

परिशिष्ट 'ई'
APPENDIX-'E'
फॉर्म-1
FORM-I
(उप-विधि सं. 7.6)
(Bye-Law No. 7.6.)

दि० वि० प्रा० प्रैस

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
भवन अनुभाग
BUILDING SECTION

पंजीकृत :
REGISTERED
नोतरी मंजिल, विकास मीनार
3rd floor, Vikas Minar.
दि० वि० प्रा० नई दिल्ली-2
D.D.A., New Delhi-2

1st Floor
Complete
Vikas Minar
New Delhi

4.4.86

सं० एफ०
No. F. 4 (59) 75
प्लान सं०
Plan No.

बिल्डिंग
Bldg.
766 (52)

सेवा में
To: Sh. A. Bangta
A-2/153, Sejdoojung Enclave,
New Delhi-29

कब्जा प्रमाण-पत्र
OCCUPANCY CERTIFICATE

दिनांक के आपके समापन के नोटिस के संदर्भ में मैं एतद् द्वारा प्रमाणित करना हूँ कि निम्नलिखित विवरण प्लॉट सं० ब्लॉक सं० स्कीम के प्रमाणित प्लान, जिसके प्लान सं० दिनांक के अनुसार स्वीकृत किए गए, के अनुसार बिल्डिंग का मरचनात्मक सुरक्षा, अग्नि सुरक्षा भीतरी तथा चारों ओर की स्वास्थ्य और सफाई स्थिति के सम्बन्ध में भवन उप विधि के संदर्भ में निरीक्षण किया गया है और उसे कब्जा योग्य घोषित किया जाता है।

With reference to your notice of completion dated... 13.2.86... I hereby certify that building, as per description below, certified plan at plot No... 153... Block No... 2 Scheme... Sejdoojung, whose plans were sanctioned vide No... 59/75 dated... 15.11.68 has been inspected w.r.t. building bye laws in respect of the structural safety, fire safety, hygienic and sanitary conditions inside and in the surroundings and is declared fit for occupation.

निर्माण का विवरण
DESCRIPTION OF CONSTRUCTION

निचली मंजिल GRUND FLOOR	पहली मंजिल FIRST FLOOR
(1) Dining Room	1. Terrace
(2) W.C.	2. Terrace
(3) Bath	3. Terrace
(4) Toilet	4. Terrace
(5) Bedroom	5. Terrace
(6) Store	6. Terrace
(7) Kitchen	7. Terrace
(8) Stair Ball	8. Terrace
(9) Passage	9. Terrace
(10) Lobby	10. Terrace
(11) Verandah	11. Terrace

बार्साती मंजिल
BARSATI FLOOR

(9) Passage	1.
(10) Lobby	2.
(11) Verandah	3.

FOR VICE-CHAIRMAN
दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
4/4/86



सत्यमेव जयते

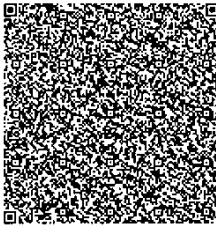
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

12454
21/08/08

Certificate No. : IN-DL00250738801985G
 Certificate Issued Date : 16-Aug-2008 01:10 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP LAJPAT/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK00390134636982G
 Purchased by : AKSHATA REALTORS PVT LTD
 Description of Document : Article 23 Sale
 Property Description : A - 2 /153, SAFDARJUNG ENCLAVE, NEW DELHI
 Consideration Price (Rs.) : 4,25,00,000
 (Four Crore Twenty Five Lakh only)
 First Party : ARVIND KUMAR KHURANA AND OTHERS
 Second Party : AKSHATA REALTORS PVT LTD
 Stamp Duty Paid By : AKSHATA REALTORS PVT LTD
 Stamp Duty Amount(Rs.) : 25,50,000
 (Twenty Five Lakh Fifty Thousand only)



Sale deed
dt 21-08-08

LOCKED

Please write or type below this line

SALE DEED FOR RS. 4,25,00,000/-

Am Paul
Dabhu

For AKSHATA REALTORS PVT. LTD.

Abdul
DIRECTOR

Statutory Alert:

1. The e-Stamp is valid for 30 days from the date of issue. If it is not used within this period, the stamp will be cancelled. 2. The stamp is valid for 30 days from the date of issue. If it is not used within this period, the stamp will be cancelled.

(ARVIND KUMAR)
Kharida
PAN AAMPK 7073 R.

(Devinder Salwara)
PAN ABAPS 6442 D
dno 80906202259708

(Devinder Salwara)
PAN ABAPS 6442 D
E-PAN AAFCA 6449 K

PROPERTY NO.	:	A-2/153, SAFDARJUNG ENCLAVE, NEW DELHI
TYPE OF DEED	:	SALE DEED
CATEGORY OF LOCALITY	:	'B'
TOTAL PLOT AREA	:	200 SQUARE YARDS (167.22 SQUARE METERS)
TOTAL PLINTH AREA	:	5398.88 SQUARE FEET (501.56 SQUARE METERS)
SHARE IN LAND TRANSFERRED	:	100% SHARE
USE FACTOR	:	RESIDENTIAL
STRUCTURE TYPE	:	PUCCA
YEAR OF CONSTRUCTION	:	2007
AGE FACTOR	:	1.0
MINIMUM RATE OF LAND	:	34,100/- PER SQUARE METER
COST OF CONSTRUCTION	:	11,875/- PER SQUARE METER
TRANSACTION VALUE	:	4,25,00,000/-
STAMP DUTY	:	12,75,000/-
CORPORATION TAX	:	12,75,000/-
TOTAL STAMP	:	25,50,000/-

Arvind Kumar
Devinder Salwara

2

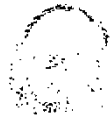
For AKSHATA REAL ESTATE PRIVATE LTD.

Arvind Kumar
DIRECTOR

Amel



Dar



Amel



Dar



G.K. Shekhar

Narayana



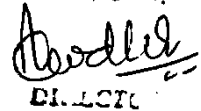
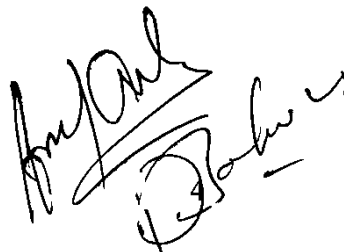
Whereas by virtue of Perpetual Lease Deed dated 16.06.1967, the President of India, granted unto Mr. Anil Gupta, son of Mr. H. Gupta, leasehold rights in perpetuity in respect of a residential Plot of Land Bearing No. 153, in Block 'A-2', admeasuring 200 square yards, situated in residential colony known as Safdarjung Enclave, New Delhi, within the limits of Municipal Corporation of Delhi (hereinafter referred to as "THE SAID PLOT OF LAND"), vide Perpetual Lease Deed duly registered as Document No. 5024, in Additional Book No. I, Volume No. 1812, on Pages 9 to 14, on 09.08.1967, in the office of the Sub-Registrar, New Delhi.

And Whereas the said plot of land is bounded as under;

East : Plot No. 154
West : Road 15' Wide
North : Road 30' Wide
South : Service Road 15' Wide

And Whereas after acquiring the said plot of land the said Mr. Anil Gupta, constructed a single storeyed residential building on the said plot of land, with his own funds and resources, after getting the building plan sanctioned from the Delhi Development Authority, vide their File No. 4(59)75, dated 15.01.1968 and also obtained the Occupancy Certificate thereof from the Delhi Development Authority, vide their Letter No. F.4(59)75 Bldg./766(52), dated 04.04.1986. (The said plot of land alongwith super-structure constructed thereon are hereinafter collectively referred to as "THE SAID PROPERTY", which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and deposits relating thereto).

For ANNE T. BELTONE PVT. LTD.


DIRECTOR

Reg. No. 8283 Reg. Year 2008-2009 Book No. 1



Ist Party

विक्रेता



IIInd Party

क्रेता



Witness

गवाह

Ist Party

IIInd Party

Ist Party विक्रेता :- Arvind Kumar Khurana, Devinder Salwan

IIInd Party क्रेता :- M/s Akshata Realtors Pvt. Ltd. Through Shri Abhay Lodha

Witness गवाह Manasi Gupta, G.K. Sheetak

Certificate (Section 60)

Registration No. 8,283 in additional Book No. 1 Vol No 4,544

on page 153 to 169 on this date 22/08/2008 day Friday

and left thumb impressions has/have been taken in my presence.

File receipt No. 13267 Dt. 21-8-08

at C-6, Hauz Khas, N.D

Date 22/08/2008

Sub Registrar
Sub Registrar (X)
New Delhi/Delhi



And Whereas the said Mr. Anil Gupta died intestate on 24.06.1990, leaving behind the following as his only Class-I legal heirs, as per the provisions of Hindu Succession Act, 1956;

- 1) Mrs. Ila Gupta Widow
- 2) Mr. Abhijit Gupta Son
- 3) Mrs. Mala Ray Chaudhuri Daughter

And Whereas the said Mr. Anil Gupta did not leave behind his any other legal heirs except the three mentioned above and consequently upon his death they became the joint owners of the said property.

And Whereas the said property was also duly mutated in the joint names of the said 1) Mrs. Ila Gupta, 2) Mr. Abhijit Gupta and 3) Mrs. Mala Ray Chaudhuri, in the records of Delhi Development Authority, as owners/lessees, vide their Letter No. F-4(25)/66/LAB(R)/DDA/7211, dated 09.11.1998.

And Whereas the said 1) Mrs. Ila Gupta, 2) Mr. Abhijit Gupta and 3) Mrs. Mala Ray Chaudhuri, also got the leasehold rights in respect of the said plot of land converted into freehold in their joint names, from the President of India, through Delhi Development Authority, vide Conveyance Deed dated 25.09.2000, duly registered as Document No. 14112, in Additional Book No. I, Volume No. 363, on Pages 21 to 22, on 29.09.2000, in the office of the Sub-Registrar, New Delhi.

And Whereas the said 1) Mrs. Ila Gupta, 2) Mr. Abhijit Gupta and 3) Mrs. Mala Ray Chaudhuri, jointly sold and conveyed the said property, to 1) Mr. Arvind Kumar Khurana and 2) Mr. Devinder Salwan (the VENDORS herein), vide Sale Deed duly registered as Document No. 470, in Additional Book No. I, Volume No. 3396, on Pages 86 to 149, on 22.01.2007, in the office of the Sub-Registrar, New Delhi

Arvind Kumar Khurana
Devinder Salwan

Arvind Kumar Khurana
DIRECTOR

For AKSHATA REALTORS PVT. LTD.

And Whereas the VENDORS re-constructed and re-developed a new residential building, after dismantling the then existing structure, comprising of Basement, Ground Floor, First Floor and Second Floor with Terrace on the said plot of land, with their own funds and resources, after getting the building plan sanctioned from the Municipal Corporation of Delhi, vide their File No. 101/B/SZ/07/89/AE-1, dated 12.07.2007 and also obtained the Form 'B-1' thereof from Municipal Corporation of Delhi, vide their Office No. 101/B-1/B/SZ/07, dated 27.08.2007.

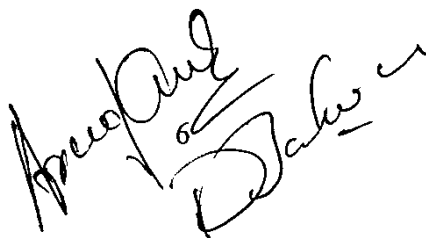
And Whereas in the manner aforesaid the VENDORS herein, became the absolute and exclusive joint owners of the said property, which is the self-acquired property of the VENDORS and the VENDORS have full right, absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the VENDORS have any right, title or interest in the same.

And Whereas the VENDORS have offered and agreed to sell the said property to the VENDEE, by further representing;

- a) That the said property is free from all liens, mortgages, charges and encumbrances and lis-pendens or any other restrictions and there is no notices of attachments, acquisition or requisition or notices thereto, relating to the said property.
- b) That the VENDORS are the absolute and exclusive joint owners of the said property and have good and marketable title thereto and none else other than the VENDORS have any interest, share, right, title thereto.
- c) That there are no outstanding Government dues or demand/dues or any local authority including MCD/BSES etc.

For AKSHATA REALTORS PVT. LTD.


DIRECTOR





- d) That there is no notice or order of attachment by the Income Tax Authorities or any other department/authority or under any law in force, in respect of the said property.
- e) That the VENDORS have not entered into any Agreement with any other person(s) or with bank(s) or financial institution(s) for the sale of the said property or any part thereof.
- f) That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the VENDEE.
- g) That there is no notice of default or breach on the part of the VENDORS or their pre-deceasors in interest of any provisions of law in respect of the said property.

