

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

MR. K. VIKRAMAN
80. MR. N. KUMARASAMI
K-103, PALAM APARTMENT
BIJWASAN, NEW-DELHI

Dated 19/04/06

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. C-204 on 1st Floor
PALAM APARTMENT, BIJWASAN
NEW-DELHI

Dea Sir/Madam,

Reference your application dated 19/2/06 for the allotment of C-204 bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted C-204 bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. fit. on 1st floor in the proposed building on Plot No. PALAM APARTMENT, BIJWASAN New Delhi, at Rs. 5,000/- (Rupees Five thousand only) per sq. fit.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms :**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

BUILDERS

Partner

- (e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

Bankers cheque N 179483

Dt 19.04.06 for Rs 4,50,000/-

cheque N 665936 Dt

19.04.06 for Rs 5,00,000/-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard from with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

BUILDERS

Part

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 50,000/- (Rupees five lakhs only) towards earnest money.

For Chopra Promoters & Builders
Suresh
BUILDERS Partner

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 50,000/- (Rupees five lakhs only) is enclosed herewith.

(Signature of Applicant)
(K. VIKRAM AN)

Witness :

1.

S. Murali
19.4.06
S. MURALI
G-184, Sector-22
NOIDA - 201301.

2.

Pranav

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

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22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. **6,70,000/-** (Rupees **Six lacs and Seventy thousand only**) towards earnest money. as per details under:-

1. Demand Draft amounting to Rs.2,95,000/-
2. Cheque No.422357 dt. 05.03.05 for Rs.50000/-
3. Cash Rs.3,25,000/-

[Signature]
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. **6,70,000/-** (Rupees **Six lacs and Seventy thousand only**) is enclosed herewith.

(Signature of Applicant)

Witness :

1.

2.

[Signature]
Sunita Chopra

Passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

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18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Sunita Chopra
FLAT BUYER

[Signature]
BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing paste shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

Sunila Chopra
FLAT BUYER

BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

MR. RAHUL LANGOO

MRS. ARCHANA KALLA

Dated 5.3.2005

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. K-303 on Second Floor

at PALAM APARTMENTS

on 328/1, Bijwasan, New Delhi

Dear Sir/Madam,

Reference your application dated 04.03.2005 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. fit on Second floor in the proposed building on Plot No. 328/1, Bijwasan New Delhi, at Rs. 180.00 (Rupees One hundred & eighty only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Sunita Chopra
FLAT BUYER

President
BUILDERS

POSSESSION LETTER

BE IT KNOWN TO ALL that We, MRS. ARCHANA KALLA W/O SHRI RAKESH KALLA R/O U-52/65, DLF PHASE-III, GURGAON (HR) & MR. RAHUL LANGOO S/O SHRI A.K. LANGOO R/O 210-A, BLOCK A-3, JANAKPURI, NEW DELHI-58, do hereby handover the vacant and physical possession of the Flat No. K-303, measuring 873 sq.ft, on Second Floor of Palam Apartments constructed at Property Bearing Khasra No. 328/1, in the extended abadi of Lal Dora of Village Bijwasan, New Delhi, (hereinafter called "the said Flat") MR. SUJAY LALL, S/o LATE SHRI S.S. LALL R/O H.No. 918, SECTOR-5, R.K. PURAM, NEW DELHI-22, as per the terms and conditions of the Agreement to Sell dated

9th Aug. 2007

DATED : 9-8-07.

Rakesh Kalla

Rahul Langoo

POSSESSION HANDED OVER :

WITNESSES :

1.

POSSESSION TAKEN OVER :

Sujay L
9-8-07.
(SUJAY LALL)

2. Rakesh Kalla S/o Sh. A.K. Kalla

Rakesh Kalla
U-52/65 DLF CITY-III
Rakesh Kalla

ATTESTED

NOTARY

Kapashera, New Delhi

Palam

Palam

President

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MOHIT NEHRA
2.	Father's/ Husband Name	:	SH. BRIS MOHAN NEHRA
3.	Property/Flat No. & Address	:	E-304, SECOND FLOOR, PALAM APARTMENTS BIJWASAN - DELHI-61
4.	Flat Area	:	872 Sq. ft.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :		Residence
7.	Telephone No. Residence Office	:	9891999486

Yours Faithfully

Date: _____

Signature: [Signature]
Name: MOHIT NEHRA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 8449002, 8419575

(i) Shri. Brij Mohan Nehra, S/o. Late Sh. B.S. Nehra,
(ii) Shri. Mohit Nehra, S/o. Shri B.M. Nehra
Both R/o. H.No. 86, Bachitter Nagar
Patiala (Punjab)

Dated 24/3/2006

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. E-304 on Second Floor

Dear Sir/Madam,

Reference your application dated 24/3/2006 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Flat No. E-304, two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. fit on Second floor in the proposed building on Plot No. 14, New Delhi, at Rs. 225,000/- (Rupees Eight Lacs Twenty Five Thousand only) per sq. fit.

Allotment is made subject to the following terms & conditions:

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
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- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

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- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
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5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- Handwritten notes on the left margin of item 5:*
1. 10% at the time of booking
2. 10% on completion of foundation
3. 10% on completion of ground floor roof
4. 10% on completion of first floor roof
5. 10% on completion of second floor roof
6. 10% on completion of entire superstructure
7. 10% on completion of all brick work
8. 10% on completion of internal and external plastering
9. 10% on completion of electrical and sanitary work
10. 10% at the time of possession
- (1) 10% at the time of **booking**
 - (2) 10% on completion of **foundation**
 - (3) 10% on completion of **ground floor roof**
 - (4) 10% on completion of **first floor roof**
 - (5) 10% on completion of **second floor roof**
 - (6) 10% on completion of **entire superstructure**
 - (7) 10% on completion of **all brick work**
 - (8) 10% on completion of **internal and external plastering**
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6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

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FLAT-BUYER

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CHOPRA PROMOTORS & BUILDERS

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If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand only) towards earnest money.

S. Suresh
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand only) is enclosed herewith.

Witness :

1.

2.

(Signature of Applicant)

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

BUILDERS

P-104.

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	ASIT KUMAR HASSA
2.	Father's/ Husband Name	:	LATE + RAJENDRA NATH HASSA
3.	Property/Flat No. & Address	:	P-104, PALAM APARTMENTS, BIJWASAN, NEW DELHI-110061
4.	Flat Area	:	GROUND
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence Office	:	011-28062536 9312318359

Yours Faithfully

Date: _____

Signature: Asit Kumar Hassa
Name: ASIT KUMAR HASSA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11

Signature: [Signature]
PRESIDENT/SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>SANTOSH YADAV</u>
2.	Father's/ Husband Name	:	<u>DILAWAR SINGH YADAV</u>
3.	Property/Flat No. & Address	:	<u>B-204 1st floor</u> <u>Palam Apartments</u> <u>Bijwasan - PIN 110061</u> <u>New Delhi</u>
4.	Flat Area	:	
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor Second Floor</u> <u>First floor</u>
6.	Use (Residence/Commercial) :		<u>Residence</u>
7.	Telephone No. Residence	:	<u>9999902164</u>
	Office	:	<u>9810469154</u>

Yours Faithfully

Date: 27 JAN 08

Signature: SANTOSH
Name: SANTOSH YADAV

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

M-140, Greater Kailash-II,
New Delhi-110048

Dated:- 17.07.2006

Mrs. Bimla Choudhary,
1496, Lodi Road Complex,
New Delhi.

Subject:- Possession of Flat No. M-304 (Second Floor),
Palam Apartments., Bijwasan, New Delhi.

Dear Madam,

You are hereby given possession of Flat No. M-304
(Second Floor) in Palam Apartments, Bijwasan, New Delhi.

Kindly confirm the same.

Thanking you,

Yours faithfully,
For Chopra Promoters & Builders

Sarvesh Chopra
(Sarvesh Chopra)

Behar Singh

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

Mrs. Bimala Choudhary,
1496, Lodhi Road Complex,
New Delhi

Dated 17.07. 2006

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. M-304 on Second Floor
Palam Apartments, Bijwasan,
New Delhi

Dear Sir/Madam,

Reference your application dated 24.12.2005 for the allotment of two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 873 Sft. sq. fit on Second floor in the proposed building on
Plot No. Bijwasan New Delhi, at Rs. 4,00,000.00
(Rupees Four Lakhs only only) ~~per sq. ft.~~

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

President
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS)
2. Father's/ Husband Name
3. Property/Flat No. & Address

Rahul Singh
Lt. Upendra Singh
K-203 1st Floor
Palam Apartment, Bijwasan

4. Flat Area
5. Built Up Flat on floor

Ground Floor First Floor ☒ Second Floor

6. Use (Residence/Commercial):
7. Telephone No. Residence
Office

919818988710

Yours Faithfully

Date: 01/27/2008

Signature:
Name:

R Singh
Rahul Singh

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

27/1

Signature

PRESIDENT/ SECRETARY

PALAM APARTMENT OWNERS
ASSOCIATION

President

21. To appoint further General/ Special Attorney and to revoke the powers conferred upon such attorney.

22. This General Power of Attorney is Irrevocable.

And generally to do all acts, deeds and things which the attorney may deem fit and proper, for the management control and supervision of the said Flat.

And We, the executants, do hereby agree to confirm and ratify all the act, deeds and things done or got done by the said attorney shall be construed as acts, deeds and things done by us personally, as if we were present.

IN WITNESS WHEREOF we have signed this General Power of attorney at New Delhi on this 9-8-07 day of August, 2007, in the presence of the following witnesses.

WITNESSES :

1.

2. Rakesh Kumar S. Sh. A. K. Kalla

[Signature]
09/08/07
U-2/681 DLR C-17-114
Gurgaon

EXECUTANTS:

1. *[Signature]*

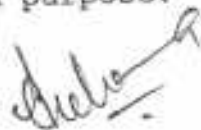
2. *[Signature]*

Paraghi A. S.

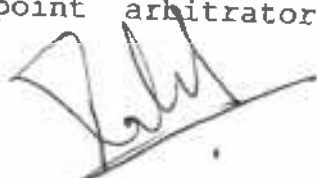
President

10 AUG 2007

- proceedings, to deposit and withdraw money, to execute decree, to receive and recover the decretal amount and to issue the receipts for the same to take any step.
11. To proceed and conduct all the proceedings filed in my name and on my behalf in connection with the said Flat.
 12. To appoint any arbitrator, advocate pleader, vakil, attorney etc.
 13. To sell/transfer the said Flat, in whole or in parts, to any intending purchaser(s), to enter into any agreement with the purchases(s), to receive the consideration amount in full or in parts, in her own name or otherwise, to issue receipt, and to sign all relevant documents in respect of the said Flat.
 14. To apply and obtain any type of permission/clearance/NOC from any concerned, competent, appropriate authority/ department regarding the said Flat.
 15. To apply and obtain the Income Tax Clearance Certificate in Form 34-A, under the provisions of section 230-A(1) of the Income Tax Act, 1961, or in any other form prescribed for the purpose for the sale of the said Flat or any part thereof.
 16. To apply for and get any other permission/clearance from the concerned authority for the sale of the said Flat.
 17. To sign and execute the Supplemental Deed and/or the Rectification Deed of any deed(s), executed in respect of the said Flat and to get the same registered with the competent registering authority.
 18. To sign & execute the proper sale Deed in respect of the said Flat, in favour of the purchases(s), to submit the same for registration with the sub-Registrar, New Delhi/concerned, to admit the execution thereof, and to get the same registered.
 19. To sign and submit the Affidavits and Declarations under Urban Land (C&R) Act, 1976, at the time of the registration of Sale Deed.
 20. To get the said Flat mutated and transferred in the name of purchases(s) and to do all necessary acts for the said purpose.



1. To manage, control and supervise the said Flat in all respects.
2. To represent me before the officers of Municipal Corporation of Delhi, D.V.B, Revenue Office or any other concerned authority in connection with the said Flat.
3. To made any additions/alterations in the said Flat, to renovate or modify the same, to get the plans sanctioned from the M.C.D. or any other concerned authority , to procure the building materials on permit/quota basis or otherwise to engage contractors, labour, architect, etc.
4. To get Electric (Light & Power)connections/meters installed/changed in the said flat, and for the purpose to sign and submit any applications, forms, affidavits, undertakings, no objections, indemnity bonds, etc., to deposit the dues & demands etc.
5. To get water/sewer connections/meters and other services installed/changed in the said Flat, and for the purpose to sign and submit any applications, forms affidavits, undertakings, no objections, indemnity bonds, etc., to deposit the dues & demands etc.
6. To deposit the electricity/water charges with the concerned departments in respect of the said Flat, and to get the receipts thereof.
7. To get the said Flat assessed for house tax, to pay the house tax, to get the receipts thereof, and to get the refund thereof, if paid in excess.
8. To let out the said Flat to any intending tenant(s), to receive the rent, advance and security, to issue receipts to deal with the tenants in any lawful manner, and to get the evicted the tenant(s) from the said flat.
9. To execute, sign and present all kinds of suits, plaints, complaints, appeals, affidavits, etc., in proper court of law and offices.
10. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration



भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

RS



NOTARY
INDIA NON JUDICIAL

Kapashri M. Datta
Regd. No. 1855

GOVT. OF INDIA

Kapashri M. Datta
Regd. No. 1855

GOVT. OF INDIA

दिल्ली DELHI

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, MRS. ARCHANA KALLA W/O SHRI RAKESH KALLA R/O U-52/65, DLF PHASE-III, GURGAON (HR) & MR. RAHUL LANGOO S/O SHRI A.K. LANGOO R/O 210-A, BLOCK A-3, JNAKPURI, NEW DELHI-58, do hereby appoint, nominate, constitute and authorize MR. SUJAY LALL S/O LATE SHRI S.S. LALL R/O H.No.918, SECTOR-5, R.K. PURAM, NEW DELHI-22, as my true and lawful General Attorney in respect of the Flat No. K-303, measuring 873 sq.ft, on Second Floor of Palam Apartments constructed at Property Bearing Khasra No. 328/1, in the extended abadi of Lal Dora of Village Bijwasan, New Delhi-61, (hereinafter called "the said Flat") and I do hereby empower my said General Attorney to do the following acts, deeds and things in my name and on my behalf, in respect of the said Flat, under her own signatures :

Contd....2/



Palam / post

2-303

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : SANJAY LALL
2. Father's/ Husband Name : 90 LATE SHRI S.S. LALL
3. Property/Flat No. & Address : 12-303, PALAM APARTMENTS
BIJWASAN, NEW DELHI - 110061
4. Flat Area : 873 sq feet
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
6. Use (Residence/Commercial) : RESIDENCE
7. Telephone No. Residence : 9810488864
Office :

Yours Faithfully

Date: 27/1/08

Signature: Sanjay L

Name: SUNAY LALL

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

27/1

Signature: Ramesh

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Palam Apartme it Owner's'

Association, Bijwasan

New Delhi - 110061

Registration No. 535640

Receipt

S.No. 7118

Date 19/2/07

Received with Thanks from Mr. Ashok Kumar

Flat No. K/207 Amount of Rs. 3000/-

To words maintenance charge for the month of

Rs.

Treasurer/ Secretary

Palam Apartment Owner's

Association, Bijwasan

New Delhi - 110061

Registration No. 535640

Receipt

S.No. 7167

Date 6.1.2008

Received with Thanks from Mr. Atul ~~Singh~~ ^{Sharma} Sanyal

Flat No. B 201. Amount of Rs. 3000/- (Three thousand only)

To words maintenance charge for the month of (member ship of flat)

3000/-

Treasurer/ Secretary

Neha Sharma

From: Smt. Lakshmi Vishwanathan
W/O Sh. P.N. Vishwanathan
B-A/135 WEA, Karol Bagh, N.D.

Date 21/12/07

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-201
at Palam Apartment at Bijwasan

Dear Sirs,

I/We have booked flat No. B-201 on floor No. 1st
of approx. area of 850 sft. @ Rs. 150/- (Rupees One Hundred
Fifty Only) per sft. in Palam Apartments
on Bijwasan and have paid Rs. 1,27,500/- (Rupees One Lac
Twenty seven thousand five hundred only) so far vide your Receipt No.(s)
returned herewith. I/We now want the
name(s) of my/our Nominee(s) Mrs. Rajni Sawhney & Mr. Atul Sawhney
resident of 196 New Colony Gurgaon.

to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) Mrs. Rajni Sawhney & Mr. Atul
Sawhney of 196 New Colony Gurgaon. the amount of
Rs. 1,27,500/- (Rupees One Lac Twenty seven Thousand five hundred only.
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 1,27,500/-
Rupees One Lac Twenty seven Thousand five hundred only. paid by me/us
may please be considered as paid by Mrs. Rajni Sawhney & Mr. Atul Sawhney
196 New Colony Gurgaon. towards part payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.
A draft for Rs. -

(Rupees -)
towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

[Signature]

I-09 Palam

WITNESS

21/12/07
21/12/07
21/12/07
21/12/07
21/12/07

Place New Delhi dated 26/12/07
Incom tax Permanent A/c No. A/E
(Signature of Transferor) [Signature] C.P.A. of [Signature]

Please change the right to purchase of above flat in my/our name(s), I/We hereby accept
the conditions as set in the allotment letter dated 3/11/07

Place New Delhi dated 27/12/07
Income tax Permanent A/c No. A/E
(Signature of Transferee) ATUL SAWHNEY

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sft.

Place : N.D.

Date : 26/12/07

Palam Apartment

President
for Singal Holdings (P) Ltd
DIRECTOR
[Signature]
One

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

Lakshmi Viswanathan

FLAT BUYER

For Singal Holdings (P) Ltd.

Singal
Director

BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 10,000/- (Rupees Ten Thousand Only) towards earnest money.

For Singal Holdings (P) Ltd.

Sumit Singh
Director
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 10,000/- (Rupees Ten Thousand Only) is enclosed herewith.

Lalashi Waseem Khan
(Signature of Applicant)

Witness:

SASMANI
1. SASMANI A. 21
South Extn. Part-1, New Delhi

2. Endorsed in favour of Mrs. Lejni Sawhney & Mr. Atul Sawhney
R/o. House No. 196, New Colony Gurgaon. Vide transfer letter dated 21/12/87.

Lejni Sawhney
X

ATUL SAWHNEY
X

Accepted the above terms & Condition

For Singal Holdings (P) Ltd.

Sumit Singh
Director

(X)

[Signature]

"DUPLICATE"

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarover Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

Smt. Lakshmi Vishwanathan
W/O. P.N. Vishwanathan
B-135, WEA, Karol Bagh
N. Delhi

3/11/81
Dated 10-12-81

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. B-201 on 2nd Floor
in P.N. Apartments at Bijnor, Delhi

Dear Sir/Madam,

Reference your application dated 3-11-81 for the allotment of Two Bedroom bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on 2nd floor in the proposed building on Plot No. 328/1, Bijnor, New Delhi, at Rs 150/- (Rupees One Hundred fifty only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

Lakshmi Vishwanathan

For Singal Holdings (P) Ltd.

Director

FLAT BUYER

BUILDERS

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**—All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**—All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**—Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.
- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—
 - (1) 10% at the time of booking
 - (2) 10% on completion of foundation
 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession.
- 6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.
- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra.

For Singal Holdings (P) Ltd.

FLAT BUYER

Lakshmi Viswanathan

Singal
DIRECTOR
BUILDERS

B-201

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MR. ARUL SAWHNEY, 111, KASHI, SARDAR
2.	Father's/ Husband Name	:	
3.	Property/Flat No. & Address	:	B-201. 328/1 Palam Apartments Bijwasan, New Delhi 110061
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor ☒ Second Floor
6.	Use (Residence/Commercial):	:	Residence
7.	Telephone No. Residence	:	9350312127
	Office	:	9250636241

Yours Faithfully

Date: 28.1.2008

Signature: ARUL SAWHNEY
Name: MR. ARUL SAWHNEY
111, KASHI, SARDAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

7187

28.6.1.2008

111

28/1

Signature: [Signature]

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President



(6)

16. That the said General Power of Attorney is for consideration hence irrevocable and same will not be revoked/canceled in any circumstances.

AND I/We, the Executant/s, do hereby specifically mention that the acts, deeds and things done and things done or get done by my/our attorney by virtue of this power of attorney, in respect of the said Flat shall be construed as the acts, deeds and things done by me/us.

IN WITNESSES WHEREOF, I/We, the Executant(s), have executed this General Power Attorney, which shall be irrevocable, at New Delhi on this 25th day of June, 2006, in the presence of the following witnesses:-

WITNESSES:-

1.

Ashok Kumar Rana

S/o Hoshiyar Singh

R/o V.P.O. Bijwasan, N.D. — DCN: PP9100545

DCN: JB30619296

EXECUTANT

2.

GAUTAM KUMAR

S/o SHREE HERETA PD. JHA

R/o - GODAWARE COMPLEX SHOP No-10
SEC - 27, NOIDA

DCN: 3325/66

ATTORNEY

06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI [6887]

NAME(S) : SH SANJAY JAIN

S/O W/O : SH SUNDER LAL JAIN

ADDRESS : FLAT NO 16, 41/41 PUNJABI BAGH NEW DELHI

PROP_NO : VPO BIJWASAN

TENDERER : SH MUKESH DAHIYA

RUN_SRNO : 6887/2006/00140

PURPOSE : G.P.A.

DAY_SRNO : 001

AMOUNT : Rs.17500/-

PAPER NO : 6/6

DEMON*NUM: 5000 * 3, 1000 * 2, 500 * 1

FOR THE BANK

H.K. SINGH

AUTHORISED SIGNATORY

NAME/SSNO:

Param Singh
Signature





दिल्ली DELHI

190699

(5)

11. To execute, sign and present all kinds of suits, writs complaints, petition, revisions, written statements, appeals etc. in courts of law i.e. Civil Criminal or Revenue and/or Tribunal and to proceed in all proceeding before arbitration or any other authority, in my/our behalf and in any matter concerning the said Flat or any matter incidental thereto.
12. To execute a rectification deed of any deed(s) executed in respect of the said Flat and to get the same registered in the office of the Sub-Registrar concerned.
13. To appoint any other persons(s) as may attorney, authorizing him/her to do all or any of the above acts or other acts, which have not been specifically mentioned herein above, and in the opinion of my/our attorney, ought to be done, executed or performed in respect of the said Flat or any matter incidental thereto and to cancel, withdraw or revoke the powers so conferred upon the said attorney.
14. To receive compensation or alternative Flat/Plot in the case the acquirement of above said Flat from concerned authority.
15. That all the terms and conditions of this General Power of Attorney shall apply to my legal heirs, attorney, representatives etc. and they would not be entitled to revoke the same.

Agar Vis Agar

[Signature]

Contd...6/-

[Signature]

06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI [6887]

NAME(S) : SH SANJAY JAIN

S/O W/O : SH SUNDER LAL JAIN

ADDRESS : FLAT NO 16, 41/41 PUNJABI BAGH NEW DELHI

PROP_NO : VPO BIJWASAN

TENDERER : SH MUKESH DAHIYA

PURPOSE : G.P.A.

AMOUNT : Rs. 17500/-

DENOM*NUM: 5000 * 3, 1000 * 2, 500 * 1

RUN_SRNO : 6887/2006/00140

DAY_SRNO : 001

PAPER NO : 5/6

रक्त संकेत
H.K. JAIN
AUTHORIZED SIGNATORY

NAME/SSNO: S-13584



Handwritten signature



दिल्ली DELHI

190698

(4)

7. To apply for and get the sale permission/No Objection Certificate/status Report from the competent authority or any other kind of permission from the office of the Competent Authority, for the sale, transfer of my rights, interest, liens and titles in the said Flat or any part thereof, in favour of intending purchaser(s) or his/her/their nominee(s).
8. To execute, sign and present for Registration, before the proper Registering Authority, proper Sale/Conveyance Deed for conveying my/our rights, interest, liens and titles in the said Flat or any part thereof, in favour of the intending purchaser(s) and for the purpose of conveying the same absolutely and forever, in favour of the intending purchaser(s) or his nominee/s to do all acts, deeds and things which are necessary for the purpose i.e. or receive thereof, to said purchaser or his/her/their nominee(s), either physical or constructive, as may be feasible.
9. To file/defend any suit in any court of law any matter concerning the said Flat or any matter incidental thereto and for the purpose to appoint any advocate, pleader, wakil, attorney etc. and to make any statements, applications, affidavit, undertaking etc. for and on my/our behalf and in my/our name.
10. To execute the deed of land/declaration or any other deed to present the same for registration to the competent registering Authority, to admit the execution, to get the same registered.

Contd...5/-

Signature *Signature*
Signature

06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI [6887]

NAME(S) : SH SANJAY JAIN

S/O_W/O : SH SUNDER LAL JAIN

ADDRESS : FLAT NO 16, 41/41 PUNJABI BAGH NEW DELHI

PROP_NO : VPO BIJWASAN

TENDERER : SH MUKESH DAHIYA

PURPOSE : G.P.A.

AMOUNT : Rs.17500/-

DENOM*NUM: 5000 * 3, 1000 * 2, 500 * 1

RUN_SRNO : 6887/2006/00140

DAY_SRNO : 001

PAPER NO : 4/6

सुनील कुमार
H. K. SINGHA
AUTHORIZED SIGNATORY
5-18584

NAME/SSNO:



82



(3)

2. To get water/sewer/electric/power connections and other services in the said Flat and for the purpose to do all acts, deeds and things, which are necessary for the same.
3. To make construction/addition/alteration on the said Flat after seeking permission from the concerned/competent authority in this regard for the purpose, to apply for land get the plans sanctioned, if required, and get the authorized quotas of building materials and engage any labour/construction/architect etc. for the purpose.
4. To get the Flat assessed for tax, to pay same and to get refund thereof, if paid in excess.
5. To let out the said Flat in full or in part to any intending tenant(s), to receive rents in his/her/their own name, issue receipts thereof, under his/her/their own signature and deal with the tenant(s) in any lawful manner.
6. To negotiate, to agree to sell or dispose of or transfer by way of exchange, lease (whether permanent or for long or short period) entire Flat or any part thereof, at such terms, which my/our attorney may, in his/her/their sole discretion, deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser, to receive earnest money/full and final payment in his name and give receipts thereof.

Contd...4/-

Atys Vir Atys *[Signature]*

[Signature]

Reg. No. 06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI [6887]
NAME(S) : SH SANJAY JAIN
6800 W/O 2006-2007 SUNDAR LAL JAIN
ADDRESS : FLAT NO 16,41/41 PUNJABI BAGH NEW DELHI
PROP NO : VPO BIJWASAN



Ist Party

पेशकर्ता



IInd Party

प्राधिकृत



Witness

गवाह

Ist Party

IInd Party

Ist Party पेशकर्ता :- Dr. Aryavir Arya

IInd Party प्राधिकृत :- Sanjay Jain

Witness गवाह Ashok Kumar Rana, Gautam Kumar

Certificate (Section 60)

Registration No.6,000 in Book No.4 Vol No 1,020

on page 64 to 69 on this date 20/06/2006 day Tuesday

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

Sub Registrar

Sub Registrar IX

New Delhi/Delhi

Date 20/06/2006



Handwritten signature/initials.



(2)

For performing, formality and certain duties I, do hereby appoint, nominate and constitute above mentioned attorney of my above mentioned Flat. The executant received the consideration amount a sum of Rs.3,50,000/- (Rupees Three Lac & Fifty Thousands only) in the following manner:-

- (1) Rs.2,00,000/- vide D.D.No.321603 dated 07-06-2006.
- (2) Rs.1,50,000/- vide D.D.No.321604 dated 07-06-2006 both drawn on ICICI Bank Ltd, Connaught Place, New Delhi-110001 from the above mentioned attorney and receipt of which the executants hereby acknowledges before the Sub-Registrar IX, Kapashera, New Delhi, at the time of execution/presentation of this General Power of Attorney for Registration.

And Whereas the above mentioned property is free from all encumbrances, mortgaged, liabilities and there is no loan, lien, or liability of any kind on this property.

And Whereas the executant hereby authorize and appoint said attorney to do the following acts, deeds and things in respect of the said Flat and hence this General Power of Attorney witnesses as under:-

- i. To manage, control and supervise the affairs of the said Flat and for purpose, to have the physical possession thereof, to represent me before any office/authority of any State/Central Government or local body i.e. Delhi Electricity Board/ M.C.D /Revenue and/or competent authority, which may be connected and/or concerned with the said Flat in any manner whatsoever and to make any on my/our behalf and in my/our name in respect of the said Flat or any matter incidental thereto.

Contd...3/-

Aty V. Aty

[Signature]

[Signature]

Deed Related Detail

Deed Name GPA WITH CONSIDERATION

06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI (6887)

Land (S/O) : SH SANJAY JAIN
S/O W/O : SH SUNDAR LAL JAINTehsil/Sub Tehsil : FRAT NO 16, 41/41 PUNJABI BAGH NEW DELHI Area of Building 0 वर्ग फुट
PROP NO : VPO BIJWASAN
Village/Town : BIJWASAN Building Type : 6887/2006/00140
PURPOSE : G.P.A. DAY SRNO : 001
Place (Section) : R/W 990/- PAPER NO : 2/6

Property Type Residential DENOM * NUM : 5000 * 3, 1000 * 2, 500 * 1

Area of Property 2.00 0.00

NAME/SSNO : S-1884 AUTHORIZED SIGNATORY Money Related Detail

Consideration Value 350,000.00 Rupees

Stamp Duty Paid by Party 17,500.00 Rupees

Stamp Duty To Be Paid: 17,500.00 Rupees

Value of Registration Fee 3.00 Rupees

Pasting Fee 1.00 Rupees

Presented by: Sh/Smt.

Arya Vir Arya S/o W/o

Dr. Aryavir Arya

Bakshi Khusal

R/o

3E/6 Jhandewalan Extn. New Delhi

in the office of the Registrar/ Sub Registrar Delhi this 20/06/2006 day Tuesday
between the hours ofRegistrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Signature of Presenter

Execution admitted by the Dr. Aryavir Arya

and Shri Sanjay JAIN

who is/are attested by Smt/Kumar Rana S/o W/o D/o Hashiyar Singh R/o V.P.O. Bijwasan N.D.

Shri Sanjay Gautam Kumar S/o Girija Pd. Jha R/o Gadwari Complex Sec-37 Noida

(largely Witness). Witness No. II is me.

