FR0048

STATE BANK OF INDIA

Sl. No.

GSR / 001 : 254530

RECEIPT

STATE BANK OF INDIA

Branch Code No.

Received a sum of Rs. 232500/-

(Rupees Two lakhs Thirty Two Thousand five Hundred only

only)

from Smt. / Shri Rita Mukerji

s/o. d/o. w/o Udayan Mukerji

residing at New Delhi for credit to Government of Haryana account towards Stamp Duty.

STATE BANK OF INDIA

Date : 24 JUN 2010

Place : GURGAON

(Signatures of Authorised Officer)

THE SEAL OF THE SUB REGISTRAR GURGAON

16133

CONVEYANCE DEED

CONVEYANCE DEED FOR RS.46,49,904/-
STAMP DUTY PAID RS. 2,32,500/-

THIS DEED OF CONVEYANCE made on this 7th day of Sept., in the year Two Thousand Ten, at GURGAON by (i) M/S UNITECH LIMITED a Company Limited by shares and duly incorporated in accordance with the provisions of Companies Act, 1956 and having its Registered Office at 6, Community Centre, Saket, New Delhi - 110017, through its Attorney SHRI M.F. BURNEY, DY. G.M.(LEGAL) duly authorised, constituted and appointed under the Power of Attorney registered on 14.8.2001 and

दिनाँक 07/09/2010

प्रलेख नः 16133

डीड सबंधी विवरण

डीड का नाम CONVEYANCE WITH IN MC AREA

तहसील/सब-तहसील गुडगांवा

गांव/शहर साउथ सिटी

धन सबंधी विवरण

राशि जिस पर स्टाम्प डयूटी लगाई 4,649,904.00 रुपये

स्टाम्प डयूटी की राशि 232,500.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

रूपये

Drafted By: Anil K. Singla Adv.

यह प्रलेख आज दिनाँक 07/09/2010 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी M/s. Unitech Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 6 Community Centre, Saket New Delhi द्वारा पैंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री M/s. Unitech Ltd. thru M.F. Burney(OTHER)

उप/सयुंक्त पैंजीयन अधिकारी
गुडगांवा
Pankaj Setia
Sub Registrar, Gurgaon

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Rita Mukherji क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यो को दोनो पक्षो ने सुनकर तथा समझकर स्वीकार किया। दोनो पक्षो की पहचान श्री/श्रीमती/कुमारी S.C. Arora पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Himanshu Nandan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी B.N.P. Sinha निवासी Unitech Ltd. Signature Tower, Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप मे जानते है तथा वह साक्षी नः 2 की पहचान करता है।

दिनाँक 07/09/2010

उप/सयुंक्त पैंजीयन अधिकारी
गुडगांवा

pasted as Document No.114 in Additional Bahi No. 4, Jild No. 821 at page 27-28, and entered in Jild No. 96 at page No. 79, before the Joint Sub-Registrar, Gurgaon, (hereinafter referred to as "UNITECH") and (ii) **M/S PIONEER URBAN LAND & INFRASTRUCTURE LIMITED** a Company registered under the Companies Act, 1956 and having its Registered Office at A-22, 3rd Floor, Green Park, Aurobindo Marg, New Delhi through its President Mr. Manit Jaju duly authorised vide resolution dated 29th July, 2006 passed in the meeting of Board of Directors of the Company (hereinafter referred to as "PIONEER"). The Said **UNITECH & PIONEER** are jointly hereinafter referred to as **"THE VENDORS"**. The expression "VENDORS" shall mean and include their respective successors-in-interest, executors and assigns.

IN FAVOUR OF

MRS. RITA MUKERJI
WIFE OF SHRI UDAYAN MUKERJI
RESIDENT OF C-12, CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI - 110 048

hereinafter referred to as **"THE VENDEE(S)"**, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, legal representatives and assigns.

