

RENT AGREEMENT

This deed of Rent Agreement is executed and made on this 1st June 1984, by and between:-

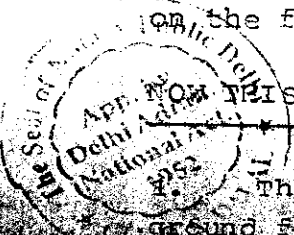
Shri Mohan Singh son of Shri Chand Ram resident of 3237, Pahari Dhiraj, Delhi, hereinafter called the LANDLORD, of the one part;

AND

Shri Tarsam Kumar Gupta son of Shri Yash Pal Gupta resident of 3237, Ground Floor, Pahari Dhiraj, Delhi, hereinafter called the TENANT, of the other part.

WHEREAS the land lord is the sole and absolute owner of Property No.3237, situated at Pahari Dhiraj, Delhi, and the second party/Tenant has approached the landlord for taking a portion of the aforesaid property i.e. One room set on ground floor of Property No.3237, situated at Pahari Dhiraj, Delhi, on rent for a period of THREE YEARS on a monthly rent of Rs.150/- (Rs. one hundred and fifty only) w.e.f. 1st June 1984, exclusive of electric charges and the land lord has agreed upon the same and let out the said premises to the tenant on the following terms and conditions:-

THIS RENT AGREEMENT WITNESSETH AS UNDER:-



That the monthly rent of the said property i.e. one room on ground floor of Property No.3237, situated Pahari Dhiraj, Delhi, shall be Rs.150/-, exclusive of electric charges and the monthly rent shall be payable in advance.



T. K. Gupta (20)

Maitrinagar Co-operative Group  
Housing Society Limited.  
D-25, C. C. Colony,  
Delhi-110007.

APPLICATION FOR MEMBERSHIP OF HOUSING SOCIETY

Dear Sir,

I wish to become the member of your society and subscribe below my particulars:-

1. Name in full TARSEM KUMAR GUPTA

2. Date of birth & age 28/02/1946

3. Father's/Husband's name YASH PAL GUPTA

4. Present Residential Address I-166, RSE Colony, Sector 14, Vihar, New Delhi

5. Permanent Address - Do -

6. Office Address

7. Occupation with details BUSINESS

8. Telephone nos.

9. Nominee :

1. Name Mrs. Raj Gupta

2. Father's/Husband's name Tarsem Kumar Gupta

3. Age 38

4. Occupation House Wife

5. Address I-166, RSE Colony, Sector 14, Vihar, New Delhi

6. Relation to Applicant Ata Wife

T. K. Gupta

...2...

- 1. Monthly income with sources
- 2. Income of family's other members, in any, with source

BUSINESS

70000/- Apr

Total:

- 1. Details of family members with name, relation & age.

	<u>Name</u>	<u>Relation</u>	<u>Age</u>
1.	Ras Gupta	Wife	38
2.	Nitin Gupta	Son	15
3.	Nitika Gupta	Daughter	13
4.			
5.	Nitika Gupta	"	9
6.			

- 2. Category & size of the plot your require.

A. HIG	1350 sq.ft.
<input checked="" type="checkbox"/> B. MIG	1050 sq.ft.
C. LIG	950 sq.ft.

- 3. would you like to finance the total cost of your plot or your own.

YES

- 4. would you arrange loan yourself for the construction of your plot.

- 5. Ration card No. & date with Circle/area

- 6. TOTAL SIGNATURE

- 7. I am enclosing herewith the following cheque/draft/s in favour of the society in payment of dues payable on my admission as member of the society/.

<u>Particulars</u>	<u>Amount</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>
admission fees	Rs.			
share money	Rs.			
Contribution towards as cost of land	Rs.			
Reliance fund	Rs.			
Total	Rs.			

- 3. I am not disqualified for admission as a member of the society under any clauses of the rule 25 of the Delhi Co operative Societies Rule, 1973 (as amended upto date).

- 4. I undertake to complete all the normalities required for becoming a member. I & family affirm that I will abide by the rules and regulations for the society.

*[Signature]*

Please enroll me as member of your society and at your earliest & oblige.

