



113

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

ZONE - J

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	Arora Pharma India Pvt. Ltd. (Rakesh Jain)
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual
वर्तमान स्थिति Present Position	10 North Drive, DLF Farms, (Chatterpur, New Delhi-110030)
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9899584844 OFFICE OF THE DIR (PIO.) MPR/TO, D.D.A. N. DELHI-2 Dy.No. 2833 Dated 11/5
फैक्स : Fax :	
ई-मेल E-mail	jainverson23@hotmail.com
पता : Address :	10 - North Drive, DLF Farms, Chatterpur, New Delhi-110030
हस्ताक्षर : Signature :	Rakesh Jain
तिथि : Date :	8/05/2012

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं”

“Submit your registration form at the venue of Open House meets.”

8/05/2012

To,
The Director,
J-Zone, DDA Planning,
Vikas Minar, New Delhi

Sub: Mid Revision of Master Plan 2021

Khasra No. 734/2

Dear Sir,


We wish to inform that we purchased Land in DLF Chattarpur in 1992 bearing Khasra No. 731, 732, 733 & 734. The NOC was obtained & Land was registered in our name.

Further, we had sold Land bearing Khasra Nos 731, 732, part of 733 & part of 734 in 2001. The NOC for the same was also obtained & registry was done.

We are occupying part of Khasra 733 & 734 & having our residential house. Since 1992 (20 years). The house was built in 1971 after getting the necessary sanctioned Plans approved. (Copy of Electricity bill enclosed) indicating that we are residing at the above premises.

Kindly ~~see~~ look into the matter that we have been informed that Khasra 734/2 is in acquisition. Pls see that it should be taken out of acquisition.

With kind regards
For M/s Anora Pharma Pvt. Ltd.


(Authorized Signatory)

- Enclosed:
- 1) Copy of Registry dt. 25/5/1992
 - 2) Copy of Registry dt. 2/8/2001
 - 3) Sanctioned Plan of Building - I & II dt. 2/9/71
 - 4) Receipt of Payment of Property Tax
 - 5) Electricity Bill dt. 29/02/2012



SALE DEED FOR Rs.1,00,000/-

Stamp Duty	Rs.3,000/-
Corporation Tax	Rs.5,000/-
Total Stamp	Rs.8,000/-

This sale deed is executed at New Delhi on this 25th day of May 1992, by Shri Hari Om Dilawari S/o Shri Bhagat Ram Dilawari R/o Khasra No.734, DLF Farm Area, Village Chhattarpur, Tehsil Mehrauli, New Delhi, hereinafter called "The Vendor" (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

Arora Pharma India Private Limited, 9th Floor, Rohit House, Tolstoy Marg, New Delhi, through its Director Shri Krishen Seth, hereinafter called "The Vendee" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

7810205434



-2-

Whereas the vendor is the absolute owner and in possession of Agricultural land measuring 1 Bigha, bearing Khasra No. 734/2 min, Situated in Village Chhattarpur, Tehsil Mehrauli, New Delhi.

That the said land is the self acquired property of the vendor and the same stands mutated in the name of the Vendor in Revenue Records as owner and the vendor has full right, absolute authority to sell and transfer the said land.

And whereas the vendor has agreed to sell and the vendee has agreed to purchase the said land for a sum of Rs.1,00,000/-

....3



-3-

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in considderation of the sum of Rs.1,00,000/- (Rs. one lac only) which has already been received by the vendor from the vendee, the receipt of which the vendor hereby admits and acknowledges, the vendor doth hereby sell, convey and transfer the said land to the vendee, who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances, whatsoever of the said land.

That the actual physical vacant possession of the said land has been delivered by the vendor to the vendee, on the spot.

Now the vendor has been left with no right, title, interest, claim or concern of any nature with the said land and the vendee has become the absolute owner of the said land.

.....4

That the vendor assures the vendee that the said land is free ~~f~~from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease, agreement etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said land is taken away or goes out from the possession of the vendee on account of any legal defect in the ownership and title of the vendor, then the vendor will be liable and responsible to make good the loss suffered by the vendee.

