

# AMY CONSTRUCTIONS PVT. LTD.

A-183, Okhla Industrial Area, Phase - I, New Delhi - 110020

Ph: +91 11 40678000 Fax: +91 11 40678045

✓ The Director (Plg.) M.P.R.  
Delhi Development Authority  
Vikas Minar, New Delhi

Read Central Dy. No. 23  
Dated 27/4/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Deating Asstt

Dated: 30.03.2012

Dy. Dir. (Plg.) MPDR-2021  
DDA Vikas Minar N. Delhi  
Dy. No. 1543  
10-4-12

Ref: File No. F-1(17)2011/Dir(Plg.)/MPR/TCL dated 15<sup>th</sup> Feb 2012

Sub: Permission of Amalgamation of Plot NO. 1 & 2 both belonging to M/s Amy Construction Pvt. Ltd. and measuring area 400 sq.yds each in Lajpat Nagar plotted Development

Sir.

Reference above file No. F-1(17)2011/Dir(Plg.)/MPR/TCL and minutes of meeting of Advisory Group chaired by Hon'ble L.G. dated 15.02.2012 and Clause 4A(iv), you are requested to kindly confirm whether the amalgamation of two adjacent plots of 400 sq.yds each is permissible / allowed under the MPD 2021 provided there is no change in the usage of land & no change in FAR.

I shall be highly obliged, if the same is replied to me at the earliest.

Yours sincerely,

For Amy Constructions Pvt. Ltd.

  
(Archid Sud)

Director

ICE OF THE DIR (Plg.)  
R/TC, D.D.A. N. DELHI-2  
No. 197  
Dated 02/04/12

1961

plm  
3/4  
AD(PH)E

Encl:

1. Photocopy of Minutes of meeting
2. Photocopy of Sale Deed of Plot No. 1 & 2, Ring Road, Lajpat Nagar IV, New Delhi

As discussed - the matter not pertain to Review of MPD-2021. This may seen by A.D.-II pl.

A.D. (Plg.)-II

UDC/Sandhu the please, put up in review file.

19/4/12





DELHI DEVELOPMENT AUTHORITY  
Office of the OSD(Plg ) MPPR  
12<sup>th</sup> Floor, Vikas Minar, New Delhi – 110002  
Phone No. (011)23378518

No. F.1 (17)2011/Dir (Plg./MPPR/TC)

Date: 15<sup>th</sup> February, 2012

Subject: Minutes of the Third Meeting of the Advisory Group on Review of MPD-2021 held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The third meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 12.01.2012 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. The List of Members/Participants is enclosed (Appendix-A).

2. At the outset, Hon'ble Lt. Governor, Delhi welcomed the Members and the Special Invitees to the 3<sup>rd</sup> Meeting of the Group. He stated that in a recent meeting, convened by the Hon'ble Minister of Urban Development, representatives of the major hospitals in Delhi had highlighted the acute shortage of space for beds in the hospitals in Delhi. It was felt that there is a need for augmentation of hospital bed capacity in Delhi. Hence, they have suggested for allowing an increase in FAR in respect of Hospital plots, but at the same time, it should also be kept in mind that the levies/charges for additional FAR should not be very high so as to make it economically unviable for any Hospital to avail of this advantage. Hon'ble L.G. also mentioned that the Hon'ble Minister mentioned that a study is to be carried out by the NCAER in this regard.

Thereafter, agenda items, along with presentations, were taken up for discussion.

3. CONFIRMATION OF THE MINUTES OF THE 2<sup>ND</sup> MEETING OF ADVISORY GROUP HELD ON 4.11.11

Hon'ble LG suggested following changes in the minutes of the meeting.

i) In Para 4.7(iii)..... "Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR, should not to be permitted". The word "Reconstruction" to be replaced by the word "Retrofitting".

ii) In Para 4.7(iv): The word HUPW to be written as 'Housing and Urban Project Wing, DDA'.

Since there were no other suggestions, the minutes, with the above modifications, were confirmed.

4. REVIEW OF ACTION TAKEN NOTE ON MEETINGS OF ADVISORY GROUP (AG) HELD ON 23.9.11 & 4.11.11.



A) ATR ON A.G. MEETING HELD ON 23.9.2011

i) Re-development of planned Commercial areas.

