

IN THE HON'BLE NATIONAL GREEN TRIBUNAL

(O.A. No. 605/2022)

IN THE MATTER OF:

POONAM SHARMA

...PETITIONER

Versus

UNION OF INDIA & ORS.

...RESPONDENTS

**STATUS REPORT ON BEHALF OF THE DEPUTY
CONSERVATOR OF FORESTS, SOUTH FOREST DIVISION,
DEPARTMENT OF FORESTS AND WILDLIFE,
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF
DELHI.**

A. Facts of the case:

1. It is submitted that an owner of the property had applied vide application No. ID-7111 on the e-forest portal seeking permission for felling of 2 nos. of trees for the purpose of construction of property at A-1 & A2, South Extension Part II, New Delhi. Copy of the application is annexed herewith as **Annexure R-4/1**.
2. It is pertinent to note that instead of allowing felling of trees, the request letter was sent to the applicant by Respondent No 4 vide letter number I.D-7111/TO(S)/TC-removal/2022-23/9152 dated 03.08.2022 with the recommendation of transplantation of 2 nos. of trees. Furthermore, the said recommendation was proposed, while considering the due process of law which was followed by the inspection, also compensatory plantation/ transplantation land

details, SDMC building sanction plans, self-undertaking details, and property papers taken from the applicant. Copies of the relevant documents submitted by the applicant in this regard are annexed herewith as **Annexure R-4/2 (Colly)**.

3. It is respectfully submitted that the permission dated 05.08.2022 of the Respondent No. 4 has been passed in accordance with, and after following the procedure laid down in the Delhi Preservation of Trees Act ("DPTA") for transplantation of 02 nos. trees to the owner of the property at A-1 & A2, South Extension Part II, New Delhi. Further, the mechanism for compensatory plantation/afforestation has been provided in the permission granted by the Respondent No. 4 vide permission dated 05.08.2022. Copy of the permission is annexed as **Annexure-R4/3**.
4. It is submitted that to compensate for loss to the environment, the Respondent No. 4 has directed to plant 20 (Twenty) trees saplings of indigenous species in lieu of transplantation of 2 (two) trees. Further, it is specifically stated in Para 5 of the Terms & Conditions mentioned in the permission of Respondent No. 4 dated 05.08.2022 that if any tree is found to have nest of birds it should not be felled till the same is abandoned by the birds.
5. It is pertinent to note that a security deposit of INR 69,000/- (Sixty-nine thousand) has been deposited by the above Applicant i.e., owner of the property for the purpose of creation and maintenance of compensatory plantation for a period of 7 (seven) years.

6. It is respectfully submitted that the above-mentioned permission was initially given wherein names of 02 (Two) Nos trees i.e. 01 Papri and 01 Botalburoosh were wrongly mentioned instead of 02 Nos Palm & Jamun trees situated at A-1 & A-2, South Extn. Part-II, New Delhi. The corrigendum dated 10.08.2022 was issued by the Respondent No. 4 with the correct name of 02 Nos trees which read as 01 Nos Palm & 01 Nos Jamun trees situated at H. No. A-1 & A-2, South Extn. Part-II, New Delhi with the same terms & conditions. Copy of corrigendum dated 10.08.2022 is annexed as **Annexure R-4/4**.
7. It is submitted that the transplantation of 2 nos. of trees was done hastily/ improper and the due procedure of the transplantation was not followed by the applicant due to which the Respondent No. 4 booked a tree offense against the applicant i.e., owner of the property as per provisions of Section 8 of Delhi Preservation of Trees Act, 1994.
8. In this regard, the work stop order was issued by the Respondent no. 4 on 08.08.2022 based on the inspection which was carried out on the ground by the inspecting officer wherein it was found that the tree offense had been committed. Further, the said information was also provided to the concerned Station House Officer, South District, New Delhi for implementation of the orders of Respondent No. 4 vide letters dated 10.08.2022 and 16.08.2022. Copies of the said letters are annexed as **Annexure-R4/5**.

9. That Show Cause notices dated 22.08.2022 under the Delhi Preservation of Trees Act, 1994 were issued by the tree Office (Respondent No. 4) to the property owner of A-1 & A2, South Extension Part II, New Delhi for not following the proper procedure of transplantation of trees.
10. That as per notices under the Delhi Preservation of Trees Act, 1994 hearing was held on 24.08.2022 with the property owner of South Extension Part II, New Delhi. Respondent No. 4 directed the inspection officer to inspect the area of transplantations and submit a report based on it. Copies of Show Cause Notice, attendance sheet, and inspection report are annexed as **Annexure R-4/6 (Colly)**.
11. That during the above-mentioned inspection, it was revealed that transplanted trees were surviving.
12. It is submitted that Respondent No. 4 imposed the fine of Rs. 40,000 on the applicant as per Section 21 of the Delhi Preservation of Trees Act, 1994. The said offense was compounded and offender has submitted compounding fees of Rs. 40,000 vide TR No. 11 dated 25.08.2022. With this, the matter was disposed off by Respondent No. 4. Copy of Order dated 25.08.2022 and vide F.no 168/TO(S)/TOC//22-23/10050 along with TR Receipt is annexed as **Annexure R-4/7 (Colly)**.

B. Reply to the allegations made by the Petitioner:

13. It is pertinent to note that the Delhi Preservation of Trees Act (“DPTA”) does not distinguish between old and new trees as

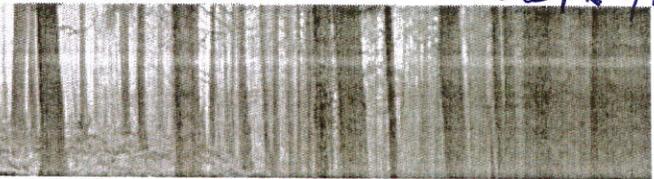
alleged by the Petitioner. Moreover, in this present case both the trees were not old and majestic as claimed by the petitioner. One tree was ornamental Palm and the other one was Jamun tree.

14. The tree offense was compounded and disposed off and the cost of Rs. 40,000 was paid by the applicant. Therefore, seal was removed from the property.
15. That the Delhi Preservation of Trees Act, 1994 and rules made there-under prescribe a procedure which is followed by the Respondent No. 4 for processing tree felling applications. Tree felling permissions are given only when there is a legitimate need for a tree to be cut.
16. In this case, the property owner made the application to remove two trees from a plot for construction of building. Approved building plan, property documents and self undertaking were submitted by the applicant. Inspection of the site was done and the applicant was asked to deposit Rs. 69,000/- as a refundable security amount to ensure that compensatory plantation is done and maintained by the applicant. Permission for transplantation of two trees was then given. All rules and procedures were followed before issue of permission in this case.
17. Procedure followed for giving tree felling/transplant permissions remains the same, irrespective of age or variety of trees for which felling/ transplantation permission is sought.

18. After going through the prayer and application of the Applicant, it is evident that the application seems to have been filed for extraneous reasons i.e. to get the property sealed rather than to safeguard the environment.
19. Further, if the owner fails to maintain the Compensatory Plantation, then the security amount deposited will be forfeited and the work of aforesaid plantation will be undertaken by the Department of Forests and Wildlife, Government of National Capital Territory of Delhi.
20. In light of the submissions made herein above, the petition is liable to be dismissed with heavy costs as against Respondent No. 4 who has acted in accordance with law.



Respondent No. 4
Tree Officer/DCF (South)



Feedbacks (PendingFeedback) Dashboard (Dashboard) Reports

Reports

Print Application

Divisional officer of south

Tree Felling Application Detail

Application ID : 7111

Application Documents SitePhotos

Application Summary

Applicant's Photo



Applicant's Name	Vinod Kumar Bangwal	Applicant's Address	D-25/1, South Extn. Part-II, New Delhi
Mobile No	9910004513	Email Id	
Application Category	Others	Application Sub-Category	Area less than 400 Sq.mtrs
Revenue District where trees to be Felled	South	Land owner category where trees to be Felled	Individual
Property Owner Name	BADAROYR BORDER	Property Owner Address	D-25/1, South Extn. Part-II, New Delhi

Property Information

Name of the Village/ Location of the Property D-25/1, South Extn. Part-II, Khasra number New Delhi

Pincode 110044

Latitude & Longitude of the Property

Latitude Longitude

Total area of the property 260.000

The exact area (in Sq.mtrs) 20.000 from which felling of trees permit is sought

Description of Boundaries

North as South Park East Park West Road

Name(s) and addresses of the owners/occupants of adjoining property/ies Landmark dfs

Tree Information

Total number of trees 2

Number of trees to be felled 2

Details of trees to be felled (grith measured at height of 1.35m)

S.No.	Tree S.No	Tree Name	Girth (in centi meters)
1	1	Papri	100
2	2	Botalburoosh(Callistemon viminalis)	80

S.No.	Tree Name	Tree Count
1	Botalburoosh(Callistemon viminalis)	1
2	Papri	1

Miscellaneous Information

Purpose for which the felling of the trees are intended Construction of newly house Intended use of felled trees as per law (e.g) for sale for or domestic use

Intended use of land after felling of trees Residential

Accept & Mark to Inspection Officer

Send Back with Objection

Forward to Other Tree Office

Remarks :

- Property/ Occupancy documents are required.
- Plan of the property showing the khasra number is required.
- Enumeration list (duly signed by the applicant) is required.
- Plan of the property with tree marking is required.
- "No-Objection Certificate" from the concerned local body is required.
- "No-Objection Certificate" from the adjoining property owners is required.

3. Name, place & measurement of land alongwith geo-co-ordinates where Compensatory Plantation of 20 nos trees & transplantation of trees is proposed to be carried out alongwith consent of agency or Deptt. doing it alongwith Map indicating the area.It should also have geocoordinates of existing trees in the area.

SUBMIT

9
2017

Athama
2017/22

Tree Felling Application Detail

Application ID : 7111

Application

Documents

SitePhotos

-

Photo 1- Site Photo



-

Photo 2- Tree Photo (Tree S.No -1)

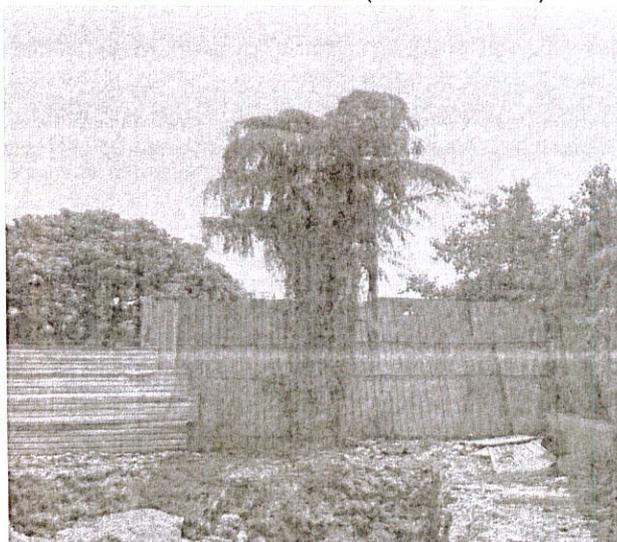
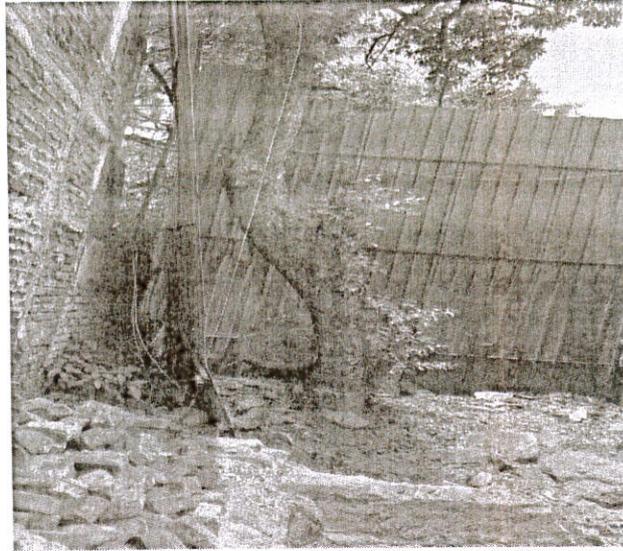


Photo 3- Tree Photo (Tree S.No -2)



- Accept & Mark to Inspection Officer
- Send Back with Objection
- Forward to Other Tree Office

Annexure R-4/2 11
(colly)

GOVT. OF NCT OF DELHI
OFFICE OF THE DY. CONSERVATOR OF FORESTS (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD NEW DELHI-110044

I.D-7111/TO (S)/TC-removal/2022-23/ 9152

Dated: 3/8/2022

To,

Sh. Vinod Kumar Bangwal,
D-25/1, South Extn. Part-II,
New Delhi-110049.

Sub: - Request for permission for transplantat of 02 Nos trees at D-25/1, South Extn. Part-II, New Delhi -regarding

It is informed that as per your proposal/application No. ID-7111 on e-forest portal 02 nos tree is recommended for transplantation. For 02 nos trees to be cut/transplantated, applicant shall plant 20 nos of native trees with height of 8-10 ft. as compensatory plantation. Hence, applicant is requested to submit a sum of Rs. 69,000/- as security deposit on e-forest portal link.

