

1

June 2, 2012

To,
ICICI Bank Ltd
Acting for itself and /or as duly constituted attorney of ICICI Home Finance Ltd.)
Location

Closure of Housing Loan Account LBDEL00001809584
Application No.7778366229
Dear Mr./Mrs.KRISHAN RANJAN

This is to put on record that I have repaid all dues on the Housing Loan
LBDEL00001809584 sanctioned by ICICI Bank Limited (acting for itself and or as duly
constituted attorney of ICICI Home Finance Company Limited).

-I acknowledge having duly received the following documents/papers from ICICI Bank Ltd.

A :

S.No	PDCs	Amount	Dated From	Dated To
.	Not Applicable	-	-	-

B:

S.No	Original Documents	Dated	DOC No/Period	No.
1	Finishing Agreement ✓	July 1, 2010 ✓	-	1
2	Proposed Sale Deed ✓	June 25, 2010 ✓	-	1
3	Title Search Report Cum Non Encumbrance Certificate with receipt ✓	June 29, 2010 ✓	-	1
4	Board Resolution ✓		-	(2)
5	Sale Deed ✓	July 6, 2010 ✓	-	1
6	Agreement To Sell ✓	July 6, 2010	-	1
7	Sale Deed With Site Plan ✓	April 1, 2010 ✓	-	1
8	Conveyance Deed ✓	September 1, 2003	-	1
9	Will ✓	May 10, 1995	4154	1
10	Will ✓	May 10, 1995	4153	1
11	General Power Of Attorney ✓	May 10, 1995	4408	1
12	Agreement To Sell ✓	May 10, 1995 ✓	-	1
13	Possession Slip ✓	March 2, 1991	-	1
14	Possession Letter ✓	February 27, 1991	-	1
15	Allotment Cum Demand Letter ✓	January 15, 1984	-	1

Received by Krishna Ranjan
Signature

C:

S.No	Copy Of Documents	Dated	Doc No/Period	No.
1	List of Directors ✓		-	1
2	List of Share holders ✓		-	1
3	Sale Deed With Site Plan ✓	April 1, 2010	-	(2)
4	Receipt ✓		-	(3)
5	Conveyance Deed ✓	September 1, 2003	-	1
6	General Power Of Attorney ✓	May 10, 1995	4408	1
7	Agreement To Sell ✓	May 10, 1995	-	1
8	Possession Slip ✓	March 2, 1991	-	1

M26-9540523885

Krishna Ranjan
Aaradhya Sharma

9	Allotment Cum Demand Letter ✓	January 15, 1991	-	1
10	Possession Letter ✓	February 27, 1991	-	1

Thanking You,
Krishna Ranjan
 KRISHAN RANJAN

S.No	Original Documents	Date	Doc No
1	Initial Agreement	July 1, 2010 ✓	1
2	Proposed Sale Deed	June 25, 2010 ✓	1
3	Final Sale Deed	June 28, 2010 ✓	1
4	Conveyance Deed	July 5, 2010 ✓	1
5	Final Resolution	July 6, 2010 ✓	1
6	Sale Deed	July 6, 2010 ✓	1
7	Agreement to Sell	April 1, 2010 ✓	1
8	Sale Deed With Plan	September 1, 2009 ✓	1
9	Conveyance Deed	May 10, 1998 ✓	1
10	Final	May 10, 1998 ✓	1
11	General Power Of Attorney	May 10, 1998 ✓	1
12	Agreement to Sell	May 10, 1998 ✓	1
13	Possession Deed	March 2, 1991 ✓	1
14	Final	February 27, 1991 ✓	1
15	Agreement Cum Demand Letter	January 15, 1991 ✓	1

Krishna Ranjan
Krishna Ranjan



June 6, 2012

Krishan Ranjan
774, 2nd Floor,
Pocket- B & C, Sector-A,
Vasant Kunj, New Delhi
Delhi-110070

LAN No. : LBDEL00001809584

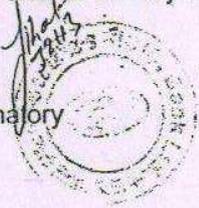
Dear Krishan Ranjan

This is to certify that your Home Loan having LAN No. LBDEL00001809584 has been repaid in full and there are no further dues payable under this loan.

This is to certify further that ICICI Bank Ltd has no claim or right anymore whatsoever against you or your property in respect of the said loan.

For ICICI Bank Ltd,
(acting for itself and/ or as duly constituted attorney of ICICI Home Finance Company Limited)

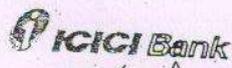
Authorised Signatory



*Note: ICICI Bank shall have the sole discretion to shred any post dated cheques including security post dated cheques that remain unbanked at the end of the loan tenure and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked post dated cheques /security post dated cheques, a request for the same must be made by the applicant/s within thirty days of closure of the loan/change the repayment mode.
Looking forward to be of service to you again in the future"

ICICI Bank Limited
Regd. Office: "Land Mark",
Race Course Circle,
Vadodara 390 007, India

• Ahmedabad 6630 9890 • Andhra Pradesh 98495 78000 • Assam 9954108000 • Bangalore 41131877 • Bhubaneswar 9938488000 • Bihar 9934008000 • Chandigarh 5055700 • Chattisgarh 9893208000 • Chennai 4208000 • Coimbatore 4358000 • Cuttack 9938488000 • Delhi 41718000 • Delhi (Mobile) 9818178000 • Darjeeling 9933008000 • Goa 9890478000 • Gujarat 9898278000 • Guwahati 9954108000 • Haryana 9896178000 • Himachal Pradesh 9816608000 • Hyderabad 43128000 • Indore 4022005 • Jamshedpur 9934008000 • Jharkand 9934008000 • Karnataka 9845578000 • Kerala 9895478000 • Kochi 9895478000 • Kolkata 9831378000 • Lucknow 9936218000 • Madhya Pradesh 9893208000 • Maharashtra 9890478000 • Mumbai 28307777 • Orissa 9938488000 • North East 9862408000 • Patna 9934008000 • Pune 9890478000 • Punjab 9815558000 • Rajasthan 9829222292 • Ranchi 9934008000 • Siliguri 9933008000 • Tamil Nadu 9894478000 • UP East 9936216000 • UP West 9997308000 • Uttaranchal 9897308000 • West Bengal 9933008000



