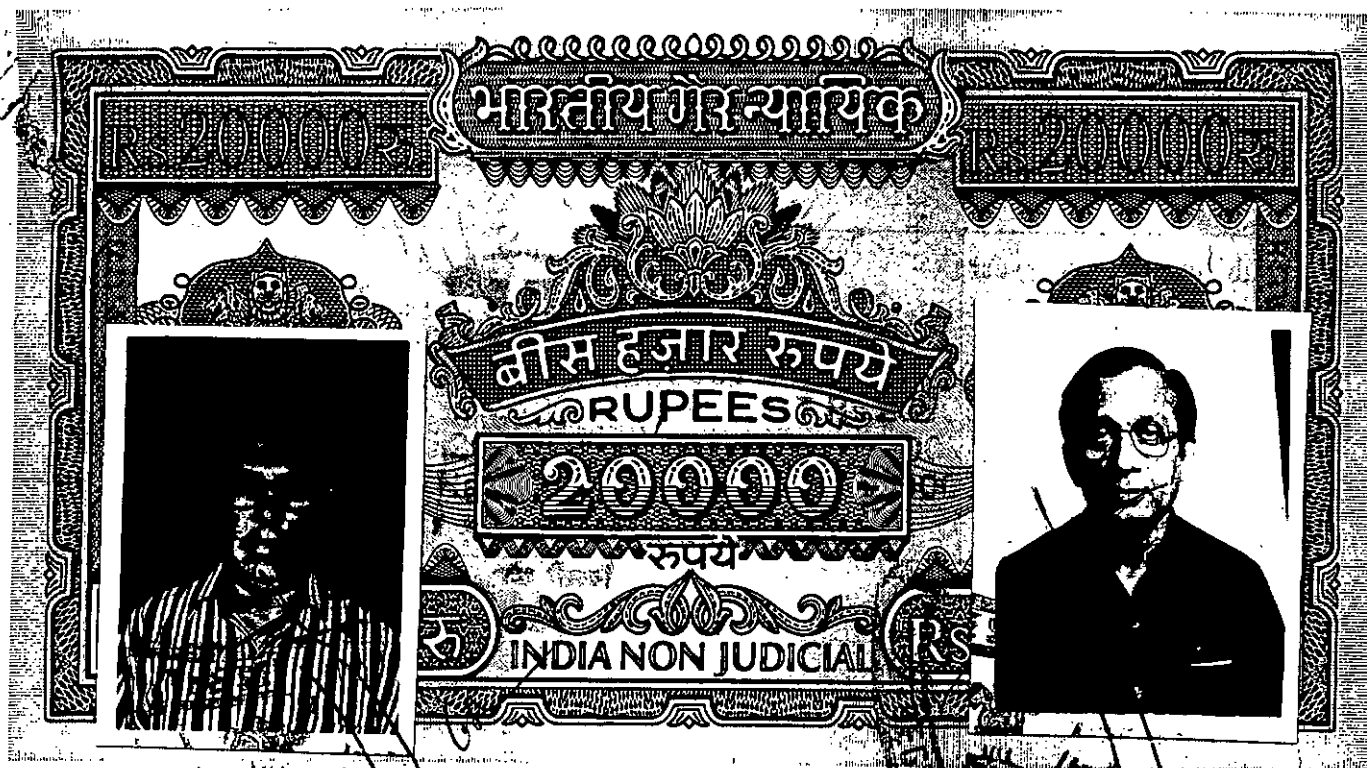
Sub-Registrar-VII
New Delhi

Having Satisfied myself that the document was
duly executed by Shri.....
to his Official Capacity, his attendance &
signature are dispensed with and document is
admitted to register

Sub-Registrar-VII
New Delhi

Registered No. 15193 in additional Book No. 115-116
Vol. No. 377 on Pages..... 2000
on this..... day of.....
and left thumb impression has/have been taken
in my Presence,

Sub-Registrar-VII
New Delhi



MR. G.C. MIRG
S.O. A-12252831

12695

30/11/02

SH. VIMAL PRAKASH MITTAL
DELHI-110056
0200 068483

SALE DEED FOR Rs.15,00,000/-

STAMP DUTY 5% @ Rs.75,000/-
TRANSFER DUTY 8% @ Rs.1,20,000/-

Total Rs.1,95,000/-

THIS SALE DEED is executed on this 30-11-2002, at New Delhi BY SH. VIMAL PRAKASH MITTAL S/o SH. K.L. MITTAL R/o 136, PUSHPANJALI, VIKAS MARG EXTENSION, DELHI (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

M/s. ARYAN COAL BENEFICATIONS Pvt. Ltd. at C-102, NEW MULTAN NAGAR, ROHTAK ROAD, NEW DELHI-110056 through its DIRECTOR SH. G.C. MIRG S/o SH. C.R. MIRG (hereinafter called the 'VENDEE' (which expression wherever the context so requires shall mean and include their successors and assigns) the party of the second part.