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

Arya Vir Arya

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Date 20/06/2006

2072



12
D. No. Po 61/2006/1942

15179
20/6/06

I.C. 1870619296

**"IRREVOCABLE GENERAL POWER ATTORNEY WITH
CONSIDERATION OF RS. 3,50,000/-"**

STAMP DUTY @ 5% Rs/- 17,500/-

STAMP DUTY PAID Rs/- 17,500/-

This GENERAL POWER OF ATTORNEY is made and executed at New Delhi on this 20th day of June, 2006 by Dr. Aryavir Arya Son of Shri Bakshi Khusal Resident of 3, E/6, Jhandewalan Extension, New Delhi-110005 (hereinafter referred to as the Executants.) do here by appoint, nominate, authorize and constitute Shri Sanjay Jain Son of Shri Sunder Lal Jain, Resident of Flat No. 42A, Pocket-I, DDA, SFS Flat, Sector-7, Dwarka, 110075 as my true and lawful General Attorney.

WHEREAS the Executant is the sole, exclusive and absolute owner and in possession of Flat No. B-203, approximate covered area 850 sq. ft. on 1st Floor, bearing Khasra No. 328/1, situated within Extended Abadi in the Revenue Estate of Village Bijwasan, Teshil Vasant Vihar, Distt. South-West, New Delhi-110061, Abadi Known as Palam Apartments, Bijwasan, New Delhi (hereinafter referred to as the "said Property") as per the revenue records.

Aryavir Arya

Contd...2/-

Sanjay Jain

[Signature]

[Signature]
Param A. Jain
Param A. Jain

06/06/2006 STATE BANK OF INDIA, KAPASHERA, NEW DELHI [6887]

NAME(S) : SH SANJAY JAIN

S/O W/O : SH SUNDER LAL JAIN

ADDRESS : FLAT NO 16, 41/41 PUNJABI BAGH NEW DELHI

PROP_NO : VPO BIJWASAN

TENDERER : SH MUKESH DAHIYA

PURPOSE : G.P.A.

AMOUNT : Rs.17500/-

DENOM*NUM: 5000 * 3, 1000 * 2, 500 * 1

RUN_SRNO : 6887/2006/00140

DAY_SRNO : 001

PAPER NO : 1/6

रजिस्ट्रार
आधिकारिक हस्ताक्षर
AUTHORISED SIGNATORY

NAME/SSNO: S-13584

Sh. V. Singh

Sh. V. Singh

Sh. V. Singh

Sh. V. Singh

Sh. V. Singh

Sh. V. Singh

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : SANJAY JAIN
2. Father's/ Husband Name : SH. SUNDER LAL JAIN
3. Property/Flat No. & Address : B-203, PALAM APARTMENTS
BIJWASAN, NEW DELHI - 110061
4. Flat Area : 850 Sq Ft ✓
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
6. Use (Residence/Commercial) : RESIDENCIAL
7. Telephone No. Residence : 011 - 28061686
- Office : 011 - 28061408

Yours Faithfully

Date: 26/01/08

Signature: [Signature]
Name: SANJAY JAIN

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 27/1

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

SINGAL HOLDINGS (P) LTD.

190 SFS, HAUZ KHAS,
NEW DELHI-110016.

15th September, 1999

To,
M/s Chopra Promoters & Builders
M-140, Greater Kailash-II,
New Delhi-110048

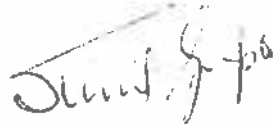
Re:- FLAT NO. B-301 IN PALAM APARTMENTS BIJWASAN DELHI

Dear Sir,

This is to inform you that we have received full and final payment of the above said flat from Mr. Ram Kumar Chowdhery S/o Shri Dhani Ram Chowdhery R/o 19/3B, Shakti Nagar, Delhi-110007. The owner of the above said Flat intends to have possession of the same, we therefore request you to please handover the possession of the flat to the said party on our behalf.

Thanking You

Yours Faithfully
For Singal Holdings (P) Ltd.



(Director)

C.C. To:- Mr. Ram Kumar Chowdhery
S/o Shri Dhani Ram Chowdhery
R/o 19/3B, Shakti Nagar,
Delhi-110007

RECEIPT

Received with thanks a sum of Rs. 1,00,000/- (Rupees one Lac only) as per detail below, from Mr. Ram Kumar Chowdhery S/o Shri Dhani Ram Chowdhery R/o 19/3B, Shakti Nagar, Delhi -110007 towards Full and final sale consideration of my flat No. B - 301 in Palam Apartments, Bijwasan, New Delhi measuring 850 Sq.Ft. All the original documents i.e. allotment letter along with receipts of payment and possession letter of the said flat have been handed over to the above said purchaser.

The said Flat is being transferred in the books of the company i.e. M/s Singal Holdings Pvt. Ltd. in the name of the purchaser and now I have been left with no lien whatsoever on the said flat.

Detail of Payments

PAY ORDER NO.	DATED	DRAWN ON	AMOUNT
019355	16/09/1999	Union Bank of India, Delhi.	20,000.00
019356	16/09/1999	- do -	40,000.00
019357	16/09/1999	- do -	40,000.00
Total-			1,00,000.00

WITNESS:

1. 
SURYA SHARMA
GLOK DHAM ACHARAM
MAIN ROAD BIJWASAN N.D-6
PLACE: NEW DELHI
DATED: 16/09/1999



(KAILASH SINGH NEGI)
G-11, Allied House,
1-L.S.C. Madangir,
New Delhi-110062.

R E C E I P T

Received with thanks the sum of Rs.80,000/- (Rupees Eighty thousand only) from Mr. Ram Kumar chowdhery S/o Shri Dhani Ram Chowdhery R/o 19/3 B, Shakti Nagar, Delhi-110007. in the following manner:

<u>PAY ORDER NO.</u>	<u>DATED</u>	<u>DRAWN ON</u>	<u>AMOUNT</u>
019076	9/7/1999	Union Bank of India Subzi Mandi, Delhi.	40,000.00
019076	9/7/1999	- do -	40,000.00
Total-			80,000.00

The said Amount is towards part payment out of total sale consideration of Rs.1,80,000/- (Rupees one lac eighty thousand only) of my flat No.B-301, Palam Apartment, Bijwasan, Delhi.



(KAILASH SINGH NEGI)
G-11, ALLIED HOUSE,
1-L.S.C.MADANGIR,
NEW DELHI-110062.

Confirmed :-

Ram Kumar

From: KAILASH SINGH NEGI
G-11, ALLIED HOUSE
1-L.S.C. MARGAER
NEW DELHI - 110062

Date 16/9/99

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-301
at PALAM APARTMENTS AT BHIMAN, DELHI

Dear Sirs,

I/We have booked flat No. B-301 on floor No. SECOND
of approx. area of 850 sft. @ Rs. 150/- (Rupees ONE HUNDRED
FIFTY ONLY) per sft. in PALAM APARTMENTS
on BHIMAN and have paid Rs. 127500/- (Rupees ONE LAC
SEVEN THOUSAND FIVE HUNDRED ONLY so far vide your Receipt No.(s)
5102, 102, 110, 113. returned herewith I/We now want the
name(s) of my/our Nominee(s) SHRI RAM KUMAR CHOWDHERY S/O SHRI
DHAN RAM CHOWDHERY resident of 19/3B, SHAKTI NAGAR
DELHI - 110027 to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) MR. RAM KUMAR CHOWDHERY
S/O SHRI DHAN RAM CHOWDHERY the amount of
Rs. 127500/- (Rupees ONE LAC TWENTY SEVEN THOUSAND FIVE HUNDRED ONLY)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 127500/-
Rupees ONE LAC TWENTY SEVEN THOUSAND FIVE HUNDRED ONLY paid by me/us
may please be considered as paid by MR. RAM KUMAR CHOWDHERY S/O
SHRI DHAN RAM CHOWDHERY towards part payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.
A draft for Rs. NIL
(Rupees NIL)
towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

(Signature of Transferor)

Place NEW DELHI dated 16/9/99

Income tax Permanent A/c No. AAHPN 9042 N.

Please change the right to purchase of above flat in my/our name(s). I/We hereby accept
the terms and conditions as set in the allotment letter dated _____

WITNESS

(Signature of Transferee)

Place NEW DELHI dated 16/9/99

Income tax Permanent A/c. No. _____

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sft.

Place : NEW DELHI

Date : 16/9/99

For Singal Holdings (Pvt.) Ltd.

[Signature]
DIRECTOR
Director

AGREEMENT TO SELL

This Agreement to sell is executed at New Delhi on this 9th Day of July, 1999
Between Mr. Kailash Singh Negi S/o Shri P. S. Negi R/o G-11, Allied House, 1-L.S.C.
Madangir, Pushp Vihar, New Delhi-110062 (hereinafter called the First Party)

AND

Shri Ram Kumar Chowdhery S/o Shri Dhani Ram Chowdhery R/o 19/3 B, Shakti Nagar,
Delhi-110007 (hereinafter called the Second Party).

Whereas the first party is the owner cum allottee of one flat in Plot No. 328, Bijwasan
New Delhi, Flat No. B-301, Covered Area 850 Sq. Ft. Constructed with Two Bedroom set at
IInd Floor,

Whereas the First Party has agreed to sell the above property to the Second party for
the consideration of Rs. 1,80,000/- (Rupees One lac Eighty thousand only) on the following
terms and conditions:-

1. That the Second party paying the part payment of Rs.80,000/- (Rupees Eighty thousand only) out of total price of Rs. 1,80,000/- by the payorder No(s). 019076 and 019077 dated 9/7/1999 drawn on Union Bank of India, Subzi Mandi, Delhi for Rs.40,000/- Each and the balance payment will be given at the time of physical possession of the said flat to the second party.
2. The flat will be handed over in presentable condition as other parties through collaborator.
3. That the first party cannot sale/rent and hand over possession of the said flat to another person other than Shri Ram Kumar Chowdhery.
4. That the second party have the fulfil right to check the progress of the flat time to time.
5. That the above said Agreement is irrevocable.

IN WITNESSES WHEREOF I/we have signed this Agreement to sell on the date mentioned first above in the presence of the following witnesses:-

WITNESSES:-

1. [Signature] Y N. Gosh
D-2-2, Pelum Apartments,
Main Road, Bijwasan,
New Delhi-110061.
2. [Signature]
C/Trade Apartment
A-1 48, Pushp Vihar
N. Delhi-63.

[Signature]
FIRST PARTY

SECOND PARTY

[Signature]

[Signature]

B-301

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MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>RAMKUMAR CHOWDHERY</u>
2.	Father's/ Husband Name	:	<u>SHRI DHANI RAM CHOWDHERY</u>
3.	Property/Flat No. & Address	:	<u>FLAT NO- B-301</u> <u>PALAM APARTMENTS</u> <u>BIJWASAN</u> <u>NEW DELHI - 110061</u>
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :		
7.	Telephone No. Residence Office	:	<u>9969478408</u>

Yours Faithfully

Date: 28.01.08

Signature: Ram Kumar Chowdhery
Name: Ram Kumar Chowdhery

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 28/1

Signature: Ram Kumar Chowdhery
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

51

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in the presence of your acceptance and forward the same to this office along with a check/bank draft of Rs. 2,00,000/- (Rupees TWO LAKH ONLY) towards earnest money.

Samir Chopra
BUILDERS

I, Dr. Dayal accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 2,00,000/- (Rupees TWO LAKH ONLY) only is enclosed herewith.

Witness :

1. *H. G. M.*
(K. DAYAL)

D-163, Palam Apartments,
Bijwasan, New Delhi-61

2.

J. C. Gangwar

J. C. Gangwar

Manvi Farm

Samalka

New Delhi-37

Dr. Dayal
(Signature of Applicant)

Param Apartments Construction Co. Ltd.
Param President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be a 'justed accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

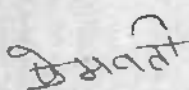
15. If any charges are levied by the M.C.D. or any other local central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

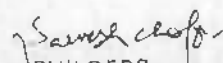
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

RS. 2, 00, 000/6

CHQ. NO. 017658

DATED 29/12/03

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

FLAT BUYER

उमवती

BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

MRS. PREM WATI W/O JAGDISH CHANDER SANGHAR

MANVI FARM NO. 2

SANAWKA, NEW DELHI 110037

Dated 05.01.2004

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. **C 104** **GROUND** Floor
PALAM APARTMENTS
BIJWASAN NEW DELHI 110 061

Dear Sir/Madam,

Reference your application dated **05.01.2004** for the allotment of **TWO** bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted **TWO** bed room residential space (hereinafter referred to as flat) of an approximate covered area of **873** sq. fit on **GROUND** floor in the proposed building on Plot No. **C 104** Now Delhi at Rs. **229.09** (Rupees **TWO HUNDRED TWENTYNINE & PAISA NINE** only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** -- R.C.C.
- (c) **Doors & Windows** -- Doors and Windows frames of Steel Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms** :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Palam

FLAT BUYER

प्रेमवती

PROBABLE

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	PREM WATI
2.	Father's/ Husband Name	:	J.C. GANGWAR
3.	Property/Flat No. & Address	:	C-104 DALAM APARTMENTS, BIJWASAN NEW DELHI - 110061
4.	Flat Area	:	873 SQ. FT.
5.	Built Up Flat on floor	:	Ground Floor First-Floor Second-Floor GROUND FLOOR
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence Office	:	011-65718572

Yours Faithfully

Signature: PREM WATI

Name: PREM WATI

Date: _____

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: [Signature]

PRESIDENT/ SECETARY

PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of a residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

D.S. Rathi
D.S. Rathi

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office along with a check/bank draft of Rs. 1,00,000.00. (Rupees eighteen thousand only) towards earnest money.

Samir Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 1,00,000.00 (Rupees eighteen thousand only) is enclosed herewith.

BPS Rathi
for Smt. Neelam Rathi
(Signature of Applicant)

Witness :

1. Transferred to Smt. Kamlesh Rathi ; 81-C, New Vishnuপুরi, Aligarh

2. कमलेश राठी

Samir Chopra
25/1/86

Samir Chopra

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

0-202
S. S. NEELAM RATTI,
wife of Sri Ajit Ratti,
D-1, Ben Vihar, Part I,
Bijwasan-202001 (N.D.)

Dated 26.10.1982

Subject: ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. D-104/102 on Ground Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi.

Dea Sir/Madam,

Reference your application dated for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. fit. on Ground floor in the proposed building on Plot No. 328/1, Bijwasan New Delhi, at Rs. 210.00 (Rupees two hundred and ten only) per sq. fit.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms :**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

B.S. Ratti

For Gmt. Neelam Ratti
FLAT BUYER.

Pravin Agarwal

M. Singh
President

Chopra
BUILDERS

(e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.

(f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.

(g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

No. D-104 102 *Sund*

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

BPS Ratta

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	KAMLESH RATHI
2.	Father's/ Husband Name	:	LATE SH. B.P.S RATHI
3.	Property/Flat No. & Address	:	D-102, PALAM APARTMENT BIJWASAN N. DELHI - 110061
4.	Flat Area	:	850 SQFT
5.	Built Up Flat on floor	:	Ground Floor ~~First Floor~~ Second Floor GROUND FLOOR
6.	Use (Residence/Commercial) :	:	RESIDENTIAL
7.	Telephone No. Residence Office	:	011-28061467

Yours Faithfully

Date: 28-01-2008

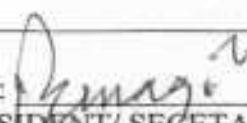
Signature: कमलेश राठी
Name: KAMLESH RATHI

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 28/1/08

Signature: 
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

Shri. RAJNEESH BAKSHI
C/o Shri P.R. Bakshi
10/9, Railway Colony, Sewa Nagar,
New Delhi-110003

Dated.....30.3.1983.

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. D-203 & D-204 on First Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi-110051

Dear Sir/Madam,

Reference your application dated 25.3.1983 for the allotment of Two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 1700 sq. ft. on First floor in the proposed building on Plot No. 328/1, Bijwasan, New Delhi, at Rs. 200/- (Rupees Two hundred only) only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area of flat, such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area. subject to minor variations

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms :**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

RAJNEESH BAKSHI

BUILDERS

D-203/204

MEMBERSHIP FORM

To, ✓
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: - *I have already been enrolled by this Association since 1995 H.*

1. NAME (IN BLOCK LETTERS) : RAJNEESH BAKSHI
2. Father's/ Husband Name : P. R. BAKSHI
3. Property/Flat No. & Address : D-203/204
Palam Apts. Bijwasan - 110061
4. Flat Area : 1700 Sq. Ft.
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
6. Use (Residence/Commercial) : Residence only
7. Telephone No. Residence : 28063261
- Office : _____

Yours Faithfully

Date: 29/01/2008

Signature: P. R. Sharma (attorney)
Name: P. R. BAKSHI

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted :

Date: - 27/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

D/A
Five copies -
of Agreements

CHOPRA PROMOTERS & BUILDERS

M-140 Greater Kailash II. Phone No, 6449002, 6419580 Fax;- 6419575

To,

Dated :-08/11/01

Mrs.Chitra Sharma & Sushil Sharma,
E-102,Ground Floor,
Palam Apartment, Bijwasan
New Delhi.

Sub;- Allotments of Additional Area of 27 sq.ft.

Dear Sir,

You are herewith allotted additional Area of 27 sq.ft. by extending front Verandah by 27 sq.ft. the payment of Rs 10,000/- against above area has been received by us.

The total area of your Flat will now be 900 sq.ft, This is favor of your information & records please.

Kindly acknowledge the receipt.

Thanking You,

For Chopra Promoter & Builder

Sarvesh Chopra
(Sarvesh Chopra)

Param Apartment & Commercial, Gurgaon
[Signature]
President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

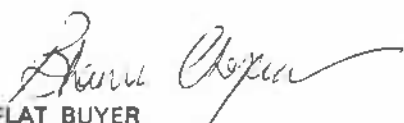
15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

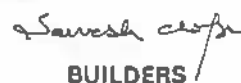
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 1,83,330/-
.....(Rupees One lakh eighty three thousand three hundred)
towards earnest money, and thirty only)

Sawesh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 1,83,330/- (Rupees One lakh eighty three thousand three hundred and thirty only) is enclosed herewith.

Witness :

1.

Sawesh Chopra
(Signature of Applicant)

2.

Transferred to Mrs. Chitra Sharma &
Mr. Sushil Sharma.

Sawesh Chopra

One Garage adjoining M-Block is also allotted
to Mr. Sushil Sharma & Mrs. Chitra Sharma.

Sawesh Chopra
6/12/03

Prattap Singh

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419576

MR. BHANU CHOPRA

M-140, Greater Kailash-II,

New Delhi-110048

Dated: 5.12.1991

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. E-102 on Ground Floor

at PALAM APARTMENTS

op. 328/1, Bijwasan, New Delhi

Dear Sir/Madam,

Reference your application dated.....for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 872 sq. fit on Ground floor in the proposed building on Plot No. 328/1, Bijwasan, New Delhi, at Rs. 210,000 (Rupees Two hundred & ten thousand only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Bhanu Chopra
FLAT BUYER

Palam Apartments
Manager

Chopra Promoters & Builders
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,


FLAT BUYER


BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : CHITRA SHARMA + SUSHIL SHARMA
2. Father's/ Husband Name : _____
3. Property/Flat No. & Address : E-102 Palam Apartments
Bijwasan - New Delhi
110061
4. Flat Area : 900 Sq Ft + Garage adjoining M-Block.
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
6. Use (Residence/Commercial) : Residence
7. Telephone No. Residence : 9312 9618 97
Office : _____

Yours Faithfully

Date: 28-1-2008

Signature: S. S.

Name: SUSHIL SHARMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted : _____

Date: - 28/1

Signature: [Signature]

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Thomas
Olivia Thomas
FLAT BUYER

Saurabh Chopra
BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 17,000.00. (Rupees seventeen thousand only) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 17,000.00 (Rupees seventeen thousand only) is enclosed herewith.

Thomas
Olivia Thomas
(Signature of Applicant)

Witness:

1. *Umesh*
C.I.L. CHHABRA D.N.C.
C-5, Community Centre
S.D.A. N. Delhi - 110016

2. *Rakesh*
(RAMESH KUMAR)
Oil & Natural Gas Commission,
Safdarjung Development Area,
New Delhi - 16.

Transferred to Mrs. Suresh Mathur w/o Sh. Rajinder Mathur
H/o E-103, Palam Apartments, Bignawan, New Delhi. The Garage
near E Block is also Transferred.

Passes:

Umesh

Olivia Thomas
4-7-1997

Olivia Thomas

4-7-1997

(For Mr. Suresh Mathur)

Suresh Chopra
4/7/97

D. C. Mathur.

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A. Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

Shri Suresh Thomas

... Smt. OLIVIA THOMAS ...

... C-5/14, Safdarjung Development Area,
New Delhi-110016

Dated 2.1.1983.

Suresh Chopra
Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. ~~E-103~~ 104 on Ground Floor
at Palam Apartments
on 328/1, Bijwasan, New Delhi.

Dea Sir/Madam,

Reference your application dated 31.12.82 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on Ground floor in the proposed building on Plot No. 328/1, Bijwasan, New Delhi, at Rs. 210.00 (Rupees two hundred and ten only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing — R.C.C.
- (c) Doors & Windows — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Olivia Thomas
FLAT BUYER

Suresh Chopra
Palam A

Suresh Chopra
BUILDERS

(e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.

(f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.

(g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

Thomas
Olivia Thomas
FLAT BUYER

Suresh Chopra
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>MRS. DEEPA MATHUR</u>
2.	Father's/ Husband Name	:	<u>MR. RAJENDRA MATHUR</u>
3.	Property/Flat No. & Address	:	<u>E-104, PALAM APARTMENTS</u> <u>BIJWASAN NEW DELHI-110061</u>
4.	Flat Area	:	<u>850 sq. ft. with Garage Near E-Block</u>
5.	Built Up Flat on floor	:	☒ Ground Floor ☐ First Floor ☐ Second Floor
6.	Use (Residence/Commercial) :		<u>RESIDENCE</u>
7.	Telephone No. Residence	:	<u>011- 65484169</u>
	Office	:	<u>9811031404, 9212484881</u>

Yours Faithfully

Date: _____

Signature: Deepa Mathur
Name: DEEPA MATHUR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 1,83,330/- (Rupees One lakh eighty three thousand three hundred and thirty only) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 1,83,330/- (Rupees One lakh eighty three thousand three hundred and thirty only) is enclosed herewith.

Suresh Chopra
(Signature of Applicant)

Witness :

1.

Transferred to Mrs. Sankita Rani w/o. Late Dr. J.L. Rani
H/o E-104, Indira Apartment, Brijwasi, New Delhi

2.

& Mrs. Deepa Malhotra w/o. Dr. Rajinder Malhotra
H/o E-104 Indira Apartment, Brijwasi, New Delhi.

x Sankita

Suresh Chopra
11/8/04.

Paramjit
Deepa Malhotra
President

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

MR. BHANU CHOPRA

M-140, Greater Kailash-II,

New Delhi-110048

Dated 5.12.1991

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. E-103 on Ground Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi

Dear Sir/Madam,

Reference your application dated for the allotment of two bed room residential flat in the proposed building.

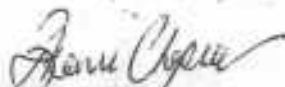
In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. ft on Ground floor in the proposed building on Plot No. 328/1, Bijwasan New Delhi, at Rs-210.00 (Rupees Two hundred and ten only) per sq. ft.

Allotment is made subject to the following terms & conditions :

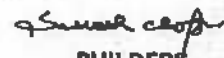
1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.


FLAT BUYER

Palam


BUILDERS

12/12/91

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,


FLAT BUYER


BUILDERS

E-103

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MRS. DEEPA MATHUR
2.	Father's/ Husband Name	:	MR. RAJENDRA MATHUR
3.	Property/Flat No. & Address	:	E-103, PALAM APARTMENTS BIJWASAN NEW DELHI-110061
4.	Fiat Area	:	873 sq ft
5.	Built Up Flat on floor	:	Ground Floor First Floor ~~Second Floor~~
6.	Use (Residence/Commercial) :		RESIDENCE
7.	Telephone No. Residence	:	011-65484169
	Office	:	9811031404, 9212484801

Yours Faithfully

Date: _____

Signature: Deepa Mathur
Name: Mrs. DEEPA MATHUR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

DUPLICATE

Mrs. Thankam Gopinath,
1-204, First Floor,
Palam Apartments, Bijwasan,
New Delhi-110061

Dated 5/01/07

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. 1-204 on First Floor
Palam Apartments, Bijwasan,
New Delhi-110061

Dear Sir/Madam,

Reference your application dated for the allotment of two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 873 Sft. sq. fit on First floor in the proposed building on
Plot No. New Delhi, at Rs. 2,00,000.00
(Rupees Two Lakhs only) only ~~Rs. 2,00,000.00~~

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Shahn Gahlot

FLAT BUYER

Amogh

Palam Apartment Complex, New Delhi

S. S. Chopra
BUILDERS
President

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MR. THANKAM GOPINATH
2.	Father's/ Husband Name	:	R. GOPINATH
3.	Property/Flat No. & Address	:	T-204, PALAM APARTMENTS BIJWASAN NEW DELHI - 110061
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor 973 sq ft
6.	Use (Residence/Commercial):	:	Residence
7.	Telephone No. Residence Office	:	2806 1468

Yours Faithfully

Date: 27-1-2008

Signature: Thankam Gopinath
Name: Thankam Gopinath

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: B. Nagaraj
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

OPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping set, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company stating which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER
Deepali Katyal


BUILDERS

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 34,000.00. (Rupees thirty four thousand only.) towards earnest money.

Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 34,000.00 (Rupees thirty four thousand only) is enclosed herewith.

(Signature of Applicant)

Deepali Katyal

Witness :

1. KVBalita
EPT 2, Surajmal Nagar
NDC - 110023

2. H-L Rudra
H-18, DDA Flats
Nandima Vihar, New Delhi - 28.

Transferred to Sh. Vijay Kumar & Mrs. Ravish Kumar
No 1-102, Subh Ashmita Byepass, New Delhi.

Chopra

Signature of Deepali Katyal
Amount

Signature of Jassal
Principal

Signature of Jassal

I-102

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

Shri J.S. JASSAL, / Mrs. Deepali Katyal

S/o Shri Uttam Singh Jassal, / S/o V.K. Katyal

D-41, Moti Bagh-I, / EC 319, Maya Enclave Dated 7.3.1983.

New Delhi-110021, / New Delhi 110021

Subject: ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. I-102 on Ground Floor
at Palam Apartments
on 328/1, Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated 7.3.83 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on Ground floor in the proposed building on Plot No. 328/1, Bijwasan New Delhi, at Rs. 210.00 (Rupees two hundred and ten only) per sq. ft.

Allotment is made subject to the following terms & conditions:-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms:**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

Deepali Katyal

BUILDERS

Palam Apartments

- (e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only Indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

No. I- 102

- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

- 6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

[Signature]
FLAT BUYER

[Signature]
BUILDERS

I-102

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>VIJAY KUMAR VERMA - RAVITA VERMA</u>
2.	Father's/ Husband Name	:	<u>CAPT. B. B. SINGH - VIJAY KUMAR VERMA</u>
3.	Property/Fiat No. & Address	:	<u>I-102, PALAM APARTMENT</u> <u>BIJWASAN</u> <u>N. DELHI - 110061</u>
4.	Flat Area	:	<u>850 SQFT</u>
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor Second Floor</u> <u>GROUND FLOOR</u>
6.	Use (Residence/Commercial) :	:	<u>RESIDENTIAL</u>
7.	Telephone No. Residence	:	<u>011-28061467</u>
	Office	:	<u>9868537883</u>

Yours Faithfully

Date: 27-1-2008

Signature: [Signature]
Name: VIJAY KUMAR VERMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 27/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION
President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U., cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

Signature
BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 1,83,330/- (Rupees One lakh eighty three thousand three hundred and thirty only) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 1,83,330/- (Rupees One lakh eighty three thousand three hundred and thirty only) is enclosed herewith.

(Signature of Applicant)

Witness :

1. *Shri Mahesh*
C-2/103, Panch Puri,
New Delhi - 110058

2.

Transferred to *Shri J. N. Kalia* 40 P. Ram Nath Kalia.
A-3 Flat No 36, MANAV APARTMENTS, PACHAUN VIHAR, NEW DELHI-63.

Suresh Chopra

Transferred to *Shri Vikram Kalia* 41, *Shri J. N. Kalia* 42 & *Shri Rishi Kalia* w/o *Shri Vikram Kalia* 41, E-104, Kalyan Apartments
N. Delhi

Suresh Chopra
18/12/02

18/12/02

18/12/02

12/10/11
19/12/2002

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6448002, 6419575

MR. SARVESH CHOPRA
M-140, Greater Kailash-II,
New Delhi-110048

Dated 07.12.1991

Subject : ALLOTMENT LETTER FOR RESIDENTIAL COMMERCIAL

Flat No. I-104 on Ground Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi

Dear Sir/Madam,

Reference your application dated for the allotment of two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 873 sq. fit on Ground floor in the proposed building on
Plot No. 328/1, Bijwasan, New Delhi, at Rs. 210,000
(Rupees Two hundred and ten only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or
by the company resulting in reduction or increase in the above mentioned area or its location such
change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except
that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative
and subject to changes either by the architects or builders before or during the course of construction
without any objection or claim from the flat buyer(s). The building will be of good specifications
and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in
Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters
of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins
and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

PALAM

SARVESH
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

S. Chopra
BUILDERS

FLAT BUYER

POSSESSION-LETTER



KNOWN ALL MEN BY THESE PRESENTS THAT
of Shri J.N. Kalia & Smt. Ritula Kalia wife of Vikrant Kalia both Resident of H-
626, Palam Vihar, Gurgaon (Haryana), handed over the physical vacant possession
flat No. I-104, Ground Floor, Palam Apartment, V.P.O. Bijwasan, New Delhi,
bearing Khasra No. 328/1 situated in the revenue estate of Village Bijwasan, New
Delhi (hereinafter referred to as the said property), to Shri Parveen Kumar Son of
Shri Partap Singh Resident of V.P.O Jassor Kheri, Bhadurgarh (Haryana) as per the
terms and conditions of agreement to sell dated _____ at New Delhi on this
_____ day of December, 2006, in the presence of the following witnesses.

WITNESSES:-

1. *Unmed Singh*

Unmed Singh S/o Sh. Sureat Singh
83, H.B.C JIND Haryana

POSSESSION HANDED OVER

2. *Ashok Rana*

Ashok Rana S/o Sh. Hoshwar Singh
B-201 Palam apartment
Bijwasan N.D-61.

POSSESSION TAKEN OVER

ATTESTED

NOTARY

Kanabhera, New Delhi

13 DEC 2006



(4)

15. That the said General Power of Attorney is for consideration hence irrevocable and same will not be revoked/canceled in any circumstanced.

AND I/We, the Executant/s, do hereby specifically mention that the acts, deeds and things done and things done or get done by my/our attorney by virtue of this power of attorney, in respect of the said property shall be construed as the acts, deeds and things done by me/us.