PAY-IN-SLIP For Loan Customers

Not Valid against full & final settlement or as No Dues Certificate

Date 25/05/12 Deposited in Branch GP

Name of Customer: Kushan Ranjan

Contact Phone No: _____

LAN: 44000100001809589

Payment Details	Amount	
	Rs	P
EMI/PEMI		
Overdue/Late payment Charges		
Bounce Charges		
Foreclosure Charges		
Partprepayment	775318/-	
Conversion Charges		
Repa		
Other (Specify)		
Total	775318	

Service Tax @ 12.36% (Service Tax @ 12% & Cess @ 2%); Secondary & Higher Education Cess @ 1%
Registration No. MIVST/Bank & Fincl/ PAN Based STC No: AAAC1195HST001

Mode Cheque 100 IPO CASH
 Instrument No. 164372/294964 Date 25/5/12
 Bank DCB Computer 25/5/12
 Branch _____
 Amount 7462865 / 290453

Amount in Words _____
 Signature of Customer _____
 Signature Teller/CSO _____
 Transaction ID _____

4

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

दिल्ली DELHI



Finishing Agreement

U 059815



Krishna Ranjan

6
Mangya Kishorey

5

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50



INDIA NON JUDICIAL

दिल्ली DELHI

T 924400



7
Krushna Ranjan

Mayer Kesary

FINISHING AGREEMENT

This Finishing Agreement is Executed at Delhi on this 1 Day of July 2010 between
Maya Karna w/o Purnu Singh

Resident of 1275, sec-D, 1, Vasant Kunj N. Delhi. (Herein after called the Vendor /First Party) and Krishna Ranjan s/o Vishwanath Sharma
Resident of 9207, B-9, CIG. Flat Vasant Kunj, New Delhi (Herein after called the Vendee /Second Party).

Now Therefor these articles of agreement Witness and it is here by agreed and declared by and between the parties here to as follows.

The first pay shall under take the following works in the

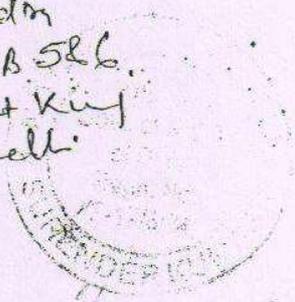
- Plastering of roof.
- Paint polish of walls, doors and windows.
- Wood work.
- Title work in Kitchen and toilets.
- Providing and laying of electric wires and fixing of switches.
- POP work in whole building.
- Glass work on all doors and windows.

That For the above jobs and works the second party shall pay /Had paid the first party a sum of Rs. 20,00000 (Rs. Twenty Lacs. only)

Maya Karna
First Party

Witness
Kejwal
4604, B 586,
Vasant Kunj
N. Delhi

Krishna Ranjan
Second Party



ATTESTED

[Signature]
NOTARY PUBLIC

2010

Proposed Sale Deed

THIS Sale Deed is made and executed at Delhi, on this 25th day of June, 2010 Between Smt Mrs Mayq Kaira s/o Mr. Puseen Singh Kaira Residents of 774, 2nd Flr, Pkt-B/C, Sec-A, Vasant Kari New Delhi Hereinafter called the Vendor. Which term wherever the context permits shall mean and include Him, His legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns or any one claiming through or under them of the One Part; &

Mr. Krishan Kumar, s/o Vishwanath Sharma R/o 9207, L14 Plots Vasant Kari, New Delhi, New Delhi Herein after referred to as the Vendee, The term and expression Vendor and Vendee shall mean and include him, his legal heirs, representatives, successors, administrators, executors and assigns.

WHEREAS:

1. The Vendor are the sole and exclusive owner in possession of 774, 2nd Flr, Pkt-B/C, Sec-A, Vasant Kari New Delhi together with water and electricity connections, hereinafter referred to as "THE SAID PROPERTY" having acquired the said property,

774, 2nd Flr Pkt-B/C, Sec-A, Vasant Kari New Delhi

the Vendor being the sole and absolute owners of the said property are competent to deal with the same or any part thereof.

2. The Vendor have represented that the property is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendis, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.

3. The Vendor herein has agreed to sell the Said Property and the Vendee has desired to purchase the same.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

That the subject matter of the present Agreement is

774, 2nd Flr Pkt-B/C, Sec-A, Vasant Kari New Delhi together with water and electricity

particularly described in schedule attached thereto

2. That the total sale consideration agreed to between the parties is Rs. 70,00,000 /- (Rupees Seventy lacs. only) which has been paid by the Vendee to the Vendor, as per details given below:

Date (Rs.)	Demand Draft No. Issued by	Amount

SCHEDULE OF PROPERTY SOLD

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and signatures to this Deed at New Delhi, on the day, the month and the year first above written in the presence of the following witnesses:

WITNESSES:

- 1.
- 2.

VENDOR

Krishna Rajam

VENDEE

AJ

ABHINAV JAIN

ADVOCATE

Chamber : 33, Civil wing,
Tis Hazari Court, Delhi-54

REF. No.: DEL/ICICI/6-2010/77

Dated: 29.6.2010

TO WHOMSOEVER IT MAY CONCERN

Sub.: Search report cum non encumbrance certificate in respect of DDA Built up Freehold SFS Flat No. 774, on Second Floor, Category-II, Situated at Pocket- B & C, Sector-A, Vasant Kunj, New Delhi. (Hereinafter referred to as the 'said property') registered in the name(s) of Maya Kaira

Documents Examined:

1. Copy of Conveyance Deed registered dated 1.9.2003 executed by The President of India in favour of Hari Prakash Gupta in respect of said property. (Document No. 4061)
2. Copy of Sale Deed registered dated 1.4.2010 executed by Hari Prakash Gupta in favour of Maya Kaira in respect of said property. (Document No. 3581, in Book No. 1, Volume No. 5243, on Pages 43-49, dated 1.4.2010)

Conclusions/Observations:

1. A Conveyance Deed registered dated 1.9.2003 was executed by The President of India in favour of Hari Prakash Gupta in respect of said property. (Document No. 4061)
2. Thereafter, a Sale Deed registered dated 1.4.2010 was executed by Hari Prakash Gupta in favour of Maya Kaira in respect of said property. (Document No. 3581, in Book No. 1, Volume No. 5243, on Pages 43-49, dated 1.4.2010)

We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub-Registrar *vide receipt no 27123 dated 29.6.2010*. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc Maya Kaira is having valid, absolute, clear and marketable title to the said property.

