

18914

DELHI DEVELOPMENT AUTHORITY

Conveyance Deed

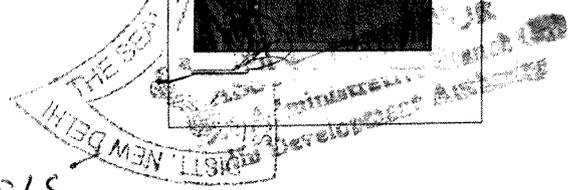
(BY ATTORNEY UNREGISTERED)

4785

9570

INDIA 3672/9/2488/18M

16/2/15



This conveyance made on this 17/3/2015

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 its successors in office and assigns) of the one part and Sh./Smt. Ashok Kumar Khattar s/o Sh. L.D. Khattar

R/o. 3456, Darba Pan, Pahar Ganj, New Delhi through

his/her Attorney Sh./Smt. Daljit Singh Ghai

son/daughter/wife/widow of Sh. P.S. Ghai

R/o. 136, FF, Pkt-3, Sect-2, Rohini Delhi.

hereinafter called the "Allottee" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the second part and Sh./Smt. Daljit Singh Ghai

son/daughter/wife/widow of Sh. P.S. Ghai

R/o. 136, FF, Pkt-3, Sect-2, Rohini Delhi.

hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

PURCHASER

WHEREAS, vide allotment letter No. 15(150)90/ROMP dt. 26/3/90 issued

by Delhi Development Authority, Flat No. 136 Floor 1st in Block No.

Pkt No. 3 situated in Sect-2, Rohini Delhi

was allotted to the party of the second part subject to the limitation terms/conditions mentioned therein.

AND WHEREAS the allottee Shri. Ashok Kumar Khattar s/o Sh. L.D. Khattar R/o. 3456, Darba Pan, Pahar Ganj, New Delhi

Attorney on 4-2-94 appointing Sh. Daljit Singh Ghai

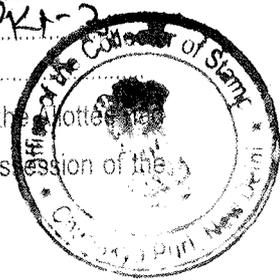
S/o Sh. P.S. Ghai R/o. 136, FF, Pkt-3

Sect-2, Rohini Delhi

as his/her attorney authorising him/her to sell the said property on his/her behalf AND whereas the allottee

given the possession of the property to the Purchaser and now the said property is in the possession of the purchaser.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said allottee



Cost of Rs. 97000 = 100
CC Rs. 62400 = 100
Rs. 159400 = 100

2

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 159400/-
Rupees One lac, fifty nine thousand & four hundred only) paid before the execution hereof (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, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the free hold ownership rights in the flat No. 136, F.F. Block No. 3 Sector 2 situated in Rohini (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 :

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 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 lawfully payable in respect of said property and to all public rights or easement affecting the same.

(Signature)

PURCHASER

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 contraventions of Section-14 of Delhi Development Act or any other law for the time being in-force.

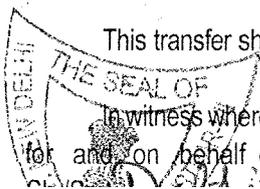
3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.

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 & 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. Gopal Krishan

for and on behalf of and by the order and direction of the Vendor has hereunto set his hand

THE SCHEDULE ABOVE REFERRED TO

All that flat No. B.6 in Block No. Pkt. No. 3 Sector No. 2 in the layout plan of Housing Estate at Rohini Delhi

Category L-I-G floor First

Signed by Shri/Smt.

for and on behalf of and by the order and direction of the President of India.

In the presence of :

[Handwritten Signature]
17/3/15

[Handwritten Signature]
ASST. DIRECTOR
(VENDOR)
Lease Administration Branch
Delhi Development Authority

(1) Shri/Smt. (Gurash Kumar)
.....
U.D.C./L.A.B. (II)

Signed by Shri/Smt. Daljit Singh Ghai

In the presence of :

[Handwritten Signature]

(Attorney of Allottee)
ATTORNEY

Pardeep
(1) Shri/Smt. Pardeep Bessit
R/o A-2/33-C, Keshavpuram, Delhi-35

03/12/14
(2) Shri/Smt. Gurdeep K. Jha
R/o 31/A, Jagat Puri Delhi-51

Signed by Shri/Smt. Daljit Singh Ghai

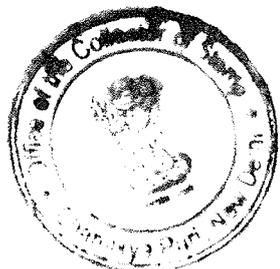
In the presence of :

[Handwritten Signature]

PURCHASER
(PURCHASER)

Pardeep
(1) Shri/Smt. Pardeep Bessit
R/o A-2/33-C, Keshavpuram, Delhi-35

03/12/14
(2) Shri/Smt. Gurdeep K. Jha
R/o 31/A, Jagat Puri Delhi-51



Print Challan Home Page

First Copy Of DDA Flats Payment Delhi Development Authority			Second Copy Of DDA Flats Payment Delhi Development Authority		
Challan No : 90019940 Unique(FL NO) :			Challan No : 90019940 Unique(FL NO) :		
File No : / 15(150) 1990/ NPRS/ RO			File No : / 15(150) 1990/ NPRS/ RO		
Name : Daljit singh Ghai			Name : Daljit singh Ghai		
Flat No.136,First Floor Pocket-3, Sector-2 Rohini Delhi			Flat No.136,First Floor Pocket-3, Sector-2 Rohini Delhi		
Address :			Address :		
Property Particulars			Property Particulars		
Scheme : NPRS			Scheme : NPRS		
Locality : RO Flat Category :			Locality : RO Flat Category :		
Sector : 2 Block : Pocket : 3			Sector : 2 Block : Pocket : 3		
Flat No : 136 Floor : FF			Flat No : 136 Floor : FF		
-----			-----		
Type of Payment			Type of Payment		
Type Of Payment		CODE	Type Of Payment		CODE
Any OTHER CHARGE FOR FLAT		190	ANY OTHER CHARGE FOR FLAT		190
Amount(In Rs.)		5000	Amount(In Rs.)		5000
Total Amount: 5000			Total Amount: 5000		
Total Amount In Words: Rs. Five Thousands Only			Total Amount In Words: Rs. Five Thousands Only		
Signature of Tenderer			Signature of Tenderer		
Note: (i) The validity of challan for making online payment shall be 15 days. (ii) No part payment shall be allowed against online generated challan amount. (iii) No Bank stamp is required if the payment has been made through NEFT/RTGS.			Note: (i) The validity of challan for making online payment shall be 15 days. (ii) No part payment shall be allowed against online generated challan amount. (iii) No Bank stamp is required if the payment has been made through NEFT/RTGS.		
Payment to be Made as per Details Given Below if Paying through NEFT/RTGS			Payment to be Made as per Details Given Below if Paying through NEFT/RTGS		
Beneficiary Name :		Delhi Development Authority	Beneficiary Name :		Delhi Development Authority
Pay to Account No :		DDACEN90019940	Pay to Account No :		DDACEN90019940
Bank Name :		Central Bank of India	Bank Name :		Central Bank of India
IFS Code :		CBIN0282695	IFS Code :		CBIN0282695
Receive the above amount _____			Receive the above amount _____		
Bank Manager's Signature(with dated seal)			Bank Manager's Signature(with dated seal)		
Details may be checked by concerned section			Details may be checked by concerned section		

Reg. No. Reg. Year Book No.
4581 2015-2016 1



Ist Party



IIInd Party

Witness

Ist Party POI

IIInd Party DALJIT SINGH GHAI

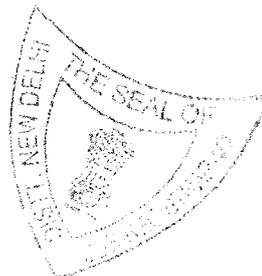
Witness Pradeep Bisht, G K Jha

Certificate (Section 60)

Registration No.4,581 in Book No.1 Vol No 5,481
on page 51 to 53 on this date 17/03/2015 4:26:12PM day Tuesday
and left thumb impressions has/have been taken in my presence.

Date 20/03/2015 11:19:39


Sub Registrar
Sub Registrar VII
New Delhi/Delhi



159326554581

DELHI DEVELOPMENT AUTHORITY

37

New Delhi
(HOUSING DEPARTMENT)
REGISTERED AD.

Deputy Director (Housing)
'D' Block, Vikas Sadan, Behind INA Market,
New Delhi
File No. L015(150)90/RO/NP

Flat Cat.	L I G
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Block dates:	26/02/90-30/03/90
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To
SH ASHOK KUMAR KHATTAR
H NO 3456 DARIBAPAN PAHAR GANJ
NEW DELHI

App.No.& Name of Scheme	Regd. No.	Priority No.
NFRS 2-178350	53853	12391
Regd. Agency ROHINI		

Dear Sir/Madam,

1. I am directed to inform you that you have been declared successful for allotment of a flat as per details below. The allotment is subject to terms and conditions given herein as also DDA (Mgt. & disposal of housing estate) Regulations 1968.

Date of Draw	Details of allotted flat (Area, Block, Pkt. floor etc.)	Disposal cost
18/01/90	136 PKT-3 SEC-II TYPE-A ROHINI	FST RS. 97000

2. PAYMENT TERMS

CASH DOWN

You shall be liable to pay disposal cost in full after adjusting deposit together with interest accrued thereon, in addition thereto you shall be liable to pay ground rent for two years, documentation-charges, service charges & share money for becoming member of Registered Agency as below:

Total cost of the flat	Amount already deposited	FDR, No.	FDR date	Int. accrued on Amt. deposited
1	2	3	4	5
RS. 97000	RS. 1500	111286	29/09/79	RS. 1508.08
Share money	Ground rent for 2 yrs at Re 1/- yr.	Documental charges		Service Charges
6	7	8	9	10
RS. 100	RS. 2	RS. 75	RS. 52.50	

Net amount payable (1 + 5 + 6 + 7 + 8) - (2 + 4) Plus interest on delayed payment if any.	If paid between
11	12
94221.42	31/03/90-29/05/90
94692.52	30/05/90-13/06/90
95163.63	14/06/90-28/06/90
AUTOMATIC CANCELLATION AFTER 28/06/90	

3. In consideration of continued enjoyment of property you should be liable to pay ground rent beyond 2 years at the rates indicated below with effect from date shown against it.

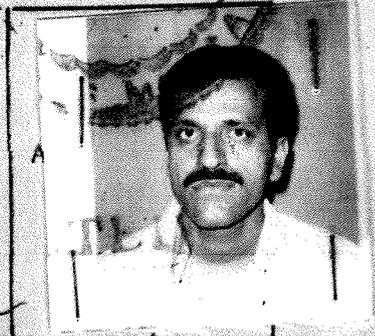
Ground Rent	Date of Commencement	Premium of Land
RS. 52.50	1/05/92	RS. 2100

26/8

38

DELHI DEVELOPMENT AUTHORITY
Housing Deptt.

Ann to
A.M.B.
Delhi



No. F. 2015 (150) 90/PC/MP Dated 17-7-90

Sub: Allotment of flat bearing No. 136 PRT-3 SEC-DTYNEB floor 1ST in Residential Scheme under
LIG Category.

NOTARY DELHI 21 MAY 1990

MEMO

The flat mentioned above has been allotted to Shri/Smt./Miss ASHOK KUMAR KHATTAR
S/o, W/o, D/o, Shri L. D. KHATTAR. The possession of the flat
may be handed over to the above allottee within 90 days of the date of issue of
this letter. The allottee is being requested to be present at site to take over the physical
possession. Signature of the allottee duly attested by Magistrate/Class-I Gazetted Officer
/Authorised Notary Public has been given below. One copy of this possession letter
after filling up the blanks may be sent to the undersigned by the Executive Engineer for
our office record.

Asstt. Director (H)
Delhi Development Authority

RPO-7

The Executive Engineer,
H.D./DD/CD

Signatures of Shri/Smt./Miss ASHOK KUMAR KHATTAR
S/o, W/o, D/o, Shri L. D. KHATTAR are hereby attested

ATTESTED

Signature of the Allottee

Attested by Magistrate/Class-I Gazetted
Officer/Notary Public with seal

21 MAY 1990 NOTARY DELHI

Copy forwarded to Shri/Smt./Miss _____ with the request that he/
she may kindly report to the Jr. Engineer, Site Officer within 30 days from the date of
issue this letter who will hand over the possession of the flat to him/her. In case of
default or in reporting at site within the period indicated above, the allotment would be
cancelled without any further notice to you.