Thanking you,

Yours faithfully,

*Rajit*

( SIGNATURE )

Encl:

- . Affidavit
- . Photocopy of Ration Card

Particulars of Introducer/Transferor

Signature : \_\_\_\_\_

Name \_\_\_\_\_

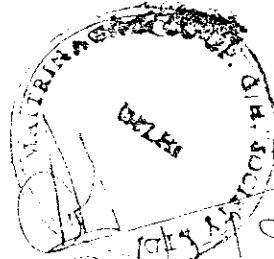
Address \_\_\_\_\_

Membership No. \_\_\_\_\_

No. \_\_\_\_\_

OFFICE USE

- . Date of receipt of Application & No.
- . Nominating Committee \_\_\_\_\_ Nos/Ny
- . 1. Occasion
- . 2. Date of Meeting
- . Membership No.
- . Acceptance/Regret letter sent in \_\_\_\_\_
- . Payments: 1. Received in \_\_\_\_\_
- . 2. Deposited in Bank on \_\_\_\_\_
- . 3. Receipt Nos. & Date \_\_\_\_\_
- . Member Registrar File No. \_\_\_\_\_



*[Handwritten signature]*

The Maitri-Nagar Co-operative Group-housing Society Ltd.

The Maitri-Nagar Co-operative Group-Housing Society Ltd.

160 STATE BANK COLONY, DELHI - 110 009

Phone : 7125370

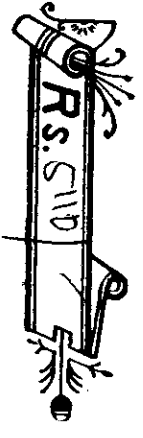
No 1457

(97)

Dated 6/3/88

RECEIVED with thanks from Tarsem Kumar Gupta

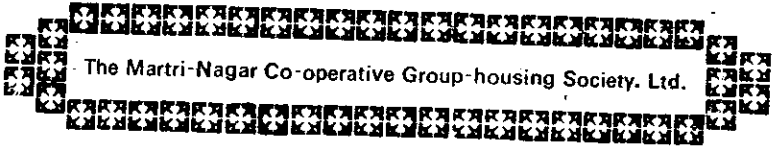
a sum of Rupees Five thousand one hundred and eighty  
by Cash/Draft/Cheque No. Cash dated 6/3/88  
drawn on.....  
on account of.....



The Maitri-Nagar Co-operative Group-Housing Society Ltd.

President/Secretary

\*Cheque receipt valid Subject to encashment of Cheque.



The Matri-Nagar Co-operative Group-housing Society, Ltd.

**The Matri-Nagar Co-operative Group-Housing Society Ltd.**  
SECTOR NO. 9 PLOT NO. 29, ROHINI DELHI-110034

Phone : 7271638

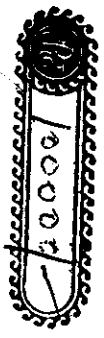
No... 124

Dated 14/1/91

RECEIVED with thanks from

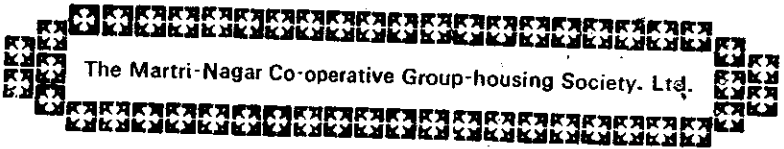
Mr. Taraben Kumar Gupta

a sum of Rupees... One thousand only,  
by Cash/Draft/Cheque No. 870905 dated 14/1/91  
drawn on... Sindh State Bank, Agartala, Delhi  
on account of... *[Signature]*



*[Signature]*  
President/Secretary/Treasurer  
The Matri-Nagar Co-operative Group-Housing Society Ltd.

\*Cheque receipt valid Subject to encashment of Cheque.



The Matri-Nagar Co-operative Group-housing Society. Ltd.

The Matri-Nagar Co-operative Group-Housing Society Ltd.  
SECTOR NO. 9 PLOT NO. 29, ROHINI DELHI-110034

Phone : 7271638

No... 105.....

