



दिल्ली DELHI

AFFIDAVIT/UNDERTAKING

18AA 456371

I, Mr. Subhash Yadav **President of** RAWTA MORE DABAR ENCLAVE RESIDENTS WELFARE ASSOCIATION, SAI LAL BEG HOUSING COMPLEX, VILLAGE JAFFARPUR KALAN, NEW DELHI-73 (REGD. NO. 45777), do hereby solemnly affirm and declare as under:-

1. That the above said Association is a registered Association.
2. That I am submitting lay-out plan of SAI LAL BEG HOUSING COMPLEX, VILLAGE JAFFARPUR KALAN, NEW DELHI-73, association for sanction.
3. That I am agreed with the submission of lay-out Plan for sanction on behalf of our RAWTA MORE DABAR ENCLAVE RESIDENTS WELFARE ASSOCIATION, SAI LAL BEG HOUSING COMPLEX, VILLAGE JAFFARPUR KALAN, NEW DELHI-73
4. That our association is ready to pay necessary charges for electricity, water, sewer, drainage etc. to the concerned authorities/ department and at present more then appx. 65% construction available/made on site.
5. That we shall abide by the layout plan as may be approved by the Government.
6. That the particulars furnished by me are true and correct to the best of my knowledge and belief.

DEPONENT

VERIFICATION

Verified at New Delhi on this 16-04-2008 that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.

DEPONENT

ATTESTED

Ric

Notary Public

Signature

Notary Public



दिल्ली DELHI

INDEMNITY BOND

E 718175

This Indenture is made at Delhi on this 16-04-2008 by Mr. Subhash Yadav President of RAWTA MORE DABAR ENCLAVE RESIDENTS WELFARE ASSOCIATION, SAI LAL BEG HOUSING COMPLEX, VILLAGE JAFFARPUR KALAN, NEW DELHI-73 (REGD. NO. 45777), execute this Indemnity Bond.

Whereas we shall abide by the rules and regulations and orders of the Govt. of NCT of Delhi, MCD & DDA etc.

Whereas we shall also pay Development Charges for provisions of Electricity, Water, sewerage and drainage etc. as may be fixed by the concerned authorities.

Whereas we Indemnify the Local Body/MCD/DDA etc. in respect of all necessary measures for retrofitting against the seismic requirement and for structural stability of the Buildings etc. in the locality.

IN WITNESS WHERE this Indemnity Bond is executed by the Executant on the day, month and year first above written in the presence of following witnesses :

WITNESS :

1.

EXECUTANT/PRESIDENT

2.

ATTESTED

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35	Kusum Batra	D/o Late Sh. B.L. Batra	35	House		No	No	No
36	Sudesh Kumar	S/o Sh. Rai Singh	36	House		No	No	Yes
37	Surender Kumar	S/o Sh. Kartar Singh	37	Plot		No	No	Yes
38	Dayabir Singh	S/o Sh. Kanwal Singh	38	House		No	No	Yes
39	Asha Ram	S/o Sh. Prahalad Singh	39	Plot		No	No	Yes
40	Surender Kumar	S/o Sh. Kartar Singh	40	House		No	No	Yes
41	Sudesh Kumar	S/o Sh. Rai Singh	41	Plot		No	No	Yes
42	Dayabir Singh	S/o Sh. Kanwal Singh	42	House		No	No	Yes
43	Kiran Pahwa	W/o Mohan Lal Pahwa	43	House		No	No	No
44	Jaswant Singh	S/o Sh. Prithivi Singh	44	House		No	No	Yes
45	F.C. Mukherjee	S/o Sh. M.N. Mukherjee	45	House		No	No	Yes
46	Radhey Shyam	S/o Late Sri Chand	46	House		No	No	No
47	Jai Bhagwan	S/o Sh. Maha Singh	47	Plot		No	No	Yes
48	Mahender Singh	S/o Sh. Chander Singh	48	House		No	No	Yes
49	Vinod	S/o Sh. Mahender Singh	49	Plot		No	No	Yes
50	Mahender Singh	S/o Sh. Chander Singh	50	House		No	No	Yes
51	Balbir Singh	S/o Late Sh. Kalu Ram	51	House		No	No	Yes
52	Raghubir Singh	S/o Late Sh. Khadga	52	House		No	No	Yes
53	Ram Niwas	S/o Sh. Ram Maher	53	House		No	No	Yes
54	Amit Batra	S/o Sh. Rajan Batra	54	House		No	No	Yes
55	Azad Singh	S/o Late Sh. Prem Chand	55	House		No	No	Yes
56	Rajbir	S/o Sh. Ratan Singh	56	House		No	No	Yes
57	Sandeep Kumar	S/o Sh. Satish Sharma	57	Plot		No	No	Yes
58	Vinod	S/o Sh. Mahender Singh	58	House		No	No	Yes