Asstt. Director (H)
Delhi Development Authority
Asstt. Director (LIG) H

N.B.: In case, the signatures are attested by Notary Public, then Notarial stamp of
Rs. 3/- may be affixed.

This is to confirm that the possession of flat bearing No. _____ floor _____
in _____ Residential Scheme under _____ Category was
given to the allottee on _____

Executive Engineer
HD/DD

Asstt. Director (H)

In case, the possession could not be handed over on the date indicated above,



DELHI DEVELOPMENT AUTHORITY

39

New Delhi
(HOUSING DEPARTMENT)
REGISTERED AD.

Deputy Director (Housing)
'D' Block, Vikas Sadan, Behind INA Market,
New Delhi

Flat Cat. L I G

File No. L015(150)90/RO/NP

Block dates: 26/03/90-30/03/90

To
SH ASHOK KUMAR KHATTAR
H NO 3456 DARIBAPAN PAHAR GANJ
N DELHI

App.No.& Name of Scheme	Regd. No.	Priority No.
NPRS 2-178350	53853	12391
Regd. Agency ROHINI		

Dear Sir/Madam,

1. I am directed to inform you that you have been declared successful for allotment of a flat as per details below. The allotment is subject to terms and conditions given herein as also DDA (Mgt. & disposal of housing estate) Regulations 1968.

Date of Draw	Details of allotted flat (Area, Block, Pkt. floor etc.)	Disposal cost
18/01/90	136 PKT-3 SEC-II TYPE-A FST ROHINI	RS. 97000

2. PAYMENT TERMS

CASH DOWN

You shall be liable to pay disposal cost in full after adjusting deposit together with interest accrued thereon, In addition thereto you shall be liable to pay ground rent for two years, documentation-charges, service charges & share money for becoming member of Registered Agency as below:

Total cost of the flat	Amount already deposited	FDR. No.	FDR date	Int. accrued on Amt. deposited
1	2	3		4
RS. 97000	RS. 1500	111286	29/09/79	RS. 1508.08
are money	Ground rent for 2 yrs at Re 1/- yr.	Documental charges		Service Charges
5	6	7		8
RS. 100	RS. 2	RS. 75		RS. 52.50

Net amount payable (1 + 5 + 6 + 7 + 8) - (2 + 4) Plus interest on delayed payment if any.	If paid between
9	10
94221.42	31/03/90-29/05/90
94692.52	30/05/90-13/06/90
95163.63	14/06/90-28/06/90
AUTOMATIC CANCELLATION AFTER 28/06/90	

3. In consideration of continued enjoyment of property you should be liable to pay ground rent beyond 2 years at the rates indicated below with effect from date shown against it.

Ground Rent	Date of Commencement	Premium of Land
RS. 52.50	1/05/92	RS. 2100

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY दिल्ली
DELHI

कैश रसीद संख्या A No 251894 दिनांक 22/12/90
Cash Receipt Date

Received from... *Sh. A.K. Khattar*

176/3/2

Rs.

The Sum of Rupees... *one hundred*

only

In account of... *Water rent*

दिये गये
लेखापाल
Accountant
लेखाधिकारी
Accounts Officer
The Account is authorised to sign receipts for and upto Rs. 500/-

POSSESSION SLIP

DELHI DEVELOPMENT AUTHORITY
ROHINI PROJECT DIVISION - 7.

Certified that the Possession of Flat No. 136
in Pkt. III at Rohini, Sect. II from Delhi

Development Authority has been handed over to

Sgt/sh. Ashok Kumar Khattar 8/88 L.D. Khattar

alongwith necessary fittings and fixtures vide

... 6.01.50/150/90/180/180/180 dated 17/7/80

J. E. / SU-I / RPU-7

6/6/90

ASSTT. ENGR-I
R.P.D.: 7: DDA.
for

Taken Over

A. W. S.
Allottee 6/1/80

IVth REGISTRATION SCHEME ON NEW PATTERN, 1979 (HUDDCO)

LIG/Registration No. 52853

Simple/Compound Interest

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

Book No. 1113

DEPOSIT RECEIPT

Sl. No. 111286

NEW DELHI Date 29.9.1979



RECEIVED from

Ashok Kumar Khatter, 3456 Dauriba Road, New Delhi-110

a sum of Rupees One Thousand Five Hundred only

as a Deposit to be adjusted towards payment of the cost of a house/flat or to be repaid after a period not less than twelve months, with interest at the rate of SEVEN per cent per annum.

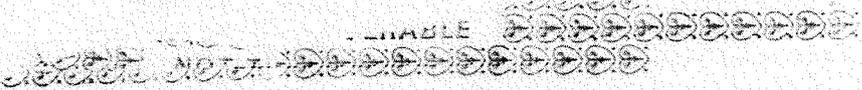
For DELHI DEVELOPMENT AUTHORITY

[Signature]
Accounts Officer (H)

Encl.

1. Depositor is requested to produce this Receipt for getting the interest at the expiry of 12 months, if opted for.
2. This deposit is in connection with registration for built up house/flat and is subject to the terms laid down by the Authority.
3. This deposit relates to money credited vide Challan No. 2-178 35B Dated 29.9.79. Credited on.....

Under Rupees One Thousand Five Hundred One only.....



Registration Scheme On New Pattern 1979

No 59853

N.R./L.I.G.

Date 27-6-80

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

[आवास शाखा]

(Housing Branch)

पंजीकरण का प्रमाण-पत्र

CERTIFICATE OF REGISTRATION.

Amount of Deposit Rs. 1500/-

जमा की राशि रु० १५००/-

प्रमाणित किया जाता है कि श्री/श्रीमती, कुमारी

Ashok Kumari

Khattar

Certified that Shri/Smt./Kumari

पुत्र/पत्नी/पुत्री श्री

L. D. Khattar

son/wife/daughter of Shri

जा. House No. 3456

3456

Dwarka Park

क/रहने वाले हैं मकानों/

resident of... Pahar Gram

New Delhi

गृहखण्डों का क्रय करने के इच्छुक व्यक्तियों के अधीन की पंजीकरण योजना (१९७९) की योजना

has been registered at serial Number 5353 under the

में निम्न अथवा वर्ग में क्रम संख्या पर पंजीकृत कर लिया

Registration scheme for New Pattern 1979 of intending purchasers of flats/

गवा है।

houses under the Low Income Group.

This Certificate is issued subject to the

amount of deposit

and other conditions of the Registration

अधीक्षक
Suptt. (Registration)उप-आवास अधिकारी
Asstt. Director (R) Housing

D.P.P.

DELHI WATER SUPPLY & SEWER DISPOSAL UNDERTAKING
 MUNICIPAL CORPORATION OF DELHI (JAL BOARD DELHI)
 OFFICE OF THE ZONAL REVENUE OFFICER (W) II
 ROHINI ZONE, BHICK VIHAR, DELHI

NO. NSU/ZRO(W)RII 90 670

Dt. 11-8-78

Sub:- Payment of water charges bill in respect of premises No.
 • 2-3-136 Smt 2 Lia

It has been reported to the undersigned that a water connection is running in your above noted premises. You are requested to produce the necessary documents in the office of the undersigned within 7 days if the said water connection is legally installed from the receipt of this letter. Please note that if no reply is received in the stipulated period, the said W.C. will be disconnected at your risk and cost. You are also advised to get your water connection regularised/ sanctioned on payment of necessary charges after submitting the copies of allotment letter, possession letter and N.C.C. issued from DDA.

Sh/Smt

Sumer
2-3-136 Smt 2 Lia

Delhi

[Signature]
 Z.R.O. (II) RZ

[Signature]

DELHI DEVELOPMENT AUTHORITY
(HOUSING: LIG: NP)

F. NO: LO 15 (150) 90/B, LIG/NP

DATED: 17-7-90

136 Blk/Pkt 3 Sec 5
Certified that Flat No. 136 Blk/Pkt 3 Sec 5 floor has
in Reshu Resd. Scheme on PST
been allotted to Shri/Smt./Miss Shri. Kumar Katar He/She is
s/o, w/o, D/o L.D. Katar
entitled to obtain electric water connection in his/her own name.

[Signature]
Assistant Director (LIG) H
Assistant Director (LIG) H
दिल्ली विकास प्राधिकरण
Delhi Development Authority

To,

The Deputy Director (H)
Delhi Development Authority
Vikas Sadan, New Delhi.

File No. ~~LO 15~~ (150) 90 / RD / NP.

Flat No. 136, Pkt-3, Sector-2, 1st floor, Rohini Delhi.

Dear Sir,

I enclose herewith the following documents as required by your good self in connection with the allotment of flat.

I agree to take that flat also agree with the terms and conditions of the allotment. I attach the following documents

as:-

1. Undertaking. कम ली./SI No.
2. Affidavit of Education. 2831
3. Possession Letter only attested. 2790
4. F.D.R. Surrender Slip.
5. Annexure-A
6. Bank Challan No. for Rs. 510616 & Rs 75163.65 dt-97.
7. Specimen Photo & Signature.
8. Ration Card Photo Slid.
9. Certificate of Registration is original

~~10.~~

Please acknowledge receipt and oblige.

Thanking you,

Dated:

Signature:

Yours faithfully,

Encl: as above

Name.

Ashok Kumar Khattar
S/o Shri L.D. Khattar
R/o 3456, Darba Pan,
Pahar Ganj New Delhi.

Registration Scheme On New Pattern 1979

No. 53853

N.R./L.I.G.

Date 27-6-80

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
[आवास शाखा]
(Housing Branch)

पंजीकरण का प्रमाण-पत्र
CERTIFICATE OF REGISTRATION.

Amount of Deposit Rs. 1500/-

जमा की राशि रु० १५००/-

प्रमाणित किया जाता है कि श्री/श्रीमती/कुमारी Atish Kumar
..... Khattar

Certified that Shri/Smt./Kumari

पुत्र/पत्नी/पुत्री श्री L. D. Khattar को
son/wife/daughter of Shri

जो House No. 5456, Darulalam में रहने वाले हैं मकानों/
resident of Pahar Gumb, New Delhi

गृहखण्डों का क्रय करने के इच्छुक व्यक्तियों के अधार की पंजीकरण योजना (१९७९) की योजना
has been registered at serial Number 5352

में निम्न आय वर्ग में क्रम संख्या पर पंजीकृत कर लिया
Registration scheme for New Pattern 1979 of intending purchasers of flats/
गया है।

houses under the Low Income Group.

This Certificate is issued subject to the

amount of deposit

and of this Registration

अधीक्षक
Supt. (Registration)

S. Ram
उप-आवास अधिकारी
Asst. Director (R) Housing

DESU/4000-200/NLS/P.O. No. 280/P/91-92/PPI/SPR. II/217 (iii) 160 Dt. 28-8-92

दिल्ली विद्युत प्रदाय संस्थान

(दिल्ली नगर निगम)

वितरण विभाग

कमर्क No 232734

10/2/94

श्री/श्रीमती/सर्वे श्री Sh. Ashok Pr. Khattar विलाक

रूपये 4952

रूपये Four hundred Ninety Rupees

बैंक (बैंक से रूपया प्राप्त होने की दशा में)

रूपये 300

रूपये 1952

रूपये

बिल नं. 551-130717/02

रूपये 4952

रूपये

रूपये

रूपये

रूपये

रूपये

रूपये

रूपये

रूपये

रूपये 4952

रूपये

रूपये

रूपये

रूपये

रूपये

रूपये



FLATS/बने-बनाये फ्लैटों के लिए



113

No. 0624

दिल्ली विकास प्राधिकरण/DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण के खाते में डीडीए (आवासीय) मद में प्रीमियम जमा करने हेतु चालान

Challan for remittance of money to **Central Bank of India** Lawrence Road (Branch) to the credit of the Delhi Development Authority Head of A/c. :- D.D.A. (Housing) Premium for Flats/Shops.