Notes / Disclaimer:

1. This report does not comment upon whether the said property is a subject matter of any pending litigation. An undertaking to the effect that the said property is not a subject matter of any pending litigation may be obtained from the borrowers.
2. This report does not comment on the technical regularity or otherwise of the said property. The same may be verified by a separate technical evaluation of the said property.

Yours Faithfully,



OFFICE OF THE DEPUTY COMMISSIONER (DISTT. SOUTH-WEST)
Old Terminal Tax Building, Kapashera, New Delhi-37

ख/Receipt-B
बुक संख्या / Book No. प्रपत्र संख्या 3 पंजीकरण / REGISTRATION FORM NO. क्रम संख्या / S.N.No.
27123

कार्यालय उप-पंजीयक, IX (व० प०)
Office of the Sub Registrar IX (S.W.)

विविध शुल्क
Miscellaneous Fee/C.T.C./N.O.C./Inspection

दिनांक व मास
Date and Month 29/06/10

भुगतान कर्ता का नाम, पिता का नाम व निवास स्थान
Name of the payer, father's name and residence Abhinav Jain

प्राप्त राशि
Amount Received 16/2

जोड़ विवरण सहित
Total with details 19971020/0

हस्ताक्षर / Signature



ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070
Tel.: 32920652, 46063652 Fax : 26135792, 26134478
E-mail : info@annuinfra.com / aicpl@gmail.com

(11)

P-32

Format of Extract of the Resolution to be passed at a meeting by the ¹Board of Directors/Managing Committee /Board of Trustees of the Borrower for acceptance of the terms and conditions of Credit Arrangement Letter and execution of documents

²EXTRACT OF RESOLUTION PASSED AT THE MEETING OF directors HELD ON 30/06/2010

"RESOLVED

1. THAT the ³Company/Society/Trust do accept the offer of ICICI Bank Limited ("ICICI Bank") to provide to the Company/Society /Trust the following Credit Facilities :

Sr. No.	Nature of the Facilities	Amount of the Facilities / Limits (Rs. in million)
1.	Rupee Term Loan	87
2.	Overdraft Facilities	
3.	Revolving Line of Credit	
4.	Rupee Term Loan -- LRD	

upto an aggregate overall limits not exceeding Rs 87 mn. at any one time on the terms and conditions contained in the sanction Letter dated 30/6/10 ("Letter of Sanction") issued by ICICI Bank in this regard.

2. THAT the following ⁴directors/members/trustees/officers, viz. Shri Krishna Ranjan, Shri S.K. Sarraf and Shri S.K. Sarraf (the ⁵"authorised Directors/Members/Trustees/Officers") be and are hereby authorised severally to convey to ICICI Bank acceptance on behalf of the ⁶Company/ Society/Trust of the said offer for said financial assistance on the terms and conditions contained in the Letter of Sanction and agree to such changes and modifications in the said terms and conditions as may be suggested by ICICI Bank from time to time and to execute such deeds, documents and other writings as may be necessary or required for this purpose.
3. THAT the ⁷Company/ Society /Trust do avail of the aforesaid Facilities from ICICI Bank, in the manner and to the extent set out above on the terms and conditions contained in the Letter of Sanction and the standard documents required to be executed for the aforesaid Credit Facilities.
4. THAT the drafts of the Facility Agreement, the Deed of Hypothecation and other deeds, documents, undertakings and writings required to be executed by the ⁸Company/Society /Trust in connection with the aforesaid Facilities (copies whereof have been circulated to the ⁹Board/Committee / placed on the table at the meeting) be and is / are hereby approved and accepted.

¹ as applicable
² to be furnished along with encumbrance certificate / specimen signature of authorised persons
³ as applicable
⁴ as applicable
⁵ as applicable
⁶ as applicable
⁷ as applicable
⁸ as applicable
⁹ as applicable

[Signature]

Krishna Ranjan

30/06/10

ANNU INFRA CONSTRUCT INDIA PVT. LTD.

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Tel.: 32920652, 46063652 Fax : 26135792, 26134478
E-mail : info@annuinfra.com / aicipl@gmail.com

5. THAT the authorised ¹⁰Directors/Members/Trustees/Officers be and are hereby severally authorised to execute all agreements, deeds, documents, undertakings and other writings as may be necessary or required for the purposes aforesaid, and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings, including acknowledgement of debt/balance confirmation(s) and/or any renewal documents, as and when necessary.
6. ¹¹THAT the Common Seal of the ¹²Company / Society/Trust be affixed to the stamped engrossment(s) in duplicate of the Facility Agreement and the Deed of Hypothecation and to all other deeds, documents or writings as may be required to be executed under the Common Seal in the presence of ¹³ any of the following ¹⁴Directors /Members /Trustees /Officers viz. Mr./Ms. _____, Mr./Ms. _____ and Mr./Ms. _____ who shall sign the same in token thereof and Mr./Ms. _____, Secretary / authorised person who shall sign / countersign the same in token thereof.
7. ¹⁵THAT any one of the following ¹⁶ authorised Directors/Members/Trustees/Officers be and are hereby authorised to request ICICI Bank to open letter(s) of credit on behalf of the ¹⁷Company/Society/Trust in respect of the Facilities granted by ICICI Bank Ltd. to the ¹⁸Company/Society/Trust and to sign letter of credit application(s), agreement(s) and amendment(s) thereto, other correspondence, stock statements, QIS, deeds including deeds of indemnity acceptances, undertakings and to take and do all such acts, deeds and things as may be necessary or expedient for the aforesaid purpose.
8. ¹⁹THAT the aforesaid ²⁰ authorised Directors/Members/Trustees/Officers be and are hereby authorised severally to collect from ICICI Bank the original documents in connection with the aforesaid letter(s) of credit transaction.

¹⁰ as applicable
¹¹ delete if not applicable
¹² as applicable
¹³ in accordance with the articles of association of the company / bye laws of the society
¹⁴ as applicable
¹⁵ delete if not applicable
¹⁶ as applicable
¹⁷ as applicable
¹⁸ as applicable
¹⁹ delete if not applicable
²⁰ as applicable

SK Singh 2

Koushik Rajan



ANNU INFRA CONSTRUCT INDIA PVT. LTD.

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C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070
Tel.: 32920652, 46063652 Fax : 26135792, 26134478
E-mail : info@annuinfra.com / aicipl@gmail.com

9. Copies of the aforesaid resolutions certified to be true be furnished to ICICI Bank and they be requested to act thereon.