IN WITNESSES WHEREOF, I/We, the executant(s), have executed this General Power Attorney, which shall be irrevocable, at New Delhi on this 1st day of December, 2006, in the presence of the following witnesses:-

WITNESSES:-

1. *Umed S. S/o*
Sh. Surat Singh
83, H.B.C. JIND Haryana

2. *Ashok Ram*
B-201 Palam appartement
Bijwasan N.D-61-

Umed S.
Umed S.

EXECUTANTS



ATTESTED

U

NOTARY

Kapashera, New Delhi, India

13 DEC 2006

8. To execute, sign and present for Registration, before the proper Registering Authority, proper Sale/Conveyance Deed for conveying my/our rights, interest, liens and titles in the said property or any part thereof, in favour of the intending purchaser(s) and for the purpose of conveying the same absolutely and forever, in favour of the intending purchaser(s) or his nominee/s to do all acts, deeds and things which are necessary for the purpose i.e. or receive thereof, to said purchaser or his/her/their nominee(s), either physical or constructive, as may be feasible.
9. To file/defend any suit in any court of law any matter concerning the said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make any statements, applications, affidavit, undertaking etc. for and on my/our behalf and in my/our name.
10. To execute the deed of land/declaration or any other deed to present the same for registration to the competent registering Authority, to admit the execution, to get the same registered.
11. To execute, sign and present all kinds of suits, writs complaints, petition, revisions, written statements, appeals etc. in law courts i.e. Civil Criminal or Revenue and/or Tribunal and to proceed in all proceeding before arbitration or any other authority, in my/our behalf and in any matter concerning the said property or any matter incidental thereto.
12. To execute a rectification deed of any deed(s) executed in respect of the said property and to get the same registered in the office of the Sub-Registrar concerned.
13. To appoint any other persons(s) as may attorney, authorizing him/her to do all or any of the above acts or other acts, which have not been specifically mentioned herein above, and in the opinion of my/our attorney, ought to be done, executed or performed in respect of the said Flat or any matter incidental thereto and to cancel, withdraw or revoke the powers so conferred upon the said attorney.
14. To receive compensation or alternative flat in the case the acquirement of above said property from concerned authority.

Ab
hitalo

Param Arjun Choudhary
Param Arjun

Contd...4/-

(2)

1. To manage, control and supervise the affairs of the said Flat and for purpose, to have the physical possession thereof, to present me/us before any office/authority of any State/Central Government or local body i.e. Delhi electricity Board/D.J.B./M.C.D/DDA /Revenue and/or competent authority, which may be connected and/or concerned with the said property in any manner whatsoever and to make any on my/our behalf and in my/our name in respect of the said property or any matter incidental thereto.
2. To get water/sewer/electric/power connections and other services in the said property and for the purpose to do all acts, deeds and things, which are necessary for the same.
3. To make construction/addition/alteration on the said property after seeking permission from the concerned/competent authority in this regard for the purpose, to apply for land get the plans sanctioned, if required, and get the authorized quotas of building materials and engage any labour/construction/architect etc. for the purpose.
4. To get the Flat assessed for house tax, to pay same and to get refund thereof, if paid in excess.
5. To let out the said Flat in full or in part to any intending tenant(s), to receive rents in his/her/their own name, issue receipts thereof, under his/her/their own signature and deal with the tenant(s) in any lawful manner & spend rent money any manner.
6. To negotiate, agree to sell or dispose of or transfer by way of exchange, lease (whether permanent or for long or short period) entire property or any part thereof, at such terms, which my/our attorney may, in his/her/their sole discretion, deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser, to receive earnest money/full and final payment in his name and give receipts thereof.
7. To apply for and get the sale permission/No Objection Certificate/status Report from the competent authority or any other kind of permission from the office of the Competent Authority, for the sale, transfer of my rights, interest, liens and titles in the said property or any part thereof, in favour of intending purchaser(s) or his/her/their nominee(s).

Mo
litel

Contd...3/-



दिल्ली DELHI

D 857774

GENERAL POWER ATTORNEY

This GENERAL POWER OF ATTORNEY is made and executed at New Delhi on this 1st day of December, 2006 by Shri Vikrant Kalia Son of Shri J.N. Kalia & Smt. Ritula Kalia wife of Vikrant Kalia both Resident of H-626, Palam Vihar, Gurgaon (Haryana) (hereinafter referred to as the Executants.) do here by appoint, nominate, authorize and constitute Shri Parveen Kumar Son of Shri Partap Singh Resident of V.P.O Jassor Kheri, Bhadurgarh (Haryana), as our true and lawful General Attorney.

WHEREAS the Executants are the sole, exclusive and absolute owner and in possession of flat No. I-104, Ground Floor, Palam Apartment, V.P.O. Bijwasan, New Delhi, bearing Khasra No. 328/1 situated in the revenue estate of Village Bijwasan, New Delhi (hereinafter referred to as the "said Flat").

And Whereas the executant hereby authorize and appoint said attorney to do the following acts, deeds and things in respect of the said flat and hence this General Power Attorney witnesses as under:-

[Handwritten signature]
Ritula

Contd...2/-

[Handwritten signature]
Parveen Kumar

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS)
2. Father's/ Husband Name
3. ~~Property~~/Flat No. & Address
4. Flat Area
5. Built Up Flat on floor
6. Use (Residence/Commercial) :
7. Telephone No. Residence
Office

SH. PARVEEN KUMAR
LATESH PARTAP SINGH
I-104
PALAM APARTMENT
BIJWASAN N.D-61
873 S.F.

Ground Floor First Floor Second Floor

Residence

65 83 56 26

Yours Faithfully

Date: 28/01/2008

Signature: Parveen Kumar
Name: PARVEEN KUMAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 28/1

Signature

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purchases as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office along with a check/bank draft of Rs. 4,66,500/- (Rupees four lakhs sixty six thousand five hundred only) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 4,66,500/- (Rupees four lakhs sixty six thousand five hundred only) is enclosed herewith.

Witness :

1.

2.

Harish
(Signature of Applicant)

Prakash
Prakash Associates

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

(i) MRS. CHARRU HURIA MALHOTRA W/O MR. KAPIL MALHOTRA

(ii) MR. KAPIL MALHOTRA S/O MR. M.L. MALHOTRA

D-827, TYPE - III

MANDIR MARG, NEW DELHI

Dated.....15/8/2004

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. I-302 on IInd Floor

PALAM APARTMENTS

BITWASAN, NEW DELHI

Dear Sir/Madam,

Reference your application dated 19.5.2004 for the allotment of Two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 SQ. FT. sq. fit on IInd floor in the proposed building on Plot No. New Delhi, for Rs. 6,50,000/- (Rupees SIX LACS FIFTY THOUSAND ONLY ~~XXXXXX~~)

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Charru
FLAT BUYER

Pranav
President

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

Rs. 50,000/-	Ch. No. 33195 Dt. 21/5/84	(1)	10% at the time of booking
Rs. 20,000/-	Ch. No. 728158 Dt. 6/8/84	(2)	10% on completion of foundation
Rs. 2,53,000/-	Ch. No. 784016 Dt. 10/8/84	(3)	10% on completion of ground floor roof
Rs. 20,000/-	Ch. No. 624969 Dt. 10/8/84	(4)	10% on completion of first floor roof
Rs. 1,43,500/-	Ch. No. 784017 Dt. 16/10/84	(5)	10% on completion of second floor roof
		(6)	10% on completion of entire superstructure
		(7)	10% on completion of all brick work
		(8)	10% on completion of internal and external plastering
		(9)	10% on completion of electrical and sanitary work
		(10)	10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

[Signature]
FLAT BUYER

[Signature]
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>KAPIL MALHOTRA</u>
2.	Father's/ Husband Name	:	<u>Sh. M.L. MALHOTRA</u>
3.	Property/Flat No. & Address	:	<u>T-302, PALAM APTU.</u> <u>BIJWASAN, N.D-61</u>
4.	Flat Area	:	<u>873 sq. ft.</u>
5.	Built Up Flat on floor	:	<u>Ground Floor</u> <u>First Floor</u> <u>Second Floor</u>
6.	Use (Residence/Commercial) :		<u>RESIDENTIAL</u>
7.	Telephone No. Residence Office	:	<u>9811017736</u>

Yours Faithfully

Date: 27 JAN 08

Signature: Kapil Malhotra
Name: KAPIL MALHOTRA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

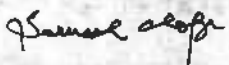
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 1,74,600/-
.....(Rupees One lakh seventy four thousand & six hundred.)
towards earnest money.

S. Ram Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 1,74,600/-(Rupees One lakh seventy four thousand and six hundred only)

Sh. d.
(Signature of Applicant)

Witness :

1. *O.P. Mahesh*
C-II/103 Janak Puri,
New Delhi.

Ram Singh

2.

I hereby transfer the flat to MR. CHET SINGH S/o MR. CHISU RAM on payment of Rs 3,95,000/- (Three lac and Ninety Five Thousand only) as per details under:-

Cheque No. 365359 dtd. 18-02-06 drawn on The Delhi State Co-operative Bank Ltd, Bijnagar, New Delhi-61 amounting to Rs. 3,95,000/- (Three lac and Ninety Five Thousand only) in favour of Sh. Shivi Chopra.

Sh. d.

Transferred to Sh. Ram Narain Verma No B.M.1142 MARUTI VEHIC, CHASTAR PUR
8159 Gurgaon, HARYANA

S. Ram Chopra

Ram Niwal Verma
2-06-06

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

SHRI SHIVI CHOPRA

M-127, Greater Kailash-II,

New Delhi-110048

Dated 5.6.1993

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. I-303 on Second Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. fit on Second floor in the proposed building on Plot No. 328/1, Bijwasan, New Delhi, at Rs. 200/- (Rupees Two hundred only) per sq. fit.

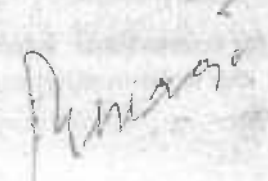
Allotment is made subject to the following terms & conditions:

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0' in both the toilets.


FLAT BUYER


BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

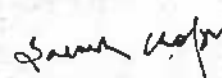
6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,


FLAT BUYER


BUILDERS

I-303

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>RAM NIWAS VERMA</u>
2.	Father's/ Husband Name	:	<u>SH. MATA CHAND VERMA</u>
3.	Property/Flat No. & Address	:	<u>I 303 1 SECOND FLOOR.</u> <u>PALAM APARTMENT</u> <u>328/1 BIJWASAN (NEW DELHI)</u>
4.	Flat Area	:	<u>873 SF.</u>
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor ✓
6.	Use (Residence/Commercial) :		<u>Residence</u>
7.	Telephone No. Residence	:	<u>9911287476.</u>
	Office	:	<u>95124-2364109.</u>

Yours Faithfully

Date: 28-01-08

Signature: Ram Niwas Verma
Name: RAM NIWAS VERMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted :

Date: - 29/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Reg. No.
810

Reg. Year
2005-2006

Book No.
3



Ist Party वसीयत कर्ता

IInd Party



Witness गवाह

Ist Party

IInd Party

Ist Party वसीयत कर्ता
:- Arti Dalal and Sreela

IInd Party दावेदार :- Ramniwas

Witness गवाह Brijesh Gaiinder

Certificate (Section 6)

Registration No. 810 in Book No. 3 Vol No 321

page 15 to 18 on this date 04/02/2005 day Friday
and left thumb impressions have/has been taken in my presence.

04/02/2005

Sub Registrar
Sub Registrar IX
New Delhi/Delhi

This is my last and final will regarding the said property.

In the end, I declare that I have made this will voluntarily without any outside pressure, in full possession of my senses.

In witness whereof, I, the Testator have signed this WILL at Delhi, on day, month and year first above written in the presence of the following witnesses.

WITNESSES:-

1. RC.NO.12806
BRIJESH KUMAR AGGARWAL S/O BAIJ
NATH AGGARWAL R/O VILL. SAMALKA NEW
DELHI

TESTATOR

~~ESTATE~~
GAJINDER SINGH

S/O JAWAHAR SINGH

Kr 1082 VILL. BITWASAN
N-D-6

Amas

Your Electricity Bill

As per ULMC directives payment above
Rs. 4000/- is payable only by Cheque/DD.
Please note for future payment.

Name: Ram Niwas Saini

Address: Keshar Dev Saini
Flat No K-101 G/F
Palam Apartment
Bijwasan-1 10061

CRN No.: 2521145606

New K. No.: 2521 G875 0068

Cycle No.: 25 / 8

Book No.: G875

R.S. No.: BJA010050AAA

Bill No.: 799791

Your bill amount payable

Rs. 730.00

Due by : 22-01-2008 *

Bill month : Jan '08

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

District: Vasant Kunj

Circle: South

Highlights

Units consumed	Current month charges (Rs.)	Arrears (Rs.)
298	731.36	6.52

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: 42 89 55 56

Nearest customer care & payment centre:

Sector-C, Pocket 9

Vasant Kunj

New Delhi-110 070

Business Manager: Mr. Shaikat Khan

Commercial Officer: Mr. M. Mishra

Amount with LPSC within 30 days after due date : Rs. 740.00

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

Bill Basis: Actual

Date of bill: 07-01-2008

Last payment received on: 16-11-2007 : Rs. 540.00

Payment accounted upto: 30-12-2007

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

Due to book transfer your K.NO has changed from 2521 2018 0047 To 2521 G875 0068 hence forth you will get Bi-monthly bill.

SAVE ELECTRICITY



**LET'S DO IT
TOGETHER**

TIPS FOR ENERGY CONSERVATION:

1. Set your AC at 25°C. Start it one hour later and switch it off one hour earlier.
2. Set your refrigerator's temperature setting knob at medium position.
3. Switch off all electrical and electronic devices (TVs, PCs, Microwaves, DVD Players etc.) from the main switch. These devices if not switched off from the main switch and put on 'Stand-by' mode continue to consume electricity.
4. To avoid leakage of electricity, always use Earth Leakage Circuit Breakers or Residual Circuit Breakers in the circuit.

3396
4/2/05



W I L L

IC No. XXI/24/HQ/DOV

This will is made at New Delhi on 4.2.2005 by MRS.
SAREELA MAZUMDAR W/O COL. A.N. MAZUMDAR R/O 325. DUM DUM
PARK KOLKATTA-55. (hereinafter called the "TESTATOR")

Whereas I am owner and in possession of FLAT NO. K-101,
(1/2 SHARE) PALAM APPARTMENTS GROUND FLOOR TOTAL COVERED AREA
83.7 SQ. YDS. ON PLOT NO. 328/1 SITUATED IN THE ARE OF VILLAGE
BIJWASAN NEW DELHI. and bounded as under:

EAST: PALAM APPARTMENT 3 STOREY BLOCK
WEST: PALAM APPARTMENT 3 STOREY BLOCK
NORTH: PALAM APPARTMENT 3 STOREY BLOCK
SOUTH: INTERNAL ROAD

I willingly make this will that after my death my said
property shall go devolve on SH. RAM NIWAS SAINI S/O SH.
KESHAR DEV SAINI R/O VPO BIJWASAN NEW DELHI-110061. will
become the absolute owner of the said property transferred
and substituted in his/their own name shall use and enjoy
the said property without any claim or demand by my legal
heirs.

My legal heirs will have no connection or concern of
any nature with the said property under any circumstances.

CONTD...P2/-

S. Mazumdar

Date 04/02/2005

Deed Related Detail

Deed Name WILL

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Bijwasan

Place (Segment) Bijwasan

Soil Type Residential

Area of Soil 83.70 वर्ग मज

Area of Building 0 वर्ग फुट

Building Type Class B

Money Related Detail

Value 250,000.00 Rupees

Value of Stamp Duty 12,500.00 Rupees

Value of Registration Fee 3.00 Rupees

Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Arti Dalal and Sreela S/o, VPo Ranita Bhiwari
W/o Col S Sahu and in the presence of the Registrar/ Sub Registrar, Delhi this 04/02/2005 day Friday
between the hours of

J. Mezmudar
Signature of

[Signature]
Registrar Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt Arti Dalal and Sreela
and Shri/Smt./Km. Ramu was
Who is/are identified by Shri/Smt/Km. Brijesh S/o W/o D/o Baij R/o
and Shri/Smt./Km Gajinder S/o W/o D/o Jawahar R/o 1059 Bijwasan Nd
(Marginal Witness). Witness No. II is known to me. Contents of the document,
Contents of the document explained to the parties who understand the conditions and admit them as correct.

Date 04/02/2005

J. Mezmudar

[Signature]
Registrar Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Reg. No. 811 Reg. Year 2005-2006 Book No. 3



Ist Party वसीयत कर्ता



IIInd Party

Witness गवाह

Ist Party

IIInd Party

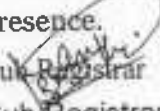
Ist Party वसीयत कर्ता Arti Dalal and Sreela :-

IIInd Party दावेदार :- Ramniwas

Witness गवाह Brijesh Gajinder

Certificate (Section 6)

Registration No.811 in Book No.3 Vol No 321
on page 19 to 22 on this date 04/02/2005 day Friday
and left thumb impressions have/has been taken in my presence.


Sub Registrar IX
New Delhi/Delhi

Date 04/02/2005

This is my last and final will regarding the said property.

In the end, I declare that I have made this will voluntarily without any outside pressure, in full possession of my senses.

In witness whereof, I, the testator have signed this will at Delhi, on day, month and year first above written in the presence of the following witnesses.

WITNESSES:-

1. RL NO. 12806
BRIJESH KUMAR AGGARWAL S/O BALU
NATH AGGARWAL R/O VILL. SAMALKHA MEH.
DELHI

TESTATOR

~~2. S/O~~
GAJINDER SINGH
S/O JAWAHARSINGH
H/O 1082 VILL. JAWAHARNAGAR

3395
4/2/05



W I L L

LONG SIXTYBY

This will is made at New Delhi on 4.2.2005 by MRS.
AARTI DALAL D/O COL. S. SAHU R/O VPO RANILA DISTT. BHIWANI
HARYANA (hereinafter called the "TESTATOR")

Whereas I am owner and in possession of FLAT NO.K-101.
(1/2SHARE) PALAM APPARMENTS GROUND FLOOR TOTAL COVERED AREA
83.7 SQ.YDS. ON PLOT NO.328/1 SITUATED IN THE ARE OF VILLAGE
BIJWASAN/NEW DELHI. and bounded as under:

EAST: PALAM APPARTMENT 3 STOREY BLOCK

WEST: PALAM APPARTMENT 3 STOREY BLOCK

NORTH: PALAM APPARTMENT 3 STOREY BLOCK

SOUTH: INTERNAL ROAD

I willingly make this will that after my death my said
property shall go devolve on SH. RAM NIWAS SAINI S/O SH.
KESHAR DEV SAINI R/O VPO BIJWASAN NEW DELHI-110061. will
become the absolute owner of the said property transferred
and substituted in his/their own name shall use and enjoy
the said property without any claim or demand by my legal
heirs..

My legal heirs will have no connection or concern of
any nautre with the said property under any circumstances.

CONTD...P2/-

Aarti

Deed Related Detail

Deed Name: W.I.

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Bijwasan

Place (Segment) Bijwasan

Soil Type Residential

Area of Soil 83.70 वर्ग गज

Area of Building 0 वर्ग फुट

Building Type Class B

Money Related Detail

Value 250,000.00 Rupees

Value of Stamp Duty 12,500.00 Rupees

Value of Registration Fee 3.00 Rupees

Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Arti Dalal and Sreela S/o, VPo Ranila Bhiwari
 W/o Col S Sahu and the presence of the Registrar/ Sub Registrar, Delhi this 04/02/2005 day Friday
 between the hours of

Signature of

Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Execution admitted by the said Shri/Smt Arti Dalal and Sreela
 and Shri/Smt./Km. Ramniwas

Who is/are identified by Shri/Smt/Km. Brijesh S/o W/o D/o Bajj R/o
 and Shri/Smt./Km Gajinder S/o W/o D/o Jawahar R/o 1059 Bijwasan Nd
 (Marginal Witness). Witness No. II is known to me. Contents of the document.

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

Date 04/02/2005

Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi



- : 4 : -

19. To get the building plan sanctioned from the competent authority and to get the construction done on the said property as per approved building plan and to obtain occupation certificate after completion of the construction.

20. This General Power of Attorney shall be irrevocable.

21. To submit necessary documents in the offices of M.C.D., D.V.B., B.J.B., D.D.A., L & D.O., D.S.F.S. and other department relating to the said property to apply for and get the house tax assessed on the said property to deposit the house Tax, take the receipt of the payment of the House tax and do all such formalities.

22. I hereby agree to ratify and confirm all and whatsoever my said attorney shall do or cause to be done by virtue of this deed of General power if attorney shall be considered as I could do the same my self, if I present personally.

I/We do hereby confirm that all actions done by my/our said attorney shall be binding on me/us personally.

In witnesses whereof I/we has signed this power of attorney is made at New Delhi in the presence of the following witnesses.

WITNESSES:

1. RC.NO.12806
BRIJESH KUMAR AGGARWAL S/O BAIJ NATH
AGGARWAL R/O VILL. SAMALKA NEW DELHI

EXECUTANT

2. ~~GADINDER SINGH~~

to JAWANAR SINGH

Mo-10PEVILL, BIJWAN

N'D-61



- 3 -

10. To deposit and withdraw the security amount from the concerned authority connected thereto in his/her own name.
11. To apply the mutation before the concerned office in his/her own name or the names of the intending purchasers of the said plot/property.
12. To get the sale deed executed and get it registered before the concerned Sub-Registrar and to receive the sale consideration in full and final.
13. To apply and get any compensation amount/alternative accommodation if awarded by any of the concerned authority in lieu thereof.
14. To let out the said plot/property or part thereof to any person, execute the lease/rent deed realize the rent from the said tenant(s) in his/her own name to do all such acts, deed and things.
15. To appoint further attorney, arbitrators, and advocates etc.
16. To appear before any court, to file any suit against any person connected with any dispute and generally to do such above functions, to submit, sign, all the documents in connection with the said plot/property.
17. The said attorney is fully authorized to sell the said plot/property to any person(s) he/she deem fit and receive the consideration and get the same duly registered.
18. To appear on my/our behalf give statement before the concerned authority on my/our behalf in respect of the said plot/property.

CONTD..4..

S. Mazumdar

Aorka

रामनिवास



-: 2 :-

And whereas to manage, control and supervise the said property No. the executant do hereby appoint and constitute the said General Power of Attorney to do the following acts, deeds and things in our name and our behalf as under:

1. To manage, control and supervise the said plot/property in all respects and to represent me/us for each and every concern on my/our behalf.
2. To deposit any dues, taxes, lease money, house tax, regarding the said plot/property to the concerned authorities on demand.
3. To file affidavit or reply any letters or notice issued by the concerned authority or other department in respect thereof.
4. To sign, verify, present and pursue all kind of suits, application, affidavits, review, revisions in all the courts and departments concerned from lowest to highest jurisdiction in respect thereof.
5. To deal with all matters with all the local competent revenue and other concerned authorities in respect thereof.
6. To apply and get all kind of sale permission, income tax clearance certificate for the transfer of the plot/property.
7. To sell, mortgage, lease, relinquish otherwise and to deal with the said plot/property execute the sale deed and documents, admit its execution, transfer to take possession to receive the consideration amount in his/her own name and get the same duly registered before the Sub-Registrar concerned.
8. To sign and execute the supplemental deed of the sale deeds, other deeds of the said plot/property.
9. To apply and get water, electricity, sewerage connection from the appropriate authority.

बिमलेश

Aork

S. Mejjindar

CONTD..3..

Reg. No.
960

Reg. Year
2005-2006

Book No.
4

This Paper will be



Ist Party

पेशकर्ता



IInd Party

प्राधिकर्ता



Witness

गवाह

Ist Party

IInd Party

Ist Party पेशकर्ता :- Arti Dalal and Sreela

IInd Party प्राधिकर्ता :- Ramniwas

Witness गवाह Brijesh

Gajinder

ertificate (Section 6)

Registration No.960 in Book No.4 Vol No 703

on page 190 to 193 on this date 04/02/2005

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

day Friday

Sub Registrar

Sub Registrar IX

New Delhi/Delhi

Date



ICNO 50/XX/04 3394

02AA 719995

पा/05 ICNO 00902200 8248529

GENERAL POWER OF ATTORNEY (WITH CONSIDERATION)

Stamp duty 5%

KNOW ALL MEN BY THESE PRESENTS THAT WE, MRS. ARTI DALAL D/O COL. S. SAHU R/O VPO RANILA DISTT. BHIVANI HARYANA & MRS. SREELA MAZUMDAR W/O COL. A.N. MAZUMDAR R/O 325, DUM DUM PARK KOLKATTA-55, do hereby nominate, constitute and appoint SH. RAM NIVAS SAINI S/O SH. KESHAR DEV SAINI R/O VPO BIJWASAN NEW DELHI-110061, as our true and lawful attorney to act in our name and on our behalf to do the following acts deeds & things in our following property.

Whereas the executant are the absolute owner and in possession of FLAT NO. K-101, PALAM APPARMENTS GROUND FLOOR TOTAL COVERED AREA 83.7 SQ.YDS. ON PLOT NO. 328/1 SITUATED IN THE ARE OF VILLAGE BIJWASAN NEW DELHI, and bounded as under:
EAST: PALAM APPARTMENT 3 STOREY BLOCK
WEST: PALAM APPARTMENT 3 STOREY BLOCK
NORTH: PALAM APPARTMENT 3 STOREY BLOCK
SOUTH: INTERNAL ROAD

And Whereas the executant is purchase the above said property from SHRI SACHDEV SAHU SON OF LATE MAJOR RADHA KISHAN R/O RANILA DISTT. BHIVANI HARYANA, VIDE G.P.A. REGD. NO. 4677, BOOK NO. IV, VOL. NO. 329, ON PAGES 173 TO 176 ON DATED 11.7.2002 BEFORE S.R. IX KAPASHERA NEW DELHI-37.

And whereas the executant have received a sum of RS. 2,50,000/- (RUPEES TWO LACS FIFTY THOUSAND ONLY) from the said General attorney and acknowledge the same before the S.R.-IX, Kapashera, New Delhi.

Now We the above named Executant being a very much busy person cannot perform all the necessary formalities of the management of the above said property, our self personally and feel very much difficulties in this regard. Hence the above said attorney is hereby authorised to the following acts, deeds & things in connection with the above said property.

Arti

S. Mazumdar

CONTD...2...

अतिरिक्त

Deed Related Detail

Deed Name GPA WITH CONSIDERATION

Land Detail

Tehsil/Sub Tehsil Sub Registrar IV

Village/City 1000 Bijnawan

Place (Segment) Bijnawan

Soil Type Residential

Area of Soil 12500 8370 बीघा गज

No. 141029

This Paper of Rs. 9196/-

to. Ram Niwas Sam No

S/o. Bijnaw Type Class B

Address Keshav Dev Sam No

through Cms

Money Related Detail

Value 250,000.00 Rupees

Value of Stamp Duty 12,500.00 Rupees

Value of Registration Fee 1.00 Rupees

Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Anil Dalal and Sreela S/o, VPo Ranila Bhiwari

W/o Col S Sahu and the presence of the Registrar/ Sub Registrar, Delhi this 04/02/2005 day Friday between the hours of

Signature of

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt Anil Dalal and Sreela and Smt./Km. Ramniwas

Who is/are identified by Shri/Smt./Km. Brijesh S/o W/o D/o Brij R/o and Shri/Smt./Km Gajinder S/o W/o D/o Jawahar R/o 1059 Bijnawan Nd

(Marginal Witness). Witness No. II is known to me. Contents of the document.

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

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Date 04/02/2005

Harti

S. Mazumdar

रामनिवास

K-101

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>SHRI. RAMNIWAS-SAINI</u>
2.	Father's/ Husband Name	:	<u>SHRI-KESHRDEVJI-SAINI</u>
3.	Property/Flat No. & Address	:	<u>FLAT NO. K-101</u> <u>PALAM APARTMENT</u> <u>BIJWASAN NEW DELHI-61</u>
4.	Flat Area <u>850 sq.ft.</u>	:	<u>GROUND FLOOR</u>
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor Second Floor</u> <u>RESIDENCE</u>
6.	Use (Residence/Commercial) :	:	<u>011-28061076</u>
7.	Telephone No. Residence	:	
	Office	:	

Yours Faithfully

Date: 28-01-2008

Signature: रामनिवास
Name: _____

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 20/1

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Anil Mayekar
FLAT BUYER

For Chopra Promoters & Builders

Suresh
BUILDERS Partner

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. (Rupees) towards earnest money.

For Chopra Promoters & Builders

Suresh Chopra Partner
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. (Rupees) only) is enclosed herewith.

Anil Majumdar
(Signature of Applicant)

Witness :

1. *1. 221*
(K. DIAL)
D-103, Salun Hoshnagar,
Main Road, Gurgaon.
Haryana 122001.
- 2.

P. Singh
Promoters & Builders

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

K-301
Mrs. Anita Magotra

BD-33A

Shalimar Bagh (West)

New Delhi - 110088

Dated 13/12/05

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. K-301 on 2nd Floor
Palm Apartments, Bijwasan
New Delhi

Dear Sir/Madam,

Reference your application dated for the allotment of two bedroom
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 873 sq. fit on 2nd floor in the proposed building on
Plot No. Bijwasan New Delhi, at Rs. 3,50,000/-
(Rupees Three lakhs fifty thousand only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Anita Magotra
FLAT BUYER

For Chopra Promoters & Builders

Builder's Partner

CHOPRA PROMOTERS & BUILDERS

- (e) Wall Finishings -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcoat or equivalent cement paint will be provided on outside walls of the building.
- (f) Electricity -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) Kitchen -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plan at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. *Full and final payment received.*
~~Instalments and towards payment of the flat shall be paid at intervals as shown below :~~

Received :-

1/ Chq. No. 167684

dt. 6.12.2005 for

Rs. 3,00,000/-

2/ Chq. No. 167686

dt. 6.12.2005 for

Rs. 50,000/-

Both drawn on Union Bank of India, Shalimar Bagh, Delhi-52.

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

Anil Mayoria
FLAT BUYER

Chopra Promoters & Builders
Partners

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>Mrs. Anita Magotra</u>
2.	Father's/ Husband Name	:	<u>R. K. Magotra</u>
3.	Property/Flat No. & Address	:	<u>K-301, G Floor</u> <u>Palam Apts</u> <u>Bijwasan, N. Delhi 61</u>
4.	Flat Area	:	<u>873 Sqft</u>
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor/ Second Floor</u>
6.	Use (Residence/Commercial) :		<u>Residence</u>
7.	Telephone No. Residence	:	<u>011-65040320</u>
	Office	:	

Yours Faithfully

Date: 28/1/08

Signature: Anita Magotra
Name: Mrs. ANITA MAGOTRA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 28/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs..... (Rupees.....) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs..... (Rupees..... only) is enclosed herewith/
already paid.