चौथी प्रतिल/FOURTH COPY

सेन्ट्रल बैंक द्वारा भुगतान करने वाले व्यक्ति को उन्ही के रिकार्ड के लिये :
(To be made over to the tenderer by the Bank for his record)

फाइल सं. File No. L015 (150) 90/R0/ND

आवंटी का नाम और पता Name and address of allottee	जमा का विवरण Details of deposit	राशि Amount	
		₹. Rs.	₹. P.
नाम एवं पता/Name & Address Sh. Ashok Kumar Khanna R/O 3456 Darbapuri Pahar gang N. Delhi फ्लैट नं./Flat No. 136 PK-3 Sec 2, 2st F. सौचवा/बंघ/Scheme/Area ROHINI	1. Cost of the unit Initial Deposit		
	2. Instalment for the unit		
	3. Interest/Penalty		
	4. Any other charge a) ... Restoration ... b) ... Charges ... c)	1500-00	
	Total	1500-00	

1. जमा का गई राशि (शब्दों में)
Total Amount deposited (In words) One Thousand Five Hundred only.

2. नकद/चांग ड्राफ्ट सं.
Cash/Demand Draft No. _____ दिनांक
Dated 5-7-90

3. किस बैंक पर देव है
Name of the Bank on which drawn _____

दिनांक
Date of Deposit 5-7-90 जमाकर्ता के हस्ताक्षर
Signature of the Tenderer

दिनांक _____ को उपरोक्त राशि प्राप्त हुई
Received the above amount on _____

मुख्य सहायकी/Chief Cashier
Central Bank of India
शाखा प्रबंधक/Branch Manager

नोट : सौदा के लिये उपरोक्त राशि देव

FLATS/बने-बनाये फ्लैटों के लिए



No. 510616

दिल्ली विकास प्राधिकरण/DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण के खाते में डीडीए (आवासीय) मद में करने हेतु चालान

Challan for remittance of money to **Central Bank of India** Lawrence Road (Branch) to the credit of the Development Authority Head of A/c. :- D.D.A. Premium for Flats/Shops.

चौथी प्रतिल/FOURTH COPY

सेन्ट्रल बैंक द्वारा भुगतान करने वाले व्यक्ति को उन्ही के रिकार्ड के लिये :
(To be made over to the tenderer by the Bank for his record)

फाइल सं. File No. L015 (150) 90/R0/ND

आवंटी का नाम और पता Name and address of allottee	जमा का विवरण Details of deposit	राशि Amount	
		₹. Rs.	₹. P.
नाम एवं पता/Name & Address ASHOK KUMAR KHANNA N. No 3456 Darbapuri Pahar Gang N. Delhi फ्लैट नं./Flat No. 136 PK-3 Sec 2 TYPE-A सौचवा/बंघ/Scheme/Area ROHINI	1. Cost of the unit Initial Deposit		
	2. Instalment for the unit		
	3. Interest/Penalty		
	4. Any other charge a) ... Restoration ... b) ... Charges ... c)		
	Total		

1. जमा का गई राशि (शब्दों में)
Total Amount deposited (In words) ninety 9
One Hundred Sixty Three & Sixty Paise

2. नकद/चांग ड्राफ्ट सं.
Cash/Demand Draft No. 004882 दिनांक
Dated _____

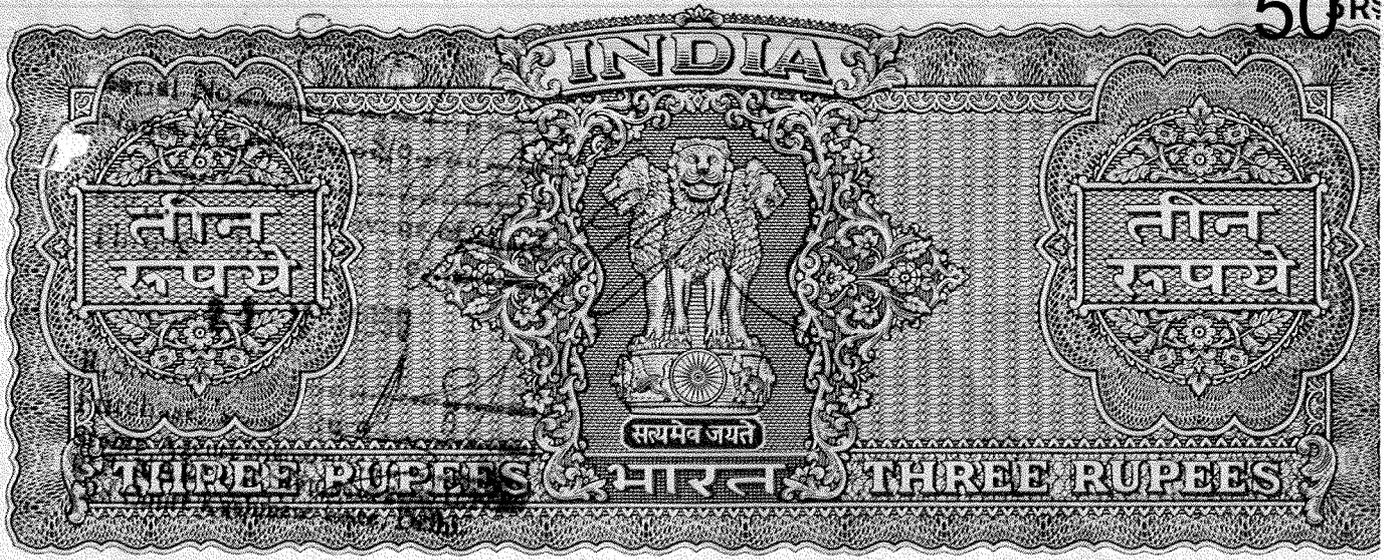
3. किस बैंक पर देव है
Name of the Bank on which drawn _____

दिनांक
Date of Deposit 27-6-90 जमाकर्ता के हस्ताक्षर
Signature of the Tenderer

दिनांक _____ को उपरोक्त राशि प्राप्त हुई
Received the above amount on _____

मुख्य सहायकी/Chief Cashier
सेन्ट्रल बैंक ऑफ इण्डिया/Central Bank of India

नोट : सौदा के लिये उपरोक्त राशि देव



' AGREEMENT TO ABBL '

This agreement is made at Delhi, between Shri Ashok Kumar Khattar S/ Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the ~~xxx~~ first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Del hereinafter called the ~~xxx~~ second party.

The expressions first party and second party shall mean include their respective heirs, successors and assigns.

whereas the first party is the owner of flat No.136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi, allotted by Delhi Development Authority,

and release hold rights of land under the said flat.

and whereas the first party has agreed to sell the said flat, with the lease hold rights of the land under the said flat, to the

second party for a sum of Rs. 1,00,000/- (Rupees one lakh only)

The entire consideration amount of Rs. 1,00,000/- the first party has received from the second party with a legal separate receipts

which is registered in the office of S.R. concerned. The detail of payment has been mentioned in the receipt.



Handwritten signature or initials at the bottom right of the page.

' AGREEMENT TO SEEL '

This agreement is made at Delhi, between

Shri Ashok Kumar Khattar S/

Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi,
hereinafter called the ~~xxx~~ first party.

AND

Shri Bhagwan Dass S/o Shri Koshan Lal R/o AP-27, Chalmar Bagh, Delhi
hereinafter called the ~~xir~~ second party.

The expressions first party and second party shall mean
include their respective heirs, successors and assigns.

whereas the first party is the owner of flat No.
136, Pkt-3,
Sector-2, on the first floor, situated at Rohini Delhi, allotted
by Delhi Development Authority
with the lease hold rights of land under the said flat.

and whereas the first party has agreed to sell the said flat,
with the lease hold rights of the land under the said flat, to the
second party for sum of Rs.
1,00,000/- (Rupees one lakh only)
The entire consideration amount of Rs. ~~the first~~ party
has received from the second party with a legal separate receipts
1,00,000/-
which is registered in the office of S.R. concerned. The detail of
payment has been mentioned in the receipt.

NOW THIS AGREEMENT TO SELL WITNESSES AS UNDER:-

1. That the first party has delivered the vacant possession of the said property to the second party on the spot.
2. That the second party shall realise all the profits of the said property from date of Execution of this Agreement and the first party shall not demand any amounts from the second party.
3. That the first party shall get no claim, title or interest in the said property and the second party has become its sole & absolute owner and is at liberty to utilise the same in any manner.
4. That the first party hereby assures the second party that the said property under sale is free from all sorts of encumbrance such as sale, mortgage, gift, lease, decree etc. etc.
5. That the first party has not entered into any sorts of Agreement with any body for the sale or transfer of the said property.
6. That all the expenses of the sale deeds shall be paid and borne by the second party.
7. That when-ever and where-ever the presentation of the first party will be required for the completion of any, acts, deeds, and things regarding the said property, the first party will execute and present for the same.
8. That all dues, demands, lease money unearned increments transfer fees and/or any other charges to be levied thereafter regarding of the said property shall be paid & borne by the second party.
9. That all dues, taxes, instalments (if any) till date of this Agreement shall be paid by the first party & thereafter by the second party.
10. That if the first party violated and infringing the terms and conditions laid down in the agreement to sell, the second party shall be entitled to get the said transaction to be completed through the court of law under the suit for specific performance at the cost & expenses of the first party.

IN WITNESS WHEREOF, I have signed this Agreement to sell is made at Delhi in the presence of the following witnesses:-

Dated:-

WITNESSES:-

1.



FIRST PARTY.

ATTESTED


NOTARY DELHI

2.

SECOND PARTY.

NOW THIS AGREEMENT TO SELL WITNESSES AS UNDER:-

1. That the first party has delivered the vacant possession of the said property to the second party on the spot.
2. That the second party shall realise all the profits of the said property from date of Execution of this Agreement and the first party shall not demand any amounts from the second party.
3. That the first party shall get no claim, title or interest in the said property and the second party has become its sole & absolute owner and is at liberty to utilize the same in any manner.
4. That the first party hereby assures the second party that the said property under sale is free from all sorts of encumbrance such as sale, mortgage, gift, lease, decree etc. etc.
5. That the first party has not entered into any sorts of Agreement with any body for the sale or transfer of the said property.
6. That all the expenses of the sale deeds shall be paid and borne by the second party.
7. That when-ever and where-ever the presentation of the first party will be required for the completion of any acts, deeds, and things regarding the said property, the first party will execute and present for the same.
8. That all dues, demands, lease money unearned increments transfer fees and/or any other charges to be levied thereafter regarding of the said property shall be paid & borne by the second party.
9. That all dues, taxes, instalments (if any) till date of this Agreement shall be paid by the first party & thereafter by the second party.
10. That if the first party violated and infringing the terms and conditions laid down in the agreement to sell, the second party shall be entitled to get the said transaction to completed through the court of law under the suit for specific performance at the cost & expenses of the first party.

IN WITNESS WHEREOF, I have signed this Agreement to sell is made at Delhi in the presence of the following witnesses:-

Dated:-

WITNESSES:-

1.



FIRST PARTY.

2.

SECOND PARTY.

