



PROPERTY VERIFICATION REPORT

Point to be Noted:-

1. It is hereby noted that all property sale deeds and transfer deeds have been duly verified and are accurate to the best of my knowledge.
1. The chain of title for the property is complete and in order.
2. All relevant deeds have been properly registered with the concerned authorities.

Conditions of East Delhi Municipal Corporation for Construction:-

1. The owner of the plot and the architect preparing the building plans shall ensure that said plans conform to the applicable building bye-laws. The East Delhi Municipal Corporation retains the right to amend the plans upon discovering any non-compliance with the bye-laws, and the Corporation shall be indemnified against any claims arising therefrom.
2. A written notice shall be submitted to the East Delhi Municipal Corporation prior to the commencement of construction, and a similar notice shall be provided upon reaching the plinth level.
3. The owner shall not occupy or permit the occupancy of the building or any part thereof affected by such work until an occupancy certificate has been issued by the relevant authority.
4. The East Delhi Municipal Corporation shall be indemnified and held harmless from all legal proceedings, expenses, losses, or claims arising from the approval granted to these building plans.
5. The installation of door and window leaves shall be executed in such a manner that, when open, they do not project onto any public street.
6. The owner shall convert the premises into dwelling units on each floor in accordance with the approved project parameters and shall use the property exclusively for residential purposes.



7. Construction shall not commence within the minimum mandatory distance specified under the Indian Electricity Rules or as required by the Delhi Vidut Board from any voltage lines adjacent to the site.
8. Any land left open due to the enforcement of the setback rule shall constitute part of the public domain.
9. The thickness of the outer walls shall be maintained at a minimum of 0.23 meters (9 inches).
10. Basic levels must be confirmed with the appropriate authorities at the construction site.
11. The owner shall display a board of minimum dimensions 3 ft. x 4 ft. indicating:
 - Plot number and location
 - Name of the lessee/owner
 - Use of the property as per lease deed
 - Date and number of building plan sanction
 - Validity period of the sanction
 - Approved uses for different floors and areas
 - Name and address of the architect
 - Name and address of the contractor
12. Compliance with the display board requirement is mandatory; failure to comply will result in a penalty of Rs. 5000.
13. The construction or demolition work shall be conducted in a manner that does not cause disturbance or nuisance to neighboring residents.
14. The owner and architect shall ensure that the sanctioned building plans comply with water harvesting and wastewater recycling requirements, accommodating a minimum anticipated discharge of 10,000 liters or more per day, as stipulated in the Building Bye-Laws 1983.
15. As per Notification No. 11011/9/98-DDIV/(pt)/DDIB dated 21.11.01 of the Ministry of Urban Development & Poverty Alleviation, Forms 'C' and 'D' of the Building Bye-Laws shall not apply. The owner, through the architect/engineer/supervisor, shall notify the East Delhi Municipal Corporation of work completion up to the plinth level in the prescribed



format to ensure compliance with sanctioned plans and bye-laws, followed by the application for a completion-cum-occupancy certificate.

16. Construction must adhere strictly to the sanctioned plan and the safety certification jointly submitted by the owner, architect, and structural engineer, in accordance with Clause 18 of the Building Bye-Laws, 1983, including provisions for safety against natural hazards as per Government of India Notification No. SO-248 (E) dated 21.03.2001.
17. Construction debris (mulba) shall be removed weekly; failure to do so will result in removal by local authorities at the owner's expense.
18. The owner is required to erect a screen wall no less than 8 ft. tall to shield the construction site from view of the main road, which must be painted to minimize visual impact.
19. Construction activities resulting in noise shall cease by 10:00 PM.
20. (i) Builders or owners must cover scaffolding with tarpaulin and may not store construction materials, particularly sand, on public streets within the colony. (ii) All stored construction materials must be fully covered to prevent dispersion into the air. (iii) Construction materials and debris shall be transported in fully covered vehicles to ensure no dispersion into the atmosphere. (iv) Dust emissions from the construction site must be controlled, and all necessary precautions shall be taken. (v) Vehicles transporting construction materials or debris must be cleared prior to entering roads post-unloading. (vi) Workers engaged in loading, unloading, and transporting construction materials shall be provided masks to prevent inhalation of dust particles. (vii) The owner and builder are obligated to provide medical assistance, examinations, and treatment to workers involved in construction activities concerning dust emissions. (viii) Responsibility for transporting construction materials and debris to designated sites lies with the builder, in compliance with relevant regulations. (ix) Appropriate measures must be taken to ensure compliance with prior orders regarding the installation of sprinklers and creation of green barriers. (x) The use of wet jets during grinding and stone cutting is mandatory. (xi) Wind-breaking walls must be erected around the construction site. (xii) All efforts must be made to enhance



tree cover by planting various species of trees, considering soil quality and other natural factors. (xiii) Builders of commercial and residential complexes subject to the EIA Notification of 2006 must provide a green belt surrounding their constructions.