That the vendor undertakes to have the said land mutated in favour of the vendee in Revenue Records and other concerned authorities, otherwise, the vendee can also get the said land mutated in its name in Revenue Records and other concerned authorities on the basis of this sale deed or its certified true copy.

.....5

-5-

That the land revenue and other dues and demands if any payable in respect of the said land shall by the vendor upto date and thereafter the vendee will be responsible for the payment of the same.

That the land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes and is situated in the green belt outside the urbanised limits. This sale deed does not contravene the provisions of Delhi Land Reforms Act, 1954

That there is no poultry farm, ware house, cattle live stock, raising of grass on the said land. The said land is agricultural land and shall be used for agricultural purposes.

....6

That the parties are Indian Nationals.

That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the vendee.

IN WITNESS WHEREOF, the vendor has signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses:

WITNESSES:

1.

Rajiv Bhatia
RAJIV BHATIA
970 St. V.P. Bhatia
92 Raja Garden
New Delhi 15

HARI OM DILAWARI

VENDOR.

2.

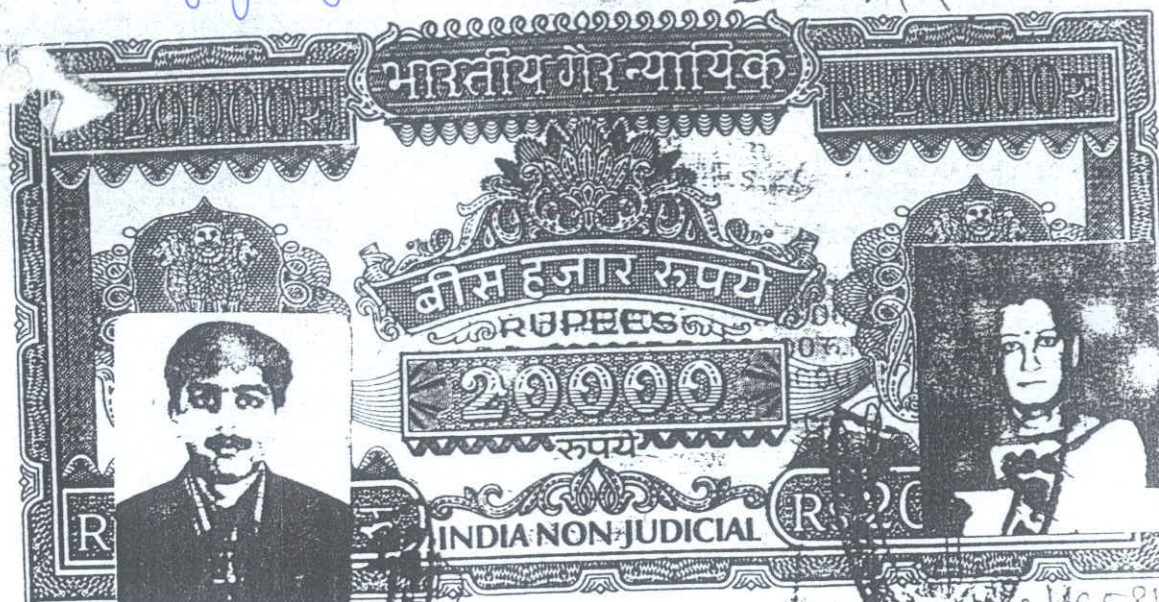
Yogindra Paul
YOGINDRA PAUL
ADVOCATE
DELHI

DRAFTED BY

Narender Gupta
NARENDER GUPTA

(Advocate)
CHANDI NAGAR
Behind Telephone Exchange
Delhi Gate, N. DELHI-2

Copy of Registry dt-2/8/01



4.17

P.P. No 2-08/01
PRO New Delhi

CC 830852
Hw 7 kha

ARORA, SD (AG)

