CHANDIGARH HOUSING BOARD
A CHANDIGARH ADMINISTRATION UNDERTAKING

8, JAN MARG, SECTOR 9, CHANDIGARH - 160009

Diary No. 8,413

Date: 04/05/2007

Subject: ISSUE OF NDC

Applicant Name: FCI CHD

Dwelling Unit No.: 234

Scheme Name: 223 HIG - II SEC 45-A

Phone: 

Sector No.: 45A

Due Date of Dispatch: 03/06/2007

Registration No.: V3

Received By: 
(Name: RAJESH.SETHI)

Signature: 

[Signature]
CHANDIGARH HOUSING BOARD
8, JAN MARG, SECTOR 9, CHANDIGARH - 160009 Ph.2741042, 2740091

From
The Chairman,
Chandigarh Housing Board
Chandigarh.

To

Shri/Smt. The Regional Manager
S/D, WD Food Corporation of India
Chandigarh. Encl. No. 36-36/5/14,
Chandigarh.

Memo No. HB/AOT/80/2007
Dated, Chandigarh the 23-7-2007

Subject: Issue of No Dues Certificate in respect of D.U. No. 234
Cat. 16-1 Sector 45-A, Chandigarh, R.No. ______

Reference your application dated ______ on the subject cited above.

A sum of Rs. 3,04,000/- representing full / part payment on account of total premium as per demand in respect of the allotment of dwelling unit No. ______
Category ______ R.No. ______ in Sector ______ Chandigarh made in your favour vide letter No. 3565 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.

Accounts Officer

For: Chairman
Chandigarh Housing Board
Chandigarh.
Diary No. 12, 101

Date: 30/07/2007

Subject: Conversion From Lease-hold To Free-hold

Applicant Name: G.M.F.C.I

Dwelling Unit No.: 234

Scheme Name: 223 HIG - II SEC 45-A

Phone:

Sector No.: 45A

Registration No.: V3

Due Date of Dispatch: 29/08/2007

Received By:
(Name: nishi.sharma)

Signature:
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. _52_4_ sector _5_A_ has applied for conversion of land use of the dwelling unit from lease hold to free hold. You are requested to inspect the dwelling unit and submit your report regarding illegal construction, if any, within 7 days from the date of issue of this letter to the Office to consider the request of the allottee to convert his dwelling unit from lease hold to free hold.

Acc. The Chandigarh Housing Board,
Chandigarh.

Endst. No. HB - 34 - 38

A copy is forwarded to the General Manager\'s Office and allottee of dwelling unit No. _52_4_ sector _5_A_ with reference to his application dated 3/9/97.

Radium

Day No. 34 - 38
Sector - 31, A Caud.
Diary No.16,016

Subject: INSPECTION IN CONVERSION CASE

Applicant Name: GM, FCI
Dwelling Unit No.: 234
Sector No.: 45A
Scheme Name: Registration No.: 
Phone: 

Due Date of Dispatch: 02/12/2007

Received By: 
(Name: RAJESH.SETHI) 

Signature:
To
The Accounts Officer-II
Chandigarh Housing Board
Chandigarh

Sub: Inspection of Bldg. before permission to convert the D/U No.234 Sector 45-A Chandigarh from lease hold to free hold

Ref: Your office letter No. CHB/AO/-II/SOIV/17164 dated 25-10-07

In this regard, it is inform that the said D/Unit belongs to the F.C.I. Punjab. There is at all no violation done in the D/unit. Since the Occupants are not available at the D.U.' during working hours days, therefore, it may kindly ensured that S.D.E.(Enforcement) CHB visits the house on any time and day except working hours.

An early action shall be appreciated.

Thanking you,

Yours faithfully,

[Signature]

(General Manager)
F.C.I. Pb Chandigarh
CHANDIGARH HOUSING BOARD
CHANDIGARH

No.CHB.A.O.II/SO-IV/17/67

To

The General Manager,
Fest, PO Chandigarh,
Bay Shops, 24-28, Sector 31-A, Chandigarh.

Subject: Inspection of Building before permission to convert the dwelling unit 239, Sector 45, Chandigarh, from leasehold to freehold.

