

CHANDIGARH HOUSING BOARD

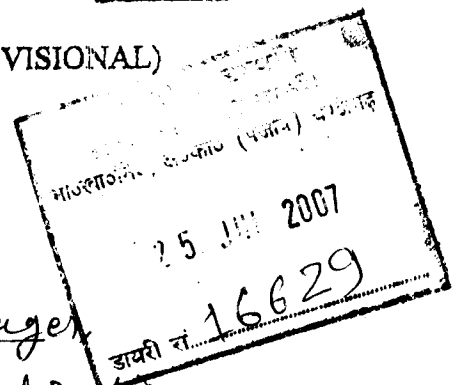
8, JAN MARG, SECTOR 9, CHANDIGARH - 160009 Ph.2741042, 2740091

Recd/ P.S

(PROVISIONAL)

From

The Chairman,
Chandigarh Housing Board
Chandigarh.



To

Sh./Smt./ The Regional Manager

S/O W/O Food Corporation of India

Chandigarh 394 near 34-28

Sector 31-A, Chandigarh

Memo No. HB/AO/T/ISO/2007/ 11658

Dated, Chandigarh the 23/7/07

Subject:

Issue of No Dues Certificate in respect of D.U. No. 94/2 Cat. T
Sector 45-A, Chandigarh, R.No. -

Reference your application dated - on the subject cited above.

A sum of Rs. 5,89,800/- representing full / part payment on account of total premium as per demand in respect of the allotment of dwelling unit No. 942 Category T R.No. - in Sector 45-A, Chandigarh made in your favour vide letter No. 3563 dated 25-3-93, has been received by the Board.

The Ground Rent becoming due upto - (provisional) has been recovered by the Board. Thereafter, Ground Rent shall be payable by you to the Board or to its order in advance automatically and regularly every year within one month from the date on which it falls due, without receipt of any notice to this effect.

This is without prejudice to the recovery, if any, becoming due at any time from you on account of any discrepancies errors, omissions or adjustments in accounts pertaining to the scheme.

The condition of the allotment will hold good and the prescribed lease deed will be duly executed by you.

Nar

Accounts Officer 8/1/07
For: Chairman
Chandigarh Housing Board
Chandigarh.

Genl



CHANDIGARH HOUSING BOARD

A CHANDIGARH ADMINISTRATION UNDERTAKING

8, JAN MARG, SECTOR 9, CHANDIGARH - 160009

Diary No.12,094

Date:30/07/2007

Subject: Conversion From Lease-hold To Free-hold

Applicant Name: AGM FCI

Dwelling Unit No.: 94-2

Sector No.: 45A


Scheme Name: 12 HIG - I SEC 45-A

Registration No.: V2

Phone:

Due Date of Dispatch: 29/08/2007

Received By:
(Name: RAJESH.SETHI)

Signature: 

CHANDIGARH HOUSING BOARD
CHANDIGARH

No. HB-AO. 1-2007

dated

To

The S. D. E. (Enforcement)
Chandigarh Housing Board,
Chandigarh.

Sub: Inspection of Building before permission to convert
from lease hold to free hold.

The allottee of dwelling unit No. 942 cat. H19
Sector 41A has applied for conversion of land under dwelling
unit from lease hold to free hold. You are accordingly
requested to inspect the dwelling unit and to submit your
report regarding illegal construction, if any, within 7 days
from the date of issue of this letter to enable this office
to consider the request of the allottee for conversion of
his dwelling unit from lease hold to free hold.

Self
Accounts Officer,
Chandigarh Housing Board,
Chandigarh.

dated 5/9/07

Endst. No. HB-AO. 1-2007 13862

A copy is forwarded to Genl Mngt. General Manager, allottee
of dwelling unit No. 942 Sector 41A for information
with reference to his application dated 2/2/07.

FCL Pb Cud.

Baldwin

Bag No - 34-38
Sector 31 Cud.

Man
Accounts Officer,
Chandigarh Housing Board,
Chandigarh.

Sh. Shalimar Shalimar
15/9/07

From

The Secretary,
Chandigarh Housing Board,
Exercising the powers of
Estate Officer, Union Territory,
Chandigarh.

To

The General Manager (Region)
FCI B Chandigarh.
Bay No 34-38 Sector 31 A, Chandigarh

Memo No. CHB/EO/SO/17647
Dated:- 2/11/07

Subject: - Conversion of Lease Hold System into Free Hold System in
respect of land under dwelling Unit No. 942
Sector 45A, Chandigarh.

