[illegible]

[illegible]

[illegible]

SALE DEED

SALE DEED for the [illegible]

Stamp Duty Rs. [illegible]

THIS INDENTURE OF SALE made on this the [illegible] day of [illegible] [illegible] by M/s. Ansal Properties & Industries (P) Ltd., a company incorporated under the Companies Act, 1956, having its registered office at 115, Ansal Chambers, 115 Kasturba Gandhi Marg, New Delhi, hereinafter referred to as the Promoter, which expression shall include its assigns, successors etc. unless the subject and context requires otherwise, and in favour of:

[illegible] BANSAL

W/o. SRI [illegible] BANSAL

R/o. [illegible]

A.S.R.N.L.

[illegible] which expression shall include his heirs, executors, assigns, etc. unless the subject or context requires otherwise.

WHEREAS the Promoter along with its associate companies i.e. M/s. Ansal Housing & Estates (P) Ltd., M/s. Ansal Construction and Estates (P) Ltd. and other sub-licensees and has obtained licenses from the Director, Town & Country Planning, Haryana, [illegible]

Under the Haryana Development and Regulation of Urban Areas Act, 1975, for the promotion and development of a residential colony to be known as "Eden Villas", in and around Villages Chauma and Garhauli, Tehsil Sohna, Haryana (hereinafter referred to as the "Colony")

AND WHEREAS the Promoter has entered into arrangements with associate companies to develop the entire land collectively and to carve out and sell different sized plots, as with or without coupon, and to sell the Units in different sizes in the colony;

AND WHEREAS pursuant to the aforesaid arrangements, the associate companies have executed a General Power of Attorney duly registered in his favour of the said Registrar, New Delhi in Volume of Book III number with genera, inter alia, to execute the said agreement and to get the same registered;

AND WHEREAS on the application of the Buyer, the Promoter has allotted to the Buyer the residential plot bearing No. 185 Block No. 5 in the said extensive Residential Plots Project, with all rights and benefits, for a consideration of Rs. 1,28,200/- (Rupees One lakh twenty eight thousand two hundred only) plus the Buyer's share of promoter's all inclusive charges, and the Buyer is a member of local Society for the provision of common facilities and services on the terms and conditions stipulated in the said document, duly signed and executed by the Buyer after being satisfied that the Promoter has the right and authority to sell the said plot;

AND WHEREAS the Promoter has fulfilled all the formalities and requirements and has furnished all the said plot free from all encumbrances, liens, charges, mortgages;

AND WHEREAS the Buyer has signed the said agreement to be now transferred in his name and the Promoter has agreed to transfer;

NOW THEREFORE IT IS HEREBY AGREED WITNESSES AS FOLLOWS :

1. That in pursuance of the said agreement, the said plot is now transferred in the name of the said Buyer for a consideration of Rs. 1,28,200/- (Rupees One lakh twenty eight thousand two hundred only) paid by the Buyer to the Promoter, the receipt of which is hereby acknowledged and the Promoter has hereby sold and transferred and conveyed and transfer and convey unto the said Buyer the said plot

release and discharge the Buyer, the Promoter does hereby transfer, convey and assign by way of sale unto the Buyer all that piece of [illegible] plot admeasuring [illegible] square metres, bearing No. [illegible] in Block No. [illegible] forming part of the approved layout plans of the said Government Patan Village and more particularly described in the schedule hereunto written together with all rights, liberties, privileges, easements necessary for the enjoyment of the said plot land TO HAVE AND TO HOLD THE said plot together with all rights and appurtenances thereto and thereunto.

3. That the Buyer has already paid the sum of Rs. [illegible] (Rupees [illegible] only) towards sale consideration and the balance sum of Rs. [illegible] (Rupees [illegible] only) calculated on the rate of Rs. [illegible] per square metre will be paid at the time of the charge payable to the Government or Local Authority for the Provision of water and other permanent assessment. This sum has been mutually agreed as the consideration for the purpose of the said transaction. The Buyer has also agreed to pay any additional charge which may be levied by any Government or Local Authority for the provision of the said services and attributable to the said plot of land.

2. That the Promoter has handed over actual physical possession of the said plot of land to the Buyer;

4. That the Promoter has assured the Buyer that the plot is free from all encumbrances, liens and claims, and the Promoter has the full right and authority to sell the same.