' GENERAL POWER OF ATTORNEY '

KNOW ALL MEN BY THESE PRESENTS THAT I, Ashok Kumar Khattar s/o Shri L. De Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, (Executant)

do hereby appoint nominate and constitute Shri Bhagwan Das s/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi-110052, as my true and lawful special General Attorney to do the following acts deeds and things in my name and on my behalf as under :-

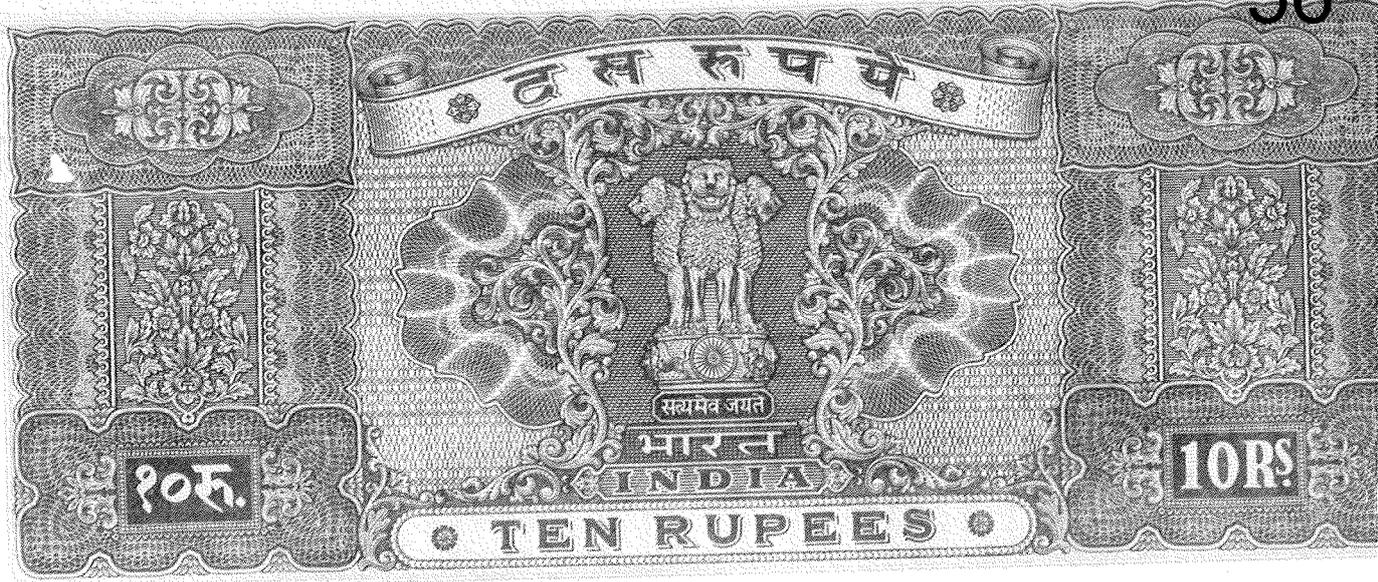
1. To manage, control, look after and supervise my DDA Built flat (LIC) No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi with the lease hold rights of the land under the said flat, in any manner my said attorney deems fit and proper.
2. To pay the lease money, balance costs, instalments and other dues regarding the said flat to the concerned authorities on demand.
3. To let out the said flat on rent to any person to realise the rents and to issue rent receipts thereof.
4. To file suit for ejectment of tenant and recovery of the rents against the tenant in the court of law.
5. To sign and get the perpetual lease deed and other deeds and documents regarding the said flat and to do all other acts deeds and things which are necessary for the completion of the same.

- 6. To appear and act on my behalf and to represent me in the office of the concerned authorities in respect of the said property file affidavits or reply to any letter or notice issued by the appropriate authority.
- 7. To execute sign and present all kinds of suits, plaints, complaint, appeals, revisions, review agreement, writing statement, affidavit, etc. from lower court to Higher Jurisdiction in respect the said property.
- 8. To appoint apply and obtain the water and electric connection from the concerned authority.
- 9. To submit the plan for the addition, alteration or any changes in the existing structure in the said flat from the concerned authority.
- 10. To sell or transfer the said property in any manner or with the lease hold rights of the land under the said property to any body to execute proper deeds and documents, to presents the same forregd. before the Sub-Registrar concerned, to admit the execution receive the consideration amount or earnest money an Agreement and to hand over the possession to the purchaser.(s)
- 11. To appoint any advocate Arbitrator in respect of any dispute regarding the said property.
- 12. To appoint any further attorney 's
- 13. This General Power of Attorney shall be irrevocable.
- 14. And Generally to do all acts, deeds and things which are not specifically mentioned in this deed as may said attorney deeds fit and proper.

I hereby ratify and confirm that all acts, deeds and things done by my said attorney regarding the said property shall considered as Valid effective as if I have done them personally. IN WITNESS WHEREOF, I have signed this General Power of Attorney is made at Delhi, in the presence of the following witnesses:-

WITNESSES:
1.


EXECUTANT.



' INDEMNITY BOND '

This Indemnity Bond is made at Delhi, between Shri. Ashok Kumar Khas
S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi,
hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Del
hereinafter called the second party.

Whereas the first party has sold his flat No. 136, Pkt-3, Bix
Sector-2, on the first floor, situated at Rohini Delhi, allotted by
to the second party and have received the total sale price in full
final settlement and nothing remains due out of the sale and deliv
the vacant possession of the second party on the spot.

Whereas in future the first party along with his legal heirs
shall no claim title or interest whatsoever with etc. then the re
ding the said flat, in any one raises any objection and claims etc.
the first party shall be liable for the same, with all costs and dem
from his personal properties both moveable and immoveable.

Dt.

Witnesses :-

1.

ATTESTED

NOTARY DELHI

1st party

2nd party

' INDEMNITY BOND '

This Indemnity Bond is made at Delhi, between Shri Ashok Kumar Khattar S/o Shri L.D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Boshan Lal R/o AP-27, Chhalimar Bagh, Delhi, hereinafter called the second party.

Whereas the first party has sold his flat No. 136, Pkt-3, Six Sector-2, on the first floor, situated at Rohini Delhi, allotted by D to the second party and have received the total sale price in full and final settlement and nothing remains due out of the sale and delivered the vacant possession of the second party on the spot.

Whereas in future the first party along with his legal heirs shall no claim title or interest whatsoever with etc. then the regarding the said flat, in any one raises any objection and claims etc. the first party shall be liable for the same, with all costs and damages from his personal properties both moveable and immovable.

Dt.

Witnesses :-

1.



1st party

2nd party



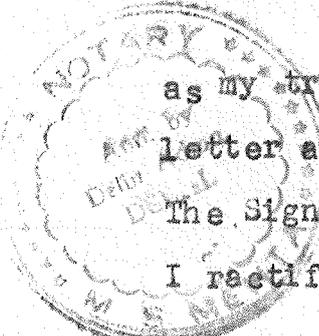
' SPECIAL POWER OF ATTORNEY '

KNOW ALL MEN BY THESE PRESENTS THAT I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi.

Allotted a Flat No. 136, Pkt-3, Sector-2, on the first floor, (LIG Flat) situated at Rohini Delhi, allotted by DDA.

do hereby appoint nominate and constitute Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi-52.

as my true and lawful special attorney to collect the possession letter and physical possession in respect of the above said flat. The signature of the attorney so appointed by me are attested below. I rectify the action due by my attorney.



This S.P.A. shall be irrevocable.

Dt.

Witnesses :-

1.

Ashok Kumar
EXECUTANT

ATTESTED
NOTARY. DELHI

2.

21 MAY 1990

' SPECIAL POWER OF ATTORNEY '

KNOW ALL MEN BY THESE PRESENTS THAT I, Ashok Kumar Khatter S/o
Shri L. D. Khatter R/o 3456, Darba Pan, Pahar Ganj, New Delhi.

Allotted a Fla tNo. 136, Pkt-3, Sector-2, on the first floor,
(LIG Flat) situated at Rohini Delhi, allotted by IDA.

do hereby appoint nominate and constitute Shri Bhagwan Dass S/o
Shri Poshan Lal R/o AP-27, Shalimar Bagh, Delhi-52.

as my true and lawful special attorney to collect the possession
letter and physical possession in respect of the above said fl.
The signature of the attorney so appointed by me are attested by
I ratify the action due by my attorney.

This S.P.A. shall be irrevocable.

Dt.

Witnesses :-

1.


EXECUTANT

2.



' SPECIAL POWER OF ATTORNEY '

KOW ALL MEN THESE PRESENTS THAT I, Ashok Kumar Khattar S/o Shri L. D Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter (Exe

do hereby appoint nominate and constitute Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi-52.

as my true and lawful special attorney to do the following acts deeds and things in my name and on my behalf as under :-

To sell my DDA Built Flat No. 136, Pkt-3, Blk-/Sector 2. on the first floor, situated at Rohini Delhi, allotted by DDA, to any person to execute the sale deed admit its executions transfer the possession receive the consideration amount and get the same duly regd. before the S.R. concerned.

This S.P.A. shall be irrevocable.

Dt.

Witnesses :-

1.

Kumar

EXECUTANT

ATTESTED
NOTARY. DELHI

2.

21 MAY 1990

' SPECIAL POWER OF ATTORNEY '

KOW ALL MEN THESE PRESENTS THAT I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter (Exec do hereby appoint nominate and constitute Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi-52. as my true and lawful special attorney to do the following acts deeds and things in my name and on my behalf as under :-

To sell my DDA Built Flat No. 136, Pkt-3, Blk-/Sector 2. on the first floor, situated at Rohini Delhi, allotted by DDA, to any person to execute the sale deed admit its executions transfer the possession receive the consideration amount and get the same duly regd. before the S.R. concerned.

This S.P.A. shall be irrevocable.

Dt.

Witnesses :-

1.



EXECUTANT

2.



' AFFIDAVIT '

I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Dabba Pan, Pahar Ganj, New Delhi do hereby solemnly affirm and declare as und

1. I am the owner of a LIG Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi, allotted by DDA.

2. That I have executed General and special power of attorney regarding the said flat in favour of :- Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi.

3. That I have executed agreement to sell, affidavit, Will and Receipt regarding the said flat in favour of :- Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi.

I shall not revoke or cancel the above documents in any circumstances.

A Kumar

DEPONENT

VERIFICATION :-

Verified at Delhi that the contents of this affidavit are true to the best of my knowledge and belief.

ATTESTED

NOTARY. DELHI

A Kumar

DEPONENT

' AFFIDAVIT '

I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Dabba Pan, Pahar Gajj, New Delhi do hereby solemnly affirm and declare as under

1. I am the owner of a LIC Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi, allotted by DDA.
2. That I have executed General and special power of attorney regarding the said flat in favour of :- Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Chhalimar Bagh, Delhi.
3. That I have executed agreement to sell, affidavit, Will and Receipt regarding the said flat in favour of :- Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Chhalimar Bagh, Delhi.
3. That I shall not revoke or cancel the above documents in any circumstances.



DEPONENT

VERIFICATION :-

Verified at Delhi that the contents of this affidavit are true to the best of my knowledge and belief.



DEPONENT



' AFFIDAVIT '

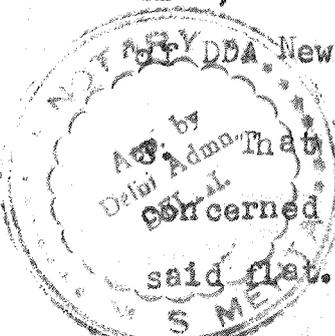
I, Ashok Kumar Khattar S/o Shri L.D. Khattar R/o 3456, Darba Pan, Pahar Ganj, N. Delhi. do hereby solemnly affirm and declare as under

1. That I have sold my flat No. 136, Pkt-3, sector.2, on the first floor, situated at Rohini Delhi.

To,
Shri Bhagwan Doss S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi.

2. That I will be responsible to give the possession of the said flat, to the said purchaser after getting the same from the office of the concerned authorities DDA, New Delhi.

I will sign on all the documents if required by the concerned authorities and the said purchaser regarding the said flat.



A Kumar
DEPONENT

VERIFICATION :-

Verified at Delhi that the contents of this affidavit are true to the best of my knowledge and belief.

ATTESTED

NOTARY DELHI

A Kumar

' AFFIDAVIT '

I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, N. Delhi. do hereby solemnly affirm and declare as under

1. That I have sold my flat No. 136, Pkt-3, sector.2, on the first floor, situated at Rohini Delhi.

To,
Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Chhalimar Bagh, Delhi.

2. That I am will responsible to give the possession of the said flat, to the said purchaser after getting the same from the office of DDA New Delhi.

3. That I will sign on all the documents if required by the concerned authorities and the said purchaser regarding the said flat.


DEPONENT

VERIFICATION :-

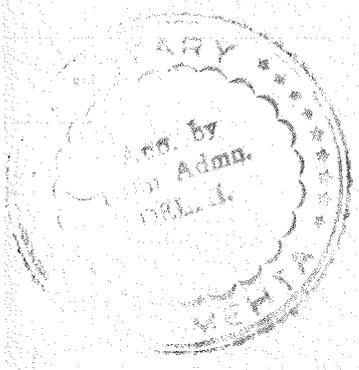
Verified at Delhi that the contents of this affidavit are true to the best of my knowledge and belief.





' AFFIDAVIT '

I, Ashok Kumar Khattar S/o Shri L.D. Khattar R/o 3456, Darba Pan,
 Pahar Ganj, New Delhi do hereby solemnly affirm and declare as under:



A Kumar
 DEPONENT

VERIFICATION :-

Verified at Delhi that the contents of this
 affidavit are true to the best of my knowledge and belief.

ATTESTED
 NOTARY DELHI

A Kumar

' AFFIDAVIT '

I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan,
Pahar Ganj, New Delhi do hereby solemnly affirm and declare as under


DEPONENT

VERIFICATION :-

Verified at Delhi that the contents of this
affidavit are true to the best of my knowledge and belief.





