

**DELHI DEVELOPMENT AUTHORITY**  
**Commercial Estate**

By Courier/ RAD/Speed Post

**DEMAND LETTER**

Let No. F57(11)/2006/CE / 1 / -  
File No. F57(11)/2006/CE

DATED: 22-11-2006

To, MR. SOMESH VERMA  
B-228 YOJANA VIHAR, DELHI 110092

**Subject : Allotment of Plot/Unit No** OFF 4 **Pocket No. .** **Block** **Sector**  
**Floor** FIRST FLOOR **measuring -** 65.67 **sq. mts.**  
**scheme** C.S.C AT PLANNING COMMISSION (YOJANA VIHAR)

Dear Sir / Madam,

This is with reference to the allotment of the property (details mentioned above) to you in response to your Tender 08/11/06 deposited on

**You are requested to deposit the sum of Rs.2,479,545.00 within 30 days of issue of this letter** as per the details mentioned below by Demand Draft in favour of Delhi Development Authority in the branches of Central Bank of India or State Bank of India, at Vikas Sadan, INA, New Delhi - 110023. Kindly use the attached challans to facilitate electronic verification of payments made by you.

**Property Details : Scheme** : C.S.C AT PLANNING COMMISSION (YOJANA VIHAR)

Unit No. / Plot No.	:	OFF 4	
Floor	:	FIRST FLOOR	
Area in sq. meters	:	65.670	
Balcony Area (sq mt)	:		
Courtyard Area (sq mtr)	:	0.00	Mezz. Area (sq. mtr) : 0.00
Basement Area (sq. mtr)	:	0.00	Terrace Area (sq. mtr) : 0.00

Use	:	OFFICE
Head of Account	:	Nazul II account
Payment Head	:	Cost

**Head of Account**  
**Payment Head**  
**Payment Breakup :**

Head	Head Value
TOTAL PREMIUM OF THE UNIT / SHOP	Rs. 3,306,000.00
LESS: ALREADY PAID / EARNEST MONEY	Rs. 826,500.00
DOCUMENTATION CHARGES	Rs. 45.00

<b>Net Payable Amount</b> (after deducting earnest money, if any) :	<b>Rs. 2,479,545.00</b>
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**Interest on delayed payment :**

Please note in case the payment is not made within 30 days of issue of this letter ie. by **22-12-2006**, interest for delay will be chargeable as follows:-

The interest shall be chargeable @ 15% compounded and compounding shall be done on the last day of the accounting year of the DDA.

- 1). The interest is applicable only on the delayed amount out of the total amount due.
- 2). Interest is computable on every 15 days basis eg. if the payment is delayed for 1 to 15 days interest is applicable for 15 days. Similarly if the delay is for 16 to 31 days interest is applicable for 30 days and so on.
- 3). No regularization of allotment is possible beyond 180 days delay in payment. If the complete payment with interest is not made within this period, the allotment shall stand cancelled automatically and no refund will be applicable in such cases.

In case of delay upto 180 days, you may compute the interest on your own as per above guidelines and make the payments by using one set of the attached challans. Kindly note that separate code should be indicated for principle and interest in the challan.

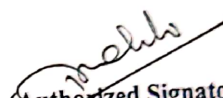


Following documents are enclosed which will be required by you for the making payments / taking possession of the unit. Please also see the enclosed instructions in this regard.

- |  |                                     |
|--|-------------------------------------|
| * Unsigned conveyance deed                                 | 4 copies in original                |
| * Plan   | 1 copy                              |
| * Affidavit on Instructions                                | 1 copy                              |
| * Computerized Challans                                    | 3 sets, each consisting of 4 copies |
| * Specimen for undertaking, Affidavit, Declaration Form-II | 1 copy each                         |

In case of any query, you are welcome to contact us at [ddashop@hotmail.com](mailto:ddashop@hotmail.com). But do quote your file no. indicated on this letter in any future correspondence. This will help us to revert back to you quickly. You are also welcome to meet us on any Monday or Thursday between 2:30 p.m. to 5:30 p.m. for any clarification / guidance in this regard.