- (a) Hon'ble Lt. Governor observed that there are commercial areas in Delhi which are in existence prior to MPD-1962, such as Khan Market, Green Park, etc., which were planned on the lines of "shop-cum-residence plots". In view of the general increase in FAR in residential plots, etc., the request of the shop owners of the markets located on prime land also needs to be examined in the context of present ground realities. It needs to be kept in view that these commercial centres have grown over the years to sub-city level commercial centres. However, care should be taken that we should not allow loading on existing buildings. They should be allowed to expand only if additional space is available to accommodate the increased FAR.
- (b) It was informed that in MPD-2021 (para 5.6.2) it is mentioned that "Existing built up commercial centre may be redeveloped, if need be with enhanced FAR, subject to payment of appropriate levies". The re-development of such commercial areas can accordingly be undertaken by the local body with enhanced FAR. Further as part of the "Guidelines for Re-development Scheme" in para 3.3.2 (v) of MPD 2021 it is proposed to incentivize the redevelopment by permitting FAR of 50% over and above the existing permissible FAR. The LG felt that this provision can be adopted for redevelopment of commercial areas also.
- (c) Sh. Vijay Risbud, Advisor, NPIIC suggested that Commercial areas planned prior to 1962 needs re-construction and FAR should not be given on individual plots. Parking, connectivity etc. needs to be duly examined, while preparing development plans.
- (d) Prof. Bahaduri, SPA emphasized the need of incorporating such commercial centres with adjoining residential areas. These commercial centres need to be incorporated as part of Local Area Plans (LAP).
- (e) Mrs. Romi Roy, Sr. Consultant, suggested that transportation and infrastructure issues need to be taken into account.
- (f) Dr. Shekhar Shah, DG, NCAER mentioned that there is a huge talent/potential expertise available in Delhi and in this Country which could help in industrial design and development. For this, open competitions could be held.
- (g) Hon'ble LG. welcomed the suggestion that design competitions be organized by the Local bodies for re-development schemes. He further also suggested that Chairman NDMC may also be invited as a member of this Advisory Group.



(h) Shri Romesh Sabharwal, Special Invitee drew attention to the improper way of implementing the provisions of the Master Plan as well as the fact of designing and constructing buildings in Delhi in an illegal manner. This has seriously affected the cities' planning. Hence, these aspects are to be taken into consideration.

(i) Based on above suggestions, it was decided that the re-development plans for following commercial areas in consultation with stake holders be got prepared by the local body as a pilot project & these be suitably incorporated in the LAP.

- NDSE (Pt.I & II) by Municipal Corporation of Delhi.
- Khan Market by NDMC.
- Sarojini Nagar by NDMC.

Action – Chief Town Planner (MCD)  
Chief Architect (NDMC)  
Director (MPR)

ii) Provision for existing Temporary Cinemas in MPD 2021:

Commissioner (Plg.)II, DDA informed that the information about the existing use, extent of built up area, ownership status etc. on each of these plots have been collected and the individual cases shall be placed before next Technical Committee meeting. Hon'ble L.G. directed that this should be dealt on priority.

Action – Commissioner (Plg.) I & II, DDA

iii) Permissibility of activities in Ridge/Regional Park.

a) Secretary (Environment), GNCTD informed that his department is working on finalization of the boundaries of ridge/ regional park based on the earlier notifications. The help of DSSDI is also being taken up for preparation of digital map. The exercise is likely to be completed within 3-4 months.

b) Hon'ble L.G. stated that private land owners having land in the ridge area have to be permitted certain types of basic uses of their land e.g. for low-rise shelter, rearing milch cattle, etc. Hence DDA should consider approaching the Hon'ble Supreme Court for modification of its orders of 1996. It was decided that Transferable Development Rights (TDR) and/or allotment of alternative plots etc., to the private land owners in Ridge could also be explored.

Action – Secretary Environment, GNCTD

iv) Amalgamation of plots

This issue has been discussed and it has been decided that amalgamation of plots will be permitted as long as there is no change in the usage of land and no change in the FAR.



b) Sh. Vijay Risbud, Advisor, NPIIC informed that Vijaywada Urban Development Authority has prepared model policy for re-development of private land and copy of the same can be provided to the NCAER.

c) Hon'ble L.G. appreciated the concern by DG (NCAER) and decided that a separate meeting should be organized at Raj Iliwas to review the status of the NCAER study. Besides, a presentation should also be made before the Advisory Group on the progress so far.

Action – Director (MP), DDA  
CLA, DDA

iii) Smt. Naini Jayaseelan, Member Secretary NCR Board informed that railway freight infrastructure corridors namely DMIC, DFC & RRTS etc. are being implemented and Delhi portion needs to be incorporated in MPD-2021. This could be implemented by imposing 'transaction tax' on designated corridors.

Action – Chief Planner, NCRPB  
Action Group (MAG)

5. Review of Actions taken on Minutes of the Management Action Group for Information – meetings placed before Advisory Group for Information –

i) Meetings of MAG on "Enforcement & Monitoring" held under the chairmanship of V.C. DDA on 3.11.11 and on 28.12.11.

ii) Meeting of MAG on "Common Platform & Building Approval" held under the chairmanship of Engineer Member, DDA on 12.12.11. Advisory Group noted the minutes of above Management Action Groups. The modifications suggested by MAGs were discussed as separate agenda item.