SALE DEED FOR RS. 4,90,000/-

6843

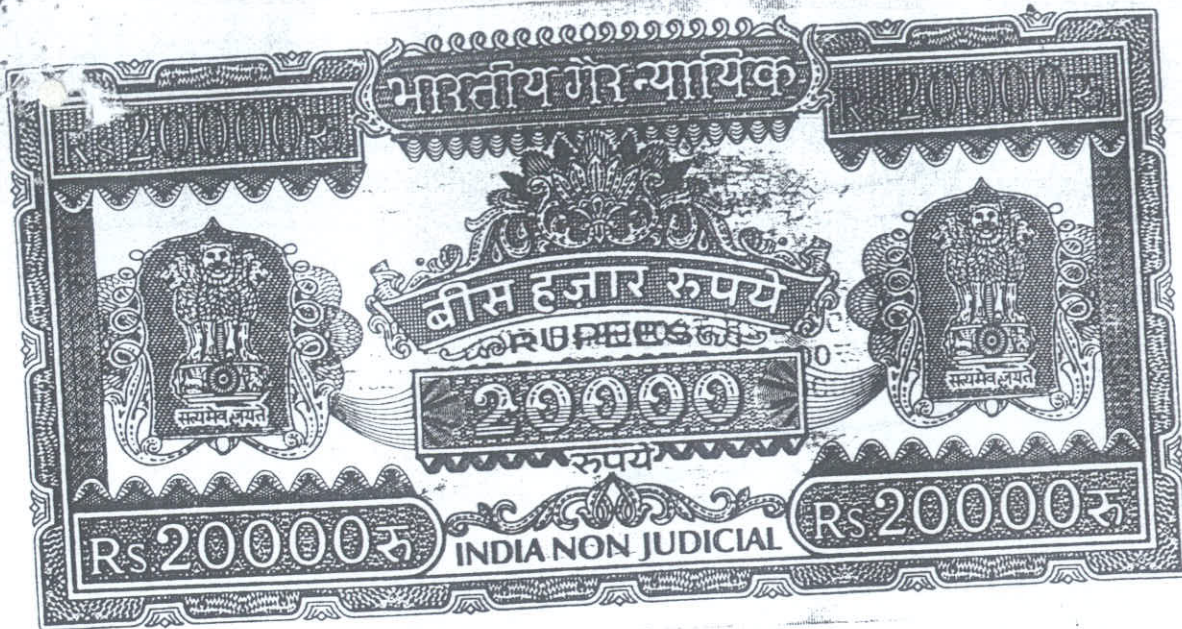
STAMP DUTY	RS. 39,200/-
CORPORATION TAX	RS. 24,500/-
TOTAL STAMPS	RS. 63,700/-

This Sale Deed is executed at New Delhi on this 02nd day of August, 2001, by M/s Arora Pharma India Private Limited, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Office at 8th Floor, Rohit House, Tolstoy Marg, New Delhi, through its Director Mrs. Meera Jain W/o Shri Ajai Jain P - 10, DLF Farms, Chhattarpur, Mehrauli, New Delhi, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 13.07.2001, hereinafter called "THE VENDOR"

-1-

For Priyanka Vard Data Regd. Co. (P. Ltd.)
[Signature]

For AROBA PHARMIA
[Signature]
Director



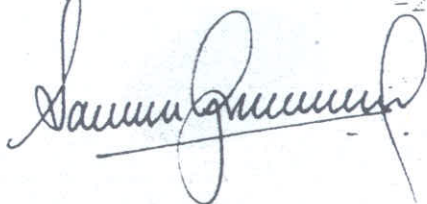
01CC 870851

IN FAVOUR OF

M/s Priyanka Vasvi Data Progressive Private Limited, a Private Limited Company, duly incorporated under the Companies Act, 1956, having its Office at Anand Bhawan, Mangtaram Road, Siliguri (West Bengal) through its Director Shri Saurav Agarwal S/o Shri P.D. Agarwal R/o A-62, May Fair Garden, New Delhi, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 16.07.2001, hereinafter called 'THE VENDEE'

The expression of the Vendor and the Vendee shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns.