Witness :

1.

Maulana
(Signature of Applicant)

29/8/04

2.

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Manohar
FLAT BUYER
29/9/04

Savish Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

1) Rs. 53,000/- Cheque No. 784996 dt. 21.5.2004	(1) 10% at the time of booking
1) Rs. 4,00,000/- Cheque No. 728153 dt. 22.6.2004	(2) 10% on completion of foundation
1) Rs. 2,16,500/- Cheque No. 728155 dt. 1.7.2004	(3) 10% on completion of ground floor roof
	(4) 10% on completion of first floor roof
	(5) 10% on completion of second floor roof
	(6) 10% on completion of entire superstructure
	(7) 10% on completion of all brick work
	(8) 10% on completion of internal and external plastering
	(9) 10% on completion of electrical and sanitary work
	(10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

Manohar
FLAT BUYER
29/5/04

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

I-301

Shri M.L. Malhotra
S/o. Late Shri H.N. Malhotra
D-827, Type III, Mansir Marg,
NEW DELHI.

Dated 5.8.2004

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. I-301 on IInd Floor
Palem Apartment
Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated 19.5.2004 for the allotment of Two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 Sq. Ft. sq. fit on floor in the proposed building on Plot No. New Delhi, for Rs. 6,52,830/-
(Rupees Six Lacks Fifty thousand only) only

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Manohar
FLAT BUYER

29/8/04

Muzeh

Suresh Chopra
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	M.L. MALHOTRA
2.	Father's/ Husband Name	:	Late Sh. H.R. Malhotra
3.	Property/Flat No. & Address	:	Flat no. J-301 Palam Apartment, N.D.
4.	Flat Area	:	83 meter appx.
5.	Built Up Flat on floor	:	~~Ground Floor~~ First Floor Second Floor
6.	Use (Residence/Commercial):	:	Residence
7.	Telephone No. Residence	:	65856381(R)
	Office	:	9899390336

Yours Faithfully

Date: 27/1/2008

Signature: *M.L. Malhotra*
Name: M.L. MALHOTRA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 29/1

Signature: *[Signature]*
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

M-140 GREATER KAILASH, PART-II

NEW DELHI-110048

Tel. 29219580, Fax 29219575

No.CPB/RF/PA/2006-07

Dated: 18.11.2006

Shri Sagar Sharma
S/o Shri Ajay Sharma &
Smt. Shanti Devi Sharma,
W/o late Shri Dhani Ram Sharma,
House No. 535, Sector 9-A,
H.U.D.A.,
Gurgaon (Haryana)

Subject:- Possession of Flat No. K-302 (Second Floor)
Palam Apartments, Bijwasan, New Delhi.

Dear Sir/Madam,

You are hereby given possession of Flat No. K-302
(Second Floor) in Palam Apartments, Bijwasan,
New Delhi.

Kindly confirm the same.

Thanking you,

Yours faithfully,
for Chopra Promoters & Builders

(S. D.)

Sarvesh Chopra
(Sarvesh Chopra)
Partner

Sagar Sharma

Sagar Sharma

२॥ ती देवो शिवा

K-302

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	SAGAR SHARMA
2.	Father's/ ~~Husband~~ Name	:	Mr. AJAY SHARMA
3.	Property/Flat No. & Address	:	K-302, Second Floor Palam Apartment Bijwasan
4.	Flat Area	:	New Delhi -
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	28061696
	Office	:	9810866677

Yours Faithfully

Date: 27/01/08

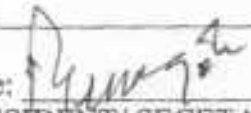
Signature: Sagar Sharma
Name: SAGAR SHARMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: 
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION
Palam Apartment Owners Association

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check bank draft of Rs. (Rupees) towards earnest money.

Sunesh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. (Rupees) only, is enclosed herewith.

Witness :

1.

(Signature of Applicant)

A. Mehra

(ASHA MEHRA)

2. Transferred to S. K. V. Sharma & Co. Thekur Des Sharma
40 Nos 825, Laxmi Path Singh Marg, Kapashera New Delhi - 110037

Vijay Kumar Tanaka
(VIJAY KUMAR TANAKA)
(ATTORNEY)

Sunesh Chopra

Sunesh Chopra
15.02.2016

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Ar. Mehra

FLAT BUYER

S. S. S.
BUILDERS

CHOPRA PROMOTERS & BUILDERS

(e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.

(f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.

(g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

A. Mehra
FLAT BUYER

[Signature]
BUILDERS

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

Miss ASHA MEHRA,

1441 S. BEVERLY GLEN

APT. No. 203

Dated.....

LOS ANGELES, CA 90024

Subject: ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Ar. Mehra *8/1/86* Flat No. K. 201 202 on 1st Floor
PALAM APARTMENTS, BIJWASAN, NEW DELHI.

Dear Sir/Madam,

Reference your application dated..... for the allotment of two bedroom bed room residential flat in the proposed building.

Ar. Mehra In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. ft. on 1st floor in the proposed building on Plot No. BIJWASAN New Delhi, at Rs. 190.85 (Rupees One hundred, ninety and paise eighty five only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing — R.C.C.
- (c) Doors & Windows — Doors and Windows frames of Steel Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms ;
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Ar. Mehra
FLAT BUYER

Ar. Mehra
BUILDERS

Palam Apartment Owner's Association, Bijwasan

New Delhi - 110061
Registration No. 636640

Receipt

S.No. 473

Date 02.04.06

Received with Thanks from Mr. K. K. Sharma

Flat No. K-202 Amount of Rs. 3000/- (Rs. 2500/- membership &
500/- pump charges)

To words maintenance charge for the month of

Rs.

3000/-

Kapil Nishu
Treasurer/ Secretary

Chaque No. 727944 dt. 02.04.06

12-2007

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	KRISHAN VIR SHARMA
2.	Father's/ Husband Name	:	SH. THAKUR DAS SHARMA
3.	Property/Flat No. & Address	:	K-202, FF PALAM APARTMENT BIJWASAN NEW DELHI-61
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor ☒ First Floor ☐ Second Floor ☐
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence	:	011 - 65057447
	Office	:	- 09810888356

Yours Faithfully

Date: 27.01.2008

Signature: K. Sharma

Name: KRISHAN VIR SHARMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

SL No. 473 (sl. 02. April 2006)

Signature: [Signature]

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

Tara Manohar
FLAT BUYER

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 45,000.00 (Rupees forty five thousands only) towards earnest money.

Sarvest Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 45,000.00 (Rupees forty five thousands only) is enclosed herewith.

Tara Manchav
(Signature of Applicant)

Witness :

1. *R. Balasubramanian*
R. BALASUBRAMANIAN
B-155, Motilal Nehru South
New Delhi 110021

2. *Chandrasekhar Vairam Malhotra*
Chandrasekhar Vairam Malhotra
78- Nafsan Nagar, Agla.

Location of flat M-301: Situated in the building adjacent to the park - bedroom balcony facing the park and main balcony facing the road inside the colony.

Tara Manchav
Applicant

Sarvest Chopra
Builders

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

MRS. TARA MANOHAR
Wife of Shri O.M. Manohar,
B-155, Motilalbagh South,
New Delhi-110021

Dated 7-6-1984

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. N-301 on Second Floor
at PALAM APARTMENTS
328/1, Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on Second floor in the proposed building on Plot No. 328/1, Bijwasan New Delhi, at Rs. 190/- (Rupees one hundred and ninety only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Tara Manohar
FLAT BUYER

Suresh Chopra
BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.
- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-
 - (1) 10% at the time of booking
 - (2) 10% on completion of foundation
 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession.
- 6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.
- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

Tana Manohar
FLAT BUYER

Sawest Chopra
BUILDERS

M-301

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	TARA MANOHAR
2.	Father's/ Husband Name	:	O. M. MANOHAR
3.	Property/Flat No. & Address	:	M-301 PALAM APARTMENTS 328/1 BIJWASAN NEW - DELHI - 110061
4.	Flat Area	:	875 sq ft
5.	Built Up Flat on floor	:	Ground Floor ☒ First Floor ☐ Second Floor ☐
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence Office	:	9810424780

Yours Faithfully

Date: 27 JAN 2008

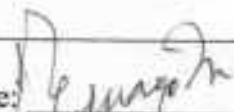
Signature: Tara Manohar
Name: TARA MANOHAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: 
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 25,000.00
..... (Rupees Twenty five thousands only)
towards earnest money.

Sawash Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for
Rs. 25000.00 (Rupees Twenty five thousands only) is enclosed herewith.

R.B. Sushila
(Signature of Applicant)

Witness:

1. Mandhar
O.H. HANONAR
B-155, MOTI BAGH SOUTH
N-DELHI-11004
2. Kamraj Nath
(Kamraj Nath)
70-NER in Nagar - Agsa

Location of flat N-302: Situated in the building adjacent to the park - bedroom balcony facing Block No.K and main balcony facing the road inside the colony.

R.B. Sushila
Applicant

Sawash Chopra
Builders

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flat will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

R.B. Sawhile
FLAT BUYER

Saurabh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.
- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-
 - (1) 10% at the time of booking
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 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession.
- 6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.
- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

R.B. Sureshila
FLAT BUYER

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 555874, 567791 Off. 515542

MRS. SUSHILA PRAKASH RAMANATHAN

B-155, Notabagh South,

New Delhi-110021

Dated 7-6-1984

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. M-202 on Second Floor
at Palam Apartments
SH 328/1, BIJWASAN, NEW DELHI

Dear Sir/Madam,

Reference your application dated.....for the allotment of.....two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted.....two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of.....850.....sq. ft. on.....Second.....floor in the proposed building on
Plot No. 328/1, Bijwasan New Delhi, at Rs. 120/-
(Rupees.....one hundred and ninety only.....only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing — R.C.C.
- (c) Doors & Windows — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

R.B. Sushila
FLAT BUYER

S. Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140 Greater Kailash II, Phone No, 6449002, 6419580 Fax:- 6419575

No:- CPB/RF/2001

Dated:- 12th July 2001

Mrs. Sushila Balasubramaniam,
B-155 Moti Bagh South,
New Delhi- 110021

Sub:- Allotment of 2 Bedroom Residential Flat No.M-302(Second Floor)
in Palam Apartments.

Dear Sir,

You are hereby given possession of Flat No. M-302 (Second Floor)in
Palam Apartments, Brijwasan , New Delhi with immediate effect.

This is for Favor of your information and record please.

Kindly acknowledge the receipt.

Thanking You,

For Chopra Promoter & Builder

Sarvesh Chopra
(Sarvesh Chopra)

Ram Singh
Palam Apartments
Secretary
President

M-302

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	: MRS. SUSHILA BALASUBRAMANIAN
2.	Father's/ Husband Name	: LATE R. BALASUBRAMANIAN
3.	Property/Flat No. & Address	: M-302, SECOND FLOOR, PALAM APARTMENTS, BIJWASAN, N. DELHI - 110061
4.	Flat Area	: 850 SQ. FT.
5.	Built Up Flat on floor	: Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial):	: RESIDENCE
7.	Telephone No. Residence	: 9811701874
	Office	: 9811701874

Yours Faithfully

Date: 27.1.2008

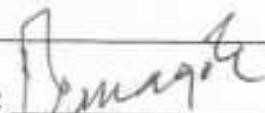
Signature: R. B. Sushila
Name: SUSHILA BALASUBRAMANIAN

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: 
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

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14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

✓ Devi
✓ Kamlesh

Chopra
BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between allottee and the promoters.

If the above conditions are acceptable and forward the same to this office along with a check/bank draft of Rs. (Rupees towards earnest money.

(Rs.20,000/- already paid vide
towards booking)

File No. SCAR 256622 dated 10.7.84

Sawicki & M
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 20,000.00 (Rupees Twenty thousand only) is enclosed.

already paid by us.

Witness :

1. K.C.J. GARIB DASANI
A-II/177 Janakpuri
New Delhi

2. 542 A Shrivastava Thakur, Bhat
1924

Transferred to Mrs Lakshmi Kumar wife of Suresh Kumar A/o 48, Lakshmi Nagar, New Delhi - 110026.

Scanned with

Shalini Jain

Lakshmi

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

To

Mrs. Meena Garibdasani, w/o Mr. N.R. Garibdasani,

Shri. N.R. Garibdasani, s/o Shri M.C.J. Garibdasani,
A-II/177, Janakpuri,

NEW DELHI

Dated 26 July, 1984

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. M 303 on Second Floor
at PALM APARTMENTS, no. 228/1,
Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated 21.7.1984 for the allotment of two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 850 sq. ft. on Second floor in the proposed building on
Plot No. 228/1, Bijwasan, New Delhi, at Rs. 215,00
(Rupees Two hundred and fifteen only) only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing — R.C.C.
- (c) Doors & Windows — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

BUILDERS

CHOPRA PROMOTERS & BUILDERS

(e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.

(f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.

(g) **Kitchen** — Working platform in kota stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

1. Rs. 20,000/- on booking.	(1) 10% at the time of booking
2. Rs. 1,22,750/- to be paid on or before 1.12.1984.	(2) 10% on completion of foundation
3. Balance Rs. 40,000/- at the time of possession.	(3) 10% on completion of ground floor roof
	(4) 10% on completion of first floor roof
	(5) 10% on completion of second floor roof
	(6) 10% on completion of entire superstructure
We intend to give the possession on 31-12-1984.	(7) 10% on completion of all brick work
	(8) 10% on completion of internal and external plastering
	(9) 10% on completion of electrical and sanitary work
	(10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

FLAT BUYER

Sankalp
BUILDERS

Mr 303

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MRS LAKSHMI KUMAR
2.	Father's/ Husband Name	:	SURESH KUMAR
3.	Property/Flat No. & Address	:	M-303, PALAM APARTMENTS, BIJWASAN, NEW DELHI-110061
4.	Flat Area	:	873 Sq ft
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence Office	:	011-29534412 9810542911 / 9810324211

Yours Faithfully

Date: _____

Signature: Lakshmi
Name: MRS. LAKSHMI KUMAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 27/1/09

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

Bela Wadhwa
Singh

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 17,000.00 (Rupees seventeen thousand only.) towards earnest money.

Ganesh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 17,000.00 (Rupees seventeen thousand only) is enclosed herewith.

Witness :

1. Ramchandra
(Ram Chandra Mishra)
M- 735, Shakurpur
Delhi - 110034

2. Straghal
(S. K. Nagpal)
15-A, Pocket III,
Mayapuri Vihar,
Delhi 110091

(Signature of Applicant)

Bela Wadhwa
Sharma

Sharma

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

(1) Mrs. BELA WADHWA,
Wife of Shri Satish Wadhwa,
M/s. Jiwan Das & Sons,
2878, Hardhian Singh Road, Karol Bagh,
New Delhi.

(11) Mr. SATISH WADHWA
S/o Sh. Jiwan Das Wadhwa

Dated 31.5.1982.

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. P - 101 on Ground Floor
at PALAM APARTMENTS
on 328/1, Bijwasan, New Delhi.

Dea Sir/Madam,

Reference your application dated 24.5.82 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on Ground floor in the proposed building on Plot No. 328/1, Bijwasan, New Delhi, at Rs. 201.60 (Rupees two hundred one and paise sixty only) per sq. ft.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms :**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

Amartya
Palam Apartments

Provisional

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

(e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.

(f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.

(g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

No. P-101

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

FLAT BUYER

Suresh Chopra
BUILDERS

Bela Wadhwa
Suresh

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	Mrs: BELA WADHWA
2.	Father's/ Husband Name	:	W/O. SHRI SATISH WADHWA.
3.	Property/Flat No. & Address	:	MR. SATISH WADHWA. S/O SHRI JIWAN DAS WADHWA. P-101, Ground Floor of PALAM APARTMENTS
4.	Flat Area	:	ON 328/1, BIJWASAN, NEW DELHI - 110061.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor 850 Sq. ft.
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	98-100-56656.
	Office	:	

Yours Faithfully

Date: 28-1-08

Signature: Bela Wadhwa
Name: BELA WADHWA (SATISH WADHWA)

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 29/1/08

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

corridor, passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

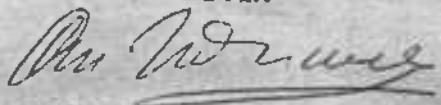
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

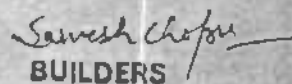
17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER


Sunita Lodhwa


BUILDERS

CHOPRA PROMOTERS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 17,000.00
.....(Rupees seventeen thousand only).....
towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 17,000.00 (Rupees seventeen thousand only) is enclosed herewith.

Sunita Wadhwa

(Signature of Applicant)

Sunita Wadhwa

Witness :

1. *Ranchand*
(Ranchandras Mishra)
M-735, Shalimar
Delhi - 110034

2.

S. K. Nagpal
(S.K. Nagpal)
15-A, Pocket III,
Mayapuri Vihar,
Delhi - 110091

[Signature]

11/11/09

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. Res. 565874, 567791 Off. 616542

(i) Shri OM PARKASH WADHWA
San. of. Shri Jives Des Waghwa,
2878, Hardhian Singh Road,
Karol Bagh, New Delhi.

(ii) Mrs. SUNITA WADHWA
W/o Sh. Om Parkash Wadhwa
Dated 31.5.1982.

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. P - 102 on Ground Floor
at Palam Apartments
on 328/1, Bijwasan, New Delhi.

Dea Sir/Madam,

Reference your application dated 24.5.82 for the allotment of two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. fit. on Ground floor in the proposed building on Plot No 328/1, Bijwasan, New Delhi, at Rs. 201.60 (Rupees two hundred one and paise sixty only) per sq. fit.

Allotment is made subject to the following terms & conditions :-

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) **Flooring** — Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) **Roofing** — R.C.C.
- (c) **Doors & Windows** — Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) **Bath Rooms :**
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

Sunita Wadhwa
Sunita Wadhwa

Om Parkash Wadhwa
Om Parkash Wadhwa

President
Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** — All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** — Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

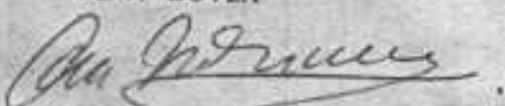
No .P-102

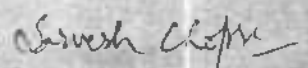
5. Instalments due towards payment of the flat/shall be paid at intervals as shown below :-

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be demand to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.
9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common

FLAT BUYER


Sunita woodhwa


BUILDERS

P-102

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

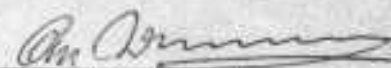
Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	Shri OM PARKASH WADHWA.
2.	Father's/ Husband Name	:	S/O. Shri JIWAN DAS WADHWA.
3.	Property/Flat No. & Address	:	MRS. SUMITA WADHWA. W/O Shri OM PARKASH WADHWA. P-102, Ground floor of PALAM APARTMENTS.
4.	Flat Area	:	OM 328/1, BIJWASAN, NEW DELHI-110061.
5.	Built Up Flat on floor	:	✓ Ground Floor First Floor Second Floor 850 Sq. Ft.
6.	Use (Residence/Commercial):	:	RESIDENCE.
7.	Telephone No. Residence Office	:	98-100-56656

Yours Faithfully

Date: 29-1-08.

Signature: 

Name: Sumita Wadhwa

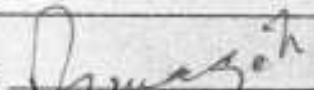
Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted :

Date: -

29/1/08

Signature: 

PRESIDENT/ SECRETARY

PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FLAT BUYER

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419576

Dated.....

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. P - 201 on First Floor
Palam Apartments, Bijwasan,
New Delhi

Dear Sir/Madam,

Reference your application dated..... for the allotment of two
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 873 Sft. sq. fit on first floor in the proposed building on
Plot No..... New Delhi, at Rs 6,00,000.00
(Rupees Six lakhs only only) ~~Rs 6,00,000~~

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE - The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post, under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

FLAT BUYER

Suresh Chopra
BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140 GREATER KAILASH, PART-II

NEW DELHI-110048

Ph 29219530, Fax 29219575

No. CPB/RF/PA/2006-07

Dated:- 6/03/07

Shri Ashok Rana,
Flat No. P-201 (First Floor),
Palam Apartments,
Bijwasan,
New Delhi.

Subject:- Possession of Flat No. P-201 (First Floor),
Palam Apartments, Bijwasan, New Delhi.

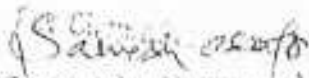
Dear Sir,

You are hereby given possession of Flat No. P-201
(First Floor) in Palam Apartments, Bijwasan,
New Delhi.

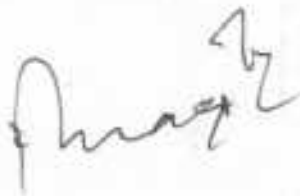
Kindly confirm the same.

Thanking you,

Yours faithfully,
For Chopra Promoters & Builders


(Sarvesh Chopra)

Owner



Palam Apartments

Resident

P-201

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) :
2. Father's/ Husband Name :
3. Property/Flat No. & Address :
4. Flat Area :
5. Built Up Flat on floor :
6. Use (Residence/Commercial) :
7. Telephone No. Residence Office :

ASHOK RANA
LATE H. HOSHIAR SINGH
P-201 FIRST FLOOR
Palam Apartment
Bijwasan, New Delhi
873 sq ft.
Ground Floor First Floor Second Floor
Residential
9811063391

Yours Faithfully

Date:

28/01/2008

Signature:

Name:

ASHOK RANA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

27/1/08

Signature:

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

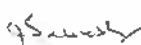
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc. shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


Anil Kumar Chopra
FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed. and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purchases as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. (Rupees) towards earnest money.

S. S. Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. (Rupees only) is enclosed herewith.

Witness :

(Signature of Applicant)

1.

2.

P. Singh

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 8449002, 8419575

MAT. A K GUPTA, S/O. SHRI RAM NARAIN GUPTA
(PAN NO. AEZ-PK 4682 G) &

MRS. ANITA BANSAL D/O. SHRI B N AGGARWAL

Dated.. 22.11.86

R/O. 8, HERMITAGE, SOOT. MILL, G.T. ROAD, ALIGARH
LOCAL ADD.-52 SAG (NSG), SAMALKHA, N. DELHI-110037

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. P-301 on 2nd Floor
PALAM APARTMENTS, BIJWASAN
NEW DELHI

Dear Sir/Madam,

Reference your application dated..... for the allotment of Two bedrooms
bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two
bed room residential space (hereinafter referred to as flat) of an approximate covered area
of 8.73 sq. fit on 2nd floor in the proposed building on
Plot No. BIJWASAN New Delhi, at Rs.....
(Rupees..... only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

Anil Kumar Gupta

Saved

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcom or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotali stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- Received Rs. 1,00,000/- vide draft No. 977540 dt. 12.12.05
& Rs. 3,50,000/- vide cheque No. 258761 dt. 22.1.06
drawn on SBI, Centaur Hotel, N. Delhi
- (1) 10% at the time of booking
 - (2) 10% on completion of foundation
 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

Anurag
Anil Kumar Gupta
FLAT BUYER

S. Anand
BUILDERS

CHOPRA PROMOTERS & BUILDERS

M-140 GREATER KAILASH, PART-II

NEW DELHI-110048

Tel. 29219580, Fax 29219575

16th February, 2006

Maj. A.K. Gupta,
S/o. Shri Ram Narain Gupta,
Flat No. P-301, 2nd Floor,
Palam Apartments,
Bijwasan,
New Delhi.

Possession of Flat No. P-301, 2nd Floor, Palam Apartments

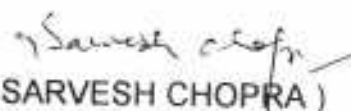
Dear Sir,

You are hereby given possession of Flat No. P-301, 2nd Floor, Palam Apartments, Bijwasan, New Delhi.

Kindly confirm the same.

Thanking you,

Yours faithfully,


(SARVESH CHOPRA)
PARTNER



Palam Apartments

Resident

P-301

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MAJ A K GUPTA & MRS ANITA BANSAL
2.	Father's/ Husband Name	:	.
3.	Property/Flat No. & Address	:	P-301, Palam Apartments Bijwasan, ND-37
4.	Flat Area	:	873 Sq. ft.
5.	Built Up Flat on floor	:	Ground Floor First Floor ☒ Second Floor
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	9315153766
	Office	:	09933998760

Yours Faithfully

Date: 20/1/8

Signature: Anil Kumar Gupta *Anil*
Name: MAJ ANIL K GUPTA
MRS ANITA BANSAL

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 27/1/08

Signature: *[Signature]*
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
Palam Apartment Owners Association

President

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

MR. SATYENDER SINGH RANA
H.M. 362, V.P.O. BILWA
NEW DELHI - 110061

Dated 20/4/2006

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. C-203 on 5th Floor
IN AM ALLOTMENT
PUSHPAN NEW DELHI - 110061

Dear Sir/Madam,

Reference your application dated 7.06.06 for the allotment of C-203 bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted C-203 bed room residential space (hereinafter referred to as flat) of an approximate covered area of 87.5 sq. ft. on 5th floor in the proposed building on Plot No. PUSHPAN NEW DELHI - 110061. (Rupees 6,00,000/- only) per sq. ft.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architect or builders before or during the course of construction without any objection or claim from the flat owner(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential :

- Flooring -- Mosaic Flooring in the rooms including Bath Rooms and Kitchen in Gray Cement.
- Roofing -- R.C.C.
- Doors & Windows -- Doors and windows frames of Steel/Section. The Flush Shutters of commercial plywood duty paint.
- Bath Rooms :
 - One Bath Room to be English and the other to be Indian style. Wash Basins in the Bath room.
 - Hot and Cold water supply in Bath Rooms and Kitchen.
 - Acrylic glazed tiles upto 7'6" both the toilet.

Satyender Rana
FLAT BUYER

For Chopra Promoters & Builders

Satish
BUILDERS Partner

20/4/06

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>SATYENDER RANA</u>
2.	Father's/ Husband Name	:	<u>KARTARAM RANA</u>
3.	Property/Flat No. & Address	:	<u>C-203 Palam Apartment</u> <u>Mala Rd. Bijwasan New Delhi</u> <u>110061</u>
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :		<u>First Floor</u> <u>Residence</u>
7.	Telephone No. Residence Office	:	<u>-</u>

Yours Faithfully

Date: _____

Signature: Satyender Rana
Name: SATYENDER RANA.

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11/08

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION
President

From: Mitch Properties Investments Pvt. Ltd.
E-29, N.D. - South Ext-2
N.D.

Date: 26th March, 07

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-104

at Palam Apartments, Bijwasan Delhi

Dear Sirs,

I/We have booked flat No. B-104 on floor No. G.F
of approx. area of 850 sq. ft. @ Rs. 150/- (Rupees One hundred fifty
Thousand five hundred Only) per sq. ft. in Block B, Palam Apartment Bijwasan
on 127500/- (Rupees One lac Twenty seven
Thousand five hundred Only) and have paid Rs. 127500/- so far vide your Receipt No. (S)

returned herewith. I/We now want the
name(s) of my/our Nominee(s) Mrs. Anupama Gupta w/o Mr. Vishal Gupta
resident of ISA, Evergreen Apartments
Sector-7, Plot No. 9, Phase 3 Dwarka to be substituted in place of my/our

name(s). I/We have received from the said nominee(s) Mrs. Anupama Gupta the amount of
Rs. 127500/- (Rupees One lac Twenty seven Thousand five hundred Only)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 127500/-
Rupees One lac Twenty seven Thousand five hundred Only paid by me/us
may please be considered as paid by Mrs. Anupama Gupta
towards purchase of the said flat.

The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.

A draft for Rs. _____

(Rupees _____) Much Property: 9 is payment.
towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS [Signature]

Gajender Singh
A-202 Palam Apartment
Bijwasan N.O-61

Place New Delhi dated 24th March
Income tax Permanent A/c No. AAACH1649L

Please change the right to purchase of above flat in my/our name(s). I/We hereby accept
the terms and conditions as set in the allotment letter dated 2nd Jan 02

WITNESS [Signature]

Sanjay Kumar Singh
Sh. Kunalan Ram
654 V.P.O. Rajwade N.D.

Place N.D. dated 24/3/07
Income tax Permanent A/c No. _____

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sq. ft.

Place: N.D.

Date: 24/3/07



SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

FLAT BUYER

BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 5,000/- (Rupees Five thousand only) enclosed herewith, towards earnest money.

PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 5,000/- (Rupees Five thousand only) is enclosed herewith.

Delhi: Private (Signature of Applicant)

Witness:

1.

2.

Endorsed in favour of Mrs. Anupama Gupta to M. S. Gupta A/o
154, Evergreen Apartment Sector-7, Plot No. 9, Phase-I, Transfer
letter dated 26th March 07.

For Singal Holdings (P) Ltd

Director

Anupama Gupta
accepts the terms & conditions.

Resident

Param Apartment Construction
Private Limited

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

M/s. Mitchi Properties & Investment (Delhi) Pvt. Ltd.,
E-29, New Delhi South Ext. 2,
New Delhi.

Dated 2nd January 82

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. B-104 on Ground Floor
at Palam Apartment at Bijwasan, ...
New Delhi, ...

Dear Sir/Madam,

Reference your application dated .. 14-10-81 ... for the allotment of ... Two
bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted . Two
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of 850 sq. ft. on Ground floor in the proposed building on
Plot No 328/1 at Bijwasan New Delhi, at Rs 150/-
(Rupees .. One hundred (fifty only) only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

FLAT BUYER

BUILDERS

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**—All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**—All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**—Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra

From: SANJAY RANA
654-Village d P.O. Bijwasan
New Delhi.

Date 11/07/2007

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-103
at Palam Apartments, Bijwasan, Delhi.

Dear Sirs,

I/We have booked flat No. B-103 on floor No. 5 F
of approx. area of 850 sq. ft. @ Rs. 150 (Rupees One hundred fifty only)
per sq. ft. in Block - B, Palam Apartments, Bijwasan, Delhi.
and have paid Rs. 127,500/- (Rupees One lac twenty seven thousand five hundred only)
so far vide your Receipt No.(s) MS. Anupama Gupta
returned herewith. I/We now want the
name(s) of my/our Nominee(s) MS. Anupama Gupta
resident of -

to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) MS. Anupama Gupta
w/o Mr. Vinod Gupta P/O Sector-7, Plot No. 9, Phase-I, Dwarka the amount of
Rs. 127,500/- (Rupees One lac twenty seven thousand five hundred only)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 127,500/-
Rupees One lac twenty seven thousand five hundred only paid by me/us
may please be considered as paid by MS. Anupama Gupta, w/o Mr. Vinod Gupta
P/O Sector-7, Plot No. 9, Phase-I, Dwarka towards your payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.
A draft for Rs. _____

(Rupees _____)

towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS e.s. Singh

e.s. Singh
A-202 Palam Apartments,
Bijwasan

(Signature of Transferor)
Place New Delhi dated 11-07-2007
Income tax Permanent A/c No. _____

Please change the right to purchase of above flat in my/our name(s), I/We hereby accept
the terms and conditions as set in the allotment letter dated _____

WITNESS Ram Niwas Saini

Ram Niwas Saini
K-101 Palam Apartments,
Bijwasan N.D.