6. A. Presentation of the Items Recommended for Processing Amendment in MPD-2021 by Management Action Groups.

i) Commissioner (Plg.) II informed that modifications in MPD-2021 based on the minutes of the meeting of above MAG's have been prepared for consideration of the Advisory Group. These after consideration by AG are to be put up to the Authority & MoUD for issue of public notice to invite public objections/suggestions.

OSD (Plg.) MPPR made a presentation with following detail:

Chapter Section MPD	No./ of	Provision In MPD.2021	Proposed Amendment (Indicated in bold italics)
4.0 SHELTER		4.3 Night Shelter One night shelter shall be provided for 1 lakh population.	One night shelter shall be provided for 1 lakh population.
4.4.3	B	Residential Plot – Group Housing Para III Additional floor area up to a maximum of 400 sqm shall be allowed to cater to community needs such as community/recreational hall, crèche, library, reading room and society office. In addition to	Para III Additional floor area at the rate of 0.5% of permissible FAR subject to maximum of 1000 sqm shall be allowed free from FAR to cater to community needs such as community/recreational hall, crèche,



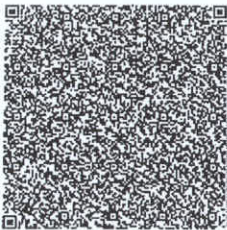


## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

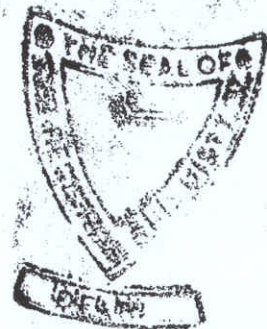
### e-Stamp

Base Certificate No. : IN-DL04478973857425J  
Rectified Certificate No. : IN-DL04490451896597J  
Certificate Issued Date : 18-Jan-2011 10:33 AM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH  
Unique Doc. Reference : SUBIN-DL DL-CORPBK09094615904328J  
Purchased by : AMY CONSTRUCTIONS PVT LTD  
Description of Document : Article 23 Sale  
Property Description : 1- RING ROAD LAJPAT NAGAR-IV NEW DELHI  
Consideration Price (Rs.) : 2,50,00,000  
(Two Crore Fifty Lakh only)  
First Party : PAWAN SOLANKI  
Second Party : AMY CONSTRUCTIONS PVT LTD  
Stamp Duty Paid By : AMY CONSTRUCTIONS PVT LTD  
Stamp Duty Amount(Rs.) : 15,00,000  
(Fifteen Lakh only)



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#### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

For AMY CONSTRUCTIONS PVT. LTD.



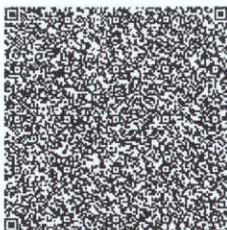


## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

**Certificate No.** : IN-DL04478973857425J  
**Certificate Issued Date** : 15-Jan-2011 12:36 PM  
**Account Reference** : NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH  
**Unique Doc. Reference** : SUBIN-DL DL-CORPBK09070371426231J  
**Purchased by** : AMY CONSTRUCTIONS PVT LTD  
**Description of Document** : Article 23 Sale  
**Property Description** : 2 RING ROAD, LAJPAT NAGAR-IV, NEW DELHI  
**Consideration Price (Rs.)** : 2,50,00,000  
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MR. PAWAN SOLANKI  
PAN ANTPS0093B



MR. ANIL VARMA  
Comp. PAN AAICA0237A  
PAN AAADV1810L  
For AMY CONSTRUCTIONS PVT. LTD.

Statutory Authority

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**SALE DEED:**

- a) Locality name : Ring Road, Lajpat Nagar  
 b) Category of the Locality as per MCD : A  
 c) Circle Rate of Locality : Rs. 43,000.00  
 d) Total Area of Property : 351.65 Sq. Mtrs.  
 e) No. of Floors on property : Ground Floor only  
 f) Land Use : Residential

A:- Cost of Land  $351.65 \times 430000 = \text{Rs. } 1,51,20,920.00$

- g) Total Plinth Area of Property : 116.05 Sq. Mtrs  
 h) Plinth Area under transfer : 116.05 Sq. Mtrs  
 i) Rate of construction as per MCD : Rs. 14,960.00  
 j) Time & Type of Construction : 1990-99 & Pucca

B: - Total Cost of Construction  $116.05 \times 14960 \times 0.9 = \text{Rs. } 15,62,498.00$

Total Cost of Property (A) + (B) = 1,66,83,448.00

(as per the circle rate)

Therefore, Minimum Value as per the Circle Rate on which Stamp Duty to be paid is Rs. 1,66,83,448.00 or say Rs. 1,67,00,000.00

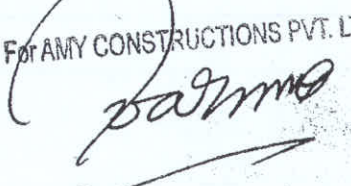
**SALE DEED FOR RS. 2,50,00,000/-**

STAMP DUTY..... @ 3% .....Rs. 7,50,000.00

CORP. TAX..... @ 3% .....Rs. 7,50,000.00

TOTAL.....@6%..... Rs. 15,00,000.00

Contd...3/-

For AMY CONSTRUCTIONS PVT. LTD.  