WHEREAS Unitech Limited and Pioner Urban Land & Infrastructure Ltd. (formerly known as Pioneer Profin Ltd.) purchased lands situated in villages Adampur, Tehsil & District Gurgaon, Haryana (hereinafter referred to as the **"SAID LANDS"**) and developed thereon a Residential Group Housing Complex known as **"FRESCO"**, Nirvana Country (hereafter referred to as the 'Complex'), which falls in sectors 50, Gurgaon after obtaining Licenses from the Director Town & Country Planning, Haryana, Chandigarh, for this purpose.

AND WHEREAS the Vendors have developed and constructed inter-alia residential multistoreyed Group Housing namely **"FRESCO"**, Nirvana Country in Sector-50, Tehsil & District Gurgaon, Haryana and have been selling residential apartments therein to its prospective purchasers.

Reg. No.	Reg. Year	Book No.
16133	2010-2011	1

गवाह

विक्रेता

विक्रेता
M.F. Burney

क्रेता
Rita Mukherji

गवाह 1:- S.C. Arora गवाह 2:- Himanshu Nandan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16,133 आज दिनाँक 07/09/2010 को बही नः 1 जिल्द नः 9,753 के पृष्ठ नः 140 पर पैंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नः 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनाँक 07/09/2010

उप / सयुंक्त पैंजीयन अधिकारी
गुड़गांवा
Pankaj Dutta
Sub Registrar, Gurgaon

THE SEAL OF SUB REGISTRAR GURGAON

AND WHEREAS the VENDORS vide an Agreement dated **02.01.2006** agreed to transfer, sell and convey to the **VENDEE(S)** and the **VENDEE(S)** agreed to purchase an **Apartment bearing No. 1603, Block No. 08, on 15th Floor, measuring Super area 1816 Sq. Ft. (168.71 Sq. Mtrs.) and Terrace Area Nil Sq. Ft.** in **FRESCO**, Nirvana Country, Sector 50, Villages Adampur, Tehsil & Distt. Gurgaon, alongwith common undivided and impartiable rights in the land underneath the aforesaid Group Housing Building, and right of use of common passages, staircase, right to ingress/egress, arrangements, installation and utilization of other facilities like water supply, power, light, sewage, etc., including all easementary rights attached therewith (hereinafter referred to as the said apartment) for a total sale consideration of **Rs.46,49,904/- (Rupees Forty Six Lacs Forty Nine Thousand Nine Hundred and Four only)** on the terms and conditions agreed upon by and between the **VENDOR** and **VENDEE(S)**, contained in the said agreement.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:

1. In consideration of a total sum of **Rs.46,49,904/- (Rupees Forty Six Lacs Forty Nine Thousand Nine Hundred and Four only)** already paid by the Vendee(s) to the Vendors, the receipt whereof the **VENDORS** hereby acknowledges and admits and nothing remaining due as on date, except whatever has been made specifically payable, as per terms stipulated hereinafter,the Vendors doth hereby grant, convey, transfer, assure and assign, unto the VENDEE(S) ALL THAT PIECE AND PARCEL of the Said Apartment along with its common undivided and impartible rights in land underneath the Said Building in which the Said Apartment is situated as described in the **SCHEDULE "A"**, given hereunder, together with right of use of all ways, paths, passages, rights, liberties, priviliges, easements, benefits and advantages or lights, water courses, appendages and appurtenances whatsoever to the said Apartment or any part thereof, belonging to or in any way appertaining thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto and to have and to hold the same unto and to the use of the Vendee(s), his/her/their successor and assigns, heirs, executors, administrators, absolutely and forever subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them. The aforesaid sale consideration includes the amount of External Development Charges @ Rs.114/- per Sq. Ft. of the Super area of Said Apartment on proportionate basis as the **VENDEE'S** share of the charges payable to the Govt. for the provision of External Development and/or peripheral services. The **VENDEE(S)** further agrees to pay proportionate additional External

Development charges which may be levied by Govt., or Local Authority for the provision of said services attributable to the Said Apartment.

2. That the **VENDORS** hereby assure and declare that they are the sole, absolute, exclusive and rightful Owners and have clear title of the property under transfer and are fully competent and have all rights and power to sell the same which is free from all encumbrances.