[Signature]
Director

Contd...p2/-

[Signature]

Deed Related DetailDeed No. 150004/1 WITHIN MC AREA

Tehsil/Sub Tehsil Sub Registrar IX

Village/City

Basant Enclave

Place (Segment)

Basant Enclave

Soil Type Residential

Area of Soil

1.200.00 वर्ग फुट

Area of Building

वर्ग फुट

Building Type Class A

Building Type Class A

Building Type Class A

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Value 1,500,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Value of Stamp Duty 195,000.00 Rupees

Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Vimal Prakash Mittal S/o, W/o K.L.Mittal R/o 136, Pushpanjali, Vikas Marg,
Delhi in the office of the Registrar/ Sub Registrar, Delhi this 30/11/2002 day Saturday
between the hours of

Signature of Presenter

Registrar/Sub Registrar

Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Vimal Prakash Mittal
and Shri/Smt/Km. G.C.Mirg

Who is/are identified by Shri/Smt/Km. R.K.Sharma S/o W/o D/o Late. B.R.Sharma R/o 21E, Basant Vill.
N.Delhi and Shri/Smt/Km. Sandeep Kumar S/o W/o D/o S.S.Sharma R/o III/118, North West, Moti Bagh, N.Delhi

(Marginal Witness No. II is known to me. Contents of the document.

Contents of the document explained to the parties who understand the conditions and admit them as correct.
Having satisfied myself that this document was duly executed by Shri/Smt/Km Vimal Prakash Mittal

in his officially capacity, his attendance and signature are dispensed with and document is admitted to registr

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs.1,500,000.00 Rupees fifteen lakh Only.

The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/Mortgagor(s) by Sh./Smt.G.C.Mirg S/o, W/o C.R.Mirg C-102, New Malan Nagar, N.Delhi R/o R.K.Sharma Sandeep Kumar

vendee(s)/Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid witnesses.

Date 30/11/2002

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi



02CC 068482

::2::

WHEREAS VENDOR is the absolute owner and in physical possession of Flat No.18, on FIRST & SECOND FLOOR (DUPLEX) situated at BASANT ENCLAVE, NEW DELHI allotted by the DDA vide File No.15(19)79/SFS/III to the VENDOR by virtue of Conveyance Deed Regd. as Doc. No.15193 in Additional Book No.I, Volume No.377 on pages 115 to 116 dated 20-10-2002 registered in the office of the Sub-Registrar, New Delhi, (hereinafter called the said Flat) *along with Servant Quarter No.9 (Included in referred said Flat)* *mm*

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.15,00,000/- (Rupees Fifteen Lac only) and the VENDEE has agreed to purchase, acquire and possess the said Flat free from all encumbrances, charges, liens, dispendens, claims, attachments whatsoever at or for the above mentioned consideration on the terms and conditions herein contained. *mm*

Contd...p3/-

Director

Director

Reg. No.

6297

Reg. Year

2002-2003

Book No.

1/1-25/11/02

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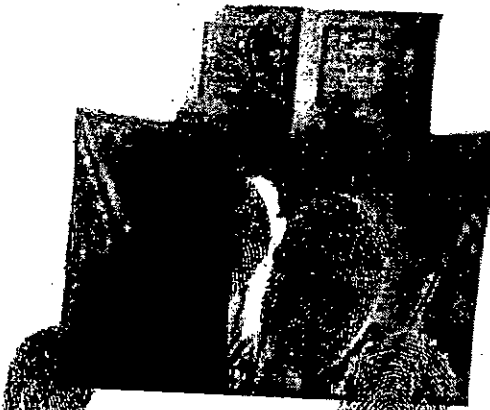
परी/पेशवा

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परी/पेशवा

परी/पेशवा



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह



Signature of 1st Party

Ist Party

IInd Party

1st Party विक्रेता :-

Vimal Prakash Mittal

2nd Party क्रेता :-

G.C.Mirg

Witness गवाह

R.K.Sharma

Sandeep Kumar

Certificate (Section 60)

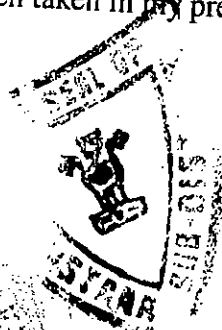
Registration No. 6,297 in Book No. 1 Vol No 824

Page 56 to 66 on this date

30/11/2002 day Saturday

Left thumb impressions have/has been taken in my presence.

