



सत्यमेव जयते

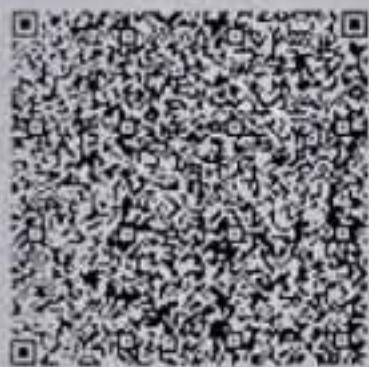
INDIA NON JUDICIAL

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Government of National Capital Territory of Delhi

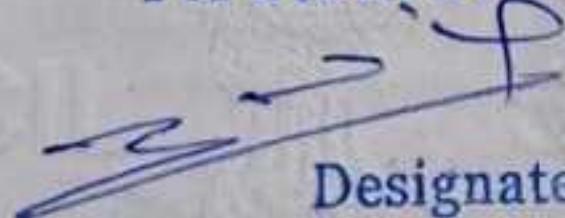
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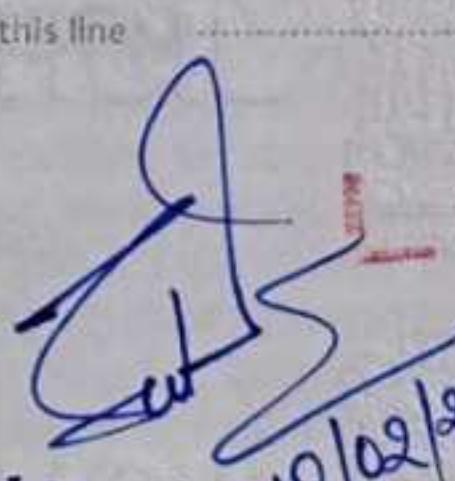
Certificate No. : IN-DL29277502068851X
 Certificate Issued Date : 03-Feb-2025 02:06 PM
 Account Reference : NONACC (BK)/ dlunboi02/ GUJRANWALA TOWN/ DL-DLH
 Unique Doc. Reference : SUBIN-DLLUNBOI0201812788242736X
 Purchased by : OZAR ORGANIC LLP
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO. PKT 01(A), SECTOR-32, POCKET-1/BLOCK-B, ROHINI, DELHI
 Consideration Price (Rs.) : 143,20,04,800
 (One Hundred Forty Three Crore Twenty Lakh Four Thousand Eight Hundred only)
 First Party : POI
 Second Party : OZAR ORGANIC LLP
 Stamp Duty Paid By : OZAR ORGANIC LLP
 Stamp Duty Amount(Rs.) : 10,02,40,500
 (Ten Crore Two Lakh Forty Thousand Five Hundred only)



Please write or type below this line

For OZAR ORGANIC LLP


Designated Partner


Lease Administrative Officer
(Group Housing) DDA,
New Delhi

QE 0019982341

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.electestamp.com or using e-Stamp Mobile App or Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate

* In case of any discrepancy, please inform the concerned authority.



**Delhi Development Authority
GROUP HOUSING BRANCH**

Vikas Sadan, Behind INA Market, New Delhi 110023

FORM - BA
CONVEYANCE DEED



File No. F (18)/2024/GH

18 FEB 2025

WHEREAS Plot No. Pkt 01 (a) Sector- 32 Pocket-1/Block- B situated in **MODIFIED REVISED LAYOUT PLAN OF SECTOR-32, ROHINI , ROHINI** was allotted to the Purchaser by Delhi Development Authority vide allotment letter No F (18)/2024/GH dated 26-04-2024 against a consideration of **Rs. 1432004800 (One Billion Forty Three Crores Twenty Lakhs Four Thousand Eight Hundred Rupees Only)** which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on 19-08-2024 and this deed is being executed accordingly of the said demised property subject to the conditions mentioned in the letter of allotment.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of **Rs. 358001200** paid at the time of allotment and **Rs. 1074003600.00 (One Billion Seven Crore Forty Lakhs Three Thousand Six Hundred Rupees Only)** was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Purchaser freehold ownership in the Scheme **Plot No. Pkt 01 (a) Pocket-1 Sector-32 Block-B ROHINI, MODIFIED REVISED LAYOUT PLAN OF SECTOR-32, ROHINI** ad-measuring 10060 sqm.

