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### INDEMNITY BOND

This Indemnity Bond is made this 27<sup>th</sup> day of April 2008 by **Ashok Kumar**  
**President of Resident Welfare Association Ghoda Mohalla (Bandh Road) Vill.**  
**Aya Nagar, New Delhi**

I do hereby indemnify as under: -

1. That I am submitting layout plan of **B-1 Block Band Road Vill Aya Nagar New Delhi** on behalf of our Association for sanction.
2. That I am giving an undertaking on behalf of our association that MCD / DDA will not be liable for any loss or damages from natural hazards based on soil conditions to our colony.

In witness whereof this indemnity bond is executed by the Executants on the date, month and year first above written in presence of the following witnesses: -

Witnesses:



**EXECUTANT**  
**RESIDENTS WELFARE ASSOCIATION**  
**GHODA MOHALLA, BANDH ROAD**  
**AYA NAGAR VILL. NEW DELHI**

**ATTESTED**

**NOTARY, DELHI, DELHI**

27 APR 2007

1998  
✓  
25 APR 2008

162  
25 APR 1998 R. W. A  
Ayan  
N.D  
Borneo Through  
JAN. 1998 Lic No. 194  
S. A. Tis Hazari Court Delhi-54



दिल्ली DELHI

18AA 716925

**AFFIDAVIT**

I, **ASHOK KUMAR** President of Residential Welfare Association Ghoda Mohalla (Bandh Road) Vill. Aya Nagar, New Delhi do hereby solemnly affirm and declare as under:

That I am agree with submitting layout plan of **B-1 Block Bandh Road Village Aya Nagar, New Delhi** for sanction on behalf of our Association.

1. That I am giving an undertaking on behalf of our Association that if the land marked by D.D.A./M.C.D., etc. for roads / parks / community center etc. will be handed over to D.D.A. /M.C.D. or the same.
2. That our association is ready to pay necessary charges for electricity, water supply, drainage / sewer etc. to concern authority / department, D.D.A / M.C.D / N.D.M.C. or any other local administrative body.

**Verification:**

**Deponent**

Verified at Delhi on this 27/04/2008 that the contents of the above affidavit are true and correct to the best of my knowledge and belief.

**Deponent**  
PRESIDENT  
RESIDENTS WELFARE ASSOCIATION  
GHODA MOHALLA, BANDH ROAD,  
AYA NAGAR VILL. NEW DELHI

ATTEST

NOTARY: DELHI, DELHI

2 APR 2008

19130

25 APR 2008

Serial No. \_\_\_\_\_  
Sold To \_\_\_\_\_  
R/o \_\_\_\_\_  
In Favour of \_\_\_\_\_

U

7 APR

R. W. A

Aye

Purpose \_\_\_\_\_  
Through \_\_\_\_\_  
**JAM. JARAM LIC No. 194**  
S. A. Tia Hasmari Court Delhi-54

V A

# List of Members/Residents of the Colony

Prepared by Residents Welfare Association

Name of the colony: .

S.No	Name of Resident	Father's Name/ Husband's Name	Plot No.	Plot Area (Sq. Mtr.)	Status	No. of Floors	Telephone	Member of Association Yes/No
15	ANAND PRakash	—	15	ASPER PLAN	BUILT	1	—	YES
16	VERMA	—	16	do	BUILT	1	—	YES
17	MAHENDER	—	17	do	BW	—	—	YES
18	ASHOK KUMAR	—	18	do	BUILT	1	—	YES
19	PARTOSH	—	19	do	B.W	—	—	YES
20	VINOD	—	20	do	B.W	—	—	YES
21	MAHENDER	—	21	do	B.W	—	—	YES
22	ASHOK KUMAR	—	22	do	BUILT	—	—	YES
23	PARTOSH	—	23	do	B.W	—	—	YES
24	VINOD	—	24	do	B.W	—	—	YES
25	BRAHM	—	25	do	BW	—	—	YES
26	ATRA	—	26	do	BW	—	—	YES

PRESIDENT  
 RESIDENTS WELFARE ASSOCIATION  
 GHONGA MOHALLA, BANDH ROAD  
 VA RAGAR VILL. NEW DELHI

**List of Members/Residents of the Colony B-1 Block**  
**Prepared by Residents Welfare Association.**  
**VILLAGE AYA NAGAR**  
**NEW DELHI**

Name of the colony: .