(Signature of Transferee)
Place New Delhi dated 11-07-2007
Income tax Permanent A/c No. _____

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sq. ft.

Place New Delhi

Date 11/07/2007

[Signature]
DIRECTOR

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferor at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

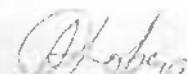
15. If any charges are levied by the M.C.D. or any other local/central government body, towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.


FLAT BUYER



BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 5,000/- (Rupees Five thousand only) towards earnest money.

PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 5,000/- (Rupees Five thousand only) is enclosed herewith.

(Signature of Applicant)

Witness:

1.

2.

Endorsed in favour of Mr. Sanjay L. & S/o Late Sh. Sam Chan
Rana. R/o 684, Village & P.O. Jwasan side Orange. Letter no
27/2/07.

For Singal Holdings Ltd

Director

Accepted the above terms & conditions

Superior to Mr. Vishal Gupta & Co. Secretary, Flat no
in letter 17/1/10.

Accepted the above terms & conditions

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

Smt. Anju Chopra,.....
W/O Shri Surjit Kumar Chopra,
B-108, Hoshanvra Road,
Delhi-110007.....

Dated 2nd January 82

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. B-103 on ... Ground Floor
at Palam Apartment at Bijwasan,
New Delhi.

Dear Sir/Madam,

Reference your application dated 14-10-81 for the allotment of Two
bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted Two
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of 850 sq. ft. on Ground floor in the proposed building on
Plot No. 323/1 at Bijwasan New Delhi, at Rs 150/-
(Rupees One hundred fifty only only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) Flooring — Mosaic flooring will be provided in all the rooms.
- b) Doors & Windows — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) Bath Rooms:
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

FLAT BUYER

Prongal

Prongal
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	ANUPAMA GUPTA
2.	Father's/ Husband Name	:	W/O VISHAL GUPTA
3.	Property/Flat No. & Address	:	FLAT No. B-103/104, PALAM APARTMENTS, W/O, BIJWASAN,
4.	Flat Area	:	✓ BIJWASAN. NEW DELHI - 110061.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor 850 Sq ft each, GROUND FLOOR
6.	Use (Residence/Commercial) :	:	RESIDENCE.
7.	Telephone No. Residence	:	28062756.
	Office	:	099-101-08392.

Yours Faithfully

Date: _____

Signature: Anupama Gupta
Name: ANUPAMA GUPTA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1/08

Signature: P. Munger
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Palam Apartment Owners Association

President

New Delhi - 11001
Registration No. 5640

S.No. **7160**

was utilized
received with interest from the ...
Breder. Smithsonian

Flat No.	Amount of Rs
B 209	2500/-

To words maintenance charge for it

Qs. 3500/-

Noted
Treasurer/Secretary

**Palam Apartment Owner's
Association, Ejwasan**

New Delhi - 110061
Registration No. 535640-

Receipt

S.No. **7159**

Received with Tineins from

Flat No. **B-262** Amount of Rs. **3000/-**

To words maintenance charge for the month of **March**

Treasurer Secretary

Rs. 3000/-

Smt. Vinod Sarawade 7/10/07
M/O Smt. Atul Sahni

From: Smt. Kusum Arora
2365 Rajgurun Road
Rajgurun, New Delhi.

Date 31/1/86

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-202
at Palam Apartment

Dear Sirs,

I/We have booked flat No. B-202 on floor No. 1st floor
of approx. area of 850 sq. ft. @ Rs. 150/- (Rupees one hundred fifty)
on 1st floor and have paid Rs. 89250/- (Rupees eighty nine thousand)
two hundred fifty so far vide your Receipt No.(s)
00082, 00121, 00122, 00101 returned herewith. I/We now want the
name(s) of my/our Nominee(s) Mrs. Vinod Sankhuy wife Shri Bharat
Sankhuy resident of 196, Mrs. Colony, Gurgaon
Haryana to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) Mrs. Vinod Sankhuy

Rs. 89250/- (Rupees eighty nine thousand two hundred fifty) the amount
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 89250/-
Rupees eighty nine thousand two hundred fifty paid by me/us
may please be considered as paid by Mrs. Vinod Sankhuy 196, Mrs. Colony
Gurgaon towards payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.

A draft for Rs. Nil

(Rupees nil)

towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

B. K. GADH
K-52 Con. A/C Place N. D. Con. dated 31st Jan. 1986
New Delhi. Income tax Permanent A/c No. _____

X Kusum Arora
(Signature of Transferor)

* Please change the right to purchase of above flat in my/our name(s). I/We hereby accept the terms and conditions as set in the allotment letter dated _____

WITNESS

S. A. Khan
(S. A. Khan)
1503/4 Urban Estate
Gurgaon

Place _____ dated _____
Income tax Permanent A/c No. _____

Vinod Sankhuy
(Signature of Transferee)

The change of right to purchase is hereby confirmed subject to the conditions mentioned above, and approval from the competent authority under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/room at the time of change is 850 sq. ft. Eight hundred hundred fifty sq. ft.

Place: New Delhi
Date: 6-2-86

For Singal Holdings Pvt. Limited

Sumit Gupta
Director
DIRECTOR

The responsibility of Depositing Form 37 BE under Section 269 AB (2) of the Income Tax Act is entirely of the Transferor & Transferee.

Palam Apartment
Signature

President

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

Kusum Anja
FLAT BUYER

For Shree 1 Holdings Pvt. Limited
Amal Singh
BUILDERS

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 38,250/- (Rupees thirty eight thousand two hundred fifty only) towards earnest money.

For Singal Holdings Pvt. Limited

Vinod Singh
Director
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 38,250/- (Rupees thirty eight thousand two hundred fifty only) is enclosed herewith.

Kusuma Anya
(Signature of Applicant)

Witness:

1.

2.

Endorsed in favour of Mrs. Vinod Sawhney W/o Shri Parmod Sawhney R/o 196, New Colony, Gurgaon, Haryana vide transfer letter dated 31st January, 1986.



sign

The responsibility of Depositing Form 37 EE under Section 269 AB(2) of the Income Tax Act is entirely of the Transferor & Transferee.

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

Smt. Kusum Arya

1/3 Shri. Suman Arya

23/5, Rajguru Road,

Delhi-110055

Dated 17th December, 1984

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. B-202 on First Floor
at Palam (near) Rajguru Road, Rajguru, Delhi

Dear Sir/Madam,

Reference your application dated 17.11.84 for the allotment of 1 bed room bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 350 sq. ft. on First floor in the proposed building on Plot No. 328/1, Rajguru, New Delhi, at Rs 150/- (Rupees One hundred fifty only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

Kusum Arya.
FLAT BUYER

For Singal Holdings Pvt. Limited

Director
BUILDERS

- d) **Wall Finishings**— All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**— All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**— Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction. —

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra.

Kusum Arya
FLAT BUYER

Juni Builders
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : MR VINOD SAWHNEY
2. Father's/ Husband Name : MR PALMOD SAWHNEY
3. Property/Flat No. & Address : B-202-328/1
Palam Apartments
Bijwasan, New Delhi 110061
4. Flat Area : _____
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
Residence
6. Use (Residence/Commercial) : _____
7. Telephone No. Residence : 9350 312127
Office : 9250 636241

Yours Faithfully

Date: 28.1.2008

Signature: Vinod Sawhney
Name: MR VINOD SAWHNEY

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted : _____

Date: - 7/59

07.7.10.07

Signature: _____

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Palam Apartment Owners Association

President

C-204

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	K. VIKRAMAN
2.	Father's/ Husband Name	Late. N. KUMAR SAMI
3.	Property/Flat No. & Address	C-204, Palam Apartment Bijwasan, New Delhi - 110061
4.	Flat Area	873 sq ft
5.	Built Up Flat on floor	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial):	Residence.
7.	Telephone No. Residence Office	011-65373269, 988446350 011-25727731/32

Yours Faithfully

Date: 28.01.2008

Signature:

Name:

K. VIKRAMAN

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized

For Office Use only

Member ship no. Allotted

Date: 28/1/08

Signature:

PRESIDENT/ SECRETARY

PALAM APARTMENT OWNERS
ASSOCIATION

Palam

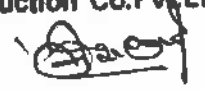
President

AND I, the EXECUTANT, do hereby further confirm and declare that the Acts, Deeds and Things done or got done by my attorney shall be constructed as Acts, Deeds and Things done my.

IN WITNESSES WHEREOF, I the EXECUTANT have put my hands on these presents at in the presence of the following witness:-

WITNESS:-

1. **FOR MAHA-BINDERPRASTHA CO-OPERATIVE
GROUP HOUSING SOCIETY LIMITED**

PRESIDENT / SECRETARY
2. **For Nagesh Construction Co. Pvt. Ltd.**

Director
- 3.

EXECUTANT




ATTESTED

NOTARY, DELHI, INDIA

21 MAR 2006



21 MAR 2006

21 MAR 2006

10. To apply for and get the permission from the office of the DDA/Competent Authority in the regard for the sale transfer of my rights, titles, interests and liens, in the said flat and into the land beneath the same and for the purpose to do all Acts, Deeds and Things which are necessary for the same.
11. To apply for and get the Income-Tax Clearance Certificate for the same of my said flat from the for concerned Income-Tax Officer inform 34-A, under the provisions of section 230-(A)1, of the Income-Tax Act, 1961.
12. To file defect any suit/suits in any court of law in any matter and for the purpose to appoint any Advocate, Pleader, Attorney etc. and to make and Agreement statement, Application, Affidavit, and Undertaking etc. for and on my behalf, in my name.
13. To execute sign, and present all kinds of suit/suits write, complaints, Petitions, Revisions, Written Statement, Appeals, Application, Affidavit etc. in courts i.e. Civil, Criminal or revenue and/or Tribunal and to proceed in all proceedings before Arbitrator or any other authority in my name of and matter incidental thereof.
14. To execute proper deeds for conveying my said flat in favour of the intended purchaser(s) and to submit the same got registration if of the flat registering authority and to admit the execution thereof the receipt of the consideration before the Sub-Registrar Delhi-New Delhi.
15. To execute a rectification Deed of any Deed execute in respect of the said flat and to get the same registered in the office of the Sub-Registrar Delhi/New Delhi.
16. To appoint another person(s) as my attorney authority him/her to do all or any of the above acts, Deeds and opinion of my said flat or any matter incidental thereto and to cancel withdraws and/or revokes the owners concerned upon such attorney.
17. To get the said flat Freehold from the leasehold on my behalf, to sign, verify and present all kinds of affidavits and applications to produce the same before the concerning authority to complete all formalities in respect of getting the said flat leasehold to leasehold.

AND General to do all Acts, Deeds and thing which my Attorney may deems fit and flat for the management, control and supervisions of my said flat as effectively as I would have done if present personal to do so.

AND I, the EXECUTANT, do hereby confirm to rectify all and whatsoever my attorney may do or cause to be done by virtue of the presents and declare the that this Power of Attorney is irrevocable.

Sankar

A. A. [Signature]
A. A. [Signature]

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER :-

1. To apply and obtain the NOC from the department concern if necessary thereafter to sell mortgage, gift transfer the above said flat to execute the Sale Deed/Transfer Deed etc. get the same duly regd. Before S.R. Delhi to complete all the formalities against the sale mortgage, gift, transfer etc. on my behalf to appear and give statements on my behalf in respect of transfer of the said flat.
2. To manage, control, supervise and look after my said flat and to represent me before any office/authority/society of any state/central Govt. or local body i.e. DSIDC/DDA/MCD/NDMC/DESU etc. which may be connected and/or concerned with my said flat in any manner whatsoever and to make any statement, Application, Affidavit, Undertaking etc. for and/or on my behalf and/or in my in respect of my said flat or any matter incidental thereto.
3. To apply the lease money and other dues in respect of my said flat and/or land beneath the same and to get the receipt thereof.
4. To get Water/Sewar/Electric/Power connection and other services in my said flat and for the purpose to do all Acts, Deeds and Things which are necessary for the same.
5. To get the supplemental Deed of the said flat and/or land beneath the same and to get the same registered in the office of the Sub-Registrar Delhi/New Delhi.
6. To make any Additions/Alterations in the Existing structure after seeking permission from DDA/competent Authority in this regard and for the purpose to apply for and get the plan sanctioned if required and get the Authority Quota of building materials and engage, any labour/contractor/architect etc. for the purpose.
7. To get the flat assessed for House-Tax, to apply to any same and to get the refund thereof if paid in excess.
8. To let out of the said flat in full or in part to any intended Tenant(s) to receive rents, issued receipts and sale with the Tenant(s), in any lawful manner.
9. To negotiated on the terms and for the sale/transfer my said flat and leasehold rights in the land the under with the intended purchaser(s) at such price which my said Attorney may deemed fit and proper in his/her sole discretion, received earnest/consideration amount and to give receipts to received thereof.

X
Sawhney

Attest
Ramesh



दिल्ली DELHI

B 690564

GENERAL POWER OF ATTORNEY



PHOTOGRAPH OF GENL. ATTORNEY



PHOTOGRAPH OF EXECUTANT

KNOW ALL MEN BY THESE PRESENTS THAT I, M/S Jai Shree Tea & Industries Ltd., Regd. Office at Industries House 15th Floor, 10 Camac Street, Kolkata-700017, India through its General Manager Sh. Suraj Aggarwal., do hereby Appoint, Nominate and Constitute Mrs. Saroj Rana W/o Lt. Col. Rakesh Rana R/o H.No.117/2, Village & Post Office Ghevra, New Delhi-110081, as my true and lawful GENERAL ATTORNEY to do the following Acts, Deeds and Things done by the said attorney on my behalf, in respect of Plot No./Flat No.P-303, on Second Floor, situated at Palam Apartment, Bijwasan, New Delhi with the lease hold rights of the land under the said property.

..P/2..

Suraj



Suraj

Suraj

President

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>Mrs. SAROS RANA</u>
2.	Father's/ Husband Name	:	<u>Sh. Col RAKESH RANA</u>
3.	Property/Flat No. & Address	:	<u>F-303, PALAM AP.</u> <u>BIJWASAN</u> <u>NEW DELHI - 61</u>
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor ☐ First Floor ☒ Second Floor ☐
6.	Use (Residence/Commercial) :		<u>RESIDENCE</u>
7.	Telephone No. Residence Office	:	

Yours Faithfully

Date: 26/11/09

Signature: Saros Rana
Name: SAROS RANA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: 27/11/09

Signature: [Signature]

PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Palam Apartment Owners Association

President

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.

FAYAZ

FLAT BUYER

Sawast
BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purchases as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 4,50,000/- (Rupees Four Lacs Fifty thousand only) towards earnest money.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 4,50,000/- (Rupees Four Lacs Fifty thousand only) is enclosed herewith.

Witness :

FAYAZ
(Signature of Applicant)

1. *Rajees An Hajam*

s/o. *M. Akram Hajam*

co. *Uranthall Ang* 

2.

Abdul Hamid DAS.

s/o. *Late Abdul Rashid DAS.*

R/o. *ABU BUCHWAS, Jyoda*

(Sd) 

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phone : 6449002, 6419575

FAYAZ AHMED DAR
ABI BUCHWAR
DAL GATE SRINAGAR
JAMMUKASHMIR - 15001

Dated 7/04/06

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. E-303 on II Floor
PALAM ALLIEMENT
BIJWASAN NEW-DELHI

Dear Sir/Madam,

Reference your application dated 4.3.06 for the allotment of E-303 bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. fit on II floor in the proposed building on Plot No. E-303 New Delhi, at Rs. 4,50,000/- (Rupees four lacs fifty thousand only) per sq. fit.

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FAYAZ
FLAT BUYER

Signature of Fayaz Ahmed Dar
Signature of Chopra Promoters & Builders
BUILDERS IDENT

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

Rs 4,50,000/-

(Four Lacs fifty thousand only)

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

FATAL
FLAT BUYER

Sarvesh
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MR. FAYAZ- AHMAD- DAR
2.	Father's/ Husband Name	:	MR. ~~ABDUL~~ ABDUL-RAZAK- DAR
3.	Property/Flat No. & Address	:	PALAM APARTMENTS BIJWASAN - E-303- - 873 Sq. Ft. -
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor II nd Floor.
6.	Use (Residence/Commercial) :	:	- Residence -
7.	Telephone No. Residence Office	:	

Yours Faithfully

Date: 29-01-2008

Signature: FAYAZ- AHMAD
Name: FAYAZ- AHMAD- DAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 29/1

P. Ramesh
Signature: _____
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS Association
ASSOCIATION

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a check/bank draft of Rs. 4,00,000/-
(Rupees Four Lac only) towards earnest money.

CHOPRA
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 4,00,000/- (Rupees Four Lac only) is enclosed herewith.

Witness :

(Signature of Applicant)

1. *GR NABI HAJAM*
S/o AB AZIZ HAJAM
R/o Sallal (J&K)

2. *AB. MAJID HAJAM*
S/o GR. AHMAD HAJAM
R/o Sallal (J&K)

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalment and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bank shall be to the account of the buyer.

FLAT BUYER

Sd/-

BUILD

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6418676

MOHD. RAMZAN HAJAM
S/o. GULAM AHMAD HAJAM
R/o. SALLAR PAHALGAM
ANANTNAG KASHMIR J&K.

Dated 16/7/2005

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. E-301 on 2nd Floor
PALAM APARTMENT
BIJWASAN, NEW DELHI

Dear Sir/Madam,

Reference your application dated 22/3/2005 for the allotment of Two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873 sq. ft on 2nd floor in the proposed building on Plot No. Bijwasan New Delhi, for Rs. 4,00,000/- (Rupees Four Lacs only).

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.


FLAT BUYER


BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with gloss shade of colour. Snowcem or equivalent cement paint will be provided on outside of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights & points Telephone and Aerial points to be provided in each flat. Separate Electric in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto above working platform.

NOTE : The above specifications are only Indicative and some of them can be in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted the company is not in a position to hand-over the same to the allottee for any reason whatsoever. The company shall refund the whole amount received without any compensation or whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

(i) Rs. 1,00,000/- Ch. No. 597774
Dated 23/3/2005

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof

(ii) Rs. 3,00,000/- Ch. No. 010349
Dated 12/7/05

- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/ postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto discharge the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter of all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these are ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor


FLAT BUYER


BUILDER

CHOPRA PROMOTERS & BUILDERS

7A/27, W.E.A., Karol Bagh, New Delhi-110005 Tel. 565874, 567791

APPLICATION FOR ALLOTMENT OF RESIDENTIAL/COMMERCIAL FLAT AT

PALAM APARTMENTS

BITWASAN, NEW DELHI

Dated: 22/3/2005

1. Name of Applicant/Applicants

(i) **MR. RAMZAN HAJI** Son/Daughter/Wife of **GULAM AHMAD HAJI**

(ii)

(iii)

(iv)

a) If booked by a Company/Firm, name of Company/Firm, and name & position on behalf of the Company of applicant

N.A.

b) Name and address of partners in the case of partnership concern

N.A.

c) Name & relationship of guardian in the case of minors

N.A.

d) Name of Karta in the case of H.U.F.

N.A.

e) Name and address of Attorney, if any

N.A.

2. Address

a) Address to which all correspondence should be sent (only one address to be given in case of joint owners)

R/o. **SALLAR PAHA**
ANANTNAG K
J. & K.

b) Local address, if any, in case of those residing abroad

c) Phone No... **98916 - 77634**

3. Approx. covered area required and choice of floor ... **873 Sq. Ft. (2nd**
and indicate the Flat No. as per tentative plan... **E-301**

4. Car parking space, if required ... **N.A.**

5. Income Tax Assessee or Non-Assessee... **---**

6. Direct or through Property Agent... **---**

7. Name and address of one reference... **---**

I/We agree to abide by the terms & conditions as laid out by the Company towards allotment of the aforesaid flat and agree to sign the purchase agreement on the Company's standard form as and when required by the Company.

Signature(s) of Applicant(s) with the
Office Stamp (For Companies Only)

Signature of Property Agent

FOR OFFICE USE

1. ALLOTMENT

- (a) Flat No... E-301 ... Floor... 2nd Floor
 (b) Car Parking Space... N.A.
 2. Amount due to be paid Flat... Rs. 1,00,000/- Ch. No. 597774 D
 at the time of booking CPS... Rs. 3,00,000/- Ch. No. 01349
 3. Remarks... (i) On. Non-payment Allotment stand cancelled. After

(ii) Allotment is on basis of Flat Condition as on 22/3/2015
Balance work will be done by Buyer. No claim
at the time of possession

Date... 22/3/2015

Sauri
 DIRECTOR

Mode of Payment : Instalments

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of the second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

Sauri

Sauri

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MOHD- RAMZAN- HAJAM
2.	Father's/ Husband Name	:	GULAM- MOHD- HAJAM
3.	Property/Flat No. & Address	:	PALAM APARTMENTS BIJWASAN E-301 873 39 ft.
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor II nd Floor.
6.	Use (Residence/Commercial) :		RESIDENCE
7.	Telephone No. Residence	:	011-28061533
	Office	:	Mob. 9899845710

Yours Faithfully

Date: 29-01-2008

Signature: 

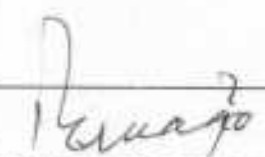
Name: MOHD-RAMZAN HAJAM

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 29/1

Signature: 

PRESIDENT/ SECRETARY / association
PALAM APARTMENT OWNERS
ASSOCIATION

President

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES



NON JUDICIAL

दिल्ली DELHI

GENERAL POWER OF ATTORNEY

G 388324

This General Power of Attorney is made at DELHI on this 19th day of August 2007 by SMT. RAJESHWARI NAITHANI WIFE OF SHRI SATISH KUMAR NAITHANI R/O. 202-B MAYUR VIHAR PKT-I NEW DELHI as G.P.A. of Smt. Karni Kumari D/o. Sh. Madho Rao duly read. as Doc.No. 724 Book IV Vol. No. 295 on pages 193-197 dt. 02/02/1999 (hereinafter called the EXECUTANT/S).

IN FAVOUR OF

SHRI VINOD DIGRA S/O. SH. GURDAS DIGRA R/O. 497-TMC BHAGWATI NAGAR CANAL ROAD JAMMU (J&K) - 180001 (hereinafter called the General Attorney).

WHEREAS the executant is the absolute owner and in physical possession of FLAT NO. A-304 COVERED AREA MEASURING 850 SQ.FT. ON IIND FLOOR OF PALAM APARTMENTS CONSTRUCTED UPON PROPERTY KHASRA NO. 328/1 SITUATED IN EXTENDED LAJDORA ABADI OF VILLAGE BUNAGAN NEW DELHI. (hereinafter called the "SAID



राजेश्वरी नैथानी

Contd... 2/-

[Signature]

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES



दिल्ली DELHI Regd. No. 1868

G 388323

GOVT. OF INDIA



AGREEMENT TO SELL

This agreement is made at Delhi on this 19th day of August 2007 between SMT. RAJESHWARI NAITHANI WIFE OF SHRI SATISH KUNAR NAITHANI R/O. 202-B MAYUR VIHAR PKT-I NEW DELHI as G.P.A. of Smt. Karni Kumari D/o. Sh. Radho Rao duly Regd. as Doc.No. 724 Book IV Vol. No. 295 on pages 193-197 dt. 02/02/1994 (hereinafter called the FIRST PARTY).

— AND —

SHRI VINOD DIGRA S/O. SH. GURDAS DIGRA R/O. 497-3MC BHADWATI NAGAR CANAL ROAD JAMMU (J&K) - 180001 (hereinafter called the SECOND PARTY).

The expression of both the parties shall means and include their heirs, successors, administrators, assigns & representatives etc.

Whereas the first party is/are the owner and in physical possession of FLAT NO. A-304 COVERED AREA MEASURING 850 SQ.FT. ON

1st FLOOR OF BALAM APARTMENTS CONSTRUCTED UPON PROPERTY KHASRA

NO EXTENDED 1st DWGA ABADI (OF VILLAGE BHINNASAH

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

रु



दिल्ली DELHI

12AA 413218

AGREEMENT

This Agreement made at Delhi on this 19th day of August 2007 between SMT. RAJESHWARI NAITHANI WIFE OF SHRI SATISH KUMAR NAITHANI R/O. 202-B MAYAPUR VIKAR PURI-I NEW DELHI as G.P.A. of Smt. Karmi Kumar W/o. Sh. Madho Rao duly read, as Doc.No. 724 Book IV Vol. No. 295 on pages 193-197 dt. 02/02/1999, hereinafter called the First Party and SHRI VINOD DIGA S/O. SH. GURDAS DIGA R/O. 497-JMC BHADWATI NAGAR CANAL ROAD JAMMU (J&K) - 180001, hereinafter called the Second Party. The expression of both the parties shall mean and include their legal heirs, administrators, and assigns etc.

Whereas, the Second party has agreed to purchased the FLAT NO. A-304 COVERED AREA MEASURING 850 SQ.FT. ON IInd FLOOR OF PALAM APARTMENTS CONSTRUCTED UPON PROPERTY KHASRA NO. 328/1 SITUATED IN EXTENDED LALOKA ABADI OF VILLAGE BILWASAN NEW DELHI, hereinafter called the "SAID PROPERTY", from First Party on 19th day of August 2007. All the property transfer documents in respect of above said property had also executed in favour of Second Party. And whereas, due to existing orders, the General Power of Attorney of the said property could not registered, hence First party agreed and bound on the following terms and conditions hereinafter mentioned on succeeding paras.

Contd...P2/-

रजेश्वरी नैथानी

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x

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	VINOD DIGRA
2.	Father's/ Husband Name	:	Sh. Gurdas Digra
3.	Property/Flat No. & Address	:	A-304, Palam apartment, Main Road Bijwasan New Delhi - 110061
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor ~~Second Floor~~
6.	Use (Residence/Commercial) :		Residence
7.	Telephone No. Residence Office	:	9873109992

Yours Faithfully

Date: _____

Signature: [Signature]
Name: Vinod Digra

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

NOW THIS AGREEMENT TO SELL WITHIN 150 AC

1. That the first party has agreed to sell the said property to the second party, on the said date.
2. That the second party shall receive all the profits of the said property from date of execution of this Agreement and the first party shall not demand any amount from the second party.
3. That the First party shall get no claim title or interest in the said property and the second party has become its sole and absolute owner and is/are at liberty to utilise the same in any manner.
4. That the first party hereby assures the second party that the said property under sale is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, etc. there is no loan on the said property.
5. That the First party has not entered into any sort of Agreement with any body for the sale or transfer of the said property.
6. That all the expenses of the sale deeds shall be paid and borne by the second party.
7. That whenever and wherever the presentation of the First party will be required for the completion of any acts, deed and things regarding the said property the first party will execute and present for the same.
8. That all dues including taxes, electricity bills, maintenance charges, installments etc. up to the date of this agreement shall be paid by the first party and thereafter second party.
9. That if the First party violated and infringing the terms and conditions laid down in the agreement to sell, the second party shall be entitled to get the said transaction to complete through the court of law under the suit for specific performance at the costs and expenses of the first party.

In Witness Whereof, I/We have signed this Agreement to sell, in made at New Delhi, in the presence of the following witnesses:-

Witnesses:

1. Mr. Mahesh Chand Sharma
R/o Flat No. 6001, Sec.-B, Pkt.-B,
Vasant Kunj, New Delhi-110070

2. Mr. Ashok Rana
R/o B-201, Palam Apartments,
Bijwasan, New Delhi-110061

3. Mrs. Shalu Kalia,
2923-A, 1st Floor,
Block - C-1, Shushant Lok-1,
GURGOAN. (HARYANA)

SECOND PARTY

FIRST FORTY

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

दिल्ली DELHI

07AA 354409

AGREEMENT TO SELL

This Agreement is made at Delhi on this 20th day of Nov., 2005, between Smt. Rita Kalia wife of Mr. Vincent Kalia Resident of H-52B, Palam Vihar, Gurgaon, Haryana, (hereinafter called the First party).

AND

Sh. Ramesh K. Sangral Son of Sh. Thakur Prasad Resident of I-101, Palam Apartments, V.P.D. Bijwasan, New Delhi-110041, (hereinafter called the Second party).

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

Whereas the first party is/are the owner and in physical possession of Built up Plot No. I-103, Khata No. 328/1, on Ground Floor, having its covered area 873 sq. ft., situated at Palam Apartments, Bijwasan, New Delhi-41, vide transfer letter on 22.

Whereas the first party has agreed to sell the above mentioned property to second party for a consideration Rs. 5,00,000/- (Rupees Five Lacs only), which is paid as following manner:-

S.No.	Ch/D.S.No.	Amount	Date	Drawn on
1.	48/297	Rs. 5,00,000/-	20.11.2005	HDFC Bank, New Delhi.

that the consideration amount has been received in advance by the first party from the second party by means of separate receipt in full and final settlement on the following terms and conditions:

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	RAMESH SANGRAL
2.	Father's/ Husband Name	:	Sh. Dhian Chand
3.	Property/Flat No. & Address	:	I-103 Palam Apartments Main Road Bijwasan, New Delhi New Delhi - 110061
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :		Residence
7.	Telephone No. Residence Office	:	93122 75933

Yours Faithfully

Date: _____

Signature: _____

Name: Ramesh Sangral

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/11

Signature: _____

PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

passage staircase, terrace and all open space shall be charged extra subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U., cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replacement charges are to be paid at the rate 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

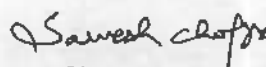
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by Company's Bankers shall be to the account of the buyer.


FLAT BUYER


BUILDERS

CHOPRA PROMOTORS & BUILDERS

20. Any increase in water and electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of buildings.

The terrace at the top of the building shall always remain the property of the company for the use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive Jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office along with a check/bank draft of Rs 4,00,000/- (Rupees Four Lacs only) is enclosed herewith.

Suresh Chopra
BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 4,00,000/- (Rupees Four Lacs only) is enclosed herewith.

Stallu
(Signature of Applicant)

Witness :

1. Candup

2.

