

M/s R.C.Sood & Co. Ltd.,  
Eros Cinema Building,  
Jangpura Extension,  
New Delhi-14.

Subject:- "ANUPUM BHAWAN" at Plots A-1/3, Naniwala Bagh,  
Near New Subzi Mandi, Azadpur, Delhi.

Dear Sirs,

In compliance with the terms and conditions as specified in the Allotment letter and subsequent letters, I/we have on this 3<sup>rd</sup> day of Feb 1986 taken actual physical possession of my/our flat/shop/loft/storage space No. 2 in Ground floor in "ANUPUM BHAWAN" measuring 371 Sq.ft. covered area.

I/We am/are fully satisfied as regards to the quality of construction and material used. The fixtures and fittings of my/our flat/shop/loft/storage space are intact.

I am aware of the conditions of the agreements and will ensure the safety instructions issued by Delhi Administration/ fire authority etc. and will pay particular attention to the following:-

- a) The space will be utilised for the purpose of office/showroom only for material of non-hazardous and non-combustible nature.
- b) The partitions of the flat will not be made upto ceiling to avoid lack of ventilation in the partitioned cabin.
- c) We will provide the following fire extinguisher in our premises:
  - (i) One No.CO2 fire extinguisher of 3 Kg capacity;
  - (ii) One No.Water CO2 fire extinguisher of 9 litre capacity;
- d) Any addition/alteration in the electrical installation made after occupation will be of standard description and will always be maintained in the proper order.
- e) The sign board and hoardings will be displayed at the specified places only.

P.T.O.

AFFIDAVIT

Affidavit of ~~Shri/Smt.~~ M/S Punjab Kashmir Finance (P) LTD  
son/wife/daughter of Shri \_\_\_\_\_  
resident of 19 G.T Road Jalandhar

I, \_\_\_\_\_ son/wife/daughter  
of Shri \_\_\_\_\_ aged about \_\_\_\_\_ year  
resident of \_\_\_\_\_

\_\_\_\_\_ do hereby solemnly declare as under :-

1. That I have already taken over the possession of Shop/Flat/Storage  
Space No. 2 on Ground Floor having a covered area of 371 Sq.f  
in the Building known as Prompts Bhawan at A/3 Narwalp  
Bagh Anandpur New Delhi, from the Promoter-owners M/s. R.C.  
Sood & Co. Limited, New Delhi, on my own behalf and on behalf of \_\_\_\_\_

\_\_\_\_\_ who are the co-purchasers of the said \_\_\_\_\_ in accordance  
with the terms and conditions of the agreement dated \_\_\_\_\_ and  
any other subsequent commitments with the Promoter-company, if any.

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Rajinder Singh Senohy

2. That I have satisfied myself as regards the quality of construction, the materials used and the fixtures and fittings provided therein and the shape and location of the said Space in the Building, and have no right to raise any objection at any later date or raise any claims of any kind whatsoever against the promoter-company or their representatives or nominees.
3. That I/we have committed myself/ourselves to pay a ground rent of Rs. 1113-00 (Rupees One thousand one hundred and thirteen only) per annum as my/our share in respect of the space allotted to me/us, to the Promoters or their nominees in advance or before the \_\_\_\_\_ every year.
4. That in the event of any increase in the ground rent by the M.C.D./D.D.A. from the present ground rent of the whole Plot/Building Anupam Bhanu A/3 Nandwal Bapu Bhanu I/we shall be liable to pay the increased ground rent proportionately. The ground rent would be paid irrespective of the fact that the said flat/shop/storage space is occupied or not.
5. That I/we have agreed to pay to the Promoter-Company or their nominees an amount calculated at the rate of 7 NP (Seven np) per Sq.ft. per month (or such other amount that may be fixed by the Promoter-Company or their nominees from time to time keeping in view the escalation in prices) on the area allotted to me/us as my/our contribution for Replacement Fund to be established for replacement/addition of capital assets such as lifts, pumping sets, water mains cables, etc., etc. in the Building Anupam Bhanu A/3 Nandwal Bapu Bhanu as and when the same may be required to be replaced. The amount for the full year shall be paid on or before the \_\_\_\_\_ every year in advance.
6. That I/we shall further be liable to pay an amount of 25 NP (twenty five NP) per sq.ft. per month (or such other amount that may be fixed from time to time by the Promoters or their nominees keeping in view the escalation in costs) for general maintenance of the common services in the building such as lifts, common lights, cleanliness of the common areas, etc., etc. The amount shall be payable every six months in advance.
7. That alternatively, I/we shall make an arrangement with my/our tenants if any to pay any of the amounts directly to the Promoters or their nominees mentioned in foregoing paragraphs above out of the rent payable to me/us but non-payment by the tenant would not absolve my/our liability to make these payments. That the payments mentioned in paragraphs 5 & 6 shall be payable by me/us or from \_\_\_\_\_ irrespective of the fact whether the shop/flat/storage space is occupied or not.

(Contd page 3)

Rajiv Singh

8. That I/we would be liable to pay all kinds of taxes including property taxes or any other taxes that may have been levied or will be levied by the Civic authorities or by any Government authorities as purchaser(s), owner(s), occupier(s) or beneficiary(s) of the said flat/property. In the event of the same being levied on the entire building, the proportionate share of the same, keeping in view the area or the rental value or ownership value as the case may be, shall be payable by me/us to such authorities or to the Promoter-Company if such a demand is made from the Promoter-company. The apportionment of such taxes (in the event of a joint demand) as my/our share as done by the Promoter-company or their nominees shall be final and binding on me/us.