3. That the Parking Space(s) bearing No. **H-03 situated in the Upper Basement** of the said Building has/have been allocated by the Vendors to the Vendee(s) as per the said Agreement. The Vendee(s) agrees that the said Parking Spaces allocated to the Vendee(s) for his/her exclusive use and shall be understood to be together with the Apartment and deemed as facility for specific Apartment only and also the same shall not have any independent legal entity detached from the said Apartment. The Vendee(s) undertakes not to sell/transfer/deal with the Parking Spaces independent of the said Apartment and further undertakes to park his/her vehicle in the said Parking Spaces and not anywhere else in the said Complex. It is specifically made clear to the Vendee(s) that the areas reserved for services, maintenance staff etc., shall not be used for parking his/her vehicles and the Vendee(s) shall have the right to use the said parking space only no ownership rights are transferred to the Vendee(s).

4. That the Vendee(s) shall pay directly or if paid by the Vendors, then reimburse to the Vendor on demand, Govt. rates, property taxes, taxes of all and any kind by whatever name called, whether levied or leviable now or in future on the said Complex and/or the Building(s) constructed on the said portion of land or the said Apartment, as the case may be, as assessable/applicable from the date of application of the Vendee(s) and the same shall be borne and paid by the Vendee(s) in proportion to the Super Area of the said Apartment vis-a-vis the super area of all the Apartments in the said Building/said Complex as determined by the Vendors. Further, the Vendee(s) shall be liable to pay from the date of his/her application property tax, fire fighting tax or any other fee, cess or tax as and when levied by any Local Body or Authority and so long as the said Apartment of the Vendee(s) is not separately assessed to such taxes, fee or cess, the same shall be paid by the Vendee(s) in proportion to the super area of the said Apartment vis-a-vis the total super area of all the Apartments in the said Building/said Complex as determined by the Vendors. These taxes, fees, cesses etc. shall be paid by the Vendee(s) irrespective of the fact whether the maintenance is carried out by the Vendors or its Nominee or any other Body or Association of all or some of the Apartment Owners.

5. That the possession of the said Apartment has been handed over to the **VENDEE(S)**, the **VENDEE(S)** hereby confirm(s) taking over possession of the said Apartment from the **VENDORS** after satisfying himself/herself/themselves that the construction as also the various installations like electrification work, sanitary fittings, water and sewerage connection etc. have been made and provided in accordance with the drawings, designs and specifications and are in good order and condition and that the **VENDEE(S)** has/have no complaint or claim in respect of the area of said Apartment, any item of work, material, quality of work etc., therein.

6. That the **VENDEE** shall not demolish or cause to be demolished any structure of the Said Apartment or any portion thereof and shall also not make or cause to be made any additions or alterations of any nature whatsoever in the same or in any part thereof.

7. That the **VENDEE(S)** shall be required to pay Common Maintenance and Service charges as will be fixed by the VENDOR or Maintenance Agency or Association of Apartment owners and as stipulated in the Maintenance Agreement signed by the VENDEE(S). The decision of the Vendors or Maintenance Agency or the Body or Association in respect of the maintenance charges will be final and binding on the Apartment owners or on Association of the Apartment Owners. These charges shall be paid at monthly/quarterly/half yearly/annually intervals as decided by the Vendors or Maintenance Agency or Association of Apartment Owners or other body as the case may be. The Maintenance Charges which shall include inter-alia the following (a) all other rates, taxes, levies, impositions and outgoings that may from time to time be levied against the land and/or building(s) including water charges, (b) outgoing for the maintenance and management of the building, the lifts, common lights and other outgoings such as collection charges, charges for watchmen, sweepers and maintenance of accounts, incurred in connection with the Apartment and (c) levy for replacement of the machinery and equipment including but not limited to electric Sub-station and HT/LT electricity equipments, panels, DG Sets and allied systems, security and surveillance systems, fire alarm and fire fighting systems, water filtration, air conditioning, heating system as the case may be, intercom network etc., installed and used for common use of all Apartment Owners like lifts, pumping sets, water tank, electric cables etc. Further the use of common areas and facilities by the Vendee(s) within the said Building shall be subject to timely payment of maintenance charges as billed by the said Maintenance Agency/Body or the Association. If the maintenance charges are not paid by the Vendee(s) regularly

and on/or before its due date then the Vendee(s) shall have no right to use such common areas and facilities. In the event of such charges remaining unpaid the Vendee(s) shall pay interest @ 15% p.a. on the amount of Maintenance & Service charges or any other dues of the Vendors or Maintenance Agency or Association of Owners for the period of delay.

