



Ref : LSR/PNBHFL/April/PRJ/2013-14

April 5, 2014

To,
The Deputy General Manager,
PNB Housing Finance Limited,
BTM 2nd Stage, Bangalore.

Dear Sir,

Ref : Project - ENCHANTA.

By M/s. Pride and Expert Properties Private Limited.

Sub : Legal Scrutiny Report/Opinion of the Project at Industrially Converted Land bearing Property No.320, Bearing PID No.41-1-320 and Property No.320/5, bearing PID No.41-1-320/5, Mysore Road, Bangalore, (both earlier forming part of a Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), now within the Jurisdictional Limits of Bruhat Bangalore Mahanagara Palike.

I) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

- 1) Photostat Copy of the Registered Sale Deed dated 30-10-1958 executed by Sri. Chikkahanumaiah and others in favour of Sri. Kishindas, Smt. Mohiney, Sri. Ramchand and Sri. Sri. Bansimal, which document has been registered in the office of the Sub Registrar, Bangalore, as document No : 2929/1958-59 of Book-I.
- 2) Photostat Copy of the Partnership Agreement dated 30-10-1959 executed by and between Sri. Kishnidas Radhakrishnidas Lulla, Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani and Smt. Mohiney, made and executed in the name and style of M/s. Sri Rama Metal Works.
- 3) Photostat Copy of the Agreement dated 24-08-1963 executed by and between Sri. Kishnidas Radhakrishnidas Lulla, Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani and Smt. Mohiney, wherein Smt. Mohiney retired from the firm.
- 4) Photostat Copy of the Partnership Agreement dated 29-09-1967 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani, wherein it is stated that Sri. Kishnidas Radhakrishnidas Lulla retired as per Deed of Dissolution.
- 5) Photostat Copy of the Deed of Dissolution of Partnership dated 03-07-1971 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani, wherein it is stated that Sri. Bansilal Belani retired as per Deed of Dissolution.
- 6) Photostat Copy of the Partnership was reconstituted vide Partnership Agreement dated 03-07-1971 with Two new partners Sri. Jagadish S/o. Sri. Giridhardas Belani and Sri. Chand S/o. Sri. Ramchand Belani.

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- 7) Photostat Copy of the Deed of Partnership dated 21-04-1977 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, wherein Sri. Jagadish S/o. Sri. Giridhardas Belani retired from the partnership and Sri. Suresh S/o. Sri. Giridharidas was inducted into the firm.
- 8) Photostat Copy of the Deed of Partnership dated 23-06-1979 executed by and between, Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, wherein Sri. Giridhardas Belani and Sri. Suresh retired from the partnership.
- 9) Photostat Copy of the Decree of the Suit dated 15-12-1992 in O.S.No.8227/1980 before the II Additional City Civil Judge, filed by Sri. Giridhardas Belani and Sri. Suresh against Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, seeking dissolution of the Partnership Firm.
- 10) Photostat Copy of the Partnership Deed was reconstituted in 01-04-1992, wherein Smt. Godavari Bai was inducted as a Partner of the Firm.
- 11) Photostat Copy of the Partnership was Reconstituted again on 27-03-1993 upon the demise of Sri. Ramchand Belani, Sri. Chand Belani and Smt. Godavari Bai continued with the firm and Smt. Archana Belani.
- 12) Photostat Copy of the Partnership was Reconstituted again on 02-12-2002 after the demise of Smt. Godavari Bai as on dated 10-02-1993. Wherein Sri. Prakash R. Belani and Sri. Sunder R. Belani were inducted into the firm and Smt. Archana Belani retired from the firm.
- 13) Photostat Copy of the Registered Joint Venture Agreement dated 27-07-2012 executed by and between M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani, (As First Party) AND M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, (as Second Party), which document has been registered in the office of the Sub Registrar, Bangalore, as document No : 3256/2012-13 of Book-I.
- 14) Photostat Copy of the Registered General Power of Attorney dated 31-07-2012 executed by M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani, in favour of M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, which document has been registered in the office of the Sub Registrar, Bangalore, as document No : 248/2012-13 of Book-IV.
- 15) Photostat Copy of the Official Memorandum bearing No.B.DIS.ALN.SR: (S): 276/1983-84 and No.ALN.CR (S): 80/1987-88, dated 17-12-1987, issued by the Deputy Commissioner, Bangalore District.