That in case any of the representations/ assurances made by the VENDORS is found to be untrue and/or if the whole or any portion of the said property (fully described above) is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS, then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEE and shall keep the VENDEE saved harmless and indemnified against all such costs, damages, losses, suffered by the VENDEE.

For AKSHATA REALTORS PVT. LTD.


DIRECTOR

And Whereas the VENDORS for their bonafide needs and requirements have agreed to irrevocably sell, convey, transfer and assign to the VENDEE and the VENDEE has agreed to purchase the said property, i.e. Entire Freehold Built-up Property Bearing No. 153, in Block 'A-2', situated at Safdarjung Enclave, New Delhi, alongwith the ownership rights in the freehold land underneath measuring 200 square yards, with all rights of easements, patent or latent, including rights of way and access enjoyed and reputed to be enjoyed in respect of the said property, together with all rights in electricity, water, sanitary, fittings, fixtures, connections etc., structure standing thereon, with all rights of ownership and possession, for a total sale consideration of Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs Only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs Only), which has already been received by the VENDORS from the VENDEE, in the following manner:

Date	Mode	Amount
22.01.2008	Cheque no. 582763 drawn on Oriental Bank of Commerce	Rs. 2,00,00,000
25.2.2008	Through RTGS transfer	Rs. 1,00,00,000
25.02.2008	Through RTGS transfer	Rs. 1,00,00,000
20.08.2008	Cheque no. 129103 drawn on Oriental Bank of Commerce	Rs. 25,00,000

the separate receipt of which the VENDORS hereby admit and acknowledge, in full and final settlement, the aforesaid VENDORS do hereby sell, convey, transfer,

Handwritten signature
Handwritten signature

For AKSHATA REALTORS PVT LTD

Handwritten signature
DIRECTOR

assign the said property, (i.e. Entire Freehold Built-up Property Bearing No. 153, in Block 'A-2', situated at Safdarjung Enclave, New Delhi, alongwith the ownership rights in the freehold land underneath measuring 200 square yards), with all the rights of ownership, possession, easement, privileges and appurtenances, with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances unto the VENDEE, TO HAVE AND TO HOLD the said property hereby sold to the VENDEE, absolutely and forever.

2. That the actual peaceful, physical vacant possession of the said property has been delivered by the VENDORS to the VENDEE, on the spot.
3. That the VENDORS hereby confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said property, hereby sold and the same has become the absolute and exclusive property of the VENDEE and VENDEE shall be at liberty to deal with the same in the manner the VENDEE likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means the VENDEE likes, without any interference, hindrance, demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or through them or in trust for them.
4. That the VENDORS hereby assure the VENDEE that they have neither done nor been party to any act whereby their rights and title to the said property, in any way be impaired or whereby they may be prevented from transferring the said property.

For AKSHATA REALTORS PVT LTD.


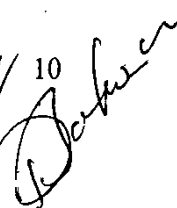


DIRECTOR

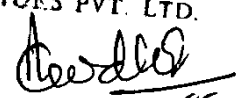
5. That the VENDORS hereby declare and represent that the said property was never a subject matter of any HUF and that no part of the said property is owned by any minor and nobody have any right, title or interest of any kind whatsoever in the said property and further none else other than the VENDORS have any right, title or interest of any kind whatsoever in the whole or any part of the said property and further there is no impediment in the VENDORS right to execute this Sale Deed.

6. That the VENDORS assure the VENDEE that the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever and if it is ever proved otherwise, or if the whole or any part of the said property is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS, then the VENDORS shall be liable and responsible to indemnify and to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE.

7. That the VENDORS hereby further covenant with the VENDEE that, in case the said property hereby sold or any part thereof is lost to the VENDEE on account of any legal defect in the title of VENDORS right to transfer the same or the possession or quiet enjoyment of the said property by the VENDEE is in any manner disturbed on account of litigation started by anyone claiming title thereto or on account of some act or omission of the VENDORS or anyone else claiming title paramount to the VENDORS, then the VENDORS shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.

 10


For AKSHATA REALTORS PVT. LTD.


DIRECTOR

8. That the VENDEE shall be at liberty to get the said property mutated and transferred in its own name in the records of MCD, DJB, BSES Rajdhani Power Limited, Revenue Records and other concerned authorities on the basis of this Sale Deed or its certified true copy.
9. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the said departments. The VENDEE shall be entitled to get the existing electricity and water connections transferred in its favour alongwith the security deposit with BSES Rajdhani Power Limited, water Department etc.
10. That the VENDORS agree and undertake to sign and execute any required documents for transfer of ownership, title of the said property in favour of the VENDEE in the records of Municipal Corporation of Delhi, Delhi Jal Board, BSES Rajdhani Power Limited, Revenue Records or any other concerned authorities.
11. That the house tax, water and electricity charges and other dues and demands of whatsoever nature if any payable in respect of the said property shall be borne and paid by the VENDORS upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.
12. That all the relevant documents in original in respect of the said property have been handed over by the VENDORS to the VENDEE.

For AKSHATA REALTORS PVT LTD.


DIRECTOR

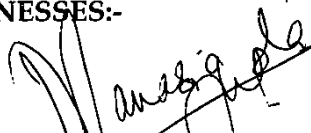
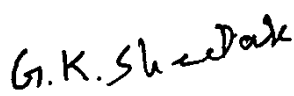



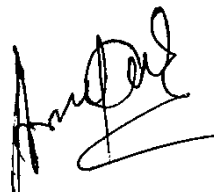
11


13. That all the expenses of the sale deed viz. registration charges etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
14. That this transaction has taken place at 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 VENDORS and the VENDEE have signed this SALE DEED at New Delhi on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1. 
Manasi Gupta
Mo Atul Gupta
No B-502, Rishi Apts
Akshata Enclave New
Delhi
Phno 90308 206509953
2. 
G.K. Sheetal
Mo Darshan Lal
19, Satya Niketan
Mohi Bazar ND
Phno 9092 205350710



VENDORS

For AKSHATA REALTORS PVT. LTD.


DIRECTOR

VENDEE

Deed Related Detail			
Deed Name	SALE	SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar IX	Area of Building	0 वर्ग फुट
Village/City	Safdarjung Enclave	Building Type	
Place (Segment)	Safdarjung Enclave		
Property Type	Residential		
Area of Property	167.22 वर्ग मीटर		
Money Related Detail			
Consideration Amount	42,500,000.00 Rupees	Stamp Duty paid	2,550,000.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

Arvind Kumar Khurana

Lt. Sh. Nand Ram Khurana

C-6 Hauz Khas N.D.

Devinder Salwan

Lt. Sh. M.D.Salwan

E-1/19 Vasant Vihar N.D.

in the office of the Sub Registrar, Delhi this 21/08/2008 day Thursday
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms Arvind Kumar Khurana, Devinder Salwan

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

and Shri/Ms M/s Akshata Realtors Pvt. Ltd. Through Shri Abhay Lodha

Who is/are identified by Shri/Smt/Km. Manasi Gupta S/o W/o D/o Shri Atul Gupta R/o B-502 Rishi Appt.
Alaknanda N.D.
and Shri/Smt./Km G.K.Sheetak S/o W/o D/o Darshan Lal R/o 19 Satya Niketan N.D.
(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

Vendor(s) Mortgagor(s) admit(s) prior to this entire consideration Rs.42,500,000.00 Rupees four crore, twenty five lakh
Only The Balance of entire consideration of Rs. _____ Rupees has been paid to the

Vendor(s)/Mortgagor(s) by M/s Akshata Realtors Pvt. S/o W/o N.C.Lodha
R/o 4 Raheja Centre 214 Free Press Journal Marg Nariman Point Mumbai

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

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

Date 22/08/2008

This SALE DEED is executed at New Delhi, on this 21st day of August 2008
by;

- 1) Mr. Arvind Kumar Khurana, son of Late Shri Nand Ram Khurana, resident of C-6, Hauz Khas, New Delhi; and
- 2) Mr. Devinder Salwan, son of Late Shri M. D. Salwan, resident of E-1/19, Vasant Vihar, New Delhi;

hereinafter jointly called "THE VENDORS".

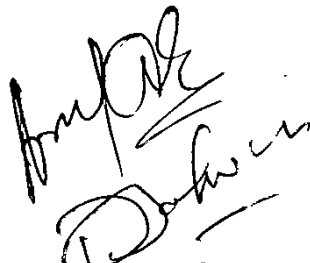
IN FAVOUR OF

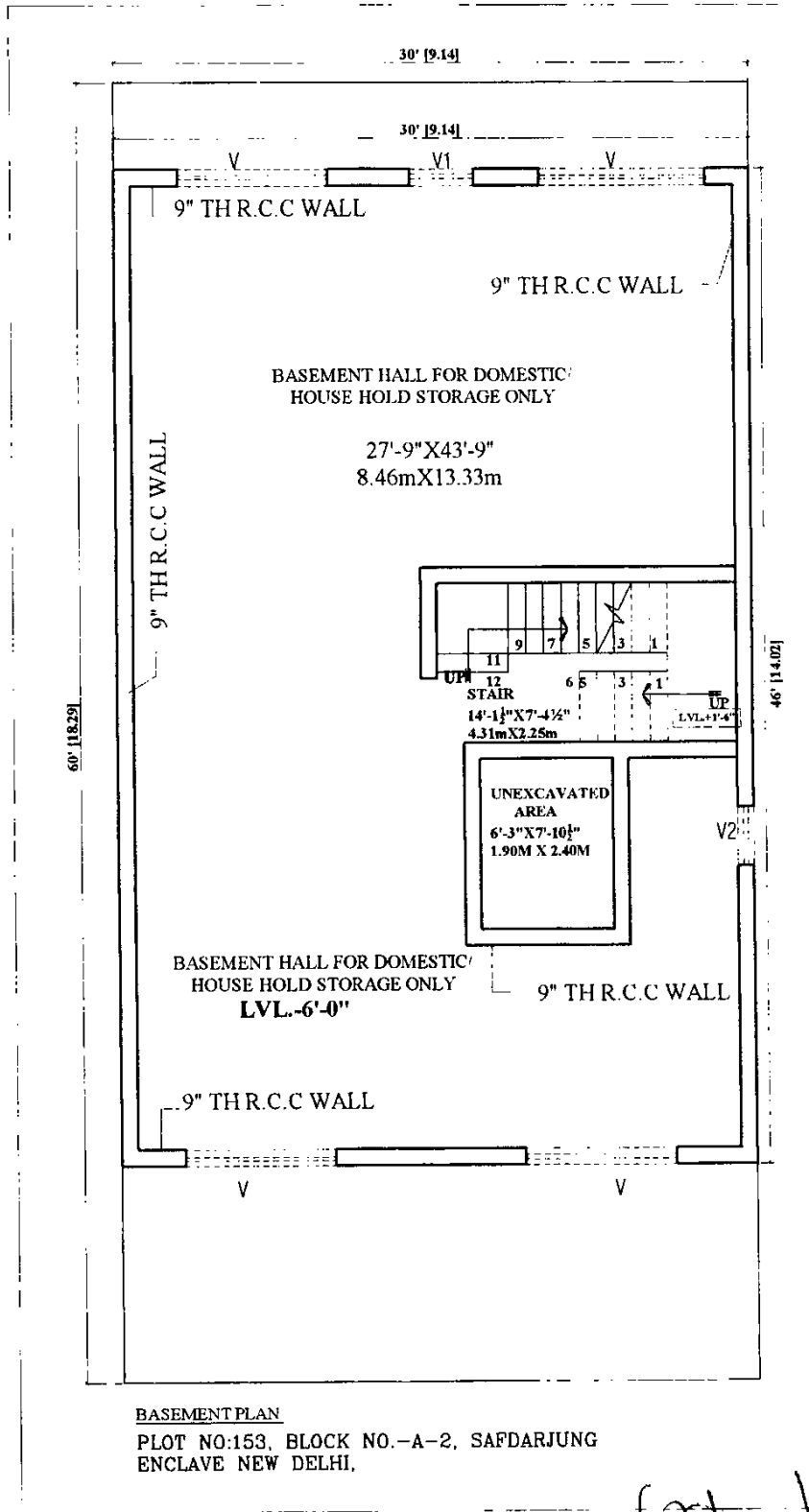
M/s Akshata Realtors Private Limited, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its office at 4, Raheja Centre, 214, Free Press Journal Marg, Nariman Point, Mumbai-400021, through its Director Mr. Abhay Lodha, duly authorised vide resolution passed in the meeting of the Board of Directors held on 11.07.2008, hereinafter called "THE VENDEE".