8. That as and when any Plant & Machinery within the Said Complex Building as the case may be, including but not limited to lifts, DG Sets, electric sub-station, pumps, fire fighting equipment, air conditioning plant, heating plant or any other plant or equipment of capital nature, etc., require replacement, upgradation, addition etc., the cost thereof shall be contributed by the Vendee(s) on pro-rata basis (i.e. in proportion to the super-area of the said Apartment to the total Super Area of all the Apartments in the said Building/ Complex, as the case may be). Or/alternatively these cost may be met with the Interest Free Maintanance Deposit (IFMD) deposited by the Vendee(s) along with the interest accrued there on if any. The Vendors or the Maintenance Agency or the Association of Residents shall have the sole authority to decide the necessity of such replacement, upgradation, addition etc., including its timing or cost thereof.

9. That the Vendee(s) shall permit the Vendors/Maintenance Agency/Association of Apartment Owners, as the case may be, and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Apartment or any part thereof to view and examine the state and condition thereof and to make good all defects, decays and repairs which the Vendee(s) has/have failed to make good inspite of service of one month notice in writing by the Vendor/ Maintenance Agency/ Association of Apartment Owners in this behalf and also for repairing of any part of the building(s) and for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and local condition all service drains, pipes, cables, water courses, gutters, wires, parts, structures or other conveniences belonging to, serving or used for the said Building and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for other similar purposes.

10. That the **VENDEE(S)** shall not cause any harm or damage to the peripheral walls, front, side and rear elevations of the said Apartment in any form. The Vendee shall also not change the colour scheme of the outer walls or exterior side of the doors and windows of the apartment and shall also not carry out any change in the exterior elevation and design.

11. The **VENDEE(S)** shall keep the Said Apartment, the walls and partitions, sewers, drains, pipes and appurtenances thereto belonging, in good tenaneable repair or condition and in particular so as to support, shelter and protect and parts of the building(s) other than the said Apartment and shall abide by all laws, bye-laws, rules and regulations of the Government, Local/Municipal Authorities and/or any other authorities and local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such condition or law, bye-laws or rules and regulations.

12. That the **VENDEE(S)** shall not put up any name or sign board, neon-light, publicity or any kind of advertisement material, hoarding, clothes, etc., on the external facade of the building or anywhere on the exterior or on common areas and roads of the Complex and shall be entitled to display its own name plate only at the place provided for the said Apartment.

13. That the **VENDEE(S)** shall not remove or change the position of any walls of the Said Apartment including load bearing walls and all the walls/structures shall remain common between the **VENDEE(S)** and Owners of the adjacent Apartment.

14. That the **VENDEE(S)** shall not be entitled to claim partition of their share in the land or the common areas and those shall always remain undivided and impartiable.

15. That the **VENDEE(S)** may transfer by sale, gift or otherwise the said Apartment. However, before such transfer, the **VENDEE(S)** shall inform the **VENDORS** of the said transfer and clear the maintenance charges or other Govt. outstandings, if any, and also take **NO DUES CERTIFICATE** from the Vendors or the Maintenance Agency or the Association of Apartment Owners as the case may be.

16. That the **VENDEE(S)** shall not use the said Apartment in a manner that it may cause obstruction or hindrance of any nature to any common passages, verandah or terraces or other common facilities and services.

17. The **VENDEE(S)** has/have undertaken and doth hereby undertake that the **VENDEE(S)** shall be solely responsible and liable for violation, of any provision of and other applicable rules, regulations or directions of Competent Authorities and that the **VENDEE(S)** shall keep indemnified the Vendors and its employees or the Maintenance Agency for any liability and/or penalty resulting from such violation(s).