' AGREEMENT TO APPOINT ARBITRATOR'

This Agreement is made at Delhi, between Shri Ashok Kumar Khattar S/o Shri L.D. Khattar A/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi, hereinafter called the second party.

Whereas both the parties have entered in to an Agreement to sell Dt. 21.5.1990. for sale and purchase of DDA Built Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi, allotted by DDA with the lease hold rights of the said flat.

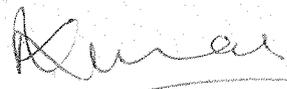
And whereas that there is some dispute arising between the parties per the terms and conditions of the said agreement both the parties have appointed a sole arbitrator

who shall decide the said dispute and whose decision shall be binding on both the parties.

Dt.

Witnesses :-

1.


1st party

2nd party

ATTESTED
NOTARY, DELHI

2.

' AGREEMENT TO APPOINT ARBITRATOR'

This Agreement is made at Delhi, between Shri Ashok Kumar Khattar S/o Shri L. D. Khattar W/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal W/o AP-27, Shalimar Bagh, Delhi, hereinafter called the second party.

Whereas both the parties have entered in to an Agreement to sell Dt. ~~21.5.1990~~ for sale and purchase of DDA Built Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi, allotted by DDA with the lease hold rights of the said flat.

And whereas that there is some dispute arising between the parties as per the terms and conditions of the said agreement both the parties have appointed a sole arbitrator

who shall decide the said dispute and whose decision shall be binding on both the parties.

Dt.

Witnesses :-

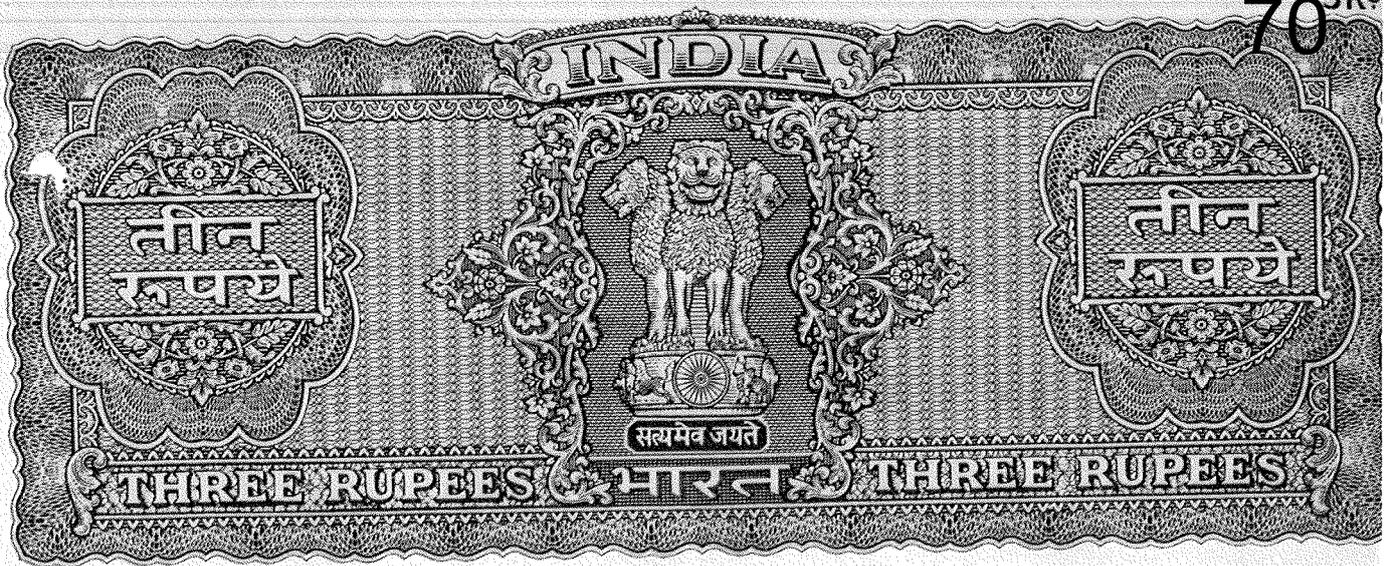
1.



1st party

2nd party

2.



' RENT AGREEMENT '

This Rent Agreement is made at Delhi, between Shri Ashok Kumar Khattar R/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi hereinafter called the second party.

Whereas the first party has agreed to let out LIG Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi,

to the second party on the following terms and conditions :-

1. That the first party has received Rs. _____ from the second party as a security of the said flat. The second party is not charging any interest on the said amount hence the first party is not charging any rent.
2. That the tenancy has commenced from today for twenty years and another twenty years shall be extended with the option of the second party.
3. That the second party with a hold use enjoy and sublet the said flat, in any manner.

Dt.

Witnesses :-

1.

ATTESTED

NOTARY, DELHI

1st party

2nd party

' RENT AGREEMENT '

This Rent Agreement is made at Delhi, between Shri Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, hereinafter called the first party.

AND

Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi hereinafter called the second party.

Whereas the first party has agreed to let out LIG Flat No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi,

to the second party on the following terms and conditions :-

1. That the first party has received Rs. _____ from the second party as a security of the said flat. The second party is not charging any interest on the said amount hence the first party is not charging any rent.
2. That the tenancy has commenced from today for twenty years and another twenty years shall be extended with the option of the second party.
3. That the second party with a hold us enjoy and sublet the said flat, in any manner.

Dt.

Witnesses :-

1.

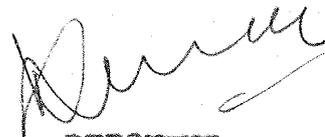

1st party

2nd party

' UNDERTAKING '

I, Ashok Kumar Khattar son of Shri L.D.Khattar resident of House No. 8456, Daribapan Pahar Ganj, New Delhi, do hereby solemnly affirm and declare as under:-

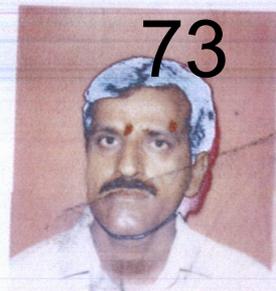
1. That I am the allottee of a L.I.C. Flat No.136, Pocket No-3 Sec-II, Type-A, on the First Floor, situated in Rohini Resdl. Scheme Delhi, allotted by D.D.A. with the lease hold rights of the land under the said flat.
2. That I shall not make any addition or alteration in the above said premises without the written consent from DDA concerned.
3. That my above statement are true and correct.


DEPONENT

VERIFICATION:-

Verified at Delhi, that the contents of this Affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.


DEPONENT



111
21.5.90

W I L L

This will is made at Delhi on this 21st day of May 1990.
By Shri Ashok Kumar Khattar S/o Shri L.D. Khattar R/o 3456,
Dariba Pan, Pahar Ganj, New Delhi, hereinafter called the
Testator.

Life is but short and God knows when it may come to
an end, hence I with my free will, without any pressure
make this will, with my sound and disposing mind.

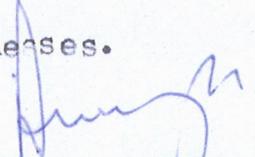
Whereas I am the owner of a LIG Flat No. 136, Pkt-3,
Sector-2, on the first floor, situated at Rohini Delhi, allotted
by Delhi Development Authority, with the lease hold rights of
the land under the said flat.

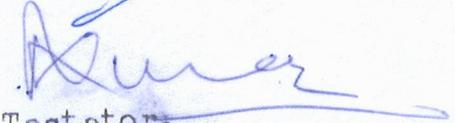
and whereas I hereby bequath that after my death the
above mysaid flat, with the lease hold rights shall go and devolve
in favour of : Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27,
Shalimar Bagh, Delhi, to the exclusion all other my legal heirs
& Successors.

In case any one raises any objection & Challenges of
this will, the objection shall be treated as Null & Void.

Hence this will is made at Delhi.

Witnesses.

1. 
Shri A.K. Nangia S/o
Shri O.P. Nangia
R/o 4/17, Old Rajinder Nagar,
N. Delhi.



Testator.

Am. Abhuk ter. biallar

no ID. biallar Po 3455

Jasbe Jan Al bay. Au
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11-12
~~Am. Abhuk ter.~~

Am. Abhuk ter.



21590

121

O. A. K. Neogia

(Am)

H. S. B. B. B. B.

Roll

~~Am. Abhuk ter.~~

Am. Abhuk ter. 2118-1950



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21-5-90

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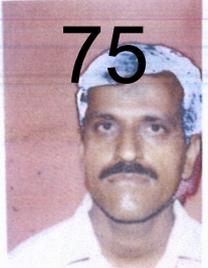
4-3



DIP

53

19043



75

Handwritten signature or mark.

RECEIPT 21079

Received a sum of Rs. 1,00,000/- (Rupees one lakh only) from Shri Bhagwan Dass S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi. in cash in advance.

Hence this receipt is made at Delhi.

Dt. 21.5. 1990.

Witnesses.

1.

Handwritten signature of witness.

Shri A.K. Nangia S/o
Shri O.P. Nangia R/o
4/17, Old Rajinder Nagar,
New Delhi,.

Executant



Shri Ashok Kumar Khattar S/o
Shri L.D. Khattar R/o 3456,
Dariba Pan, Pahar Ganj, New Del

2.

H. S. MEHTA
ADVOCATE

H. S. MEHTA
ADVOCATE

Executed by Sh./Smt. A.K. Khatta Age
S/o L.D. Khatta R/o 3456, Damba Pan,
in the office of the Sub-Registrar, Distt. Delhi
21/5/90 167

Damba Pan,
Patan Ganji
N Delhi

[Handwritten signature]

21/5/90

Execution admitted by the said Sh./Smt. A.K. Khatta
and Sh./Smt. *[Signature]*
S/o W/o R/o
Vendors(s) Mortgagee(s) / Lessor(s) Lessee(s) who
identified by Sh. S/o H.A.K. Mangia (mn)
R/o
SA
original w/

27. 17.8 Mehta 10AM

Rs 100000/- in advance

[Signature]
Sub-Registrar
Sub-Distt. No. 1 Delhi
21/5/90

[Handwritten signature]

19043

2229
21/5/90

[Handwritten signature]

DELHI DEVELOPMENT AUTHORITY 77

New Delhi

(HOUSING DEPARTMENT)
REGISTERED AD.

Deputy Director (Housing)
'D' Block, Vikas Sadan, Behind INA Market,
New Delhi
File No. **L015(150)90/RD/NP**

Flat Cat.	L I G
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Block dates:	26/02/90-30/03/90
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To
SH ASHOK KUMAR KHATTAR
H NO 3456 DARIBAPAN PAHAR GANJ
N DELHI

App.No & Name of Scheme	Regd. No.	Priority No.
NPKS 2-178350	53853	12391
Regd. Agency ROHINI		

Dear Sir/Madam,

1. I am directed to inform you that you have been declared successful for allotment of a flat as per details below. The allotment is subject to terms and conditions given herein as also DDA (Mgt. & disposal of housing estate) Regulations 1968.

Date of Draw	Details of allotted flat (Area, Block, Pkt. floor etc.)	Disposal cost
18/01/90	136 PKT-3 SEC-II TYPE-A FST ROHINI	RS. 97000

2. PAYMENT TERMS

CASH DOWN

You shall be liable to pay disposal cost in full after adjusting deposit together with interest accrued thereon, in addition thereto you shall be liable to pay ground rent for two years, documentation-charges, service charges & share money for becoming member of Registered Agency as below:

Total cost of the flat	Amount already deposited	FDR. No.	FDR date	Int. accrued on Amt. deposited
1	2	3	4	5
RS. 97000	RS. 1500	111286	29/09/79	RS. 1508.08
Share money	Ground rent for 2 yrs at Re 1/- yr.	Documental charges	Service Charges	
5	6	7	8	
RS. 100	RS. 2	RS. 75	RS. 52.50	

Net amount payable (1 + 5 + 6 + 7 + 8) — (2 + 4) Plus interest on delayed payment if any.	If paid between
9	10
94221.42	31/03/90-29/05/90
94692.52	30/05/90-13/06/90
95163.63	14/06/90-28/06/90
AUTOMATIC CANCELLATION AFTER 28/06/90	

3. In consideration of continued enjoyment of property you should be liable to pay ground rent beyond 2 years at the rates indicated below with effect from date shown against it.