(3)

THIS SALE DEED is executed at Delhi on this 18<sup>th</sup> day of January 2011, by: **SH. PAWAN SOLANKI** S/O SH. C.B. SOLANKI R/O B-187, SECTOR-50, NOIDA (U.P.), hereinafter called the VENDOR

**IN FAVOUR OF**

**M/S AMY CONSTRUCTIONS PVT. LTD.**, a company duly registered under the provisions of Companies Act, 1956 and having its office at T-15, Okhla Industrial Area, Phase – II, New Delhi – 110020 represented herein by its Authorized Signatory Mr. Anil Varma duly empowered by board resolution dated 15th January 2011, hereinafter called the VENDEE.

The expression that the Vendor and Vendee shall mean and include their respective legal heirs, successors, legal representatives, executors, administrators and assignees.


WHEREAS the Vendor is the sole and absolute owner of FREEHOLD PROPERTY BEARING NO. 1 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR – IV, NEW DELHI – 110024, AREA MEASURING 351.65 SQ.MTRS with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as under:

EAST	:	PLOT NO. 2
WEST	:	PROPERTY NO. 35
NORTH	:	RING ROAD
SOUTH	:	SERVICE ROAD

Contd...4/-



For AMY CONSTRUCTIONS PVT. LTD.





(4)

By virtue of the Sale Deed registered as No. 4374 in Additional Book No. 1, Volume No. 9970 on pages 6 to 10 on 26.03.2010 in the office of Sub-Registrar-V, New Delhi executed by M/s Golden Project Ltd., a company registered under the provisions of the Companies Act, 1956 having its registered office at S.C.O. No. 8, Sector - 11, Panchkula, Haryana.

AND WHEREAS the aforesaid property had been purchased by said M/s Golden Projects Ltd. from Mr. Sachin Sen Manchanda S/o Sh. Yogender Sen Manchanda R/o C-471, Defence Colony, New Delhi by virtue of a Sale Deed registered as No. 2233, in Additional Book No. 1, Volume No. 1417, on pages 01 to 100, Dated 03.04.1998 in the office of Sub-Registrar, New Delhi.

AND WHEREAS Mr. Sachin Sen Manchanda was the original allottee of the aforesaid plot of land which was allotted to him by Delhi Development Authority on leasehold basis which had later been converted as a freehold property.

*Sachin* AND WHEREAS the aforesaid property has been conveyed by Delhi Development Authority to Mr. Sachin Sen Manchanda by virtue of Conveyance Deed dated 28.05.1996. *Reg. No. 4101 in Book I Vol. No. 732 Pages 143-144 in the office of Sub-Registrar VII.* *Sachin*

Contd...5/-

*Sachin*  
For AMY CONSTRUCTIONS PVT. LTD.



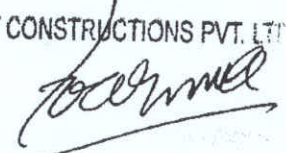
(5)

AND WHEREAS as per the aforesaid facts, SH. PAWAN SOLANKI, the Vendor herein, is the absolute owner of FREEHOLD PROPERTY BEARING NO. 1 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR-IV, NEW DELHI - 110024, AREA MEASURING 351.65 SQ.MTRS., with the free hold rights of the land under the said property, fitting with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as above and it has full rights and powers to use, hold, enjoy, sell, mortgage etc. the said property in any manner.

AND WHEREAS the vendor has agreed to sell the aforesaid FREE HOLD PROPERTY BEARING NO. 1 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR-IV, NEW DELHI - 110024, AREA MEASURING 351.65 SQ.MTRS., with the free hold rights of the land under the said property, fitting with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as above, to the VENDEE for a total consideration amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty lacs only). The entire consideration amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty lacs only), which the VENDOR has received from the VENDEE prior to the execution of this Sale Deed and the VENDOR hereby acknowledges the receipts of the said amount in full and final settlement before the Sub-Registrar, Delhi at the time of registration of this Sale Deed.

Contd...6/-



For AMY CONSTRUCTIONS PVT. LTD.  