CERTIFIED TO BE TRUE

Sk. Danyal

Youshna Rajain

²¹Chairman/Managing Director/Secretary/Trustee

²¹ as applicable:

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14 0

Format of Extract of the Resolution to be passed at a meeting by the 'Board of Directors/Managing Committee /Board of Trustees of the Borrower for acceptance of the terms and conditions of Credit Arrangement Letter and execution of documents

²EXTRACT OF RESOLUTION PASSED AT THE MEETING OF Directors HELD ON 20 Jun 2010

"RESOLVED

1. THAT the ³Company/Society/Trust do accept the offer of ICICI Bank Limited ("ICICI Bank") to provide to the Company/Society /Trust the following Credit Facilities :

Sr. No.	Nature of the Facilities	Amount of the Facilities / Limits (Rs. in million)
1.	Rupee Term Loan	
2.	Overdraft Facilities	
3.	Revolving Line of Credit	
4.	Rupee Term Loan -- LRD	

upto an aggregate overall limits not exceeding Rs 87 mn. at any one time on the terms and conditions contained in the sanction Letter dated 20 Jun 2010 ("Letter of Sanction") issued by ICICI Bank in this regard.

2. THAT the following ⁴directors/members/trustees/officers, viz. Shri Krishan Ranjan, Shri S.K. Sarraf and Shri S.K. Sarraf (the Krishan Ranjan "authorised ⁵Directors/Members/Trustees/Officers") be and are hereby authorised severally to convey to ICICI Bank acceptance on behalf of the ⁶Company/ Society/Trust of the said offer for said financial assistance on the terms and conditions contained in the Letter of Sanction and agree to such changes and modifications in the said terms and conditions as may be suggested by ICICI Bank from time to time and to execute such deeds, documents and other writings as may be necessary or required for this purpose.
3. THAT the ⁷Company/ Society /Trust do avail of the aforesaid Facilities from ICICI Bank, in the manner and to the extent set out above on the terms and conditions contained in the Letter of Sanction and the standard documents required to be executed for the aforesaid Credit Facilities.
4. THAT the drafts of the Facility Agreement, the Deed of Hypothecation and other deeds, documents, undertakings and writings required to be executed by the ⁸Company/Society /Trust in connection with the aforesaid Facilities (copies whereof have been circulated to the ⁹Board/Committee / placed on the table at the meeting) be and is / are hereby approved and accepted.

- ¹ as applicable
² to be furnished alongwith encumbency certificate / specimen signature of authorised persons
³ as applicable
⁴ as applicable
⁵ as applicable
⁶ as applicable
⁷ as applicable
⁸ as applicable
⁹ as applicable

Annu Infra Construct India Pvt. Ltd. S.K. Sarraf Director
Annu Infra Construct India Pvt. Ltd. Krishan Ranjan Director
Director



ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070
Tel.: 32920652, 46063652 Fax : 26135792, 26134478
E-mail : info@annuinfra.com / aicipl@gmail.com

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5. THAT the authorised ¹⁰Directors/Members/Trustees/Officers be and are hereby severally authorised to execute all agreements, deeds, documents, undertakings and other writings as may be necessary or required for the purposes aforesaid, and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings, including acknowledgement of debt/balance confirmation(s) and/or any renewal documents, as and when necessary.
6. ¹¹THAT the Common Seal of the ¹²Company / Society/Trust be affixed to the stamped engrossment(s) in duplicate of the Facility Agreement and the Deed of Hypothecation and to all other deeds, documents or writings as may be required to be executed under the Common Seal in the presence of ¹³ any of the following ¹⁴Directors /Members /Trustees /Officers viz. Mr./Ms._____, Mr./Ms._____ and Mr./Ms._____ who shall sign the same in token thereof and Mr./Ms._____, Secretary / authorised person who shall sign / countersign the same in token thereof.
7. ¹⁵THAT any one of the following ¹⁶ authorised Directors/Members/Trustees/Officers be and are hereby authorised to request ICICI Bank to open letter(s) of credit on behalf of the ¹⁷Company/Society/Trust in respect of the Facilities granted by ICICI Bank Ltd. to the ¹⁸Company/Society/Trust and to sign letter of credit application(s), agreement(s) and amendment(s) thereto, other correspondence, stock statements, QIS, deeds including deeds of indemnity acceptances, undertakings and to take and do all such acts, deeds and things as may be necessary or expedient for the aforesaid purpose.
8. ¹⁹THAT the aforesaid ²⁰ authorised Directors/Members/Trustees/Officers be and are hereby authorised severally to collect from ICICI Bank the original documents in connection with the aforesaid letter(s) of credit transaction.
9. Copies of the aforesaid resolutions certified to be true be furnished to ICICI Bank and they be requested to act thereon.

CERTIFIED TO BE TRUE

Annu Infra Construct India Pvt. Ltd.

Annu Infra Construct India Pvt. Ltd.

²¹Chairman/Managing Director/Secretary/Trustee

Director

Director

- ¹⁰ as applicable
- ¹¹ delete if not applicable
- ¹² as applicable
- ¹³ in accordance with the articles of association of the company / bye laws of the society.
- ¹⁴ as applicable
- ¹⁵ delete if not applicable
- ¹⁶ as applicable
- ¹⁷ as applicable
- ¹⁸ as applicable
- ¹⁹ delete if not applicable
- ²⁰ as applicable
- ²¹ as applicable



सत्यमेव जयते

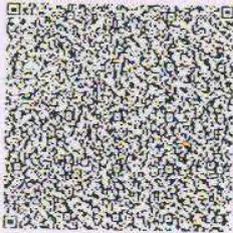
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

15911
06/07/10

Certificate No. : IN-DL034528748383671
 Certificate Issued Date : 04-Jul-2010 01:55 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP VASANT/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK07015484702538!
 Purchased by : KRISHNA RANJAN AND ANURADHA SHARMA
 Description of Document : Article 23 Sale
 Property Description : DDA FLAT-774, 2ND FLOOR, SECTOR-A, POCKET B AND C, VASANT KUNJ, NEW DELHI-110070
 Consideration Price (Rs.) : 70,00,000
 (Seventy Lakh only)
 First Party : SMT MAYA KAIRA
 Second Party : KRISHNA RANJAN AND ANURADHA SHARMA
 Stamp Duty Paid By : KRISHNA RANJAN AND ANURADHA SHARMA
 Stamp Duty Amount(Rs.) : 3,50,000
 (Three Lakh Fifty Thousand only)