Ground Rent	Date of Commencement	Premium of Land
RS. 52.50	1/05/92	RS. 2100



' AGREEMENT TO SELL '

This Agreement to sell is made at Delhi, on this 4.2.1994., between Sh. Bhagwan Dass son of Shri Roshan Lal resident of AP-27 Shalimar Bagh, Delhi, hereinafter called the first party.. And.. S. Daljit Singh Ghai son of Shri P. S. Ghai resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, hereinafter called the Second party.

The expression first party & second party shall mean and include their respective heirs, successors and assigns.

Whereas the first party is the owner of LIG flat No. 136, pocket-3 sector No. 2, First floor, situated at Rohini Resdl. Scheme, Delhi, with the lease hold rights of the land under the said property.

And whereas the first party has agreed to sell the above said property to the second party for a sum of Rs. 1,05,000/- (Rupee One lac Five thousand only), the entire consideration amount of Rs. 1,05,000/-, the first party has received from the second party in full and final settlement. The detail of payment has been mentioned in the separate legal receipt, which is duly attested by Notary public, Delhi.

Bhagwan Dass

contd. p/2.

' AGREEMENT TO SELL '

This Agreement to sell is made at Delhi, on this 4.2.1994, between Sh. Bhagwan Dass son of Shri Reshan Lal resident of AP-2, Shalimar Bagh, Delhi, hereinafter called the first party. And S. Daljit Singh Ghai son of Shri P. S. Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi, hereinafter called the Second party.

The expression first party & second party shall mean and include their respective heirs, successors and assigns.

Whereas the first party is the owner of LIG flat No. 136, pocket-3 sector No. 2, First floor, situated at Rohini Resid. Scheme, Delhi, with the lease hold rights of the land under the said property.

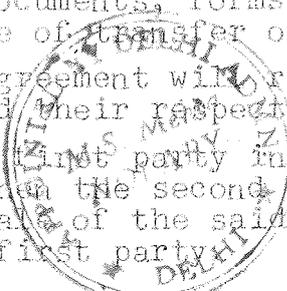
And whereas the first party has agreed to sell the above said property to the second party for a sum of Rs. 1,05,000/- (Ru. One lac Five thousand only), the entire consideration amount of Rs. 1,05,000/-, the first party has received from the second party in full and final settlement. The detail of payment has been mentioned in the separate legal receipt, which is duly attested by Notary public, Delhi.

Bhagwan Dass

contd. p/2.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That in consideration of the said amount the first party doth hereby sells, conveys, transfers and assigns the said property with all his rights, titles, interests, in favour of the second party and the second party shall have full right to use, hold, enjoy, sell, mortgage the said property in any manner he/she/they like/s without any hinderance from the first party or others.
2. That all the dues, taxes, till date of this Agreement shall be paid by the first party and thereafter by the second party.
3. That the second party can get the said property under sale mutuated in his/her/their own name/s in any government or revenue records on the basis of this irrevocable agreement.
4. That the first party hereby assures the second party that the said property under sale is absolutely free from all sorts of encumbrances and there is no charge in the above said property whatsoever.
5. That the first party hereby assures the second party that he/she/they will co-operate in all the formalities for the transfer of the said property in favour of the second party as and when permissible however all the dues, taxes, unearned increase amount, lease money etc. at the time of transfer of the said property shall be paid by the second party.
6. That the first party shall not have any right, interest or lien on the said property and easements attached thereto and the second party shall be its sole owner henceforth.
7. That if necessary the first party will apply and get all sale permissions/Income Tax Clearance Certificate for the transfer of the said property at the cost of the second party from the office of the appropriate authority.
8. That the actual physical and peaceful vacant possession of the said property under sale with all the connected documents has been delivered to the second party on spot.
9. That the first party also confirms that he/she/they will sign all the concerned documents, forms, affidavit etc. which may be required at the time of transfer of the said property.
10. That this agreement will remain irrevocable and binding on both the parties and their respective legal heirs and successors.
11. That if the first party infringes the terms and conditions of this agreement then the second party shall be entitled to get the completion of the sale of the said property through the court of law at the cost of the first party.



In witness whereof, Both the parties have signed this Agreement at Delhi, on this _____ day of _____ in the presence of the following witnesses.

WITNESSES:

1.

[Handwritten Signature]
FIRST PARTY

[Handwritten Signature]
WITNESS

ATTESTED

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That in consideration of the said amount the first party doth hereby sells, conveys, transfers and assigns the said property with all his rights, titles, interests, in favour of the second party and the second party shall have full right to use, hold, enjoy, sell, mortgage the said property in any manner he/she/they like/s without any hinderance from the first party or others.
2. That all the dues, taxes, till date of this Agreement shall be paid by the first party and thereafter by the second party.
3. That the second party can get the said property under sale mutated in his/her/their own name/s in any government or revenue records on the basis of this irrevocable agreement.
4. That the first party hereby assures the second party that the said property under sale is absolutely free from all sorts of encumbrances and there is no charge in the above said property whatsoever.
5. That the first party hereby assures the second party that he/she/they will co-operate in all the formalities for the transfer of the said property in favour of the second party as and when permissible however all the dues, taxes, unearned increase amount, lease money etc. at the time of transfer of the said property shall be paid by the second party.
6. That the first party shall not have any right, interest or lien on the said property and easements attached thereto and the second party shall be its sole owner henceforth.
7. That if necessary the first party will apply and get all sale permissions/Income Tax Clearance Certificate for the transfer of the said property at the cost of the second party from the office of the appropriate authority.
8. That the actual physical and peaceful vacant possession of the said property under sale with all the connected documents has been delivered to the second party on spot.
9. That the first party also confirms that he/she/they will sign all the concerned documents, forms, affidavit etc. which may be required at the time of transfer of the said property.
10. That this agreement will remain irrevocable and binding on both the parties and their respective legal heirs and successors.
11. That if the first party infringes the terms and conditions of this agreement then the second party shall be entitled to get the completion of the sale of the said property through the court of law at the cost of the first party.

In witness whereof, Both the parties have signed this Agreement at Delhi, on this _____ day of _____ in the presence of the following witnesses.

WITNESSES:

1.

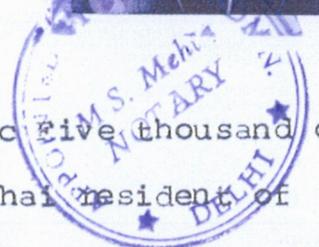
FIRST PARTY

(Shari)



RECEIPT

Received a sum of Rs.1,05,000/- (Rs. One lac five thousand only), from Sh. Daljit Singh Ghai son of Shri P. S. Ghai, resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, on account of sale price of LIG flat No.136, first floor, pocket-3, sector No.2, situated at Rohini Resdnl. Scheme, Delhi, in full and final settlement, nothing remains due out of sale price, as per terms and conditions of agreement to sell dt. 4.2.1994. detail of payment as under:-



1. Rs.15,000/- (Rs. Fifteen thousand only) in Cheque No.31930, of State Bank of India, Shakur Basti Branch, Dt. 23.1.1993.
2. Rs. 90,000/- (Rs. Ninety thousand only), vide Pay order No.3473 drawn on State Bank of India, Shakur Basti Branch Delhi, on 1.2.1994.

IN WITNESS WHEREOF, I have signed this Receipt at Delhi, on 4.2.1994, in the presence of the following witnesses.

WITNESSES:-

1

EXECUTANT

Bhagwan Dass



Bhagwan Dass,
S/o Roshan Lal,
R/o AP-27, Shalimar Bagh,
Delhi.



ATTESTED
A

RECEIPT

Received a sum of Rs.1,05,000/- (Rs. One lac Five thousand only), from Sh. Baljit Singh Ghai son of Shri P. S. Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi, on account of sale price of LIG flat No.136, first floor, pocket-3, sector No.2, situated at Rohini Resdill Scheme, Delhi, in full and final settlement, nothing remains due out of sale price, as per terms and conditions of agreement to sell dt. 4.2.1994. detail of payment as under:-

1. Rs.15,000/- (Rs. Fifteen thousand only) in Cheque No. 31930, of State Bank of India, Shakur Basti Branch, Dt. 23.1.1993.
2. Rs. 90,000/- (Rs. Ninty thousand only), vide Pay order No. 347, drawn on State bank of India, Shakur Basti Branch Delhi, on 1.2.1994.

IN WITNESS WHEREOF, I have signed this Receipt at Delhi, on 4.2.1994, in the presence of the following witnesses.

WITNESSES:-

1



EXECUTANT

2



Bhagwan Dass,
S/o Roshan Lal,
R/o AP-27, Shalimar Bagh,
Delhi.

DEED OF WILL

This Deed of WILL is made at Delhi, on this _____ day of _____ 199 by:- Shri Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, hereinafter called the testator ...in favour of... Daljit Singh & Ghai son of Shri P.S.Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi, hereinafter called the executrix.

Life is but short and God knows when it may come to an end hence I with my free WILL, without any pressure make this WILL, with my sound and disposing mind.

Whereas I am the owner of LIC Flat bearing No.136, First floor, Pocket No.3, sector No.2, situated at Rohini Residential Scheme, Delhi, with the lease hold rights of the land under the said property.

So long as I am alive I will remain the absolute owner of the above mentioned property and after my death the same shall go and devolve on the above said executrix, to the exclusion of all my other legal heirs, successors and assigns

In case any one raises any objection and challenges this WILL, the objection shall be treated as null and void, in the court of law.

That in case the above mentioned executrix dies earlier than me, then the above mentioned property shall go and devolve on all the legal heirs, successors and assigns, of the above mentioned executrix.

In e Witness Whereof, I have signed this WILL, in the presence of the following witnesses:-

Witnesses:-

1.

Testator.

Drafted by.

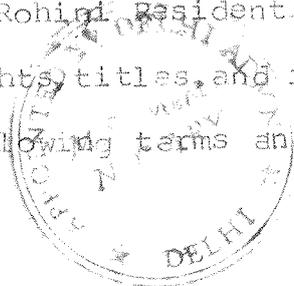


RENT Agreement

This Rent Agreement is made at Delhi, on this _____
between:- Bhagwan Dass son of Shri Koshan Lal resident of
AP-27, Shelimar Bagh, Delhi, hereinafter called the First
party...AND... Shri Daljit Singh Ghai son of Shri P.S.Ghai
resident of B-7, Nilamber Appartment, Rani Bagh, Delhi,
hereinafter called the Second party.

The expressions first and second party shall mean
and include their respective heirs, successors and assigns.

Whereas the first party has agreed to let out LIC
Flat No.136, First floor, Pocket No.3, Sector No.2, situat
at Rohini Residential scheme, Delhi, with the lease hold
rights, titles, and interests, to the second party on the
following terms and conditions of the agreement as under:-



Bhagwan Dass

contd..p/2..

RENT Agreement

This Rent Agreement is made at Delhi, on this _____
between:- Bhagwan Dass son of Shri Koshan Lal resident of
AP-27, Shalimar Bagh, Delhi, hereinafter called the First
party...AND... Shri Daljit Singh Chai son of Shri P.S.Ghai
resident of B-7, Nilamber Apartment, Rani Bagh, Delhi,
hereinafter called the Second party.

The expressions first and second party shall mean
and include their respective heirs, successors and assigns.

Whereas the first party has agreed to let out LIC
Flat No.136, First floor, Pocket No.3, Sector No.2, situated
at Rohini Residential scheme, Delhi, with the lease hold
rights, titles and interests, to the second party on the
following terms and conditions of the agreement as under:-

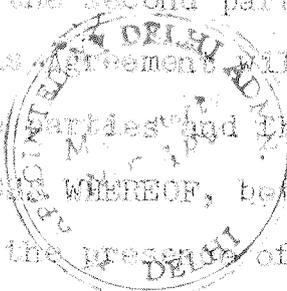


contd..p/2..

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the first party hereby let out the said property unto the second party on a monthly rent equivalent to the interest on the amount received by him/her from the second party against the said property.
2. That the first party shall not objection to the subletting of the said property in full or in part by the second party or to any addition and alteration which may be carried out by the second party in the existing structure at his/her own costs and risks as per existing laws.
3. That the second party shall be liable and responsible for all the dues and demands in respect of the said property during the tenancy period and the first party shall not be liable and responsible for the consequences due to non payment of any due and demands in respect of the said property during the tenancy period.
4. That the tenancy is for a period of 20 years to begin with and may be further extended for such terms on the sole discretion of the second party.
5. That the possession of the above said property has been handed over to the second party by the first party on the spot.
6. That this Agreement will remain irrevocable and binding on both the parties and their respective heirs and successors.