President
RESIDENCE WELFARE ASSOCIATION
Rawat Mohd Dabar Enclave,
New Delhi-110073

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INFORMATION IN RESPECT OF PROPERTY OWNERS OF THE UNAUTHORIZED COLONY
NAME AND ADDRESS OF COLONY: -SAI LAL BEG HOUSING COMPLEX. VILLAGE JAFFERPUR
KALAN, NEW DELHI-73

NAME AND RESIDENT WELFARE ASSOCIATION:- RAWTA MORE DABAR ENCLAVE
RESIDENTS WELFARE ASSOCIATION

S.NO	NAME OF THE PROPERTY OWNER'S	NAME OF FATHER/HUSBAND	PLOT NO. / HOUSE NO.	IS IT A PLOT OR FLAT OR HOUSE	TELEP HONE NO. (IF ANY)	WATER CONNE CTION (Y/N)	ELECTR ICITY CONNE CTION Y/N	WHETHE R MEMBER OF RWA Y/N
1	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	1	House		No	No	Yes
2	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	2	Plot		No	No	Yes
3	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	3	Plot		No	No	Yes
4	Not Known	Not Known	4	Plot		No	No	No
5	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	5	House		No	No	Yes
6	Not Known	Not Known	6	Plot		No	No	No
7	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	7	House		No	No	Yes
8	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	8	Plot		No	No	Yes
9	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	9	Plot		No	No	Yes
10	Not Known	Not Known	10	Plot		No	No	Yes
11	Rajeev Bhardwaj	S/o Sh. C.P. Bhardwaj	11	House		No	No	No
12	Not Known	Not Known	12	Plot		No	No	No
13	Ravinder Yadav	S/o Sh. Kuldeep Yadav	13	House		No	No	Yes
14	Not Known	Not Known	14	Plot		No	No	No
15	Ravinder Yadav	S/o Sh. Kuldeep Yadav	15	Plot		No	No	Yes
16	Ravinder Yadav	S/o Sh. Kuldeep Yadav	16	House		No	No	Yes
17	Not Known	Not Known	17	Plot		No	No	No
18	Ravinder Yadav	S/o Sh. Kuldeep Yadav	18	House		No	No	Yes
19	Sandeep Sharma	S/o Sh. Satish Sharma	19	House		No	No	Yes
20	Not Known	Not Known	20	Plot		No	No	No
21	Sandeep Sharma	S/o Sh. Satish Sharma	21	Plot		No	No	Yes
22	Sandeep Sharma	S/o Sh. Satish Sharma	22	House		No	No	Yes
23	Not Known	Not Known	23	Plot		No	No	No
24	Sandeep Sharma	S/o Sh. Satish Sharma	24	Plot		No	No	Yes
25	Sandeep Sharma	S/o Sh. Satish Sharma	25	House		No	No	Yes
26	Sandeep Sharma	S/o Sh. Satish Sharma	26	House		No	No	Yes
27	Vinod	S/o Sh. Mahender Singh	27	Plot		No	No	No
28	Vinod	S/o Sh. Mahender Singh	28	House		No	No	No
29	Vinod	S/o Sh. Mahender Singh	29	House		No	No	No
30	Rajbir	S/o Sh. Ratan Singh	30	House		No	No	Yes
31	Rajbir	S/o Sh. Ratan Singh	31	Plot		No	No	Yes
32	Rajbir	S/o Sh. Ratan Singh	32	Plot		No	No	Yes
33	Mahender Singh	S/o Sh. Chander Singh	33	House		No	No	Yes
34	Mahender Singh	S/o Sh. Chander Singh	34	Plot		No	No	Yes

