

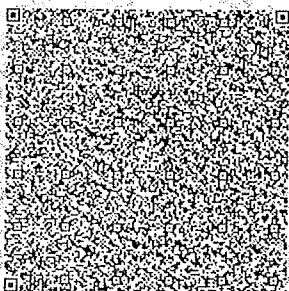
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL094145644259090
Certificate Issued Date	: 15-Oct-2016 01:51 PM
Account Reference	: NONACC (BK)/ dlcbibk02/ VIKAS SADAN/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DLCBIBK02187452582040580
Purchased by	: MS TOSH APARTMENTS PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: PROPERTY NO 11/4 AURANGZEB ROAD KNOWN AS 21 AURANGZEB ROAD NEW DELHI-110011
Consideration Price (Rs.)	: 1,20,36,512 (One Crore Twenty Lakh Thirty Six Thousand Five Hundred And Twelve only)
First Party	: POI
Second Party	: MS TOSH APARTMENTS PVT LTD
Stamp Duty Paid By	: MS TOSH APARTMENTS PVT LTD
Stamp Duty Amount(Rs.)	: 7,23,000 (Seven Lakh Twenty Three Thousand only)



Please write or type below this line

For Tosh Apartments Pvt. Ltd.

Director

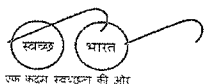
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#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shclstamps.com](http://www.shclstamps.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.  
2. The onus of checking the legitimacy is on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.



Government of India  
Ministry of Urban Development  
Land and Development Office  
Moulana Azad Road, Nirman Bhawan  
New Delhi-110108  
Tel:23062871 Fax:23061384 Email:ldo@nic.in



CONVEYANCE DEED  
(FORM-I)

Property ID: 26013 Application ID: 100033211 Date: 13-Oct-2016 2:41 PM

1. This Conveyance Deed made on 13/10/2016, between the President of India, hereinafter called "the Vendor" (which expression shall, unless excluded by or repugnant to the context, be deemed to include this successors in office and assigns ) of the one part and Sh./Smt.

Name of Applicant	Father/Husband Name	Share	Remarks
TOSH APARTMENTS PVT. LTD. THROUGH DIRECTOR AVTAR SINGH	LATE JIWAND SINGH		

particulars of Property 11/4 /Plot/AURANGZEB ROAD, Delhi / New Delhi Known As 21, Aurangzeb Road, New Delhi. whereinafter called " the Purchaser(s)" (which expression shall, unless excluded by or repugnant to the context, be deemed to include, his/her/their heirs, administrators, representative and permitted assigns) of the other part.

2 . Whereas by an Indenture of Perpetual Lease dated 18-Apr-1942 made between the Vendor described therein as Lessor of the one part and

Name of original Lessee	Father/Husband Name	Address
L. SIDH NATH KHANNA	---	BANKER & LANDLORD, KUCHA KHAN CHAND, CHANDNI CHOWK, DELHI

of Lessee of the other part and registered on the date given below in the Office of the Sub-Registrar Delhi at:

Registration Number	Book Number	Volume Number	Page From	Page To	Registration Date
2276	I	145	119	122	02-JUL-1942

(hereinafter referred to as the "said Lease Deed") a piece and parcel of land admeasuring 0.913 Acre or thereabout situated in AURANGZEB ROAD and more particularly described in the schedule to the said Lease deed was demised and assured unto Sh./Smt.

L. SIDH NATH KHANNA	---
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(hereinafter called "the original lessee") by way of the lease for a period of 99 years subject to the terms & conditions mentioned in the said Lease Deed .

3 . AND WHEREAS by mutation / substitution Letter Details and in the names of

Letter Number	Letter Date	Name of Applicant	Father / Husband Name	Share	Remarks
NO. 1319-L	30-SEP-1957	DEVI PRASAD KHANNA	--		***

L- 1/9/11(4)/6 8	28-MAR- 1972	ROSY DEVI & PRADEEP KUMAR MINOR	W/S/O DEVI PRASAD KHANNA		***
L-I- 9/11(4)/77 /971	07-SEP-1977	PRADEEP KUMAR KHANNA	D. P. KHANNA		***
LDO/LS1/ 3570/278	09-SEP-2016	TOSH APARTMENTS PVT. LTD. THROUGH ITS DIRECTOR AVTAR SINGH	--		***

purchaser(s) was/ were lastly mutated and he/she/they has /have been recorded as the Present Lessee(s) under the said Lease Deed with all rights and liabilities of the Lease under the said Lease Deed.

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

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

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

7 . NOW IN 'THE PREMISES HEREIN BEFORE THIS INDENTURE witnesses that in consideration of the sum of Rs. 12036512/- ( Rupees One Crore Twenty Lakh Thirty Six Thousand Five Hundred Twelve only) was paid before the execution thereof (the receipt whereof the Vendor hereby admits and acknowledges) and subject to the limitations, covenants and condition mentioned hereinafter the Vendor doth hereby grants conveys, sells, transfers, assigns, releases and assures unto the Purchaser(s) all the residuary reversionary rights, title and interests of the lessor under the said Lease Deed in the demised property more fully described in the said Lease Deed as well as in the schedule hereunder together with all remainders, rents issues and profits thereof hereinafter referred to as the said property TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever, subject always to the exception that the Vendor reserves unto himself all mines, minerals, coals, gold washings, earth oils and quarries of whatever nature lying in or under the said property together with full right and power at all times for the, Vendor, its agents and workmen, to do all acts and things which be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the land or for any building for the time being standing thereon provided always that the Vendor shall make reasonable compensation to the Purchaser(s) for all damages directly occasioned by the exercise of the rights hereby reserved or any of them for damage done unto him thereby subject to the payment of property tax or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

For Tosh Apartments Pvt. Ltd.