Dated... 24/1/81

RECEIVED with thanks from Mr. Tarbom Reswar Gupta

a sum of Rupees Sixty Eight Thousand and Five hundred only  
by Cash/Draft/Cheque No. 30385 dated 24/1/81  
drawn on Kunjah N Sindheet HBL, Sector 9, Rohini  
on account of CBT-ATC



The Matri-Nagar Co-operative Group-Housing Society Ltd.  
President/Secretary/Treasurer

\*Cheque receipt valid Subject to encashment of Cheque.



Book No. 4

**SHARE CERTIFICATE**

Serial No.

331

**MAITRINAGAR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED**

Plot No. 29, Sector-IX, Rohini - Delhi

(Regd. under the Delhi Co-operative Societies Act. No. 35 of 1972)

(Regn. No. G.H. 392 dt. 19-12-1979)

This is to certify that Tarsem Kumar Gupta S/o  
Shri Yash Pal Gupta

is the Registered holder of 51 Share/Shares of Rupees one hundred  
each in the Capital of the Maitrinagar Co-operative Group Housing Society  
Limited Delhi, numbered from 6861 to 6911 inclusive,  
subject to the Registered by-Laws of the Society.

Given under the Seal of the Society at Delhi this 9th  
day of April 1988.

Treasurer

*[Signature]*  
Secretary

*[Signature]*  
President

Registration No. 392 (GH)  
Dated 19-12-1979

All Disputes are Subjects to Delhi Jurisdiction

PHONE : 7114257

# मैत्रीनगर को-ऑपरेटिव ग्रुप-हाउसिंग सोसाइटी लिमिटेड

भूमि-स्थल : सेक्टर ९ प्लॉट न० २९, रोहिणी, दिल्ली

**MAITRINAGAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

(Registered under the Delhi Co-operative Societies Act No. 35 of 1972)

~~SECTOR 9, PLOT NO. 29, ROHINI, DELHI~~

Sector 9, Plot No. 29, Rohini, DELHI

Ref. No. \_\_\_\_\_

Dated 24-01-91

## NO DUES CERTIFICATE.

This is to confirm that Shri/Smt. TARSEM KUMAR Gupta  
S/O Shri YASH PAL Gupta is a member (Membership  
No. 97) of the Society namely MaitriNagar  
Co-operative Group Housing Society Ltd. and has been  
issued share Certificate numbered 6861 46911  
dated 9-04-1988.

He/She has paid in full the cost of the Flat allotted  
to him/her bearing No. 20 1st Floor admeasuring on  
Area 1150 Sq. Ft. in 4 storeyed building/multy storeyed  
Building to the Society. No other dues of Society are  
outstanding against him/her as on date in relation to  
the said flat, and He/She has not availed of any loan  
from the Society.

Dated: 24-01-91

For Maitri Nagar Co-op. Group Housing Society Ltd.

Anand Jain  
President

24-01-91

POSSESSION SLIP.

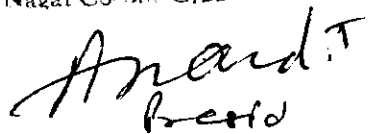
Certified that the Possession of Flat No. 20  
Floor First floor admeasuring on Area Approx. 1150 sqm  
comprising of 3 bedrooms, Dining, Living, 2 Baths, Kitchen & Balcony  
in 4 storeyed Building/ Multy storeyed Building of  
MaitriNagar Co-operative Group Housing Society Ltd.,  
situated at Plot No. 29, Sector IX, Rohini, Delhi from  
the Society has been handed over to Shri/Smt. TARSEM KUMAR  
Shri/Smt. Yash Pal Gupta Membership NO. 97