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- 16) Photostat Copy of the RTC Extracts for the periods from 1969-70 to 2012-13 issued by the Village Accountant, Bangalore North Taluk in respect of Land bearing Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk.
- 17) Photostat copy of the Index of Land and Record of Rights issued by the Tashildar, Bangalore East Taluk.
- 18) Photostat Copy of the Death certificate of Smt. Godavari Balani dated 10-04-2002, issued by the BMP.
- 19) Photostat Copy of the Death certificate of Sri. Ramchand Belani dated 10-02-1993, issued by the BMP.
- 20) Photostat Copy of the Special Notice dated 27-07-2013 issued by the Bangalore Mahanagara Palike.
- 21) Photostat Copy of the Khatha Certificate dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike.
- 22) Photostat Copy of the Khatha Extract dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike.
- 23) Photostat Copy of the Tax paid Receipt dated 22-05-2013 for the period 2013-14 issued by the Bruhat Bangalore Mahanagara Palike.
- 24) Photostat Copy of the encumbrance certificate for the periods from 01-10-1966 to 18-01-1974 issued by the office of the Sub-Registrar, Bangalore.
- 25) Photostat Copy of the encumbrance certificate for the periods from 01-01-1970 to 31-05-1989 issued by the office of the Sub-Registrar, Bangalore.
- 26) Photostat Copy of the encumbrance certificate for the periods from 01-06-1989 to 31-03-2004 issued by the office of the Sub-Registrar, Bangalore.
- 27) Photostat Copy of the encumbrance certificate for the periods from 01-04-2004 to 04-11-2011 issued by the office of the Sub-Registrar, Bangalore.
- 28) Photostat Copy of the encumbrance certificate for the periods from 01-11-2011 to 09-01-2014 issued by the office of the Sub-Registrar, Bangalore

II) DESCRIPTION OF THE PROPERTIES:

All that piece and parcel of the Industrially Converted Land bearing Property No.320, Bearing PID No.41-1-320 and Property No.320/5, bearing PID No.41-1-320/5, Mysore Road, Bangalore, (both earlier forming part of a Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of 4 acres 23 Guntas and bounded on the:

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East by : Sy. No. 7.
West by : Road and thereafter Sy. No.12
North by : Sy. No. 11/1 and Bangalore - Mysore Highway.
South by : Sy. No. 10.

III) TRACING OF TITLE :

On Verification of the documents, I find that originally the Land bearing Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk, belongs to Sri. Kishindas, Smt. Mohiney, Sri. Ramchand and Sri. Sri. Bansimal, purchased under a Registered Sale Deed dated 30-10-1958 executed by Sri. Chikkahanumaiah and others, which document has been registered in the office of the Sub Registrar, Bangalore, as document No : 2929/1958-59 of Book-I. The said land had been mutated in favour of Sri. Kishindas, Smt. Mohiney, Sri. Ramchand and Sri. Sri. Bansimal on the basis of the registered deed of sale. The RTC Extracts produced for the periods from 1969-70 to 1999-2000 reveals that Sri. Kishindas, Smt. Mohiney, Sri. Ramchand and Sri. Sri. Bansimal had been in possession of the said Land bearing Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk. Further Sri. Kishindas Radhakrishnidas Lulla, Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani and Smt. Mohiney constituted a Partnership Agreement dated 30-10-1959 in the name and style of M/s. Sri Rama Metal Works. Further the firm was reconstituted as per the retirements, death and new member inducted to the said firm, under various deeds as follows: a) Agreement dated 24-08-1963 executed by and between Sri. Kishindas Radhakrishnidas Lulla, Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani and Smt. Mohiney, wherein Smt. Mohiney retired from the firm. b) Partnership Agreement dated 29-09-1967 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani, wherein it is stated that Sri. Kishindas Radhakrishnidas Lulla retired as per Deed of Dissolution. c) Deed of Dissolution of Partnership dated 03-07-1971 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Bansilal Belani, wherein it is stated that Sri. Bansilal Belani retired as per Deed of Dissolution. d) Partnership was reconstituted vide Partnership Agreement dated 03-07-1971 with Two new partners Sri. Jagadish S/o. Sri. Giridhardas Belani and Sri. Chand S/o. Sri. Ramchand Belani, were inducted as partners. e) Deed of Partnership dated 21-04-1977 executed by and between Sri. Giridhardas Belani, Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, wherein Sri. Jagadish S/o. Sri. Giridhardas Belani retired from the partnership and Sri. Suresh S/o. Sri. Giridharidas was inducted into the firm. f) Deed of Partnership dated 23-06-1979 executed by and between, Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, wherein Sri. Giridhardas Belani and Sri. Suresh retired from the partnership. g) Decree of the Suit dated 15-12-1992 in O.S.No.8227/1980 before the II Additional City Civil Judge, filed by Sri. Giridhardas Belani and Sri. Suresh against Sri. Ramchand Belani, Sri. Suresh S/o. Sri. Giridharidas, Sri. Chand S/o. Sri. Ramchand Belani, seeking dissolution of the Partnership Firm. h) Partnership Deed was reconstituted in 01-04-1992, wherein Smt. Godavari Bai was inducted as a Partner of the Firm. i) Partnership was Reconstituted again on 27-03-1993 upon the demise of Sri. Ramchand Belani, Sri. Chand Belani and Smt. Godavari Bai continued with the firm and Smt. Archana