President
RESIDENCE WELFARE ASSOCIATION
Rawta More Dabbar Enclave,
New Delhi-110073

9211123747

9810064522

9910064522

25010027 (R)



YADAV & COMPANY

ARCHITECTS, ENGINEER'S INT. DESIGNERS & LANDSCAPERS

RZ-48, A/2, OLD ROSHAN PURA, 'B' BLOCK, NAJAFGARH, NEW DELHI-110043

Ref. No. YC/128/08

Dated 18-04-08

STRUCTURE SAFETY CERTIFICATE

We inspected the unauthorized area of urbanized/Rural Area Known as Sai Lal Beg Housing Complex, Village Jaffer Pur Kalan, New Delhi-110073 on dated 18 March, 2008 and found the details of the colony submitted in the map and found the houses existing on the ground are safe.

The structural parts of the houses have been designed on the bases of calculation and are considered safe and in accordance with permissible stress and slenderness ratio. The structural parts of the existing houses as per map are safe.

The existing houses as per map for residence are found fit.

P. Yadav
7A-87-10693
YADAV & CO.

Architect, Engineer,
Int. Designer & Landscaper
RZ-48A/2 Old Roshan Pura
Najafgarh, New Delhi-43

Anil Kumar Yadav
ANIL KUMAR YADAV
B. ARCH., M.C.A.
Regd. No. CA/92/14712

Rawta More Dabar Enclave Residential Welfare Association

Plot No. 4 Kh. No. 10, Dabar Enclave Rawta More, New Delhi-73

Ref. No.

Dated

UNDERTAKING

Residents Welfare Association, Sai Lal Beg Housing Complex, Village Jaffer Pur Kalan, New Delhi-73 gives its following undertaking in connection with the Regularization of unauthorized area of urbanized/Rural Village as required vide Delhi Govt. published in Punjab Kesri dated 25.02.2008:-

- (a) The Association is entirely agree with the Lay out Plan and its proposed civic facilities of Sai Lal Beg Housing Complex, Village Jaffer Pur Kalan, New Delhi-73.
- (b) The Association undertakes to pay all development charges i.e. Electricity, Water, Drainages, Sewerage and other related charges. Shri Subhash Yadav E.C. Member is hereby authorizes to deal with all related case.
- (c) The Association is abide to provide Land free of cost to the concerned Department for civic facilities.

(Brahmanand Yadav)
General Secretary

(Subhash Yadav)
President

Gen Secretary
RESIDANCE WELFARE ASSOCIATION
Rawta More, Dabar Enclave
New Delhi-110073

President
RESIDANCE WELFARE ASSOCIATION
Rawta More Dabar Enclave,
New Delhi-110073

President

Gen. Sec

Rawta More Dabar Enclave Residential Welfare Association

Plot No. 4 Kh. No. 10, Dabar Enclave Rawta More, New Delhi-73

Ref. No.

Dated

To,

The Ministry of Urban Development
Govt. of NCT Delhi
Delhi Secretariat
I.P. Estate
New Delhi.

Subject: Application for regularization (S. No. S/45777) Sai Lal Beg Housing Complex, Village Jafferpur Kalan, New Delhi-73 under the provision of Govt. Notification dated 25.2.2008.

Sir,

An application for regularization of unauthorized area of Urbanized/Rural Village (S/45777) *Sai Lal Beg Housing Complex, Village Jafferpur Kalan, New Delhi-73* is forwarded herewith along with the following documents for kind consideration please:-

- (a) Lay out Plan duly completed with C.D
- (b) Copy of R.W.A Registration Certificate
- (c) List of R.W.A Members
- (d) List of Plot owners and occupants
- (e) Undertaking from Resident Welfare Association, Sai Lal Beg Housing Complex, Village Jafferpur Kalan, New Delhi-73 Copy of Resolution authorizing Sh. Subhash Yadav to deal with all correspondence in connection with the colony and Affidavit.

Thanking You,

Yours faithfully,

(Subhash Yadav)
President

President

RESIDENCE WELFARE ASSOCIATION

Rawta More Dabar Enclave,
New Delhi-110073

President

(10)

CERTIFICATE OF REGISTRATION



SOCIETIES REGISTRATION ACT XXI OF 1860

Registration No. SI. 45777 of 2003.