18. That the VENDEE(S) shall have no right, title or interest of any kind of land earmarked for community facilities/amenities in the Complex. Further, the VENDEE(S) shall not have any claim or right in any commercial premises or commercial building or interfere in the booking of apartments and finalization of sale Flats/Dwelling Units reserved for EWS or in the operation and management of shops, commercial premises, School, Club, etc.

19. That the VENDEE(S) has/have borne all expenses for the completion of this Deed including the Stamp Duty, Registraton and other incidental charges. This Sale Deed in respect of the transaction involved herein, is valued for the purpose of Stamp Duty at **Rs.46,49,904/- (Rupees Forty Six Lacs Forty Nine Thousand Nine Hundred and Four only)** in terms of the Indian Stamp Act, 1899. Any deficiency in the Stamp Duty as may be determined by the Sub-Registrar or any other concerned Authority along with penalty or deficiency in stamp duty as may be levied in respect of the Said Apartment shall be borne by the VENDEE(S) exclusively and the Vendors accept no responsibility in this regard.

20. That the VENDEE(S) agree(s) and confirm(s) that all the obligatons arising under this Conveyance Deed in respect of the said Apartment/Building/Complex/plot of land shall equally be applicable and enforceable against any and all occupiers, tenants, licencees and/or subsequent purchasers of the said Apartment as the said obligations go with the said Apartment for all intents and purposes and the VENDEE(S) assure(s) the Vendors that the VENDEE(S) shall take sufficient steps to ensure the performance of their obligations in this regard.

21. That except for the said Apartment sold herein and all common easementary rights attached therewith, the entire common areas and facilities provided in the above mentioned FRESCO and its adjoining area including the terrace/roof and the unallotted areas shall remain the property of the VENDORS and those shall be seized and deemed to be in the possession of the VENDORS. The VENDORS shall be entitled to any future exploitation of the same and the Vendee(s) shall not raise any objection in this regard.

22. That the VENDEE(S) may get insurance of the contents lying in said Apartment at their own cost and expenses. The VENDEE(S) shall not keep any hazardous, explosive, inflammable Chemicals/material, etc., which may cause damage to the block building or any part thereof. The VENDEE(S) shall be liable for the same.

23. That the VENDEE(S) shall use the Said Apartment for purposes of residence only. However, if the VENDEE(S) use or permit use of the said Apartment for any purpose contrary to the permissible use, then in that event, the Vendors and /or Maintenance Agency and/or the Association of the Apartments Owners shall be entitled to take action in accordance with law.

24. That the provisions of the Haryana Apartment Ownership Act, 1983, and other staturory laws, rules or guidelines, wherever applicable, will be observed and complied with. The Vendee(s) expressly agree and undertake that he/she/they shall join the Association of Apartment Owners as and when the same is formed and he/she/they shall abide by the rules, regulations and guidelines of the Associaton as framed, amended or modified from time to time.

(SCHEDULE "A" referred above)
(Description of the property conveyed to the Vendee)

ALL that piece and parcel of **Apartment No. 1603, on 15th Floor, Block No. 08, having super area 1816 Sq. Ft. (168.71 Sq. Mtrs.) and terrace area Nil Sq. Ft.**, comprising of Drawing cum Dining Room, three Bedrooms with two attached Toilets, Kitchen, Servant Room with Toilet, Lobby and Balconies in the said Group Housing, namely, **FRESCO**, Nirvana Country, situated in Sector 50 in the revenue estate of villages Adampur, Tehsil and District Gurgaon (Haryana).

four42

IN WITNESS WHEREOF, THE VENDORS THROUGH ABOVE NAMED AUTHORISED SIGNATORIES/CONSTITUTED ATTORNEY, SIGNED, SEALED & EXECUTED THIS DEED AT GURGAON, ON THE DATE, MONTH & YEAR, FIRST ABOVE WRITTEN. MR. M.F. BURNEY IS ALSO AUTHORISED BY THE VENDORS TO PRESENT AND ADMIT EXECUTION OF THIS DEED IN THE OFFICE OF SUB-REGISTRAR GURGAON.