30/11/2002



Sub Registrar

Sub Registrar IX

New Delhi/Delhi



02CC 068481

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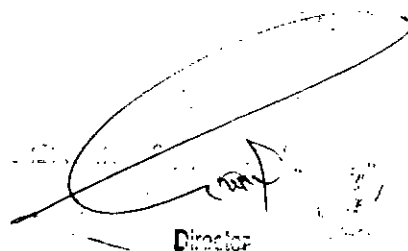
NOW THIS SALE DEED WITNESSES AS UNDER:

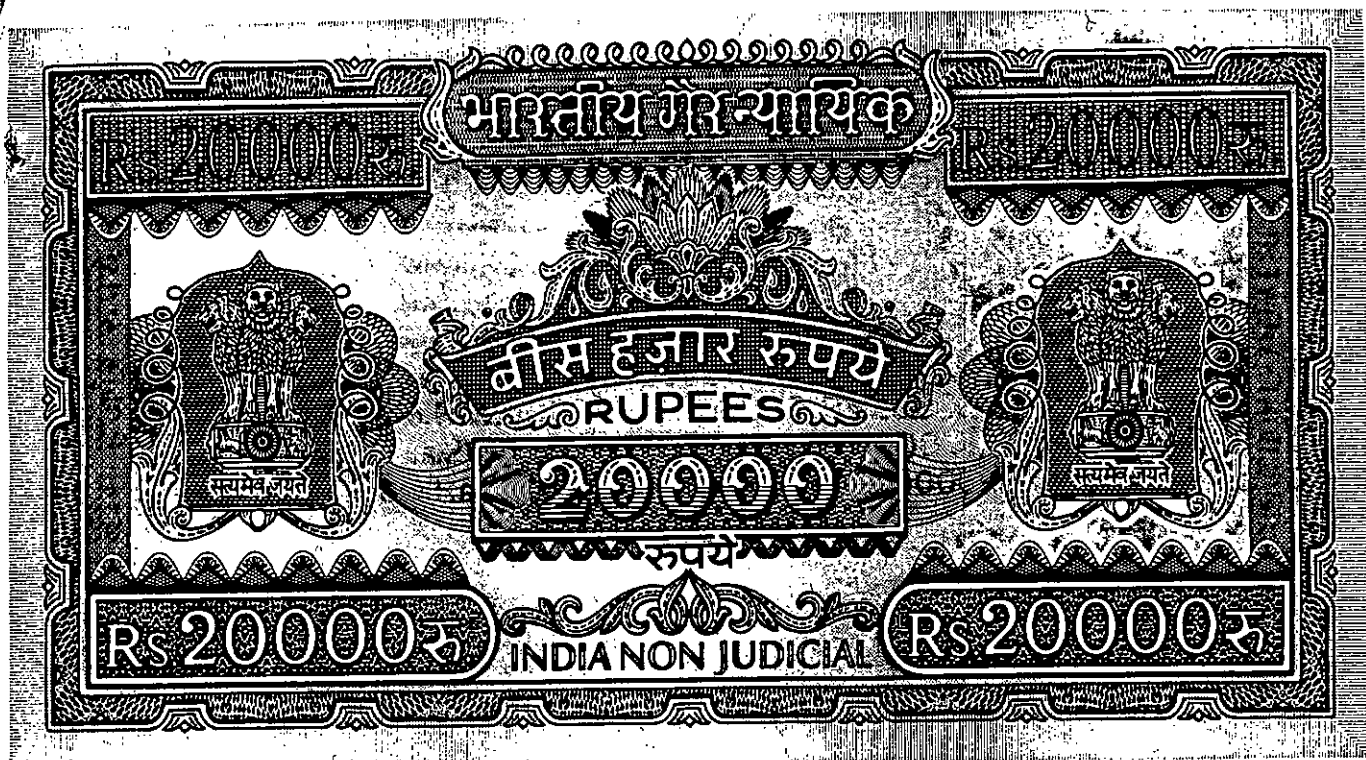
1. That the VENDOR hereby sell, transfer, convey and assign all his rights, interests, liens and titles in the said Flat unto the VENDEE, To Have and Hold the same absolutely and forever, for a total sale consideration of Rs.15,00,000/- (Rupees Fifteen Lac only). That the VENDEE has paid the entire sale consideration amounting to Rs.15,00,000/- (Rupees Fifteen Lac only) to the VENDOR as follows:-