**Payment received detailed as under:**

1. Rs. 1,25,00,000/- vide Cheque No. 014035 of Development Credit Bank Ltd., Kondli, Delhi - 110096
2. Rs. 50,00,000/- Cash
3. Rs. 75,00,000/- vide Cheque No. 874802 of Central Bank of India, South Extension- II, New Delhi

Total Rs. 2,50,00,000/- received

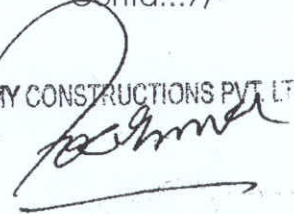
**NOW THIS SALE DEED WITNESSETH AS UNDER:**

1. That in consideration of the said amount, the VENDOR does hereby absolutely sells, transfers, conveys and assigns the said property, unto the VENDEE with all its rights, titles, interests, options, privileges, easements and appurtenances attached thereto unto the VENDEE and from hereafter the VENDEE shall have full rights and powers to use, hold, enjoy, sell, mortgage the said property in any manner, he likes.
2. That the VENDOR has delivered the vacant physical possession of the aforesaid property to the VENDEE on spot.
3. That the VENDEE has become the sole and absolute owner of the above mentioned property under sale and shall hereinafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, he likes without any hindrances, claim or demand whatsoever from the VENDOR or any other person claiming under or through it/ them.

Contd...7/-



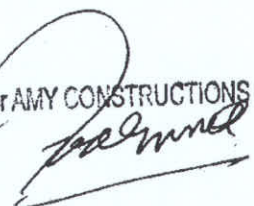
For AMY CONSTRUCTIONS PVT. LTD.



4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or any other concerned authorities and in all other relevant records in the absence of the VENDOR.
5. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEE.
6. That the VENDOR hereby further assures and declares that he/ they is/ are the exclusive, rightful and absolute owner of the above-said property under sale and is/are fully competent and full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gifts, lien, decree, charges, burden etc. etc.
7. That the property under sale is within the limits of Municipal Corporation of Delhi, and under the Jurisdiction of Sub-Registrar, Delhi.
8. That the VENDOR hereby further assures, represents, covenants with the VENDEE that there is no attachment by the Income Tax Authority 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 aforesaid property.

Contd...8/-



For AMY CONSTRUCTIONS PVT. LTD.  




# FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar V. Mehrauli N.D.
2. Name & Father's name of the transferor Pawan Solanki s/o SH. C.B. Solanki
3. Address of the transferor B-187, Sec-50, Noida U.P.
4. Name & Father's name of the transferee M/S Amy Construction Pvt. Ltd.
5. Address of the transferee T-15 Okhla Industrial Area Ph-II N.D.

6. If the property was transferred earlier (Yes/No) :

Yes

(a) If yes, amount of consideration thereof :

2,28,00,000/-

7. Amount of consideration of the present transfer

2,50,00,000/-

8. Other Information -

A. In case of agricultural land :

- (i) Name of the Revenue Estate : N/A
- (ii) Name of village : N/A
- (iii) Khasra number (s) : N/A
- (iv) Area of land under transfer (in hect/sq. mtr.) : N/A  
(1 Acre = .....sq. mtr., 1 Bigha = .....sq. mtr., 1 Biswa = ..... sq. mtr.)

B. In case of non-agricultural land :

(i) Locatin of the property :

(a) Name of the colony/locality : Prop. NO. 1 Ring Road Lajpat Nagar N.D.

(b) Sl. No. of the colony/locality in the list colonies.localities :

(c) Category of the colony/locality :

A

(If the name of colony / locality is not included in the list of colonies / localities, the category, of the nearest colony/locality may be mentioned).

(ii) Area (in sq. mtr.) : 351.65 sq. mtr.

(iii) Land use\* :

Resi

\*(Fill the corresponding value of the following land uses as applicable in your case)

- (a) Residential -1 ☒
- (b) Govt. Public purpose - 1
- (c) Private public purpose (e.g. private schools, colleges, hospitals)
- (d) Industrial - 2
- (e) Commercial - 3
- (iv) Land Marks, if any, with the help of which the

Property can be located : .....

(Contd....)

9. That the VENDOR further assures that there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring or alienating the aforesaid property.
10. That the VENDOR also assures the VENDEE that there is no subsisting agreement for the sale of the said property and the same not been transferred in any manner whatsoever in favour of any other person and the VENDOR has a good marketable title.
11. That the VENDOR further assures the VENDEE that the aforesaid property is not the property of any other person and nobody else (except the VENDOR) have any right, title or interest over the above said property.
12. That the VENDOR hereby also assures the VENDEE that no legal proceedings, execution or attachment is pending in respect of the aforesaid property which is anyway impedes the right of the VENDOR to sell or convey the aforesaid property to the VENDEE.

IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first written above, in the presence of the following witnesses.

**WITNESSES:**

1. Gurmeet Singh  
S/O SH. Sucha Singh  
R/O E-1/278 Madangir ND  
DL NO. PO3032006492800

2.