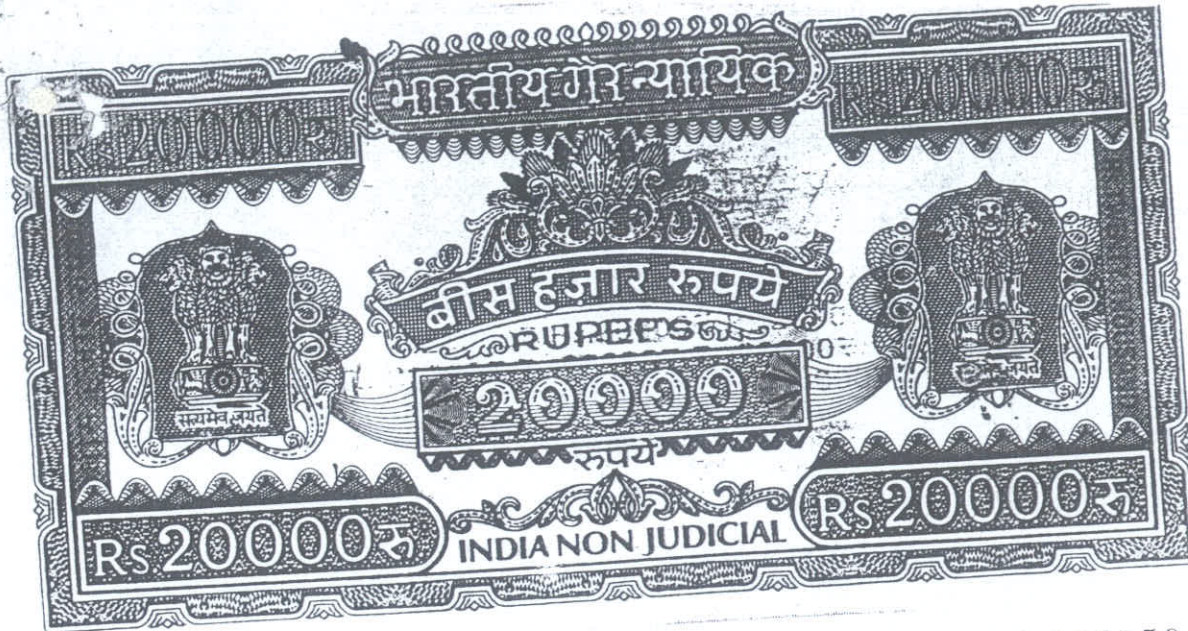
For Priyanka Vasvi Data Progressive Private Limited



For ABBRA PHARMA INDIA PVT



Director



01CC 870850

WHEREAS the Vendor is the absolute owner and in possession of Agricultural land measuring 4 Bighas and 17 Biswas, bearing Khasra Nos. 731/2 (4-6) and 734/2 min East (0-11), with Boundary Wall, situated in Village Chhattarpur, Tehsil Hauz khas, New Delhi, hereinafter referred to as 'THE SAID LAND'

AND WHEREAS the said land is the self acquired property of the Vendor, having purchased the same from Shri Hari Om Dilawari S/o Shri Bhagat Ram Dilawari, vide four Sale Deeds all dated 25.5.1992, duly:-

- 1) Registered as Document No. 4114, in Addl. Book No. I, Volume No. 7390, on pages 75 to 80, on 27.5.1992;
- 2) Registered as Document No. 4115, in Addl. Book No. I, Volume No. 7390, on pages 81 to 86, on 27.5.1992;
- 3) Registered as Document No. 4116, in Addl. Book No. I, Volume No. 7390, on pages 87 to 92, on 27.5.1992; and

For SROFA PHARMA INDIA PVT. LTD.