The SDE(E), Chandigarh Housing Board vide his report dated 10/9/71 has intimated this office that during inspection to check the violations in the above said dwelling unit, the house was found LOCKED.

Your are requested to intimate your availability in the house to the SDE(E), CHB under intimation to this office so that inspection team can again be deputed for the purpose.

Accounts Officer-II
Chandigarh Housing Board
Chandigarh.
CHANDIGARH ADMINISTRATION
Enforcement Under Section 42
of Indian Stamp Act, 1899.
Certified that stamp duty of Rs.
(Rs. 2,430-00) has been paid by
Sh/Ms. D.U.No. 23H
vade TR No. 277
Dated

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. 234, Sector 45-A, Chandigarh, to be used for residential purpose in the Union Territory, Chandigarh.

This Indenture is made on the _______ day of _______ 20___

between

1) 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

2) Shri/Ms. resident of House No. 234, Chandigarh, (hereinafter called the "transferee") of the other part;

WHEREAS the erstwhile lessee was allotted residential site No. 234, Sector 45-A, Chandigarh, measuring _______ Sq. Yds. for a premium of Rs. 2,430, dated _______ 21.5.96;

THE CHANDIGARH ADMINISTRATION

D.U.No. 23H

S/d/patch

Dated

A.O.CHB

TRANSFEEER
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. __________ on ground floor/first floor/second floor/third floor on the plot number __________ situated in Sector __________, Chandigarh, constituting the part of the above-said site vide allotment letter No. __________ dated __________ 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. __________ (Rupees __________ thousand 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. __________ (Rupees __________ thousand only) having been paid;

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

TRANSFEEER

A.O.CHB
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. 23, Sector 45-D, Chandigarh, measuring about 102.67 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 convenants 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 falling such agreement as shall be ascertained by reference to arbitration.

[Signature]

TRANSFEREE

[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 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 25/1/52 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]
TRANSFEEEE

[Signature]
A.O.CHB

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 Shri/Ms. Gurbaksh, S/o, Amritpal, S/o/D/o/W/o Sh. Dhan Singh, President of House 64, Sector 45-D, 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. Gurbaksh, S/o, Amritpal, S/o/D/o/W/o Sh. Dhan Singh, President of House No. 64, Sector 45-D, Chandigarh, on this day of 20

TRANSFEREE

In the presence of:-

Witnesses:-

1. Name Chander Sheer Bawseal
   Residence 41/30 S, Sector 28 A, Chandigarh
   Occupation Govt. Service

   Signature
   [Signature]

2. Name R.S. Dhillon
   Residence [Signature]
   Occupation [Signature]

   Signature
   [Signature]

A.O.CHB
D.U.NO.__________________ SECTOR__________________

-6-

Signed by Sh. _______________ in the presence of:

Accounts Officer
Chandigarh Housing Board/ERST WHILE LESSEE

Witnesses: -

1. Name ________________________
   Residence ________________________
   Occupation ________________________

   Signature ________________________

2. Name ________________________
   Residence ________________________
   Occupation ________________________

   Signature ________________________

Signed by Sh. _______________ for and on behalf of
the President of India and setting his authority at Chandigarh, on the

____________________ day of __________ 20__

Estate Officer/ VENDOR
U.T. Chandigarh.

In the presence of: -

Witnesses: -

1. Name ________________________
   Residence ________________________
   Occupation ________________________

   Signature ________________________

2. Name ________________________
   Residence ________________________
   Occupation ________________________

   Signature ________________________

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

**AMARJIT KAYHER**
S/O: **DARSHAN SINGH**

Revision of

# 234, SEC 45-A, CHD

This Date 18/8/2008 between the hours 12:43:35 PM

Present:

Sub Registrar, Chandigarh

That the executant of this deed **AMARJIT KAYHER** Admit its Due Execution and content there in to be true and correct. The Executant is identified by

**DINESH K VOHRA** and **CHANDER SHEKHAR** both the witnesses are known to each other and the First witness are personally known to me

Executant

Sub Registrar, Chandigarh

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

Witness No. 2 **CHANDER SHEKHAR**
S.C BANSAL

# 55, SEC 38-A, CHD

CERTIFICATE

Registered at Serial No 2,726

Book No. 1 Volume No. 1

Page No. 84 today 18 August, 2008

Sub Registrar, Chandigarh
No. B/4(Office Acc.)/R.O.Pb./Misc./05/FCI Flat/ Dated: 21.4.2008

The Secretary,
Chandigarh Housing Board,
Chandigarh.