Lalji Yadav  
**LALJI YADAV**  
(Advocate)  
S/o Shri Ram Yadav  
B-312 Gokul Puri, Delhi 94  
Enroll. No. D/3236/2010

[Signature]  
VENDOR

[Signature]  
For AMY CONSTRUCTIONS PVT. LTD.  
VENDEE

Drafted By  
[Signature]  
ANIL KUMAR





सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL04479003965558J
Certificate Issued Date	: 15-Jan-2011 12:37 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK09070311198334J
Purchased by	: AMY CONSTRUCTIONS PVT LTD
Description of Document	: Article 23 Sale
Property Description	: 2 RING ROAD, LAJPAT NAGAR-IV, NEW DELHI
Consideration Price (Rs.)	: 2,50,00,000 (Two Crore Fifty Lakh only)
First Party	: PAWAN SOLANKI
Second Party	: AMY CONSTRUCTIONS PVT LTD
Stamp Duty Paid By	: AMY CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.)	: 15,00,000 (Fifteen Lakh only)



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Please write or type below this line



MR. PAWAN SOLANKI



MR. ANIL VARMA  
PAN-AAICA 0237A  
For AMY CONSTRUCTIONS PVT. LTD.

Stamp Duty Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Office and Sub-Registrars Office (SROs).  
2. The e-Stamp Databases (ACCs, SHCIL Offices and SROs) are available on the Web site "www.shcilstamp.com".

PAN

AN TPS 4093B



(2)

### SALE DEED:

- |    |                                     |                           |
|----|-------------------------------------|---------------------------|
| a) | Locality name                       | : Ring Road, Lajpat Nagar |
| b) | Category of the Locality as per MCD | : A                       |
| c) | Circle Rate of Locality             | : Rs. 43,000.00           |
| d) | Total Area of Property              | : 351.65 Sq. Mtrs.        |
| e) | No. of Floors on property           | : Ground Floor only       |
| f) | Land Use                            | : Residential             |

A:- Cost of Land  $351.65 \times 430000 = \text{Rs. } 1,51,20,920.00$

- |    |                                 |                   |
|----|---------------------------------|-------------------|
| g) | Total Plinth Area of Property   | : 116.05 Sq. Mtrs |
| h) | Plinth Area under transfer      | : 116.05 Sq. Mtrs |
| i) | Rate of construction as per MCD | : Rs. 14,960.00   |
| j) | Time & Type of Construction     | : 1990-99 & Pucca |

B:- Total Cost of Construction  $116.05 \times 14960 \times 0.9 = \text{Rs. } 15,62,498.00$

Total Cost of Property (A) + (B) = 1,66,83,448.00

(as per the circle rate)

Therefore, Minimum Value as per the Circle Rate on which Stamp Duty to be paid is Rs. 1,66,83,448.00 or say Rs. 1,67,00,000.00

### SALE DEED FOR RS. 2,50,00,000/-

STAMP DUTY..... @ 3% .....Rs. 7,50,000.00

CORP. TAX..... @ 3% .....Rs. 7,50,000.00

TOTAL.....@6%.... Rs. 15,00,000.00

Contd...3/-  
For AMY CONSTRUCTIONS PVT. LTD.



(3)

THIS SALE DEED is executed at Delhi on this 18<sup>th</sup> day of January 2011, by:  
**SH. PAWAN SOLANKI** S/O SH. C.B. SOLANKI R/O B-187, SECTOR-50, NOIDA  
(U.P.), hereinafter called the VENDOR

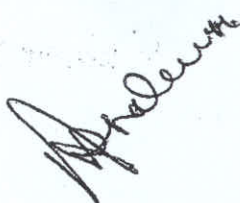
**IN FAVOUR OF**

**M/S AMY CONSTRUCTIONS PVT. LTD.**, a company duly registered under the provisions of Companies Act, 1956 and having its office at T-15, Okhla Industrial Area, Phase - II, New Delhi - 110020 represented herein by its Authorized Signatory Mr. Anil Varma duly empowered by board resolution dated 15th January 2011, hereinafter called the VENDEE.

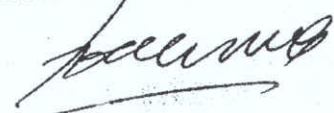
The expression that the Vendor and Vendee shall mean and include their respective legal heirs, successors, legal representatives, executors, administrators and assignees.

WHEREAS the Vendor is the sole and absolute owner of FREEHOLD PROPERTY BEARING NO. 2 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR - IV, NEW DELHI - 110024, AREA MEASURING 351.65 SQ.MTRS with the free hold rights of the land under the said property, fitted with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as under:

EAST	:	PLOT NO. 3
WEST	:	PROPERTY NO. 1
NORTH	:	RING ROAD
SOUTH	:	SERVICE ROAD



Contd...4/-  
For AMY CONSTRUCTIONS PVT. LTD.