-3-

For Priranka Vasvi Data Progression (P) Ltd

[Signature]
Director



4) Registered as Document No. 4119, in Addl. Book No. 1, Volume No. 7390, on pages 105 to 110, on 27.5.1992;

5) Registered as Document No. 4109, in Addl. Book No. 1, Volume No. 7390, on pages 45 to 50, on 27.5.1992;

all registered in the office of the Sub-Registrar, New Delhi.

AND WHEREAS the said land also stands mutated in the names of the Vendor herein in Revenue Records as owner and the Vendor has full right, absolute authority to sell and transfer the same.

AND WHEREAS the Vendor for his bonafide needs and requirements had agreed to sell and the Vendee has agreed to purchase the said land i.e. Agricultural land measuring 4 Bighas and 17 Biswas, bearing Khasra Nos. 731/2 (4-6) and 734/2 min East (0-11), with Boundary Wall, situated in Village Chhattarpur, Tehsil Hauz Khas, New Delhi, for a total consideration of Rs. 4,92,000/- (Rs. Four Lacs Ninety Thousand Only).

-4-
For the Vendor's Side: _____
For the Vendee's Side: _____

[Handwritten Signature]

1000Rs.



AND WHEREAS the Vendor has obtained No Objection Certificate from Tehsildar (N), Delhi, for the sale of the said land, in favour of the Vendee.

NOW THIS SALE DEED WITNESSETH AS UNDER;

That in consideration of the sum of Rs. 4,90,000/- (Rs. Four Lacs Ninety Thousand Only), which has already been received by the Vendor from the Vendee, the receipt of which the Vendor hereby admits and acknowledges in full and final settlement, the Vendor doth hereby sell, convey and transfer the said land with all rights of ownership, possession, privileges and appurtenances, unto the Vendee, absolutely and forever.

That the actual physical vacant possession of the said land has been delivered by the Vendor to the Vendee, on the spot.

[Signature]

For ABORA PHARMA INDIA PVT. LTD.

[Signature]

Director



Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said land and the Vendee has become the absolute owner of the said land, with full right to use and enjoy the same as absolute owner without any objection/ hindrance by the Vendor or any other person claiming through or under the Vendor.

That the Vendor hereby assures the Vendee that neither the Vendor has done nor been party to any act whereby the Vendor's right and title to the said land may in any way be impaired or whereby the Vendor may be prevented from transferring the said land.

[Signature]

For ABURA PHARMA INDIA LTD.

[Signature]

Director



That the Vendor hereby assures, represents and covenants with the Vendee as follows:

- a) That the said land is free from all encumbrances whatsoever or howsoever.
- b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the said land.
- c) That excepting the Vendor no body else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land.
- d) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said land, in favour of the Vendee.
- e) That there is no subsisting agreement for sale, except the agreement with the Vendee in respect of the said land hereby sold to the Vendee and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

For Priyanka Vasvi Das P. L. L. - 17-

[Signature]

For ARORA PHARMA INDIA PVT. LTD.

[Signature]
Director



f) That the Vendor has a marketable title in respect of the said land.

g) That there is no notice of default or breach on the part of the Vendor or its predecessors in interest of any provisions of law in respect of the said land.

That the Vendor hereby further assures the Vendee that the said land is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease, prior agreement to sell etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said land is taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendee.

[Signature]

For Vendor

[Signature]



That the Vendor undertakes to have the said land mutated in favour of the Vendee in Revenue Records and other concerned authorities. otherwise, the Vendee can also get the said land mutated in its own name in Revenue Records and other concerned authorities on the basis of this sale deed or its certified true copy.

That the land revenue and other dues and demands if any payable in respect of the said land shall be paid by the Vendor upto the date of the registration of this sale deed and thereafter the Vendee will be responsible for the payment of the same.

That the land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes. That the said land is situated outside the urbanised limits. That this Sale Deed does not contravene the provisions of Delhi Land Reforms Act, 1954.

[Handwritten Signature]

For ABORA PHARMA INDIA PVT. LTD.