The expression of the terms the 'VENDORS' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

For AKSHATA REALTORS PVT. LTD.


DIRECTOR

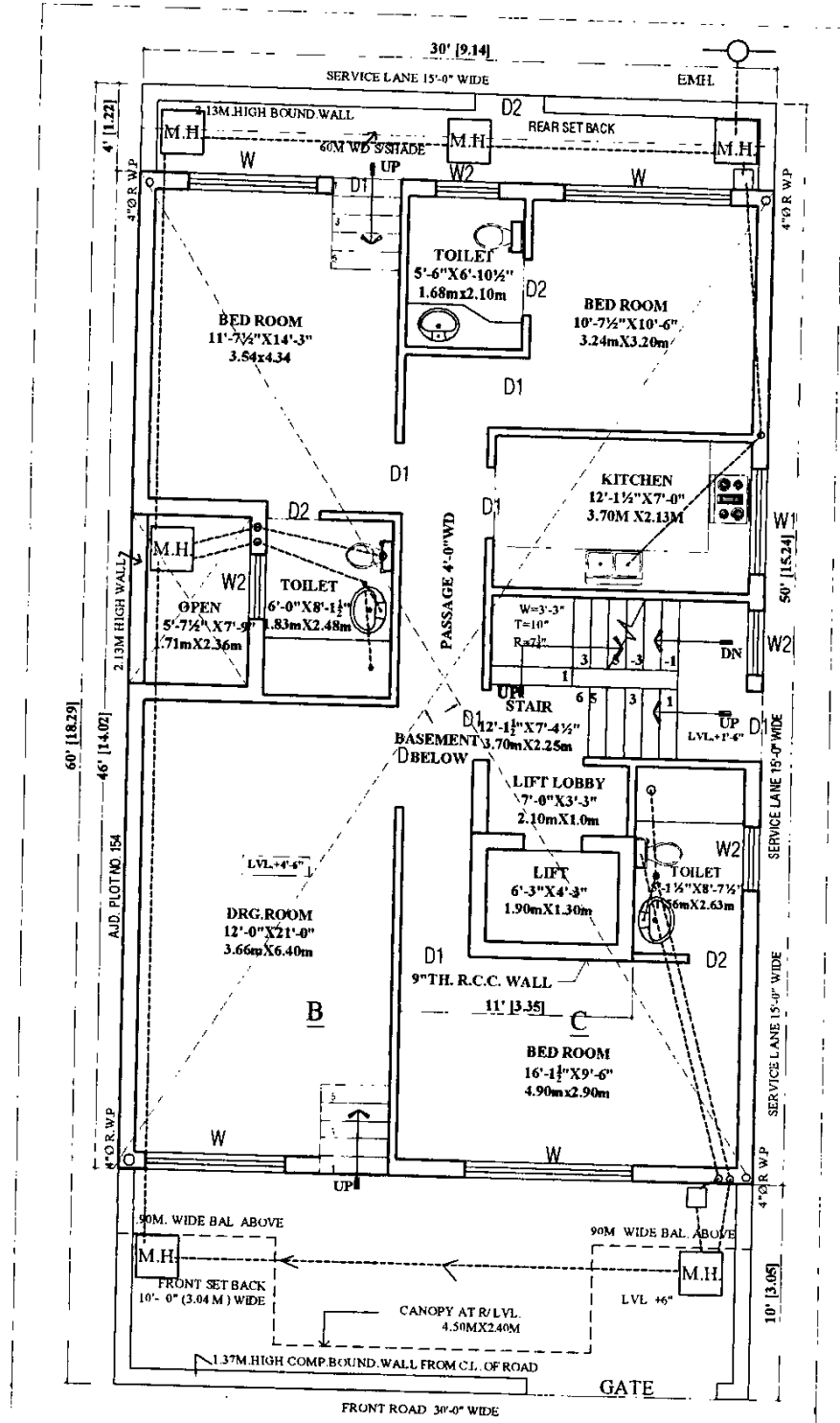

3



For AKSHATA REALTORS PVT LTD
Akshata
 DIRECTOR

Handwritten signature/initials

Ranvir Singh Chauhan
 Ranvir Singh Chauhan
 Architect
 Licence No, CA/95/19237

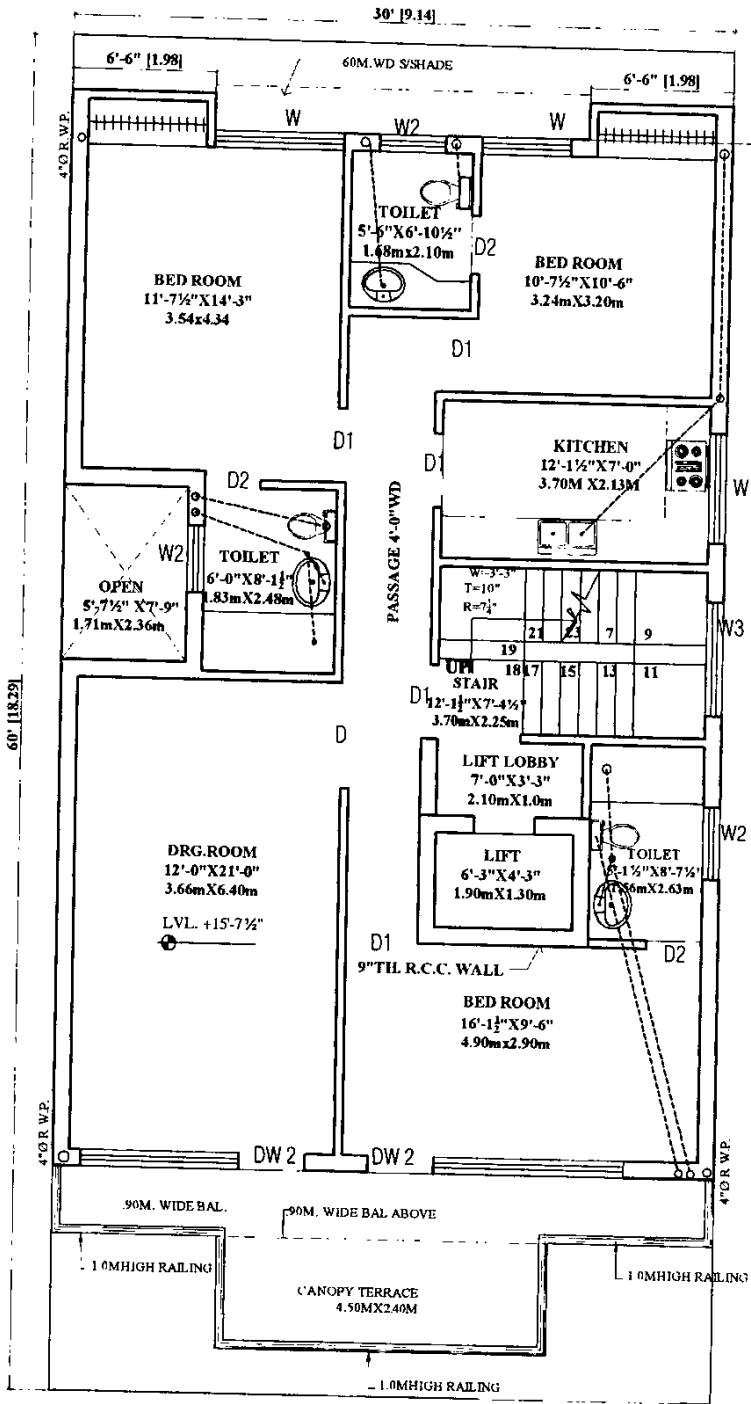


GROUND FLOOR PLAN
 PLOT NO:153, BLOCK NO.-A-2, SAFDARJUNG
 ENCLAVE NEW DELHI.

Amol Debnath

Ranvir Singh Chauhan
 Ranvir Singh Chauhan
 Architect
 Licence No. CA/95/19237

For AKSHATA REALTORS PVT LTD.
Deepak
 DIRECTOR

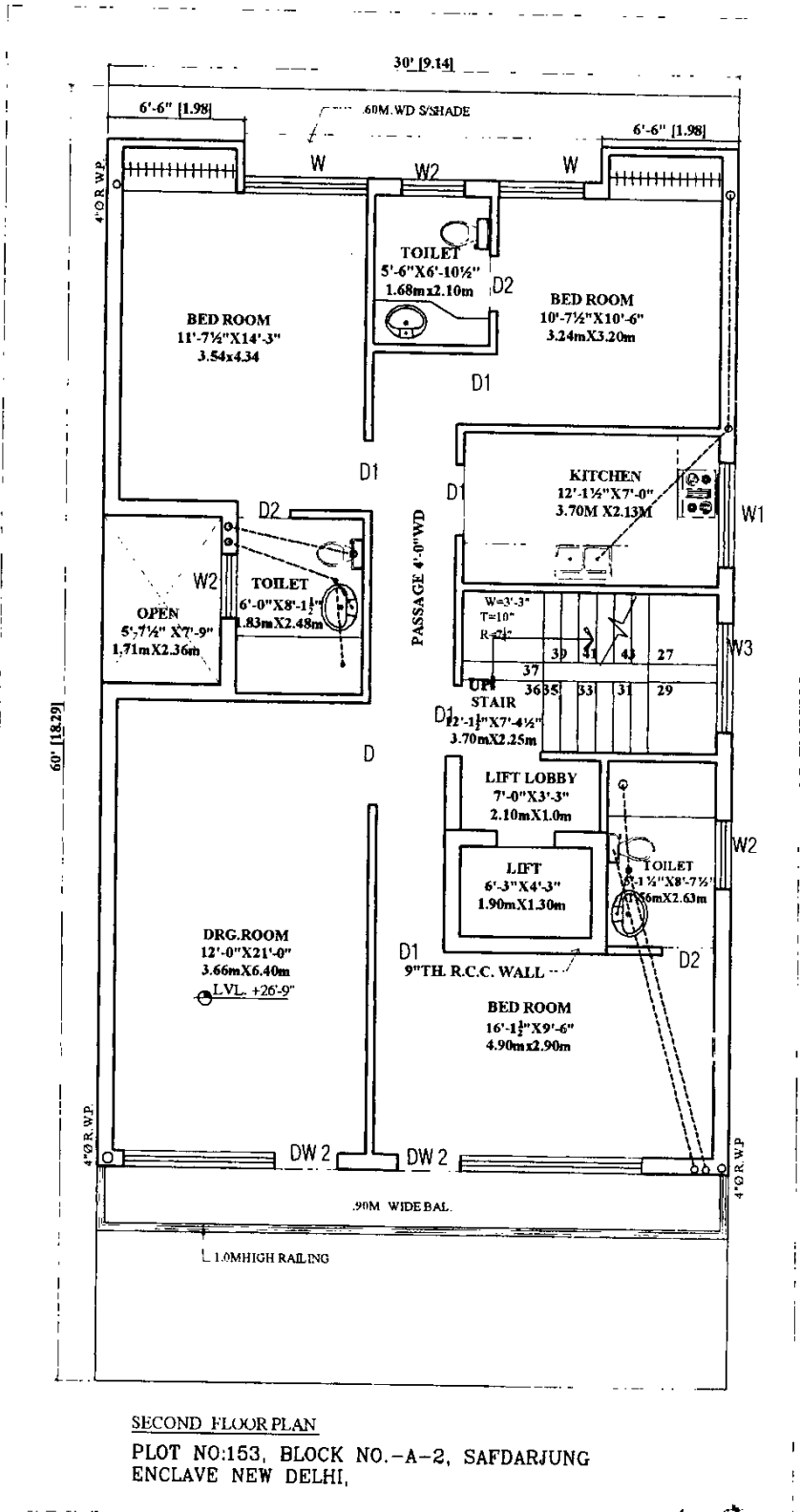


FIRST FLOOR PLAN
 PLOT NO:153, BLOCK NO.-A-2, SAFDARJUNG
 ENCLAVE NEW DELHI,

For AKSHATA REALTORS PVT LTD
[Signature]
 DIRECTOR

[Signature]