Pin
31812

Tree Officer & Dy. Conservator of Forest
South Forest Division

“Save trees, save your breath.”

2225
28/2/19

15201
7/3/19



सत्यमेव जयते

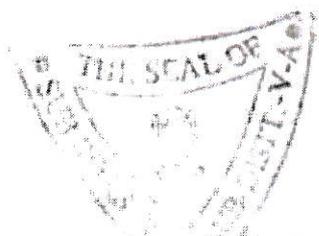
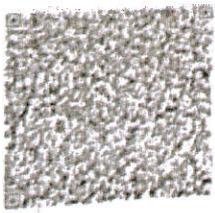
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL49542899723472R
Certificate Issued Date	: 26-Feb-2019 03:40 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK05281459537827R
Purchased by	: ANAND INFRA HEIGHTS PVT LTD
Description of Document	: Article 23 Sale
Property Description	: PROPERTY NO.A-1, SOUTH EXTENSION PART-II, NEW DELHI-110049
Consideration Price (Rs.)	: 5,13,00,000 (Five Crore Thirteen Lakh only)
First Party	: R K MEHRA
Second Party	: ANAND INFRA HEIGHTS PVT LTD
Stamp Duty Paid By	: ANAND INFRA HEIGHTS PVT LTD
Stamp Duty Amount(Rs.)	: 30,78,000 (Thirty Lakh Seventy Eight Thousand only)

e-Stamp LOCKED



Please write or type below this line

R. Mehra

Anand Infra Height Pvt.Ltd.
M. K. Mehta

Director

For Anand Infra Heights Pvt. Ltd.
Vinod Kumar

Director

TQ 0007258242



... should be verified at "www.theestamp.com" Any discrepancy in the details on this Certificate and as



(R K MEHRA)
PAN NO. AAFPM9803R
A NO. 7563 4469 8893



(MANISH ANAND)
DIRECTOR OF ANAND INFRA HEIGHTS PRIVATE LIMITED
COMPANY'S PAN NO. AAKCA4561F
A NO. 2906 0738 3777

Type of Deed	=	Sale Deed
Name of the Colony/Locality	=	A-1, NDSE-II, New Delhi
Category of Locality	=	B
Type of Property under sale	=	Entire Property
Plot Area	=	198.16 sq. mtr.
Total Plinth Area	=	237.8 sq. mtr.
Plinth Area under transfer	=	237.8 sq. mtr.
Status of building	=	Residential
Use Factor	=	1
Type of construction	=	Pucca
Year of Construction	=	1962
Age Factor	=	0.6
Minimum Circle rate for Land	=	Rs. 2,45,520/- per sq.mtr.
Cost of Construction	=	Rs. 17,400/- per sq.mtr.
e-Stamp Certificate No.	=	IN-DL49542939723472R
Certificate Issued Date	=	26 TH February, 2019

COMPUTATION OF DUTY:

Component	Value
Minimum Cost of share in the land = (Minimum value of land rate Per sq. mtrs.) x undivided share X Use Factor	Rs. 2,45,520/- X 198.16 X 1 = Rs.4,86,52,244/-
Minimum cost of Construction = (Rate of construction) x plinth Area for sale x age factor	Rs. 17,400/- X 237.8 X 0.6 = Rs.24,82,632/-
Minimum cost of floor under Sale = Minimum Cost of share in the Land + Minimum cost of Construction	Rs. 4,86,52,244/- + Rs. 24,82,632/- = Rs. 5,11,34,876/-
Stamp Duty as per Circle Rate @ 6%	Rs. 30,68,093/-
Actual Stamp Duty paid in the deed	Rs. 30,76,000/-

For Anand Infra Heights Pvt. Ltd.
Vinod Kumar
Director

Anand Infra Heights Pvt. Ltd.
Manish Anand
Director

SALE DEED FOR RS. 5,13,00,000/-

Stamp Duty	@3%	Rs. 15,39,000/-
Corporation Tax	@3%	Rs. 15,39,000/-

Stamp Duty	@6%	Rs. 30,78,000/-

This Sale Deed is made and executed at New Delhi on this 28 day of February, 2019 by; SHRI R.K. MEHRA, SON OF LATE SHRI J.R. MEHRA, RESIDENT OF 50, AKASH NEEM MARG, DLF PHASE-II, GURGAON, HARYANA, PREVIOUSLY RESIDENT OF C-144, DEFENCE COLONY, NEW DELHI-110024, hereinafter called the "VENDOR" of the one part (which expression shall mean and include his legal heirs, successors, legal representatives, administrators, Executors, nominees and assignees etc.);

IN FAVOUR OF

M/S ANAND INFRA HEIGHTS PRIVATE LIMITED HAVING REGISTERED OFFICE AT GRAND APPARTMENT, SECOND FLOOR, ABOVE SNOW WHITE, DAKBANGLOW, PATNA-8000001 THROUGH ITS DIRECTOR SHRI MANISH ANAND, SON OF LATE SHRI H.K. JHA, RESIDENT OF P-38, SOUTH EXTENSION, PART-II, NEW DELHI-110049; duly authorized vide Resolution passed by the Board of Directors in the meeting held on 26th February, 2019 hereinafter called "VENDEE" of the second part (which expression shall mean and include its legal representative, administrator, executors, nominees and assignees etc.).

Whereas the Vendor is the legal, lawful, sole and absolute owner and in possession of the house built on freehold bearing A-1, land admeasuring 237 sq. yards, New Delhi South Extension Part-II, New Delhi-110049, and the same is bounded as under:-

East : Road
West : Road
North : Road
South : Property No. A-2

(hereinafter called the said property)

For Anand Infra Heights Pvt. Ltd.

Vivek Kumar

Director

R.K. Mehra
Anand Infra Heights Pvt. Ltd.

Director

Date 28/02/2019

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City South Ex.-II

Place (Segment) South Ex.-II

Property Address House No.: A-1.

Area of Property 237.80 Sq.Meter

Building Type

Property Type Residential

Road No.: South Ex.-II

Money Related Detail

Consideration Amount 51,300,000.00 Rupees

Stamp Duty Paid 3,078,000.00 Rupees

Value of Registration Fee 513,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

R K MEHRA

S/o W/o

LT SH. J R MEHRA

R/o

SO, AKASH NEEM MARG, DELHI

in the office of the Sub Registrar, Delhi this 28/02/2019 12:00:00AM day Thursday

Signature of Sub Registrar

Signature of Exeuntier

Sub Registrar
SR V A Hauz Khas
Delhi New Delhi

Execution admitted by the said Shri / Ms. R K MEHRA

and Shri / Ms.

ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR MANISH ANAND

Who is/are identified by Shri/Smt/Km. RAJEEV MEHRA S/o W/o D/o SH. R K MEHRA R/o SO, AKASH NEEM MARG

DLF PH-II, GURGAON HARYANA

and Shri/Smt / Km SHALINI BANGWAL S/o W/o D/o SH. VINOD BANGWAL R/o D-25/1, NDSE II, ND

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

Contents of the document explained to the parties who understand the conditions and admit them as correct. Certified that the left (or Right, as the case may be) hand thumb impression of the exeunt has been affixed in my presence.

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration

THROUGH HIS/HER

The Balance of entire consideration of Rs. _____ Rupees

Vendor(s)/Mortgagor(s) by Sh./Ms. ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR MANISH ANAND

R/o D-25/1, NDSE II, ND

Vendor(s)/Mortgagor(s) in my presence. He/They were also identified by the above said witness

Registrar Sub Registrar
SR V A Hauz Khas
Delhi New Delhi

Date 28/02/2019 12:32:43

PREAMBLE OF PROPERTY

And whereas M/S Modern Delhi Corporation, Masjid Moth, New Delhi through its proprietor Sh. Pandit Lila Ram S/o Pandit Gumani Ram, R/o Masjid Moth, New Delhi who was the sole proprietor, through Pandit Lauti Ram S/o Pandit Ganpat Rai R/o Village Nahri, District Rohtak its duly constituted General Attorney vide power of attorney dated 13.02.1959 registered as Document No. 445 in additional Book No. 4, on Pages 74 to 76 dated 17.02.1959 registered in the office of the Sub-Registrar, New Delhi sold the said property to Sh. Sita Ram Sud (Banta) S/o Latte Lala Sukhdev Sud (Banta) of P.O. Sujampur Tira, District Kangra, East Punjab by way of registered Sale Deed as Document No. 8790 Book No. I, Volume No. 737 on Pages 74 to 76 dated 13.12.1961 registered in the office of the Sub-Registrar, New Delhi.

And whereas Sh. Sita Ram Sud (Banta) S/o Latte Lala Sukhdev Sud (Banta) of P.O. Sujampur Tira, District Kangra, East Punjab sold the said property to Sh. Ganda Mai Sood S/o Sh. Chhajju Ram Sood by way of registered Sale Deed as Document No. 2265 Book No. I, Volume No. 959 on pages 135 to 140 dated 05.04.1963 registered in the office of the Sub-Registrar, New Delhi.

And whereas Sh. Ganda Mai Sood S/o Sh. Chhajju Ram Sood R/o 1/11, Rani Jhansi Road, New Delhi sold the said property to 1. Sh. Trilok Nath Malhotra 2. Sh. Ram Nath Malhotra and Sh. Nanak Chand Malhotra all sons of Late Sh. Sunder Dass Malhotra R/o 44 Khurbarra, Dehradun, by way of Registered Sale Deed as Document No. 6063 Book No. I, Volume No. 1185 on Pages 07 to 17 dated 05.09.1967 registered in the office of the Sub-Registrar, New Delhi.

And whereas (1) Shri Ram Nath Malhotra S/o Shri Sunder Das Malhotra, (2) Smt. Raj Dulari Malhotra W/o Late Shri Manak Chand Malhotra, (3) Shri Manmohan Malhotra S/o Late Shri Manak Chand Malhotra, (4) Shri Deepak Malhotra S/o Late Shri Manak Chand Malhotra, (5) Shri Raj Kumar S/o Late Shri T.N. Malhotra, (6) Shri Mohan Malhotra S/o Late Shri T.N. Malhotra, (7) Ms. Meena D/o Late Shri T.N. Malhotra, (8) Ms. Asha Rani D/o Late Shri T.N. Malhotra, (9) Smt. Sujata D/o Late Shri T.N. Malhotra, through Shabnam

For Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Director

Anand Infra Heights

M. S. Singh
Director

Shabnam

Advocate/Local Commissioner D-3692/2009 appointed by the Court of, Shri Tarun Sahrawat ADJ, Tis Hazari Courts, Delhi in the case No. CS 378/2008 (Titled as R.K. Mehra V/s Shri Ram Nath Malhotra & Others) (vide order dated 29.01.2016 for the purpose of execution of sale deed), in favour of Sh. R.K. Mehra S/o Late Sh. J.R. Mehra R/o C-144, Defence Colony, New Delhi, presently residing at House No. 50, Akash Neem Marg, DLF Phase-II, Gurgaon, Haryana, by way of Registered Sale Deed as document No. 882 in Book No. I, Volume No. 1317, on pages 129 to 137, on date 18.02.2016, in the office of the Sub-Registrar, SR V A Hauz Khas, New Delhi.

And whereas in the manner aforesaid the Vendor became the absolute owner house built on freehold bearing No. A-1 land admeasuring 237 sq.yards, New Delhi South Extension Part-II, New Delhi-110049 and the Vendor has full right, absolute authority to sell, dispose off and transfer the same and none else except the Vendor has any right, title or interest in the said property.

AND WHEREAS the Vendor for his bonafide needs and requirement has agreed to sell, convey, transfer and assign to the Vendee and the Vendee have agreed to purchase the freehold bearing No. A-1 land admeasuring 237 sq.yards, situated at New Delhi South Extension Part-II, New Delhi-110049 in the revenue estate of Village Kotla Mubarakpur, on Ring Road, within the limits of Municipal Corporation of Delhi, with all rights, title and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, connections structure standing thereon, hereinafter referred to as ('THE SAID PROPERTY'), for a total sale consideration of Rs. 5,13,00,000/- (Rupees five crores thirteen lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of sale for a sum of Rs. 5,13,00,000/- (Rupees five crores thirteen lacs only) which sum has been received by the Vendor from the Vendee, in the following manner:

For Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Dir.

Anand Infra Heights Pvt. Ltd.
M. S. Singh
 Director

R. K. Mehra

No	Amount	Cheque No.	Dated	Drawn on
1.	Rs 13 82,500/- (favouring R.K. Mehra)	381934	27.02.2019	Kotak Mahindra Bank, Patna.
2	Rs 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	167918	17.05.2018	J&K Bank, NDSE Part-II, New Delhi.
3.	Rs 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175926	18.05.2018	- do -
4	Rs. 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175927	18.05.2018	- do -
5	Rs. 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175934	18.05.2018	- do -
6.	Rs. 25,00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175936	18.05.2018	- do -
7	Rs. 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175931	18.05.2018	- do -
8	Rs 25 00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175930	18.05.2018	- do -
9.	Rs 25,00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175929	18.05.2018	- do -
10.	Rs 25,00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	175928 175928	18.05.2018	- do -
11.	Rs. 25 00,000/- (favouring Mohd. Farooq on request of R.K. Mehra)	176028	27.02.2019	J&K Bank, Ansal Plaza, New Delhi.
12	Rs. 3,00,000/- (favouring Mohd. Faooq on request of R.K. Mehra)	291675	26.07.2018	Corporation Bank NFC, New Delhi.
13	Rs 2,40,11,000/- (favouring R.K. Mehra)	381933	27.02.2019	Kotak Mahindra Bank, Patna.
14	Rs 93,500/- (favouring Ayesha Begum on request of R.K. Mehra)	838566	07.02.2019	Punjab National Bank, LPN, ND.
15	Rs 5 13,000/- deducted on account of TDS (for which necessary Form/Certificate/Challan will be provided by the Vendee in due course)			

FOR OFFICE USE ONLY

[Signature]

Director

Anand Intra H...