Transferred to S. Hemesh K. Sangral S/o S. Dhruv Chand
Sangral 40 J-101 Palam Apartment, New Delhi

Stallu

Suresh Chopra
Partner

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

Mrs. SHALLU KALIA

2923-A, 1st Floor

Block-C-1, SUSHANT LOK-1,

GURGAON, HARYANA

Dated: 10/11/2004

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. I-103 on GROUND Floor

PALAM APARTMENT

BIJWASAN, NEW DELHI-110037.

Dear Sir/Madam,

Reference your application dated 8/11/2004 for the allotment of TWO bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted TWO bed room residential space (hereinafter referred to as flat) of an approximate covered area of 873.00 sq. fit on GROUND floor in the proposed building on Plot No. New Delhi, For Rs. 4,00,000/- (Rupees Four Lacs Only)

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

SHALLU
FLAT BUYER

SAMEER CHOPRA
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeurs circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

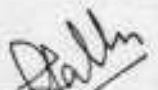
1. Ch.No.092/79 Dt 8/11/2004 (1) 10% at the time of booking
for Rs.2,25,000/- (Rupees Two Lacs Twenty Five Thousand Only)
(2) 10% on completion of foundation
(3) 10% on completion of ground floor roof
(4) 10% on completion of first floor roof
(5) 10% on completion of second floor roof
(6) 10% on completion of entire superstructure
2. Ch.No.38/052 Dt 8/11/2004 (7) 10% on completion of all brick work
for Rs.1,75,000/- (Rupees One Lacs Seventy Five Thousand Only)
(8) 10% on completion of internal and external plastering
(9) 10% on completion of electrical and sanitary work
(10) 10% at the time of possession

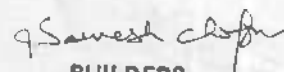
6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,


FLAT BUYER


BUILDERS

-:3:-

10. To file/defend any suit in any court of law in any matter concerning the said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make any statements, applications, affidavit, undertaking etc. for and on my behalf and in my name.
11. To execute the deed of Apartment/declaration or any other deed to present the same for registration to the competent registering Authority, to admit the execution, to get the same registered.
12. To execute, sign and present all kinds of suits, writs, complaints, petitions, revisions, written statements, appeals etc. in law court i.e. Civil Criminal or Revenue and/or Tribunal and to proceed in all proceeding before arbitration or any other authority, in my name and on my behalf and in any matter concerning the said property or any matter incidental thereto.
13. To execute a rectification deed of any deed(s) executed in respect of the said property and to get the same registered in the office of the Sub-Registrar concerned.
14. To appoint any other person(s) as my attorney, authorizing him to do all or any of the above acts or any other acts, which have not been specifically mentioned herein above, and in the opinion of my attorney, ought to be done, executed or performed in respect of the said property or any matter incidental thereto and to cancel, withdraw or revoke the powers so conferred upon the said attorney.
15. To receive compensation in case of acquisition of above said property from concerned authority.

AND I, the Executant, do hereby specifically mention that the acts, deeds and things done or got done by my attorney by virtue of this power of attorney, in respect of the said property shall be construed as the acts, deeds and things done by me.

IN WITNESSES WHEREOF, I, the executant, have executed this General Power of Attorney, which shall be irrevocable, at New Delhi on this 14th day of January, 2004, in the presence of the following witnesses:-

WITNESSES:-

1.

Sharan

Sarveshwar Sharan s/o Dilli Ram
R/o Sri golokdham Ashram
Main Road Biliwasan N.Delhi
DL No.F-98090912

2. Sh. S. G. *Bhardwaj*

S/o Shri Kishan Chaud
R/o VPO Biliwasan, New Delhi
EC No.D1/03/031/357401

Normal Dhis
EXECUTANT

2. To get water/sewer/electric/power connections and other services in the said flat and for the purpose to do all acts, deeds and things, which are necessary for the same.
3. To make construction/additions/alterations on the said flat after seeking permission from the concerned/ competent authority in this regard for the purposes, to apply for and get the plans sanctioned, if required, and get the authorized quotas of building materials and engage any labour/construction/architect etc. for the purposes.
4. To get the flat assessed for house tax, to pay the same and to get the refund thereof, if paid in excess.
5. To let out the said flat in full or in part to any intending tenant(s), to receive rents in his own name, issue receipts thereof, under his own signature and deal with the tenant(s) in any lawful manner.
6. To negotiate, agree to sell or dispose of or transfer by way of exchange, lease (whether permanent or for long or short period) entire flat or any part thereof, at such terms, which my attorney may, in his sole discretion, deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser, to receive earnest money/full and final payment in his name and give receipts thereof.
7. To apply for Income Tax Clearance certificate, if so required for the sale/transfer of my rights, interest, liens and titles in the said flat or any part thereof, from the office of the concerned Appropriate Authority in Form No.37-I under the provisions of Section 230-A(1) of the Income Tax Act, 1961, and for the purpose to do all acts, deeds and things which are necessary for the said purpose.
8. To apply for and get the sale permission/No Objection Certificate/status Report from the competent authority or any other kind of permission from the office of the Competent Authority, for the sale, transfer of my rights, interest, liens and titles in the said flat or any part thereof, in favour of the intending purchaser(s) or his nominee(s).
9. To execute, sign and present for Registration, before the proper Registering Authority, proper Sale/Conveyance Deed for conveying my rights, interest, liens and titles in the said flat or any part thereof, in favour of the intending purchaser(s) and for the purpose of conveying the same, absolutely and forever, in favour of the intending purchaser(s) or his nominee/s to do all acts, deeds and things which are necessary for the purpose i.e. or receive the consideration thereof, and to admit the receipt thereof, and deliver the possession thereof, to the said purchaser or his nominee(s), either physical or constructive, as may be feasible.

Nirmal Dhus

50 Rs.



R/CN01-48055534

GENERAL POWER OF ATTORNEY

Know all men by these presents that I, Mrs. NIRMAL DHIR, W/o Late Nirwan Kumar presently residing at H.No.122, Sector-9, Chandigarh. & permanent resident of Oberoi Palace Hotel, Srinagar, J.& K., do hereby nominate, constitute and authorise Mrs. VINITA TOMAR, W/o Sukhvir Singh Tomar presently residing at H.No.154/3, Dundahera Road Village Bijwasan, New Delhi & permanent resident of VPO Nanjala Tomar, Distt. Etawah U.P., as my true and lawful General Attorney in respect of my Flat No.E-203, on First Floor, area measuring 873 Sq. Ft., consisting of Two Bedrooms attached bathroom, One Kitchen, One Living Room, Two Balconies. Situated at PALAM APPARTMENTS, Main Road Village Bijwasan, New Delhi, alongwith the proportionate undivided, indivisible and impartible ownership rights in the land beneath the said building, with easement rights, title and interest in the said property, together with all fittings and fixtures, as existing on "as is where is basis" and with right to use the common amenities and facilities provided in the aforesaid building viz. staircases, overhead water tank etc. (hereinafter referred to as "the Said Flat"), having allotted to me by M/s. Chopra Promoters & Builders, 7A/27, W.E.A., Karol Bagh, New Delhi, vide its Allotment Letter No.2 dated 12.4.1985.

And I, the Executant, do hereby empower the Said General Attorney to do the following acts, deeds and things in the name and on my behalf, in respect of the said flat under his own signatures;

1. To manage, control and supervise the affairs of the said flat and for the purpose, to have the physical possession thereof, to present me before any office/authority of any State/Central Government or local body i.e. DVB/DJB/DDA/MCD/Revenue and/or competent authority, which may be connected and/or concerned with the said flat in any manner whatsoever and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name in respect of the said flat or any matter incidental thereto.

Nirmal Dhir,

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : Mrs. VINITA TOMAR
2. Father's/ Husband Name : Mr. SHRI SUKHVIR SINGH TOMAR
3. Property/Flat No. & Address : H.N. E - 203 F. FLOOR
PALAM APARTMENT BIJWASAN
NEW DELHI 110061
4. Flat Area : 873 SET.
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
FIRST FLOOR
6. Use (Residence/Commercial) : RESIDENCE
7. Telephone No. Residence : 9312282048
Office :

Yours Faithfully

Date: 28/01/2008

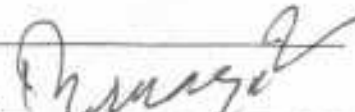
Signature: 
Name: VINITA TOMAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 

Signature: 
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

(4)

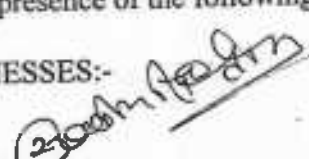
15. That the said General Power of Attorney is for consideration hence irrevocable and same will not be revoked/canceled in any circumstanced.

AND I/We, the Executant/s, do hereby specifically mention that the acts, deeds and things done and things done or get done by my/our attorney by virtue of this power of attorney, in respect of the said flat shall be construed as the acts, deeds and things done by me/us.

IN WITNESSES WHEREOF, I/We, the executant(s), have executed this General Power Attorney, which shall be irrevocable, at New Delhi on this 15th day of December, 2004, in the presence of the following witnesses:-

WITNESSES:-

1.


Sukhbir Singh Tomar
S/o Late Hakim Singh
R/o E-203, Palam Apartment
Bijwasan New Delhi-110061


V. An

EXECUTANTS

2.


Mukesh Dahiya
S/o Sh. Mahabir Singh
R/o VPo Bijwasan New Delhi-110061
D/L No. P110138.


A. H. Goutam

(3)

8. To execute, sign and present for Registration, before the proper Registering Authority, proper Sale/Conveyance Deed for conveying my/our rights, interest, liens and titles in the said property or any part thereof, in favour of the intending purchaser(s) and for the purpose of conveying the same absolutely and forever, in favour of the intending purchaser(s) or his nominee/s to do all acts, deeds and things which are necessary for the purpose i.e. or receive thereof, to said purchaser or his/her/their nominee(s), either physical or constructive, as may be feasible.
9. To file/defend any suit in any court of law any matter concerning the said flat or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make any statements, applications, affidavit, undertaking etc. for and on my/our behalf and in my/our name.
10. To execute the deed of flat/declaration or any other deed to present the same for registration to the competent registering Authority, to admit the execution, to get the same registered.
11. To execute, sign and present all kinds of suits,—writs complaints, petition, revisions, written statements, appeals etc. in law courts i.e. Civil Criminal or Revenue and/or Tribunal and to proceed in all proceeding before arbitration or any other authority, in my/our behalf and in any matter concerning the said flat or any matter incidental thereto.
12. To execute a rectification deed of any deed(s) executed in respect of the said flat and to get the same registered in the office of the Sub-Registrar concerned.
13. To appoint any other persons(s) as may attorney, authorizing him/her to do all or any of the above acts or other acts, which have not been specifically mentioned herein above, and in the opinion of my/our attorney, ought to be done, executed or performed in respect of the said Property or any matter incidental thereto and to cancel, withdraw or revoke the powers so conferred upon the said attorney.
14. To receive compensation or alternative flat in the case the acquirement of above said flat from concerned authority.

V. Anir

A. Kantam

(2)

1. To manage, control and supervise the affairs of the said Flat and for purpose, to have the physical possession thereof, to present me/us before any office/authority of any State/Central Government or local body i.e. Delhi electricity Board B.S.E.S/D.J.B/ M.C.D/DDA /Revenue and/or competent authority, which may be connected and/or concerned with the said Flat in any manner whatsoever and to make any on my/our behalf and in my/our name in respect of the said Flat or any matter incidental thereto.
2. To get water/sewer/electric/power connections and other services in the said Flat and for the purpose to do all acts, deeds and things, which are necessary for the same.
3. To make construction/addition/alteration on the said Flat after seeking permission from the concerned/competent authority in this regard for the purpose, to apply for land get the plans sanctioned, if required, and get the authorized quotas of building materials and engage any labour/construction/architect etc. for the purpose.
4. To get the Flat assessed for house tax, to pay same and to get refund thereof, if paid in excess.
5. To let out the said Flat in full or in part to any intending tenant(s), to receive rents in his/her/their own name, issue receipts thereof, under his/her/their own signature and deal with the tenant(s) in any lawful manner.
6. To negotiate, agree to sell or dispose of or transfer by way of exchange, lease (whether permanent or for long or short period) entire Flat or any part thereof, at such terms, which my/our attorney may, in his/her/their sole discretion, deem fit and proper, with any person, whosoever, and to enter into any agreement with the intending purchaser, to receive earnest money/full and final payment in his name and give receipts thereof.
7. To apply for and get the sale permission/No Objection Certificate/status Report from the competent authority or any other kind of permission from the office of the Competent Authority, for the sale, transfer of my rights, interest, liens and titles in the said flat or any part thereof, in favour of intending purchaser(s) or his/her/their nominee(s).



V. Anvi

A. K. Anant



Krishan Kant Attri
P.P.N. WJ02562

Veena Attri
P.P.N. WJ02562

P.P.N. WJ02562

25701
15/12/04

GENERAL POWER ATTORNEY

This GENERAL POWER OF ATTORNEY is made and executed at New Delhi on this 15th day of December, 2004 by Shri Krishan Kant Attri Son of Shri Bal Mukand Attri & Smt. Veena Attri Wife of Shri Krishan Kant Attri both Resident of Flat No. I-101(Ground Floor), Palam Apartment, Village Bijwasan, New Delhi-110061, (hereinafter referred to as the Executants.) do here by appoint, nominate, authorize and constitute to Smt. Adrishtha Gautam Wife of Shri Sarveshwar Sharan, Resident Flat No. E-101 Palam Apartment, Village Bijwasan, New Delhi-110061, as my true and lawful General Attorney.

WHEREAS the Executants are the sole, exclusive and absolute owners and in possession of Flat No. I-101 (Ground Floor), Covered area 850 Sq. feet Consisting of two Bedrooms with attached Latrines & bathrooms & Kitchen, bearing Khasra No.328 Situated at Palam Apartments, Bijwasan, New Delhi-110061, which was allotted by M/s Chopra Promoters & Buildings, M-140, Greater Kailash-II New Delhi, along with fitting & fixtures including proportionate undivided, indivisible and impartible share in the land underneath the same, and with the right to use the common facilities such as staircases, passages, overhead water tank etc. etc. provided in the aforesaid FLAT. (hereinafter referred to as the "SAID FLAT").

And Whereas the executant hereby authorize and appoint said attorney to do the following acts, deeds and things in respect of the said FLAT and hence this General Power Attorney witnesses as under:-

V. Atti

A. Gautam

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>Smt. ADRISHTHA GAUTAM</u>
2.	Father's/ Husband Name	:	<u>SHRI GARVESHWAR SHARAN</u>
3.	Property/Flat No. & Address	:	<u>H.N. I-101 G.F.</u> <u>PALAM APARTMENT BIJWASAN</u> <u>NEW DELHI - 110061</u>
4.	Flat Area	:	<u>850 sqt.</u>
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor Second Floor</u> <u>GROUND FLOOR</u>
6.	Use (Residence/Commercial) :		<u>RESIDENCE</u>
7.	Telephone No. Residence Office	:	<u>9312282048</u>

Yours Faithfully

Date: 28/01/2008

Signature: A. Gautam
Name: ADRISHTHA GAUTAM

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 27/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

2

NOW THIS G.P.A. WITNESSES AS UNDER :

1. To apply and obtain the necessary sale permission from concerned authority thereafter to sell, mortgage, gift, transfer etc. otherwise execute the deed and documents for regd., before the S.R Delhi receive consideration amount deliver possession to deal with all matters.
2. To appoint the further attorney(s) pleader(s) etc, for the purposes.
3. To receive the compensation of the any area is acquired by the said Govt. any other alternative plot accommodation granted by the Govt. in lieu thereof.
4. To give the property on rent relapses the rent take ejectment proceedings in all court departments concerned.
5. To apply and obtain the building materials sanctioned plan, electric and water connection from the concerned authority on my/our behalf.
6. To signed verify present all kinds of application, affidavit etc. to produce the same before the concerned authority on my our behalf.
7. To deal with all matters in the office of the DDA/MCD etc. to on my/our behalf.
8. To withdraw compromise the case/cases in the respect of the said property on my/our behalf.
9. To enter into heir purchase agreement to sell against the said property on my/our behalf.
10. To appear on my/our behalf give statement before the concerned authority on my/our behalf. In respect of the said property.
11. To look after the said property on my.our behalf.
12. To file all kinds of the said application, suits, complaints against the said property attorney which on/our behalf.
13. To Generally to do all acts, deeds and things in my/our behalf in done by the said attorney which are not specified mentioned in the said property but the are deemed fit and proper to be performed.
14. To Generally Power of Attorney shall be irrevocable.

Hence this G.P.A is made at Delhi on this 15-12-2007 in the presence of the following witnesses.

WITNESSES :

1. MADHUR P. [Signature]
810 M.P. Monalal
40-A-101 P. [Signature]
D.C. No C-69181998105058
2. R. Sharma S/o Y. R. Sharma
R/o Vni. Bharthal N. Delhi
I. C. No, DL/02/031/329103
L. C. Eklor

[Signature]
EXECUTANT



RC No. 154853/04
 Dated 16/12/96
 Rajmawla

GENERAL POWER OF ATTORNEY

KNOW ALL BY THESE PRESENT THAT I, Bhim Rathke s/o Sh. B.S. Rathke
 R/o D-77, Defence Colony, New Delhi.

do hereby constitute and appoint Shri Sarveshwar Sharan s/o Sh. Dilli Ram
 r/o Golok Dham Ashram, Main Road Bijwasan, New Delhi-61,

as my true and lawful General attorney to do acts, do the following deeds and things in my
 name and on my behalf.

Whereas the executant is the absolute owner and in possession of Flat No. E-101,
 on Ground Floor, covered area of 873sq.fts. in plot No. 328/1,
 at Palam Appart. Bijwasan, New Delhi-61.

For performance of certain duties and formalities I do hereby nominate, constitute and appoint
 the above named General Attorney to do the following acts deeds and things in my name and on
 my behalf.

Contd...P/2

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	SARVESHWAR SHARAN
2.	Father's/ Husband Name	:	S/O SHRI DILLI RAM
3.	Property/Flat No. & Address	:	H.N. E-101 Cr. F. PALAM APARTMENT BIJWASAN. NEW DELHI 110061
4.	Flat Area	:	
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	GROUND FLOOR RESIDENCE
7.	Telephone No. Residence Office	:	9312282048

Yours Faithfully

Date: 28/01/2008

Signature: S. Sharan
Name: SARVESHWAR SHARAN.

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 28/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

10. To file/defend any suit in any court of law in any matter concerning the said flat or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make statement, applications, AFFIDAVIT, undertaking etc. on our behalf and in our name.
11. To appear before the office of the competent/appropriate Authority under the provisions of Delhi Land Reforms Act, 1954 & Delhi Land (Restriction on Transfer) Act, 1972 to give application, for permission to sign the requisite forms, to give the statement, to file affidavit, undertaking, indemnity bond etc. etc.
12. To execute, sign and present all kinds of suits, writs, complaints, petition, revisions, written statements, appeals etc. in law court i.e. Civil Criminal or Revenue and /or Tribunal and to proceed in all proceeding before arbitration or any other authority, in our name and on our behalf and in any matter concerning the said flat or any matter incidental thereto.
13. To execute a rectification deed of any deed(s) executed in respect of the said flat and to get the same registered in the office of the Sub-Registrar concerned.
14. To appoint any other person(s) as may attorney, authorising him to do all or any of the above acts, or any other acts which have not been specifically, ought to be done, executed or performed in respect of the said flat or any matter incidental thereto and to cancel, withdraw or revoke the powers so conferred upon the said attorney.
15. To receive compensation in case the acquirement of above said flat from concerned authority.

AND I, the EXECUTANT, do hereby specifically mention that the acts, deeds and things done or got done by our attorney by virtue of this power of attorney, in respect of the said flat be construed as acts, deeds and things done by me.

IN WITNESS WHEREOF, I, have executed this General Power of Attorney which shall be irrevocable, at New Delhi on this _____ day of July, 2002, in the presence of the following witnesses.

WITNESSES:-

CERTIFIED TRUE COPY

1. *S. Sharan*

Sarvesh Sharan

S/o Shri Dilli Ram

R/o Golok Dham Ashram,

Bijwasan, New Delhi

2.

M. K. Singh *SB Sh. Mahabir Singh*

R/o P.O. Bijwasan N.D-11061

D.C. No P.O. 9012 999110136

NOTARY

KAPASHERA, NEW DELHI

Narayan Ch. Barnatany

EXECUTANT

15 MAR 2004

Sheela Rani Barnatany

2. To get the water/sewer/electric/power connections and other services in the said flat and for the purpose to do all acts, deeds and things which are necessary for the same.
3. To make constructions/additions/alterations on the said flat after seeking permission from the concerned/competent authority in this regard and for the purpose, to apply for and get the plans sanctioned, if required and get the authorized quotas of building materials and engage any labour/contractor/architect etc. for the purpose.
4. To get the said flat assessed for the House Tax, to pay for the same and to get the refund thereof, if paid in excess.
5. To let out the said flat ~~in whole or in part~~ or in part to any intending tenant(s), to receive ~~rents in his/her/their own name(s)~~, issue receipts thereof, under his/her/their own signatures and deal with the tenant(s) in any lawful manner.
6. To negotiate, agree to ~~sell or lease~~ or transfer by way of exchange, lease (whether permanent or for long or short period) entire flat or any part thereof, at such terms, which our attorney may, in his/her/their sole discretion, deem fit and proper, with any person, who may, and to enter into any agreement with the intending purchaser, to receive earnest money/full and final payment in his/her/their own name and give receipts thereof.
7. To apply for Income Tax Clearance Certificate, if so required, for the sale/transfer of our rights, titles, and liens in the said flat or any part thereof, from the office of the concerned Income Tax Officer, in Form No.34-A, under the provisions of Section 230-A(1) of the Income Tax Act, 1961, and for the purpose to do all acts, deeds and things which are necessary for the purpose.
8. To apply for and get the sale permission/Status Report/No Objection Certificate from the office of the Competent Authority, for the sale, transfer of our rights, interests, liens and titles in the said flat or any part thereof, in favour of the intending purchaser or his nominees(s).
9. To execute, sign and present for Registration, before proper Registration Authority, proper Sale/conveyance Deed for Conveying our rights, interests, liens and titles in the said flat or any part thereof, in favour of the intending purchaser(s) and for purpose of conveying the same absolutely and forever, in favour of the intending purchaser or his nominee(s) to do all acts, deeds and things which are necessary for the purposes i.e. or receive the consideration thereof, and to admit the receipt thereof, and deliver the possession thereof, to the said purchaser or his nominee(s) either physical or constructive, as may be feasible.

Abha Rani Barnabaky.

Narayan Ch. Barnabaky



359
12/7/02
This GENERAL POWER OF ATTORNEY is made, and executed at New Delhi on this 12th day of July, 2002; by Mr. NARAYAN CHANDRA BOROKOTOKI S/o Late Sarat Ch. Borokotoki & Mrs. ABHA ARANI BOROKOTOKI W/o Shri Narayan Chandra Borokotoki both R/o Industrial Estate, Bamunidan, Guwhati, Rukmani Nagar, Dispur, Guwahati-781006, Assam, presently residing at 110, Kidwai Nagar (West), New Delhi-23, hereinafter referred to as the "EXECUTANTS".

IN FAVOUR OF

Mr. MEDINI P. MISHRA S/o Shri N.P. Mishra & Mrs. SHASHI MISHRA W/o Shri Medini P. Mishra both R/o H.No.96, Anand Ved Vidhya Kendra, Anand Vrindavan, Motighil Vrindavan, Distt. Mathura, (U.P.), hereinafter referred to as the "ATTORNEYS"

WHEREAS the Executants are in possession of Flat No.K-204 on First Floor, area measuring 899 Sq. Ft., consisting of Two Bedrooms with attached bath rooms, and Two Latrines, Balconies & Kitchen, Situated at Palam Apartments, Bijwasan, New Delhi, which was allotted by M-140, Greater Kailash-II, New Delhi-46, Promoters & Builders, M-140, Greater Kailash-II, New Delhi-46, along with fittings & fixtures including proportionate undivided, indivisible and impartible share in the land underneath the same, and with the right to use the common facilities such as staircases, passages, overhead water tank etc. etc. provided in the aforesaid FLAT, (hereinafter referred to as the FLAT).

And whereas to manage, control, lookafter and supervise the said flat we the executant/s do hereby appoint nominate and constitute the said attorney to do the following acts, deeds and things in our and on our behalf in the following manner:-

1. To manage, control and supervise the affairs of the said flat and for the purpose, to have the physical possession thereof, to represent me before any office/authority of any State/Central Government or local body i.e. DESU/MCD/NDMC/DJB/ DVB/DDA/Revenue/Competent Authority, which may be connected and/or concerned with the said flat in any manner, whatsoever and to make any statement, application, affidavit, undertaking etc. for and on our behalf and in our name in respect of the said flat or any other matter incidental thereto.

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MEDINI P. MISHRA & SHASHI MISHRA
2.	Father's/ Husband Name	:	S/O M. P. MISHRA
3.	Property/Flat No. & Address	:	H.N. K-204 F.F. PALAM APARTMENT BIJWASAN NEW DELHI - 110061
4.	Flat Area	:	897 sq.ft.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor FIRST FLOOR
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	09868742250
	Office	:	9891470838

Yours Faithfully

Date: 28/01/2008

Signature: M. P. Mishra
Name: MEDINI P. MISHRA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - 28/1

Signature: [Signature]
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Telephone : DH 38 29 81
Res. 571 77 08

CHOPRA PROMOTERS & BUILDERS

7A/27 W. E. A. KAROL BAGH, NEW DELHI-110008

Ref. No. CPB/RF/PA/R6

Dated 9-4-1986

Mrs Raja Begum,
V/o Shri Gulam Rasul Wali,
Bachwara, Dal Gate,
Brimigara.

Subj: Allotment of 2 Bedroom flat in
Gulam Apartments.

Ref: Your letter No.nil dated 9-4-1986.

Dear Madam,

Vide your above letter, you have desired that you may be allotted flat No.D-701 instead of Flat No.M-704 already in your name. You are now allotted flat No.D-701 and your allotment letter dated 12-7-1982 is being enclosed herewith with necessary changes, for your signatures and early return to us for our record.

Thanking you,

Yours faithfully,
FOR CHOPRA PROMOTERS & BUILDERS

Kamish Chopra

Encls: Allotment letter.

Base pr. 9810225195

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MRS. RAJA BEGUM
2.	Father's/ Husband Name	:	W/o Sh. GH. RASOOL WALI
3.	Property/Flat No. & Address	:	D-301, DALAM APARTMENTS BIJWASAN, NEW DELHI - 110061
4.	Flat Area	:	873 Sq. Ft.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor SECOND FLOOR.
6.	Use (Residence/Commercial) :	:	RESIDENCE
7.	Telephone No. Residence Office	:	9910200839

Yours Faithfully //

Date:

29-01-2008.

Signature:

Name: MRS. RAJA BEGUM.

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

29/1

Signature:

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

CHOPRA PROMOTERS & BUILDERS

M-140, GREATER KAILASH, PART-II, NEW DELHI. Phones : 6449002, 6419575

MOTI RAM SAHNI

S/o. SH. BARAT RAM

R/o. SAHNI FARM

KAPASHERA, BIJWASAN ROAD

NEW DELHI - 110037

Dated 26/04/05

Subject : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. M-201 on 1st Floor

PALAM APARTMENTS

BIJWASAN, NEW DELHI - 110037

Dear Sir/Madam,

Reference your application dated 25/4/2005 for the allotment of Two bed room residential flat in the proposed building.

In respect to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 87.3 sq. fit on 1st Floor floor in the proposed building on Plot No. New Delhi, at Rs. 5,00,000/- (Rupees Five Lakh only)

Allotment is made subject to the following terms & conditions :

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. fit applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following :

Tentative specifications for Residential Flats :

- (a) Flooring -- Mosaic flooring in all the rooms including Bath Rooms and Kitchen in Gray Cement.
- (b) Roofing -- R.C.C.
- (c) Doors & Windows -- Doors and Windows frames of Steel/Section. The Flush Shutters of commercial plywood duly painted.
- (d) Bath Rooms :
 - (i) One Bath Room to be English style and the other to be Indian style. Wash Basins and Showers to be fitted in both the Bath Rooms.
 - (ii) Hot and Cold water arrangements in Bath Rooms and Kitchen.
 - (iii) White glazed tiles upto 7'0" in both the toilets.

FLAT BUYER

मोतीरामसाहनी

Saunder
BUILDERS

CHOPRA PROMOTERS & BUILDERS

- (e) **Wall Finishings** -- All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- (f) **Electricity** -- All electric wiring to be in concealed conduits. Adequate lights and power points Telephone and Aerial points to be provided in each flat. Separate Electric meters in each flat.
- (g) **Kitchen** -- Working platform in kotah stone with one Sink and glazed tiles upto two feet above working platform.

NOTE : The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencements of construction.

4. If for any reason the whole project is abandoned or particular allotted space is allotted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below :

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession

6. The Builder will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all consequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the Builders Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor,

FLAT BUYER

मोतीराम साहूनी

ASAWAL
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MR. MOTI RAM SAHNI
2.	Father's/ Husband Name	:	SH. BANT RAM
3.	Property/Flat No. & Address	:	M-201 1st FLOOR PALAM APARTMENT BIJWASAN, NEW DELHI- 110037
4.	Flat Area	:	~~100~~ 87.5 SQ. FT.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor First floor
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	9811039913
	Office	:	25069311

Yours Faithfully

Date: 28.01.2008

Signature: मोतीराम साहनी
Name: MOTI RAM SAHNI

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

Signature: _____
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

16. To compromise, compound or withdraw such proceedings as and when required, refer the matter to the arbitrator, to appoint arbitrator, to give statements, to proceed in arbitration proceedings, to submit all kinds of applications and affidavits etc.

17. To give statements in all courts, appear on my behalf submit all kinds of applications, affidavits, suits, etc., to appoint Advocate or pleader.

18. To execute a Rectification Deed and/or supplemental Deed of any Deed(s), in respect of the said Flat, and to get the same registered before the competent registering authority.

19. To get the said flat converted from Leasehold into Freehold and for the said purpose to sign and submit the conversion form, applications, affidavits, etc. to deposit the conversion charges, to complete all other formalities, to sign & execute the conveyance Deed, to get the same stamped for collectorate of stamps, and get the same registered in the office of the Sub-Registrar, New Delhi, under his own signatures.

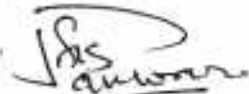
20. To appoint anyone as general/special Attorney and to revoke the powers conferred upon such attorney.

And generally to do all acts, deeds and things in addition to the above which my attorney thinks fit and proper in his sole discretion for the proper control, supervision and management of the aforesaid Flat.

I do hereby agree to confirm and ratify that all the acts, deeds and things done by my said attorney by virtue of these presents shall be construed as acts, deeds and things done by me personally as if I was present personally to do so.