I hereby certify that RAWTA MORE DABAR ENCLAVE
RESIDENTIAL WELFARE ASSOCIATION

located at Plot No-4 Kh. No-10

Dabur Enclave Plot-4 Rawta More
New Delhi

has been registered under the "SOCIETIES REGISTRATION ACT
(XXI) OF 1860".

Given under my hand at DELHI on this 31st day
of March Two Thousand Three.

Registration Fee Rs. 50/- paid.



(NAND LAL SINGH)
REGISTRAR OF SOCIETIES
Govt. of N.C.T. of Delhi

14/8/03
RESIDENCE WELFARE ASSOCIATION
Rawta More Dabur Enclave
110073

Enclosures:-

- a) Resolution of the Resident society.
- b) Registration Certificate of Society with authenticated list of members/owners/occupants.
- c) Existing Survey (05 copies)
- d) Regularization Plans/ 5 lay out plan, 5 service plan (05 CDs each containing survey plan, layout plan and service plan)
- e) Undertaking as per section (C) & 10.1 (iv).
- f) Certified land Ownership documents/Khasra/Girdawari/NOC of land owning agency.
- g) Certificates/documents/NOCs/Indemnity Bond as per Sec.10.1 (ii) & (vii), Sec.10.5 & 10.6
- h) Receipt of layout plan Fees/Processing Fee, cost of land, penalty and other charges.

P. Yadav
CA-87.10693

YADAV & CO.

Architect, Engineer.

Int. Designer & Landscaper

RZ-48A/2 Old Roshan Pura

Naistgarh, New Delhi-49

P. Yadav
Signature of Authorized Signatory
Resident Society

President
RESIDENCE WELFARE ASSOCIATION
Rawla More Dabar Enclave,
New Delhi-110073

	turs adjacent roads, building, drains, electrici- ty , lines etc.)		
28..	NOC from:) (please attach)		N.A.
29.	Affidavits/Indemnity Bond (please attach)		Attached
30.	Status of Services	Nos./ Area/Wi- dth/Len- gth	Stage of Develop- ment
	-Roads -Water Supply -Hand Pumps -Tube wells -Underground water tank -Street light -ESS/ Transformer / Generators -Drains -Sewerage / Sanitation -Fire fighting installations	4032 sqm No No No No No No No No	4032 sqm
31.	Status of Facilities	Nos./ Area/Wi- dth/Len- gth	Stage of Develop- ment
	-Parks/Transport lots/Common -Open Space -Schools -Community Hall -Common Parking areas -Dispensary/Health Centre -Religious Structures -Police Post / Fire Post	No No Nearby Nearby Nearby Nearby Nearby Nearby	Under Dev.

21. No. of Built-up Plots: (Min. 35% of Gr. Floor permissible coverage)

- (i) Up to 100 sq.mts. -20.....
- (ii) Above 100 sq.mts. -25.....
- (iii) Above 250 sq.mts. -05.....

22. No. of Vacant Plots:

- (i) Up to 100 sq.mts. -40.....
- (ii) Above 100 sq.mts. -25.....
- (iii) Above 250 sq.mts. -23.....

23.	Land use : As per Master Plan As per Zonal Plan	N.A	
24.	Whether falls in Reserved Forests or Regional Park		No
25.	Whether the colony effects / fall over Master Plan Road alignment Railway line Metro Corridor Water Supply / Sewerage line / Utilities Works		No No No No No
26.	Any Monuments / Heritage Buildings in the Colony or in the Vicinity?		No
27.	Key Plan/Site Plan of unauthorized area of urbanized/rural village And description of boundaries..... (Please attach scaled Key Plan/Plan of Colony superimposed on Zonal Plan/City Survey Map indicating North Point, surrounding fea-		Attached

11.	Zone (as per Master Plan of Delhi)	Unauthorized Built Up Colony
12.	Date from which Unauthorized area of urbanized/Rural Village exists	2000
13.	Location / Surrounding (Towards North,South,East & West)	E (Approved Colony of M.I.D.), W(Other Land), N(Engineering College), S (Other Colony).
14.	Development Area Whether falls in Notified Slum Area?	No. <u>MCD</u>
15.	Total area of Unauthorised area of urbanized/rural village	4 Acre
16.	Land Status / Ownership (Please attach land ownership documents)	Private/Personal Land
17.	Court Case, if any (please attach detail)	N.A
18.	Land whether notified for acquisition	N.A
19.	List of members With Plot / Property No. (to be attached)	Enclosed
20.	Percentage of Residents / house owners as members of the Resident society	65 %