[Signature]
 Anvir Singh Chauhan
 Architect
 Licence No. CA/95/19237

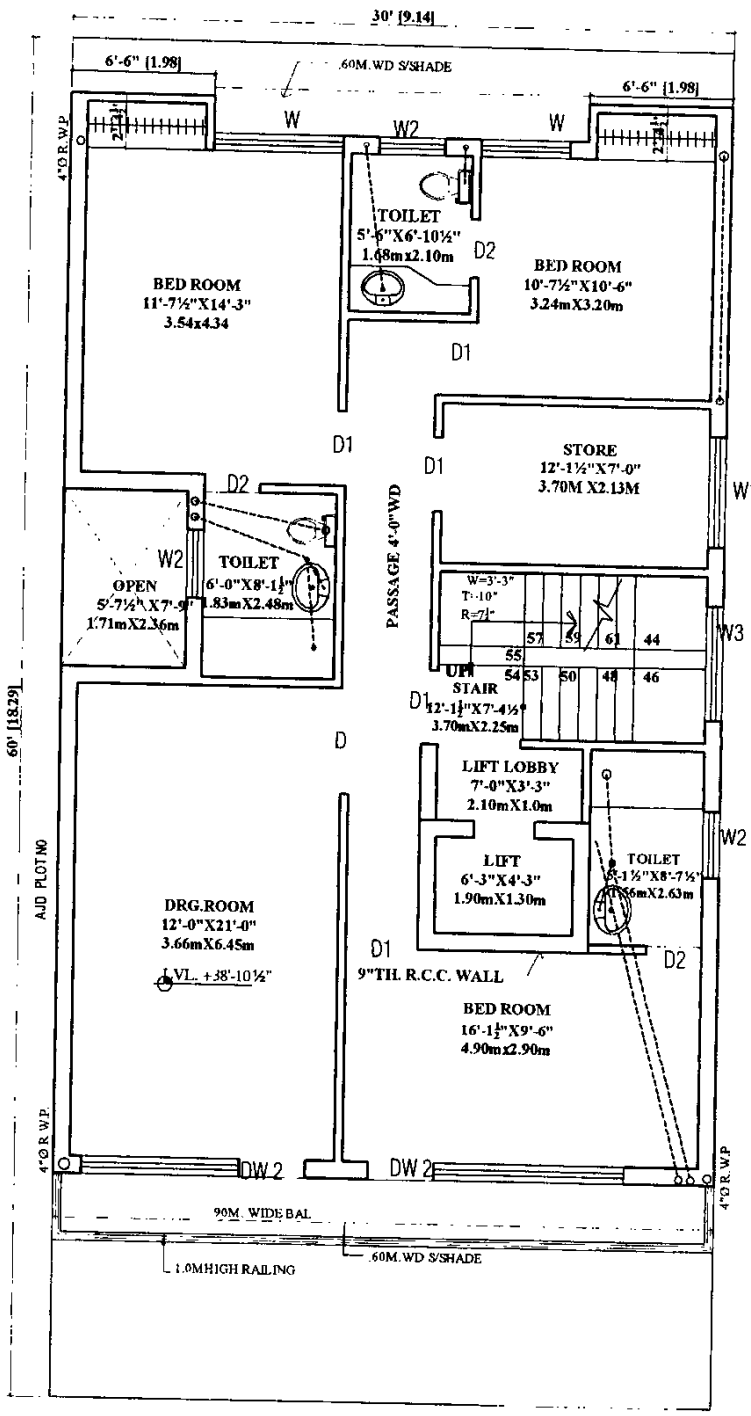


For AKSHATA REALTORS PVT LTD
Akshata
 DIRECTOR

SECOND FLOOR PLAN
 PLOT NO:153, BLOCK NO.-A-2, SAFDARJUNG
 ENCLAVE NEW DELHI,

[Handwritten signature]

[Handwritten signature]
 Anvif Singh Chauhan
 Architect
 Licence No. CA/95/19237



THIRD FLOOR PLAN
 PLOT NO:153, BLOCK NO.-A-2, SAFDARJUNG
 ENCLAVE NEW DELHI,

For AKSHATA REALTORS PVT LTD
Handwritten signature
 DIRECTOR

Handwritten signature
Handwritten signature

Handwritten signature
 Anvir Singh Chauhan
 Architect
 Licence No. CA/95/19237

4. The Lessor and not the transferee or otherwise part with the property...

5. Provided that the Lessee shall not be liable for a period of ten years...

PROVIDED FURTHER that in the event of the Lessee being given the Lessor...

PROVIDED FURTHER that the Lessee shall have the pre-emptive right to purchase...

6. Notwithstanding anything to the contrary contained in this lease...

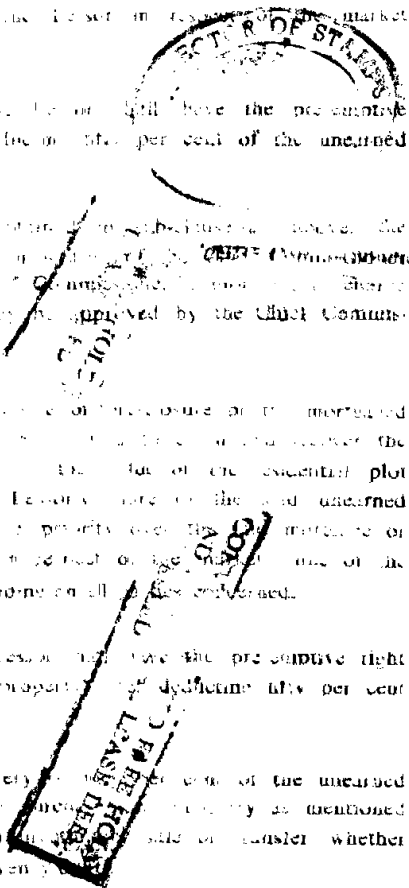
PROVIDED that in the event of the value of the residue of the mortgaged property...

PROVIDED FURTHER that the Lessee shall have the pre-emptive right to purchase...

7. The Lessee shall be liable to pay to the Lessor the amount of the unearned increase...

8. Notwithstanding the restrictions, limitations and conditions as mentioned...

9. Whether the lease is made in the form of a plot or a transfer...



Handwritten marks including the number '229' and a signature.

Whenever the title of the property herein transferred in any part shall have expired for three months or more than one year from the date...

In the event of the death of the donor, the decedent, so devised shall, within three months of such death, execute a deed...

The transfer of the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

9) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

10) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

11) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

12) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

13) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

PROVIDED, that the title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

14) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

15) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

16) If the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

Whenever the title of the property herein transferred in any part shall have expired for three months or more than one year from the date...

In the event of the death of the donor, the decedent, so devised shall, within three months of such death, execute a deed...

The transfer of the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

9) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

10) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

11) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

12) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

13) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

PROVIDED, that the title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

14) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

15) The title to the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

16) If the property herein provided for shall be subject to the same conditions and covenants as the transfer of the property...

For 9

CONVEYANCE TO THE BANK OF AMERICA, N.A. BY THE BANK OF AMERICA, N.A. 05

1887, or any amendment thereto, or in relation to any such dispute, the provisions of the Act and the regulations thereunder.

VI. In the event of any dispute arising out of these provisions, the final decision of such dispute shall be referred to the sole arbitration person appointed by him, who will be a Government servant, and that he, the Lessee, consents that in the event of any such dispute, the Government servant he has expressed his consent to refer the dispute to him, shall be the final authority on the point.

The Lessee shall not be liable for any claim or demand from time to time, for a claim and payment.

Subject to the provisions of this Lease and any other provisions of the Act and any other provisions of the Act, the Lessee shall be liable for any claim or demand from time to time, for a claim and payment.

VII. All notices, orders, directions, and instructions issued by the Government shall be in writing and shall be signed by an officer authorized by the Government. The Lessee shall be liable for any claim or demand from time to time, for a claim and payment, otherwise upon the receipt of such notice or post to the then residence of the Lessee or his residence, whichever is nearer to the Government office.

VIII. (a) All powers and authorities exercised by the Government under this Lease shall be exercised by the Government officer or officers to be named in the Schedule to this Lease.

(b) The Lessee shall not exercise all or any of the powers and authorities except the powers of the Government officer or officers named in the Schedule above.

IX. In any of the provisions of this Lease, the Commission shall have the power to call for or demand any information or documents from the Lessee, whether or not such information or documents are those of the Government, and the Lessee shall be liable for any claim or demand from time to time, for a claim and payment, under this Lease.

X. The Lessee shall be liable for any claim or demand from time to time, for a claim and payment, under this Lease.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

the necessary and proper provisions for the execution of the provisions of the Act and the regulations thereunder.

119

RECTOR OF STATE

RECTOR OF STATE

Mr. [Name] was granted under the Government Grants Act, 1895 XV
(Act XV of 1895)

IN WITNESS WHEREOF I have signed
and affixed my official seal and the seal of the Director, Land Revenue
at Delhi, this 5th day of January 1954 and four first above-written
A. Gupta

THE SCHEDULE ABOVE REFERRED TO

All that plot of land bearing the residential plot No 153
of Block No. A-2 of the layout of Safdarjung
Development Residential Scheme

has been...
5th January 1954
copy and...

Road 30' 4"
Plot No 154
S. Road 15' 0"
Road 15' 0"

CONVERTED INTO
RESIDENTIAL LEASE HOLD

A. Gupta

A. Gupta

A. Gupta

A. Gupta

CONVERTED INTO
RESIDENTIAL LEASE HOLD

1953
MAY 15 1953
CITY OF CHICAGO

024

Presented by Sh./Smt.

Sh. W/o

R/o.....

in the office of the Sub Registrar, New Delhi
the.....this.....196.....between the hours
of.....M.

Sub Registrar,
New Delhi.

A. my ^A

Execution admitted by the said Sh/Smt.....

..... and Sh/Smt.....

..... Sh. W/o.....

..... Vendor's/Mortgagor's/Assignor's/Lessee's)

was.....

..... R/o.....

..... and.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

A. my ^A

DEPT. OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
SALT LAKE CITY, UTAH
FEDERAL BUREAU OF INVESTIGATION
MAY 19 1964

4
1
11
11

THE CALCUTTA MUNICIPAL CORPORATION



URGENT

377

Serial No. ... Extract from the Register of DEATHS of ... *My 30. 7. 90. ...* *Electric Crematorium (Tomb).*

No. in Register	When died	Nationality, Religion, Caste (if any).	Name	Sex	Age	Profession	Cause of death.	Name of medical attendant.	Residence at the time of death.	Residence previous to last illness.	Signature description and residence of informant.	When registered.	Signature of Registrar.	REMARKS.
268	24.6.90	Indian Hindu	Anil Gupta.	Male	67	-	Acute D. J. Massive D. as per M. G. S. No. 36378	Sd/- Sivan Das Gupta	352, Gachpur Park, Cal-68.	Same.	Sd/- Sivan Das Gupta	25.6.90.	Sd/- Sivan Das Gupta	

As per affidavit sworn by Smt. Gupta; wife (at Calcutta) of the deceased on 6.8.90, before P. K. Sen, Magistrate, Calcutta; that the full name of the deceased would be Anil Kumar Gupta & not Anil Gupta. 7.8.90

Certified to be a true extract

CALCUTTA

28.7.1990

Prepared by

Checked by

Head Assistant
Registration Branch
Health Department
The C. M. C.

Dy. Ch. Mpl. Health Officer and
Dy. Ch. Registrar
of Births and Deaths,
Calcutta.

Ch. Mpl. Health Officer and Chief Registrar of
Births and Deaths,
Calcutta

दिल्ली नगर निगम
MUNICIPAL CORPORATION OF DELHI



Visit us at : www.mcdonline

AZ00712064

Form CI-1

3325056

AZ

0320673007 071206

रसीद नं. Receipt No : 1055326
 दिनांक Date : PROPERTY TAX
 आवेदन करने वाले Applicant's Name : ARVIND KUMAR KHURANA
 विभाग Department : R.K.Puram
 आवेदनक Applicant's Name : A2/153 S J ENCL .N D , ,
 क्षेत्र Zone :
 पता Address :

1 A via : Property Tax Mutation Fee

विवरण Particulars	राशि Amount
Rupees One Hundred Fifty only	15

कुल Total

Adhoc Collection: H. Bank

Branch : D SALWAN

* काल्पनिक रसीद है। इसका उपयोग केवल कर भुगतान के लिए किया जा सकता है। इस पर अधिकृत हस्ताक्षर की आवश्यकता नहीं है।
 * This is a computer generated receipt. It is valid only for tax payment. It does not require authorised signature.
 * चेक भुगतान शर्तों के अधीन है। (Cheques subject to realisation/authorisation.)