Director

That there is no poultry farm, ware house, cattle live stock, raising of grass on the said land. The said land is agricultural land and shall be used for agricultural purposes.

That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the Vendee.

That all relevant documents in original in respect of the said land have been delivered by the Vendor to the Vendee.

That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this deed.

IN WITNESS WHEREOF, the Vendor and the Vendee, have signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses:

WITNESSES:

1. Bharat K. Kedia
B.K. Kedia
80. 24. D.C. Kedia
217 Sarvag Vihar - 1
Prat. Mani

D.L.D.P. 97060343
11/1/2006

2. *[Signature]*

LALIT KUMAR
ADVOCATE
ALL INDIA BAR
NEW DELHI-110023
ENROLLMENT
NO 462/83

FOR M/S ARORA PHARMA INDIA
PRIVATE LIMITED
For ARORA PHARMA INDIA

[Signature]
(MRS. MEERA JAIN) Director
DIRECTOR
VENDOR

FOR M/S PRIYANKA VASVI DATA
PROGRESSIVE PRIVATE LIMITED

[Signature]
(SAURAV AGARWAL)
VENDEE

MUNICIPAL CORPORATION OF DELHI
(ASSESSMENT & COLLECTION DEPARTMENT)
SPECIAL ASSESSMENT UN IT-II,
SECTOR-IX, SANGAM MARG,
R.K. PURAM, NEW DELHI.

NO: Tax/HQ/RKP/2004/ 1639

DATED: -27/2004.

Arora Pharma (India) Pvt.Ltd.,
158-Gautam Nagar,
NEW DELHI.

SUB: No dues certificate in respect of Property / Farm House
10, North Drive DLF Farms, Chhatarpur, New Delhi.

Sir,

This is with reference to your letter dated 25-20 2004 regarding issue of No Dues Certificate in respect of subject cited property. In this connection, it is to inform you that there is no outstanding dues of property tax of subject cited property against the RV to Rs. 2,15,120/- upto 31-3-2004.

Yours faithfully,



(V.K. SOOD)

WARRANT OFFICER.



BSES Rajdhani Power Limited

Electricity Bill

Due Date (देय तिथि):

19-03-2012

Name : NEERA JAIN
Billing Address : KH NO-733/2/734/2 G/F GURGAON ROAD
CHHATTERPURNEAR BUS STAND NEW DELHI
110074

Sanctioned Load (kw) : 21.00

Contract Demand :

MDI : 10.00

Power Factor : 0.989

Pole No. : NA

Book No. : DLF

Walking Sequence : DLF010112A0AA

Circle / Zone : SOUTH-2

Tariff Category : Non.Domestic (10 KW to

CA : 150025450

CRN No. :

Energisation Date : 28-09-2010

Meter Type : 3PSK

Supply Type : LT

Bill No. : 100510310982

Bill Basis : Actual

Mobile / Tel. No. : 9899584844

District / Division : Saket

Meter Status : OK

Billing Period : MAR-12

Bill Date : 29-02-2012

Customer Care Centre No. (ग्राहक सेवा केन्द्र का नंबर) 39999707

Meter No. (मीटर सं.)	Unit (युनिट)	Billed Consumption (Current) Date of Meter Reading (मीटर रीडिंग की तिथि)	Reading (रीडिंग)	Billed Consumption (Previous) Date of Meter Reading (मीटर रीडिंग की तिथि)	Reading (रीडिंग)	Multiplication Factor (गुणांक)	Current Consumption (वर्तमान खपत) Days (दिन)	Unit (युनिट)
27126595	KWH	24-02-2012	49664.00	23-01-2012	47058.00	1.00	32	2606.00
27126595	KW	24-02-2012	9.74	23-01-2012		1.00		9.74
27126595	KVAH	24-02-2012	50602.00	23-01-2012	47966.00	1.00	32	2636.00
27126595	KVA	24-02-2012	9.74	23-01-2012		1.00		9.74

Billing Details (बिल का विवरण)