[Signature]

Director

[Signature]

-6-

All the amount of money has been fixed and settled by the Vendor and Mr. Vinod Bangwal with (1) Mohd. Feroz, son of Late Mohd. Suleman, (2) Mohd. Sidiqi, son of Late Mohd. Suleman, (3) Mohd. Farooq, son of Late Mohd. Saleem, (4) Mrs. Ayesha Begum, wife of Late Mohd. Saleem, and (5) Mrs. Atiya Begum, D/o Late Mohd. Saleem, all residents of A-1 & A-2, N.D.S.E. Part-II, New Delhi-110049, and has been paid to them and has been paid to them in the year 2018 and 2019 by cheques as per details already given above.

in full and final settlement, the legal receipt of the same is hereby admitted and acknowledged by the Vendor. Nothing remains due to be paid by the Vendee to the Vendor against the said property.

2. That the Vendor being the legal and lawful owner of the said property, does hereby grant, sell, convey transfer and assign the said property, together with all things permanent attached thereto or standing thereon and all the privileges, easements, profits rights and appurtenances with ownership rights/shares in the said plot of land underneath. AND ALSO ALL the rights, title, interest, privileges, claim and demand whatsoever of the Vendor into or upon the said property hereby conveyed unto the Vendee his heir(s), administrator(s), and assign(s) absolutely and forever, as ordinarily pass as such.
3. That the Vendor has handed over the vacant and physical possession of the said property to the Vendee at the time of signing and execution of this Sale Deed.
4. Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said property and the Vendee has become the absolute owners of the said property, with full right to use, enjoy, collaborate, sell and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming through him.

Anand Intra Height Pvt. Ltd.

 Director

For Anand Intra Height Pvt. Ltd.



Date:



-7-

5. That the Vendor has been left with no right, title, interest, claim or concern of any nature whatsoever in the said property and the Vendee has become the sole and absolute owner of the said property with full right to hold, possess, use and enjoy the same and receive and enjoy all the rents, profits, benefits and proceeds thereof with the exclusive rights to sell or transfer the same without any let, claim, demand, denial, hindrance, interruption or eviction of or by the Vendor or any other person claiming through or under him.
6. That the Vendor hereby assures the Vendee that he has not entered in any transaction/lease agreement/rent agreement or any other agreement other than the Vendee in written or orally with respect to the said property whereby his rights claims titles and interests to the said property in any way whereby he may be impaired or may be prevented from transferring the said property in favour of the Vendee.
7. That the Vendor hereby declares and represents that the said property is not subject matter of any HUF and that no part of the property is owned by any minor.
8. That the Vendor hereby assure, represent and covenant with the Vendee as follows:
- a) That the said property is free from all kind of encumbrances whatsoever or howsoever.
 - b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or any other authority nor any notice of acquisition or requisition has been received in respect of the said property.
 - c) That the house tax, water and electricity charges, penalties, charges, and other dues and demands if any payable in respect of the said property (previous and future) shall be paid by Vendee.

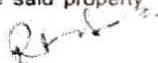
For Anand Infra Heights Pvt. Ltd.



Director

Anand Infra Heights


Director



-8-

- d) That the Vendor is the absolute owner of the said property and as such is fully competent to sell the same to the Vendee.
- e) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the Vendee.
- f) That there is no subsisting agreement for sale in written or orally, except the agreement with the Vendee in respect of the said property hereby sold to the Vendee and the same has not been transferred in any manner whatsoever, in favour of any other person or persons other than the Vendee.
- g) That there is no notice of default or breach on the part of the Vendor or their predecessors in interest of any provisions of law in respect of the said property.
9. That the Vendor assures the Vendee that the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc.
10. That the Vendee can get the said property mutated in its own name in the records of M.C.D. and other concerned authorities i.e. BSES, DJB, Sewer connections etc., on the basis of this Sale Deed or its certified true copy.
11. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of the said property shall not annul the sale deed and if such error or mis-description is material one, the Vendee will be entitled to get it removed by obtaining further necessary supplementary deed, if required.

-9-

12. That the Vendee has received all the original documents of the said property from the Vendor.
13. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.
14. That this transaction has taken place in New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Sale Deed at New Delhi on this date first mentioned above in the presence of the following witnesses:

WITNESSES:

1. 

RAJEEV MEHRA
S/O SH. R.K. MEHRA
R/O 50, AKASH NEEM MARG
DLF PHASE-II, GURGAON
HARYANA
A NO. 4372 9812 0747

2. 

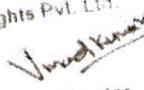
SHALINI BANGWAL
W/O SH. VINOD BANGWAL
R/O D-25/1, SOUTH EXTENSION PART-II,
NEW DELHI-110049
A NO 4493 2007 5361



VENDOR

Anand Infra Height Pvt. Ltd.
 Director

VENDEE

For Anand Infra Heights Pvt. Ltd.

Director

12. That the Vendee has received all the original documents of the said property from the Vendor.
13. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.
14. That this transaction has taken place in New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Sale Deed at New Delhi on this date first mentioned above in the presence of the following witnesses:

WITNESSES:

1

[Handwritten signature]

[Handwritten signature]

VENDOR

RAJEEV MEHRA
S/O SH. R.K. MEHRA
R/O 50, AKASH NEEM MARG
DLF PHASE-II, GURGAON
HARYANA
A NO. 4372 9812 0747

Anand Infra Height Pvt. Ltd.
[Handwritten signature] Director

2.

[Handwritten signature]

VENDEE

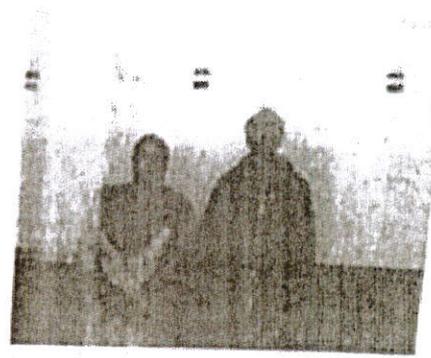
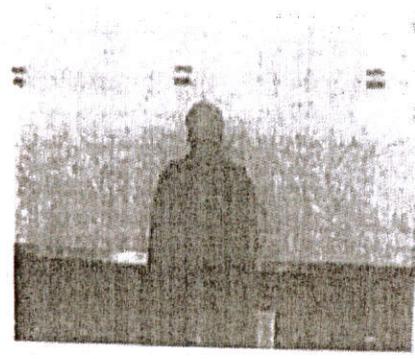
SHALINI BANGWAL
W/O SH. VINOD BANGWAL
R/O D-25/1, SOUTH EXTENSION PART-II,
NEW DELHI-110049
A NO. 4493 2007 5361

For Anand Infra Heights Pvt. Ltd.

[Handwritten signature]
Director

Reg. No. 520
Reg. Year 2019-2020

Book No. 1



Ist Party
Ist Party R K MEHRA

IInd Party

Witness

IInd Party ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR MANISH ANAND

Witness RAJEEV MEHRA, SHALINI BANGWAL

Certificate (Section 60)

Registration No.1.520 in Book No.1 Vol No 2,714
on page 1 to 12 on this date 07/03/2019. 5:04:34PM
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 07/03/2019 17:15:05


Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi



INDEMNITY BOND

This Indemnity Bond is executed on this 05th day of May 2022 by **M/S ANAND INFRA HEIGHTS PVT. LTD.** through its Director **MR. VINOD KUMAR BANGWAL S/O SH. MANI RAM BANGWAL R/O** _____, in favour of the Deputy Conservator of Forests/Tree Officer South Forest Division, GNCT of Delhi.

I, **M/S ANAND INFRA HEIGHTS PVT. LTD.** through its Director **MR. VINOD KUMAR BANGWAL S/O SH. MANI RAM BANGWAL**, have applied to the Tree Officer (South) for felling 62 nos. tree in the property No. **A-1 & A-2, SOUTH EXTENSION PART-2, NEW DELHI** of which I am the Sole/absolute owner.

Now this indemnity bond hereto shows that if any other heir/owner or any other person claiming under, for or through them drag the Government into Litigation at any time with respect to the permission sought for tree felling on the above said property, I shall be personally liable and further I undertake to indemnify the Tree Officer/DCF (South) against all costs, damages, claims, etc., which the Tree Officer/DCF (South) may have to suffer, undergo or pay as a result of the tree felling permission granted.

In witness where of this indemnity bond is executed on this 05th day of May 2022.

For Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Director

EXECUTANT

M/S ANAND INFRA HEIGHTS PVT. LTD.
through its Director **MR. VINOD KUMAR BANGWAL**

In Presence of witness

1. _____

2. _____

AFFIDAVIT

M/S ANAND INFRA HEIGHTS PVT. LTD. through its Director **Mr. VINOD KUMAR BANGWAL** S/O SH. MANI RAM BANGWAL aged _____ R/O _____, do hereby solemnly affirm and declare as under:-

1. That I am the legal owner/occupant of the property known as **A-1 & A-2, SOUTH EXTENSION PART-2, NEW DELHI** boundaries of which are as follows:

- EAST :
- WEST :
- NORTH :
- SOUTH :

2. That I have applied to the Tree Officer, South for permission to fell 62 trees from the aforesaid property. All the trees have been numbered with paint.

3. That there is no other owner/occupant of this property of the forest produce of this property and I hereby solemnly affirm and declare that I shall be solely responsible and answerable for nay claim and litigation, if any, that may arise at any time in future regarding the ownership/occupancy of the said property or the forest produce from the said property.

For Anand Infra Heights Pvt. Ltd.
Vinod Kumar B
Director

DEPONENT

VERIFICATION:-

I hereby solemnly declare and affirm that to the best of my knowledge and belief the contents of my above affidavit are correct and true and that no material has been concealed or omitted there from.

Verified at New Delhi this 05th day of May 2022.

For Anand Infra Heights Pvt. Ltd.
Vinod Kumar B
Director

DEPONENT

FORM- B-1
(Chapter 2, Para 2.3)
GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY **SOUTH DELHI MUNICIPAL CORPORATION**

Building Department (HQ) / Central Zone

File No. 10064469 Dated: 18/07/2019

To,

ANAND INFRA HEIGHTS PVT LTD THROUGH ITS DIRECTOR SH VINOD BANGWAL
A-1, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated **18/06/2019** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. 1, Pocket no. _____, Block no. **A**, Sector no. _____, Situated in/ at **A-1, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI**. I have to state that the same has been sanctioned on **18/07/2019** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 17 day of month Jul year 2024.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.
10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

i. Plot No. and location

.....

ii. Name of lessee/owner

.....

iii. Use of the property as per lease deed

.....

iv. Date of sanction of Building Plan with No.

.....

v. Sanction valid up to

.....

vi. Use of different floors and areas sanctioned

.....

vii. Name of the Architect & his address

.....

viii. Name of the contractor and his address

.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

Note: - Given below is the Remark provided by concern sanctioning authority:-

"Plan released. "

Encl: One set on sanctioned plan

Yours Faithfully

Assistant Engineer (Building)

HQ /Central Zone(digital signature)

For Commissioner SOUTH DMC

Copy to: (1) E.E. (B)Central Zone

(2) AA & C (HQ/Central Zone)

Signature Not Verified

Digitally signed by Mohd
Ahmed

Date: 2019.07.18 16:37:28 IST

22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.

(ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.

(iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

(iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.

(v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

(vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.

(vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.

(viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.

(ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.

(x) Compulsory use of wet jet in grinding and stone cutting.

(xi) Wind breaking walls around construction site.

(xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.

(xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Plot No. 1 Pkt No.

Block No. A Sector No.

Situated in/at. A-1, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI
Delhi.



NAME OF THE SANCTIONING AUTHORITY SOUTH DELHI MUNICIPAL CORPORATION

Building Department (HQ) / Central Zone

File No. 10064470 Dated: 18/07/2019

To,

ANAND INFRA HEIGHTS PVT LTD THROUGH ITS DIRECTOR SH VINOD BANGWAL
A-2, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated 18/06/2019 for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. 2, Pocket no. _____, Block no. A, Sector no. _____, Situated in/ at A-2, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI. I have to state that the same has been sanctioned on 18/07/2019 by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 17 day of month Jul year 2024.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the SOUTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. SOUTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the SOUTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.
10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

For Anand Infra Heights Pvt. Ltd.

Vinod Kulkarni

Director

For Anand Infra Heights Pvt. Ltd.