LOCKED

Please write or type below this line

PAN₀-ANTPK2358P

PAN₀-AEAPR8763B PAN₀-AROPS3804P



Maya Kaira



Krishna Ranjan



Anuradha Sharma

Stamp duty Alert
 1. The validity of all the Stamp Certificate can be verified through Automated Verification System (AVS) which is free of cost. For more details
 2. For Stamp Duty, Non-Acc, BKDL, Office and SPD's are available at the Website www.delhi.gov.in

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Maya Kaira Sub Registrar IX Area of Building 0 वर्ग फुट
 Village/City Vasant Kunj Building Type
 Place (Segment) Vasant Kunj
 Property Residential
 Area of Property 110.00 वर्ग मीटर

Money Related Detail

Consideration Amount 7,000,000.00 Rupees Stamp Duty paid 350,000.00 Rupees
 Value of Registration Fee 50,000.00 Rupees Pasting Fee 100.00 Ruppess

This document of SALE SALE WITHIN MC AREA
 Presented by: Maya Kaira Sh/Smt S/o W/o R/o
 Maya Kaira Puran Singh Kaira 1275 Sec-D Pkt-1 Vasant Kunj ND

in the office of the Sub Registrar, Delhi this 06/07/2010 day Tuesday
 between the hours of

[Signature]
 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Signature of Presenter
 Execution admitted by the said Shri/Ms Maya Kaira

and Shri/Ms Krishna Ranjan, Anuradha Sharma

Who is/are identified by Shri/Smt/Km. Praveen Khosla S/o W/o D/o J.P. Khosla R/o 6002/7 Sec-D Pkt-6 Vasant Kunj ND
 and Shri/Smt/Km Puran Singh Kaira S/o W/o D/o K S Kaira R/o D-1/1275 Vasant Kunj ND
 (Marginal Witness No. II is known to me)

Contents of the document 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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.7,000,000.00 Rupees seventy lakh Only
 The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by Sh. Ms. Krishna Ranjan, Anuradha S/o W/o Vishwanath Sharma Krishna Ranjan
 R/o 9027 VB-9 LIG Flats Vasant Kunj ND 9027 VB-9 LIG Flats Vasant Kunj ND

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

[Signature]
 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi

Date 07/07/2010

[Signature]
 Krishna Ranjan

(3)

AND WHEREAS aforesaid allottee for their bonafide need and requirement have sold and entered into an Agreement to Sell and Purchase with MR.HARI PRAKASH GUPTA S/o LATE SH.S.B.GUPTA R/o 88-B, LIG FLATS, RAJOURI GARDEN, NEW DELHI, by virtue of Agreement to Sell dated 10/05/1995, duly Notarized by Notary Public, Delhi/New Delhi. Simultaneously the said allottee had also executed General Power Attorney in favour of MR.RAJAN GUPTA S/o MR.HARI PRAKASH GUPTA R/o 88-B, LIG FLATS, RAJOURI GARDEN, NEW DELHI, by virtue of GPA duly Registered as Document No.4408, Book No.IV, Volume No.447, on pages 105 to 107, Dated 10/05/1995, in the office of the Sub-Registrar-VII, New Delhi.

AND WHEREAS on the basis of above said documents said Purchaser alongwith Attorney have applied to President of India through DDA for the conversion of aforesaid Lease-Hold FLAT into Free-Hold, after receiving conversion charges, considering aforesaid documents are genuine and completing all other formalities, President of India through DDA have converted the aforesaid Lease-Hold FLAT into Free-Hold in his own name as 'PURCHASER' by virtue of Conveyance Deed duly registered as Document No.4061, in Additional Book No.I, Volume No.975, on Pages 138 to 139, Dated 01/09/2003, in the office of the Sub-Registrar-VII, New Delhi.

AND WHEREAS AFORESAID PURCHASER (MR.HARI PRAKASH GUPTA) for his bonafide needs and requirements has sold, transfer and conveyed all his ownership rights, titles, liens and interest in the said Flat to MRS.MAYA KAIRA W/o MR.PURAN SINGH KAIRA R/o FLAT NO.1275, SECTOR-D, POCKET-1, VASANT KUNJ, NEW DELHI-110070, by virtue of Sale Deed duly registered as Document No.3,581, in Additional Book No.I, Volume No.5,243, on Pages 43 to 49, Dated 01/04/2010, in the office of the Sub-Registrar-IX, New Delhi.

THUS IN THIS AFORESAID MANNER VENDOR became absolute owner and in possession of **DDA FREEHOLD FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the said Flat).

AND WHEREAS the VENDOR has agreed to sell, transfer, convey and assign all his ownership rights, interests, liens and titles of the **DDA FREEHOLD FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, to the VENDEES for a total sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only) and the VENDEES have agreed to purchase, acquire and possess the said Flat free from all encumbrances, charges, liens, claims, attachments, whatsoever, for the above mentioned consideration on the terms and conditions hereinafter contained.

Brijendra Ranjan

Maya Kaira

Anuradha Sharma

42

Reg. No. Reg. Year Book No.

8783 Maya Kaira 2010-2011 1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

विक्रेता Maya Kaira
Anuradha Sharma

क्रेता :- Krishna Ranjan, Anuradha Sharma

गवाह Praveen Sharma, Puran Singh Kaira

Certificate (Section 60)

Registration No. 8,783 in Book No. 1 Vol No 5,437

Page 91 to 97 on this date 07/07/2010 day Wednesday

of thumb impressions has/have been taken in my presence.

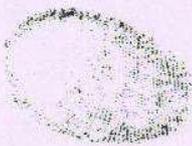
7/07/2010

Sub Registrar

Sub Registrar IX

New Delhi, Delhi

Krishna Ranjan



(4)

NOW THIS SALE DEED WITNESSES AS UNDER:

1. That the VENDOR hereby sells, transfers, conveys and assigns all her rights, interests, liens and titles in the said Flat i.e. **DDA BUILT-UP FREEHOLD FLAT NO.774**, on **SECOND FLOOR**, alongwith **SCOOTER GARAGE, SFS.CAT.II**, situated at **SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070**, alongwith proportionate, undivided, indivisible and impartible freehold ownership rights in the land etc. unto the VENDEES, to have and hold the same absolutely and forever, for a total sale consideration of **Rs.70,00,000/- (Rupees Seventy Lacs Only)**. That the VENDEES has paid the entire sale consideration amounting to **Rs.70,00,000/- (Rupees Seventy Lacs Only)** to the VENDOR as follows:-

Amount	DD/PO./Cheque No.	Date	Drawn on
--------	-------------------	------	----------

Maya Kaish

RS. 70,00,000/-	235931	30/06/2010	ICICI Bank LTD, Mumbai Branch
-----------------	--------	------------	----------------------------------

Krishna Ranjan

Total Rs.70,00,000/- (Rupees Seventy Lacs Only).