9. That I/we have paid a total sum of Rs. 185,000 / Rupees One Lakh Eighty five Thousand five hundred only (only) to M/s. R.C. Sood & Co. Limited as full payment towards cost in respect of the allotment to me/us of the said flat of a covered area of 371 sq.ft.

10. That I/we am/are bound by all the terms and conditions of the said agreement dated 9/11/88 and this affidavit is to be read along with the said agreement.

11. That till such time a separate Electric Meter is provided for the flat, I/we shall be bound to pay the Electricity charges as may be apportioned by the Promoter-company out of the total consumption, irrespective of the fact whether the space is occupied or not. That the decision of the Promoters shall be final and binding on me/us.

12. That water charges as may be apportioned by the Promoters will be payable by me/us as no separate Meter will be fixed.

I/we, however, shall have the right to make arrangements for the payment of the electricity and water charges directly by the tenants, if any, to the Promoter-Company.

13. In case of non-payment as committed in this Affidavit the Promoters or their nominee(s) shall be entitled to disconnect electric or water supplies to the said shop/flat/storage space besides any other action for the recovery of the dues or otherwise.

14. That I/we have agreed to maintain a security deposit of Rs. 185,000 (Rupees One Lakh Eighty five thousand only) towards payment of common service charges, etc. etc. The provision of the security however, does not absolve me/us for making the payments regularly as agreed.

15. That I/we are bound by the terms of the agreement signed with the promoters earlier at the time of booking the flat.

Such charges would be subject to periodical increase in proportion to the relative increases in the costs of the inputs and for that purpose the yard-stick of the living index as published by Delhi Administration from time to time may be applied as a guideline.

Deponent.

Rajiv R. Sood



VERIFICATION

I, \_\_\_\_\_, the  
above mentioned deponent, do hereby solemnly affirm and declare that  
the above affidavit is true to the best of my knowledge and belief  
and nothing has been concealed therefrom.

Verified at Delhi this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Rachin Raj Sena  
Deponent.

That all the statements made and commitments made in this  
affidavit are true, binding and acceptable to us as co-sharers of  
the said \_\_\_\_\_ space purchased by us jointly  
with the deponent Shri \_\_\_\_\_.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Rachin Raj Sena  
Deponent.



## ASSESSMENT AND COLLECTION DEPT. NT

(SPECIAL ASSESSMENT UNIT)

Minto Road Complex, Viveka Nand Marg, New Delhi

No. Tax/SAU (A&amp;C)/86.....971 B-

Dated.....9/7/86

To

Sh./Smt. The Punjab Kashmir Finance (P) Ltd.,

19, G.T. Road,

Jullundur (Punjab)

Sub. :- Assessment/Mutation in respect of Flat No. G-2/A-1/3 at Manswala Bagh.

Dear Sir/Madam,

Reference this office/your letter No. ....7.... dated X.....

you are requested to attend the office in Room No. ....10.... on 16-7-86  
at 12-30 along with the following documents :-

1. A copy of Purchase Agreement.
2. A copy of Possession letter.
3. A copy of Rent Agreement, if the flat is on rent.
4. If the flat is in self use or lying vacant, an affidavit to this effect, sworn on Rs. 2/- non-judicial stamp paper duly verified by a Notary Public.
5. Deposit Transfer Duty @ 5% of the purchase price and enough a Bank Draft in favour of 'Municipal Corporation of Delhi'

If you fail to attend this office in person or through your authorised representative, the case will be decided ex-parte on the basis of the information available at site, which please note.

Yours faithfully,

Dy./Asstt. Assessor &amp; Collector (SAU)

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Dy. Assessor & Collector  
Special Assessment Unit

St. Rofan  
m/S.R.E. Sood  
P. P. P. P. P. P.  
3 (Chien)  
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25/7/86

# R. C. SOOD & COMPANY LIMITED

FILM EXHIBITORS □ COLONISERS AND GENERAL FINANCIERS  
EROS CINEMA BUILDING, JANGPURA EXTENSION, NEW DELHI-14. Telex : 031-4245 EROS IN, Cable : EROS EXIT  
Phones : 694304-5-6, 615482 & 694642

December 17, 1985.

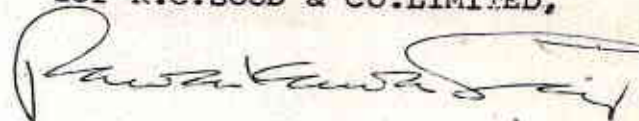
## TO WHOM IT MAY CONCERN

This is to certify that The Punjab Kashmir Finance (P) Ltd., 19, G.T.Road, Jullunder have made the following payments on account of Space No.2 on Ground Floor having a covered area of 371 sq.ft. at ANUPUM BHAWAN ,Plot No. A-1/3, Naniwala Bagh, Azadpur, Delhi.

<u>S.No.</u>	<u>Particulars</u>	<u>Amount</u>
1.	M.C.D.'s Transfer fee	100.00
2.	Security Deposit	1855.00
3.	Ground rent	1113.00
4.	Plot Lease Registration charges	2226.00
5.	Replacement fund	311.64
6.	Maintenance charges	1113.00
7.	Electric service connection charges	4981.00
		<u>11699.64</u>

(Rupees eleven thousand six hundred ninety nine and paise sixty four only).

for R.C.SOOD & CO.LIMITED,



DIRECTOR.