Memo:-

Reference your application dated 30/7/07 on the subject
cited above.

That the above dwelling unit/flat was allotted to
Smt. General Manager FCI B. on Hire Purchase Basis by the Chandigarh
Housing Board, Chandigarh vide allotment letter No. 3563
Dated 28/3/93.

704
12/11/07
That the above D.U /Flat was transferred in your name vide
transfer letter No. _____ dated _____.

The Chandigarh Administration Finance Department vide its
notification bearing No.222-UTFI(3)-95/9360 dated 19.7.1996, framed the rules
called 'The Chandigarh Conversion of Residential Lease Hold to free Hold Land
Tenure in the Union Territory, Chd.' And further amended the same vide Finance
Department Notification No.2243-UTFI(3)/97/240447 dated 29.10.1997.

Necessary sanction to the conversion of the above mentioned
D.U. from lease Hold to Free Hold system is hereby accorded subject to the
following conditions:-


- Sanctioned
R
9/11/07
- i) That the applicant has paid the full amount of conversion charges as per
rules in lump sum.

- ii) That after the conversion from lease hold to free hold basis, the "Chandigarh (Sale of Sites & Buildings) Rules, 1960" as amended from time to time shall ip-so-facto be applicable to the present dwelling unit.
- iii) That all the terms and conditions as imposed by the Chandigarh Housing Board, Chandigarh vide their allotment letter dated 27/2/93 shall remain operative as before.
- iv) That the applicant shall get the conveyance deed executed with the Estate Officer, Union Territory, Chandigarh and the Chandigarh Housing Board, Chandigarh on Non-Judicial stamp papers of the prescribed value within six months from the date of issue of this conversion letter in the prescribed Performa to be provided by the Chandigarh Housing Board. The said conveyance deed shall be got registered with the Sub-Registrar, U.T., Chandigarh. The consideration amount for the purpose of calculation of stamp paper leviable on conveyance deed shall be the "CONVERSION FEE" and the 'SURCHARGE' where ever applicable. However, in case the lease deed has not been executed the price/premium of the site as reflected in the letter of allotment or last agreement for sale or the pre-determined rate as prescribed by the Competent Authority on the date of allotment/transfer shall also be added for the purpose of calculation of stamp duty.
- v) That the applicant shall also be liable to pay the amount due to the Chandigarh Housing Board, Chandigarh on account of premium, interest and Ground Rent etc. if any, found on later stage.
- vi) That if any information supplied by the applicant is found to be incorrect at any stage, the application for conversion from lease hold to free hold site shall be treated as cancelled and the amount deposited by the applicant shall be forfeited and action against the applicant shall be initiated under the provisions of the Capital of Punjab (Dev. & Reg.) Act 1952 as amended from time to time and the rules made there under.

Acknowledgement Receipt in respect of the amount deposited as conversion fee will follow.



Secretary,
Chandigarh Housing Board,
Exercising the powers of
the Estate Officer, U.T.,
Chandigarh.



CHANDIGARH HOUSING BOARD
CHANDIGARH

No. 60/CNB/2007

17648

Dated, the

2/11/07

To

The General Manager (Region)
FCI B, Bay No. 34-38
Sector 31A, Chandigarh.

Subject : Execution of Conveyance Deed after conversion of Lease-hold Land Tenure into Free-hold Land Tenure in respect of land under Dwelling Unit No. 94/2 Sector USA, Chandigarh.

Reference memo. No. _____ dated _____ allowing conversion of lease-hold Land Tenure into Free-hold Land Tenure in respect of land under dwelling unit No. 94/2 Sector USA, Chandigarh.

2. As per condition No. (v) of the aforesaid memo, you were to get the conveyance deed executed on Non-Judicial Stamp Papers in the prescribed proforma available with the Chandigarh Housing Board and the said conveyance deed was to be got registered with the Sub-Registrar, U.T., Chandigarh.

3. The consideration amount for the purpose of calculation of stamp duty on conveyance deed, as per the Rules, is the conversion fee without any remission plus premium of land under the dwelling unit. Conversion fee in respect of land under the dwelling unit is Rs. 21548/- and premium of land is Rs. 56500/-. Thus stamp duty 8% works out to Rs. 3390/- in your case.