IN WITNESS WHEREOF I have signed this General Power of Attorney at Delhi on this 22.12.2005 in the presence of the following witnesses.

WITNESSES:

1. 
85, Bijwasan New Delhi-61

2. 
A 202 Palam Apart.

Bijwasan N.D.61


EXECUTANT

ATTESTED

NOTARY PUBLIC
HI

10 DEC 2005

5. To get water/sewer/electric/water connections/meters and other services in the said Flat and for the purpose to do all acts, deeds and things which are necessary for the same.
6. To pay the electricity and water bills to the concerned authorities and to obtain the receipt thereof.
7. To get the lease Deed and/or supplementary deed of the flat and/or beneath the same and to get the same registered in the office of the Sub/Registrar, New Delhi.
8. To get the property/flat assessed for house tax, to pay the same and to get the refund thereof, if paid in excess.
9. To give the aforesaid Flat on rent, to recover and realise rent, to enter into and execute Rent Deed, to receive advance and/or security, to issue receipt to the tenant(s).
10. To sell the aforesaid Flat to any intending purchaser(s) to enter into any agreement with the purchaser(s), to receive the earnest money/consideration amount, in full or in parts, in his own name or otherwise, and to give the valid legal receipt thereof to the purchaser(s).
11. To apply and obtain permission to sell/transfer the said Flat from competent authority and in this respect to make the application, to sign requisit forms, sign affidavits, no objections undertakings, affidavits, to give statement and to obtain the permission.
12. To apply for and get the Income Tax clearance Certificate for the sale of the said Flat from the concerned Income Tax Office, in form 34A, or in any other form prescribed for the purpose, under the provisions of Section 230-A(1) of the Income Tax Act, 1961.
13. To sign and execute proper Sale Deed to admit the execution thereof, to present the Sale Deed before the concerned Sub-Registrar for registration and to get the same registered and at the time of registration of Sale Deed to file affidavits and declaration under the provisions of Urban Land(C&R) Act, 1976, under his own signatures.
14. To appear and act in the office of the Delhi Development Authority, M.C.D., D.E.S.U., or any other concerned authorities for any work relating to the aforesaid Flat and to make correspondence, reply to the letters/ notices, file affidavits, declaration statements, no objections, etc.
15. To file, prosecute and defend all kinds of suits, plaints, complaints, proceedings, review, revisions, swear affidavits, give statements on the behalf and to submit all kinds of applications, affidavits, declarations, bonds no objections, etc., from the court of original jurisdiction to that of appellate jurisdiction in respect of the aforesaid flat.

Asma Kaur



दिल्ली DELHI

B 068819

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, ASHA KAPUR W/O SH. VIJAY KAPUR R/O 29/25, PUNJABI BAGH EXT. NEW DELHI-110028, do hereby nominate, appoint and constitute and adjoint MRS. VEENA RANI WIFE OF SH. MADAN LAL THAKUR R/O T-12, UTTAM NAGAR, NEW DELHI-59, as my true and lawful General attorney in respect of the FLAT NO.M-103, GROUND FLOOR, PART OF KHASRA NO.328/1, AREA MEASURING 850 SQ.FT. CONSISTING WITH TWO BED ROOM SET SITUATED IN PALAM APARTMENTS BIJWASAN NEW DELHI, and I do hereby empower my said attorney to do the following acts, deeds and things in my name and on my behalf in respect of the said flat, under his own

signatures:-

1. To manage, control and supervise the aforesaid flat in all respects.
2. To take over the vacant and physical possession of the said flat for such purpose to sign and submit any affidavits, declarations undertakings, forms applications possession letter, possession slip, etc. under his own signatures.
3. To pay the house money and other dues in respect of the said flat and the proportionate land thereunder and to get the receipt thereof.
4. To make any additions/alterations in the existing structure of the said flat after seeking permission from the concerned authority and for the purpose to apply for and get the plans sanctioned if required, to get the authorised quotas of building material and to engage any labour/contractor/architect etc.

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	MRS. VEENA RANI
2.	Father's/ Husband Name	:	MADAN LAL THAKUR.
3.	Property/Flat No. & Address	:	M-103 PALAM APARTMENT BIJWASAN, N.D-59.
4.	Flat Area	:	873
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	Residence.
7.	Telephone No. Residence Office	:	9911167722

Yours Faithfully

Date: 28.01.2008.

Signature: Veena Rani
Name: VEENA RANI

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

Signature: _____
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

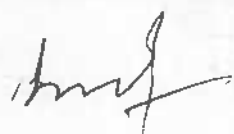
Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	<u>RAMBIR SINGH RANA</u>
2.	✓ Father's/ Husband Name	:	<u>Sh. Raghu Nath Singh</u>
3.	Property/Flat No. & Address	:	<u>B-304 2nd floor</u> <u>Palam Apartment Bijwasan</u> <u>New Delhi - 61</u>
4.	Flat Area	:	
5.	Built Up Flat on floor	:	<u>Ground Floor First Floor (Second Floor)</u>
6.	Use (Residence/Commercial) :		<u>Residence</u>
7.	Telephone No. Residence	:	<u>280 63370</u>
	Office (mobile)	:	<u>999 022 0159</u>

Yours Faithfully

Date: 28-01-2008

Signature: 

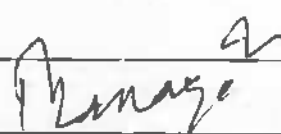
Name: RAMBIR SINGH RANA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted :

Date: - 28/1

Signature: 

**PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION**

From N.C. Gupta
4/19 Roop Nagar
Delhi - 110009

Date 7/8/2007

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. B-302
at Palam Apartment Bijwasan, Delhi

Dear Sirs,

I/We have booked flat No. B-302 on floor No. IInd Floor
of approx. area of 850 sq. ft. @ Rs. 150/- (Rupees One Hundred
Fifty only) per sq. ft. in Block-B Palam Apartment
on Bijwasan Delhi and have paid Rs. 1,27,500/- (Rupees one lac twenty
seven thousand five hundred only) so far vide your Receipt No.(s)

123, 062, 115, 011, 051 returned herewith. I/We now want the
name(s) of my/our Nominee(s) Mr. Vakil Singh Pathania S/o Late Shri Banilal
resident of RB-132 Sector 6, R.K.

Puram, New Delhi - 110022 to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) Mr. Vakil Singh S/o Late
Shri Banilal R/o RB-132 Sector 6, R.K. Puram, New Delhi-22 the amount of
Rs. 1,27,500/- (Rupees one lac twenty seven thousand five hundred)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 1,27,500/-
Rupees one lac twenty seven thousand five hundred only paid by me/us
may please be considered as paid by Mr. Vakil Singh S/o Late Sh. Banilal R/o RB-132
Sector 6, R.K. Puram, New Delhi-22 towards part payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.
A draft for Rs. _____

(Rupees _____)
towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

N.C. Gupta

4/19 Roop Nagar, Delhi-7

WITNESS

Gajender Singh

A-202 Palam Apartment

Bijwasan N.D.-6

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sq. ft.

Place: New Delhi

Date: 1-8-2007

Place New Delhi dated 7/8/2007
Income tax Permanent A/c No. AAJPG 4209 J

Nirmal Chandra
Nirmal Chandra
(Signature of Transferor)
Mr. N.C. Gupta

Vakil Singh
(Signature of Transferee)

Place New Delhi dated 7/8/2007
Income tax Permanent A/c No. AUAPS 1092A



SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

X
FLAT BUYER

Wimal Chandra

BUILDERS

for Singal Holdings (Pvt.) Ltd.

Amil Singh
Director

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 5,000/- (Rupees Five thousand only) towards earnest money.

[Signature]
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 5,000/- (Rupees Five thousand only) is enclosed herewith.

(Signature of Applicant)

Nirmal Chander

Witness:

1.

2.

*Endorsed in favour of Mr. Vakil Singh &/o Late Sh. Bansilal R/o RB-132
C.O. Puram. Sector 6 vide transfer letter Dated 17/5/07.*

For Singal Holdings Pvt. Ltd.

[Signature]
Director

9/5/07
Vakil Singh
accepts all above conditions

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarover Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

To,
...Dr. N. C. Gupta, ...
4/19, Roop Nagar, ...
Delhi-110007

Dated. 2nd January 82

SUBJECT: ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. B-302 on Second Floor... Floor
At Palam Apartments, at Bijwasan, ...
New Delhi.

Dear Sir/Madam,

Reference your application dated 15-10-81 for the allotment of Two
bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted Two
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of 850 sq. ft. on Second floor in the proposed building on
Plot No. 328/1 at Bijwasan, New Delhi, at Rs. 150/-
(Rupees One hundred fifty only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) Flooring — Mosaic flooring will be provided in all the rooms.
- b) Doors & Windows — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) Bath Rooms:
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

for Singal Holdings (Pvt.) Ltd.

Sumit Gupta
Director

BUILDERS

FLAT BUYER

Nirmal Chandra

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**— All Internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**— All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**— Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra

FLAT BUYER

Nirmal Chandra

BUILDERS

for Singal Holdings (Pvt.) Ltd.

Sumit Gupta
Director

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : VAKIL SINGH PATHANIA
2. Father's/ Husband Name : S/O LATE SH. BANSI LAL PATHANIA
3. Property/Flat No. & Address : B-302 Palam Apartment
Bijwasan New Delhi - 61
4. Flat Area : _____
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
✓
6. Use (Residence/Commercial) : Residence
7. Telephone No. Residence : _____
Office : 9212463573

Yours Faithfully

Date: 29/1/08

Signature: [Signature]
Name: Chaitanya

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted : _____

Date: - _____

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

श्रीला जैन

FLAT BUYER

For Singal Holdings (P) Ltd.
Director

BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 20,000/- (Rupees Twenty thousand only) towards earnest money.

For Singal Holdings (P) Ltd.

Jugal Gupta
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 20,000/- (Rupees Twenty thousand only) is enclosed herewith.

श्री लाल जी

(Signature of Applicant)

Witness:

1.

2.

①

Endorsed in favour of Smt. Pushpa Anand & Shri Manoharlal Anand 28/17, Punjabi Bagh Extension, New Delhi vide transfer letter dated 7th August 1985

②

Endorsed in favour of Transfer of Mr. Vikram Anand & Smt. Pushpa Anand on the basis of affidavit etc. Submitted dated 10/5/87.

For Singal Holdings (P) Ltd.

Director

③

Endorsed in favour of Mr. Satya Narayan Sharma s/o Mr. Roshni Sharma Res of A-202, Patna Apartments, N. Delhi vide transfer letter dated 14/5/87.

For Singal Holdings (P) Ltd.

Director

For Singal Holdings (P) Ltd.

Accepted the above Terms Conditions

Pushpa Anand



SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

Mrs. Sheela Jain

D/O Shri R.K. Jain,

R/O E-251, East of Kailash,

New Delhi

Dated 4th April, 1985

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. A-204 on First Floor
in Palem Apartments at Bijwasan.

Dear Sir/Madam,

Reference your application dated 1.4.85 for the allotment of Two bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted Two bed room residential space (hereinafter referred to as flat) of an approximate covered area of 850 sq. ft. on First floor in the proposed building on Plot No. 328/1 at Bijwasan New Delhi, at Rs. 150/- (Rupees One hundred fifty only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet
 - v) Kotah Stone floors in both the bath rooms.

श्रीलाजग
FLAT BUYER

For Singal Holdings (P) Ltd.
Director
BUILDERS

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**— All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**— All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**— Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.
- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—
 - (1) 10% at the time of booking
 - (2) 10% on completion of foundation
 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession.
- 6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.
- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra

श्रीलाल
FLAT BUYER

For Singal Holdings (P) Ltd.

Amil Gupta
Director
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	Mr. SATYANARAYAN SHARMA
2.	Father's/ Husband Name	:	S/o SH. RADHEY SHAYAM SHARMA
3.	Property/Flat No. & Address	:	A-204 Palam Apartment Bijwasan New Delhi-61
4.	Flat Area	:	850/Sqft.
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor ☒ ☐ ☐
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	28062444
	Office	:	9899991485

Yours Faithfully

Date: 29/1/08

Signature: 

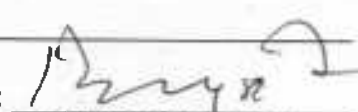
Name: SATYANARAYAN SHARMA

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

Signature: 

PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION

Palam Apartment

President

①

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

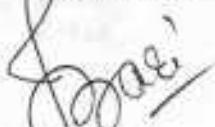
15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

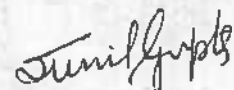
16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due alongwith penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.


FLATBUYER


BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 10,000/- (Rupees Ten thousand only) towards earnest money.

Tunil Gupta
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 10,000/- (Rupees Ten thousand only) is enclosed herewith.

[Signature]
(Signature of Applicant)

Witness:

1.

2.

Nominated in favour of Shri Harish Khanna S/o Mr. C.L. Khanna,
r/o A-225, Defence Colony, New Delhi vide Transfer letter dated
13th March 1982.

for Singal Holdings (Pvt.) Ltd.

Tunil Gupta
Director.

Nominated in favour of Shri V.K. Panwar S/o Late Sh. M.C. Panwar
R/o Village Bijwasan Main Road, Opp. Co-Operative Bank, New Delhi-61
vide Transfer letter dated 16/10/1999.

Accepted
[Signature]

For Singal Holdings (P) Ltd.
Tunil Gupta
Director

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

M/S Silvo Craft International

Moradabad (U.P.)

Dated... 2nd January 1982

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. ~~1012~~ ^{A-203} *Silvo* ~~Ground~~ ^{1st} *floor* ~~Floor~~
..... in Palem Apartments at Brijwasan, New Delhi

Dear Sir/~~Monsieur~~,

Reference your application dated . . . 5.12.1981 . . . for the allotment of . . . two . . .
bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted . . . two . . .
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of . . . 845 . . . sq. ft. on Ground floor in the proposed building on
Plot No . . . at Brijwasan . . . New Delhi, at Rs . . . 150/- . . .
(Rupees one hundred fifty only . . . only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following.

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

Silvo
FLAT BUYER

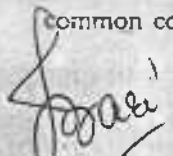
Singal Holdings Pvt. Ltd.
BUILDERS

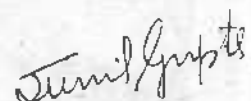
SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**—All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**—All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**—Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

- 3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.
- 4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.
- 5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—
 - (1) 10% at the time of booking
 - (2) 10% on completion of foundation
 - (3) 10% on completion of ground floor roof
 - (4) 10% on completion of first floor roof
 - (5) 10% on completion of second floor roof
 - (6) 10% on completion of entire superstructure
 - (7) 10% on completion of all brick work
 - (8) 10% on completion of internal and external plastering
 - (9) 10% on completion of electrical and sanitary work
 - (10) 10% at the time of possession.
- 6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.
- 7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.
- 8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.
- 9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra


FLAT BUYER


BUILDERS

From: HARISH KHANNA
A-225, Defence Colony
New Delhi-24

Date 16/10/99

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. A.203
at Bijwasan, New Delhi

Dear Sirs,

I/We have booked flat No. A.203 on floor No. 1st floor
of approx. area of 845/850 sq. ft. @ Rs. 150/- (Rupees One hundred fifty only.
Palam Apartment, Bijwasan, N. Delhi.) per sq. ft. in

on thousand five hundred only. and have paid Rs. 1,27,500/- (Rupees One lac twenty seven
thousand five hundred only.) so far vide your Receipt No. (s) 025,056

667,071,083,090,093,0107,0128,0131,0111, returned herewith. I/We now want the
name(s) of my/our Nominee(s) V.K. Panwar S/o Late M.C. Panwar, Main Road
Bijwasan, opposite Co-operative Bank, resident of
N. Delhi-61

to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) V.K. Panwar S/o Late
M.C. Panwar

Rs. 1,27,500/- (Rupees One lac twenty seven thousand five hundred only) the amount of

paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 1,27,500/-
Rupees One lac twenty seven thousand five hundred only paid by me/us
may please be considered as paid by Sh. V.K. Panwar

towards part payment from him/her/them.

The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.

A draft for Rs. -

(Rupees -)

towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

Harish Khanna
(Signature of Transferor)

Place N. Delhi dated 16/10/99

Income tax Permanent A/c No. AAIPK 4905H

Please change the right to purchase of above flat in my/our name(s). I/We hereby accept
the terms and conditions as set in the allotment letter dated -

WITNESS

Manoj Kumar
(MANOJ KUMAR)

A2 213/16
Pagalpabad Entri.
New Delhi-110019

Place N. Delhi dated 16/10/99

Income tax Permanent A/c. No. ADWPP 4358D

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 845/850 sq. ft.

Place: N. Delhi

Date: 20/10/99



For Singal Holdings (P) Ltd.

Director

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: :-

1.	NAME (IN BLOCK LETTERS)	:	<u>VINOD KUMAR PANWAR</u>
2.	Father's/ Husband Name	:	<u>Late Sh. Mohd CHAND PANWAR</u>
3.	Property/Flat No. & Address	:	<u>A-203 Palam Apartment</u> <u>Bijwasan</u> <u>New Delhi - 110061</u>
4.	Flat Area		<u>850/sqft</u>
5.	Built Up Flat on floor	:	<u>Ground Floor</u> First Floor Second Floor
6.	Use (Residence/Commercial) :		<u>Residence</u>
7.	Telephone No. Residence	:	<u>9311436552</u>
	Office	:	

Yours Faithfully

Date: 27/ Jan. 2008.

Signature: V. Panwar
Name: VINOD KUMAR PANWAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: - _____

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

President

From: PARDEEP AGGARWAL
S/O SHRI H.R. AGGARWAL
A-1/48, PASCHIMI VIHAR
NEW DELHI - 110063

Date 13/9/99

To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. A - 202
at PALAM APPARTMENTS AT BIJWASAN, DELHI.

Dear Sirs,

I/We have booked flat No. A - 202 on floor No. FIRST
of approx. area of 250 sq. ft. @ Rs. 150/- (Rupees One hundred
fifty only.) per sq. ft. in PALAM APPARTMENTS
on BIJWASAN and have paid Rs. 127,500/- (Rupees ONE LAC TWENTY
SEVEN THOUSAND FIVE HUNDRED ONLY.) so far vide your Receipt No(s)
101, 107, 109, 112, returned herewith. I/We now want the
name(s) of my/our Nominee(s) MRS. SUNITA TANWER W/O SHRI SATENDER SINGH
TANWER resident of MAIN ROAD BIJWASAN NEAR
CO-OPERATIVE BANK NEW DELHI - 61. to be substituted in place of my/our
name(s). I/We have received from the said nominee(s) MRS. SUNITA TANWER
the amount of
Rs. 127,500/- (Rupees ONE LAC TWENTY SEVEN THOUSAND FIVE HUNDRED ONLY)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 1,27,500/-
Rupees ONE LAC TWENTY SEVEN THOUSAND FIVE HUNDRED ONLY. paid by me/us
may please be considered as paid by MRS. SUNITA TANWER
towards part payment from him/her/them.

The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.

A draft for Rs. NIL

(Rupees NIL)

towards administrative charges is enclosed. The allotment letter is returned herewith

WITNESS

Place NEW DELHI dated 13/9/99

Income tax Permanent A/c No. _____

Please change the right to purchase of above flat in my/our name(s). I/We hereby accept
the terms and conditions as set in the allotment letter dated 15th May 96

WITNESS

Place NEW DELHI dated _____

Income tax Permanent A/c. No. _____

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 250 sq. ft.

Place: NEW DELHI

Date: 13/9/99

For Singal Holdings (P) Ltd.

Sunita Tanwar
(Signature of Transferee)
DIRECTOR

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

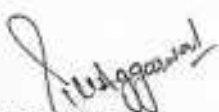
15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.


FLAT BUYER

For Singal Holdings (P) Ltd

Director
BUILDERS

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 12,750/- (Rupees Twelve thousand seven hundred fifty only) towards earnest money.

For Singal Holdings (P) Ltd

[Signature]
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 12,750/- (Rupees Twelve thousand seven hundred fifty only) is enclosed herewith.

[Signature]
(Signature of Applicant)

Witness:

1.

2.

Endorsed in favour of Mrs Sunita Tanwar W/o Shri Gajender Singh Tanwar
R/o Main Road Bijwasan, Near Co-operative Bank, New Delhi-110019
Applicant dated 13/7/99

Sunita Tanwar

For Singal Holdings (P) Ltd

[Signature]
Director

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarover Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

M. Pradeep Aggarwal
S/O Late Shri H.N. Aggarwal
A-1/3 Panch Vihar
New Delhi-11006

Dated 15th May, 1986

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No. A-202 on 1st Floor
..... on Palam Apartments at Bijwasan, Delhi

Dear Sir/Madam,

Reference your application dated 14.5.1986 for the allotment of 179
bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted 179
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of 550 sq. ft. on 1st floor in the proposed building on
Plot No. 28/1, Bijwasan New Delhi, at Rs. 150/-
(Rupees One hundred fifty only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.
2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- a) **Flooring** — Mosaic flooring will be provided in all the rooms.
- b) **Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- c) **Bath Rooms:**
 - i) Out of the two bath rooms one will be English style and the other will be Indian style.
 - ii) Hot and cold water arrangements will be made in English style toilet only.
 - iii) White glazed tiles upto windowsill level will be provided in Indian toilet.
 - iv) White glazed tiles upto 7'0" in English toilet.
 - v) Kotah Stone floors in both the bath rooms.

FLAT BUYER

M. Pradeep Aggarwal

For Singal Holdings (P) Ltd.
[Signature]
Director
BUILDERS

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings** — All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity** — All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen** — Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra

FLAT BUYER

For Singal Holdings Pvt. Ltd.
Director
BUILDERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1. NAME (IN BLOCK LETTERS) : Mrs. SUNITA TANWAR
2. Father's/ Husband Name : Mr. GAJENDER SINGH
3. Property/Flat No. & Address : A-202 PALAM APPARTMENT
BIJWASAN NEW DELHI-61
4. Flat Area 850/sqft :
5. Built Up Flat on floor : Ground Floor First Floor Second Floor
6. Use (Residence/Commercial) : RESIDENCE
7. Telephone No. Residence : 28062444
Office : 9899991485

Yours Faithfully

Date: 29/1/08

Signature: Sunita Tanwar
Name: SUNITA TANWAR

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted :

Date: - _____

Signature: [Signature]
PRESIDENT/ SECETARY
PALAM APARTMENT OWNERS
ASSOCIATION

PALAM APARTMENT OWNERS ASSOCIATION

From: Ex. CAPT. M.M. MASSEY
D/o Sher Singh MASSEY
K-13, G.P. KARLASH COLONY.
NEW- DELHI- 110048

Date



To

M/s Singal Holdings (Pvt.) Ltd.,
G-19, Mansarovar Building,
90, Nehru Place, New Delhi-110019

Subject :- Transfer of right to Purchase Flat No. A-201 1st Floor
at PALAM APARTMENTS BIJWASAN NEW DELHI-61

Dear Sirs,

I/We have booked flat No. A-201 on floor No. 1ST FLOOR
of approx. area of 850 sq. ft. @ Rs. 150 (Rupees ONE HUNDRED & FIFTY AN
) per sq. ft. in

on S-3-83 and have paid Rs. 1,27,500/- (Rupees One lac Twenty Seven
Thousand Five Hundred Only.) so far vide your Receipt No.(s)

00074 & 5183, 00076 & 14/3/83, 00098 & 30/1/84, 00132 & 29/1/84 returned herewith. I/We now want the
name(s) of my/our Nominee(s) MR. GAJENDER SINGH TANWAR S/O LATE SH. JAWAHAR SINGH
resident of A-202, 1st floor PALAM APARTMENT
BIJWASAN NEW DELHI- 110061 to be substituted in place of my/our

name(s). I/We have received from the said nominee(s) MR. GAJENDER SINGH
TANWAR. the amount of

Rs. 1,27,500/- (Rupees One lac Twenty Seven Thousand Five Hundred Only.)
paid by me/us to you towards the said flat. I/We have no interest in the flat and the right
of purchase may please be given to my/our said nominee(s). The sum of Rs. 1,27,500/-
Rupees One lac Twenty Seven Thousand Five Hundred Only. paid by me/us
may please be considered as paid by MR. GAJENDER SINGH

towards part payment from him/her/them.
The balance you are now entitled to receive from him/her/them to which he/she/they has/have agreed.
A draft for Rs. _____

(Rupees

towards administrative charges is enclosed. The allotment letter is returned herewith.

WITNESS

1. Khan
1 KE KHAN

Place NEW DELHI dated _____

(Signature of Transferee)
EX. CAPT. M.M. MASSEY

s/o Late CAPT. D. M. I. KHAN
K-13, KARLASH COLONY
Income tax Permanent A/c No. A/C 17344
I/We hereby accept the terms and conditions as set in the allotment letter dated _____

WITNESS

Sanjay Kumar S/o Late L.
Pandey
854, V.P.O. Bijwasan N.D.61

Place NEW DELHI dated _____

(Signature of Transferee)
Gajender Singh

Income tax Permanent A/c No. _____

The change of right to purchase is hereby confirmed subject to the conditions mentioned
above, and approval from the competent authority under the provisions of the Urban Land
(Ceiling and Regulation) Act, 1976, if required. Tentative area of flat/shop/office/store room at the
time of change is 850 sq. ft.

Place: NEW DELHI

Date: 27/9/05

DIRECTOR
for Singal Holdings (P) Ltd.
Sumit Singh
Director

SINGAL HOLDINGS PVT. LTD.

subject to a minimum charge calculated as per Builders' decision prorata to the area of the flats. If the area differs at the time of taking over the possession of the residential flat, the cost shall be adjusted accordingly.

10. At the time of taking possession of residential flats, buyers undertake to execute an agreement for service on the standard form with the company's nominee, and abide by the terms and conditions contained therein.

11. Transfer of residential flats will need the prior approval of the company and the administrative charges, as prescribed by the company from time to time, will be paid by the transferer at the time of transfer. Any change in the name already registered with the company will be deemed as transfer for this purpose. The transfer charges for transfer of residential flats between family members (husband, wife and own children) will be 25% of the normal transfer charges for every transfer.

12. Individual electric connection charges, fan and light fixtures and mechanical ventilation are not included in the cost of the residential flats. The cost of the transformer as charged by D.E.S.U. cables, switch panels, etc., provided by the Company, and the cost of the space for installation of the same, shall be charged from all the prospective buyers to whom the flats are allotted, in proportion to the area which is conveyed to each.

13. Proportionate monthly common maintenance charges etc. prevailing at the time the building is declared fit for occupation by the company, will have to be paid proportionate to their covered area, by all flat owners. Bills for these charges will be raised by the company's nominee which will be co-ordinating the common services. However, the flat owner can have arrangements with the prospective tenant to pay this charge.

14. Monthly replenishment charges are to be paid at the rate of 10 paise per sq. ft. by all the buyers of residential flats towards a Sinking Fund to be established for replacement of capital goods like pumping sets, water mains, electric cables etc. These charges will be applicable from the date the building is declared fit for occupation.

15. If any charges are levied by the M.C.D. or any other local/central government body towards ground rent, vacant land tax, property tax or any other taxes, levies or charges during the course of construction, the same shall be borne by the buyer in proportion to the area of flat, irrespective of the fact that the buyer is not enjoying any benefit of the flat since it has not been completed. The charges become payable from the date of allotment of the flat to the buyer. Subsequently on taking possession of the residential flats by the buyers the charges referred to above shall have to be paid direct to the concerned authorities, or to the company, as the case may be.

16. If for any reason whatsoever, the project is abandoned, your money will be refunded without giving any reason.

17. The allottee shall have to take possession of the residential flat after paying all the instalments and other charges to the company of the building within 7 days of the date of issue of the notice to him by the company failing which either his/her allotment shall stand cancelled or he or she shall pay 2% interest per month of the balance due along with penalties.

18. All costs, charges and transfer fee etc., shall remain the responsibility and liability of the buyer.

19. In case of payment by outstation cheques, all bank charges levied by the company's bankers shall be to the account of the buyer.

FLAT BUYER

BUILDERS
for Singal Holdings (Pvt.) Ltd.
Sumit Gupta
Director.

SINGAL HOLDINGS PVT. LTD.

20. Any increase in water & electricity rates will be borne by the flat owners proportionately in common maintenance charges.

21. The allottee shall have no right to use or affix or exhibit any name plates, writings or sign boards at the external face of the buildings.

The terrace at the top of the building shall always remain the property of the company for its use before or after the execution of the transfer deed, and the company can use the same in any manner it desires. The company will, however, have the right to use the external portion of the building or terrace of the building for publicity or such other purposes as may be deemed fit and proper by the company and will have the right to raise further floors at any time desired by the company.

22. This transaction has taken place in Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute between the allottee and the promoters.

If the above conditions are acceptable to you please sign two copies in token of your acceptance and forward the same to this office alongwith a cheque/bank draft of Rs. 55,000/- (Rupees Fifty five thousand only) towards earnest money.

for Singal Holdings (Pvt.) Ltd.

[Signature]
PROMOTERS & BUILDERS

I hereby accept the terms and conditions mentioned above. A cheque/bank draft for Rs. 55,000/- (Rupees Fifty five thousand only) is enclosed herewith.

[Signature]
(Signature of Applicant)

Witness:

1. *[Signature]*
N. A. BHATTIA
105 Madhu ban, S/N Place
- 2.

Endorsed in favour of Mr. Gajender Singh s/o Sh. Late Jawahar Singh, R/o A-202 Palam Apartment Bijwasan N. Delhi-110061. Vide application dt. 27/05.

Gajender Singh
Gajender Singh
s/o Late Jawahar Singh
R/o A-202 Palam Apartment
Bijwasan N. Delhi

for Singal Holdings (Pvt.) Ltd.
[Signature]
Director

dt 27/5/05

SINGAL HOLDINGS PVT. LTD.

G-19, Mansarovar Building, 90 Nehru Place, New Delhi-110019 Tel: 682821

Captain M.M. Mossey,
C-193, Sarvodaya Enclave,
New Delhi-110 017

Dated 5-3-83

SUBJECT : ALLOTMENT LETTER FOR RESIDENTIAL/COMMERCIAL

Flat No... A/201... on ... First... Floor
... in Palam Apartments, Bijwasan, New Delhi.

Dear Sir/Madam,

Reference your application dated 26-2-83 for the allotment of residential flat
two bed room residential flat in the proposed building.

In response to your aforesaid application you have been allotted two
bed room residential space (hereinafter referred to as flat) of an approximate
covered area of 850 sq. ft on 1st floor in the proposed building on
Plot No. New Delhi, at Rs. 150/-
(Rupees One hundred fifty only only) per sq. ft.