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Belani was admitted to the benefits of the Firm. J) Partnership was Reconstituted again on 02-12-2002 after the demise of Smt. Godavari Bai as on dated 10-02-1993. Wherein Sri. Prakash R. Belani and Sri Sunder R. Belani were inducted into the firm and Smt. Archana Belani retired from the firm. The RTC Extracts produced for the periods from 1984-85 to 2011-12 reveals that M/s. Sri Rama Metal Works had been in possession of the said Land bearing Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk. That M/s. Sri Rama Metal Works applied for change in Land usage of the Land bearing Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk from agricultural usage to non-agricultural Industrial usage and the same came to be accorded as per the Official Memorandum bearing No.B.DIS.ALN.SR: (S): 276/1983-84 and No.ALN.CR (S): 80/1987-88, dated 17-12-1987, issued by the Deputy Commissioner, Bangalore District.

Thereafter M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani, desiring to develop the property into multistoried residential apartment, entered into a Registered Joint Development Agreement dated 27-07-2012 with M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi, which document has been registered in the office of the Sub Registrar, Bangalore, as document No : 3256/2012-13 of Book-I.

That the property in question having come within the jurisdictional Limits of Bruhat Bangalore Mahanagara Palike. The Special Notice dated 27-07-2013 issued by the Bruhat Bangalore Mahanagara Palike indicates the assessing the property and indicating the transfer of the khata in the revenue records by assigning new BBMP Khata No (PID No.): 41-1-320. The Khatha Certificate dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike reveals that the Khata of the property in question stands in the name of M/s. Sri Rama Metal Works. The Khatha Extract dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike reveals that the Khata of the property in question stands in the name of M/s. Sri Rama Metal Works and that the property has been assessed to tax. The tax paid Acknowledgement Receipt dated 22-05-2013 issued by the Bruhat Bangalore Mahanagara Palike, reveals the payment property tax for the period 2013-14 in respect of the property in question.

That M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani, with M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi being the absolute owner in possession of the property in question have applied for sanction for construction of residential apartment complex on the Schedule Property as the approved and sanction plan.

The Encumbrance Certificates produced for the periods from 01-10-1966 to 18-01-1974, 01-01-1970 to 31-05-1989, from 01-06-1989 to 31-03-2004, from 01-04-2004 to 04-11-2011 and from 01-11-2011 to 09-01-2014 issued by the office of the Sub-Registrar, Bangalore, reveals that the property in question is free from encumbrance for the said periods. Further it also reveals of the aforementioned Sale transactions.

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On perusal of the aforesaid document I am of the opinion that M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani is the owner of the Industrially Converted Land bearing Property No.320, Bearing PID No.41-1-320 and Property No.320/5, bearing PID No.41-1-320/5, Mysore Road, Bangalore, (both earlier forming part of a Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of 4 acres 23 Guntas, now comes under the jurisdiction limits of BBMP AND THAT M/s. Pride and Expert Properties Private Limited are having valid developmental rights over the schedule property.

IV) Evidence of Possession :-

The Registered Sale Deed, Conversion order, the Khata Certificate and other documents reveals that M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani is the owner of the Industrially Converted Land bearing Property No.320, Bearing PID No.41-1-320 and Property No.320/5, bearing PID No.41-1-320/5, Mysore Road, Bangalore, (both earlier forming part of a Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of 4 acres 23 Guntas, now comes under the jurisdiction limits of BBMP AND THAT M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, are having valid developmental rights over the schedule property.

V) Khatha :

The Special Notice dated 27-07-2013 issued by the Bruhat Bangalore Mahanagara Palike indicates the assessing the property and indicating the transfer of the khata in the revenue records by assigning new BBMP Khata No (PID No.): 41-1-320. The Khatha Certificate dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike reveals that the Khata of the property in question stands in the name of M/s. Sri Rama Metal Works. The Khatha Extract dated 23-07-2012 issued by the Bruhat Bangalore Mahanagara Palike reveals that the Khata of the property in question stands in the name of M/s. Sri Rama Metal Works and that the property has been assessed to tax.