Vinod Kulkarni

Director

12. The basic levels should be got ascertained from the concerned at the site of the construction.

13. The owner will display boards of minimum size of 3 ft. X 4ft. indicating the following

- i. Plot No. and location
.....
- ii. Name of lessee/owner
.....
- iii. Use of the property as per lease deed
.....
- iv. Date of sanction of Building Plan with No.
.....
- v. Sanction valid up to
.....
- vi. Use of different floors and areas sanctioned
.....
- vii. Name of the Architect & his address
.....
- viii. Name of the contractor and his address
.....

14. The provision of the display board on the construction site is a mandatory requirement and non-compliance of the same will invite a penalty of Rs. 5000/-.

15. It will be ensured that the construction / demolition work shall be carried out in such a manner that no disturbance/nuisance is caused to residents of the neighborhood.

16. It will be ensured by the owner and the Architect that during the construction the building plans sanctioned shall satisfy all the Environmental Conditions for Buildings and Constructions of Chapter 3, Annexure XIV of these Bye laws and as amended from time to time or any specific orders issued by the Govt.

17. Intimation of Completion of work up to Plinth Level, Plinth Level inspection and the issue of Plinth level Inspection shall be done as per procedures laid down in the Chapter 2 of these bye-laws

18. The building shall be constructed strictly in accordance with the sanction plan as well as in accordance with the certificate submitted jointly by the owner/Architect/Structural Engineer for safety requirement as stipulated in Chapter 9 of these Building Bye-Laws, and the structural Design Including safety from any natural hazards duly incorporated in the design of the building as per the Government Of India Notification issued time to time and Annexure VII of theses Bye Laws.

19. The mulba during the construction will be removed on weekly basis. If the same is not done, in that case the local body shall remove the mulba and the cost shall be borne by the owner of the plot.

20. During construction, it is mandatory on the part of the owner to properly screen the construction site of the main road by means of erecting a screen wall not less than 8 ft. in height from ground level which is to be painted to avoid unpleasant look from the road side. In addition to this a net or some other protective material shall be hoisted at the facades or the building to ensure that any falling material remains within the protected area.

21. Noise related activities will not be taken up for construction at night after 10.00 PM.

For Anand Infra Heights Pvt. Ltd.

For Anand Infra Heights Pvt. Ltd.

[Handwritten Signature]

[Handwritten Signature]

- 22 (i) Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- (iii) The construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and construction debris relating to dust emission.
- (viii) It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) All efforts to be made to increase the tree cover area by planting large number of trees of various species depending upon the quality content of soil and other natural attendant circumstances.
- (xiii) All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct.

23. The sanctioning authority approves Architectural Drawings/Development Control norms with respect to the Building Bye Laws and Master Plan provisions only. The technical drawings/documents submitted by the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services are considered as part of the records/information supporting the building permit only. The responsibility of the correctness of information/application of technical provisions fully vests with the owner/consultant/Architect/Engineer/Structural Engineer/Landscape Architect /Urban Designer/Engineer for Utility Services and shall be liable as per laws.

24. No puncture, perforation, cutting, chiseling, trimming of any kind for any purpose are permitted in the structural members (beams / columns) submitted by the structural engineer as structural drawing for building permit in accordance with the relevant structural codes.

25. The sanction will be void ab initio if any material fact has been suppressed or mis-represented or if auxiliary conditions mentioned above are not complied.

Plot No. 2 Pkt No.
 Block No. A Sector No.
 Situated in/at. A-2, NEW DELHI SOUTH EXTENSION PART-II, NEW DELHI
 Delhi.

For Anand Infra Heights Pvt. Ltd. **For Anand Infra Heights Pvt. Ltd.**

Vinod Kumar

Vinod Kumar

Note: - Given below is the Remark provided by concern sanctioning authority:-

"Plan released. "

Encl: One set on sanctioned plan

Yours Faithfully

Assistant Engineer (Building)
HQ /Central Zone(digital signature)

For Commissioner SOUTH DMC

Copy to: (1) E.E. (B)Central Zone

(2) AA & C (HQ/Central Zone)

For Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Director

Signature valid

Digitally signed by Mohd
Ahmed

Date: 2019.07.18 16:36:51 IST

For Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Director

ANAND INFRA HEIGHTS (P) LTD.

Anand Villa Opp. Udaigiri Apartment Budh Marg, Patna - 800001

Tel.: +91-612-2216556, Fax : +91-612-2216114, E-mail : adpi_patna@rediffmail.com, adpipatna@gmail.com

Branch Off.: A-1 & A-2, South Extension, Part-2, New Delhi - 110049

Mobile : 9910004513, 011-40540409, E-mail : vaas1969@gmail.com

Ref. No.....

Date.....

BOARD RESOLUTION

An Extract of the Minutes of the Proceedings of the Board of Directors of Anand Infra heights Pvt. Ltd, held at its registered office on 28th. Day of October, 2020.

The Board has resolved to authorize Mr. Vinod Kumar Bangwal S/o Shri Mani Ram Bangwal (DIN NO. 01774231), Director to sign all the documents required for sanction of the maps for construction on the plots registered in the name of company situated at A-1 & A-2, South Extension Part-2, New Delhi, and he is also authorized to apply for Electric and water connections and all court matters in the above plots on behalf of Anand Infra Heights Pvt. Ltd.

CERTIFIED TRUE COPY

Vinod Kumar

ANAND INFRA HEIGHTS PVT. LTD.

Vinod Kumar

VINOD KUMAR BANGWAL
(DIRECTOR)
(DIN NO. 01774231)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

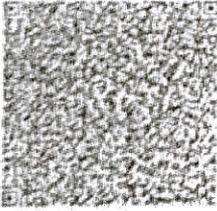
e-Stamp

28/12/19

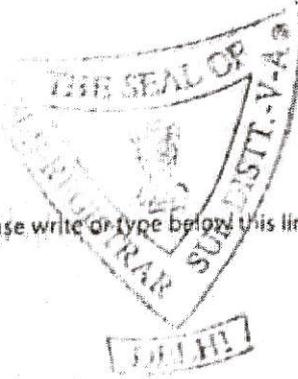
7/3/19

Certificate No.	: IN-DL49543877528232R
Certificate Issued Date	: 26 Feb 2019 03:41 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK05278073492615R
Purchased by	: ANAND INFRA HEIGHTS PVT LTD
Description of Document	: Article 23 Sale
Property Description	: PROPERTY NO.A-2, SOUTH EXTENSION PART-II, NEW DELHI-110049
Consideration Price (Rs.)	: 5,33,00,000 (Five Crore Thirty Three Lakh only)
First Party	: R K MEHRA
Second Party	: ANAND INFRA HEIGHTS PVT LTD
Stamp Duty Paid By	: ANAND INFRA HEIGHTS PVT LTD
Stamp Duty Amount(Rs.)	: 31,98,000 (Thirty One Lakh Ninety Eight Thousand only)

e-Stamp LOCKED



Please write or type below this line



For Anand Infra Heights Pvt. Ltd.

Anand Infra Height Pvt. Ltd.

Vivek Kumar
Director

TQ 0007258243

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



(R K MEHRA)
PAN NO. AAFPM9803R
A NO. 7563 4469 8893



(VINOD BANGWAL)
DIRECTOR OF ANAND INFRA HEIGHTS PRIVATE LIMITED
COMPANY'S PAN NO. AAKCA4561F
A NO. 9529 1732 4362

Type of Deed	=	Sale Deed
Name of the Colony/Locality	=	A-2, NDSE-II, New Delhi
Category of Locality	=	B
Type of Property under sale	=	Entire Property
Plot Area	=	206.5 sq. mtr.
Total Plinth Area	=	247.8 sq. mtr.
Plinth Area under transfer	=	247.8 sq. mtr.
Status of building	=	Residential
Use Factor	=	1
Type of construction	=	Pucca
Year of Construction	=	1962
Age Factor	=	0.6
Minimum Circle rate for Land	=	Rs. 2,45,520/- per sq.mtr.
Cost of Construction	=	Rs. 17,400/- per sq.mtr.
e-Stamp Certificate No.	=	IN-DL49543877528232R
Certificate Issued Date	=	26 th February, 2019

COMPUTATION OF DUTY:

Component	Value
Minimum Cost of land = (Minimum value of land rate Per sq. mtrs.) X Use Factor	Rs. 2,45,520/- X 206.5 X 1 = Rs.5,06,99,880/-
Minimum cost of Construction = (Rate of construction) x plinth Area for sale x age factor	Rs. 17,400/- X 247.8 X 0.6 = Rs.25,87,032/-
Minimum cost of land under Sale = Minimum Cost of share in the Land + Minimum cost of Construction	Rs. 5,06,99,880/- + Rs. 25,87,032/- = Rs. 5,32,86,912/-
Transaction Value	Rs. 5,33,00,000/-
Stamp Duty paid in the deed	Rs. 31,98,000/-

For Anand Infra Heights Pvt. Ltd.

Vinod Bangwal

Director

Anand Infra Height Pvt. Ltd.

Vinod Bangwal

Director

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SALE DEED FOR RS. 5,33,00,000/-

Stamp Duty	@3%	Rs. 15,99,000/-
Corporation Tax	@3%	Rs. 15,99,000/-

Stamp Duty	@6%	Rs. 31,98,000/-

This Sale Deed is made and executed at New Delhi on this 28 day of February, 2019 by; **SHRI R.K. MEHRA, SON OF LATE SHRI J.R. MEHRA, RESIDENT OF 50, AKASH NEEM MARG, DLF PHASE-II, GURGAON, HARYANA, PREVIOUSLY RESIDENT OF C-144, DEFENCE COLONY, NEW DELHI-110024**, hereinafter called the "VENDOR" of the one part (which expression shall mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assignees etc.);

IN FAVOUR OF

M/S ANAND INFRA HEIGHTS PRIVATE LIMITED (PAN NO. AAKCA4561F) HAVING REGISTERED OFFICE AT GRAND APPARTMENT, SECOND FLOOR, ABOVE SNOW WHITE, DAKBANGLOW, PATNA-8000001 THROUGH ITS DIRECTOR SHRI VINOD BANGWAL, SON OF SHRI M.R. BANGWAL, RESIDENT OF D-25/1, SOUTH EXTENSION PART-II, NEW DELHI-110049; duly authorized vide Resolution passed by the Board of Directors in the meeting held on 26th February, 2019 hereinafter called "VENDEE" of the second part (which expression shall mean and include its legal representative, administrator, executors, nominees and assignees etc.).

Whereas the Vendor is the legal, lawful, sole and absolute owner and in possession of the house built on freehold bearing No. A-2 land admeasuring 247 sq.yards, situated at New Delhi South Extension Part-II, New Delhi-110049 in the revenue estate of Village Kotla Mubarakpur, on Ring Road, within the limits of Municipal Corporation of Delhi, and the same is bounded as under:-

East : Road
West : Road
North : Property No. A-1
South : Property No. A-3

(hereinafter called the said property)

For Anand Infra Heights Pvt. Ltd.

Vinod Bangwal

Director

R.K. Mehra
Anand Infra Height Pvt. Ltd.

Vinod Bangwal
Director

Date 28/02/2019 1:55:56PM

Deed Name SALE

Deed Related Detail

SALE WITHIN METRO AREA

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City South Ex-II

Place (Segment) South Ex-II

Property Address House No. 2, Road No. 1, South Ex-II

Area of Property 247.80 Sq. Mts. Building Type Residential

Money Related Detail

Consideration Amount 53,300,000.00 Rupees

Stamp Duty Paid 3,198,000.00 Rupees

Value of Registration Fee 533,000.00 Rupees

Pasting Fee 100.00 Rupees

Document of SALE

SALE WITHIN METRO AREA

Presented by: Sh/Smt R K MEHRA S/o W/o LT SH. J R MEHRA R/o 50, AKASH NEEM MARG, DLF PH-II, GURGAON HARYANA

Office of the Sub Registrar, Delhi this 28/02/2019 1:52:06PM day Thursday between the hours of

Signature of Presenter *[Signature]* Registrar/Sub Registrar SR V A Hauz Khas Delhi/New Delhi

Execution admitted by the said Shri / Ms. R K MEHRA

Shri / Ms. ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR VINOD BANGWAL

Who is/are identified by Shri/Smt/Km. RAJEEV MEHRA S/o W/o D/o SH. R K MEHRA R/o 50, AKASH NEEM MARG, DLF PH-II, GURGAON HARYANA

Shri/Smt./Km SHALINI BANGWAL S/o W/o D/o SH. VINOD BANGWAL R/o D-25/1, NDSE-II, ND

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

Contents of the document explained to the parties and they understand the conditions and admit them as correct. Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 53,300,000.00 Five Crore Thirty Three Lakh

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

Mortgagor(s) by Sh./Ms. ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR VINOD BANGWAL S/o, W/o, SH. M R BANGWAL

D-25/1, NDSE-II, ND

Dee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses

28/02/2019 1:53

Registrar/Sub Registrar SR V A Hauz Khas Delhi/New Delhi

-3-

PREAMBLE OF PROPERTY

And whereas M/s DLF Housing & Construction Pvt. Ltd., having its registered office at F Block Connaught Place, New Delhi by Sh. Ram Kishan Jain, M.Sc., son of Sh. Banarsi Dass, Jain by caste, resident of Kedar Buildings Shora Kothi, Subzimandi, Delhi, Secretary of the said Company and its General attorney appointed under the power of attorney dated 05th September, 1956 and registered as No. 516/237 in the office of the Sub-Registrar, New Delhi, in Additional Book No. I Volume No. 11 on Pages 174 to 178 on the 06th September, 1956 sold the said property to Miss Dhan G. Keswani D/o Sh. G.H. Keswani by way of registered Sale Deed as Document No. 303, Book No. I, Volume No. 403 on Pages 42 to 43 dated 18.01.1958 registered in the office of the Sub-Registrar, New Delhi.