Director



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

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

10. Provided further that this Conveyance-Deed shall be revoked without any notice if it comes to light at any later stage that the Vendee (including heirs, administrators, representatives and permitted assigns) have encroached upon any Government land/Public land or if the property is put to any use other than what is stipulated in the lease terms/master plan norms.

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

For Tosh Apartments Pvt. Ltd.

Director

SCHEDULE

Particulars of Property No. 11/4 /Plot/AURANGZEB ROAD, Delhi / New Delhi,


Bounded on the North .....

Bounded on the East..... (As per Lease Deed ) .....

Bounded on the South .....

Bounded on the West .....

For Tosh Apartments Pvt. Ltd. IN WITNESS WHEREOF


Name	Father/Husband Name	Share	Remarks
 TOSH APARTMENTS PVT. LTD. THROUGH DIRECTOR AVTAR SINGH	LATE JIWAND SINGH		

-the purchaser(s)

AND

1.Shri/Smt. ....

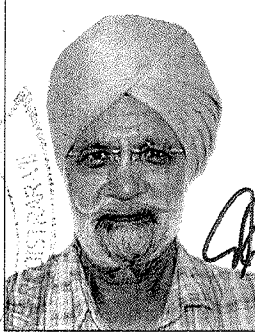
Name & Designation,  
Land & Development Office,  
Ministry of Urban Development ,  
Govt. of India, New Delhi  
For and on behalf of President of India.  
Put there hands on the day and year above-written.

  
A. K. MALHOTRA  
Joint Secy to Govt. of India  
Ministry of Urban Development,  
Govt. of India, New Delhi

IN THE PRESENCE OF:

1.Shri/Smt. Shri. Ram Lal Singh H/o Sh. Janki Devi R/o C-113 Anand Vihar 2 Delhi  
UID-2128-8185-5586

2.Shri/Smt. Smt. Geeta Mohanty w/o Amitab Mohanty H/o C-17/98, sec 11, Rohini, Delhi  
UID-9361-0719-5479

  
A. K. MALHOTRA  
Joint Secy to Govt. of India  
Ministry of Urban Development,  
Govt. of India, New Delhi  
UID-7714-9126-3899

Deed Related Detail

Deed Name	CONVEYANCE	CONVEYANCE DEED (L&DO)
<b>Land Detail</b>		
Tehsil/Sub Tehsil	Sub Registrar VII	
Village/City	Aurangjeb Road	Building Type
Place (Segment)	Aurangjeb Road	
Property Type	Residential	
Property Address	House No.: 11/4 AURANGZEB ROAD 21,	Road No.: , Aurangjeb Road
Area of Property	3,694.77 Sq.Meter	0.00 0.00
<b>Money Related Detail</b>		
Consideration Value	12,036,512.00 Rupees	Stamp Duty Paid 723,000.00 Rupees
Value of Registration Fee	120,365.12 Rupees	Pasting Fee 100.00 Ruppes
Transfer Duty	361500 Rupees	Government Duty 361500 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (L&amp;DO)

Presented by: Sh/Smt.  
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 18/10/2016 11:20:52AM day Tuesday between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New DelhiExecution admitted by the said Shri / Ms.  
POI

and Shri / Ms.

MS TOSH APARTMENTS PVT LTD THR AVTAR SINGH

Who is/are identified by Shri/Smt/Km. RAM LAL SHARMA S/o W/o D/o JANKI DAS R/o H N O 113 BLK C ASHOK VIHAR PH I NEW DELHI

and Shri/Smt./Km GEETA MOHANTY S/o W/o D/o AMITAB MOHANTY R/o H NO 97 98 3RD FLOOR BLK C PKT 5 ROHINI NEW 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 18/10/2016 12:09:20



1693021715116

Revenue Department NCT of Delhi

DORIS

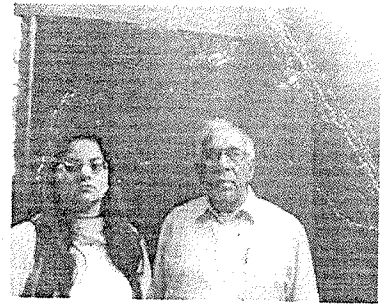
NIC-DSU

Reg. No. 15116 Reg. Year 2016-2017 Book No. 1



Ist Party

IInd Party



Witness

Ist Party

POI

IInd Party

MS TOSH APARTMENTS PVT LTD THR AVTAR SINGH

8-11  
24/10/16

SINGLA

Witness

RAM LAL SHARMA, GEETA MOHANTY

Certificate (Section 60)

Registration No.15,116 in Book No.1 Vol No 6,098  
on page 49 to 54 on this date 18/10/2016 1:19:24PM  
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 18/10/2016 13:21:42

Sub Registrar  
Sub Registrar VII  
New Delhi/Delhi



1693496415116