IN WITNESS WHEREOF, both the parties have signed this Rent Agreement, in the presence of the following witnesses:-



Signature of the First Party

WITNESSES:-

1. First Party _____

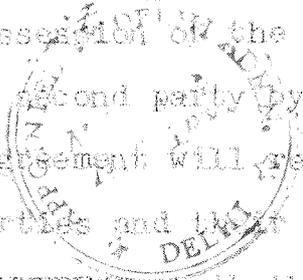
ATTESTED
NOTARY PUBLIC

2. Second Party _____

Signature of the Second Party

NOW THIS AGREEMENT WITNESSETH ALL UNDER:-

- 1. That the first party hereby let out the said property unto second party on a monthly rent equivalent to the interest of the amount received by him/her from the second party against the said property.
- 2. That the first party shall not object to the subletting of the said property in full or in part by the second party or any addition and alteration which may be carried out by the second party in the existing structure at his/her own costs and risks as per existing laws.
- 3. That the second party shall be liable and responsible for the dues and demands in respect of the said property during tenancy period and the first party shall not be liable and responsible for the consequences due to non payment of any dues and demands in respect of the said property during the tenancy period.
- 4. That the tenancy is for a period of 20 years to begin with may be further extended for such terms on the sole discretion of the second party.
- 5. That the possession of the above said property has been handed over to the second party by the first party on the spot.
- 6. That this Agreement will remain irrevocable and binding on both the parties and their respective heirs and successors.



IN WITNESS WHEREOF, both the parties have signed this Rent Agreement, in the presence of the following witnesses:-

WITNESSES:-

1.


 First Party _____

2.





AGREEMENT TO APPOINT ARBITRATOR

This Agreement to appoint arbitrator is made at Delhi, on this _____ day of _____ 199 between:- Shri Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, hereinafter called the first party...and..Shri Daljit Singh Ghai son of Shri P.S.Gha᳚ resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, hereinafter called the second party.

Whereas both the parties have entered into an agreement in respect of LIG Flat bearing No.136, first floor, pocket No.3, Sector No.2, situated at Rohini Residential Scheme, Delhi, with the lease hold rights of the land under the said property.

And whereas there might if any dispute arises between both the parties regarding the terms and conditions of the agreement referred above, therefore both the parties have appoint a sole arbitrator who will decide the said dispute and whose decision will be final and binding on both the parties and their heirs, successors.

In Witness Whereof, this agreement is made at Delhi, in the presence of the following witnesses:-

Witnesses:-

1.

Bhagwan Dass

First party.

Daljit Singh Ghai
Second party.

TESTED

AGREEMENT TO APPOINT ARBITRATOR

This Agreement to appoint arbitrator is made at Delhi, on this _____ day of _____ 199 between:- Shri Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, hereinafter called the first party...and..Shri Daljit Singh Ghai son of Shri P.S.Ghazal resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, hereinafter called the second party.

Whereas both the parties have entered into an agreement in respect of HIG Flat bearing No.136, first floor, pocket No.3, Sector No.2, situated at Rohini Residential Scheme, Delhi, with the lease hold rights of the land under the said property.

And whereas there might if any dispute arises between both the parties regarding the terms and conditions of the agreement referred above, therefore both the parties have appointed a sole arbitrator who will decide the said dispute and whose decision will be final and binding on both the parties and their heirs, successors.

In Witness Whereof, this agreement is made at Delhi, in the presence of the following witnesses:-

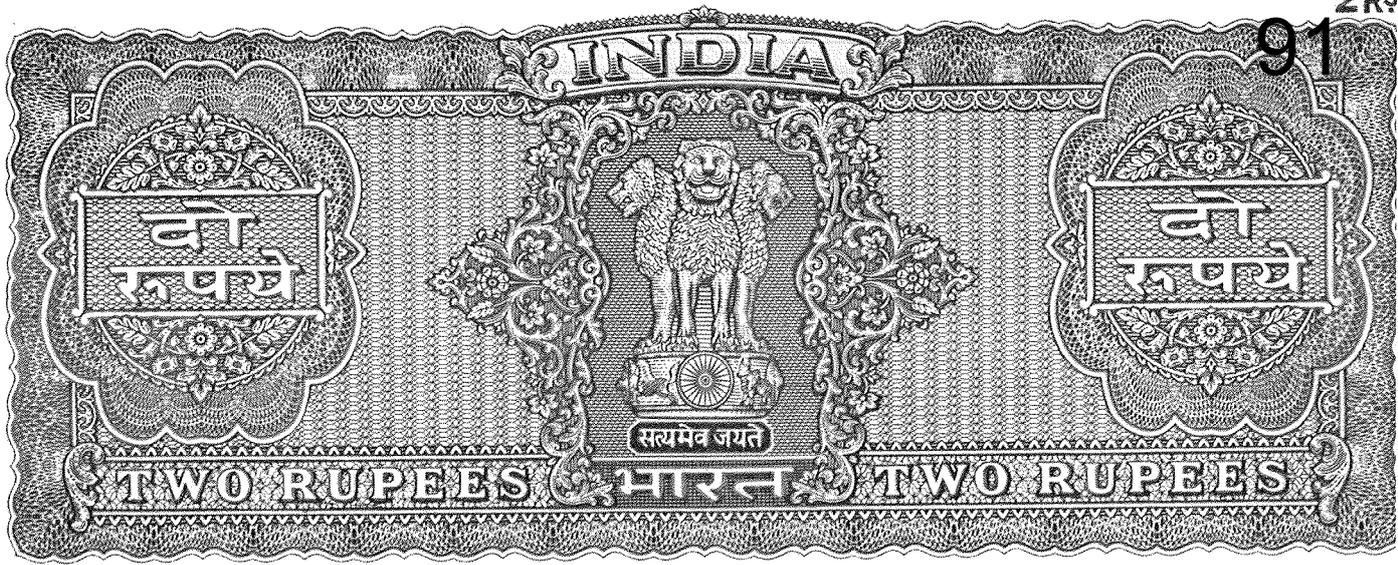
Witnesses:-

1.

Bhagwan Dass

First party.

Daljit Singh Ghai
Second party.



Affidavit

I, Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, do hereby solemnly affirm and declare as under:-

1. That I have executed a general & Special Power of attorney, agreements, affidavit, WILL, Receipt, in respect of...LIG Flat bearing No.136, first floor, pocket No.3, sector No.2, situated at Rohini Residential Scheme, Delhi, in favour of Daljit sing Ghai son of Shri P.S.Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi,.
2. That I shall not revoke or cancel the above mentioned documents in any circumstances.

Bhagwan Dass
Deponent.

Verification:-

Verified at Delhi, that the contents of this affidavit are true and correct to the best of my knowledge and nothing has been concealed therefrom.

Bhagwan Dass
Deponent.

Affidavit

I, Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, do hereby solemnly affirm and declare as under:-

1. That I have executed a general & Special Power of attorney, agreements, affidavit, WILL, Receipt, in respect of...LIG Flat bearing No-136, first floor pocket No.3, sector No.2, situated at Rohini Resider Schems, Delhi, in favour of Daljit sing Ghal son of Shri P.S.Ghal resident of B-7, Nilamber Appartment, Rani Bagh, Delhi,.
2. That I shall not revoke or cancel the above mentioned documents in any circumstances.



Deponent.

Verification:-

Verified at Delhi, that the contents of this affidavit are true and correct to the best of my knowledge and nothing has been concealed therefrom.



Deponent.



AFFIDAVIT

Affidavit of Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi-52, do hereby solemnly affirm and declare as under:-

1. That I am the owner of IIG flat No.136, pocket-3 sec-2, first floor, situated at Rohini Resd. Scheme, Delhi.

VERIFICATION:

Verified at Delhi, that the contents of this affidavit are true and correct to the best of my knowledge and nothing has been concealed therefrom.

DEPONENT

DEPONENT

ATTESTED

AFFIDAVIT

Affidavit of Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi-52, do hereby solemnly affirm and declare as under:-

1. That I am the owner of LIG flat No. 136, pocket-3 sec-2, first floor, situated at Rohini Resid. Scheme, Delhi.



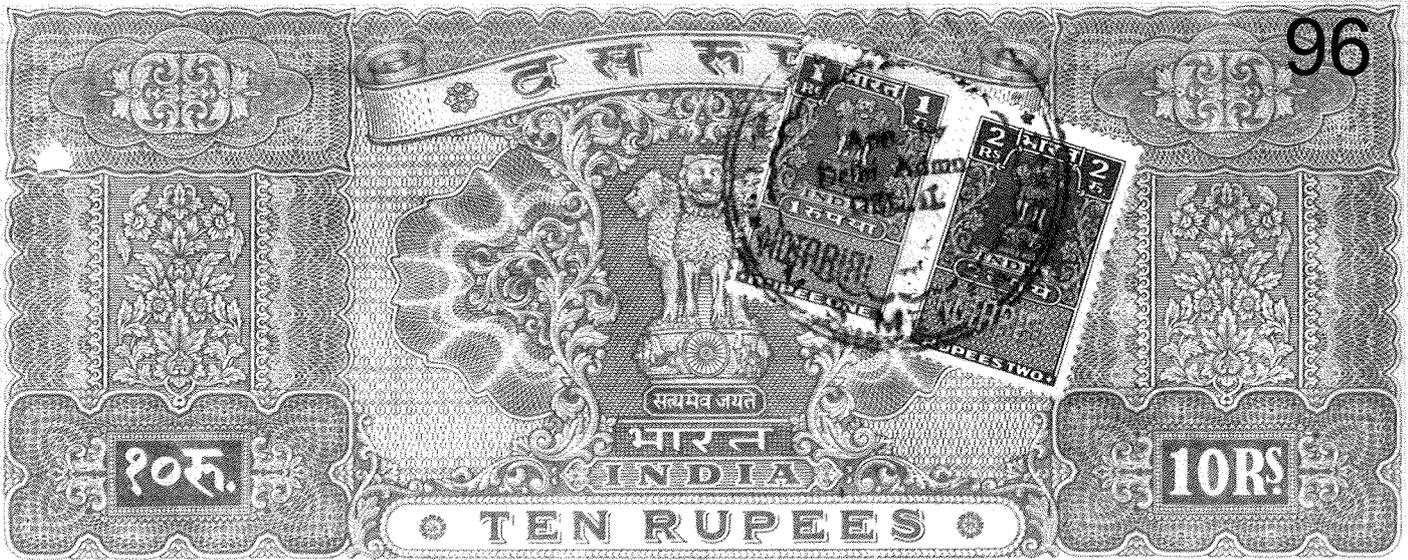
DEPONENT

VERIFICATION:

Verified at Delhi, that the contents of this affidavit are and correct to the best of my knowledge and nothing has been concealed therefrom.



DEPONENT



' GENERAL POWER OF ATTORNEY '

KNOW ALL MEN BY THESE PRESENTS THAT I, Ashok Kumar Khattar S/o Shri L. D. Khattar R/o 3456, Darba Pan, Pahar Ganj, New Delhi, (Executant)

do hereby appoint nominate and constitute Shri Bhagwan Das S/o Shri Roshan Lal R/o AP-27, Shalimar Bagh, Delhi-110052, as my true and lawful special General Attorney to do the following acts deeds and things in my name and on my behalf as under :-

1. To manage, control, look after and supervise my DDA Built Flat (LIG) No. 136, Pkt-3, Sector-2, on the first floor, situated at Rohini Delhi. with the lease hold rights of the land under the said flat, in any manner my said attorney deems fit and proper.
2. To pay the lease money, balance costs, instalments and other dues regarding the said flat to the concerned authorities on demand.
3. To let out the said flat on rent to any person to realise the rents and to issue rent receipts thereof.
4. To file suit for ejection of tenant and recovery of the rents against the tenant in the court of law.
5. To sign and get the perpetual Lease Deed and other deeds and documents regarding the said flat and to do all other acts deeds and things which are necessary for the completions of the same.