The receipt of the aforesaid sale consideration of **Rs.70,00,000/- (Rupees Seventy Lacs Only)**, the VENDOR hereby admits and acknowledges as the full and final payment.

2. That the vacant and peaceful physical possession of the said FLAT is hereby delivered by the VENDOR to the VENDEES and the VENDEES have taken over the peaceful physical possession of the same.

3. That the VENDOR further undertakes and assures the VENDEES that the VENDEES would enjoy peaceful and undisturbed possession of the said Flat and would have unhindered and unobstructed right to ingress and egress at all times.

4. That the house taxes, electricity charges, water charges, cesses, or any other charges/taxes/levies payable to any authority would be the sole liability of the VENDOR till the date of the handing over of the possession of the said Flat and thereafter the VENDEES would bear and pay for the same. That the VENDOR hereby declares and represents that the said Flat is not the subject matter of any HUF and that no part of the said Flat is owned by any minor.

Anuradha Sharma

Krishna Ranjan

Maya Kaish

Anuradha Sharma

(5)

6. That the VENDOR hereby assures the VENDEES that she shall not create any charge over the said Flat after the execution of this Sale Deed and that the said Flat is free from all encumbrances, mortgages, gifts, decrees, charges, liens, claims, attachments, disputes, whatsoever, and if it is proved otherwise, then the VENDOR shall be liable to indemnify the VENDEES in full upto the extent of loss sustained by the VENDEES.

7. That the VENDEES are free to deal with the said Flat in any manner, whatsoever, they deem fit including the right to make additions, alterations and further construction.

8. That the VENDEES are fully entitled and authorized to get the said Flat mutated/transferred/substituted in their own names in the offices of the MCD, BSES Rajdhani Power Ltd., DJB or any other concerned authorities on the basis of this Sale Deed or its Certified True Copy.

9. That the VENDOR declares, verifies and states that the representations made in the recitals given in this sale deed are true and correct to the best of her knowledge and belief and that these recitals shall form a part of this Sale Deed.

10. That the VENDEES have paid the stamp duty and registration charges in respect of this Sale Deed.

11. That the VENDOR and VENDEES are Indian Nationals.

12. That with the sale of the said Flat, the VENDOR is left with no right, title and interest in the said Flat, which has now become the exclusive Property of the VENDEES.

13. That the VENDOR has delivered all the relevant documents in original pertaining to the said Flat to the VENDEES.

14. That the VENDOR hereby assures the VENDEES as follows:

a) That the said Flat is free from all encumbrances, charges, liens, attachments, trusts, whatsoever, or howsoever.

b) That excepting the VENDOR, nobody else has/have any rights, titles, interests, claim or demand, whatsoever, or howsoever in respect of the said Flat.

c) That the VENDOR hereby undertakes and declares that she has not executed/signed any Agreement for Sale or Sale Deed in respect of the said Flat in favour of any other person(s) except VENDEES.

d) That there is no legal impediment or bar within the knowledge of the VENDOR, whereby she can be prevented from sale of the said Flat.

Krishna Ranjan
Maya Kainy
Anuradha Sharma

(6)

e) That if any dispute arises out of this Sale Deed, which can not be resolved by mutual negotiations, shall be subject to the jurisdiction of the Delhi/New Delhi Courts only.

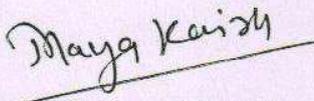
Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the VENDEES have agreed to purchase the said Flat.

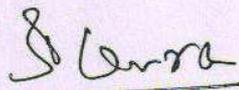
IN WITNESS WHEREOF the parties hereto have signed this SALE DEED after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses:

WITNESSES:

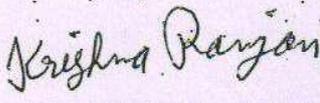

 1. PRAVEEN KHOSLA
 S/o J. P. KHOSLA
 R/o. D6/6002/7
 Vasant KUNJ N.D
 DLN - 10910 2006408433

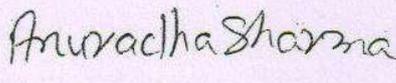
VENDOR


 (MRS. MAYA KAIRA)

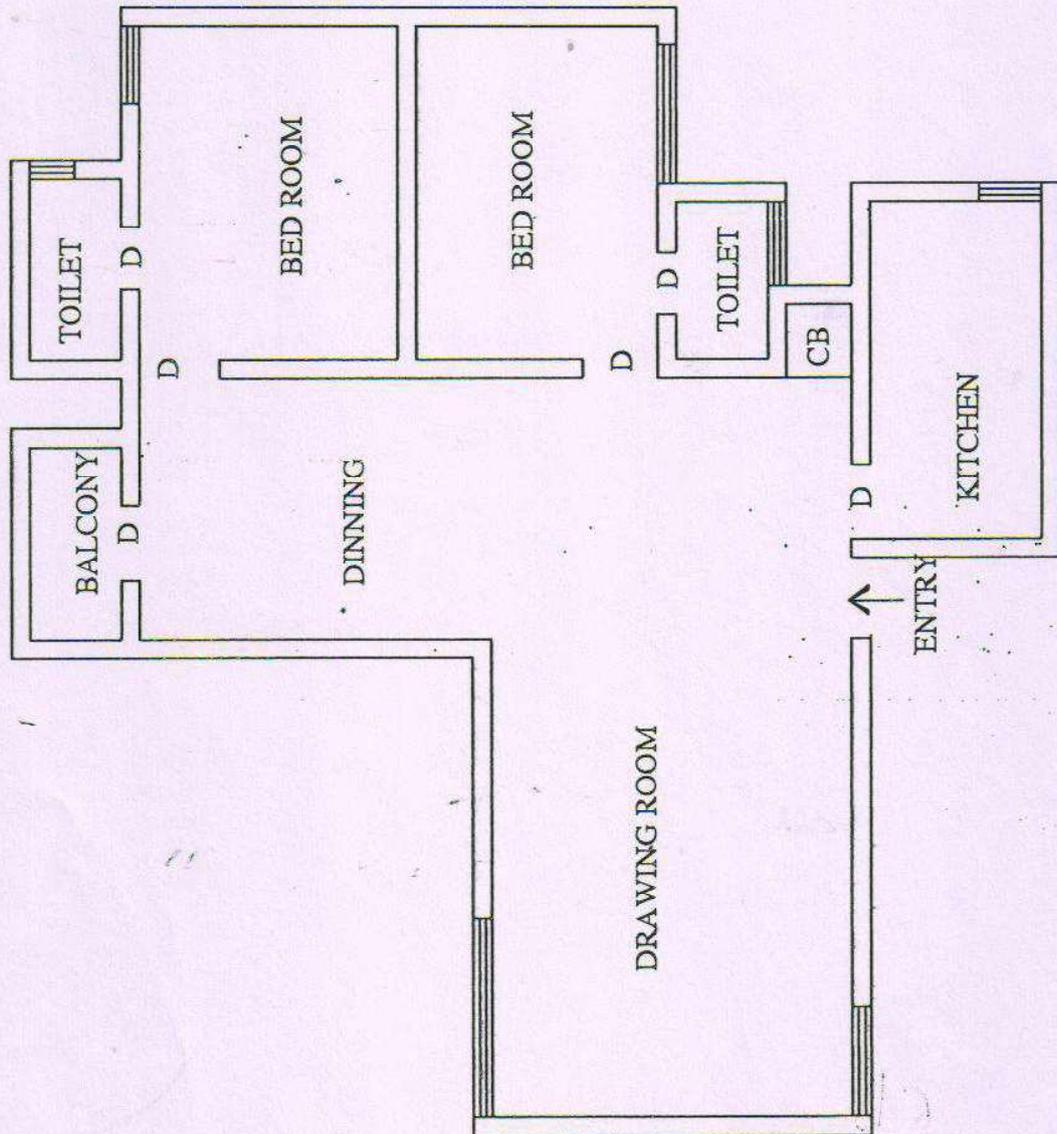
2. 
 PURAN SINGH KAIRA
 S/o K. S. KAIRA
 R/o D-1/1275 Vasant
 KUNJ N.D
 DLN - 10904 200 8469606