1950

1950

1950

1950

1950

1950

1950

1950

1950

1950

1950



Presented by Sh./Smt. A. Gupta

S/o Sh. A. Gupta R/O S. V. / 729
R.K. Muram New Delhi

At the office of the Sub-Registrar, New Delhi, the 7th
this August 1967 between the hours of 11-12 A.M.
_____ M.

sd/ A. Gupta

Sd/-
Sub-Registrar,
New Delhi. 7.8.67

Execution admitted by the said Sh./Smt. A. Gupta

and Sh./Smt. _____ S/o, W/o _____

R/o _____ Vendor(s) Mortgagor(s)

Lessor(s) who is/are identified by Sh. S/ Agr. 390

S/o Sh. _____ R/o _____ and Sh. _____

_____ S/o _____ R/o _____

marginal witnesses, witness No.1 is known to me.

Having satisfied myself that this document was duly executed
by Shri U. Sanyal

in his Official capacity. His attendance and signature are
dispensed with and the document was admitted to registration.

Contents of the document explained to the parties
who understand the conditions and admit them as correct.

sd/ A. Gupta

Sd/-
Sub-Registrar
New Delhi. 7.8.67

Registered as No. 5024 in Addl. Book No. 1

Vol. No. 1812 on pages 9 to 14 this

9th day of August 1967

ATTESTED
In Service

Sd/-
S.R. Delhi
No. 11 7.8.67

Administrative Officer
Delhi Development Authority
11/11/67

Presented by Sh./Smt. A. Gupta

S/o, w/o Sh. A. Gupta R/o S. V. / 729
R.K. Puram New Delhi

At the office of the Sub-Registrar, New Delhi, the 7th
this August 1967 between the hours of 11-12 A.M.
_____ M.

sd/ A. Gupta

Sd/-
Sub-Registrar,
New Delhi. 7.8.67

Execution admitted by the said Sh./Smt. A Gupta

and Sh./Smt. _____ S/O, W/o _____

R/o _____ Vendor(s) Mortgagor(s)

Lessor(s) who is/are identified by Sh. X/Agr. 390

S/o Sh. _____ R/o _____ and Sh. _____

_____ S/o _____ R/o _____

marginal witnesses, witness No.1 is known to me.

Having satisfied myself that this document was duly executed
by Shri U. Secy L.B.
in his Official capacity. His attendance and signature are
dispensed with and the document was admitted to registration.

Contents of the document explained to the parties
who understand the conditions and admit them as correct.

sd/ A. Gupta

Sd/-
Sub-Registrar
New Delhi. 7.8.67

Registered as No. 5024 in Addl. Book No. 1

Vol. No. 1812 on pages 9 to 14 this
7th day of August 1967

Sd/-
S.R.M. Delhi
No. III 7.8.67

[The text in this section is extremely faint and illegible due to the quality of the scan. It appears to be a dense block of text, possibly a list or a series of entries.]

11

12

13

14

दिल्ली नगर निगम
 कालिय क्षेत्रीय अभियन्ता (मल)
 नई दिल्ली दक्षिण क्षेत्र, प्रेम भवन
 =====

क्रमांक: क्षेत्र 0 अभि 0 (मल) न 0 दि 0 द 0 क्षेत्र /

दिनांक: _____

पता: _____

श्री/श्रीमती: _____

पता: _____

के सीवर कनेक्शन को मिलापे की अनुमति ।

प्रिय महोदय,

आपका उपरोक्त महान में निगम सीवर को लाईन से एक सीवर की अनुमति दी जाती है । आपके द्वारा हुआ कार्य जून 1959 के अनुसार ही जल-सेत अधिनियम 1958 अधिनियम के अनुसार समय समय पर इस कार्य को द्वारा नियंत्रित किए हुए अनुमान अधिकारी को आप के प्रकल्प का निरीक्षण करने का अधिकार होगा ।

कथित अधिनियम की धारा 375 के अनुसार, वह दी विभिन्न एक प्रापि नालियों को एक में नाल से मिलाई जाय और जहाँ भेदी वाली नालियों के मिलान से उत्पन्न हो पिट से अधिक ही अक्षार से नाली तक का मिलान ढाल में किया जायेगा ।

यदि मल कार द्वारा कार्य प्रयोज्य हो उचित हो जलवायु अनुमान द्वारा सीवर मिलान के पूर्व जमा कराना होगा ।

यह ढाल दृष्टान में रखी जाय कोई जलवायु अनुमान में किसी प्रकार के विस्थापन हुआ तो प्रार्थी को जमाना किया जा सकता है जो रुपये 200=00 तक नहीं हो सकता है । निगम लाईन से मिला हुआ सीवर _____ निरीक्षण कि लिये जमा किया जाय ।

आदेश

क्षेत्रीय अभियन्ता (मल)

प्रतिलिपि: - सम्बन्धित अधिकारी को इस आदेश के साथ निरीक्षण के बाद अपनी रिपोर्ट दिनांक _____ तक प्रस्तुत करें ।

क्षेत्रीय अभियन्ता (मल)

दिनांक _____ का मौके का निरीक्षण किया यह कार्य निगम अधिकारी के अनुसार किया गया है ।

नियंत्रण विभाग (मल)

17/7/77

परीक्षित, ई.

पृथ (उपविधि सं. 6.7.1)

दिल्ली नगर निगम

101/B/SZ/07

Sh. Arvind Kumar

Sh. D. Salwan

A-2/153, Saldarjung Enclave

विषय :- दिल्ली नगर निगम अधिनियम की धारा 336 के अन्तर्गत स्वीकृति।

प्रिय महोदय/महोदया,

Saldarjung Enclave

A-2

153

08-03-07

उल्लिखित विकस कार्यो को करने के बारे में आपके आदेशन-पत्र दिनांक

की प्रतिलिपि प्रदान कर दी गई है :-

1. वे नक्शे 11th July 2012

- निर्माण कार्य स्वीकृति नक्शे के अनुसार ही किया जायेगा तथा बिना पूर्व स्वीकृति के उपविधियों में किसी विधेयन की अनुमति नहीं होगी। उपविधियों के विरुद्ध किया गया कोई भी विधेयन निर्यात जा सकता है तथा परीक्षण के लिए लगाये गये वास्तुकार का लाइसेंस रद्द किया सकता है।
- मवन उपविधियों के उल्लेखन पर समझौता नहीं किया जायेगा।
- मवन के स्वामी तथा नक्शे तैयार करने वाले वास्तुकार का यह कर्तव्य होगा कि वह यह सुनिश्चित करे कि स्वीकृत नक्शे लागू मवन उपविधियों के अनुसार है। यदि उपविधियों के किसी उल्लेखन का पता नहीं चलता है तो उसका पता चलने पर नक्शों में परिवर्तन करने का दि. न. नि. को अधिकार होगा और इस सम्बन्ध में किसी भी बात की दि. न. नि. द्वारा क्षतिपूर्ति नहीं की जायेगी।

- उपविधियों के अनुसार मवन निर्माण प्रारम्भ करने से पहले दिल्ली नगर निगम को एक लिखित सूचना दी जाएगी। निर्माण कार्य स्थिर होवत तक पहुँचने पर भी एक ऐसी ही सूचना दिल्ली नगर निगम को दी जायेगी।
- जब तक अधिकारी द्वारा अधिभाग प्रमाण-पत्र जारी नहीं किया जाता तब तक पार्टी मवन का अधिभाग नहीं करेगी अथवा अधिभाग करने की अनुमति नहीं देगी अथवा मवन अथवा उसके किसी ऐसे भाग का निर्माण कि निर्माण कार्य किया गया है, प्रयोग नहीं करेगी और न ही उसके प्रयोग की अनुमति देगी।
- इन मवन नक्शों को दिल्ली नगर निगम द्वारा स्वीकृति प्रदान करने के परिणामस्वरूप सभी खर्चों/घाटों/दावों, जो दिल्ली नगर निगम करे अथवा करने के लिए उत्तरदायी हो, के लिए उत्तरदायियों की सभी कार्यवाहियों से तथा अन्य प्राधिकरणों के सम्बन्ध दिल्ली नगर निगम किसी भी प्रकार की दानि अथवा क्षतिपूर्ति से मुक्त रहेगा।

- दरवाजों और छिड़कियों के कपट इस प्रकार लगाये जायेंगे कि वे खोलने जाने पर किसी गती की ओर निकले हुए न रहें।
- मवन का निर्माण भारतीय विद्युत नियमावली में निर्दिष्ट स्थल के साथ लगी वोल्टेज लाइनों से न्यूनतम दूरी के अन्दर नहीं किया जायेगा।
- सैंट बैक के नियमों के अनुसार खाली छोड़ी गई भूमि सांख्यिक गती का भाग होगी। यदि उपर्युक्त सहायी शर्तों का पालन नहीं किया जाता तो स्वीकृति प्रारम्भ से ही अवैध गती जायेगी।

महोदय,
 12/7/12
 कृते आपसे
 दिल्ली नगर निगम

संलग्न - स्वीकृति नक्शे का एक सेट।

in the Office of the Deputy Registrar
 The Survey Office of the Property
 Section Attached to the Deputy
 Registrar, District of Delhi
 New Delhi-110002

परिसर 'क'

अथवा (वर्षादि सं. 6.7.1)

दिल्ली नगर निगम

दिल्ली नगर निगम

Sh. Arvind Kumar

Sh. D. Balwan

A-2/153, Sardarjung Enclave

विषय :- दिल्ली नगर निगम अधिनियम की धारा 336 के अन्तर्गत स्वीकृति।

प्रिय महोदय/महोदया,

Sardarjung Enclave

A-2

आर सख्जा 153 में भवन की निर्माण/पुनर्निर्माण/परिवर्तन/अवसर्जन-पत्र

उत्प्रेक्षित विकस कार्य को करने के बारे में आपके आवेदन-पत्र दिनांक 08-03-07 के संदर्भ में मैं आपको सूचित

करना चाहता हूँ कि निर्माता/निर्माता शर्तों में किए गए संशोधनों की शर्तों पर दिल्ली विकास प्राधिकरण/दिल्ली नगर निगम द्वारा जारी

स्वीकृति प्रदान कर दी गई है :-

1. वे नक्शा 11th July दिनांक 2012 मास वर्ष तक देय होंगे।

2. निर्माण कार्य स्वीकृति नक्शा के अनुसार ही किया जायेगा तथा बिना पूर्व स्वीकृति के उपविधियों में किसी विचलन

की अनुमति नहीं होगी। उपविधियों के विरुद्ध किया गया कोई भी विचलन गिराया जा सकता है तथा पर्यवेक्षण

के लिए लगाये गये वास्तुकार का लाइसेंस रद्द किया सकता है।

3. भवन उपविधियों के उत्प्रेक्षण पर समझौता नहीं किया जाएगा।

4. भवन के स्वामी तथा नक्शा तैयार करने वाले वास्तुकार का यह कर्तव्य होगा कि वह यह सुनिश्चित करे कि स्वीकृत

नक्शा लागू भवन उपविधियों के अनुकूल है। यदि उपविधियों के किसी उत्प्रेक्षण का पता नहीं चलता है तो उसका

पता चलने पर नक्शा में परिवर्तन करने का दि. न. नि. को अधिकार होगा और इस सम्बन्ध में किसी भी दावे की

दि. न. नि. द्वारा क्षतिपूर्ति नहीं की जायेगी।

5. उपविधियों के अनुसार भवन निर्माण प्रारम्भ करने से पहले दिल्ली नगर निगम को एक लिखित सूचना दी जाएगी।

निर्माण कार्य स्थिर होना तक पड़ने पर भी एक ऐसी ही सूचना दिल्ली नगर निगम को दी जायेगी।

6. जब तक अधिकारी द्वारा अधिमान प्रमाण-पत्र जारी नहीं किया जाता तब तक पट्टी भवन का अधिमान नहीं करेगी

अथवा अधिमान करने की अनुमति नहीं देगी अथवा भवन अथवा उसके किसी ऐसे भाग का निरसन कि निर्माण

कार्य किया गया है, प्रयोग नहीं करेगी और न ही उसके प्रयोग की अनुमति देगी।

7. इन भवन नक्शों को दिल्ली नगर निगम द्वारा स्वीकृति प्रदान करने के परिणामस्वरूप सभी खर्चों/घाटों/दावों/

जो दिल्ली नगर निगम कर अथवा करने के लिए उत्तरदायी हो, के लिए स्याबलियों की सभी कोटवर्गियों से तथा

अन्य प्राधिकरणों के समस्त दिल्ली नगर निगम किसी भी प्रकार की हानि अथवा क्षतिपूर्ति से मुक्त रहेगा।

8. दरवाजों और छिड़कियों के कपाट इस प्रकार लगाये जायें कि वे खोल जाने पर किसी गली की ओर निकले

हूए न रहे।

9. भवन का निर्माण भारतीय विद्युत नियमावली में निर्दिष्ट स्थान के साथ सभी वोल्टेज लडनों से न्यूनतम दूरी के

अन्तर नहीं किया जाएगा।

10. सेंट बैंक के नियमों के अनुसार खाली छोड़ी गई भूमि सार्वजनिक गली का भाग होगी।

11. यदि उपरोक्त सहायी शर्तों का पालन नहीं किया जाता तो स्वीकृति प्रारम्भ से ही अवैध मानी जायेगी।

दिल्ली नगर निगम

महोदय,

कॉपी आरके
10/1/07

भवन - स्वीकृत नक्शा का एक सेट।

In the Name of Any Dispute Regarding
The Owner Title of the Property
Municipal Account No. is The Final Will
Bead Heavily For Dispute Here
Sec 11.1.15

The Owner/Builder Shall Carry
Out Work in a Manner That
Disturbance Will Cause is to
The Neighbors of Neighbors.

