Stamp Paper No.:-IN-DL61567652263067V

CERTIFIED/TRUE COPY

Registration No. 20226 In Addl. Book No. 1 Volume No.4548
On Pages 43-45 On This Date 19-10-2012 Day Of Friday

Sub Registrar VII
New Delhi

Date Of Application 13-02-2023
Calculated Fee 30
Fee Paid Rs. 30 Vide Slip No. 211898
Date Of Payment 13-02-2023
Date when Copy Is Ready 13-02-2023
Copy prepared By: RONIT
Copy Checked By: RONIT
Certified to be true copy CONVEYANCE

THE SEAL OF DISTT. NEW DELHI SUB-REGISTRAR-VII

TRUE COPY

Record Keeper
RONIT

Reader
RONIT

Sub Registrar VII
New Delhi

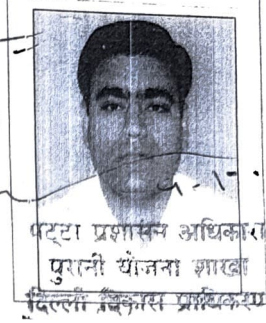
SIC(185)2010/DSB MURARI LAL SONI

FMR1099837 A-2493

FOR MIXED USE LAND/PLOTS

CONVEYANCE DEED

Common format for all types of transactions applicable in case of Original Lessee/GPA/Authorized Signatory



पट्टा प्रशासन अधिकारी
पुरानी योजना शाखा
दिल्ली विकास प्राधिकरण

THE CONVEYANCE DEED made on this 9th October day of 2011 Two Thousand and ..... between the President of India, hereinafter called **"The Vendor"** (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and (a)Shri//Smt/M/s (the Company firm/partnership concern/proprietorship ..... son/ daughter/wife/widow of Shri..... R/o Regd. Office.....

.....

Through his/her/Attorney/Authorized Signatory/Director/s duly authorized by Board of Directors vide Resolution dated.....

Shri/Smt. Murari Lal Soni son/daughter/wife/widow of Late Vikram Soni R/o 17/81, D.B. Gupta Road, W.E.A Karol Bagh New Delhi Hereinafter called the **"Lessee"** (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the Second part. and Sh./ Smt. ..... son/daughter/wife/widow of Sh. ..... R/o..... called the "Purchaser" in whose name the sale deed/ agreement to sale has been executed (which expression shall, unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

WHEREAS by a Lease Deed dated 29 day of March 1944 made between the above **"Vendor"** described therein as 'Lessor' of the one part and above **"Lessee"** described therein as 'lessee' of the other part and registered on 3rd May 1944 in the office of the Sub-Registrar Delhi/New Delhi being Serial Number 510 in Book No. I Volume No. 79 at pages 76 to 80 (hereinafter referred to as the said Lease Deed) a piece and parcel of Residential-cum-Commercial ..... bearing plot No. 1 Block No. 17 Karol Bagh was demised and assured unto the said **"Lessee"** by way of lease for a period of 90 Years years/Perpetual Lease subject to the limitations, terms conditions mentioned therein.

Collector of Stamps, New Delhi
Vikas Sadan, I.N.A.

AND WHEREAS the Lessee Shri/Smt./M/s (through its Director/Authorized Signatory ..... S/o/D/o/wife of ..... R/o..... had executed power of attorney on ..... appointing Shri..... S/o..... R/o..... as his/her attorney authorizing him/her it to sell the said property

9.10.11

पट्टा प्रशासन अधिकारी
पुरानी योजना शाखा
दिल्ली विकास प्राधिकरण

on his/her/ its behalf or parted with the possession of the said property in favour of the purchaser. And Whereas the Less has given the possession of the property to the purchaser and now said property is in the possession of the purchase transferee(s).

AND WHEREAS representing that the said lease is still valid and subsisting, the said Lessee himself/through his attorney/authorized signatory has applied to the Vendor to grant to the Lessee/purchaser reversionary interest of the Vendor in the said demised property leased out to him/her under the said lease deed and the Vendor has agreed to sell the reversionary interest of the said demised property to the Lessee/Purchaser subject to the terms/conditions appaering hereinafter.

NOW THIS INDENTURE WITNESSETH THAT in consideraton of the sum of Rs. 16,70,202/- Rupees Sixteen Lakh Seventy Thousand Two Hundred Two only) paid before the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges), and the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfer, and assures unto the aforesaid/ Lessee/purchaser all the reversionary interest in the piece and parcel of land in respect of Commercial-cum-Residential/permitted mixed use land Plot No. I. KH NO. 1491/152 Block No. 19-B measuring 229.77 Sq./Mtrs./Yds. situated in D.B. Gupta Road, 152, Karol Bagh Scheme (hereinafter referred to as the said property), more fully deseribed in the Schedule hereunder together, with all reminders, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the Lessee/purchaser absolutely and forever, SUBJECT TO the exceptions, reservations, convenants and conditions hereinafter contained, that is to say:-

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, will, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoinings lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfullly payable in respect of said property and to all public rights or easement affecting the same.

2. That notwithstanding exceution of this deed, use of the property in contravention of the provisions of Master Plan/ Zonal Development Plan/Lay-out Plan/Architectural Development Controls/Sanctioned building plan shall not be deemed to have been condoned or permitted in any manner and Delhi Development Authority shall be entitled to take appropriate action for contraventions past, present or future, of Section-14 of Delhi Development Act or any other law in force for the time being. Likewise any future violation of the above mentioned provisions shall invite action as per law.