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Layout Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
3. The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.
4. The said plot is allotted on the basis of 'as is where is' and the Purchaser cannot make any alteration/ addition/ encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee / Purchaser.

[Signature]
Lease Administrative Officer
(Group Housing) DDA,
New Delhi

FOR OZAR ORGANIC LLP

Designated Partner

5. If it is discovered at any stage that the allotment or this deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this deed shall become void at the option of the Vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the Purchaser. The decision of the vendor in this regard shall be final and binding upon the Purchaser and shall not be called in question in any proceedings.
6. That the Purchaser shall abide by the terms and conditions of allotment/auction/tender, which shall be treated as a part of these presents.
7. That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.
8. The stamp duty and registration charges upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness where of Shri/Smt./Ms. SATENDRA SINGH L.A.O For and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand OZAR ORGANIC LLP, the Purchaser, the hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that Residential plot No Pkt 01 (a) Pocket-1 Sector-32 Block-B ROHINI in the layout plan of Modified revised layout plan of Sector-32, Rohini and consisting of 10060 Sqm. Or thereabouts bounded as follows.

NORTH : Pocket-06 Block-B

EAST :Pocket 01(B) Block-B

SOUTH :30 m R/w Road

WEST :30 m R/w Road

SATENDRA SINGH

L.A.O

Signed by _____ for and on behalf of and by the orders and direction of the
President of India. (Vendor)

18/02/25

Lease _____
(Group Housing) DDA,
VENDOR 18/02/25

In the Presence of :

1) Shri/Smt OZAR ORGANIC LLP

For OZAR ORGANIC LLP

Signed by Shri/Smt Through Nitin Udg

18/02/25

Designated Partner

Purchaser

Ashni In the Presence of :

1) Shri/Smt Santosh Pathak S/o Sh. ADBhut Pathak
R/o- VP-40c Pitam Pura New Delhi.