दिनांक 12/6/07

Handwritten header text in Arabic script, possibly a title or reference number.

First section of handwritten text in Arabic script, consisting of several lines.

Second section of handwritten text in Arabic script, continuing the narrative or list.

Third section of handwritten text in Arabic script, separated by a dashed line.

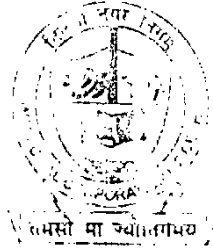
Section of handwritten text in Arabic script, possibly a signature or date, located below a horizontal line.

Small handwritten text or signature on the left side of the page.

Small handwritten text or signature at the bottom center of the page.

Small handwritten text or signature on the right side of the page.

दिल्ली नगर निकास



MUNICIPAL CORPORATION OF DELHI
ASSESSMENT & COLLECTION DEPARTMENT,
SPECIAL ASSESSMENT UNIT, KANPURAM,
SECTOR-IX, NEAR SANGAM CINEMA,
NEW DELHI

WARD NO. 13 - LOCALITY Seharganj Enclave.

NO. AND W. T. RKP/SOUTH/

6040

DATED 5/5/07

SI./SMT. Arvind Kumar Khurana &

D. Silson,

A-2/153, Seharganj Enclave.

408/438.

NEW DELHI 110029

DEAR SIR/MADAM,

SUBJECT: MUTATION OF PROPERTY NO. A-2/153, Seharganj Enclave
NEW DELHI 110029.

Kindly refer to your application dated 3/3/07 for the mutation of the above said property in your name. The property has been mutated in your name on the basis of the documents supplied by you.

This is to make clear that this mutation is only for the purpose of payment of property taxes and does not devolve a legal title.

If any tax liability arises on this property after this mutation for the period prior to the date of this mutation due to creation of any additional demand, disposal of pending proposal u/s 126 of the DMC Act or due to any calculation mistake, the tax liability shall be payable by you as agreed to by you in the indemnity Bond enclosed with your application for mutation.

This mutation shall not be treated as valid if it has been constructed on the land belonging to Government/DDA/MCD of which you are not the owner as according to law.

This is to make clear that if any dispute arises in property will be treated as really gone in the name of the previous owner without any notice, in case there is a claim or title to it or dispute of ownership at any time in future.

Your faithfully,

K. Ash Chand Mittal
5/5/07

J.D. ASST. ASSESSOR & COLLECTOR, SECTOR,
SPECIAL ASSESSMENT UNIT, KANPURAM,
NEW DELHI
(K. ASH CHAND MITTAL)
Assistant Assessor & Collector
Municipal Corporation of Delhi



Sub Registrar No-VII
Document Scrutinised Dated

DELHI DEVELOPMENT AUTHORITY

to be used where lessee directly applies for conversion where the lease deed has been executed.



I. G. M. D. 24/04/053/1954-1
dt 24/5/95



Conveyance Deed



25 SEP 2008

106
29/9/1967

Conveyance made on this day of the month of the year 1967

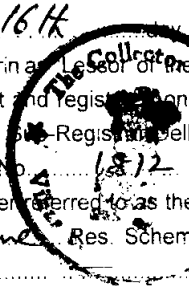
between the President of India, hereinafter called 'The Vendor' (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and **SH. ABHJIT GUPTA** son/daughter/wife/widow of **SH. ANIL GUPTA** **SMT. MALA RAY CHOUDHARY** D/O **SH. ANIL GUPTA** RIO **A-2/153, SAFDARJUNG ENCLAVE NEW DELHI-19**

hereinafter called 'the Purchaser' (which expression shall unless context be deemed to include his/her heirs, administrat assigns) of other parts

Conveyance deed
dt

WHEREAS by a Lease dated **16th** of **JUNE-1967** made between the above 'Vendor' described therein as Lessor of the one part and above Purchaser described therein as lessee of the other part and registered on **29-08-1967** day of **August** in the office of the Sub-Registrar Delhi being Sl. No. **5024** in Book No. **I** Volume No. **1812** at pages **7** to **14** (hereinafter referred to as the said Lease Deed) a piece and parcel of land situated in **S. J. Enclave** Res. Scheme bearing Plot No. **153** Block No. **A-2** Pocket No. **1** Sectore No. **1** measuring **200.00** Sq. yds/mts thereabout situated at **SAFDARJUNG ENCLAVE**

Rev. Estate, was demised and assured unto the said lessee/purchaser herein by was of lease for a period of **14** years/on Perpetual Lease subject to the terms and conditions mentioned therein.



AND WHEREAS representing that the said lease is still valid and subsisting, the said purchaser has applied to the Vendor to purchase 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 subject to the terms and conditions appearing hereinafter

NOW THIS INDENTURE WITNESSES THAT in consideration of sum of Rs. **32270=00** (Rupees in words also **Thirty Three Thousand Two Hundred Seventy only.**) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land situated in

Lease Administrative Officer
Delhi Development Authority
For **1/5** part of the
P1

Smt. Mala Ray Choudhary, Smt. Abhijit Gupta & Smt. Mala Ray Choudhary

SAFDARJUNG ENCLAVE Res. Scheme bearing Plot No. 153 Block No. A-2 measuring 20000 sq. yds. ~~more~~ thereabout situated at SAFDARJUNG ENCLAVE

Rev. Estate (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all remainder, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever

Smt. Ila Gupta, Smt. Abhismit Gupta, Smt. Meera Ray Choudhary

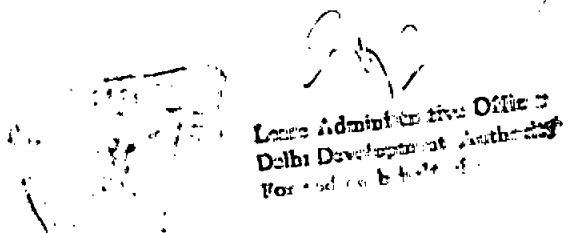
SUBJECT and the exceptions, reservations covenants & conditions hereinafter contained, that is to say, as follows :-

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him to order, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same
2. That notwithstanding exception of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act, or any other law for the time being in-force.
3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force
4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in any proceedings.

It is further declared that as a result of this present Purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property

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

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


Local Administrative Office
Delhi Development Authority
For and on behalf of

G. L. ASIJA
L.A.O.

In witness whereof Shri.....
for and on behalf of and by the order and direction of the Vendor has hereunto set his hand
and Sh./Smt.....

the purchaser have, hereunto set their hands day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential plot No. 153 in Block No. A-2
in the lay out plan of SAFDARJUNG ENCLAVE
and measuring 200.00 Sq. mts./yds. or thereabouts bounded as follows :

NORTH Road 30'-0"
EAST Plot No. 154
SOUTH S. Road 15'-0"
WEST Road 15'-0"

Signed by Shri.....

G. L. ASIJA

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

Lease Administrative Officer
(VENDOR) Development Authority
For

In the presence of :

(1) Shri/Smt. Shri. H. D.A.



Signed by Shri/Smt. Sach Dewan SPA
of Smt. Ila Gupta, Shri. Abhisit
Gupta & Smt. Meeta Roy
Choudhary

(PURCHASER)

In the presence of :

(1) Shri/Smt. S. L. Tejwan
2-126, Ashok Vihar 2,
Delhi 52

(2) Shri/Smt. Kishore Lal
G-7119, Sec-16,
Rohtak, Delhi 52

DDA/Press

This document
Presented by
No. R/10
R/o.
in the
New
between

Smt. Sneh Dewan
W/o. Late Shri K.L. Dewan
H-252, Ashok Vihar, Phase-I,
Delhi-52.

Registrar-VII
29/9/2000

Sneh Dewan

Smt Sneh Dewan SPA of
① Smt. Ila Gupta
② Shri Abhijit Gupta
③ Smt. Mals Ray Choudhary
(Co-lessees)

29/9/2000

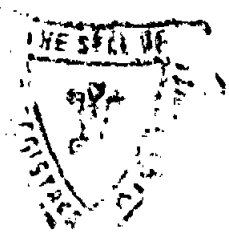
Certified that the right
as the case and the thumb
impression of the executant
been affixed in my presence

Sub-Registrar-VII
New Delhi
29/9/2000

Sneh Dewan

Having seen the document was
duly executed to his signature
signature admitted
G.L. Asst. Dir. (R)

Sub-Registrar-VII
New Delhi
29/9/2000



1012
External B... No...
2000
Registrar-VII
New Delhi
22/7/07

Camera Bank



Branch _____

Date _____

Current A/c No

1	3	2	9	.	2	1	0	5	0	7
---	---	---	---	---	---	---	---	---	---	---

PAN No.

--	--	--	--	--	--	--	--	--	--	--

For the Credit of _____

Rupees (in words) _____

Rs. _____

Chq. No. / Date	Drawee Bank & Branch	Amount (Rs.)

नकद प्राप्त / CASH RECD.

Cheque

नकद / SHRON

Cash

Shron

Clerk / Supervisor

केजरी बँक



शाखा

तारीख

धरलू खाता संख्या

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

पैन नं.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

खातेदार का नाम

रु (शब्दों में)

	रु
--	----

चेक सं. / तारीख	अदाकर्ता बैंक और शाखा	राशि (रु.)

चेक

नकदी

रोकडिया

कलकत्ता

मैसूर



संस्कृत विभाग
राज्य प्रशासन

संस्कृत विभाग
राज्य प्रशासन
नया दिल्ली

संस्कृत विभाग, नया दिल्ली

संस्कृत विभाग, नया दिल्ली

संस्कृत विभाग, नया दिल्ली



Insobhan

संस्कृत विभाग, नया दिल्ली



दिल्ली नगर निगम

MUNICIPAL CORPORATION OF DELHI



Visit us at www.mcoonline.gov.in

AZ

0453096

Receipt No.	Date
Applicant's H/F No.	Zone
Applicant's Name	Department
Address	

Particulars	Amount

Amount in words	Total
City	Branch

Computer generated receipt. It is not valid unless it is signed by the authorized person.

Computer generated receipt. It is not valid unless it is signed by the authorized person.

880304

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

1000000

1

BSES Rajdhani Power Limited

Your Electricity Bill

Name: Arvind Kr.Khurana & D.Salwan

Address: Nand Ram Khurana & M.D.Salwan
A-2/153, F/J
Safdarjung Enclave
New Delhi-110029

CRN No.: 2551124181
New K. No.: 2551 0E26 0042
Cycle No.: 0E / E
Book No.: 0E26
R.S. No.: SEA1AXXXXXXX
Bill No.: 244276

Your bill amount payable
Rs. 1,220.00

Due by : 29-07-2008 *

District: Hauz Khas
Circle: South

Bill month : Jul '08

*Refers only to current month charges, arrears payable immediately.

Highlights

Units consumed	Current month charges (Rs.)	Arrears (Rs.)
369	1,221.48	0.00

For bill details, please look overleaf.

