

From

Commissioner,
Municipal Corporation of Faridabad,
Faridabad.

To

The Director,
National Institute of Immunology,
Aruna Asaf Ali Marg,
New Delhi.

Memo No.MCF/Teh./97/341

Dated: 24/7/97

Sub: Handing over of possession of 48 acres land in Revenue
Estate of Village Bhankri,

Kindly refer to your office memo No.5.4.2.1, dated 15.
on the subject cited above.

2- It is intimated that the land desired by you bearing K
No. 3 Min(6-2), 4(10-14), 5 Min (10-0), 6 Min(6-0), 7 (10-14),
8 Min (7-2) and 18 Min(13-10) total 64 bighas i.e. ^{Forty M} 48 acres in
revenue estate of Village Bhankri, Tehsil & Distt. Faridabad is
hereby handed over to your department physically at site. The
in question alongwith dimension has been shown at the attached
plan. The land in question is free from all encumbrances/hindrance
obstacles and peaceful possession of the same is hereby handed over

(S. Bose) 24.7.97
Senior Manager,
on behalf of Director,
National Institute of Immunology
New Delhi.

(RANBIR SINGH)
Tehsildar
on behalf of Commissioner
Municipal Corporation,
Faridabad.

TEHSILDAR
Municipal Corporation
FARIDABAD



RECTIFICATION OF THE CONVEYANCE DEED

Stamps : Rs. 15/-

THIS DEED OF RECTIFICATION is made on this 24th day of December, 1997, BY :

Municipal Corporation, Faridabad through its Commissioner (hereinafter called the "CORPORATION", which expression shall mean and include its heirs, successors, legal representatives, administrators, executor, nominees and assigns) on the ONE PART.

IN FAVOUR OF

Senior Manager, National Institute of Immunology, Aruna Asaf Ali Marg, New Delhi-110 067 (hereinafter called the "VENDEE", which expression shall mean and include its heirs, successors, legal representatives, administrators, executors, nominees and assigns) on the OTHER PART.

CORPORATION has sold the land measuring 64 bighas i.e. 40 Acres, bearing Khasra Nos. 3 Min (6-2), 4 (10-14), 5 Min (10-0), 6 Min (6-0), 7 (10-14), 8 Min (7-2), and 18 Min (13-28) (as shown in attached copy of Shajra Plan, annexed hereto as Annexure A), situated in the revenue estate of Village Shankri, Tehsil and District Faridabad, Haryana, vide Conveyance Deed for Rs. 1,20,00,000/- (Stamps : Rs. 18,60,000/-), registered with Sub-Registrar, Faridabad vide document No. 3731 dated 18.9.1997.

Due to the oversight incorrect Khasra Nos. has been shown in the said Conveyance Deed, WHEREAS the correct Khasra Nos. are 3/2 (9-17), 4 (10-14), 5/1 (9-8), 6/2 (6-1), 7 (10-14), 8/1 (7-8), 18/1 (9-13), (as shown in attached copy of Shajra Plan, annexed hereto as Annexure A), situated in the revenue estate of Village Shankri, Tehsil and District Faridabad Haryana (hereinafter referred to as the "said land") These revised Khasra Nos. may be read along with the said Conveyance Deed which are correct

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AND WHEREAS the Seller and Purchaser of the said land remains the same and measurement of the said piece of land is exactly the same as mentioned in the said Conveyance Deed i.e. 64 bighas (40 acres) and also falls in same place i.e. the revenue estate of Village Bhankri, Tehsil and District Faridabad, Haryana. Other contents of the said conveyance deed remain unaltered.



Commissioner City & District
Town CORPORATION

Municipal Corporation of Faridabad
Through its Commissioner

WITNESSES

1. 
Senior Town Officer
Municipal Corporation
FARIDABAD

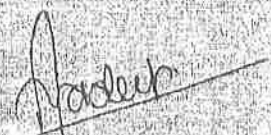

VENDEE

Senior Manager

National Institute of Immunology,

Aruna Asaf Ali Marg, New Delhi - 110 067

WITNESSES

1. 
Shri Pradeep Chawla
National Institute of Immunology,
Aruna Asaf Ali Marg, New Delhi - 67.

प्रमाणित किया जाता है कि सदस्य का नाम है 13915
 पति का नाम Z पत्नी का नाम
 पता 9/1/58 को प्रमाणित किया है सदस्य का
 पता को 9/1/58
 पता को 13915 को प्रमाणित किया है


 जय राम मोहन
 जय राम



Under Section 41-42 Stamp Act.
Verified that a sum of Rs. 18,60,000/-
has been deposited by Sh. ...
under head "0-30 stamps - Non judicial stamps"
due to Non-Availability of stamps.