4. The procedure for execution of conveyance deed is as under :-

i) You shall deposit Rs. 3390/- as stamp duty through Treasury cashier (available in The Central Treasury, U.T., Sector 17, Chandigarh) in the State Bank of India (Treasury Branch) Sector 17, near R.C.C., Chandigarh.

ii) You shall obtain 4 copies of printed proforma of Conveyance Deed on production of original copy of Treasury Challan (also bring one photostat copy of Treasury Challan) for execution amongst transferee, Chandigarh Housing Board and Estate Officer, U.T., Chandigarh, on submission of Demand Draft or Pay Order for Rs. 500/- in favour of Chandigarh Housing Board, Chandigarh representing processing fee/printing charges etc.

iii) You shall affix recent passport size photograph on each copy of printed proforma of Conveyance Deed.

iv) You shall produce a copy of receipt of deposit of Rs. 1 per annum representing nominal ground rent with the Estate Officer, U.T., Chandigarh as per condition No. ii(a) and in case of non payment, you shall submit Demand Draft/ Pay Order for the aforesaid amount drawn on any scheduled Bank

707

12/11/07


Com with
Reception
Copies of
C.H.B

P.T.O.

situated at Chandigarh and payable in favour of the
Estate Officer U.T., Chandigarh.

v) After execution of Conveyance Deed by all the
concerned parties, it will be handed over to you for
getting the certificate on the top of the Conveyance
Deed signed from the Distt. Treasury Officer, U.T.,
Chandigarh exercising the powers of Collector, on
production of original Treasury Challan before him,
as a proof of having paid the stamp duty.

vi) After grant of the aforesaid certificate by the
Distt. Treasury Officer, U.T., Chandigarh, you shall
get it registered in the office of Sub-Registrar,
U.T., Chandigarh within 2 weeks and furnish a
photostat copy of Registered Conveyance Deed, duly
certified by Notary Public to the undersigned.


Secretary,
Chandigarh Housing Board
Exercising the powers of
the Estate Officer, U.T.,
Chandigarh.

तार - फूडकार्प
Grams : FOODCORP
फैक्स - 2604252
Fax : 2604252

भारतीय
खाद्य
निगम



FOOD
CORPORATION
OF INDIA

दूरभाष { 2600545
2602544
Phone { 2602545
2602547

क्षेत्रीय कार्यालय, पंजाब, चण्डीगढ़ Regional Office, Punjab, Chandigarh

बे न०. 34-38, सैक्टर 31-ए, चण्डीगढ़-160 047

Bay No. 34-38, Sector 31-A, Chandigarh-160 047

E-mail : srmpb@fci.delhi.nic.in

No. B/4(Office Acc.)/R.O.Pb./Misc./05/FCI Flat/

Dated: 11.2.2008

The Secretary,
Chandigarh Housing Board,
Chandigarh.

Sub: Submission of Treasury Challan and Rs.500/- as processing fee in respect
of House No. 94/2, Sector-45-A, Chandigarh.

Sir,

Most respectfully, it is submitted that an amount of Rs. 3390/- has been deposited in the Treasury on 5.2.2008 vide Challan No. 49 as intimated vide your Memo No. CHB/EO/SOC/17647 dated 2.11.2007 and Rs. 500/- has been deposited at the Fee Counter of the Chandigarh Housing Board as processing fee (original receipt enclosed).

You are requested to issue Four copies of printed proforma of conveyance deed for doing the needful.

Encl: As above.

Yours faithfully,

AJ
11.2.08
(Amarjeet Kay Pee)
Asstt. Genl. Manager(Genl.)

c/c
Gen
11/2/08

20

573

5878

D.U.NO. 94/2 SECTOR 45A

CHANDIGARH ADMINISTRATION
Enforcement Under Section 42
of Indian Stamp Act, 1899.

Certified That Stamp Duty Of Rs. 3340-00

(Rs. Three thousand three hundred thirty only)
has been paid by Sh/Ms. B.N. DES, P6 Region, Reg. No. 34-38

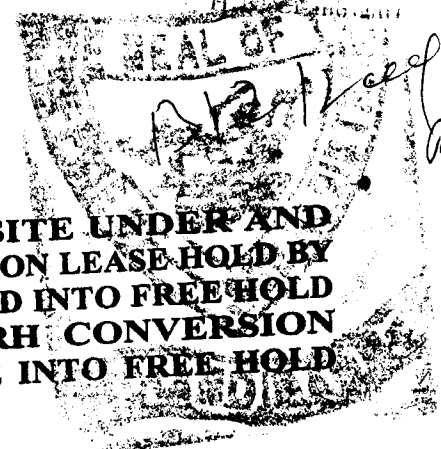
Section 31-A, Chandigarh
r/o No 94/2 Sec 45A for conveyance deed

vide TR No. 573 dt 4/9/98



Dated 23.9.98

District Treasury Officer
Central Treasury, U.T. Chandigarh
Exercising The Powers Of The
Collector, U.T. Chandigarh