Amount	DD/Cheque No.	Date	Drawn on
Rs.15,00,000/-	062237	29-11-2002	INDIAN OVERSEAS BANK PASCHIM VIHAR, NEW DELHI-110063

the receipt of the aforesaid sale consideration of Rs.15,00,000/- (Rupees Fifteen Lac only), the VENDOR hereby admits and acknowledge full and final payment.

Contd...p4/-


Director



02CC 068480

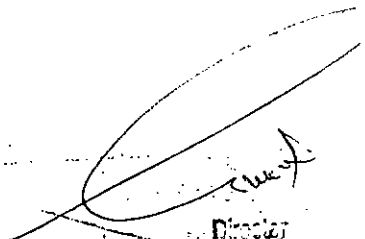
1411

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 without any interference from the VENDOR.

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 without any interference from the VENDOR.

Contd...p5/-


Director





02CC 068479

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5. That the house taxes, electricity charges, water charges, cesses, rates 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 VENDEE same would be the absolute liability of the VENDEE & the VENDEE would have to pay the same.

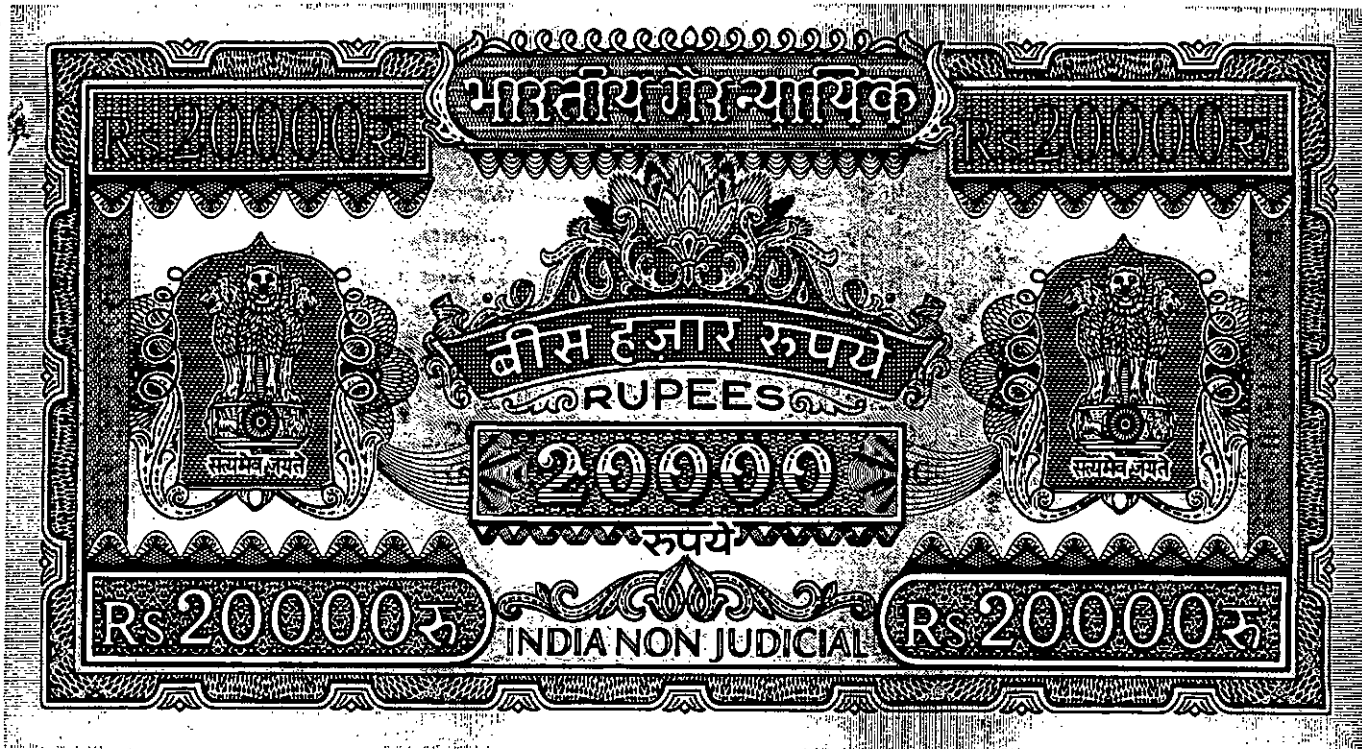
6. That the VENDOR hereby assure the VENDEE that he shall not create any charge over the said Flat after the execution of deed and that the said Flat is free from all encumbrances, mortgages, gifts, decrees, charges, liens, lispendens, claims, attachments, disputes whatsoever and if proved otherwise, then the VENDOR shall be liable to indemnify the VENDEE in full upto the extent of loss sustained by the VENDEE.