And whereas Miss Dhan G Keswani sold the said property to Sh. Ganda Mal Sood S/o Sh. Chhajju Ram Sood R/o 1/11, Rani Jhansi Road, New Delhi by way of Registered Sale Deed as Document No. 5627, Book No. I, Volume No. 847 on Pages 44 to 47 dated 01.08.1962, registered in the office of the Sub-Registrar, New Delhi.

And whereas Sh. Ganda Mal Sood S/o Sh. Chhajju Ram Sood R/o 1/11, Rani Jhansi Road, New Delhi sold the said property to 1. Sh. Trilok Nath Malhotra 2. Sh. Ram Nath Malhotra and Sh. Manak Chand Malhotra all sons of Late Sh. Sunder Dass Malhotra R/o 44 Khurbarra, Dehradun, by way of Registered Sale Deed as Document No. 6063 Book No. I, Volume No. 1185 on Pages 07 to 17 dated 05.09.1964 registered in the office of the Sub-Registrar, New Delhi.

And whereas (1) Shri Ram Nath Malhotra S/o Shri Sunder Das Malhotra, (2) Smt. Raj Dulari Malhotra W/o Late Shri Manak Chand Malhotra, (3) Shri Manmohan Malhotra S/o Late Shri Manak Chand Malhotra, (4) Shri Deepak Malhotra S/o Late Shri Manak Chand Malhotra, (5) Shri Raj Kumar S/o Late Shri T.N. Malhotra, (6) Shri Mohan Malhotra S/o Late Shri T.N. Malhotra, (7) Ms. Meena D/o Late Shri T.N. Malhotra, (8) Ms. Asha Rani D/o Late Shri T.N. Malhotra, (9) Smt. Sujata D/o Late Shri T.N. Malhotra, through Shabnam

Anand Infra Heights Pvt. Ltd.

For Anand Infra Heights Pvt. Ltd.

-4-

Advocate/Local Commissioner D-3692/2009 appointed by the Court of Shri Tarun Sahrawal ADJ, Tis Hazari Courts, Delhi in the case No. CS 378/2008 (Titled as R.K. Mehra V/s Shri Ram Nath Malhotra & Others) (vide order dated 29.01.2016 for the purpose of execution of sale deed), in favour of Sh. R.K. Mehra S/o Late Sh. J.R. Mehra R/o C-144, Defence Colony, New Delhi, presently residing at House No. 50, Akash Neem Marg, DLF Phase-II, Gurgaon, Haryana, by way of Registered Sale Deed as document No. 882 in Book No. 1, Volume No. 1317, on pages 129 to 137, on date 18.02.2016, in the office of the Sub-Registrar, SR V A Hauz Khas, New Delhi.

And whereas in the manner aforesaid the Vendor became the absolute owner of house built on freehold bearing No. A-2, land admeasuring 247 sq.yards, New Delhi South Extension Part-II, New Delhi-110049 and the Vendor has full right, absolute authority to sell, dispose off and transfer the same and none else except the Vendor has any right, title or interest in the said property.

AND WHEREAS the Vendor for his bonafide needs and requirement has agreed to sell, convey, transfer and assign to the Vendee and the Vendee have agreed to purchase the freehold bearing No. A-2 land admeasuring 247 sq.yards, situated at New Delhi South Extension Part-II, New Delhi-110049 in the revenue estate of Village Kotla Mubarakpur, on Ring Road, within the limits of Municipal Corporation of Delhi, with all rights, title and interest, easements, privileges and appurtenances thereto, with all fittings, fixtures, connections structure standing thereon, hereinafter referred to as ('THE SAID PROPERTY'), for a total sale consideration of Rs. 5,33,00,000/- (Rupees five crores thirty three lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

- 1 That in consideration of sale for a sum of Rs. 5,33,00,000/- (Rupees five crores thirty three lacs only) which sum has been received by the Vendor from the Vendee, in the following manner:



For Anand Infra Heights Pvt. Ltd.



Anand Infra Height Pvt. Ltd.



-5-

Sl. No.	Amount	Cheque No./DD	Dated	Drawn on
1.	Rs.26,39,000/- (favouring R.K. Mehra)	291661	26.07.2016	Corporation Bank, NFC, New Delhi.
2.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466818	13.08.2018	Punjab National Bank, LPN, ND.
3.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466819	13.08.2018	- do -
4.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466822	13.08.2018	- do -
5.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466813	13.08.2018	- do -
6.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466821	13.08.2018	- do -
7.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466812	13.08.2018	- do -
8.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466817	13.08.2018	- do -
9.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466814	13.08.2018	- do -
10.	Rs.25,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	466815	13.08.2018	- do -
11.	Rs.10,00,000/- (favouring Mohd. Feroz on request of R.K. Mehra)	291674	26.07.2016	Corporation Bank, NFC, New Delhi.
12.	Rs.10,00,000/- (favouring Mohd. Siddiq on request of R.K. Mehra)	291672	18.05.2016	- do -
13.	Rs. 3,00,000/- (favouring Ayesha Begum on request of R.K. Mehra)	291670	26.07.2016	- do -
14.	Rs. 3,00,000/- (favouring Atiya Begum on request of R.K. Mehra)	291671	26.07.2016	- do -

For Anand Infra Heights Pvt. Ltd.



Director

Anand Infra Height Pvt. Ltd.



Director

- | | | | | |
|-----|--|---|------------|-----------------------------------|
| 15. | Rs.2,37,44,500/- | 381935 | 27.02.2019 | Kotak Mahindra Bank, Patna. |
| | (favouring R.K. Mehra) | | | |
| 16. | Rs. 12,83,500/- | 176029 | 27.02.2019 | J&K Bank, Ansal Plaza, New Delhi. |
| | (favouring Atiya Begum on request of R.K. Mehra) | | | |
| 17. | Rs. 5,33,000/- | deducted on account of TDS (for which necessary Form/Certificate/Challan will be provided by the purchaser in due course) | | |

All the amount of money has been fixed and settled by the Vendor and Mr. Vinod Bangwal with (1) Mohd. Feroz, son of Late Mohd. Suleman, (2) Mohd. Sidiqi, son of Late Mohd. Suleman, (3) Mohd. Farooq, son of Late Mohd. Saleem, (4) Mrs. Ayesha Begum, wife of Late Mohd. Saleem, and (5) Mrs. Atiya Begum, D/o Late Mohd. Saleem, all residents of A-1 & A-2, N D S.E. Part-II, New Delhi-110049, and has been paid to them in the year 2018 and 2019 by cheques as per details already given above

in full and final settlement, the legal receipt of the same is hereby admitted and acknowledged by the Vendor. Nothing remains due to be paid by the Vendee to the Vendor against the said property.

2. That the Vendor being the legal and lawful owner of the said property, does hereby grant, sell, convey transfer and assign the said property, together with all things permanent attached thereto or standing thereon and all the privileges, easements, profits rights and appurtenances with ownership rights/shares in the said plot of land underneath. AND ALSO ALL the rights, title, interest, privileges, claim and demand whatsoever of the Vendor into or upon the said property hereby conveyed unto the Vendee his heir(s), administrator(s), and assign(s) absolutely and forever, as ordinarily pass as such.
3. That the Vendor has handed over the vacant and physical possession of the said property to the Vendee at the time of signing and execution of this Sale Deed.
4. Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said property and the Vendee have become the absolute owners of the said property, with full right to use, enjoy, collaborate, sell and transfer the same as absolute owners without any hindrance or objection by the Vendor or any other person claiming through him.

Amend Infra Height of 110

- 5. That the Vendor has been left with no right, title, interest, claim or concern of any nature whatsoever in the said property and the Vendee has become the sole and absolute owner of the said property with full right to hold, posses, use and enjoy the same and receive and enjoy all the rents, profits, benefits and proceeds thereof with the exclusive rights to sell or transfer the same without any let, claim, demand, denial, hindrance, interruption or eviction of or by the Vendor or any other person claiming through or under him.

- 6. That the Vendor hereby assures the Vendee that he has not entered in any transaction/lease agreement/rent agreement or any other agreement other than the Vendee in written or orally with respect to the said property whereby his rights claims titles and interests to the said property in any way whereby he may be impaired or may be prevented from transferring the said property in favour of the Vendee.

- 7. That the Vendor hereby declares and represents that the said property is not subject matter of any HUF and that no part of the property is owned by any minor.

- 8. That the Vendor hereby assure, represent and covenant with the Vendee as follows:
 - a) That the said property is free from all kind of encumbrances whatsoever or howsoever.

 - b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or any other authority nor any notice of acquisition or requisition has been received in respect of the said property.

 - c) That the house tax, water and electricity charges, penalties, charges, and other dues and demands if any payable in respect of the said property (previous and future) shall be paid by Vendee.

For Anand Infra Heights Pvt. Ltd. **Anand Infra Heights Pvt. Ltd.**
 Director *[Signature]*
 Director *[Signature]*
 Director

[Signature]

5. That the Vendor has been left with no right, title, interest, claim or concern of any nature whatsoever in the said property and the Vendee has become the sole and absolute owner of the said property with full right to hold, possess, use and enjoy the same and receive and enjoy all the rents, profits, benefits and proceeds thereof with the exclusive rights to sell or transfer the same without any let, claim, demand, denial, hindrance, interruption or eviction of or by the Vendor or any other person claiming through or under him.
6. That the Vendor hereby assures the Vendee that he has not entered in any transaction/lease agreement/rent agreement or any other agreement other than the Vendee in written or orally with respect to the said property whereby his rights claims titles and interests to the said property in any way whereby he may be impaired or may be prevented from transferring the said property in favour of the Vendee.
7. That the Vendor hereby declares and represents that the said property is not subject matter of any HUF and that no part of the property is owned by any minor.
8. That the Vendor hereby assure, represent and covenant with the Vendee as follows:
 - a) That the said property is free from all kind of encumbrances whatsoever or howsoever.
 - b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or any other authority nor any notice of acquisition or requisition has been received in respect of the said property.
 - c) That the house tax, water and electricity charges, penalties, charges, and other dues and demands if any payable in respect of the said property (previous and future) shall be paid by Vendee.

For Anand Infra Heights Pvt. Ltd.

Anand Infra Heights Pvt. Ltd.

[Signature]

[Signature]

DIRECTOR

DIRECTOR

[Signature]

- d) That the Vendor is the absolute owner of the said property and as such is fully competent to sell the same to the Vendee.
- e) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the Vendee.
- f) That there is no subsisting agreement for sale in written or orally, except the agreement with the Vendee in respect of the said property hereby sold to the Vendee and the same has not been transferred in any manner whatsoever, in favour of any other person or persons other than the Vendee
- g) That there is no notice of default or breach on the part of the Vendor or their predecessors in interest of any provisions of law in respect of the said property.
- 9 That the Vendor assures the Vendee that the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc.
- 10 That the Vendee can get the said property mutated in its own name in the records of M.C.D. and other concerned authorities i.e. BSES, DJB, Sewer connections etc., on the basis of this Sale Deed or its certified true copy.
11. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of the said property shall not annul the sale deed and if such error or mis-description is material one, the Vendee will be entitled to get it removed by obtaining further necessary supplementary deed, if required.

For Anand Infra Heights Pvt. Ltd.

Anand Infra Heights Pvt. Ltd.

Vinod Kumar

Director

Vinod Kumar

Director

FORM - A

[see Rule 5 of the Delhi Stamp (Prevention of Under-valuation of (Instruments) Rules 2007

1. Name of Office of Registrar/Sub-Registrar : Mehrauli, New Delhi

2. Name & Address of the First Party : SHRI R.K. MEHRA,
SON OF LATE SHRI J.R. MEHRA,
RESIDENT OF 50, AKASH NEEM MARG,
DLF PHASE-II, GURGAON, HARYANA,
PREVIOUSLY RESIDENT OF C-144,
DEFENCE COLONY, NEW DELHI-110024

3. Name & address of the Second Party : M/S ANAND INFRA HEIGHTS PRIVATE
LIMITED (PAN NO. AAKCA4561F) HAVING
REGISTERED OFFICE AT GRAND
APPARTMENT, SECOND FLOOR, ABOVE
SNOW WHITE, DAKBANGLOW, PATNA-
8000001 THROUGH ITS DIRECTOR SHRI
VINOD BANGWAL, SON OF SHRI M.R.
BANGWAL, RESIDENT OF D-25/1, SOUTH
EXTENSION PART-II, NEW DELHI-110049

4. If the property was transferred earlier (Yes/No) :

N/A

(a) If yes, amount of consideration thereof

5. Amount/Value of consideration of present transferred : Rs. 5,33,00,000/-

6. Other Information -

A. In case of agricultural land

(i) Name of the Revenue Estate : N/A

(ii) Name of Village _____

(iii) Khasra No(s) _____

(iv) Area of land under transfer (in hect/sq.mtr.) _____

(1 Acre = sq.mtr., 1 Bigha = sq.mtr., 1 Biswa = sq.mtr.)