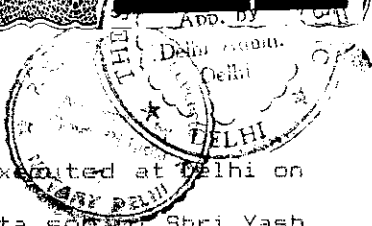
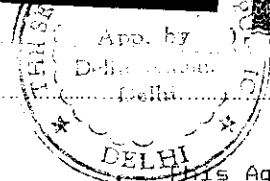
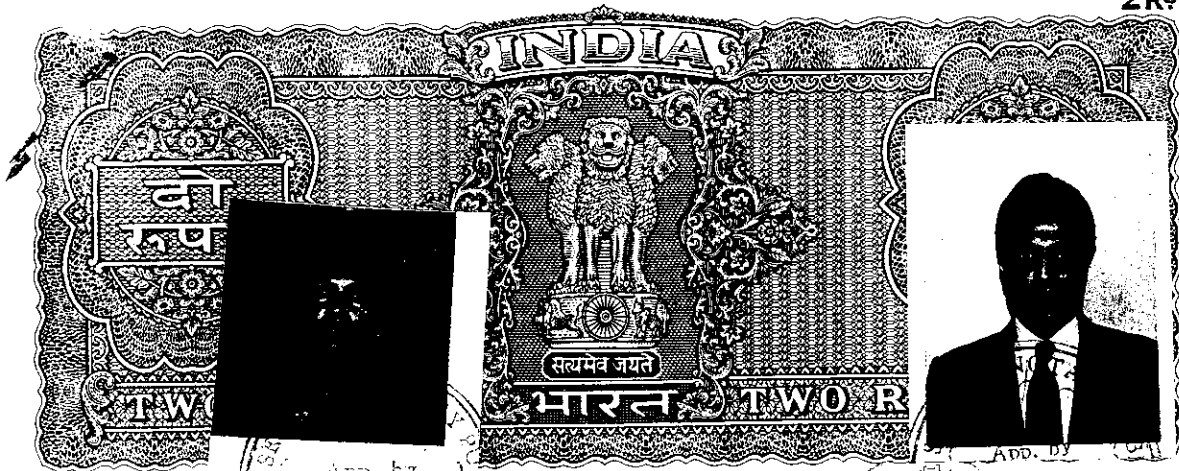
The flat mentioned above is duly allotted to him/her.  
He/She is entitled to obtain Electric and Water connection  
in his/her own name.

Taken Over

  
ALLOTTEE.

For Maitri Nagar Co-op. G/H Society Ltd.

  
Anand T.  
Bhatt



AGREEMENT TO SELL

This Agreement to sell is executed at Delhi on this 19 NOV 1996 by Shri Tarsen Kumar Gupta son of Shri Yash Pal Gupta R/o Flat No.20, F.F. Maitri Apartment, Sect-IX, Rohini, Delhi-85, hereinafter called the first party IN FAVOUR OF Mrs. Promila Aggarwal w/o Shri Virinder Aggarwal R/o 223-D/12, Sect-7, Rohini, Delhi-85, hereinafter called the second party.

The expression of the first party and the second party shall means and include their heirs, successors, executors, nominees and assigns.

Whereas the first party is the absolute, sole owner and in possession of Society, built Flat, bearing Flat No.20, on the first floor, built on Plot No.29, situated in the layout plan of Maitrinagar Co-Operative Group Housing Society Ltd., known as MAITRI APARTMENT, Sector-IX, Rohini, Delhi-85, with the sub-lease hold rights of the land thereunder.

Whereas the said flat is the self acquired flat of the first party and the first party has got full powers and good rights to sell and transfer the same in any manner as likes.



-1-

*Promila Aggarwal*  
Promila Aggarwal

-2-

*Promila Aggarwal*  
Promila Aggarwal

Whereas the first party for his legal needs and requirements has agreed to sell and the second party has agreed to purchase the above mentioned flat for a total sum of Rs2,80,000/- (Rs. two lakhs & eighty thousand only) out of which the first party received Rs.20,000/- in cash on 15.10.96 and Rs.2,60,000/- vide Draft No.730385 dt.9.11.1996, of Oriental Bank of Commerce payable at Sector 17-B, Chandigarh, on separate Receipt in advance in full and final settlement and discharge.