S.No	Name of Resident	Father's Name/ Husband's Name	Plot No.	Plot Area (Sq. Mtr.)	Status	No. of Floors	Telephone	Member of Association Yes/No
1	VIRENDER SINGH	—	1	AS PER PLAN	BUILT	2	—	YES.
2	DEVINDER SINGH	—	2	do	BUILT	1	—	YES
3	VIRENDER SINGH	—	3	do	BUILT	1	—	YES
4	DEVINDER SINGH	—	4	do	BUILT	1	—	YES
5	GULAB SINGH	—	5	do	BW/MURPHE	1	—	YES
6	BIR SINGH	—	6	do	BUILT	1	—	YES
7	BACHAN LAL SINGH	—	7	do	BUILT	1	—	YES
8	MAHARAJ SINGH	—	8	do	BUILT	1	—	YES.
9	Darinder Singh	—	9	do	BUILT	1	—	YES.
10	Kamloft Bawa	—	10	do	BUILT	1	—	YES
11	SHIV NATH MAZ	—	11	do	BUILT	1	—	YES
12	DEVINDER	—	12	do	BW	1	—	YES
13	BISTENDER	—	13	do	BW	1	—	YES
14	SAPNA PROP	—	14	do	BUILT	1	—	YES

A-14

PRESIDENT  
 RESIDENTS WELFARE ASSOCIATION  
 GHONDA MOHALLA, BINDER ROAD  
 AYA NAGAR VILL. NEW DELHI

		Width/Length	Development
	-Parks/Transport lots/Common -Open space -Schools -Community Hall -Common parking areas -Dispensary/Health Centre -Religious structures -Police Post/Fire Post	2200 2200 2200 2200 2200 2200 2200 2200	

Enclosures:

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

Signature of Authorised Signatory  
Resident Society with stamp

*Am*

PRESIDENT  
RESIDENTS WELFARE ASSOCIATION  
GHONDA MOHALLA, BANDH ROAD,  
AYA NAGAR VILL. NEW DELHI

*R. Dayal*

**RAMESHWAR DAYAL**  
BARCH.,M.C.A.,A.I.V.  
Regd. Architect, Approved Valuer  
No. CA/87/10693  
MCD/HT/DEG/04927

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

- (i) Upto 100 sq.mts. - ..... AS PER PLAN
- (ii) Above 100 sq.mts. - ..... do -
- (iii) Above 250 sqm. - ..... do -

22. No. of Vacant Plots:

- (i) Upto 100 sq.mts. - ..... do -
- (ii) Above 100 sq.mts. - ..... do -
- (iii) Above 250 sqm. - ..... do -

23.	Land use: As per Master Plan As per Zonal Plan	P. Zon	
24.	Whether falls in Reserved Forests or Regional Park	No	Yes/No
25.	Whether the Colony effects/falls over Master Plan Road alignment Railway Line Metro Corridor Water Supply/sewerage lines/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 unauthorised area of urbanized/rural village and description of boundaries..... (Please attach scaled Key Plan/Plan of unauthorised area of urbanized/rural village superimposed on Zonal Plan/City Survey Map indicating North Point, surrounding features, adjacent roads, buildings, drains, electricity, lines etc.)	Attached Attached Attached C.D. Attached	
28.	NOCs from:(Please attach)	No	
29.	Affidavits/Indemnity Bond(Please attach)	Attached	
30.	Status of Services	Nos./Area/ Width/Length	Stago of Development
	-Roads -Water Supply -Hand pumps -Tube wells -Underground Water Tank -Street Light -ESS/Transformers/Generators -Drains -Sewerage/Sanitation -Fire fighting installations	Each No No No No No No No No	
31.	Status of Facilities	Nos./Area/	Stago of