Treasury Office
Faridabad

C-3002/1.20.00,000/-

Senior Manager, National Institute of Immunology

Aruna Asaf Ali Marg, New Delhi

N. Delhi

8781

CONVEYANCE DEED FOR RS. 1.20.00.000/-

Stamps.: Rs. 18,60,000/-

THIS DEED OF CONVEYANCE is made on this 28th day of August, 1997, BY :

Municipal Corporation, Faridabad through its Commissioner (hereinafter called the "CORPORATION", which expression shall mean and include its heirs, successors, legal representatives, administrators, executor, nominees and assigns) on the ONE PART.

IN FAVOUR OF

Senior Manager, National Institute of Immunology, Aruna Asaf Ali Marg, New Delhi-110 067 (hereinafter called the "VENDEE", which expression shall mean and include its heirs, successors, legal representatives, administrators, executors, nominees and assigns) on the OTHER PART.

WHEREAS the CORPORATION is the Owner and in possession of the land measuring 64 bighas i.e. 40 Acres, bearing Khasra Nos. 3 Min (6-2), 4 (10-14), 5 Min (10-0), 6 Min (6-0), 7 (10-14), 8 Min (7-2), and 18 Min (13-28), (as shown in attached copy of Shijra Plan, annexed hereto as Annexure 'A'), situated in the revenue estate of Village Bhankri, Tehsil and District Faridabad, Haryana (hereinafter referred to as the "said land").

AND WHEREAS the VENDEE has agreed to purchase and the CORPORATION has agreed to sell absolutely the said land free from all encumbrances, charges and demands whatsoever.

Cont. 2/-

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Senior Manager, National Institute of Immunology
N. Delhi

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 二、關於本會之經費
 三、關於本會之業務
 四、關於本會之紀律
 五、關於本會之其他事項

Senior Manager National Institute of Immunology
N. Delhi

CS Mann, fdw

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AND WHEREAS the proposal of the CORPORATION to sell the aforesaid land to the VENDEE has been sanctioned by the Commissioner & Secretary, Local Bodies of Haryana Government vide Memo No. 13/57/92-3C II dated 17.12.1992, 204.08.1994 and 30.12.1996 conveyed to VENDEE vide CORPORATION Memo No. FCA/STP/93/617 dated 2.3.1993, Memo No. FCA/STP/94/513 dated 24.3.1994 and Memo No. MCF/STP/97/604 dated 26.03.1997.

NOW THIS DEED WITNESSES AS FOLLOWS :

1. That in consideration of the payment of Rs. 1,20,00,000/- (Rupees one crore and twenty lakh only) already made by the VENDEE as described in detail hereunder, the receipt of which has been admitted and acknowledged by the CORPORATION vide their Receipt No.23/592 dated 22.01.1993 for Rs.7,50,000/-, No.52/592 dated 09.03.1993 for Rs.22,50,000/-, No.48/1428 dated 30.03.1994 for Rs.63,00,000/- (i.e. Rs.50,00,000/- and Rs.13,00,000/-), No.26/2041 dated 01.07.1994 for Rs.12,00,000/- and 24/51 dated 22.04.1997 for Rs.15,00,000/-, the CORPORATION hereby transfers to the VENDEE the said land by way of sale to peacefully hold, use and enjoy the said land alongwith all rights related thereto, as absolute Owners.

PAYMENT DETAILS

Rs. 7,50,000/- by Demand Draft No.201917 dated 21.01.93 issued by Canara Bank, Jitsingh Marg, New Delhi-110 067.

Rs.22,50,000/- by Demand Draft No.930461 dated 06.03.93

Rs.50,00,000/- by Demand Draft No.103151 dated 30.03.94

Rs.13,00,000/- by Demand Draft No.103152 dated 30.03.94

Rs.12,00,000/- by Demand Draft No.103921 dated 24.06.94

Rs.15,00,000/- by Demand Draft No.408384 dated 26.03.97

[All the above Demand Drafts issued by Indian Bank, Mehrauli Institutional Area, New Delhi - 110 016.]

Rs.1,20,00,000/-

No amount whatsoever is outstanding or payable by the VENDEE to the CORPORATION in respect of the said land.