Current Period Charges (वर्तमान अवधि का शुल्क) ₹ 4-01-2012 to 24-02-2012

Fixed Charges ₹ (फिक्स्ड शुल्क)	Slab-wise Energy Charges (स्लेब आधारित बिजली शुल्क)				Slab-wise Fuel Price Adjustment Charges (स्लेब आधारित ईंधन कीमत बिजली समायोजन शुल्क)			Total Amount (Energy Charges + FPA Charges) ₹ (कुल राशि (विद्युत शुल्क + एफपीए शुल्क))	Electricity Tax ₹@5% (विद्युत कर)	Total Current Charges ₹ (कुल वर्तमान शुल्क)
	Units Consumed (युनिट खपत)	Billed Units (बिल में शामिल युनिट)	Units Rate ₹ (युनिट दर)	Amount ₹ (राशि)	FPA % एफपीए प्रतिशत	FPA Unit Rate ₹ एफपीए युनिट दर राशि	Amount ₹ (राशि)			
2149.59 1.09Mth(s) (FC)	2636.00	2636.00	6.10	16079.60	5.00	0.305	803.98	16883.58	844.18	19877.35
	Total (कुल)	2636 Units		16079.60	Total (कुल)		803.98			

Past Dues / Refunds / Subsidy (पिछला बकाया / वापसी / सब्सिडी)

Arrears / Refunds (बकाया / वापसी)	Late Payment Surcharge (LPSC)	Other Charges, if any*	Total Charges Payable	Rebate / Subsidy* (छूट / सब्सिडी)	Net Amount Payable
Amount (राशि)	Period to which it relates (जिस अवधि से संबद्ध है)		(कुल देय शुल्क)		(कुल देय राशि)
		1.45	19878.80		19878.80

Amount not immediately payable, if any. (राशि जो तुरंत देय नहीं है, यदि हो तो)	₹	Reasons (कारण)
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Security Deposit with DISCOM (कंपनी के पास जमा सुरक्षा राशि)	₹12600.00
Interest accrued for FY _____, already adjusted in bill No. _____ (generated for the period _____ to _____)	₹
Interest for FY 2011-12 _____ will be adjusted in your first bill to be generated in FY _____ 2012-13 _____	

Bill Amount Payable
(बिल देय राशि)

₹ 19870.00
Due Date of Payment (भुगतान देय तिथि) 19-03-2012
If payment is made after the due date, LPSC for the delay, shall be charged in the next bill. (नियत तिथि के बाद भुगतान करने पर इस विलंब हेतु अगले बिल में एलपीएससी जोड़ दिया जाएगा.)

Last payment ₹ 43430.00 received on 17-02-2012. Payment accounted upto 26-02-2012

The connection shall be liable for disconnection on non-payment of all dues (including arrears of previous bill(s) by due date, after notice as per Section 56(1) of the Electricity Act, 2003

IMPORTANT MESSAGE (महत्वपूर्ण सूचना)

This bill includes 5% Fuel Price Adjustment (FPA) as per DERC order no F.7 (298)/Tariff/DERC/2010-11/2602/6122 dated 01st Feb 2012. This FPA is charged to pass on the rise in the component of fuel cost of the generators. The amount of security deposit against your connection is mentioned herewith under Security Deposit with DISCOM. Please check this amount and report any discrepancy in that regard by furnishing documentary proof available with you at the customer care centre of respective division office. ENERGY SAVED IS ENERGY PRODUCED.

(This bill is computer generated, hence does not require any signature.)



Payment slip

- Make your cheque/DD payable to BRPL CA No. 150025450
- Cheque should not be post dated.
- Write your telephone number on reverse of the cheque.

BSES Rajdhani Power Limited

- Cheque should be account payee and payable at Delhi.
- Do not staple. only clip the cheque to payment slip.



0800R150025450000001987880201203190000000000

Bill amount payable : ₹ 19870.00
Cheque/DD No.:Bill month: MAR-12.....
Date:

MLCC 15A/B65

738