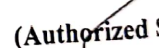
Yours Faithfully,

  
(Authorized Signatory)  
Delhi Development Authority

Copy To:

1. Income Tax Officer/CR Building
2. SO (EZ)
3. Zonal Assessors and Collector of Property Tax MCD
4. FAH

Yours Faithfully,

  
(Authorized Signatory)  
Delhi Development Authority

Land Department

CP





# CONVEYANCE DEED

(Freehold)

File No. 53756 dated 31/17  
Certified that Commercial Estate properly  
stamped under section 32 of the Indian Stamp  
Act. The stamp duty Rs. 165300  
Transfer duty Rs. 264480 has been  
Total Rs. 429780 deposited vide Treasury/Bank challan/receipt  
No. 33787 dated 31/17

This deed of conveyance made on this 15-12-07 day of December, 2007 between President of India, New Delhi of  
called "THE VENDER" through DDA, Vikas Sadan, New Delhi (which expression shall unless  
excluded by or repugnant to the context be deemed to include his successors in office and assigns) of  
the one part and Shri/Smt/MS MR. SOMESH VERMA S/o MR. H.R. VERMAR/o B-228  
YOJANA VIHAR, DELHI 110092 hereinafter called "The purchaser" (which expression shall unless  
excluded by or repugnant to the context be deemed to include his/her heirs, administrators,  
representatives and permitted assigns) of the other part.

WHEREAS Scheme C.S.C/JAT PLANNING COMMISSION (YOJANA VIHAR) Unit No  
OFF 4 Block Sector Pocket Area 65.67sq.mtr. Courtyard Area sq.mtr. Covered balcony area  
Floor situated in Yojana Vihar was allotted to the purchaser by Delhi Development Authority  
vide allotment letter No. F57(11)/2006/CE /1 dated..... against a consideration of Rs  
3,306,000.00 (Rupees Thirty Three Lacs Six Thousand ) which has been received subject to  
limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said  
purchaser has applied to the Vendor to execute the Conveyance Deed for free hold ownership rights in  
the said demised property allotted to him and physical possession thereof has been handed over to  
him on ..... and this deed is being executed accordingly of the said demised property subject  
to terms & conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs 826500.00  
/- (Rupees Eight Lacs Twenty Six Thousand Five Hundred ) Paid at the time of allotment  
and Rs 2479500.00 (Rupees Twenty Four Lacs Seventy Nine Thousand Five Hundred ) was paid  
in fore the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the  
aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants,  
conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser free hold  
ownership, in the said Scheme C.S.C/JAT PLANNING COMMISSION (YOJANA VIHAR) Unit  
No OFF 4 Block No Sector No Pocket Floor FIRST FLOOR situated in Yojana Vihar .  
hereinafter referred to as the said property), more fully described in the schedule hereunder for greater  
clearness and shown on the layout plan 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 hereafter contained, that is to say as follows.

1. The Vendor excepts 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 together with full liberty at all times for the vendor, its  
agents

Lease Administration Officer  
Commercial Estate  
Delhi Development Authority



workmen, to enter upon all or any part of the property to search for, win, make merchantable and  
away the said mines, and minerals under or upon the said property or any adjoining lands of the  
and to lay-down the surface of all or any part of the said property and any building under or  
thereafter to be erected thereon making fair compensation to the purchaser for damage done unto  
thereby, subject to the payment of land revenue or other imposition payable or which may  
become lawfully payable in respect of the said property and to all public rights or easement affecting  
the same.

2. That notwithstanding execution of this Deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Layout 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 byelaws of the appropriate Municipal or other authorities for the time being in force.

4. The said shop is allotted on the basis of 'as is' and the purchaser cannot make any alteration/addition/encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deems proper.

All fees, taxes, charges, assessments, Municipal or otherwise and other levies of whatsoever nature shall be born by the allottee/purchaser.

5. If it is discovered at any stage that the allotment or this deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.


6. That the purchaser shall abide by the terms & conditions of allotment/auction/tender, which shall be treated as a part of these presents.

7. That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.

8. That the vender hereby conveys the free hold right only in respect of built up portion of which physical possession has been handed over.

It is further declared that the purchaser shall not have any roof rights, rights with respect to common walls, common portions etc. Any addition alteration shall be deemed as breach of this condition. However, the purchaser shall have right to keep common walls, common portion, roof, ways, corridors, and staircase etc. clean and in good condition.

The purchaser/allottee shall enroll himself as a member of Regd. Agency to be formed and registered under and comply with the obligations provided in the said regulations for the purpose of maintenance of common portion and common services at its own cost to the satisfaction of the Authority as in accordance with the provision of agreement. The purchaser/allottee shall pay to the Regd. Agency the charges for the purpose as decided from time to time.