DEED OF CONVEYANCE OF A BUILDING SITE UNDER AND APPURTENANT TO A DWELLING UNIT ALLOTTED ON LEASE HOLD BY THE CHANDIGARH HOUSING BOARD CONVERTED INTO FREE HOLD UNDER THE SCHEME "THE CHANDIGARH CONVERSION OF RESIDENTIAL LEASE HOLD LAND TENURE INTO FREE HOLD LAND TENURE, RULES, 1996"

File No. _____

Deed of conveyance of Site under and appurtenant to Dwelling Unit No. 94/2, Sector 45A, Chandigarh, to be used for residential purpose in the Union Territory, Chandigarh.

This indenture is made on the _____ day of _____ 20

between
i) **The President of India through the Estate Officer, Union Territory, Chandigarh, (hereinafter called the "Vendor") and the Chandigarh Housing Board, Chandigarh, constituted under Section 3 of the Haryana Housing Board Act, 1971, as extended to the Union Territory, Chandigarh, having its Principal Office at 8, Jan Marg, Sector 9-D, Chandigarh (hereinafter called the "erstwhile lessee"), of the one part;**

And

ii) **Shri/Ms. The General Manager (Region) P6 FCP S/o/D/o/w/o**
Sh P6 Reg No 34-38 Sec 31-A Chandigarh
resident of House No. 94/2

Sector 45A, Chandigarh, (hereinafter called the "transferee") of the other part;

WHEREAS the erstwhile lessee was allotted residential site No.

Sector 45A, Chandigarh, measuring 3421.92 Sq. Yds. for a premium of

Rs. 8,60,5480/- (Rs. Eighty six Lacs and five thousand

two hundred eighty only) for 99

years on Lease-hold basis vide Allotment Letter No. 9096 dated 18/7/91

Signature

Signature
A.O.CHB

TRANSFeree

under the Chandigarh Leasehold of Sites and Building Rules, 1973, to be used for bonafide residential purpose only;

That the Lease Deed in respect of the said site was executed on the _____ day of _____ between the Vendor, the Erstwhile lessee and on the _____ day of _____ between the Erstwhile lessee and the transferee.

AND WHEREAS the transferee had separately applied to the erstwhile lessee for the allotment of a flat on hire purchase/self financing basis and the erstwhile lessee on the faith of the statements and representations made by the transferee accepted such application and has allotted him/her independent house/flat No. 94/2 on ground floor /first floor/second floor/third floor on the plot number 94/2 situated in Sector 45A, Chandigarh, constituting the part of the above-said site vide allotment letter No. 3563 dated 25/3/93 on the terms and conditions contained therein, and has agreed to demise the land bearing the above said flat to the transferee;

AND WHEREAS the transferee has paid the sum of Rs. 5,89,800/-
(Rupees Five Lacs eighty nine thousand eight hundred - only)
(_____) being the premium of land and the flat

AND WHEREAS the Chandigarh Administration vide its Notification no. 222-UTFI (3)-95/9345, dated the 19th July, 1996, framed the rules called "The Chandigarh Conversion of Residential Leasehold Land Tenure into freehold land Tenure Rules, 1996" with a view to allowing conversion of the present lease hold system into freehold tenure in the Union Territory, Chandigarh, on terms and conditions contained in the conversion rules ibid. The sites so converted shall be governed by the aforesaid Conversion Rules and the Capital of Punjab (Development and Regulation) Act, 1952, and the Rules made thereunder i.e. Chandigarh (Sale of Sites and Buildings) Rules, 1960, from time to time.

NOW, THEREFORE, THIS INDENTURE WITNESSETH THAT for the purposes of carrying into effect the said conversion of lease hold sites into freehold sites under the Chandigarh Conversion of Residential Lease Hold Land Tenure into Free Hold Land Tenure Rules, 1996, and in consideration of such conversion fee:-

i) Amounting to Rs. 14,400/- (Rupees Fourteen thousand four hundred - only)
having been paid;

Or -

ii) Agreed to be paid in five annual equated instalments alongwith interest at the rate of 12% per annum as also Ground Rent of Rs. _____ till the

[Signature]
TRANSFEREE

[Signature]
A.O.CHB

-3-

Conversion Charges are paid in full with interest by the transferee, the Vendor hereby grants and conveys unto the transferee all that piece or parcel of land under and appurtenant to the above said residential dwelling unit no. 94/2 Sector 45-A Chandigarh, measuring about 201,007 Sq.yd., and more particularly, described in the plans and the record of fixation of consideration money available in the office of the erstwhile lessee.