VENDEES


 (SH. KRISHNA RANJAN)


 (SMT. ANURADHA SHARMA)

Anurachha Sharma



TOTAL PLINTH AREA = 110.00 SQ.MTS.

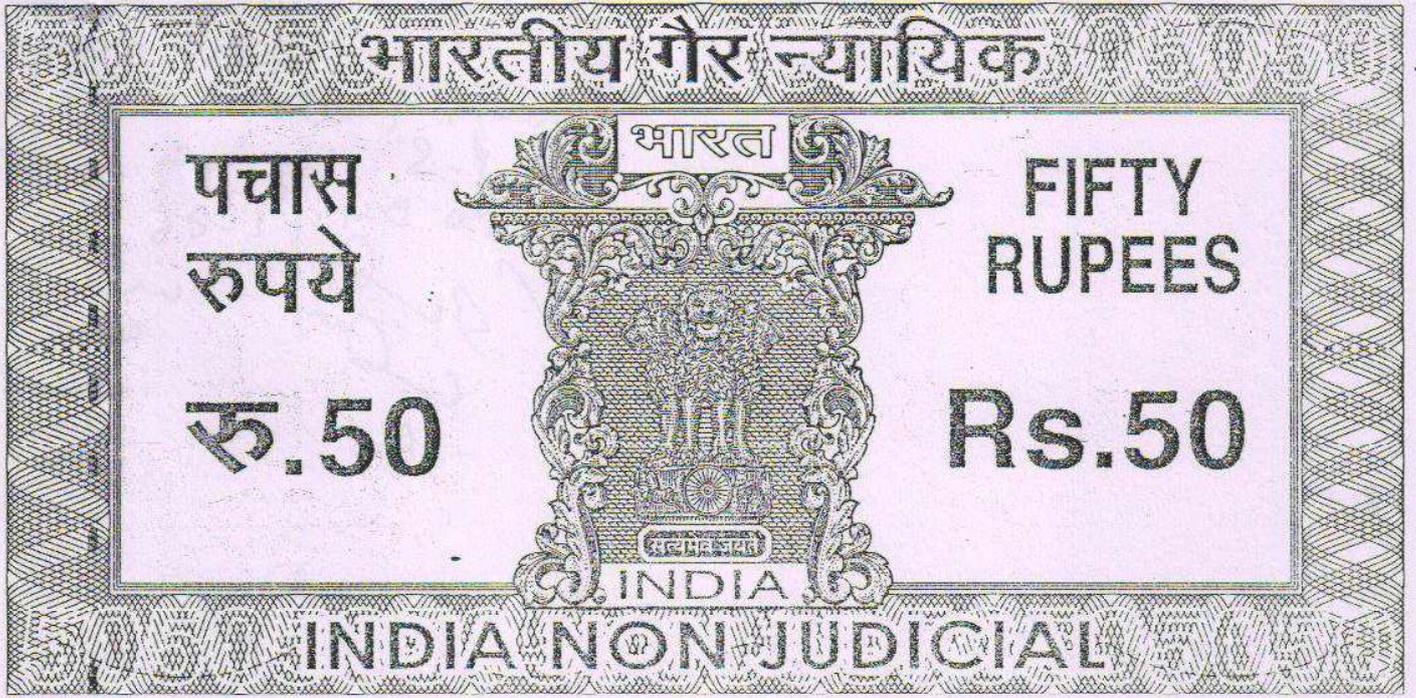
SITE PLAN OF FLAT NO - 774, (S. F. + S. G)
SEC - A, PKT - B&C, VASANT KUNJ
NEW DELHI - 110070
OWNER :-

SIGN.

SIGN. ARCHITECTS

Maya Kaur
Krishna Ranjan

SECOND FLOOR



दिल्ली DELHI

U 289910

AGREEMENT TO SELL

This Agreement is made at New Delhi on this 6/07/10 between
MRS.MAYA KAIRA W/o MR.PURAN SINGH KAIRA R/o FLAT NO.1275, SECTOR-
D, POCKET-1, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the "FIRST
PARTY").

AND

SH.KRISHNA RANJAN S/o SH.VISHWANATH SHARMA and
SMT.ANURADHA SHARMA W/o SH.KRISHNA RANJAN both R/o FLAT NO.9207,
B-9, LIG FLATS, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the
"SECOND PARTY").

THE expression of the terms FIRST PARTY and SECOND PARTY wherever they
occur in the body of this Agreement shall mean and include their respective heirs,
executors, administrators assignees and nominees unless and until it is repugnant to the
context or meaning thereof.