Sub: Submission of Treasury Challan and Rs.500/- as processing fee in respect of House No. 234, Sector-45-A, Chandigarh.

Sir,

Most respectfully, it is submitted that an amount of Rs. 2430/- has been deposited in the Treasury on 4.4.2008 vide Challan No. 5701 as intimated vide your Memo No. CHB/EO/SOC/4178 dated 11.3.2008 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,

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

The Secretary,
Chandigarh Housing Board,
Chandigarh.

Sub: Submission of conveyance deed in respect of House No.234, Sector-45, Chandigarh.

Sir,

Please find enclosed herewith a copy of conveyance deed duly endorsed by Treasury Office, UT, Chandigarh in respect of above mentioned house for information and necessary action.

Yours faithfully,

Asstt. Genl. Manager(Genl.)
From

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

To

*General Manager*

Memo No.CHB/EO/SOC/2-3-2
Dated: 2/2/328

Subject: Conversion of Lease Hold System into Free Hold System in respect of land under dwelling Unit No. 234/1
Sector 15A, Chandigarh.

Memo:

Reference your application dated ________ on the subject cited above.

That the above dwelling unit/flat was allotted to Sh/Smt. *General Manager* on Hire Purchase Basis by the Chandigarh Housing Board, Chandigarh vide allotment letter No. 3569
Dated 23/11/92

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:

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 ipso 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 ___/3/9__ 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' wherever 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 an amended from time to time and the rules made there under.

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

[Signature]

Secretary,
Chandigarh Housing Board,
Exercising the powers of the Estate Officer, U.T., Chandigarh.
Diary No.24,970

Subject: Execution Of Conveyance Deed

Applicant Name: GM FCI, CHD
Dwelling Unit No.: 232-1
Scheme Name: 223 HIG - II SEC 45-A
Phone:
Processing Charges: 300

Due Date of Dispatch: 29/05/2008

Received By: (Name: RAJESH.SETHI)

Signature:

Disclaimer: The amount mentioned is subject to revision at the time of interview if required
No. 80/CHB/2008

Dated, the 1st. Jan., 2009

To

The General Manager,

Senior Officer, U.T., Chandigarh.

Subject: Conversion of Lease-Hold Land Tenure into Free-Hold Land Tenure in respect of land under Dwelling Unit No. 231, Sector 5A, Chandigarh.


Dear Sir,

As per condition No. (v) of the aforesaid memo, you are required 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.

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 is Rs. 260/- per sq. yard and premium of land is Rs. 216.67/- per sq. yard.

The procedure for execution of conveyance deed is as under:

1. You shall deposit Rs. 260/- as stamp duty through Treasury challan (available in The Central Treasury, U.T., Sector 17, Chandigarh) in the State Bank of India (Treasury Branch) Sector 17, near R.G.C., Chandigarh.

2. 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. 260/- in favour of Chandigarh Housing Board, Chandigarh representing processing fee/printing charges etc.

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

4. 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. 1(c) and in case of non-payment, you shall submit Demand Draft/Pay Order for the aforesaid amount/Crore on any scheduled Bank.

Yours faithfully,

[Signature]

[Stamp]
(v) After execution of Conveyance Deed by all the concerned parties, it will be handed over to you for Deed signed from the Dist. 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 Dist. 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 photocopy of Registered Conveyance Deed, duly attested by Notary Public to the undersigned.

Secretary,
Chandigarh Housing Board
Exercising the powers of
the Estate Officer, U.T., Chandigarh.
Diary No. 24,969

Date: 29/04/2008

Subject: Execution Of Conveyance Deed

Applicant Name: ASSTT G.M. FCI CHD

Dwelling Unit No.: 234

Scheme Name: 223 HIG - II SEC 45-A

Sector No.: 45A

Registration No.: V3

Phone:

Processing Charges: 500

Due Date of Dispatch: 29/05/2008

Received By:
(Name: RAJESH.SETHI)

Signature:

Disclaimer: The amount mentioned is subject to revision at the time of interview if required.