To have and to hold the same unto and to the use of the transferee subject to the exception, reservation, conditions and covenants hereinafter contained and each of them, that is to say as follows:-

1. (a) The transferee shall enjoy the right of possession and enjoyment so long as he (A) continues paying his instalments meant for conversion alongwith interest as aforesaid on the due dates or such extended time as the Estate Officer, Union Territory, Chandigarh may allow in writing and otherwise (B) abides by the terms and conditions of sale.

(b) The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the conversion charges and save with the sanction of the Estate Officer, Union Territory, Chandigarh the transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the site or any right, title or interest therein (except by way of Lease on a monthly basis) till (A) such time the conversion charges are paid in full to the Vendor (B) and if the terms of allotment contain restrictions on sale/transfer, till such time, the restrictions imposed operate and the payment of conversion charges is made in full.

2. The Vendor reserves to himself all mines and mineral whatsoever, in or under the said site with all such rights and powers, as may be necessary and expedient for the purpose of searching, obtaining, removing and enjoying the same all such time and in such manner as the Vendor shall think fit, with power to carry out any surface or any part underground working, and to let down the surface of all or any part of the said site and to sink pits, erect building, construct lines and generally appropriate and use of the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exception and reservation(s) hereinafter contained.

Provided that the transferee shall be entitled to receive from the Vendor such payment for the occupation by him of the surface and for the damage done to the surface or to the building on the said site by such work or working or letting down, as may be agreed upon between the Vendor and the transferee or failing such agreement as shall be ascertained by reference to arbitration.

[Signature]

TRANSFEEE

[Signature]
A.O.CHB

3. The transferee shall pay all general and local taxes, rate or cesses for the time being imposed or assessed on the said site by the competent authority.
4. The Vendor may, by his officers and servants at all reasonable times and in a reasonable manner after 24 hour's notice, in writing, enter in an upon any part of the said site or building erected thereon, for the purpose of ascertaining that the transferee has duly performed and observed the covenants and conditions to be performed and observed by him under these presents.
5. The Vendor shall have full right, power and authority at all times to do, through officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations herein contained and to recover from the transferee as a first charge upon the said site, the cost of doing all or any such acts and things and all costs, incurred in connection therewith or in any way relating thereto.
6. The transferee shall accept and obey all the rules and orders made or issued under the Capital of Punjab (Development and Regulation) Act, 1952 and also to abide by the other terms and conditions incorporated in the allotment letter dated 25/2/93 as well as the lease deed executed on _____ between the erstwhile lessee and the transferee.

In the event of any dispute or difference at any time arising between the Vendor and the transferee, as to the true intent and meaning of these presents and of each and every provision thereof, the property and rights hereby reserved or any of them or in any manner incidental or relating thereto, the said dispute or difference shall be referred to the Chief Administrator, Union Territory, Chandigarh whose decision thereon shall be final and binding on the parties hereto.

If and so long as the transferee shall fully perform and comply with each and shall continue to so perform and comply with each and all the terms and conditions herein made and provided, but not otherwise the Vendor shall secure the transferee in full and peaceful enjoyment of the right and privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context: -

- a) the expressions "Chief Administrator" and "Estate Officer" shall mean the officer so appointed by the Central Government Under

[Signature]
 TRANSFEREE

[Signature]
 A.O.CHB

the Provisions of the Capital of Punjab (Development and Regulation) Act, 1952.

b) the expression "Vendor" used in these presents shall include, in addition to the President of India, the Central Government, and in relation to any matter or any thing contained in or arising out of these presents, every person duly authorised to act or to represent the Central Government in respect of such matter or thing.

c) the expression "transferee" used in these presents shall include, in addition to the said Sh./Ms. Asstl. General Manager S/o/D/o/W/o Sh. P.C.I. Ph, 34-38 Bay Sec 31-A resident of House No. Sector Chandigarh, his/her lawful heirs (permitted), successor, representative, assign, transferees/lessee; and any person or persons holding valid power of attorney from the transferee to alienate the property with proper linkage with the original transferee.

IN WITNESS WHEREOF, the parties hereto have hereunder respectively subscribed their names at the places and on the dates hereinafter, in each case specified.