Contact details

Help us improve our
services by letting us
know about your
problems and queries.

www.bsesselhi.com

Billing Queries: 39 99 97 07

"No Current" Queries: 39 99 97 07

Nearest customer care & payment centre:

11 Kv S/Stn Bldg A-1/27
Safdarjung Enclave
New Delhi-110 029

Business Manager: Mr. Asit Tyagi (39995788)

Commercial Officer: Mr. A. Gupta (39995789)

Amount with LPSC within 30 days after due date : Rs. 1,230.00

(Refer point 6 of "Points to Remember while paying your bill" on the reverse)

Bill Basis: Actual

Date of bill: 14-07-2008

Last payment received on 27-06-2008 : Rs. 1,490.00

Payment accounted upto 13-07-2008

Important: Kindly quote your CRN No. for all your future correspondence / payments.

ENERGY SAVED IS ENERGY PRODUCED.

SAVE ELECTRICITY



LET'S DO IT TOGETHER

1330
1070
0110
24002

Copy sent to CA 4/24/7

स्वच्छता अभियान

वर्ष 2004-05 का शुल्क बरकरार रखने के लिए कृपि और घरेलू उपभोक्ताओं को जो सामान्य सब्सिडी दी जा रही है, उसके अतिरिक्त दिल्ली सरकार ने कवल मीटर युक्त आवासीय डोमेस्टिक उपभोक्ताओं को रु. 1 प्रति यूनिट की दर से स्पेशल सब्सिडी देने की घोषणा की है. यह सब्सिडी निम्न प्रकार से दी जा रही है.

अवधि	महीने	मासिक खपत सीमा
सामान्य खपत महीने (6 महीने)	फरवरी, मार्च, अप्रैल, सितम्बर, अक्टूबर, नवम्बर	150 यूनिट्स
ज्यादा खपत महीने (6 महीने)	मई, जून, जुलाई, अगस्त, दिसम्बर, जनवरी	200 यूनिट्स

हमारा सभी घरेलू उपभोक्ताओं से निवेदन है कि मीटर कनेक्शन से लें, बिजली बचाएं और इस सब्सिडी स्कॉन का पूरा फायदा उठाएं इस स्कॉन के बारे में अधिक जानकारी के लिए कृपया www.bsesselhi.com पर लॉग ऑन करें.

Regd. Office

BS&S RAJDHANI Power Limited
(A joint venture of Reliance
Energy Ltd. and Govt. of Delhi)
BS&S Bhawan, Nehru Place,
New Delhi 110 011

How your bill was calculated

Details of your Bill (E & CL)

Fixed/Demand Charge	Rs. 12.00
Energy Charge	Rs. 157.55
Electricity Tax	57.85
Other Charges	3.00
Arrears (if any) Subsidy	
*Delhi Govt. Subsidy	(131.15)
Discount adjustment (upto 21.02.2008)	0.00
**Special Subsidy by Delhi Govt.	0.00
LPSC	0.00
Round up sum payable of previous bill	5.20
Current month charges (A)	1,221.48
Arrears payable for the month (B)	0.00
Total Bill amount (A + B)	1,221.48
Round sum payable with this bill by	29-07-2008
Arrear Details (B)	
Energy Charge	0.00
Electricity Tax	0.00
Other Charges	0.00
LPSC	0.00
Arrears upto last month's bill	0.00
Refunds	0.00
Other adjustments (Dr/Cr)	0.00
Total Arrears	0.00
Less: Deferred pending settlement	0.00
Less: Installment not yet due	0.00
Arrears payable for the month	0.00
Connection details	
Category/Tariff: Domestic	Apply type: LT
Sanctioned load (kW): 11.00	Meter type:

Paying your electricity bill

For payment information

Payment Option

1. Pay your bill by cash/cheque at collection centres or by debit/credit card at the Easy Payment Centres.
2. Drop your cheque in our drop box. Various shopping complexes, BWA, Skylink drop boxes.
3. To make online payment through credit card or net banking, visit www.bs&sdelhi.com. You can also pay through Electronic Clearing Service (ECS) by BillDesk or by Tz Cash Card.

Points to remember while paying your bill

1. Please pay your electricity bill only on obtaining computer generated bill.
2. Do not make payment to unauthorized agencies/outlets.
3. You can choose to make payments either by cash/DD or cheque (payable through clearing only). For payments above Rs. 4000 please use only cheques/DD/PO (as per DECI directives).
4. Please do not issue postdated or endorsement cheques.
5. In case your cheque is dishonoured, cheque return charges (presently Rs. 200) will be imposed and action will be taken under Section 138 of The Negotiable Instruments Act 1881. Also, subsequent payments will be accepted only in cash DD.
6. For payments after due date, late payment surcharge (LPSC) @ 1.5% for every 30 days or part thereof shall be charged. This is without prejudice to the right of BRPL to disconnect the electricity in the event of non-payment of bill dues by due date as indicated in this bill.



Consumption Details

Account No.	Unit	Status	Date	Current Reading	Date	Previous Reading	M.E.	Units consumed	Billed consumption
27106569	KWH		10-07-2008	1019	10-06-2008	650	1/1	369	369 (100%)
									1,09,899 (100%)

Electronic Meter Testing

Electronic meters can be tested through a competent agency of the Central Government, State Govt. or Power Regulatory Committee. For the details for the testing of Public Consumer's Meter, Department of Power Government of NCT of Delhi against a payment of Rs. 50/- for single phase meters and Rs. 100/- for polyphase meters. The consumers may contact Public Grievance Cell at 1026112222, 23223753, 23234701, 23235025 or access the website www.bsspl.gov.in

Your energy charges

Four unit consumption (per tariff slab)	Energy Charge (Rs)	Rate per unit	Amount
200	245	490	
369	370	67.75	
Total	369	1,157.55	

Your past consumption

Period (Bill Month)	Units*	Bill Basis
Jul '08	448	Actual
May '08	202	Actual
Feb '08	0	Actual
Jan '08	0	Actual

Appliance usage guide

Appliance	Capacity	Consumption* (Units per hour)
CFL	15 W	0.02
Bulb/Tube	40 W	0.04
Fan 48"	60 W	0.06
Refrigerator	265 ltr.	0.10
Grinder	2,000 W	2.00
Air Conditioner	1.5 ton	2.00

Tariff structure

Energy Charges

Applicable from 1st March, 2008

Tariff Code	Category	Fixed Charges	Energy Charges		
			First 200 Units (Rs./unit)	Next 200 Units (Rs./unit)	Above 400 Units (Rs./unit)
DL/DX/DP	Domestic - Light/Mixed	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00
DP	Domestic - Power	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00
FH	Form H Use	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00
NL/NP/NX/XP	Non Domestic Light/Power/Mixed (Upto 100 kw)	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00
IL/XP/XP	Industrial Light/Power/Mixed (Upto 100 kw)	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00
AP	Agricultural/Power (Upto 10 kw)	Rs. 12.00	Rs. 2.40	Rs. 4.00	Rs. 4.00

Use CFLs and save electricity

* Values are indicative and are likely to vary as per the type of appliance.

Points to remember

General information

1. Report theft of electricity to the police immediately. 4973/07.
2. Kindly note that theft of electricity is a criminal offence and will attract penal action under Electricity Act, 2003.
3. Using your electricity for any other purpose other than provided for in a tariff violation may lead to disconnection of supply.
4. If you have any complaint in you are not satisfied with the response of BRPL you may write to us. If you are not satisfied you can file a complaint with the Consumer Grievance redressal forum (CGRF), Sub-station Road, Saket, Pushp Vihar, New Delhi 110 057. Tel. No. 10 97 81 54 and 10 97 41 91. An appeal against the forum's order can be filed with the Electricity ombudsman, B-63, Paschim Marg, Con. Tower International Centre, Saket, New Delhi 110 017.

BSES Rajdhani Power Limited

Your Electricity Bill

Name: Arvind Kr. Khurana & D. Salwan

Address: Nand Ram Khurana & M.D.Salwan
A-2/153, S/F
Safdarjung Enclave
New Delhi-110029

CRN No.: 2551124172

New K. No.: 2551 0E26 0043

Cycle No.: 0E / E

Book No.: 0E26

R.S. No.: SEATAXXXXXXX

Bill No.: 244278

Your bill amount payable

Rs. 110.00

Due by : 29-07-2008 *

Bill month : Jul '08

District: Hauz Khas

Circle: South

Highlights

Units consumed	Current month charges (Rs.)	Arrears (Rs.)
0	115.67	0.00

For bill details, please look overleaf.

Contact details

Help us improve our
services by letting us
know about your
problems and queries.

www.bsesdelhi.com

Billing Queries: 39 99 97 07

"No Current" Queries: 39 99 97 07

Nearest customer care & payment centre:

11 Kv S/Stn Bldg A-1/27

Safdarjung Enclave

New Delhi-110 029

Business Manager: Mr. Asit Tyagi (39995788)

Commercial Officer: Mr. A. Gupta (39995789)

Amount with LPSC within 30 days after due date : Rs. 110.00

(Refer point 6 of "Points to Remember while paying your bill" on the reverse)

Bill Basis: Actual

Date of bill: 14-07-2008

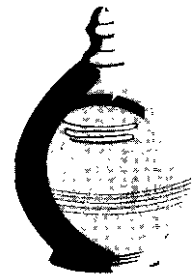
Last payment received on 27-06-2008 : Rs. 110.00

Payment accounted upto 13-07-2008

Important: Kindly quote your CRN No. for all your future correspondence / payments.

ENERGY SAVED IS ENERGY PRODUCED.

SAVE ELECTRICITY



LET'S DO IT TOGETHER

संभाल लें

वर्ष 2004-05 का मुक्त बरकरार रखने के लिए कृषि और घरेलू उपभोक्ताओं को जो सामान्य सब्सिडी दी जा रही है उसके अनिवार्य दिल्ली सरकार ने केवल मीटर युक्त आवासीय डोमेस्टिक उपभोक्ताओं को रु.1 प्रति यूनिट की दर से गैरसब्सिडी देने की घोषणा की है, यह सब्सिडी निम्न प्रकार से दी जा रही.

वर्ष	महीने	मनिक खपत सीमा
सामान्य खपत महीने (6 महीने)	फरवरी, मार्च, अप्रैल, सितम्बर, अक्टूबर नवम्बर	150 यूनिट्स
ज्यादा खपत महीने (6 महीने)	मई, जून, जुलाई, अगस्त, दिसम्बर, जनवरी	200 यूनिट्स

हमारा सभी घरेलू उपभोक्ताओं से निवेदन है कि मीटर कनेक्शनस लें, दिजली बचारे और इस सब्सिडी स्कीम का पूरा फायदा उतारें. इस स्कीम के बारे में अधिक जानकारी के लिए कृपया www.bsesdelhi.com पर लॉग ऑन करें.

Regd. Office

BSES RAIDHANI Power Limited
 (A joint venture of Reliance Energy Ltd. and Govt. of Delhi)
 BSES Bhawan, Nehru Place, New Delhi-110019

0500255112417200000011567200807290000000174 Avind Kr. Khurana & D. Salwan

Electronic Meter Testing

Check your electronic meter whether it is working through an authorized agency of the Central Government, Ministry of Central Power, Delhi. For details, please refer to the website of Public Grievance Cell, Department of Power, Government of NCT of Delhi. For a proper bill, visit for single phase meters and 230V/240V single phase meters. The customers can contact Public Grievance Cell at 1100112222, 23221593, 23234027, 23221175 or access our website www.bses.com

How your bill was calculated

Date of bill: 29-07-2008		
Fixed/Demand Charge		Rs. 32.00
Energy Charge		0.00
Electricity Tax (5%)		0.00
Other Charges		0.00
Adjustments/Subsidy		
• Delhi Govt. Subsidy		(22.00)
Discom adjustment (upto 29.07.2008)		0.00
** Special Subsidy by Dethi Govt.		0.0
LPSC		0.00
Round up sum payable of previous bill		5.67
Current month charges (A)		115.67
Arrears payable for the month (B)		0.00
Total bill amount (A + B)		115.67
Round up sum payable with this bill by	29-07-2008	110.00
Arrear Details (B)		
Energy Charge		0.00
Electricity tax		0.00
Other Charges		0.00
LPSC		0.00
Arrears upto last month's bill		0.00
Refunds		0.00
Other adjustments (Dr/Cr)		0.00
Total Arrears		0.00
Less: Deferred pending settlement		0.00
Less: Installment not yet due		0.00
Arrears payable for the month		0.00
Connection details		
Category/tariff: Domestic		
Sanctioned load (kW): 11.00	Supply type: LT	Meter type:

Paying your electricity bill

By any one of the following ways:

Payment Option

1. Pay your bill by cash, cheque or at our collection centre. For cheque, please refer to the Billed cheques.
2. Drop your cheque in our drop boxes at various shopping complexes, RWA offices or Skybak drop boxes.
3. To make online payments through credit card or net banking, visit www.bsesdelhi.com. You can also pay through Electronic Clearing Service (ECS) by Billdesk or by Itz Cash Card.