By virtue of Sale Deed document registered as No. 4373, in Additional Book No. 1, Volume No. 9970, on pages 1 to 5, Dated 26.03.2010 in the office of Sub-Registrar -V, New Delhi executed by M/s Golden Tourist Resorts & Developers Ltd., a company registered under the provisions of the Companies Act, 1956 having its registered office at Sushma Sadan, Sanjouli Chowk, Shimla - 6.

AND WHEREAS the aforesaid property has been purchased by said M/s Golden Tourist Resorts & Developers Ltd. from Ms. Shalini Manchanda D/o Sh. Yogender Sen Manchanda R/o C-471, Defence Colony, New Delhi by virtue of a Sale Deed registered as No. 2234 in Additional Book No. 1, Volume No. 1417 on pages 101 to 201 dated 03.04.1998 in the office of Sub-Registrar, New Delhi.

AND WHEREAS Ms. Shalini Manchanda was the original allottee of the aforesaid plot of land which was allotted to her by Delhi Development Authority on leasehold basis which had later been converted as a freehold property.

AND WHEREAS the aforesaid property had been conveyed by Delhi Development Authority to Ms. Shalini Manchanda by virtue of conveyance Deed dated 28.05.1996. Reg. No. 4102 in BOOK I Vol. No. 732 in the OFFICE OF the Sub-Registrar VII.

Contd...5/-

For AMY CONSTRUCTIONS PVT. LTD.



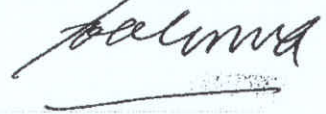
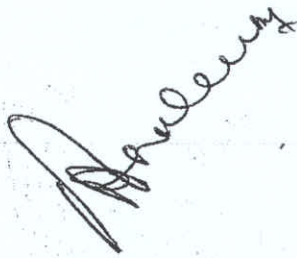
(5)

AND WHEREAS as per the aforesaid facts, SH. PAWAN SOLANKI, the Vendor herein, is the absolute owner of FREEHOLD PROPERTY BEARING NO. 2 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR-IV, NEW DELHI - 110024, AREA MEASURING 351.65 SQ.MTRS., with the free hold rights of the land under the said property, fitting with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as above and it has full rights and powers to use, hold, enjoy, sell, mortgage etc. the said property in any manner.

AND WHEREAS the vendor has agreed to sell the aforesaid FREE HOLD PROPERTY BEARING NO. 2 OF MOR POCKET, SITUATED AT RING ROAD, LAJPAT NAGAR-IV, NEW DELHI - 110024, AREA MEASURING 351.65 SQ.MTRS., with the free hold rights of the land under the said property, fitting with electric, water and sewer connections in working orders, area falling within the jurisdictions of Sub-Registrar, Delhi and within the limits of Municipal Corporation of Delhi, which is bounded as above, to the VENDEE for a total consideration amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty lacs only). The entire consideration amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty lacs only), which the VENDOR has received from the VENDEE prior to the execution of this Sale Deed and the VENDOR hereby acknowledges the receipts of the said amount in full and final settlement before the Sub-Registrar, Delhi at the time of registration of this Sale Deed.

Contd...6/-

For AMY CONSTRUCTIONS PVT. LTD.



(6)

**Payment received detailed as under:**

1. Rs. 1,25,00,000/- vide RTGS/ Chq No. 825528 of Central Bank of India, South Extension- II, New Delhi
2. Rs. 50,00,000/- vide Cheque No. 825529 of Central Bank of India, South Extension- II, New Delhi
3. Rs. 75,00,000/- vide Cheque No. 874801 of Central Bank of India, South Extension- II, New Delhi

Total Rs. 2,50,00,000/- received

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

1. That in consideration of the said amount, the VENDOR does hereby absolutely sells, transfers, conveys and assigns the said property, unto the VENDEE with all its rights, titles, interests, options, privileges, easements and appurtenances attached thereto unto the VENDEE and from hereafter the VENDEE shall have full rights and powers to use, hold, enjoy, sell, mortgage the said property in any manner, he likes.
2. That the VENDOR has delivered the vacant physical possession of the aforesaid property to the VENDEE on spot.
3. That the VENDEE has become the sole and absolute owner of the above mentioned property under sale and shall hereinafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, he likes, without any hindrances, claim or demand whatsoever from the VENDOR or any other person claiming under or through it/ them.

*[Handwritten signature]*

Contd...7/-  
For AMY CONSTRUCTIONS PVT. LTD.  
*[Handwritten signature]*



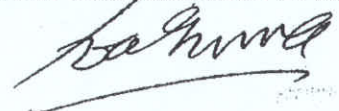
(7)

4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or any other concerned authorities and in all other relevant records in the absence of the VENDOR.
5. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEE.
6. That the VENDOR hereby further assures and declares that he/ they is/ are the exclusive, rightful and absolute owner of the above-said property under sale and is/are fully competent and full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gifts, lien, decree, charges, burden etc. etc.
7. That the property under sale is within the limits of Municipal Corporation of Delhi, and under the Jurisdiction of Sub-Registrar, Delhi.
8. That the VENDOR hereby further assures, represents, covenants with the VENDEE that there is no attachment by the Income Tax Authority 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 aforesaid property.