21. The approving authority shall only validate architectural drawings and development control norms in accordance with the Building Bye-Laws and Master Plan provisions. Technical documents submitted by the owner or their consultants are considered part of the building permit records, and the correctness of this information is solely the responsibility of the owner and consultants.
22. No alterations, including punctures or cuts, shall be made to structural members (beams/columns) as per the structural drawings submitted for the building permit.
23. The building sanction shall be rendered void ab initio if any material fact is suppressed or misrepresented, or if auxiliary conditions are not adhered to.

Title Deed/Chain of Property:-

1. Sh. Rajender Bansal S/o Sh. M.R. Bansal (66% share) and Sh. Surinder Pal Singh (34% share) conveyed the property to Virtual Finance Investment Pvt. Ltd., represented by its director Sh. Raj Kumar Chawla, via Sale Deed No. 12971 dated 02.05.2008.
2. Smt. Anuradha Sethi W/o Sh. Gulshan Sethi conveyed her share to Sh. Rajender Bansal and Sh. Surinder Pal Singh via Sale Deed No. 5798 dated 21.06.2007.
3. Sh. Mahabir Parshad Jain S/o Sh. H.L. Jain and Smt. Chandra Wati Jain acquired the property through the DDA, New Delhi.
4. Upon the death of Smt. Chandra Wati Jain, her undivided half share in the property was transferred to her husband, Sh. Mahabir Parshad Jain, as per DDA mutation DHQ/6580 dated 11.07.1988.



5. Sh. Mahabir Parshad Jain subsequently sold the property to Sh. Sunil Kumar Jain, Sh. Sanjeev Kumar Jain, Sh. Sanjay Kumar Jain, and Sh. Sandeep Kumar Jain via agreement dated 05.08.1988.
6. The aforementioned individuals converted their leasehold rights to freehold rights on 12.05.1999.
7. Sh. Sunil Kumar Jain, Sh. Sanjeev Kumar Jain, Sh. Sanjay Kumar Jain, and Sh. Sandeep Kumar Jain sold the property to Smt. Anuradha Sethi and Smt. Komal Jain via Sale Deed dated 30.05.2005.
8. Smt. Komal Jain subsequently sold her undivided share to Smt. Anuradha Sethi on 08.03.2007.

Schedule Property:-

The property, bearing number 139, measuring 220.38 square meters (equivalent to 263.58 square yards), is situated in the DHQCP Cooperative House Building Society Ltd., known as Defence Enclave, Delhi 110092. The boundaries of the property are as follows:

- East: 30 ft wide road
- West: Plot No. 138
- North: Service lane
- South: 30 ft. wide road

Hereinafter referred to as "the said property".

Conclusion:-

The documents pertaining to the title and ownership of the property have been thoroughly examined and verified. All property sale deeds and transfer deeds are correct and complete to the best of the undersigned's knowledge. The chain of title is intact, and all relevant deeds have been duly registered with the appropriate authorities. Furthermore, the sanctioned building plans are in compliance with the East Delhi Municipal Corporation's regulations and the



prevailing building bye-laws, ensuring that the property is fit for the intended residential use. The owner and architect are obligated to adhere to these legal requirements, thereby affirming the validity and fitness of the documentation associated with the property.

Xxxxxxxxxx

Advocate

Disclaimer:- Every effort has been made to ensure the accuracy and completeness of the information, the undersigned does not warrant that the documents are free from errors or omissions. It is the responsibility of the property owner, architect, and relevant stakeholders to ensure compliance with all applicable laws, regulations, and building bye-laws as stipulated by the East Delhi Municipal Corporation and other authorities. The undersigned shall not be held liable for any claims, losses, or damages arising from the use or reliance on this information.