Allotment is made subject to the following terms and conditions:—

1. The allotment is provisional. If for any reason any changes are required by the architects or by the company resulting in reduction or increase in the above mentioned area or its location such change will be acceptable to you and no claim, monetary or otherwise will be raised or accepted except that the price shall be accordingly adjusted at the rate per sq. ft. applicable on the changed area.

2. The drawing displayed and seen by you in the office of the builders are 'provisional' and tentative and subject to changes either by the architects or builders before or during the course of construction without any objection or claim from the flat buyer(s). The building will be of good specifications and shall, in particular, comprise of the following:

Tentative specifications for Residential Flats:

- Flooring** — Mosaic flooring will be provided in all the rooms.
- Doors & Windows** — Doors and window-frames will be of steel. The doors will be commercial plywood flush shutters, duly painted.
- Bath Rooms:**
 - Out of the two bath rooms one will be English style and the other will be Indian style.
 - Hot and cold water arrangements will be made in English style toilet only.
 - White glazed tiles upto windowsill level will be provided in Indian toilet.
 - White glazed tiles upto 7'0" in English toilet.
 - Kotah Stone floors in both the bath rooms.

FLAT BUYER

BUILDERS (Pvt.) Ltd.
for Singal
Director

SINGAL HOLDINGS PVT. LTD.

- d) **Wall Finishings**— All internal walls will be plastered and painted with pleasing pastel shade of colour. Snowcem or equivalent cement paint will be provided on outside walls of the building.
- e) **Electricity**— All electric wiring will be in concealed conduits. Adequate lights and power points will be provided in each flat.
- f) **Kitchen**— Working platform in mosaic finish with one mosaic sink and glazed tiles upto one foot of the working platform will be provided.

NOTE: The above specifications are only indicative and some of them can be changed in consultation with the architects in the final plans at the discretion of the builder, without any adjustment of price of flats.

3. The construction of the building will be completed in two years (subject to force majeure circumstances) from the date of commencement of construction.

4. If for any reason the whole project is abandoned or particular allotted space is omitted and the company is not in a position to hand-over the same to the allottee for any reason whatsoever, the company shall refund the whole amount received without any compensation or interest whatsoever.

5. Instalments due towards payment of the flat shall be paid at intervals as shown below:—

- (1) 10% at the time of booking
- (2) 10% on completion of foundation
- (3) 10% on completion of ground floor roof
- (4) 10% on completion of first floor roof
- (5) 10% on completion of second floor roof
- (6) 10% on completion of entire superstructure
- (7) 10% on completion of all brick work
- (8) 10% on completion of internal and external plastering
- (9) 10% on completion of electrical and sanitary work
- (10) 10% at the time of possession.

6. The promoters will intimate to the allottee by notice for all payments by registered post/under postal certificate. Nevertheless the allottee shall visit the company's office and ipso facto deposit the instalments.

7. The allottee shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered A.D. letter about all subsequent changes in his/her address, if any, failing which all demand notices and letters at the first registered address will be deemed to have been received by him at the time when these should ordinarily reach such address and the allottee shall be responsible for any default in payments and other consequences that might arise therefrom.

8. If payment is not, however, received, within the stipulated period given in the instalment call notice, interest will be charged at the rate of 24% per annum on the instalment amount for the period of delay. Interest for full month shall be charged for any part of a month. In case the payment of any instalment remains in abeyance for over two months, the allotment shall stand cancelled and the earnest money paid shall stand forfeited to the promoters. However, in case, the delay is condoned, the cancellation can only be restored if the allottee pays all the dues along with interest. The discretion for condoning of delay shall rest entirely with the company. Payment on time shall always be the essence of this agreement.

9. The rate per sq. ft. is for covered area, which includes half the area under common walls between two flats and full area of the walls in other cases. The licence to use space of common corridor, passage staircase, terrace and all open space shall be charged extra

FLAT BUYER

BUYERS

MEMBERSHIP FORM

To,
The president/ Secretary,
Palam Apartments Owners Association,
Bijwasan, New Delhi - 110061

Sir,

I request you to enroll me a member of "The Association" my property details are as under: -

1.	NAME (IN BLOCK LETTERS)	:	GAJENDER SINGH
2.	Father's/ Husband Name	:	s/o Late Sh. JAWAHAR SINGH
3.	Property/Flat No. & Address	:	A-201 Palam Apartments Bijwasan New Delhi - 61
4.	Flat Area	:	850/sqft
5.	Built Up Flat on floor	:	Ground Floor First Floor Second Floor
6.	Use (Residence/Commercial) :	:	Residence
7.	Telephone No. Residence	:	28062444
	Office	:	9899991485

Yours Faithfully

Date: 29/1/08

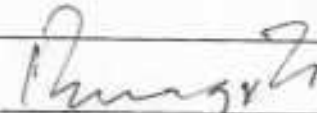
Signature: 
Name: GAJENDER SINGH

Notes: - As per Notification of URBAN Ministry Delhi State, All property owners must become Members of the Association to get their Property Regularized.

For Office Use only

Member ship no. Allotted

Date: -

Signature: 
PRESIDENT/ SECRETARY
PALAM APARTMENT OWNERS
ASSOCIATION
Palam

President

List of Residents of Palam Apartment Owners Association

Sl.No.	Name of occupant	Flat No.	Signature
1.	Mr. Madhur	A-101	Madhur
2.	Mr. Pandey	A-102	
3.	Mr. Sanjay Rana	A-104	Ranveer Swarn
4.	Mr. G.S. Tanwar	A-201	G.S. Tanwar
5.	-do-	A-202	G.S. Tanwar
6.	Mr. Vinod Panwar	A-203	Vinod Panwar
7.	Mr. S.N. Sharma	A-204	S.N. Sharma
8.	Mr. Radha Sahay	A-303	
9.	Mr. Vinod	A-304	
10.	Mr. Ashok Rana Atul Sahni	B-201	Atul Sahni
11.	Mr. Atul Sahni	B-202	
12.	Mr. Sanjay Jain	B-203	S. Jain
13.	Mr. Santosh Yadav	B-204	Santosh Yadav
14.	Mr. Satvir Yadav	B-301	Satvir Yadav
15.	Mr. Pathania	B-302	Pathania
16.	Mr. Ram Mir Singh Rana	B-304	Ram Mir Singh Rana
17.	Dr. Asist Jain	C-101	Dr. Asist Jain
18.	Mr. J.C. Gangwar	C-104	J.C. Gangwar
19.	Mr. K.P. Singh	C-201	K.P. Singh
20.	Mr. Satyender Rana	C-203	Satyender Rana
21.	Mr. Vikraman	C-204	Vikraman
22.	Mrs. Devi	C-302	
23.	Mr. Balraj	C-303	
24.	-do-	C-304	Rajendra
25.	Mr. Raj Kr. Bhatnagar	D-101	Raj Kr. Bhatnagar
26.	Mr. Vijay Verma	D-102	Vijay Verma
27.	Mr. K. Dayal	D-103 D-104	K. Dayal
28.	Mr. D.R. Sadotra	D-201	
29.	-do-	D-202	
30.	Mr. P.R. Bakshi	D-203	P.R. Bakshi

	Mrs. Raja Begum	D-301	4/20/27/11/08
32.	Mr. Surya	E-101	
33.	Mr. Sharma	E-102	S.S.L. →
34.	Mr. R. Mathur	E-103	
35.	Mr. R. Mathur	E-104	
36.	Mr. Surinder Rana	E-201	
37.	Mr. Sukhbir	E-203	Glomer
38.	Mr. Y.N. Sharma	E-204	
39.	Mr. Muzafar	E-301	Mrs
40.	Mr. Fayaz	E-303	M
41.	Mr. Nehra	E-304	
42.	Mr. Surya	I-101	dip
43.	Mrs. Aparna	I-102	Pookey glomer
44.	Mr. Romesh	I-103	M
45.	Mr. Ashok Rana Anveer kumar	I-104	Akash
46.	Mr. Babit Rana	I-201	
47.	Mr. Jeon Jothi	I-202	
48.	Mr. Samosh Dagar	I-203	
49.	Mr. Gopinath	I-204	S
50.	Mr. M.L. Malhotra	I-301	Mansoor
51.	Mr. Kapil Malhotra	I-302	K
52.	Mr. Umed Singh	I-303	Umed S
53.	Mr. Mukesh Chander.	I-304	Sangeet
54.	Mr. Bholu Ram Ramniwas	K-101	Ram Niwas
55.	Dr. Saxena	K-102	
56.	Mr. J.N. Kalia	K-103	
57.	Mr. Ravinder Rana	K-104	
58.	Mr. K.V. Sharma	K-202	
59.	Mr. Surinder	K-203	K
60.	Mr. M.P. Mishra	K-204	— ZTSOMK

Pamant

Mrs. Magotra

88. Mrs. Anupma Gupta B-103
89. Mrs. Anupma Gupta B-104
90. Sh. Subodh John B-101
91. ————— B-102.

Office of the S.D.M./RA/SO (C)
Deputy Commissioner's Office, Delhi

No. F. 33(11) Sec (MIS) SC/126

Dated: 19.5.80

✓ LAL DORA CERTIFICATE.

Shri Winey K. Singal c/o
Singal Holding Pvt. Ltd. Shri

R/o Community Centre East of Kailash N. Delhi has applied for
the issue of Lal Dora Certificate in respect of house/building plot
number 328/1 situated in Bijwasan colony/
village, in the capacity of owner/tenant.

As per report of the Patwari halqa Village Bijwasan and
field Kanungo, Tehsildar C.O. Delhi house/building plot
number 328/1 falls in khasra No. 328/1 which had
been earmarked as 'Lal Dora' during the Settlement/Consolidation
operations of village Bijwasan in the year 1971.

The said house/building is surrounded on the four sides as under:

- East plot of Sh. Anny Gupta, No. 357
- West plot No. 328/2 to 328/6 of Sh. Ram Phal etc.
- North Rasta and Pond
- South plot No. 556-557 of Sh. Jage Ram etc.

The certificate is issued to the applicant on his
specific request for Power connection. It does not confer right of
ownership/licence on the certificate holder.

S.D.M./RA/S.O(C)

Revenue Assistant
Delhi,



True copy.
Ch. 9/1

List of Residents of Palam Apartment Owners Association

SLNo.	Name of occupant	Flat No.	Signature
1.	Mr. Madhur	A-101	Madhur
2.	Mr. Pandey	A-102	
3.	Mr. Sanjay Rana	A-104	Ratna Prateek Singh Paul
4.	Mr. G.S. Tanwar	A-201	G.S. Tanwar
5.	-do-	A-202	G.S. Tanwar
6.	Mr. Vinod Panwar	A-203	Vinod
7.	Mr. S.N. Sharma	A-204	S.N. Sharma
8.	Mr. Radha Sahay	A-303	
9.	Mr. Vinod	A-304	
10.	Mr. Ashok Rana Atul Sahni	B-201	Atul Sahni
11.	Mr. Atul Sahni	B-202	
12.	Mr. Sanjay Jain	B-203	S. Jain
13.	Mr. Santosh Yadav	B-204	Santosh Yadav
14.	Mr. Satvir Yadav	B-301	Satvir Yadav
15.	Mr. Pathania	B-203 B-302	9/8/9
16.	Mr. Ram Bir Singh Rana	B-304	R. B. Singh
17.	Dr. Asist Jain	C-101	Dr. Asist Jain
18.	Mr. J.C. Gangwar	C-104	J.C. Gangwar
19.	Mr. K.P. Singh	C-201	K.P. Singh
20.	Mr. Satyender Rana	C-203	Satyender Rana
21.	Mr. Vikraman	C-204	Vikraman
22.	Mrs. Devi	C-302	
23.	Mr. Balraj	C-303	
24.	-do-	C-304	Raj
25.	Mr. Raj Kr. Bhatnagar	D-101	Raj
26.	Mr. Vijay Verma	D-102	कमलेश राठी
27.	Mr. K. Dayal	D-103 D-104	Vijay Verma
28.	Mr. D.R. Sadotra	D-201	
29.	-do-	D-202	
30.	Mr. P.R. Bakshi	D-203	P.R. Bakshi

31.	Mrs. Raja Begum	D-301	4/20/27/11/08
32.	Mr. Surya	E-101	
33.	Mr. Sharma	E-102	S.S.L. →
34.	Mr. R. Mathur	E-103	
35.	Mr. R. Mathur	E-104	
36.	Mr. Surinder Rana	E-201	
37.	Mr. Sukhbir	E-203	6/10/05
38.	Mr. Y.N. Sharma	E-204	
39.	Mr. Muzafar	E-301	Mrs
40.	Mr. Fayaz	E-303	Mz
41.	Mr. Nehra	E-304	
42.	Mr. Surya	I-101	
43.	Mrs. Aparna	I-102	Roopesh Sharma
44.	Mr. Ramesh	I-103	
45.	Mr. Ashok Rana Poojen kumar	I-104	
46.	Mr. Babit Rana	I-201	
47.	Mr. Jeon Jothi	I-202	
48.	Mr. Samosh Dagar	I-203	
49.	Mr. Gopinath	I-204	
50.	Mr. M.L. Malhotra	I-301	Mansoor
51.	Mr. Kapil Malhotra	I-302	Kap
52.	Mr. Umed Singh	I-303	Umed Singh
53.	Mr. Mukesh Chander.	I-304	Singh
54.	Mr. Bhole Ram Ramniwas	K-101	Ram Niwas
55.	Dr. Saxena	K-102	
56.	Mr. J.N. Kalia	K-103	
57.	Mr. Ravinder Rana	K-104	
58.	Mr. K.V. Sharma	K-202	
59.	Mr. Surinder	K-203	
60.	Mr. M.P. Mishra	K-204	

Amant



दिल्ली DELHI

INDEMNITY BOND

E 153592

I, R. K. MAGOTRA, S/o. Late Sh. P.N. Magotra, R/o. K-301, 2nd Floor, Palam Apartments, Bijwasan, New Delhi-110061 on behalf of PALAM APARTMENTS OWNERS ASSOCIATION (Reg. No. S 35640/ 1999), execute this Indemnity Bond.

1. That our RWA is aware of all the drills and procedure to deal with the situation during earthquake / natural calamity etc.
2. The present more than 90% constructions is mixed with R.C.C. and gaddu laying on all necessary measures for extra fittings against the seismic have been taken.
3. No claim will be filed against the govt. if an incident takes place during normal time due to unavoidable circumstances.

Our PALAM APARTMENTS OWNERS ASSOCIATION would ensure that no illegal encroachment is done on the roads and lands marked for civic facilities.

This indemnity bond is executed at New Delhi on 27/1/08 Day of _____

Countersigned

Executant

Vice President

R. K. Magotra
Palam Apartments Owners Association

President

[Signature]
Er. B. P. SINGH
Architect's & Engineers
Structural Designer &
Govt. Approved Valuer
M.D. Licence No. 1138
147, Anand Chambers-II
New Delhi-110002



दिल्ली DELHI

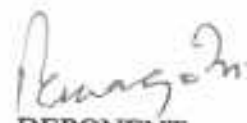
UNDERTAKING

15AA 142913

We, The residents of PALAM APARTMENTS, BIJWASAN, NEW DELHI- 110061 through our Palam Apartments Owners Association's President R.K. MAGOTRA, do hereby undertake to abide by all the prescribed/ requisite norms, for the regularization of our colony.

Thanking you in anticipation

R.K. MAGOTRA (President)
Palam Apartments Owners Association
Bijwasan,
New Delhi - 110061


DEPONENT

Verification

I /We the above named deponent do hereby affirm and verify that I/We have voluntarily made the above affidavit and its contents are true to best of my knowledge.

Verified at Delhi on this day 27th Jan of 2008


DEPONENT


E. B. P. SINGH

Architect's & Engineer
Solemnly Licensed &
Govt. Approved Valuer
M.C.D. Licence No. 1128
247, Anand Vihar
6, E. B. P. Singh
V. K. Anand & Co. (P) Ltd.

Palam Apartment Owners Association

Pres.

Annex A

CERTIFICATE OF REGISTRATION

SOCIETIES REGISTRATION ACT XXI OF 1960

Registration No. S. 35640 of 1999

I hereby certify that PALAM APARTMENTS OWNERS

ASSOCIATION

located at A-303 TOP FLOOR

BLI WASAN NEW DELHI-61.

has been registered under the "SOCIETIES REGISTRATION
ACT- XXI of 1960".

Given under my hand at DELHI on this 21st day
of SEPTEMBER One Thousand Nine Hundred and
Ninty Nine

Registration Fee
of Rs. 50/- paid.



Seal
Registrar of Societies
Delhi.

K. K. Sharma
21/9/99
Registrar of Societies
Govt. of N.C.T. of Delhi.

P. K. Sharma

Palam Apartment Owners Association
President

PALAM APARTMENTS OWNERS ASSOCIATION (REGD)

Registration No. S/35640/

K-301, 2nd Floor, Palam Apartment, Bijwasan, New Delhi-110061

PRESIDENT :

Shri R.K. Magotra
Phone 65040320

REF. NO.

Date.....

RESOLUTION OF THE PALAM APARTMENTS OWNERS ASSOCIATION

VICE-PRESIDENT :

Smt. Neelam Sharma
Phone 65057447

We, The Residents of Palam Apartment, Bijwasan, New Delhi-110061, Through our Palam Apartments Owners Association President, do hereby Pass and submit this resolution that we want to regularized this colony at the earliest.

SECRETARY :

Shri Rambir Rana
Phone 28063370

JT. SECRETARY :

Shri Satyender Rana
(M) 9891366584

Name & Addresses of office bearer

TREASURER :

Shri M.L. Malhotra
(M) 9899399336

R.K. Magotra (President)
K-301, 2nd Floor Palam Apartments, Bijwasan, N.D.-61

Neelam Sharma (Vice- President)
K-202, 1st Floor Palam Apartments, Bijwasan, N.D.-61

EXEC. MEMBERS :

Shri S. Kumar
Phone 32581882

Rambir Rana (Secretary)
B-304, 2ND Floor Palam Apartments, Bijwasan, N.D.-61

Shri Gajender Singh
(M) 9899991485

Satyender Rana (Jt. Secretary)
C-203, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri R. Mathur
Phone 65484169

M.L. Malhotra (Treasurer)
I-301, 2ND Floor Palam Apartments, Bijwasan, N.D.-61

Shri Ashok Rana
(M) 9811063391

S. Kumar (Executive Member)
M-203, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri Ramesh

Gajender Singh (Executive Member)
A-201, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri M. Thakur
(M) 9911167722

R. Mathur (Executive Member)
E-104, Ground Floor Palam Apartments, Bijwasan, N.D.-61
Ashok Rana (Executive Member)
I-104, Ground Floor Palam Apartments, Bijwasan, N.D.-61
Ramesh (Executive Member)
I-103, Ground Floor Palam Apartments, Bijwasan, N.D.-61
M. Thakur (Executive Member)
M-103, Ground Floor Palam Apartments, Bijwasan, N.D.-61

[Handwritten Signature]
Palam Apartments

President

PALAM APARTMENTS OWNERS ASSOCIATION (REGD)

Registration No. S/35640/

K-301, 2nd Floor, Palam Apartment, Bijwasan, New Delhi-110061

PRESIDENT :

Shri R.K.Magotra

Phone 65040320

REF. NO. RWA/.....

Date....27/11/08

NO OBJECTION CERTIFICATE

VICE-PRESIDENT :

Smt. Neelam Sharma

Phone 65057447

SECRETARY :

Shri Rambir Rana

Phone 28063370

We, The Residents of Palam Apartment, Bijwasan, New Delhi-110061, Through our Palam Apartments Owners Association President, do hereby declare that we have no objection in getting this colony Regularized at the earliest and to abide by all the prescribed/requisite norms, for the regularization of our colony.

JT. SECRETARY :

Shri Satyender Rana

(M) 9891366584

Name & Addresses of office bearer

TREASURER :

Shri M.L. Malhotra

(M) 9899399336

R.K.Magotra (President)

K-301, 2nd Floor Palam Apartments, Bijwasan, N.D.-61

Neelam Sharma (Vice- President)

K-202, 1st Floor Palam Apartments, Bijwasan, N.D.-61

EXEC. MEMBERS :

Shri S. Kumar

Phone 32581882

Rambir Rana (Secretary)

B-304, 2ND Floor Palam Apartments, Bijwasan, N.D.-61

Shri Gajender Singh

(M) 9899991485

Satyender Rana (Jt. Secretary)

C-203, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri R. Mathur

Phone 65484169

M.L. Malhotra (Treasurer)

I-301, 2ND Floor Palam Apartments, Bijwasan, N.D.-61

Shri Ashok Rana

(M) 9811063391

S. Kumar (Executive Member)

M-203, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri Ramesh

Gajender Singh (Executive Member)

A-201, 1st Floor Palam Apartments, Bijwasan, N.D.-61

Shri M. Thakur

(M) 9911167722

R. Mathur (Executive Member)

E-104, Ground Floor Palam Apartments, Bijwasan, N.D.-61

Ashok Rana (Executive Member)

I-104, Ground Floor Palam Apartments, Bijwasan, N.D.-61

Ramesh (Executive Member)

I-103, Ground Floor Palam Apartments, Bijwasan, N.D.-61

M. Thakur (Executive Member)

M-103, Ground Floor Palam Apartments, Bijwasan, N.D.-61

R.K. Magotra
Palam ...

P...

Water Supply/sewerage lines/utilities Works		
26.	Any Monuments/Heritage Buildings in the Colony or in the vicinity?	NO
27.	Key Plan/Site Plan of unauthorized Colony and description of boundaries (Please attach scaled Key/Plan of Colony superimposed on Zonal Plan/City Survey Map indicating North Point, surrounding features, adjacent roads, buildings, drains, electricity, lines etc.)	Attached
28.	NOC as mentioned at para IV (ii) : (Please attach)	Attached
29.	Undertaking/indemnity Bond (Please attach)	Attached
30.	Status of Services	Nos./Area/ Width/Length
	- Roads - Water Supply - Hand Pump - Tube wells - Underground Water Tank - Street Light - ESS/Transformers/Generators - Drains - Sewerage/Sanitation - Fire fighter installation	ROAD EXIST NO NO TUBE WELL YES NO YES YES NO NO
31.	Status of Facilities	Nos./Area/ Width/Length
	- Parks/Transport lots/Common - Open space -Schools - Community Hall - Common parking areas - Dispensary/Health Centre - Religious structures - Police Post/Fire Post	YES NO NO YES NO NO NO
Enclosures: a) Resolution of the Resident Society. b) Registration Certificate of Society with authenticated List of members/owners/occupants. c) Existing Survey (05 copies +CD). d) Regularisation Plans/5 Lay out Plan (Service plan (05 copies +CD). e) Undertaking as mentioned. f) Certificates/documents/NOCs as mentioned.		
		Signature of Authorised Signatory Resident Society

President

Application & check list for Regularisation of Unauthorised Colony

(To be filled up by Resident Society and to be countersigned by Architect - Town Planner & Service Engineer)

1.	Name and address of the colony	PALAM APARTMENTS, BIJWASAN, NEW DELHI- 110061	
2.	Regn. No. in the GNCTD list	~~807~~ /854	
3.	Name of Resident Society	PALAM APARTMENTS OWNERS ASSOCIATION	
4.	Registration no. of the Resident Society (with Registrar of Societies)	S 35640 DATED 1999	
5.	Names of Physical Surveyor & Socio-economic Surveyor	ER B P. SINGH	
6.	Name of Services Engineer	ER B.P. SINGH	
7.	Name of Supervising Engineer	ER B.P. SINGH	
8.	Name of Authorized Signatories	R. K. MAGOTRA	
9.	Category of colony (as notified vide Public notice dated 14.10.2007)	G CATOGERY	
10.	Revenue Village	BIJWASAN	
11.	Zone (As per Master Plan of Delhi)	NAZAFGARH ZONE	
12.	Date from which unauthorized colony exists	SINCE 1982	
13.	Location/surroundings (Towards North, South, East & West)	EAST- OTHER'S LAND WEST- MAIN ROAD NORTH- OTHER'S LAND SOUTH- OTHER'S LAND	
14.	Development Area No. MCD/NDMC/Cantt. Board Area? Whether falls in Notified Slum Area?	MCD, NAZAFGARH ZONE	
15.	Total area of Unauthorized Colony	7585.10 SQM	
16.	Land Status/Ownership	G.P.A. & ALLOTMENT LETTER	
17.	Court Case, if any (Please attach details)	NO	
18.	Land whether notified for acquisition	NO	
19.	List of members with Plot/Property No. (to be attached)	YES	
20.	Percentage of Residents/house owners as members of the Resident Society	90%	
21.	No. of Built-up Plots : (Min 35% of Gr. Floor permissible coverage) (i) Upto 100 sq.mtrs - (ii) Above 100 sq.mts. - (iii) Above 250 sqm -	108 NIL NIL	
22.	No. of vacant Plots: (i) Upto 100 sq.mtrs - (ii) Above 100 sq.mts. - (iii) Above 250 sqm -	NIL NIL NIL	
23.	Land use : As per Master Plan As per Zonal Plan	RESIDENTIAL	
24.	Whether falls in Reserved Forests or Regional Park	NO	Y e s / N o
25.	Whether the Colony effects/falls over Master Plan Road alignment Railway Line Metro Corridor	NO	

PALAM APARTMENTS OWNERS ASSOCIATION (REGD)

Registration No. S/35640/

K-301, 2nd Floor, Palam Apartment, Bijwasan, New Delhi-110061

PRESIDENT :

Shri R.K. Magotra
Phone 65040320

REF. NO.

Date. 27.11.08

VICE-PRESIDENT :

Smt. Neelam Sharma
Phone 65057447

SECRETARY :

Shri Rambir Rana
Phone 28063370

JT. SECRETARY :

Shri Satyender Rana
(M) 9891366584

TREASURER :

Shri M.L. Malhotra
(M) 9899399336

EXEC. MEMBERS :

Shri S. Kumar
Phone 32581882

Shri Gajender Singh
(M) 9899991485

Shri R. Mathur
Phone 65484169

Shri Ashok Rana
(M) 9811063391

Shri Ramesh

Shri M. Thakur
(M) 9911167722

To,
The Project Director (UC)
Govt. of NCT Delhi
Department of urban Development
9th Level "C" Wing Delhi Secretariat
I. P. Estate, New Delhi

Dear Sir,

Here I R. K. Magotra (President) of Palam Apartments Owners Association on behalf of my colony submitting the prescribed documents required for authorization of my colony.

- a) Resolution of the Resident Society.
- b) Registration Certificate of Society.
- c) Existing Survey (05 copies + CD).
- d) Regularization Plans/ 5 Layout Plan (05 copies + CD).
- e) Undertaking as mentioned.
- f) Certificates/documents/NOC as mentioned.

Thanks



R. K. Magotra (PRESIDENT)
Palam Apartments Owners Associations (Regd.)
K-301, 2nd Floor, Palam Apartment,
Bijwasan, New Delhi - 110061

Palam Apartment Owners Association

President

CHECK LIST OF DOCUMENTS

Name of Colony:- Palam apartments, Biswasan
Regn./Sl. No.:- 859

- Registration Certificate of Resident Society *no yes*
- Existing Layout Plan of the colony on the scale of 1:1000, prepared by an Architect/Town Planner signed by President/Secretary of the Resident Society. *no yes without stamp signed by President (RWA)*
- Complete list of members with details such as plot Nos. and area of the colony *yes*
- Land status with Khasra No. accompanied by a site plan giving the physical description of the site. *no Rectified.*
- Undertakings: *yes but different language -*
 - i. That they shall abide by the layout plans as may be approved with or without conditions *No*
 - ii. That they shall transfer the land available, if any for social infrastructure in the name of the DDA or the MCD/NDMC, free of cost, in order to provide such social infrastructure *No*



GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
10TH LEVEL, DELHI SECRETARIAT,
I.P. ESTATE NEW DELHI

F.No. 10510P/UC/2008/1802

Dated:

To

The President,

Palam Apartments Owners
Association, Bighadan New Delhi-61

Sub: Verification of documents of unauthorized colonies for the purpose of regularization.

Sir,

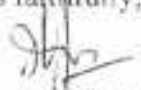
A preliminary scrutiny of the application submitted by the unauthorized colony and figuring at ^{Regd.}~~serial~~ No. 859 of the list of such unauthorized colony has been made. It has been noted that you have not submitted the following required documents, along with your application:-

As per check list enclosed.

You are therefore, requested to kindly get the registration of your resident society done immediately, if not already registered, with the Registrar of Societies GNCT of Delhi. A copy of the certificate along with other deficient documents as pointed out above may please be got ready as the government of NCT of Delhi proposes to hold a camp shortly for rectification of deficiencies in the application forms.

This is in pursuance of the decision to grant a provisional registration certificate. The date and time of the camp would be notified through public advertisement.

Yours faithfully,


(J.G. ARORA)

DY. SECRETARY (UC)

Encl: Check list

1539

3221, 1750, 1137, 1138

Pharm Apartment Owners' Association
President

President

TOTAL AREA OF CLOTHING
= 174.11 SQ. FT.

100

1. 1990年12月1日以前

1

1. A 100% increase in the number of people who are employed in the service sector.

4

E. E. P. SINGH

STICKS & STIMULANTS

William Lloyd &
Giles, Gloucester, Mass.

1000

5. Phila.

10



दिल्ली DELHI

22AA 074086

UNDERTAKING

R.K. MAGOTRA S/O LATE P.N. MAGOTRA R/O K-301, PALAM APPT. BIJWASAN, NEW DELHI-61, I declare as under:

That they shall abide by the layout plans as may be approved with or without condition

That they shall transfer the land available, if any for social infrastructure in the name of the DDA or the MCD/NDMC free or cost in order or provide such social infrastructure

Signature

President Palam appt.
owners association Bijwasan,
New Delhi-61

Dated: 11.8.2008



ATTESTED

NOTARY PUBLIC

12 AUG 2008

GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
10TH LEVEL, DELHI SECRETARIAT,
I.P. ESTATE, NEW DELHI

F. No. 1-33/UC/UD/Policy/08/PF/

Dated:- 12 AUG 2008

To,

The President / Secretary

Palam Apartments Owners Association

K-301, 2nd Floor, Palam Apt.

Digunpur, N Delhi - 61

Registration No. *8859*

Sub: - Eligibility slip for issuance of Provisional Regularization Certificate.

Sir,

The documents submitted by you have been scrutinized and your unauthorized colony bearing Registration No. *8859* has been found eligible for issuance of Provisional Certificate of Regularization.

Yours faithfully,

On
12/8/08
9891645199

(Incharge)
Counter No. *612/8*

Urban Development Deptt.
(Govt. of N.D.)
Delhi Secretariat New Delhi - 2

Palam Apartment Owners' Association

President