Points to remember while paying your bill

1. Please pay your electricity bill only on obtaining computer generated bill.
2. Do not make payment to unauthorized agencies/touts.
3. You can choose to make payments either cash/DD or cheque (payable through its clearance only). For payments above Rs. 4000 please use only cheques/DD/PO (as per DECC directives).
4. Please do not issue postdated or outstation cheques.
5. In case your cheque is dishonoured, cheque return charges (presently Rs. 200) will be imposed and action will be taken under Section 138 of The Negotiable Instruments Act 1881. Also, subsequent payments will be accepted only in cash/DD.
6. For payments after due date, late payment surcharge (LPSC) @ 1.5% for every 30 days or part thereof shall be charged. This is without prejudice to the right of BRPL to disconnect the electricity in the event of non-payment of full dues by due date as indicated in this bill.

Consumption Details

Meter No.	Unit	Status	Current Date	Current Reading	Previous Date	Previous Reading	M.E	Units consumed	Billed consumption
27106566	KWH		10-07-2008	*	10-06-2008	!	1/1	0	0
									30 Days (C) 1.00 kWh (C)

Your energy charges

Category	Consumption as per tariff slab	Energy Charge (Rs.)
Domestic	0	0.00
Total	0	0.00

Your past consumption

Period (Bill Month)	Units*	Bill Basis
Feb-08	0	Actual
Jan-08	0	Actual

Appliance usage guide

Appliance	Capacity	Consumption* (Units per hour)
CFL	15 W	0.02
Bulb/Tube	40 W	0.04
Fan 48"	60 W	0.06
Refrigerator	265 ltr.	0.50
Washer	2000 W	2.00
Air Conditioner	1.5 ton	2.00

Tariff structure

Energy Charges

Applicable from 1st March, 2008

Tariff Code	Category	Fixed charges (Rs./month)	Energy Charges (Rs./unit)		
			upto 20 Units	20 to 50 Units	Above 50 Units
D/DX/PL	Domestic Light/Mixed	24	0.75	1.00	4.00
DP	Domestic Power	60	0.75	1.00	4.00
PH	Home House	12/kw	0.75	1.00	4.00
NL/NP/NK/PN	Non Domestic Light/Power/Mixed (Upto 100 kw)	Rs. 5000/1000	Rs. 4.00/kwh (upto 10 kw)	Rs. 4.00/kwh (upto 10 kw)	Rs. 4.00/kwh (upto 10 kw)
LP/PK/PN	Industrial Light/Power/Mixed (Upto 100 kw)	Rs. 5000/1000	Rs. 4.00/kwh (upto 10 kw)	Rs. 4.00/kwh (upto 10 kw)	Rs. 4.00/kwh (upto 10 kw)

Use CFLs and save



Points to remember

General information

1. Report theft of electricity or any other irregularities to 23221593.
2. Kindly note that theft of electricity is a punishable offence under the Electricity Act, 2003.
3. The supply of electricity is for domestic purposes only and is provided for the use of the metered and only used by the metered consumer.
4. If you are a consumer, you are not entitled to file the application with BSES Rajdhani Power Limited, you can file a complaint with the Consumer Commission, Red Fort, New Delhi 110001 Building, Sector-4, Kirti Vihar, New Delhi 110019 (T: 23221593, 23221175) or visit our website www.bsesdelhi.com. An appeal against the Authority's order can be filed with the Electricity ombudsman, B-53, Park Road, Marg, Opp. BSES Bhawan, New Delhi-110019.

BSES Rajdhani Power Limited

Your Electricity Bill

Name: Arvind Kr. Khurana & D.Salwan

Address: Nand Ram Khurana & M.D.Salwan
A-2/153, G/F
Safdarjung Enclave
New Delhi-110029

CRN No.: 2551124184
New K. No.: 2551 0E26 0041
Cycle No.: 0E / E
Book No.: 0E26
R.S. No.: SEA1AXXXXXXX
Bill No.: 244274

Your bill amount payable

Rs. 1,070.00

Due by : 29-07-2008 *

District: Hauz Khas

Circle: South

Bill month : Jul '08

*Refers only to current month charges, arrears payable immediately.

Highlights

Units consumed	Current month charges (Rs.)	Arrears (Rs.)
332	1,079.49	0.00

For bill details, please look overleaf.

Contact details

Help us improve our
services by letting us
know about your
problems and queries.

www.bsesdelhi.com

Billing Queries: 39 99 97 07

"No Current" Queries: 39 99 97 07

Nearest customer care & payment centre:

11 Kv S/Stn Bldg A-1/27

Safdarjung Enclave

New Delhi-110 029

Business Manager: Mr. Asit Tyagi (39995788)

Commercial Officer: Mr. A. Gupta (39995789)

Amount with LPSC within 30 days after due date: Rs. 1,090.00

(Refer point 6 of "Points to Remember while paying your bill" on the reverse)

Bill Basis: Actual

Date of bill: 14-07-2008

Last payment received on 27-06-2008 : Rs. 350.00

Payment accounted upto 13-07-2008

Important: Kindly quote your CRN No. for all your future correspondence / payments.

ENERGY SAVED IS ENERGY PRODUCED.

SAVE ELECTRICITY



LET'S DO IT TOGETHER

Copy sent to
26/7

सौर शक्ति

वर्ष 2004-05 का शुल्क बरकरार रखने के लिए कृषि और घरेलू उपभोक्ताओं को सामान्य सब्सिडी दी जा रही है। इसके अतिरिक्त दिल्ली सरकार ने केवल मीटर पुस्तक आधारित कोनेटिक उपभोक्ताओं को रु. 1 प्रति यूनिट की दर से स्पेशल सब्सिडी देने की घोषणा की है, यह सब्सिडी निम्न प्रकार से दी जायेगी:

वर्ष	महीने	मासिक खपत सीमा
सामान्य खपत महीने (6 महीने)	फरवरी, मार्च, अप्रैल, सितम्बर, अक्टूबर, नवम्बर	150 यूनिट्स
ज्यादा खपत महीने (6 महीने)	मई, जून, जुलाई, अगस्त, दिसम्बर, जनवरी	200 यूनिट्स

हमारा सभी घरेलू उपभोक्ताओं से निवेदन है कि मीटर कनेक्शन लें, बिजली बनाएं और इस सब्सिडी स्कीम का पूरा फायदा उठाएं, इस स्कीम के बारे में अधिक जानकारी के लिए कृपया www.bsesdelhi.com पर लॉग ऑन करें.

Regd. Office

BSES RAJDHANI Power Ltd. and
A joint venture of Reliance
Energy Ltd. and Govt. of Delhi
BSES Rajdhani Power Private
New Delhi - 110009

How your bill was calculated

Details of your bill (A & B)		Rs.
Fixed/Demand Charge		142.00
Energy Charge		1,011.77
Electricity tax @5%		50.57
Other Charges		0.00
Adjustment/ Subsidy		
*Delhi Govt. Subsidy		(18.20)
Dividend adjustment (upto 29.03.2008)		0.00
**Special Subsidy by Delhi Govt.		0.00
LPSC		0.00
Round up sum payable of previous bill		3.72
Current month charges (A)		1,079.49
Arrears payable for the month		0.00
Total Bill amount (A + B)		1,079.49
Round sum payable with this bill by	29-07-2008	1,070.00
Arrear Details (B)		
Energy Charge		0.00
Electricity tax		0.00
Other Charges		0.00
LPSC		0.00
Arrears upto last month's bill		0.00
Refunds		0.00
Other adjustments (Dr/Cr)		0.00
Total Arrears		0.00
Less: Deferred pending settlement		0.00
Less: Installment not yet due		0.00
Arrears payable for the month		0.00
Connection details		
Category/ tariff: Domestic		Supply type: LT
Sanctioned load (kW): 11.00		Meter type:

Paying your electricity

Bill payment information

Payment Options

1. You can pay your bill by cheque at our offices or by depositing it at SBI Easy Bill outlets.
2. Drop your cheque in our drop boxes at various shopping complexes, RWA offices or Myepak drop boxes.
3. To make online payments through credit card or net banking, visit www.bsesdelhi.com. You can also pay through Electronic Clearing Service (ECS) by Billdesk or by ITZ Cash.

Points to remember while paying

1. Please pay your electricity bill only obtaining computer generated bill.
2. Do not make payment to unauthorised agencies/outs.
3. You can choose to make payments cash/DD or cheque (payable through clearance only). For payments above please use only cheques/DD/PO (in directives).
4. Please do not issue postdated or crossed cheques.
5. In case your cheque is dishonoured, return charges (presently Rs. 200) will be imposed and action will be taken under Section 138 of The Negotiable Instrument Act 1881. Also, subsequent payments accepted only in cash/DD.
6. For payments after due date, late payment surcharge (LPSC) @ 1.5% for every 3 part thereof shall be charged. This is in prejudice to the right of BRPL to discontinue the electricity in the event of non-payment of dues by due date as indicated in

870025511241840000001079492626807290000001619 Arvind Kr. Khurana & D.Saiwan

Electronic Meter Testing

End users can also be benefited through a single point agency of the Central Government Council of Governmental Engineering Institute, New Delhi under the supervision of Govt. of Delhi Govt. Civil Department of Public Government of NCT of Delhi against a payment of Rs. 50/- for single phase meters and Rs. 100/- for poly-phase meters. The end users may contact Public Government Council at 100112224, 23219823; 23244024, 23202016 or access through website www.cgei.gov.in

Consumption Details

Meter No.	Unit	Status	Current Date	Current Reading	Previous Date	Previous Reading	M.F.	Units consumed
27106630	KWH		10-07-2008	513	10-06-2008	181	1/1	332

Your energy charges

YOUR UNIT consumption (as per tariff slab)	Energy Charge (Rs.)
Rate/unit	Amount
228	244
132	395
Total	1,079.49

Your past consumption

Period (Bill Month)	Units*	Bill Basis
Jun '08	186	Actual
Feb '08	0	Actual
Jan '08	0	Actual

Appliance usage guide

Appliance	Capacity	Consumption (Units per hr)
CFL	15 W	0.1
Bulb/tube	40 W	0
Four 40"	160 W	0.4
Refrigerator	250 ltr.	0.8
Ceysar	2,000 W	2.0
Air Conditioner	1.5 ton	2.0

Tariff structure

Energy Charges

Category	Capacity	Fixed charges (Rs./month)	Energy Charges (Rs./unit)		
			Up to 200 units	Next 200 Units	Above 400 Units
D/DX/AD DH FH	Domestic (Lighting)	upto 2	2.47	3.95	4.65
	Domestic Power	>2 to 5	2.47	3.95	4.65
	Farm House	above 5	2.47	3.95	4.65
N/DF/NX/DF	Non-Domestic (Lighting)		Rs. 5.40/kwh (upto 10 kw)	Rs. 4.50/kwh (Rs. 5.50/kwh upto 10 kw)	Rs. 4.50/kwh (Rs. 5.50/kwh upto 10 kw)
	Power (150 and Up to 100 kw)	Rs. 50/kwh (100)			
I/DF/DF/DF	Industrial (Lighting)		Rs. 4.47/kwh (upto 10 kw)	Rs. 4.47/kwh (upto 10 kw)	Rs. 4.47/kwh (upto 10 kw)
	Power (Mixed (upto 100 kw)	Rs. 50/kwh (100)			
AP	Agri. (Lighting)	Rs. 1.50/kwh			Rs. 1.50/kwh



Use CFLs and save

Points to remember

Bill payment information

1. Report theft of electricity for any loss sustained at 39.
2. Report theft of electricity in any manner without a proper notice under Electricity Act, 2003. This, your electricity connections for purposes of providing a safe and reliable and timely supply of electricity will be disconnected.
3. If you have a complaint, a complaint is registered, use the BSES Rajdhani Power Limited, and contact with the consumer Grievance Redressal Cell, Substation Building, Sector-14, Phase-1, Vihar New Delhi - 110014. Tel: 23219823 and 23244024. An appeal against the final order can be filed with the Electricity Disputes Redressal Commission, International School, Connaught Place, New Delhi.