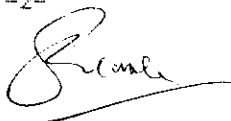
That the first party has today delivered the actual physical vacant peaceful possession of the said flat to the second party on the spot and hereafter the second party has become the absolute and complete owner of the said flat and can use and utilise the same in any manner as likes and can get the same mutated/transferred in her own name in the records of DDA/Society or concerned authorities.

That all the previous dues, taxes, demands, arrears, house tax, electricity and water charges etc. if any payable in respect of the said flat shall be paid by the first party upto date and thereafter will be paid by the second party.

That the first party shall not create any charges on the said flat after the execution of this agreement.

That the first party has appointed an attorney regarding the said flat and the said attorney will perform all acts, deeds and things in connection with the transfer of the said flat.

That the first party hereby assures the second party that the first party is the absolute and complete owner of the said flat and the said flat undersale is free from all sorts of encumbrances, such as sale, mortgage, gift,



Bromile Aggarwal

gift, dispute, decree, liens, legal flaws, stay, surety, security, lease, agreement etc.etc. and there is no defect in the title of the first party, if it is proved, then the first party will be liable to indemnify the second party in full upto the extent of loss thus sustained or suffered by the second party in this connection.

That hereafter the second party has become the absolute and complete owner of the said property and can realise and recover the rents and profits of the said property and the first party all heirs, successors etc. have been left with no rights, title, interest, claim or concern of any nature with the said property.

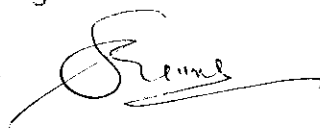
That in case the first party violates the terms and conditions of this agreement or cancels the attorney, then the second party can get the said transaction enforced through the court of law by specific performance of suit at the risks and costs of the first party.

That hereafter the second party has become the absolute and complete owner of the said property and the first party and all legal heirs of the first party have been left with no rights, title, interest, claim or concern of any nature with the said property.

That all the expenses of the sale deed, registration charges etc. will be paid by the second party.

This Agreement to sell is irrevocable binding upon the parties and their respective legal heirs.

-3-



Bromila Aggarwal



IN WITNESS WHEREOF, the parties have signed this agreement to sell at Delhi on the date mentioned above in the presence of the following witnesses;

WITNESSES;

*[Signature]*  
FIRST PARTY

1. *Anu K S*

2.

*Promila Aggarwal*  
SECOND PARTY.



**ATTESTED**  
*[Signature]*  
**Notary Public DELHI**

NOV 1996



दिल्ली DELHI

45AA 383619

I, T.K. GUPTA S/O Sh YASHPAL GUPTA R/O 20, Maitri Appartments, Plot No. 29, Sec-9, Rohini, Delhi-110085, Do  
Pereby Solemnly Affirm And Declare As Under:-

1. That As On 01.01.1988, I Was Not A Member Of Any Cooperative Group Housing Society In The N.C.T Of Delhi
2. That As On 01.01.1988, I Was A Bonafied Resident Of Delhi
3. That As On 01.01.1988, I Did Not Own Any Property In The N.C.T Of Delhi, Nether In My Own Name Nor In The Name Of My Spouse And My Children's Or Any Person Dependent On Me
4. That As On 01.01.1988, Neither I Nor My Wife/Husband Nor Any Of My Dependent Relation Including Unmarried Children Was A Member Of Any Other House Building Society Group Housing Society Functioning In Delhi/New Delhi/Delhi Cantt.
5. That As On 01.01.1988, Neither I Nor My Wife/Husband Was A Member Of Hindu Undivided Family Which Owned Either In Full Or In Part Either On Lease Hold Basis Or On Free Hold Basis Any Plot Of Land Or House In Delhi/New Delhi/Delhi Cant

Verification: -

Verified At Delhi On This 27.09.2011 That The Contents Of This Affidavit Are Correct To The Best Of My Knowledge And Belief And Nothing Material Has Been Concealed There From.