B. In case of non-agricultural land :-

(i) Location to the Property:-

(a) Name of the colony/locality : NDSE-II, New Delhi

(b) SI No. of the colony/locality in the list colonies/localities

(c) Category of the colony/locality

N/A

(if the name of the colony/locality is not included in the list of colonies/localities, the category of the nearest colony/locality may be mentioned)

B

(ii) Area (in sq.mtr.)

206.5

(iii) Land use*

(a)

*[Fill the corresponding value of the following land uses as applicable in your case)

- (a) Residential - 1
- (b) Govt. public purpose - 1
- (c) Private public service (e.g. private schools, colleges, hospitals)
- (d) Industrial - 2
- (e) Commercial - 3]

(iii) Land marks, if any, with the help of which the property can be located

For Anand Infra Heights Pvt. Ltd.

Anand Infra Height Pvt. Ltd.

Vinod Bangwal

Vinod Bangwal

Director

Director

C. In case of built-up property other than flats:-

(i) Total area of the plot : 206.5

(ii) Land use*

(a)

*[Fill the corresponding value of the following land uses as applicable in your case]

- (a) Residential - 1
- (b) Govt. public purpose - 1
- (c) Private public service (e.g. private schools, colleges, hospitals)
- (d) Industrial - 2
- (e) Commercial - 3
- (iii) Total plinth area of the property (in sq.mtr.): 247.8
- (iv) Plinth area under transfer (in sq.mtr.) : 247.8
- (v) Year of Construction : 1962
- (vi) Nature of construction

Pucca

[in case of properties falling in categories 'G' and 'H' please mention the corresponding value or the category types of structure applicable in your case].

Pucca - 1.0
 Semi-pucca - 0.75
 Katcha - 0.5

D. In case of flats:-

- (i) Constructed by DDA/Co-operative Group Housing Society (CGHS/Private builder)
- (ii) Plinth area of the flat (in sq.mtr.)
- (iii) Whether number of storeys in building of your flat exceeds four or not (Yes/No)

N/A

Signature of First Party

Signature of Second Party

VERIFICATION

We, the above said First Party & Second Party, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, this 28 day of February, 2019

Signature of First Party

Signature of Second Party



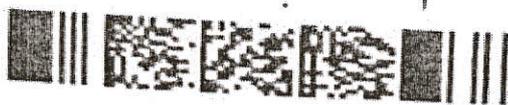
Government of National Capital Territory of Delhi e-Registration Fee Receipt

Receipt No	DL1727101902159
Issue Date	27-FEB-2019 17:44
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No	IN-DL49543877528232R
Purchased By	ANAND INFRA HEIGHTS PVT LTD
Registration Fees Paid By	ANAND INFRA HEIGHTS PVT LTD
Property Description	PROPERTY NO.A-2, SOUTH EXTENSION PART-II, NEW DELHI-110049
Purpose	Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 5,33,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3
SGST @ 9 % *	₹ 3
Total Amount	₹ 5,33,136.00
(Rupees Five Lakh Thirty-Three Thousand One Hundred Thirty-Six Only)	

Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration. The authenticity of e-Registration Fee Receipt can be verified at website i.e. <https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

CIN: U67190MH1986GOI040506

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PAN: AABCS1429B

SAC : 9985

For Anand Infra Heights Pvt. Ltd.

V. Vasanth Kumar

Director

V. Vasanth Kumar

Vas 1986@gmail.com
916004513

-9-

12. That the Vendee has received all the original documents of the said property from the Vendor.
13. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.
14. That this transaction has taken place in New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Sale Deed at New Delhi on this date first mentioned above in the presence of the following witnesses:

WITNESSES:

1 

RAJEEV MEHRA
S/O SH. R.K. MEHRA
R/O 50, AKASH NEEM MARG
DLF PHASE-II, GURGAON
HARYANA
A NO. 4372 9812 0747

2 

SHALINI BANGWAL
W/O SH. VINOD BANGWAL
R/O D-25/1, SOUTH EXTENSION PART-II,
NEW DELHI-110049
A NO. 4493 2007 5361



VENDOR

Anand Infra Heights Pvt. Ltd.



Director

VENDEE

For Anand Infra Heights Pvt. Ltd.

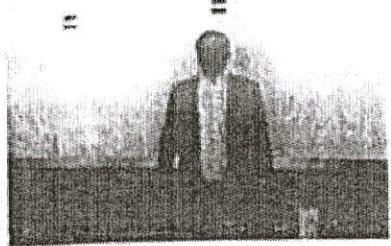


Director

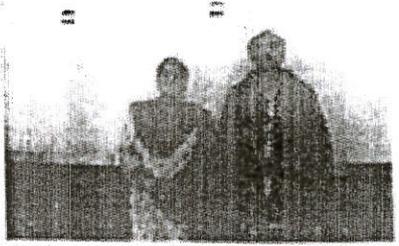
Reg. No. 1519 Reg. Year 2019-2020 Book No. 1



Ist Party



IInd Party



Witness

Ist Party R K MEHRA

IInd Party ANAND INFRA HEIGHTS PVT LTD TH DIRECTOR VINOD BANGWAL

Witness RAJEEV MEHRA, SHALINI BANGWAL

Certificate (Section 60)

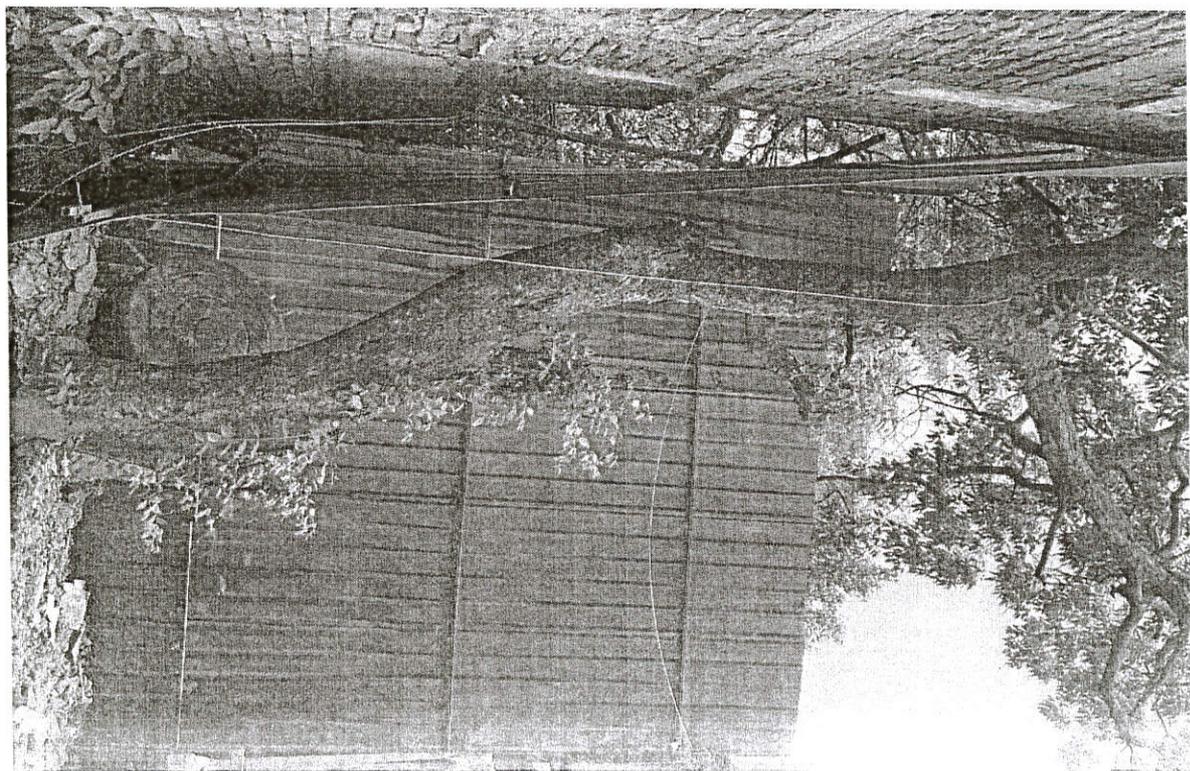
Registration No.1519 in Book No.1 Vol No 2,713 on page 183 to 194 on this date 07/03/2019 5:03:47PM and left thumb impressions has/have been taken in my presence.

day Thursday

Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi

Date 07/03/2019 17:14:50





STRUCTURAL STABILITY CERTIFICATE:

STRUCTURAL PARTS OF THE ENTIRE BUILDING HAVE BEEN DESIGNED ON THE BASIS OF CALCULATION OF AND AREA CONSIDERED SAFE IN ACCORDANCE WITH THE PERMISSIBLE STRESS AND SLENDERSSE RATIO.

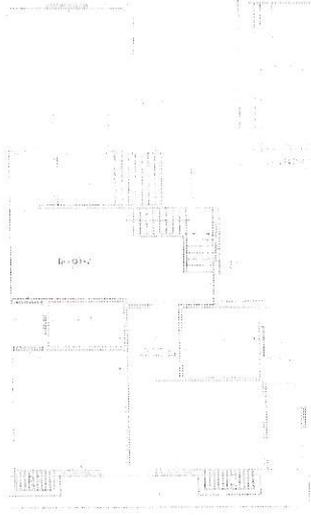
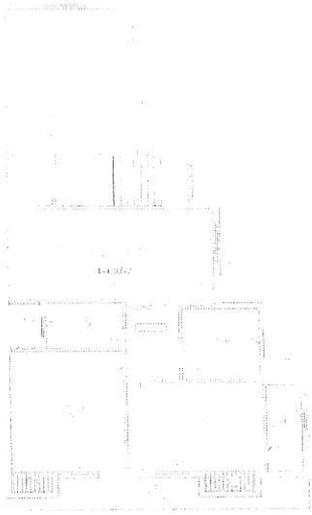
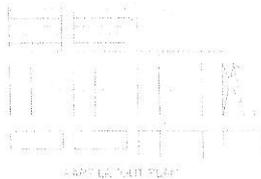
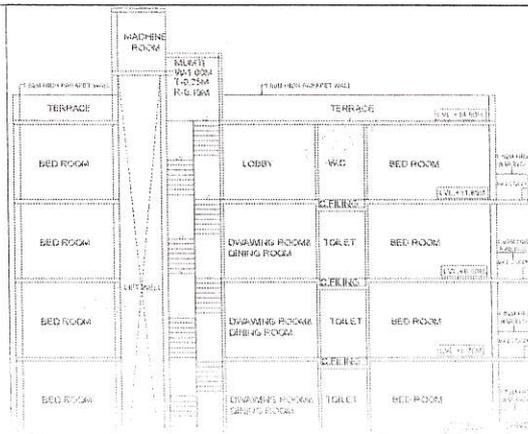
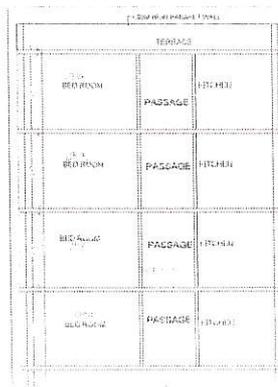
CERTIFICATE (1) CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 19 OF BUILDING BYE LAWS 1953, AND THE INFORMATION GIVEN THERE IN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

(2) IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN DULY INCORPORATED IN THE DESIGN OF THE BUILDING AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

MECHANICALLY VENTILATION:

WHERE THE LIGHT & VENTILATION REQUIREMENTS ARE NOT MET THROUGH DAY LIGHTING & NATURAL VENTILATION THE SAME SHALL BE ENSURED THROUGH ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION AS PER PART VII BUILDING SERVICES SECTION-11

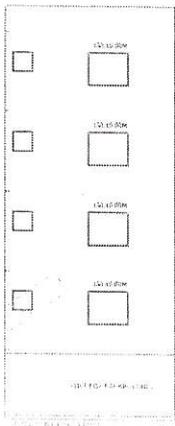
LIGHTING AND VENTILATION OF NATIONAL BUILDING CODE OF INDIA PUBLISHED BY THE INDIAN STANDARDS INSTITUTE. THE LATEST VERSION OF THE NATIONAL BUILDING CODE OF INDIA SHALL BE TAKEN INTO ACCOUNT AT THE TIME OF ENFORCEMENT OF THE BUILDING BYE LAWS.



SECOND FLOOR PLAN

THIRD FLOOR PLAN

DATE	SCALE



STRUCTURAL STABILITY CERTIFICATE

STRUCTURAL PARTS OF THE ENTIRE BUILDING HAVE BEEN DESIGNED ON THE BASIS OF CALCULATION OF AREA CONSIDERED SAFE IN ACCORDANCE WITH THE PERMISSIBLE STRESS AND SLENDerness RATIO.