VI) Encumbrance:

The Encumbrance Certificates produced for the periods from 01-10-1966 to 18-01-1974, 01-01-1970 to 31-05-1989, from 01-06-1989 to 31-03-2004, from 01-04-2004 to 04-11-2011 and from 01-11-2011 to 09-01-2014 issued by the office of the Sub-Registrar, Bangalore, reveals that the property in question is free from encumbrance for the said periods. Further it also reveals of the aforementioned Sale transactions.



VII) Taxes:

The tax paid Acknowledgement Receipt dated 22-05-2013 issued by the Bruhat Bangalore Mahanagara Palike, reveals the payment property tax for the period 2013-14 in respect of the property in question.

VIII) Additional documents required:

- 1) Nil encumbrance certificate for the periods from 09-01-2014 till date issued by the office of the Sub-Registrar, Bangalore.
- 2) Sanctioned plan and License

CERTIFICATE

Based on the documents produced, copies made available, with regard to the Schedule Property, subject to the verification of Original documents and production of additional documents mentioned supra, We hereby certify that M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani is the owner of the Industrially Converted Land bearing Property No.320, Bearing PID No.41-1-320 and Property No.320/5, bearing PID No.41-1-320/5, Mysore Road, Bangalore, (both earlier forming part of a Sy. No.11/2, Deevigeramanahalli Village, Kengeri Hobli, Bangalore South Taluk), together measuring an extent of 4 acres 23 Guntas, now comes under the jurisdiction limits of BBMP AND THAT M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, are having valid developmental rights over the schedule property, and with valid right to execute deed of conveyances on development of the proposed project ENCHANTA as per the terms of the Sanctions thereof or such as per revised terms, conditions, compliances laid by the competent authority or authorities, along with proportionate undivided share of land in the Schedule Property and constructed residential apartment unit. That M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, shall have the right to sell and convey the residential units to the prospective purchasers. On compliance and effective performance of the aforesaid representations, such other statutory compliances or laws laid down by the competent authority/authorities, AND the purchasers shall have the effective right, title and interest to conveyed by the M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Sarogi, upon the prospective purchasers, the same shall be valid conveyance of right, title and interest over the residential apartment units which shall be conveyed along with proportionate undivided right, title and interest over the landed property (project land) or Schedule Property.



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THE FOLLOWING ORIGINAL DOCUMENTS ARE REQUIRED TO BE COLLECTED IN FIRST SALE CASES FOR CREATION OF SECURITY IN RESPECT OF INDIVIDUAL LAONS FOR THE PURCHASE OF APARTMENT/S :

- 1) Agreement to Sell/Build entered into between M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi, AND the Borrower/s.
- 2) Registered Sale deed executed M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi, AND the Borrower/s.
- 3) Registration Fee Receipt.
- 4) Endorsement issued by the office of the Sub-Registrar evidencing payment of proper stamp duty & Registration Fee.

Together with the copies of the documents referred to above.

Conclusion/observations, if any :

- 1) IT IS ADVISABLE TO VERIFY THE ORIGINAL DOCUMENTS OF TITLE BEFORE RELEASING ANY LOAN.
- 2) PLEASE ENSURE THAT THE SUBJECT APARTMENT OF LOAN IS INCLUDED IN THE SANCTIONED PLAN.

Note : The Developer/Owner has to obtain the occupancy certificate or the completion certificate from the Plan sanction authority i.e., BBMP so as to ensure that the Apartments sold by them is built within the terms stipulated by the BBMP and the individual apartment offered for sale is valid. The municipal taxes for each of the units have to be assessed by the competent municipal authority and separate municipal numbers is to be provided by the said competent authority, before Sale of the individual units by the M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi. Further the M/s. Sri Rama Metal Works represented by its Partners Sri. Chand R. Balani and Sri. Prakash R. Belani and Sri. Sunder R. Belani ALONG WITH M/s. Pride and Expert Properties Private Limited represented by its authorized signatory Sri. Murari Lal Saroagi shall as per the Karnataka Apartment Ownership Act, complies with filing of Deed of Declaration, duly registered with the jurisdictional sub-registrar, and shall provide for an apartment owners association or society as applicable.



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Legal i

Advocates & Solicitors

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All the documents referred to us are returned herewith.

Specific Note: This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. We recommend a physical examination of all original documents prior to conclusion of any transaction relating to the properties denoted herein. The report is limited to certifying the prima facie legal right, title and interest of the present owners based on the representations, and documents referred above for the said periods. However, in order to thwart the possible undisclosed risk/s of existing / impending litigation/s and land acquisition proceedings, please ask the panel engineer of your bank to make enquiry in the neighbor hood of the property during his routine visit/s.

Yours Cordially,

(Harish Ananthmurthy)
Advocate



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