*R.K. Gupta*  
DEPONENT

*R.K. Gupta*  
DEPONENT



**ATTESTED**  
*R.K. Gupta*  
NOTARY PUBLIC  
DELHI (INDIA)  
27 SEP 2011



**G. Rai & Co.**

Chartered Accountants

29 A/1 Asaf Ali Road, New Delhi - 110 002

Tel: +91-11-23231847, 65366236 Fax: +91-11-23234189

Email: [graico@airtelmail.in](mailto:graico@airtelmail.in)

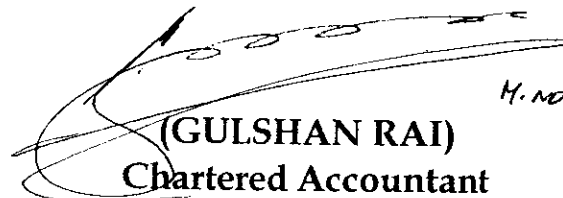
**TO WHOMSOEVER IT MAY CONCERN**

This is to certify and confirm that:

1. I have been practicing as a Chartered Accountant since 1964.
2. My office was situated at P-60, NDSE Part II, New Delhi - 110 049 till I shifted to present premises in March, 1976.
3. CA, Tarsen Kumar Gupta, presently residing at 435, Sector 6, Panchkula, Haryana worked with me as an Article Assistant from 1968 to 1972 while pursuing Chartered Accountancy course and was residing in Delhi during that period.

New Delhi.

October 25<sup>th</sup>, 2011

 H.NO 3921  
(GULSHAN RAI)  
Chartered Accountant  
Proprietor

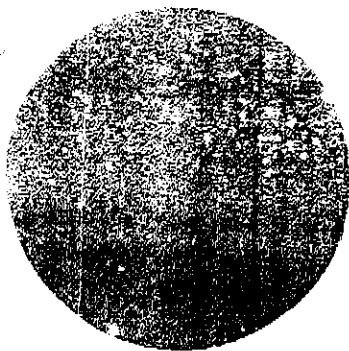
THE INSTITUTE OF  
CHARTERED ACCOUNTANTS OF INDIA



Certificate of Membership

*This is to certify that  
Tarsam Kumar Gupta  
of New Delhi was admitted  
as an Associate  
of the Institute on the Twentyfourth day  
of July 1972.*

*Given by the Council under  
the Common Seal of the Institute of  
Chartered Accountants of India,  
this 31<sup>st</sup> day of July 1972.*

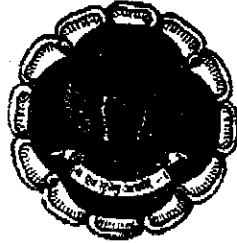


*Membership No. 13570*

*K. S. Chandra*  
*Secretary*

*A. B. Tandon*  
*President*

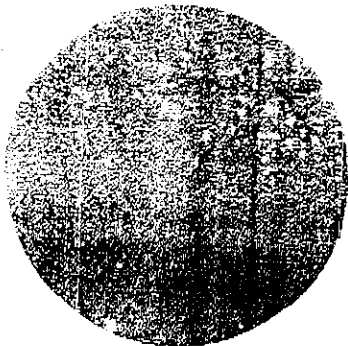
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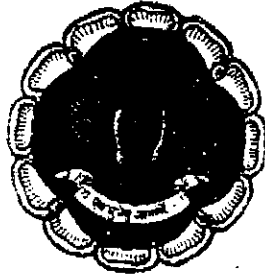


*Membership No. 13570*

*K. S. Chandra  
Secretary*

*A. B. Tandon  
President*

THE INSTITUTE OF  
CHARTERED ACCOUNTANTS OF INDIA



**Certificate of Practice**

*This is to certify that  
Tarsam Kumar Gupta  
of New Delhi  
A.C.A. is entitled to practise as a  
Chartered Accountant.*

*This Certificate is valid from  
the Twentyfourth day of July 1972  
to the 30<sup>th</sup> day of June 1973  
inclusive, and thereafter subject to  
renewal from time to time.*

*Given under the Common Seal of the  
Institute of Chartered Accountants of India,  
this 31<sup>st</sup> day of July 1972.*

*K. S. Sahney  
Secretary*

*K. B. Tandon  
President*

*Number: 101/153*