2) Shri/Smt Balram S/o Sh. Ran Singh

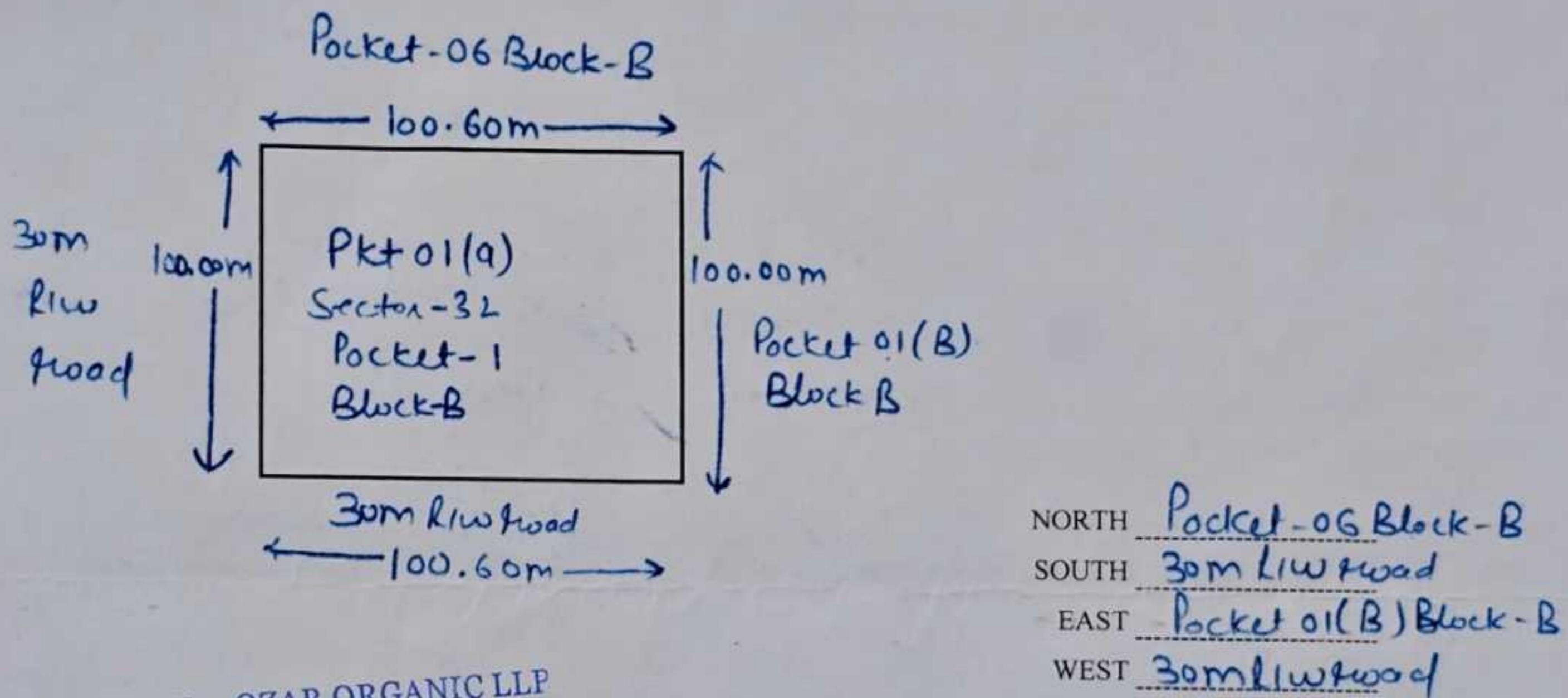
R/o- 192, Ishwar Colony Banwara Delhi



Delhi Development Authority
Rohini Maintenance Division No. 3, Delhi

SITE PLAN

Site plan of Group Housing Plot no. Pkt 01(a) Sector-32 Pocket-1/Block-B ad-measuring 10060 sq. mtrs. situated in MODIFIED REVISED LAYOUT PLAN OF SECTOR-32, ROHINI



SIGNATURE OF LESEE

Lease Administrative Officer
(Group Housing) DDA,
New Delhi
10/2/25

19/08/2024

ASSISTANT ENGINEER
RMD-3/DDA

इंजी. प्रवेश कुमार
Er. PARVESH KUMAR
सहायक अभियन्ता-1
Assistant Engineer-1
रोहिणी एख-एखाव खण्ड-3/दि.वि.प्रा.
Rohini Maintenance Division-3/D.D.A.



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1507270385123
Issue Date	07-FEB-2025 15:50
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No	IN-DL29277502068851X
Purchased By	OZAR ORGANIC LLP
Registration Fees Paid By	OZAR ORGANIC LLP.
Property Description	PLOT NO. PKT 01(A), SECTOR-32, POCKET-1/BLOCK-B, ROHINI, DELHI
Purpose	Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 1,43,20,064.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3.00
SGST @ 9 % *	₹ 3.00
Total Amount	₹ 1,43,21,200.00

(Rupees One Crore Forty-Three Lakh Twenty-One Thousand Two Hundred Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.

LOCKED



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For OZAR ORGANIC LLP

Designated Partner



Deed Related Details

Deed Name :- Conveyance - 23(CONVEYANCE DEED (DDA)) .