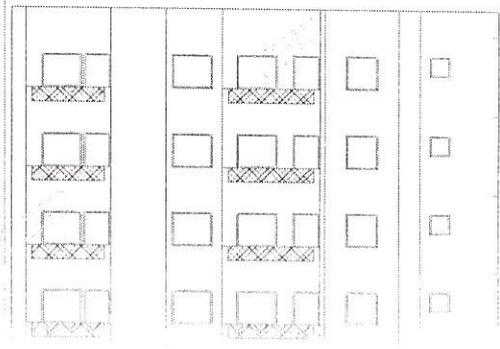
CERTIFICATE (1) CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS AS STIPULATED UNDER CLAUSE 18 OF BUILDING BYE-LAWS 1983, AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

(2) IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS BASED ON SOIL CONDITION HAS BEEN FULLY INCORPORATED IN THE DESIGN OF THE BUILDING AND THE SAME PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

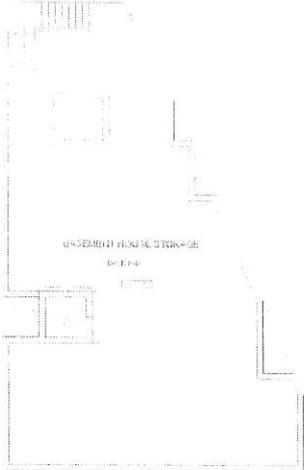
CERTIFICATE OF WATER HARVESTING

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22, 4.1.22, 4.2 AND THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

(2) WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATED AT SITE. THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.



FAÇADE ELEVATION



BASEMENT PLAN

DETAIL OF AREA COMMITMENT

NO. OF FLOORS: 28th FLOOR (1st to 28th)
 PERMITTED BUILDING AREA: 1,11,111.11 sq. mts.
 BUILT UP AREA: 1,11,111.11 sq. mts.

Sl. No.	Particulars	Area (sq. mts.)
1	1st Floor	4000.00
2	2nd Floor	4000.00
3	3rd Floor	4000.00
4	4th Floor	4000.00
5	5th Floor	4000.00
6	6th Floor	4000.00
7	7th Floor	4000.00
8	8th Floor	4000.00
9	9th Floor	4000.00
10	10th Floor	4000.00
11	11th Floor	4000.00
12	12th Floor	4000.00
13	13th Floor	4000.00
14	14th Floor	4000.00
15	15th Floor	4000.00
16	16th Floor	4000.00
17	17th Floor	4000.00
18	18th Floor	4000.00
19	19th Floor	4000.00
20	20th Floor	4000.00
21	21st Floor	4000.00
22	22nd Floor	4000.00
23	23rd Floor	4000.00
24	24th Floor	4000.00
25	25th Floor	4000.00
26	26th Floor	4000.00
27	27th Floor	4000.00
28	28th Floor	4000.00
29	Basement	4000.00
30	Roof	4000.00
31	Staircase	4000.00
32	Lift	4000.00
33	Common Area	4000.00
34	Service Area	4000.00
35	Plant Room	4000.00
36	Garage	4000.00
37	Open Area	4000.00
38	Other	4000.00
39	Total	1,11,111.11

REMARKS: 1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PERMITTED BUILDING AREA AND THE BUILT UP AREA. 2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PERMITTED BUILDING AREA AND THE BUILT UP AREA. 3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PERMITTED BUILDING AREA AND THE BUILT UP AREA.

DATE: 15/05/2024
 TIME: 10:00 AM
 SIGNATURE: [Signature]
 DESIGNER: [Name]
 PROJECT NO: [Number]

1. The building shall be constructed in accordance with the permitted building area and the built up area. 2. The building shall be constructed in accordance with the permitted building area and the built up area. 3. The building shall be constructed in accordance with the permitted building area and the built up area.

DATE: 15/05/2024
 TIME: 10:00 AM
 SIGNATURE: [Signature]
 DESIGNER: [Name]
 PROJECT NO: [Number]

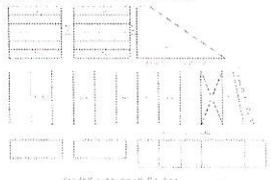
SITE PLAN

DETAIL OF AREA CHART -

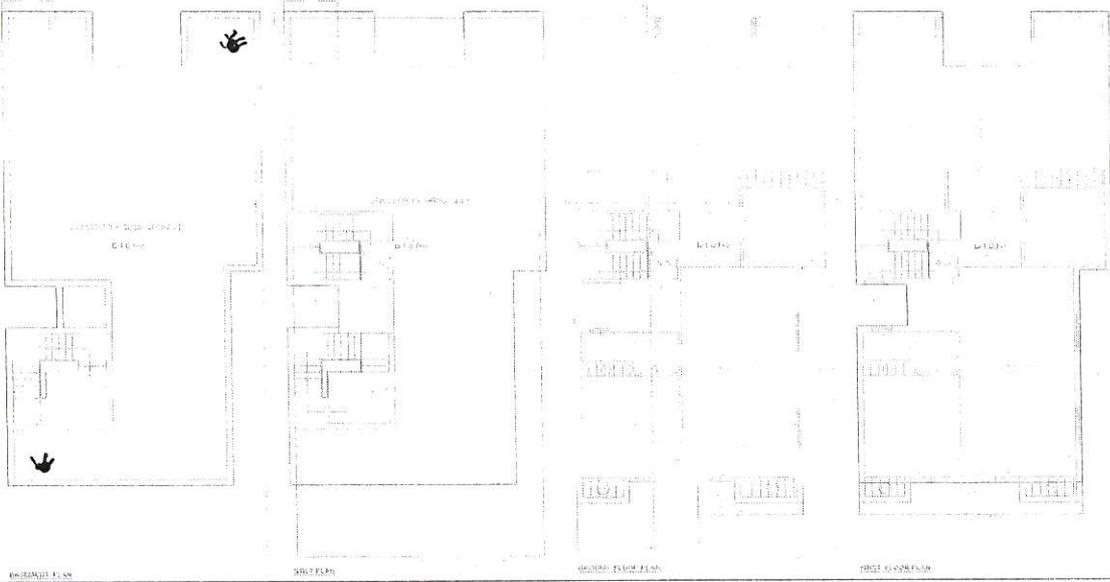
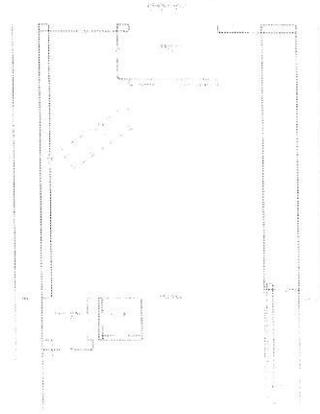
TOTAL AREA OF PLOT = 5,848.42 SQ.M. (265,600 S.F.)
 PERMISSIBLE COVD. AREA AT G.F. @ 70% OF 5,848.42 = 3,433.89 SQ.M.
DETAIL OF OPEN AREAS :-
 (1) = 5,000 X 3.000 = 15,000 S.F.
 (2) = 1,200 X 1,700 = 20,400 S.F.
 (3) = 4,000 X 1,000 = 40,000 S.F.
 (4) = 1,000 X 1,000 = 10,000 S.F.
 (5) = 1,000 X 1,000 = 10,000 S.F.
 TOTAL = 95,400 S.F.
DETAIL OF COVD. AREA AT GROUND LEVEL :- (1) 100% OPEN AREA = 15,000 S.F.
 PROPOSED COVD. AREA AT GROUND FL. = 2,000.00 SQ.M. (214,375 S.F.)
 PROPOSED COVD. AREA AT FIRST FL. = 5,000.00 SQ.M. (539,100 S.F.)
 PROPOSED COVD. AREA AT SECOND FL. = 5,000.00 SQ.M. (539,100 S.F.)
 PROPOSED COVD. AREA AT THIRD FL. = 5,000.00 SQ.M. (539,100 S.F.)
 PROPOSED COVD. AREA AT FIFTH FL. = 5,000.00 SQ.M. (539,100 S.F.)
 PROPOSED COVD. AREA AT SIXTH FL. = 5,000.00 SQ.M. (539,100 S.F.)
 TOTAL AREA OF COVD. AREA AT GROUND FL. = 2,000.00 SQ.M. (214,375 S.F.)
PERM. FLOOR AREA :-
 ACHIEVED F.F.A. = 3,433.89 SQ.M. (369,000 S.F.)
 PERMISSIBLE F.F.A. = 3,433.89 SQ.M. (369,000 S.F.)
 PROPOSED F.F.A. = 3,433.89 SQ.M. (369,000 S.F.)
 REMAINING F.F.A. = 0.00 SQ.M. (0 S.F.)

WINDOW TABLE		
NAME	WIDTH	HEIGHT
W1	1.000	2.000
W2	1.000	2.000
W3	0.700	2.000
W4	0.700	2.000

DOOR TABLE		
NAME	WIDTH	HEIGHT
D1	1.000	2.000
D2	1.000	2.000



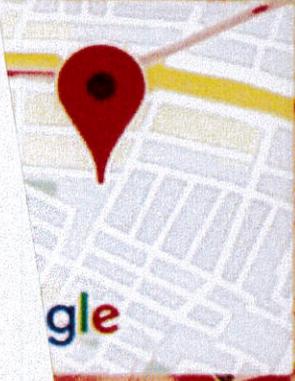
PART OF ARCHIT. PLAN



NO. OF FLOORS	5
NO. OF ROOMS	100
NO. OF STAIRS	10
NO. OF LIFTS	5
NO. OF PARKING SPACES	50



 GPS Map Camera



New Delhi, Delhi, India
A1, South Extension, Block A, South Extension II, New Delhi,
Delhi 110049, India
Lat 28.567306°
Long 77.22223°
31/07/22 02:42 PM



 GPS Map Camera



New Delhi, Delhi, India

D 45 SOUTH EXTENSION 2 GROUND FLOOR FRONT UNIT, South Extension, Block D, South Extension II, New Delhi, Delhi 110049, India

Lat 28.567368°

Long 77.222384°

31/07/22 02:44 PM

GOVT. OF NCT OF DELHI
OFFICE OF THE DY. CONSERVATOR OF FORESTS (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD NEW DELHI-110044

ID No. 7111/TO(S)/Online/TC-Transplantation/2022-23/ 9315

Dated:- 5/8/2022

Sub: - Permission to transplantation tree.

With reference to online application No. 7111 for grant of permission for transplantation trees, Sh. Vinod Kumar Bangwal, D-25/1, South Extn. Part-II, New Delhi is hereby informed that she/he is granted permission for transplantation the tree/s (as per details indicate below) from property situated at H. No. D-25/1, South Extn. Part-II, New Delhi, subject to the satisfaction of the terms and conditions hereinto specified:-

Details of trees

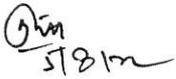
S. No.	Species /Girth mtr	Nos. of tree	Location/Serial No.	Remarks
1.	Papri Tree	01	02 Tree (Permitted to be transplanted)	Permission is granted for transplantation (at Plot D-2/1 Ansal Villa Farm Satbari, New Delhi)of the trees mentioned herein.
2.	Botalburoosh Tree	01		

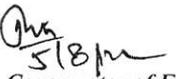
Terms & Conditions

- The applicant has deposited a sum of Rs. 69,000/- (Rupees Sixty Nine Thousand Only) vide online Transaction ID No. 757111165965031175791 dated 4.08.2022 as security deposit with the office of Tree Officer, towards compensatory plantation of tree(s) required at SI.No.8 below.
- Permission to transplantation the trees is granted at the risk of the applicant and without prejudice to the claim(s) of any other person/s who may be having any right(s) over the land or the trees.
- The applicant shall ensure that there is no pending litigation or stay order passed by any court of law/other authority before undertaking transplant of trees.
- Transplant of trees shall be completed within 60 days.
- If any tree is found to have nest of birds it should not be felled/transplantation till the same is abandoned by the birds.
- Lops and tops arising out of trees be transported to the nearest public crematorium managed by MCD/NDMC under proper receipt and at his expense. He shall submit copy of the receipt obtained from such crematorium to this office
- The compensatory plantation of tree(s) as mentioned below during the ensuing/next planting season at the site or near it, including in the nearest mentioned area and maintain than seven (7) year and submit photographic evidence in the due course for necessary action

S.No.	Species	No.
1.	Native tree species such as Neem, Bargad, Pipal, Pilkhan, Gular, Anjeer, Ronj, Dhak, Bistendu, Babul, Mahua, Ber, Amaltas etc.	20, trees planted by the applicant at Plot D-2/1 Ansal Villa Farm Satbari, New Delhi

- The compliance certificate of compensatory plantation must be submitted to the office of the undersigned by the end of Sep-2022


Tree Officer & Dy. Conservator of Forest
South Forest Division


Tree Officer & Dy. Conservator of Forest
South Forest Division

To,

Sh. Vinod Kumar Bangwal,
H. No. D-25/1,
South Extn Part-II,
New Delhi-110049.

GOVERNMENT OF NCT OF DELHI
OFFICE OF THE DEPUTY CONSERVATOR OF FORESTS (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD, NEW DELHI-110044.