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

4. If it is discovered at any stage that this deed has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, who shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of these present, the Purchaser from the date mentioned hereafter will become absolute owner in respect of the said property and the Vendor doth hereby release the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said conveyance deed required to be observed by the purchaser of the said demised property, except as stated hereinabove.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

9.10.17

पट्टा प्रशासन अधिकारी
पुरानी योजना शाखा
दिल्ली विकास प्राधिकरण

(8)

...s transfer shall be deemed to have come into force with effect from the date of registration of the ...

In witness whereof Sh/Smt. J.R Malhotra (LAO) for and on behalf of order and direction of the Vendor has hereunto set his/her hand and Sh. Munnaxi Lal Soni S/O Ramesh Vikram Soni attorney/ Lessee & Sh./Smt. ..... the purchaser have hereunto set his/her hand day and year first above written.

The schedule above referred to.

ALL SCHEDULE ABOVE REFERRED TO

All that Industrial/Commercial/Residential/permitted Mixed land use plot being the plot No. 1 in Block No. 17 B in D.B. Gupta Road Karol B... Scheme in the layout plan of Scheme and measuring 229.73 Sq. mtr./Sq. Yds. of ... bounded as follows

NORTH. Road
EAST. Plot no-2
SOUTH. S. Road
WEST. Road

Signed by Shri/Smt. J.R Malhotra (LAO)

For and on behalf of and by the order and direction of the President of India (Lessor)

9.10.12
पट्टा प्रशासन अधि...
पुरानी योजना शाखा
दिल्ली विकास प्राधिकरण

In the presence of :

1 Shri/Smt. Rajpal
Advt. (OSB)

9/10/12

Signed by Shri/Smt. Munna Lal Soni S/o late Vikram Soni
R/o. 3324, Gali no. - 26, Beadon Pura
Karol Bagh, New Delhi

Office of the Collector of Stamp * Chanakya Puri, New Delhi *

(PURCHASER)

I.D No.-FMR1059837

In the presence of :

TRUE COPY

(I) Shri/Smt. Manoj Kr. Mishra S/o Sh. Sitah Mishra
R/o. Kshatra Bariyal, Distt - Darbhanga, Bihar
DL No. - 1626/20

Manoj Kr. Mishra
(SIGNATURE)

(II) Shri/Smt. Abhishek Kumar S/o Sh. Jagrahnath Thakur
R/o. 3, Hanuman Mahasabha, Nayaka, Mahasahi
Anchal - Minapur, Distt - Muzaffarpur
I.D No. - SBS0021899

(SIGNATURE)

DDA/ Pre...

J-319/08-09/U-3

Date 09/10/2012 4:10:53PM

Deed Related Detail

CONVEYANCE	CONVEYANCE DEED (DDA)

Deed Related Detail

Teh./Sub Tehsil Sub Registrar VII
Village/City Karol Bagh Building Type
Place (Segment) Karol Bagh
Property Type Residential

Property Address House No.: plot NO 17B/1 Khasra No 1491/152 , Road No.: , Karol Bagh
Area of Property 0.00 0.00 0.00

Money Related Detail

Consideration Value 1,670,500.00 Rupees Stamp Duty Paid 100,230.00 Rupees

Value of Registration Fee 16,705.00 Rupees Pasting Fee 100.00 Ruppes

This document of CONVEYANCE CONVEYANCE DEED (DDA)

Presented by: Sh/Smt. S/o, W/o R/o

POI

in the office of the Sub Registrar, Delhi this 09/10/2012 day Tuesday
between the hours of

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. Murari Lal Soni

Who is/are identified by Shri/Smt/Km. Arvind Kumar S/o W/o D/o Jagannath Thakur R/o 3 Harka Manashahi Harka Manashahi Minapur Dist Muzaffarpur
and Shri/Smt./Km Mandip Kumar Mishra S/o W/o D/o J. Mishra R/o Vill Ketuka Dharbhanga Bihar
(Marginal Witness). Witness No. II is known to me.
Contents of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

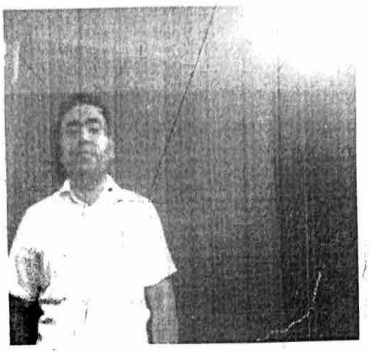
Date 09/10/2012 17:11:08

TRUE COPY

अरविंद कुमार

Mandip Kr. Mishra

Reg. No.	Reg. Year	Book No.
20226	2012-2013	1





Ist Party IInd Party Witness

Space for writing the comments

Ist Party IInd Party

Ist Party POI

IInd Party Murari Lal Soni

THE SEAL OF DISTT. NEW DELHI SUB-REGISTRAR-VII

Witness Arvind Kumar, Mandip Kumar Mishra

Certificate (Section 60)

Registration No.20,226 in Book No.1 Vol No 4,548

on page 43 to 45 on this date **09/10/2012 4:22:18PM** day Tuesday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar VII
New Delhi/Delhi

Date 09/10/2012 17:11:24

TRUE COPY