2. The CORPORATION hereby assures the VENDEE and covenants that it has got a clear marketable title in respect of the said land and that the CORPORATION is entitled to sell the same. The CORPORATION has also assured the VENDEE that the said land is free from all types of encumbrances, mortgages, loans, charges, taxes, cesses, litigation, prior-sale, attachment and restraint orders. In case any encumbrance, charge etc., is found payable in respect of the said land then in that event the CORPORATION shall be liable to and will clear/pay the same immediately on being called upon by the VENDEE to do so.

3. The CORPORATION has put the VENDEE in actual physical possession of the said land and the CORPORATION is not left with any right, interest or title in respect of the same.

4. The stamp and registration expenses etc., of this sale deed have been paid and borne by the VENDEE.

5. The VENDEE shall develop the said land and shall undertake construction activity as per the terms of the allotment letter and within the frame work of building bye-laws of the CORPORATION and The Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development Act, 1963) and the rules Framed there under.

6. The CORPORATION further undertakes that in case any deed or document is required to be executed or any act is needed to be done including the sanctioning or mutation of the land in favour of the VENDEE, the CORPORATION will do so upon being called upon to do so by the VENDEE at the expense of the VENDEE.

No amount whatsoever is outstanding or payable by the VENDEE to the CORPORATION in respect of the said land.

2. The CORPORATION hereby assures the VENDEE and covenants that it has got a clear marketable title in respect of the said land and that the CORPORATION is entitled to sell the same. The CORPORATION has also assured the VENDEE that the said land is free from all types of encumbrances, mortgages, loans, charges, taxes, cesses, litigation, prior-sale, attachment and restraint orders. In case any encumbrance, charge etc., is found payable in respect of the said land then in that event the CORPORATION shall be liable to and will clear/pay the same immediately on being called upon by the VENDEE to do so.

3. The CORPORATION has put the VENDEE in actual physical possession of the said land and the CORPORATION is not left with any right, interest or title in respect of the same.

4. The stamp and registration expenses etc., of this sale deed have been paid and borne by the VENDEE.

5. The VENDEE shall develop the said land and shall undertake construction activity as per the terms of the allotment letter and within the frame work of building bye-laws of the CORPORATION and The Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development Act, 1963) and the rules framed there under.

6. The CORPORATION further undertakes that in case any deed or document is required to be executed or any act is needed to be done including the sanctioning or mutation of the land in favour of the VENDEE, the CORPORATION will do so upon being called upon to do so by the VENDEE at the expense of the VENDEE.

7. The CORPORATION will at all times hereafter keep the VENDEE and its estate indemnified from and against all and any encumbrances, mortgages, loans, charges, taxes, cesses, litigation, prior sale, attachment and restraint orders. In the event of any part of the said land being lost to the VENDEE on account of any claim made thereto by any person, the CORPORATION and its representatives, assigns etc., shall indemnify the VENDEE of such loss together with all litigation expenses and damages etc., that may be incurred by the VENDEE to prove its title in respect of the land.

IN WITNESS WHEREOF THE CORPORATION HAS EXECUTED THIS DEED OF SALE IN FAVOUR OF THE VENDEE ON THE DATE FIRST ABOVE MENTIONED.


CORPORATION

Municipal Corporation of Faridabad
Through its Commissioner.

WITNESSES :

1. 
Senior Town Planner
Municipal Corporation
FARIDABAD


VENDEE

Senior Manager

National Institute of Immunology,
Aruna Asaf Ali Marg, New Delhi - 110 067

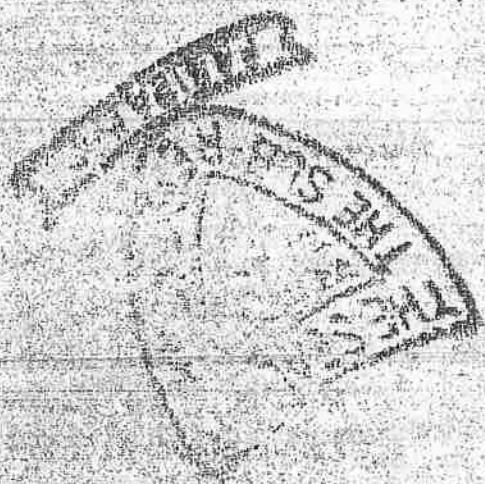
WITNESSES :


1. Shri Pradeep Chawla,
National Institute of Immunology,
Aruna Asaf Ali Marg, New Delhi - 67.

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Sub Registrar
FARIDABAD



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