  
Lease Administration Officer  
Commercial Estate  
Delhi Development Authority

stamp duty and registration charges upon this instrument shall be borne by the purchaser.  
transfer shall be deemed to have come into force with effect from the date of registration of the

In witness where of Shri/Smt ..... Ram Dan .....  
For and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand  
Shri/Smt **MR. SOMESH VERMA** the purchaser, the hereunto set his/her hand day and year first  
above written.

**THIS SCHEDULE ABOVE REFERRED TO**

All that Scheme C.S. **JAT PLANNING COMMISSION (YOJANA VIHAR)** Unit No **OFF 4** at  
Sector Block No Pocket Floor **FIRST FLOOR** in the layout plan of **YOJANA VIHAR** and  
consisting of **65.67** Sq Meters Courtyard Area **0** Mezzanine Area **0** Terrace Area **0** Covered  
Balcony area sq mtrs or thereabouts bounded as follows: -

cent NORTH POST OFFICE  
EAST CORRIDOR  
SOUTH CORRIDOR  
WEST OPEN BELOW

Signed by Shri/Smt ..... Ram Dan .....  
for and on behalf of and by the order and direction of the President of India (vendor)

Lease Administration Office  
(VENDOR)  
Commercial Estate  
Delhi Development Authority

In the presence of:

(1) Shri/Smt.....

Signed by Shri/Smt ..... SOMESH VERMA .....  
Collector of Stamps  
Delhi Development Authority

Danub  
(PURCHASER)

In the presence of:

(1) Shri/Smt.....

(2) Shri/Smt.....

H. R. VERMA, B-228 Yojana Vihar Delhi 110052  
O. P. BHATIA B-186, Yojana Vihar, Delhi-12

CHARMVIR



Deed Related Detail

Name		CONVEYANCE		CONVEYANCE WITH IN MC AREA	
<u>Detail</u>					
Sub Registrar VII	Sub Registrar VII	Area of Building	0	चौक फुट	
Others	Others	Building Type	Class A		
Property Type	Commercial				
Area of Property	0.00		0.00		0.00
<u>Money Related Detail</u>					
Consideration Value	3,306,000.00 Rupees	Stamp Duty Paid	264,480.00 Rupees		
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 Rupees		
This document of		CONVEYANCE		CONVEYANCE WITH IN MC AREA	
Presented by: Sh/Smt.		S/o, W/o		R/o	

POI

in the office of the Sub Registrar, Delhi this 19/02/2008 day Tuesday  
between the hours of

  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. Mr Somesh Verma

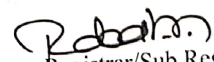
Who is/are identified by Shri/Smt/Km. O.P. Bhatla S/o W/o D/o Charan Das R/o B196B Yojna Vihar Delhi

a Shri/Smt./Km H.R.Verma S/o W/o D/o K.C.Verma R/o B228 Uojna Vihar Delhi

(Marginal Witness). Witness No. II is known to me.

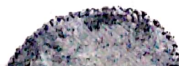
Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

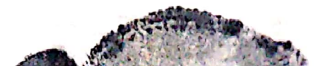
  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

Date 19/02/2008









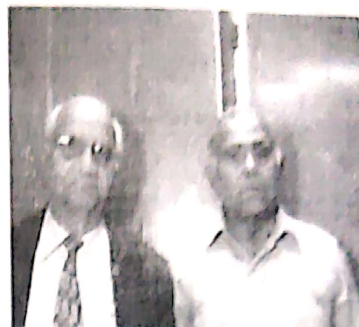
Reg. No.  
3167

Reg. Year  
2008-2009

Book No.  
1



Ist Party



IInd Party

द्वितीय पक्ष

Witness

गवाह

Ist Party

IInd Party

Ist Party प्रथम पक्ष :- POI

IInd Party द्वितीय पक्ष :- Mr Somesh Verma

Witness गवाह O.P. Bhatla, H.R.Verma

**Certificate (Section 60)**

Registration No.3,167 in additional Book No.1 Vol No 2,865

on page 65 to 68 on this date 19/02/2008 day Tuesday

and left thumb impressions has/have been taken in my presence.