Ashok Kumar

GENERAL POWER OF ATTORNEY

Know all men by these presents that I, Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, do hereby appoint, nominate and constitute Shri Daljit Singh Ghai son of Shri P.S.Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi, as my true and lawful General Attorney, to do the following acts, deeds and things in my name and on my behalf as under:-

1. To manage, control, look after and supervision regarding LIG Flat No.136, First floor, Pocket No.3, Sector No.2, situated at Rohini Residential Scheme, Delhi.
2. To file affidavit or reply any letter or notice issued by the appropriate authority regarding the said property.
3. To sign and get the perpetual lease deed of the said property from the appropriate authority to get the same duly regd. in the office of SR, concerned.

contd..p/2..

Bhagwan Dass

4. To sign and get the supplemental deed of the said property from the appropriate authority and get the same regd. before the office of Sub-Registrar, Delhi.
5. To appeal in all the office of the DDA/MCD, in respect of all the matters of the said property and to do all acts, deeds and things which are necessary for the same.
6. To pay the house tax/lease money/balance instalments of the said property to the concerned authorities in respect thereof.
7. To apply and get the permission for the sale and transfer of the said property from the appropriate authority.
8. To appoint any vakil, pleader or advocate and further attorney(s).
9. To submit the plan, receive the estimates and sanction for additio alterations of the said property to get the electric, water and other services in the said property.
10. To let out the said property on rent, realise rents receipts there of, enter into an agreement to let out the said property.
11. To sell or transfer of the said property in any manner, to any bo to execute deeds and documents, to present the same for regd.admi its execution, transfer the possession, receive the consideration amount, get the same duly registered in the office of the Sub-Registrar, concerned.
12. To execute a rectification, deed of the said property and to get the same regd. in the office of S.R. Delhi.
13. To apply and get the necessary sale permission from the competent authority.
14. To execute sign and present all kinds of suits, plaints, appeals, complaints, review, revision, affidavit to deposit and withdraw/ money/and documents and to do all acts, deeds and things which are necessary for the same.
15. To apply and get ITC Certificate if necessary for the transfer of the said property from the appropriate authority.
16. To enter into any sale agreement for the sale/transfer of said property with any person and to receive any earnest money from the intending purchaser(s).
17. To receive compensation, if any area or the property is acquired by the Government and any other alternative accommodation grante by the Govt. in lieu thereof.
18. To get the said property converted into free hold if permissible under any act/law, which may be passed and for the purpose, to make any application, affidavit declaration etc. before the competent authority any pay the requisite fee/charges, if any, to the concerned departments.
19. Generally to do all such things which may be conducive to the effectual performance of the aforesaid functions.

I/We do hereby rectify and confirm that all actions done by me/ said attorney shall be binding on me/us in all respects.

IN WITNESS WHEREOF, I/We have signed this General Power of Attorney in the presence of the following witnesses:-



Blagovant

PLACE :
 DATED :
 WITNESSES:

1.

4. To sign and get the supplemental deed of the said property from the appropriate authority and get the same regd. before the office of Sub-Registrar, Delhi.
5. To appeal in all the office of the DDA/MCD, in respect of all the matters of the said property and to do all acts, deeds and things which are necessary for the same.
6. To pay the house tax/lease money/balance instalments of the said property to the concerned authorities in respect thereof.
7. To apply and get the permission for the sale and transfer of the said property from the appropriate authority.
8. To appoint any vakil, pleader or advocate and further attorney(s).
9. To submit the plan, receive the estimates and sanction for additions alterations of the said property to get the electric, water and other services in the said property.
10. To let out the said property on rent, realise rents receipts there of, enter into an agreement to let out the said property.
11. To sell or transfer of the said property in any manner, to any body to execute deeds and documents, to present the same for regd. admits its execution, transfer the possession, receive the consideration amount, get the same duly registered in the office of the Sub-Registrar, concerned.
12. To execute a rectification, deed of the said property and to get the same regd. in the office of S.R. Delhi.
13. To apply and get the necessary sale permission from the competent authority.
14. To execute sign and present all kinds of suits, plaints, appeals, complaints, review, revision, affidavit to deposit and withdraw/ money/and documents and to do all acts, deeds and things which are necessary for the same.
15. To apply and get ITC Certificate if necessary for the transfer of the said property from the appropriate authority.
16. To enter into any sale agreement for the sale/transfer of said property with any person and to receive any earnest money from the intending purchaser(s).
17. To receive compensation, if any area or the property is acquired by the Government and any other alternative accommodation granted by the Govt. in lieu thereof.
18. To get the said property converted into free hold if permissible, under any act/law, which may be passed and for the purpose, to make any application, affidavit declaration etc. before the competent authority any pay the requisite fee/charges, if any, to the concerned departments.
19. Generally to do all such other things which may be conducive to the effectual performance of the aforesaid functions.

I/We do hereby rectify and confirm that all actions done by me/on said attorney shall be binding on me/us in all respects.

IN WITNESS WHEREOF, I/We have signed this General power of Attorney in the presence of the following witnesses:-

PLACE :

DATE :

WITNESSES:

1.





DUB DISTRICT DELHI
Registration Fee Rs.
Receipt No.
Date.....
Reader/Cashier

125
9/2/99



DEED OF WILL

4758

This Deed of WILL is made at Delhi, on this 4th day of Feb. 199 by:- Shri Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, hereinafter called the testator ...in favour of...Daljit Singh & Ghai son of Shri P.S.Ghai resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, hereinafter called the executrix.

Life is but short and God knows when it may come to an end hence I with my free WILL, without any pressure make this WILL, with my sound and disposing mind.

Whereas I am the owner of LIG Flat bearing No.136, first floor, Pocket No.3, sector No.2, situated at Rohini Residential Scheme, Delhi, with the lease hold rights of the land under the said property.

So long as I am alive I will remain the absolute owner of the above mentioned property and after my death the same shall go and devolve on the above said executrix, to the exclusion of all my other legal heirs, successors and assigns.

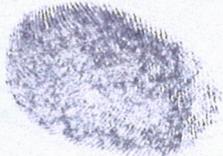
In case any one raises any objection and challenges this WILL, the objection shall be treated as null and void, in the court of law.

That In case the above mentioned executrix dies earlier than me, then the above mentioned property shall go and devolve on all the legal heirs, successors and assigns, of the above mentioned executrix.

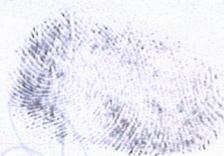
In & Witness Whereof, I have signed this WILL, in the presence of the following Witnesses:-

Witnesses:-

1. Ranjan
Ranjan Malhotra
S/o Sh. K.C. Malhotra
P/o 303, S.F.S. Pargahi Apt.
Paschim Vihar Delhi



Bhagwan Dass
Testator.



Drafted by.

2. D P. SINGH
Advocate

Advocate
Old Courts, K. Gate Delhi

D P. SINGH
Advocate
Old Courts, K. Gate Delhi

Witnessed by
In the office of the Sub-Registrar, ...

457
Bhagwan Das

no return

28 APR 22

8 o'clock

30

to 4/2/24 M

4/2/24

Bhagwan Das



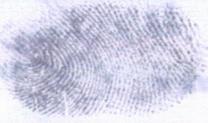
Bhagwan Das

Document admitted by the said Sdri/Smt. and Sd/Smt.

Mortgagor(s)/Lessor(s) ...

Original witnesses. Witness No. 1 is known to me. Contents of the document explained to the parties and they understand the conditions and admit them as correct.

Bhagwan Das



Sub-Registrar

4/2/24

Ranjan



4758

1982

4/2/24

Sub-Registrar



SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Bhagwan Dass son of Shri Koshan Lal resident of AP-27, Shalimar Bagh, Delhi, do hereby appoint, nominate and constitute Shri Daljit Singh Ghai son of Shri P.S.Ghai resident of B-7, Nilamber Appartment, Rani Bagh, Delhi, as my true and lawful Special Attorney, to do the following acts, deeds and things in my name and on my behalf as under:-

Whereas my said attorney ~~gha~~ is fully authorised to ~~ax~~ sell my LIG Flat No.136, First floor, Pocket No.3, Sector No.2, situated at Rohini, Delhi, to any person, execute the sale deed, admit its execution, transfer the possession, receive the consideration amount and get the same duly regd. in the office of SR, concerned.

This Special Power of Attorney shall be irrevocable.

WITNESSES:-

1.



EXECUTANT:

Bhagwan Dass

2.

ATTESTED

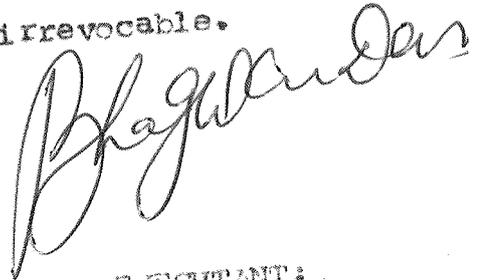
SPECIAL POWER OF ATTORNEY

Know all men by these presents that I, Bhagwan Dass son of Shri Roshan Lal resident of AP-27, Shalimar Bagh, Delhi, do hereby appoint, nominate and constitute Shri Daljit Singh Ghai son of Shri P. S. Ghai resident of B-7, Nilamber Apartment, Rani Bagh, Delhi, as my true and lawful Special Attorney, to do the following acts, deeds and things in my name and on my behalf as under:-

Whereas my said attorney sra is fully authorised to ex sell my LIG Flat No.136, First floor, Pocket No.3, Sector No.2, situated at Rohini, Delhi, to any person, execute the sale deed, admit its execution, transfer the possession, receive the consideration and get the same duly regd. in the office of SR, concerned.
This Special Power of Attorney shall be irrevocable.

WITNESSES:-

1.



EXECUTANT:

2.

Lamba prop: 7275411

PHONE: 104
7272108

AADITYA PROPERTIES

Sale, Purchase & Renting

Shop No. 33, Pocket-F, G-8 Area,
D.D.A. Market, Hari Nagar
New Delhi-110064

186/3/2 Rohini

Receipt

This agreement to sell is made at New Delhi on dated 23-1-94 by Sh. Bhagwanlal
s/o Sh. Roshanlal r/o AP-27 Shalimar bagh Delhi
party on the first party in favour of Sh./Smt. Daljeetsingh s/o P.S. Chai
...../o B-7 Melambay Apts. Pittam Pura
the purchaser herein after called the party on the 2nd part.

Whereas the 1st. party has agreed to sell Flat/~~Kothi~~/Shop No. 136/3/2 Rohini allotted/
purchased vide allotment File No.....land & Building possession dated.....
to the second party on the following terms and conditions :-

1. That the total sale price is agreed a sum of Rs. 1,58,000/- (Rupees one lakh fifty eight thousand)
2. That the 1st. party has receive a sum of Rs. 15,000/- (Rupees fifteen thousand) in cash as earnest money/advance and the balance amount of (rs) will be paid by the 2nd party with in 15 days from today. The 1st. party shall execute the necessary transfer documents favour of the second party before the sub registrar concerned and vacant possession shall be delivered at that time.
3. That if the 1st. party fails to execute the contract within the stipulated period then the 1st. party will be liable to refund Rs. 30,000/- (Rupees thirty thousand only) the double amount of the advance amount to the second party.
4. That the 1st. party shall deliver all previous original documents to the second party at the time of execution of the documents.
5. That if the second party fails to pay the balance amount in time, then the earnest money shall stand forfeited and the bargain shall stand cancelled.
6. All the liabilities, like house tax lease, electric/water bills etc. will be cleared up to the date of execution of documents by the 1st. party.
7. All expenses of transfer documents will be borne by the second party. Both the parties will pay commission to the Broker at the rate of 2% each on the total sale price.

Cheque No- S.R.I-31930
dated 23-1-94

Witness: Rs. 15,000/- 2nd party.



Bhagwanlal
1st. party.

R.S.

बैंकर्स चेक/Bankers Cheque

बहुता/तय्यार/Not Transferable

01-02-19

PAY Mr. Bhagwan Lal

को या उनके आदेशपर OR

रुपये RUPEES Ninety thousand only

अदा करें ₹Rs. 90000/-

खा. सं. A.C. No.		ब.प. LF	इ.ह. INTLS.
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भारतीय स्टेट बैंक
STATE BANK OF INDIA

भारत शाखा, नई दिल्ली
BRANCH BASTI, NEW DELHI-110 004

सोमवार बन्द
Monday Closed

भारतीय स्टेट बैंक
State Bank of India

शाखा प्रबन्धक/Manager
भारत शाखा, दिल्ली-34
Branch BASTI, Delhi-34

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