WITNESSES:

1.

Anil Singla
Advocate
Gurgaon (Hr.)

UNITECH LIMITED
SIGNATURE TOWERS, TOWER-A, SOUTH CITY-I
GURGAON-122001, HARYANA

(1) FOR UNITECH LIMITED

For UNITECH LIMITED

(M. F. BURNEY)
Constituted Attorney
(M. F. BURNEY)
(CONSTITUTED ATTORNEY)

(2) FOR PIONEER URBAN LAND & INFRAS.LTD.

2.

Jaipal Singh S/o B. Singh
Signature Tower
South City-I

(MANIT JAJU)
PRESIDENT
(VENDORS)

Subhash Chandra Arora
Advocate
Distt. Courts, Gurgaon

SUB REGISTRAR
GURGAON

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : unitech-limited.com

BY COURIER

Ref:UL:RED:NRFR/00048 | 20178/05 Date : 12/11/2005

RITA MUKERJI
C-12 , CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin: 110048

ALLOTMENT LETTER

Sub : Allotment of FLAT No. 08-15-1603(3 BEDROOM) in FRESCO NIRVANA COUNTRY, GURGAON

R : Customer Code No. FR0042

Dear Sir/Madam

In response to your application dated 12/11/2005 for booking of a flat in Fresco nirvana country, Gurgaon

We are pleased to allot you flat No. 1603 in Block No. 08 at Fresco nirvana country, Gurgaon, for a total consideration of Rs. 4647454.00(Rs. Forty Six Lac Forty Seven Thousand Four Hundred Fifty Four only) under payment plan DOWN PAYMENT PLAN opted by you,(Payment plan is attached herewith) on the terms and conditions of sale as agreed and signed by you.

The above allotment is subject to realisation of the cheque/Draft paid by you as earnest money.

Please quote your Customer Code number as mentioned above for all your future correspondence.

Thanking You,

Yours Faithfully
For UNITECH LIMITED

AUTHORISED SIGNATORY

Encl : as above

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : unitech-limited.com

PAYMENT SCHEDULE

Allotment No. : 00048 Allotment Date : 12/11/2005
Customer code : FR0048
Customer Name : RITA MUKERJI
Address : C-12 , CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin Code : 110048

Basic Price	Rs.	4240294.00	Terrace Price	Rs.	0.00
Plc Amount	Rs.	0.00	EDC Charges	Rs.	206910.00
Car Parking Price	Rs.	200250.00	Net Price	Rs.	4647454.00

Property Type:3 BEDROOM

Property No. :Block: 08 Floor: 15 No. 1603 Area 1815.00 SQFT

Pref. Code : Terrace Area

S.no	Payment Description	%	Due Date	Amount
1	At the time of Regn.		12/11/2005	424029.00
2	Within 45 Days		27/12/2005	4011409.00+50% cmd
3	On Final Notice of Poss.		/ /	212016.00+50% cmd
	Total Amount :-			4647454.00

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I,
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : unitech-limited.com

RECEIPT

FRESCO NIRVANA COUNTRY

Receipt No. : 000059
Date : 12/11/2005
Customer Code : FR0048

RITA MUKERJI
C-12 , CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin: 110048

Received Rs. : 400000.00 (Rs. Four Lac only)

*Cheque No.: 720812 Date: 17/10/2005 Bankers: VIJAYA BANK
Place : NEW DELHI

* Property Details *

Block	Floor	Unit No.	Type	Super Area	Terrace Area
08	15	1603	FLAT	1815.00 SQFT	0.00

Sno.	Account Head	Amount (Rupees)	Remarks
1.	Instalment -	400000.00	
2.	External Development Charges -	0.00	
3.	Terrace Charges -	0.00	
4.	Prefrential Location Charges -	0.00	
5.	Parking Charges -	0.00	
6.	Interest Deferred -	0.00	
7.	Interest on Delay Payments -	0.00	
8.	Contingency/Security Deposit -	0.00	
9	Miscellaneous Charges :- -		
	Total Rs.	400000.00	