Property Description	District :- North , Sub-Division :- Narela , Village :- Rohini Sec-32 , Category Of Locality :- E Plot Number - PLOT NO. PKT-01(A) UPIC Number - 0000000000000000 Area Of Property :- Plot Area - 10060 Square Meter, Property Type :- Residential Plot Property Address :PLOT NO. PKT-01(A), SECTOR-32, POCKET-1/BLOCK-B, ROHINI, DELHI MEASURING 10060 SQ METER House No. :PLOT NO. PKT-01(A), SECTOR-32, POCKET-1/BLOCK-B, ROHINI, DELHI MEASURING 10060 SQ METER Pin code :110085
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Money Related Details

Consideration Value :- Rs.1432004800/- , Copying Fee :- Rs.100/- , E-change of Name fee :- Rs.1000/- , Registration Fee :- Rs.14320064/- , Stamp Duty :- Rs.42960144/- , Transfer Duty :- Rs.57280356/-

This Document Of :- Conveyance - 23

CONVEYANCE DEED (DDA)

Presented by: SH/Smt

S/o,W/o R/o

NITIN LILA

HOUSE NO-244, BLOCK-H, POCKET-1, SECTOR-11, ROHINI, NORTH-WEST, DELHI-110085

The Office Of Sub-Registrar,Delhi this 19-02-2025 12:17:40 day Wednesday between the hours of

Registrar/Sub Registrar
New Delhi INA

Execution admitted by the said Shri/Ms

and Shri/Ms

NITIN LILA

Who is/are identified by Shri/Smt/Km SANTOSH PATHAK S/o W/o D/o ADBHUT PATHAK R/o VP-40 C, PITAM PURA, DELHI-110034 and BALRAM S/o W/o D/o RAN SINGH R/o 192, ISHWAR COLONY, BAWANA, NORTH-WEST, DELHI-110039

Content of the documents explained to the parties who understand the conditions and admit them as correct

Certified that the left(or Right,as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
New Delhi INA

19/02/2025 12:18:59

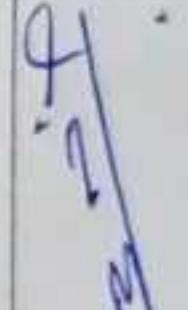
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Document Registration Summary 2

- 19-Feb-2025

Proofing Number : 2025/11/1328

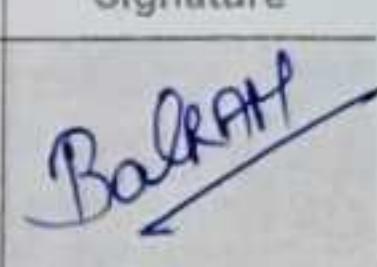
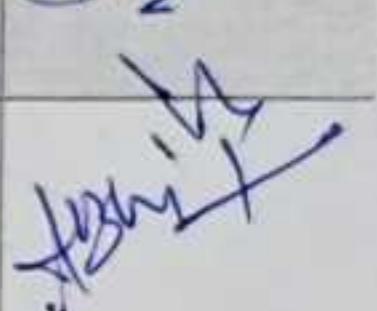
Deed Conveyance - 23

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	POI Rashtrapati Bhavan New, Delhi - 110004 , Delhi, - , Pan No: , Age	ONE PART			
2	NITIN LILA OZAR ORGANIC LLP HOUSE NO-244, BLOCK-H, POCKET-1, SECTOR-11, ROHINI, NORTH-WEST, DELHI-110085 , Delhi, - , Pan No: , Age	OTHER PART			

The Executants Have Admitted The Execution

Stamp No. 3 at On Dated 19-Feb-2025 12:18:23 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	BALRAM S/o/D/o :- RAN SINGH Address :-192, ISHWAR COLONY, BAWANA, NORTH-WEST, DELHI-110039			
2	SANTOSH PATHAK S/o/D/o :- ADBHUT PATHAK Address :-VP-40 C, PITAM PURA, DELHI-110034			

Stamp No. 4 at 19-Feb-2025 12:18:55 pm

New Delhi INA

Certificate (Section 60)

Office of the New Delhi INA

Registration No: 2025/11/I/1185 in Book No : I, Volume No : 10190,
Page No. on page 133 to 144 on this date 24-Feb-2025 day Monday.

Date:- 24-Feb-2025


Registering Officer
New Delhi INA