Amr  
PRESIDENT  
RESIDENTS WELFARE ASSOCIATION  
GHONDA MOHALLA, BANDH  
AYA NAGAR VILL. NEW DELHI



## ANNEXURE-I

Application & check list for Regularisation of unauthorised area of  
Urbanised/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 unauthorised area of Urbanised/Rural Village	(BANDH ROAD) B-1 BLOCK 'Y' VILLAGE AYA NAGAR NEW DELHI
2.	S.No.in the GNCTD list	—
3.	Name of RWA/Applicant Society	R.W.A. GHODA MOHALLA
4.	Registration no.of the RWA/Society(with Registrar Coop. Society)	BANDH ROAD, VILLAGE AYA NAGAR N.D.
5.	Names of Physical Surveyor & Socio-economic Surveyor	A.K. GUPTA
6.	Name of Services Engineer	—
7.	Name of Supervising Engineer	RAMESHWER DAYAL
8.	Name of Authorised Signatories	ASHOK KUMAR
9.	Category of colony(as per MCD Property Tax)	'G'
10.	Revenue Village	AYA NAGAR VILLAGE
11.	Zone(As per Master Plan of Delhi)	MEHRAULI ZONE
12.	Date from which unauthorised area of Urbanised/Rural Village exists	2000
13.	Location/surroundings(Towards North, South, East & West)	AS PER PLAN
14.	Development Area No. MCD/NDMC/Cantt.Board Area?	
	Whether falls in Notified Slum Area?	NO
15.	Total area of Unauthorised area of urbanized/rural village	2.0 ACAR
16.	Land Status/Ownership (please attach Land ownership documents)	G.P.A. / Revenue Record
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)	Attached
20.	Percentage of Residents/house owners as members of the Residents Society	50%

Amal  
PRESIDENT  
RESIDENTS WELFARE ASSOCIATION  
GHODA MOHALLA, BANDH ROAD,  
AYA NAGAR VILL. NEW DELHI

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## CHECK LIST OF DOCUMENTS

Name of Colony:- B-1 BLOCK, AYANAGAR  
Regn./Sl. No.:- 024 & 088

- ☒ Registration Certificate of Resident Society Not available
  - ☒ 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 *NO*
  - ☒ 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
- 2*

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

F.No. 1819

Dated: 13/08/08

To

The President, Sh. Ashok Kumar.

R. W. A. Chokla, Mohalla,

(Bansh Road) Vill -

Aya Nagar, New Delhi

**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. 22905 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.

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INDIA NON JUDICIAL

DELHI

AFFIDAVIT/UNDERTAKING

22AA 103516

I, Ashok Kumar S/o Sh. Ram Singh R/o 39, Ghoda  
Mohalla Ayaanagar, New Delhi-47, do hereby solemnly affirm  
and declare as under:-

1. That they shall abide by the layout plans as may be  
approved with or without conditions.
2. 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.
3. That it is my true statement.

*Ashok*

Deponent

Verification:-

Verified at New Delhi on this 18.8.2008 that the  
contents of my above affidavit are true and correct to the best  
of my knowledge and belief.

*Ashok*

Deponent.

18 AUG 2008

E. C. JAIN  
NOTARY PUBLIC  
DELHI

18 AUG 2008

21992  
In Re: R. W. A. U. H. h  
Name: R. W. A. U. H. h  
Address: B h  
Interest of: A. H. a  
CHAND VERMA L. No. 578  
Petition House Courts, New Delhi-11  
S  
11.07.07

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**CERTIFICATE OF REGISTRATION**  
**UNDER SOCIETIES REGISTRATION ACT OF XXI, 1860**

Registration No. S/ 62094 /2008

I hereby certify that Residents Welfare  
Association Ghoda Mohalla, Aya Nagar, New-  
Delhi- 47

located at No-39, G/F, Ghoda Mohalla,  
Aya Nagar, New Delhi-47

\_\_\_\_\_ has been registered\* under  
**SOCIETIES REGISTRATION ACT OF 1860.**

Given under my hand at Delhi on this 2<sup>nd</sup> day of  
may Two Thousand Eight.

Fee of Rs. 50/- Paid

Balwant Singh  
(BALWANT SINGH)

**REGISTRAR OF SOCIETIES**  
**GOVT. OF NCT OF DELHI**  
**DELHI**



12/5/08  
PRESIDENT  
RESIDENTS WELFARE ASSOCIATION  
GHODA MOHALLA, BANDH ROAD  
AYA NAGAR VILL, NEW DELHI

\* This document certifies registration under the Society Registration Act, 1860. However, any Govt. department or any other association/person may kindly make necessary verification (on their own) of the assets and liabilities of the society before entering into any contract/assignment with them.

13

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

F. No. 1-33/UC/UD/Policy/08/PF/

Dated:- 18 AUG 2008

To,

The President / Secretary Ashok Kumar

Plot A, Ghode Motalla.

(Bardh Road) Vill -

Ayo Nagar New Delhi - 47

Registration No. 298 Ors

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. 29/ORS has been found eligible for issuance of Provisional Certificate of Regularization.

*Received.*  
*Amal*  
*18/08/08*

Yours faithfully,

*(In Charge)*  
Counter No. 3

Urban Development Deptt  
(Govt. of Delhi)  
Delhi Secretariat New Delhi - 2