5. That all taxes, water charges, levies, maintenance charges from the date of fulfilment shall be payable and paid by the Buyer.

6. That the Buyer shall abide by all the laws, bye-laws, rules and regulations of the Government, Local Authorities, etc., relating to the Colony and the said plot of land.

7. That the conveyance of the said plot shall be done by the Promoter on the request of the Buyer and shall be executed by the Municipal Authorities / Government Agencies, whichever be certain, and the stamp and registration charges to be determined by the Promoter from time to time. The Buyer agrees to pay his share of such charges as may be demanded by the Promoter. The Buyer further agrees to deposit with the Promoter or its nominee since all the said Roads, open spaces, all the areas of the plot by way of [illegible] security deposit such amounts as fixed.

10. Any commonly well but those of fencing or other shall be jointly the owners and responsible for maintenance whether wholly or in part, by the respective parties Buyers. The area of the plot will include both all the area to be covered by such common wall.

11. The all expenses including the stamp duty on the registration of this deed from been borne and paid by the Buyer.

SCHEDULE OF ROOM

All the piece and parcel of land being Plot No. [illegible] [illegible] in the residential colony known as [illegible] situated in and around Village Cheema, Tehsil and District Sangrur, Punjab and bounded as under :

North [illegible]

South [illegible]

East [illegible]

West [illegible]

IN WITNESS WHEREOF the Promoter/Seller, through Shri [illegible] authorised signatory signed this deed on [illegible] on the day, month and year first above written.

M/s [illegible] Properties Group Private Limited [illegible]

Authorised Signatory

Witnesses:

1. [illegible]

2. [illegible]

Buyer

[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	Type of Property	[illegible]
[illegible]	Easement Rights	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	Possession Date	[illegible]
[illegible]	Residential or Residential	[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

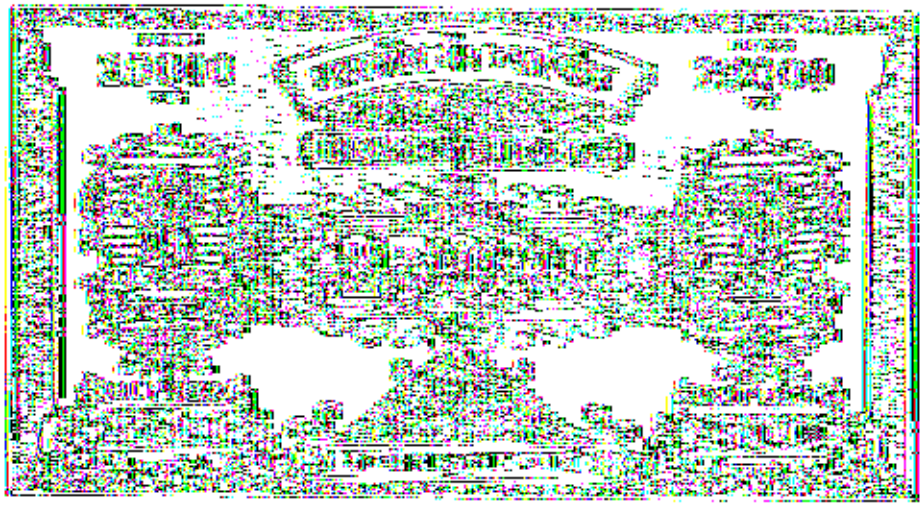
[illegible]

SALE DEED

[illegible]

[illegible]

[illegible]



[illegible]

[illegible]

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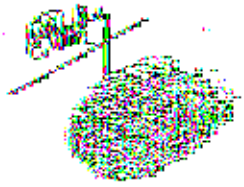