Authorized Signatory

* Subject to Realization

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I,
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : www.unitechgroup.com

RECEIPT

FRESCO NIRVANA COUNTRY

Receipt No. : 001681
Date : 17/12/2005
Customer Code : FR0048

RITA MUKERJI
C-12 , CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin: 110048

Received Rs. : 265438.00 (Rs. Two Lac Sixty Five Thousand Four Hundred Thirty Eight only)

*Cheque No.: 072840 Date: 16/12/2005 Bankers: CITIBANK N.A.
Place : NEW DELHI

* Property Details *

Block	Floor	Unit No.	Type	Super Area	Terrace Area
08	15	1603	FLAT	1815.00 SQFT	0.00

Sno.	Account Head	Amount (Rupees)	Remarks
1.	Instalment -	265438.00	
2.	External Development Charges -	0.00	
3.	Terrace Charges -	0.00	
4.	Prefrential Location Charges -	0.00	
5.	Parking Charges -	0.00	
6.	Interest Deferred -	0.00	
7.	Interest on Delay Payments -	0.00	
8.	Contingency/Security Deposit -	0.00	
9.	Miscellaneous Charges :- -		
	Total Rs.	265438.00	

Authorized Signatory

* Subject to Realization

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I,
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : www.unitechgroup.com

RECEIPT

FRESCO NIRVANA COUNTRY

Receipt No. : 000903
Date : 20/12/2005
Customer Code : FR0048

RITA MUKERJI
C-12 , CHIKAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin: 110048

Received Rs. : 3770000.00 (Rs. Thirty Seven Lac Seventy Thousand only)

D/D No. : 053763 Date: 20/12/2005 Bankers: H.S. BANKING CORPN. Place : NEW DELHI

* Property Details *

Block	Floor	Unit No.	Type	Super Area	Terrace Area
08	15	1603	FLAT	1815.00 SQFT	0.00

Sno.	Account Head	Amount (Rupees)	Remarks
1.	Instalment	3232840.00	
2.	External Development Charges	269310.00	
3.	Terrace Charges	0.00	
4.	Prefrential Location Charges	0.00	
5.	Parking Charges	0.00	
6.	Interest Deferred	268250.00	
7.	Interest on Delay Payments	0.00	
8.	Contingency/Security Deposit	0.00	
9.	Miscellaneous Charges :	0.00	
	Total Rs.	3770000.00	

Authorised Signatory

* Subject to Realisation

UNITECH LIMITED
REAL ESTATE DIVISION
(MARKETING)
GROUND FLOOR,
SIGNATURE TOWERS, SOUTH CITY I,
NH-8, GURGAON-122001
PH. : (0124) 5082020
FAX : (0124) 2580025
E-MAIL : unitech@del2.vsnl.net.in
WEBSITE : unitech-limited.com

Ref:UL:RED:NRFR/000095
Dated :12/11/2005

DEMAND LETTER

RITA MUKERJI
C-12 , CHIRAG ENCLAVE
OPP. NEHRU PLACE
NEW DELHI
Pin: 110048

Customer Code : FR0048
Super Area 1815.00 SQFT

Property No. :FL3FU 08-15-1603
Project :FRESCO NIRVANA COUNTRY,GURGAON

Dear Sir/Madam,

We wish to inform you that your following instalment(s) are falling due on the dates indicated against them.

Due Date	Description		Amount Due	Balance Payable
12/11/2005	At the time of Regn.	next	424029.00	24029.00
27/12/2005	50% Club membership	next	27500.00	27500.00
27/12/2005	Within 45 Days	next	4011409.00	4011409.00
	Total Amount Due :-		4462938.00	4062938.00

You are therefore requested to remit /pay the above mentioned amount on or before the above mentioned due date(s) in order to avoid interest accruel on net delayed amounts. Payments may please be made by Bank Drafts or MICR Cheques Payable at NEW DELHI favouring
UNITECH LIMITED FRESCO SALES A/C.
Outstation or NON MICR cheques will not be accepted.

Thanking You

Yours Faithfully
For UNITECH LIMITED

AUTHORISED SIGNATORY