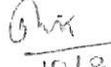
I.D. No. -7111/TO(S)/online/TC-Transplant/2022-23/ 9421

Dated: -10/8/22

CORRIGENDUM

In partial modification of this office letter I.D. No. -7111/TO(S)online/TC-Transplant/2022-23/9315 dated 5.8.2022, where in name of 02 (Two) Nos tree are i.e. 01 Papri and 01 Botalburoosh are wrongly mentioned instead of 02 Nos Palm & Jamun trees situated at A-1 & A-2, South Extn. Part-II, New Delhi (Anand Infra Heights Pvt. Ltd. Through its Director Sh. Vinod Bangwal) due to typological mistake.

Now correct name of 02 Nos trees may be read as 01 Nos Palm & 01 Nos Jamun trees situated at H. No. A-1 & A-2, South Extn. Part-II, New Delhi (Anand Infra Heights Pvt. Ltd. Through its Director Sh. Vinod Bangwal) *on the same terms & condition.*


10/8/22
Dy. Conservator of Forests (South)/HOO
South Forest Division

To,

Sh. Vinod Kumar Bangwal,
H. No. D-25/1,
South Extn. Part-II,
New Delhi-110049.



Vinod Kumar
10/8/2022

To,

The Station House Officer
PS- Hauz Khas

Sub: Regarding sealing of the property on plot no. A1 & A2, South Extension part-II.

Sir,

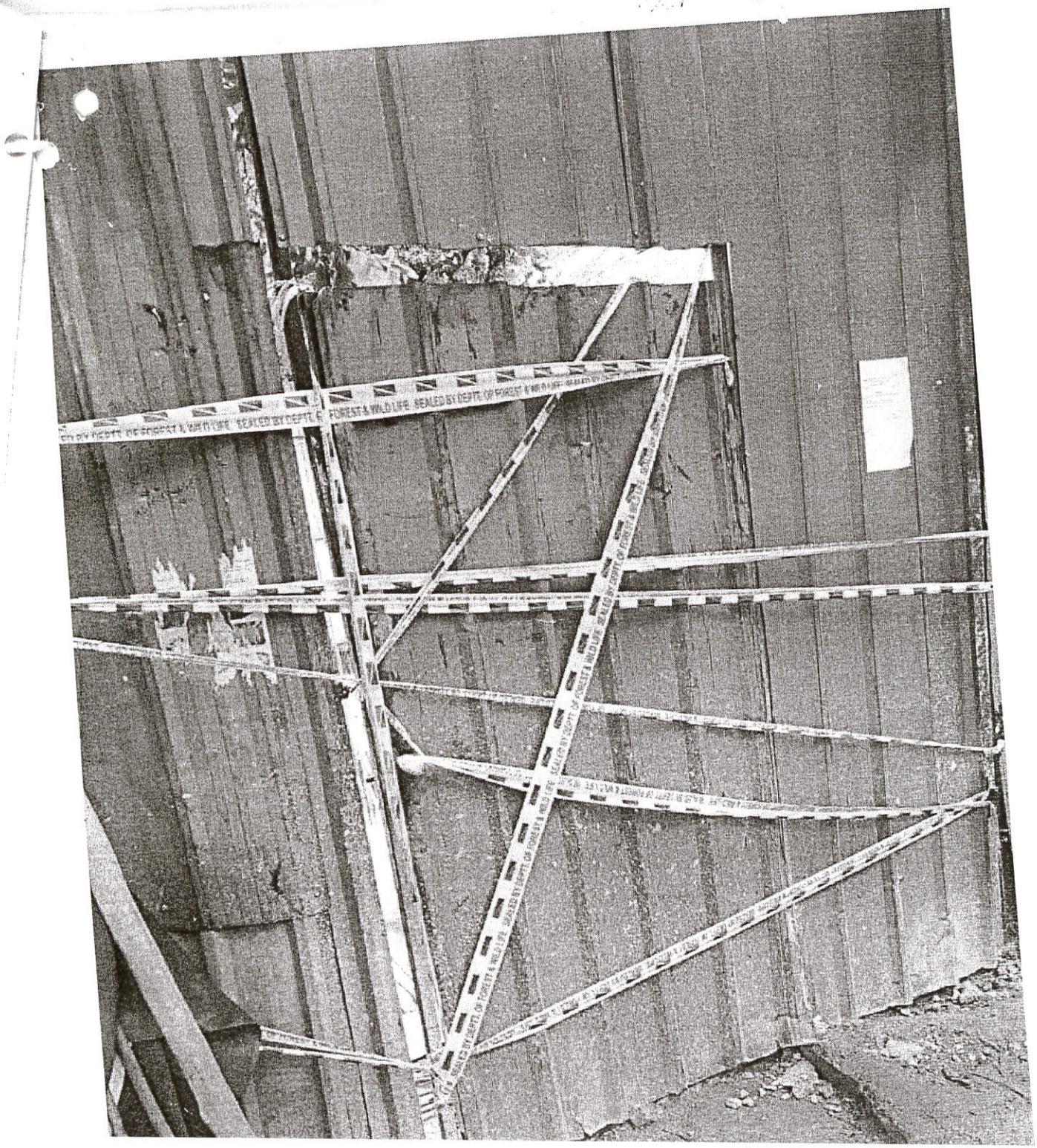
This is to inform that property on plot no. A1 & A2, South Extension part-II, has been sealed by office of the DCF (South) for tree offence and matter is under consideration of DCF (South). Photographs of the current situation have been annexed with the letter. You are hereby requested to ensure that the materials found on the sealed property should be kept in strict supervision and not be allowed to be taken away. Also no further work should be allowed to take place on this property.

Yours faithfully,

Satyendra Prakash
76/08/22

Sh. Satyendra Prakash
Range Officer
South Forest Division





To,
The Station House Officer,
Police Station Hauz Khas,
South District, New Delhi

Sub:- Tree Offence occurred at A-1 & A-2, South Extension Part-2, New Delhi

Sir,
Kindly refer to order of Tree Officer (S) dated 5.8.2022, wherein transplantation of 02 trees were allowed. However it has come to light that applicant has simply uprooted the tree and replanted it at the site of transplant. This is against the process defined for transplantation in the tree Preservation Policy-2020.

This is to inform you that a work stop order F-168/TO(S)/TOC/2022-23/9390 dated 8.8.2022 has been issued from the office of the DCF(S) against Sh. Vinod Kumar Bangwal H. No. D-25/1, South Extn. Part-2, New Delhi and has been directed to Stop all the work at A-1 & A-2, South Extn., Part-2, New Delhi (M/s Anand Infra Heights Pvt. Ltd. Through its Director Sh. Vinod Bangwal).

You are therefore requested to stop the work at A-1 & A-2, South Extn. Part-2, New Delhi till the proceeding under DPTA.1994 is completed by South Forest Division

(Anurag Sharma)
I.O. Tree Cell, South Division Tughlakabad, ND

Copy to:-

1. The DCF (South) for further necessary action please.

निरीक्षण रिपोर्ट

आज दिनांक 24/08/2022 को वृक्ष अपराध सुनवाई के दौरान उप वन संरक्षक/वृक्ष अधिकारी (दक्षिणी) के द्वारा दिये गए आदेशानुसार संपत्ति संख्या ए-1 व ए-2, साउथ एक्सटेंशन पार्ट-2, नई दिल्ली से ट्रांसप्लांट किए गए वृक्षों का ई-21, अंसल विल्ला फार्म में मौके पर जाकर निरीक्षण किया, निरीक्षण के दौरान पाया।

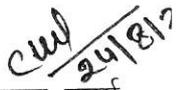
संपत्ति संख्या ए-1 व ए-2, साउथ एक्सटेंशन पार्ट-2, नई दिल्ली से जिन दो वृक्षों को ई-21, अंसल विल्ला फार्म में ट्रांसप्लांट किया गया है जिसका विवरण इस प्रकार है:-

क्र. सं.	वृक्षों की प्रजाति	वृक्षों का कॉर्डिनेट		विवरण
1	जामुन	E 28.47222°	N 77.200585°	वर्तमान में वृक्ष हरा खड़ा है।
2	पाम	E 28.47226°	N 77.200606°	वर्तमान में वृक्ष हरा खड़ा है।

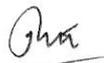
अतः महोदय के आदेशानुसार ट्रांसप्लांट हुए दोनों वृक्षों का निरीक्षण कर लिया गया है जिसका फोटो निरीक्षण रिपोर्ट के साथ संलग्न है।

रिपोर्ट अग्रिम कार्यवाही हेतु प्रस्तुत है।

भवदीय


 छेदीलाल शर्मा
 वन रक्षक

उ. व. र. (ड०) / वृक्ष


 24/8/22





GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FOREST & WILDLIFE
OFFICE OF THE DEPUTY CONSERVATOR OF FOREST (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD, NEW DELHI-110044

ATTENDANCE SHEET

DATE	24/8/2022
TIME	10:30
VENUE	Dfc: South
CASE NO.	
OTHER	

Sr. No.	NAME OF THE PERSON PRESENT	ADDRESS	MOBILE NUMBER	SIGNATURE
	Vinod Barywal	A-1 + A-2 N.D.S.R Post	9910004513	Vinod Kumar

GOVT. OF NCT OF DELHI
OFFICE OF THE DY. CONSERVATOR OF FORESTS (SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD NEW DELHI -110044
Email Id- dcfsouth.delhi@gov.in

F- 168/(TO)S)/TOC/2022-23/ 9745

Dated 22/8/22

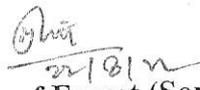
Show Cause Notice

Whereas, information regarding a Tree Offence at A-1 & A-2, South Extension Part-II, New Delhi was received in this office.

During inspection, it was found that an offence of has occurred improper transplant of 02 nos trees at A-1 & A-2, South Extension Part-II, New Delhi.

Whereas, damaging a tree in any manner is an offence under Section-8 of Delhi Preservation of Trees Act, 1994.

So I, Deputy Conservator of Forests (South). in exercise of powers conferred under DPTA, 1994 call upon Sh. Vinod Kumar Bangwal to appear in person before the undersigned for hearing on 24.08.2022 at 10:10 AM in my office. If you fail to appear on the date of hearing, the case will be decided in your absence and you will be responsible for the consequences thereafter.


Tree Officer/ Dy. Conservator of Forest (South)
Tughlakabad, New Delhi

To,

Sh. Vinod Kumar Bangwal,
House No. D-25/1,
South Extension Part-II,
New Delhi

- Note please:- 1. Please carry a copy of valid ID poof while coming for the hearing.
2. Authorization letter is mandatory if the addresses of this notice is not attending the hearing himself/herself.

o/c

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
OFFICE OF DEPUTY CONSERVATOR OF FORESTS(SOUTH)
NEAR DR. KARNI SINGH SHOOTING RANGE
TUGHLAKABAD, NEW DELHI- 110044.

F.No.168/TO(S)/TOC//22-23/ 10050

Dated: 25/8/22

Order

Whereas, a telephonic complaint was received in this office dated 08/08/2022 for cutting of trees at A-1 & A-2, South Extension Part-II, (Anand Infra Heights Pvt. Ltd.), New Delhi.

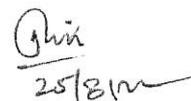
Whereas, a field official staff inspect the Cutting of trees done at above site and reported about improper transplant of 02 nos trees of inside the premises of A-1 & A-2, South Extension Part-II, New Delhi.

After going through the facts of case and as empowered under Section-21 Delhi Preservation of the Trees Act, 1994, the owner of Sh. Vinod Kumar Bangwal , House No. D-25/1, South Extension Part-II, New Delhi was directed to deposit Rs. 40,000/- (Forty Thousand) Through DD in favour of DDO O/o Dy. Conservator of Forest (South) vide letter No. F168/TO(S)/TOC/2022-23/9974 dated 25.08.2022.

In response to this Sh. Vinod Kumar Bangwal offender has submitted a compounding affidavit and agreed to compound the offence.

Whereas, the compounding fee Rs. Rs. 40,000/- (Forty Thousand) was received vide TR No. 11 dated 25/08/2022 by the offender vide letter dated 25/08/2022.

The matter is disposed off and no further proceeding will be taken against the offender in this matter.


25/8/22
Dy. Conservator of Forests
South Forest Division

To,

Sh. Vinod Kumar Bangwal,
(Through Director Anand Infra Heights Pvt. Ltd.)
House No. D-25/1, South Extension Part-II,
New Delhi

RECEIPT

11

No. Dated 25/08/2022

Received from Vand Kumar with
Letter No. 168/Tols/Toc/22-23/9974 Dated 25/08/2022

the sum of Rs. Forty thousand only

in Cash/by Cheque on Account of D.D. No. 4078 SD
by Bank Draft dt - 25/08/2022

..... in payment of 10044

Rs. 40000/-

with Union Bank of India

10044

Date 25/8/22

412801 (919011)

51 24

10044

Official
Signature

Union Bank of India



IN THE HON'BLE NATIONAL GREEN TRIBUNAL

(O.A. No. 605/2022)

IN THE MATTER OF:

POONAM SHARMA

...PETITIONER

Versus

UNION OF INDIA & ORS.

...RESPONDENTS

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FILED BY:

Dated: 28.09.2022


(JYOTI MENDIRATTA)
Standing Counsel, GNCT of Delhi