Contd...8/-



For AMY CONSTRUCTIONS PVT. LTD.



# FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar J. Mehrauli N.D.
2. Name & Father's name of the transferor Pawan Solanki S/o SH. C.B. Solanki
3. Address of the transferor B-187, Sec-50, Noida U.P.
4. Name & Father's name of the transferee M/S Amy Construction Pvt. Ltd.
5. Address of the transferee T-15 Okhla Industrial Area Ph. II N.D.

6. If the property was transferred earlier (Yes/No):

Yes

(a) If yes, amount of consideration thereof :

2.32.00.000/-

7. Amount of consideration of the present transfer

2.50.00.000/-

8. Other Information -

A. In case of agricultural land:

- (i) Name of the Revenue Estate : N/A
- (ii) Name of village : N/A
- (iii) Khasra number (s) : N/A
- (iv) Area of land under transfer (in hect/sq. mtr.):

(1 Acre = .....sq. mtr., 1 Bigha = .....sq. mtr., 1 Biswa = .....sq. mtr.)

B. In case of non-agricultural land:

(i) Locatin of the property :

(a) Name of the colony/locality : Prop. NO. 2 Ring Road Lajpat Nagar

(b) Sl. No. of the colony/locality in the list colonies/localities:

(c) Category of the colony/locality :

A

(If the name of colony / locality is not included in the list of colonies / localities, the category, of the nearest colony/locality may be mentioned).

(ii) Area (in sq. mtr.) : 351.65 sq. mtr.

(iii) Land use\* :

Resi.

\*(Fill the corresponding value of the following land uses as applicable in your case)

- (a) Residential - 1 ☒
- (b) Govt. Public purpose - 1
- (c) Private public purpose (e.g. private schools, colleges hospitals)
- (d) Industrial - 2
- (e) Commercial - 3
- (iv) Land Marks, if any, with the help of which the

Property can be located :

(Contd....)



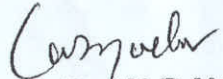
9. That the VENDOR further assures that there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring or alienating the aforesaid property.
10. That the VENDOR also assures the VENDEE that there is no subsisting agreement for the sale of the said property and the same not been transferred in any manner whatsoever in favour of any other person and the VENDOR has a good marketable title.
11. That the VENDOR further assures the VENDEE that the aforesaid property is not the property of any other person and nobody else (except the VENDOR) have any right, title or interest over the above said property.
12. That the VENDOR hereby also assures the VENDEE that no legal proceedings, execution or attachment is pending in respect of the aforesaid property which is anyway impedes the right of the VENDOR to sell or convey the aforesaid property to the VENDEE.

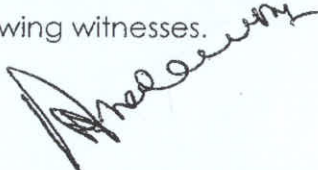
IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first written above, in the presence of the following witnesses.

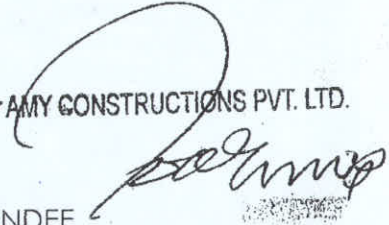
WITNESSES:

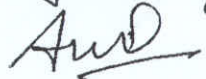
1. Gurmeet Singh  
S/o Sh. Sucha Singh  
R/o E-1/278 Madangir ND  
DLND. PO3032006492800

2.

  
**LALJI YADAV**  
(Advocate)  
S/o Shri Ram Yadav  
B-312 Gokul Puri, Delhi 94  
Enroll. No. D/3236/2010

  
VENDOR

  
For AMY CONSTRUCTIONS PVT. LTD.  
VENDEE

Drafted By  
  
ANIL KUMAR

From Mr. Chawla

21.5.09

S. No.	Bill No.	Dated	Amount
1.	001	13.03.09	2,10,798.00 ✓
2.	002	13.03.09	98,438.00 ✓
3.	004	13.03.09	40,651.00 ✓
4.	005	21.03.09	3,09,852.00 ✓
5.	006	21.03.09	6,38,317.00 ✓
6.	007	10.04.09	64,531.00 ✓
7.	008	04.05.09	88,031.00 (5)
8.	010	15/05/09	14,76,563.00 ✓
9.	For. D.I. pipeline		1,19,350.00 ✓ (1,30,946)

Total

30,47,531.00

Received

(-) 15,00,000.00

Balance

15,47,531.00