Applications & check list for Regularization of unauthorized area of urbanized/Rural Village

Form A

(To be filled up by the Applicant/Resident Society and to be countersigned by Architect --Town Planner & Service Engineer)

1.	Name and address of The unauthorized area of urbanized/Rural Village	Sai Lal Beg Housing Complex, Village Jafferpur Kalan, New Delhi-110073
2.	S. No. in the GNCTD list	
3.	Name of RWA/Applicant Society	Rawta More Dabar Enclave Residents Welfare Association
4.	Registration No. of The RWA/society (with Registrar Coop. societies)	S-45777
5.	Names of Physical Surveyor & Socio. Economic Surveyor	Abhishek Kumar <i>Abhishek</i>
5.	Name of Services Engineer	Prem Sagar Yadav & Address: <i>P. S. Yadav</i> RZ 48A/2 Old Roshan Pura B-Block, Najafgarh New Delhi-43 CA-87-10693
7.	Name of Supervising Engineer	Prem Sagar Yadav & Address: <i>P. S. Yadav</i> RZ 48A/2 Old Roshan Pura B-Block, Najafgarh New Delhi-43 CA-87-10693
8.	Name of Authorized Signatories	Anil Kumar Yadav <i>Anil Kumar Yadav</i>
9.	Category of colony (as per MCD property tax)	'G' Category
10.	Revenue Village	Jafferpur

16) MOST IMMEDIATE

GOVERNMENT OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
10TH LEVEL, DELHI SECRETARIAT.
I.P. ESTATE NEW DELHI

F.No. 1726

Dated: 13/08/08

To

The President, Rawla More

Dabar Enclave R.I.A.

Plot No. 4 KH No. 10,

Dabar Enclave Rawla More

New Delhi - 73

Sub: Verification of documents of unauthorized colonies for the purpose of regularization.

Sir

Regd. A preliminary scrutiny of the application submitted by the unauthorized colony and figuring at serial No. 85/E.L.D 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)

P.T.O

Encl: Check list.

CHECK LIST OF DOCUMENTS

Name of Colony:- Sai Lal Reg. Housing Complex,
Regn./Sl. No.:- 085/ELD Vile, Jaffarpur Kalan,
New Delhi-713

- ✓ Registration Certificate of Resident Society *yes but not attested*
- ✓ 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. *yes*
- ✓ 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 *yes*
- ✓ Undertakings: *yes but different language*
 - i. That they shall abide by the layout plans as may be approved with or without conditions
 - 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



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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

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दिल्ली DELHI

AFFIDAVIT

I, Subhash Yadav President of Rawta More Dabar Enclave Residential Welfare Association, Sai Lal Beg Housing Complex, Village Jaffar Pur Kalan, New Delhi-110073, (Regn No. S/45777), do hereby solemnly affirm and declare as under:-

1. That we shall abide by the layout plans as may be approved with or without conditions.
2. That we 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.

Subhash Yadav
DEPONENT



VERIFICATION:-

Verified at New Delhi on this 11th of Aug., 2008 that the contents of above affidavit are true to the best of my knowledge and belief and nothing has been concealed therefrom.

Subhash Yadav
TESTE
11 AUG 2008

Subhash Yadav
DEPONENT

11 AUG 2008

30589 08 AUG 2008

No. _____
Sold To _____
Resident of _____
Purpose _____
ANAND PARKASH L.No. 479
Jewellers, Market, Vihar
Stamp _____
Date _____

Sun / Aug

(10)

[Signature]

(18)

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:- 14 AUG 2008

To,

The President / Secretary

Rawla Move Dabar Enclave.

R.W.A. Plot No 4 K.N. No 10.

Dabar Enclave Rawla Move.

NEW DELHI - 73
Registration No. 85/ELD

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. 85/ELD has been found eligible for issuance of Provisional Certificate of Regularization.

Yours faithfully,

Received
T. Singh
14/8/08

(Incharge)
Counter No.