Signed by the said Shri/Ms. Asstl. General Manager S/o/D/o/W/o Sh. P.C.I. Ph No. 24-28 ^{see 31-A, CTD} resident of House No. Sector Chandigarh, on this day of 20

[Signature]
TRANSFEREE

In the presence of :-

Witnesses:-

- Name Chander Shekhar Bansal
Residence H.No 55, Sector 38A, Chandigarh
Occupation Govt Service, F.C.I. Ph, Chandigarh

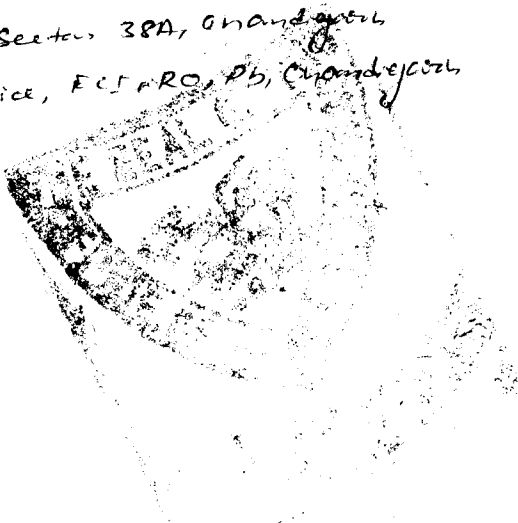
[Signature]
Signature

- Name
Residence
Occupation

[Signature]
Signature

[Signature]
TRANSFEREE

[Signature]
A.O.CHB



Signed by Sh. Amrit Chh. Dhill for and on behalf of
the Chandigarh Housing Board, Chandigarh, on the _____ day of
20

[Signature]
Accounts Officer
Chandigarh Housing Board/ERST WHILE LESSEE

In the presence of :-

Witnesses :-

1. Name Joginder Singh
Residence
Occupation SC

[Signature]
Signature

2. Name Sabdar Singh
Residence
Occupation BY 1981

[Signature]
Signature

Signed by Sh. Kamlesh Kumar HCS for and on behalf of
the President of India and setting his authority at Chandigarh, on the
_____ day of 20

[Signature]
Estate Officer/ VENDOR
U.T. Chandigarh .

In the presence of :-

Witnesses :-

Name Joginder Singh
Residence
Occupation SC

[Signature]
Signature

2. Name Sabdar Singh
Residence
Occupation BY 1981

[Signature]
Signature

[Signature]
TRANSFeree

This deed of **DEED OF CONVEYANCE** is presented before me for the Registration in the office of Sub Registrar, Chandigarh by

AMARJIT SINGH S/D/o **G.M REGION**

Resident of **FCI, PB BAY NO 34-38, SEC 31A CHD**

This Date **13/2/2009** between the hours **4:22:57 PM**



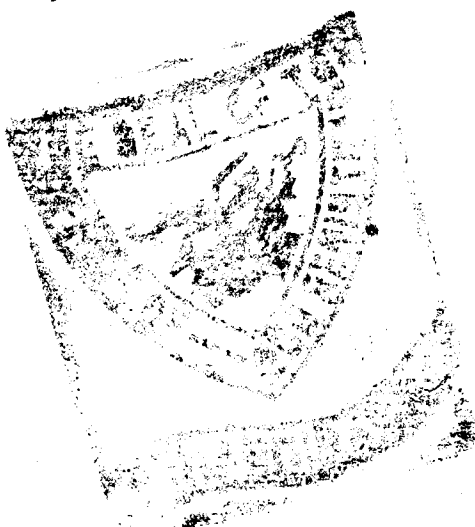
Presenter *Amarjit Singh*

[Signature]

Sub Registrar, Chandigarh

That the executant of this deed **AMARJIT SINGH** Admit its Due Execution and content there in to be true and correct. The Executant is identified by **DINESH K VOHRA** and **G.D BANSAL** both the witnesses are known to each other and the First witness are personally know to r

Executant *Amarjit Singh*



[Signature]
Sub Registrar
Chandigarh

Witness No. 1 *Dinesh K Vohra*
DINESH K VOHRA
ADV
CHD

signature L.T.I. of executant under both the endorsement U/S 52,58 were obtained in my presence

Witness No. 2 *G.D Bansal*
G.D BANSAL 13/2/09

[Signature]
Sub Registrar
Chandigarh

55, SEC 38A, CHD

CERTIFICATE

Registered at Serial No **5,878**
Book No. **1** Volume No. **0**
Page No. today 13 February, 200

[Signature]
Sub Registrar
Chandigarh