  
Sub Registrar

Sub Registrar VII

New Delhi/Delhi

Date 19/02/2008



दिल्ली नगर निगम  
MUNICIPAL CORPORATION OF DELHI



Form CI-1

Visit us at : www.mcdonline.gov.in

नाम/Name  
पता/Address

श्री. Sonresh Verma  
04, (FF), CSC, B-Block

सम्पर्क/Contact No.  
उद्देश्य/Purpose

योगेश विहार, दिल्ली-92

रसीद/RECEIPT

No. : DK

दिनांक/Date

विभाग/Department

क्षेत्र/Zone

49150

28/06/18

Below mentioned amount received, will be credited to the concerned accounts.

लेखाशीर्ष/Head of A/c	विवरण/Particulars	राशि/Amount
15-01-02	प्रत्यक्ष रूप से 2018-19 of Eight Thousand Seven Hundred eighty rs	8780-

राशि (शब्दों में)/Amount (in words)

नकद/चैक/डी.डी.नं./Cash/Cheque/DD No.

WD 366

बैंक/Bank

Katek

शाखा/Branch

कुल/Total

8780-

चैक भुगतान स्वीकृत होने की स्थिति में।

Cheque subject to realisation/authorisation.

.P. [ ]

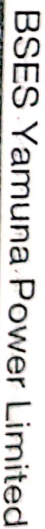
Job 988-1000 books 100x 3-05-01-2018

Signature of  
Personnel Issuing Receipt  
with Name & Designation



Scanned with OKEN Scanner





करीब एकता अथवा सीए नम्बर सात में (रखें)

Due Date(रुप तिथि):  
13-05-2019

Name \_\_\_\_\_

DELHI 110092

26-04-2019

: Non.Domestic [ LT ] (Up to 10 kW)

### Bill Basis

०११-३९९९८०८

[illegible]

Current Period Charges (वर्तमान अवधि का शुल्क) (25-03-2019 to 24-04-2019)

[illegible]

Arrears / Refunds (अर्बान्स / रीफंड्स)		Late Payment Surcharge (LPSC)	Other Charges, if any*	Total Charges Payable	Rebate / Subsidy (रिबेट / सब्सिडी)	Net Amount Payable
Amount (राशि)	Period to which it relates (जिस अवधि से संबंध है)	(दो से भुगतान पर अतिरिक्त)	(अन्य शुल्क, यदि हो तो)	(कुल देय शुल्क)	(रिबेट / सब्सिडी)	(नैट देय राशि)
(4497.21)			(4029.69)	3240.24		3240.24
Amount not immediately payable, if any: (राशि जो तुरंत देय नहीं है, यदि हो तो)		₹	Reasons (कारण)			

**Bill Amount Payable**

**Bill Amount Payable**  
(बिल देय राशि)

Service line cum Development Charges paid	₹ 7000.00	Security Deposit with DISCOM	₹ 45000.00
गुप्तान विकास चार्ज (सर्विस लाइन विकास शुल्क)		(सुरक्षा के धन जमा सुरक्षा राशि)	
Interest accrued for FY 2018-19	, already adjusted in bill No.		
100095011941 (generated for the period 26-03-2019 to 24-04-2019)			₹ (4029.69)
Interest for FY 2019-20	will be adjusted in your first bill to be generated in FY		2020-21

₹ 3240.00	(बिल २५ का ३३)
<b>Due Date of Payment.</b>	
(गुप्तान देय तिथि) 13-05-2019	

If payment is made after the due date, LPSC for the delay, shall be charged in the next bill (निगत तिथि के बाद भुगतान करने पर इस दिनांक हेतु आगे बिल में एलपीएससी जोड़ दिया जाएगा)

Section 56(1) of the Electricity Act, 2003

**IMPORTANT MESSAGE (महत्त्वपूर्ण सूचना)**

Interest on security deposit has been credited @ 8.15% for Apr-18 to Mar-19 p.a. for the period 01/04/2018 to 31/03/2019 and C.D.D.S. of Rs.409.69/- u/s 194A of IT Act of 1961. Power Purchase Adjustment Charge (PPAC) @ 4.50 % has been levied on energy & fixed charge w.e.f. 01/02/2019. In case any variation in STD charges noted, consumer may visit divisional office for requisite correction. Pension Surcharge @ 3.8% has been levied on energy & fixed charge w.e.f. 01/02/2019. The amount of Security Deposit against your connection is mentioned