Maya Kaira

*Krishna Ranjan
Anuradha Sharma*

{ 2 }

WHEREAS the FIRST PARTY is/are the absolute Owner(s) and in Physical Possession of DDA FLAT NO.774, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the said PROPERTY).

AND WHEREAS the FIRST PARTY has agreed to Sell, and the SECOND PARTY has agreed to purchase the said PROPERTY at a Sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only) absolutely and forever.

AND WHEREAS the SECOND PARTY has agreed to purchase the same from the FIRST PARTY on the following agreed terms and conditions for this Agreement.

NOW THIS AGREEMENT WITNESS AS UNDER:

1. That the entire consideration amount of the ownership right, interests, liens and titles of the FIRST PARTY in the said Property is fixed between the Parties at Rs.70,00,000/- (Rupees Seventy Lacs Only)
2. That the FIRST PARTY shall execute all the necessary documents in favour of SECOND PARTY or his/her/their nominee/s and FIRST PARTY shall handover all the Original Papers at the time of receiving the final payment.
3. That the vacant physical possession of the said PROPERTY shall be handed over by the FIRST PARTY to the SECOND PARTY.
4. That the FIRST PARTY will clear all dues like, House Tax, Electricity and Water/RWA charges etc. against the said PROPERTY at the time of getting the final payment.
5. That the FIRST PARTY has assured the SECOND PARTY that the said PROPERTY is free from all sorts of encumbrances like mortgage, sale, gift, exchange, court, injunction etc., and if it is proved otherwise, the FIRST PARTY will be liable and responsible for all the damages sustained by the SECOND PARTY and will make good the same to the SECOND PARTY.

Maya Kanwar

Krishna Ranjan
Anuradha Sharma

6. That the FIRST PARTY further assure the SECOND PARTY that prior to this Agreement to Sell he/she/they has/have not entered into any kind of Agreement of any nature whatsoever, and also during the course of this Agreement, the FIRST PARTY shall not enter into any Agreement or create any kind of encumbrances of any nature whatsoever and shall keep the SECOND PARTY or his/her/their nominee/s Indemnified for the same in respect of the said PROPERTY.

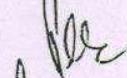
7. That this Agreement is irrevocable and if either Party fails to complete this transaction, the Other Party shall get it enforced through court of law and the defaulting Party shall be liable for all expenses, costs, incurred and damages suffered.

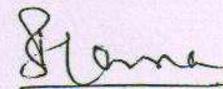
8. That if the SECOND PARTY fails to make the balance payment within above mentioned stipulated period, the advance amount paid by SECOND PARTY will be forfeited and if the FIRST PARTY is unable to execute/registered the necessary documents of the said Property in favour of the SECOND PARTY, then the FIRST PARTY will be liable to pay double of the said advance amount to the SECOND PARTY or the SECOND PARTY can get the transaction completed through court of law under specific performance of this agreement at the cost and risk of the FIRST PARTY.

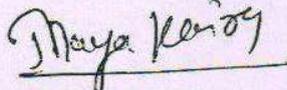
9. That the stamp duty and registration charges in respect of the above said Property will be borne by the SECOND PARTY.

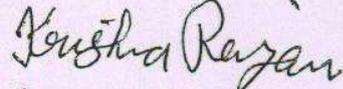
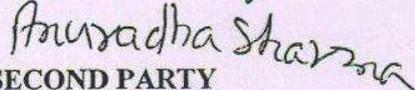
IN WITNESS WHEREOF, the parties, hereto have set month and year herein above first mentioned in the presence of the following witnesses:-

WITNESSES:-

1. 
Praven Khosle.
D-6, 1600th,
Vileed Par.

2. 
(ANURAG ANURAG)


FIRST PARTY



SECOND PARTY

26



सत्यमेव जयते

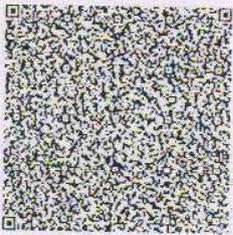
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

6837
01/04/10

Certificate No.	: IN-DL024855792799151
Certificate Issued Date	: 10-Feb-2010 04:53 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP.VASANT/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK050047173149911
Purchased by	: MAYA KAIRA
Description of Document	: Article 23 Sale
Property Description	: FLAT NO-774 SEC-A PKT-B AND C VASANT KUNJ NEW DELHI 110070
Consideration Price (Rs.)	: 65,00,000 (Sixty Five Lakh only)
First Party	: HARI PRAKASH GUPTA
Second Party	: MAYA KAIRA
Stamp Duty Paid By	: MAYA KAIRA
Stamp Duty Amount(Rs.)	: 2,60,000 (Two Lakh Sixty Thousand only)



LOCKED

Please write or type below this line. PAN NO. ANTPK 2358 P



H.P. Gupta



Maya Kaira

Statutory Alert PAN No. AAHFG 9687N

1. The Government of National Capital Territory of Delhi has issued the following Certificate of Registration of e-Stamp. The details are as follows:-
2. The details of the e-Stamp are as follows:-

SALE DEED FOR Rs.65,00,000/-

DDA Flat
Vasant Kunj
C
110 Sq.Mtr.
13,000/-
13,000/-x110 Sq.Mtr.
43,000/-
Residential
four

STAMP DUTY @ 2% Rs.1,30,000/-
TRANSFER DUTY @ 2% Rs.1,30,000/-
Total @ 4% Rs.2,60,000/-

This is executed on 01/04/2010 at New Delhi BY
I GUPTA S/o LATE SH.S.B.GUPTA R/o FLAT NO.774,
-B&C, VASANT KUNJ, NEW DELHI-110070, hereinafter
' (which expression wherever the context so requires shall mean
ours, heirs, assignees and nominees) the party of the FIRST PART.

IN FAVOUR OF

A W/o MR.PURAN SINGH KAIRA R/o FLAT NO.1275,
VASANT KUNJ, NEW DELHI-110070, hereinafter called the
ession wherever the context so requires shall mean and
irs, assignees and nominees) the party of the SECOND PART.

ANITA KAKKAR W/o DR.A.K.KAKKAR and
MR.B.N.KAKKAR both R/o 412, ADARSH NAGAR,
NJAB), were the original allottees of DDA FLAT NO.774,
longwith SCOOTER GARAGE, SFS.CAT.II, situated at
&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter
which has been allotted to them by the Delhi Development
6(272)90/SFS/KG/II.

Maya Kaira