Contd...116/-

Director

Director

[Signature]



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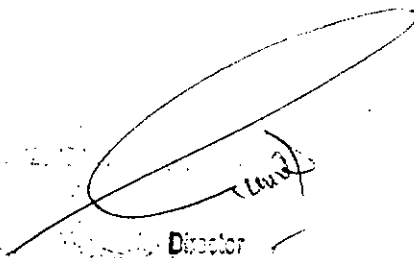
11611

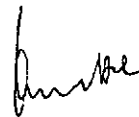
7. The VENDEE is free to deal with the said Flat in any manner it deem fit including the right to make additions, alterations and further construction.

8. That the VENDOR declares, verify and state 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 form a part of this agreement.

9. That the VENDIE is liable to pay and has paid the stamp duty and registration charges in respect of this sale deed.

Contd...p7/-


Director





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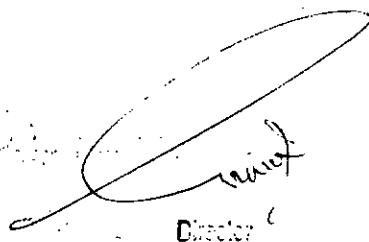
::7::

10. That the VENDOR and VENDEE are Indian Nationals.

11. That notwithstanding, anything contained herein or elsewhere, the expression "VENDOR" herein shall mean and include any or all of its constituents and all the constituents shall be jointly and severally, liable and responsible for the performance/discharge/compliance/execution of all the obligations, terms, conditions and covenants of these presents.

12. That with the sale of the said Flat, the VENDOR is left with no rights, title and interest in the entire/said Flat, which has now become the exclusive property of the VENDEE.

Contd...p8/-


Director





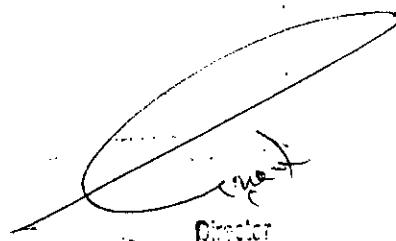
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13. That the VENDOR hereby assure the VENDEE as follows:

a) That the said Flat is free from all encumbrances, charges, liens, independent, attachments, trusts whatsoever or howsoever.

Contd...p9/-


Director





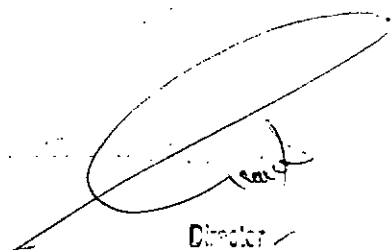
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b) That excepting the VENDOR, nobody else has any right, title, interest, claim or demand whatsoever or howsoever and in respect of the said Flat.

c) That excepting as stated above, there is no other subsisting agreement for sale in respect of the said Flat in favour of any other person(s) except with VENDEE.

Contd...p10/-


Director



02BB 109361

::10::

d) 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.

Contd...p10/-

For Director

1111

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchase the said Flat and in the event the VENDEE suffers any loss for entering into the aforesaid transaction, the VENDOR agree and undertakes, to indemnify the VENDEE for such losses.

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

WITNESSES:

1.

R. K. Sharma
RAKESH SHARMA
S/o B. R. SHARMA
21/E Barand G. — U.D. 57
R No- P03092002331124

2.

Sandip (SANDIP)
S. S. Sharma
Pro Suptd of Plant & Equipmt
N. B. P. B. L.
R. No- P091051967

[Signature]
VENDOR

[Signature]
Director
VENDEE