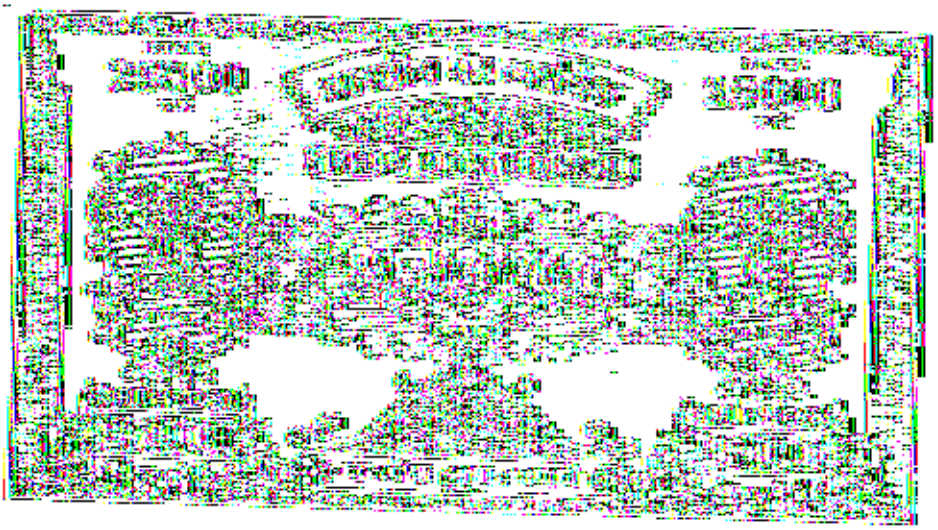

[illegible]

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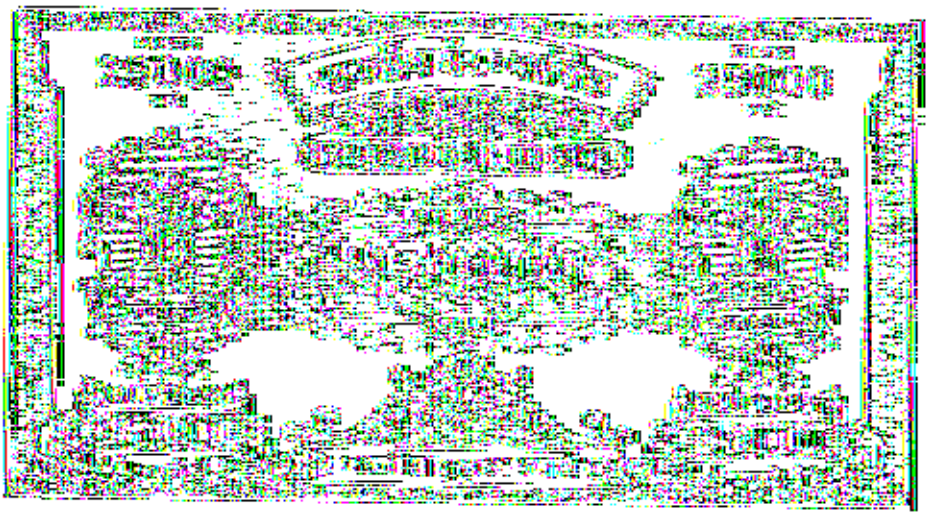
[illegible] the [illegible] [illegible] is [illegible] [illegible] [illegible]



[illegible]

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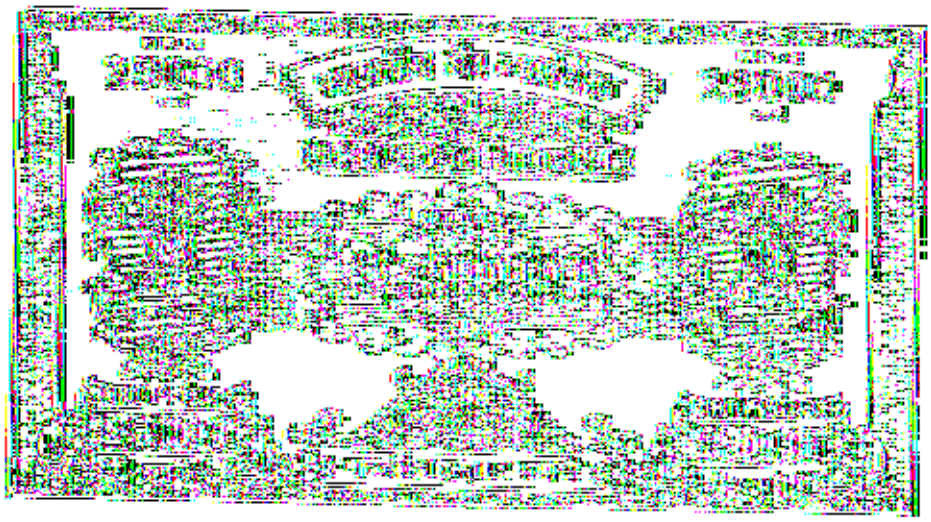
[illegible]

1. [illegible] the [illegible] has [illegible] [illegible] [illegible]



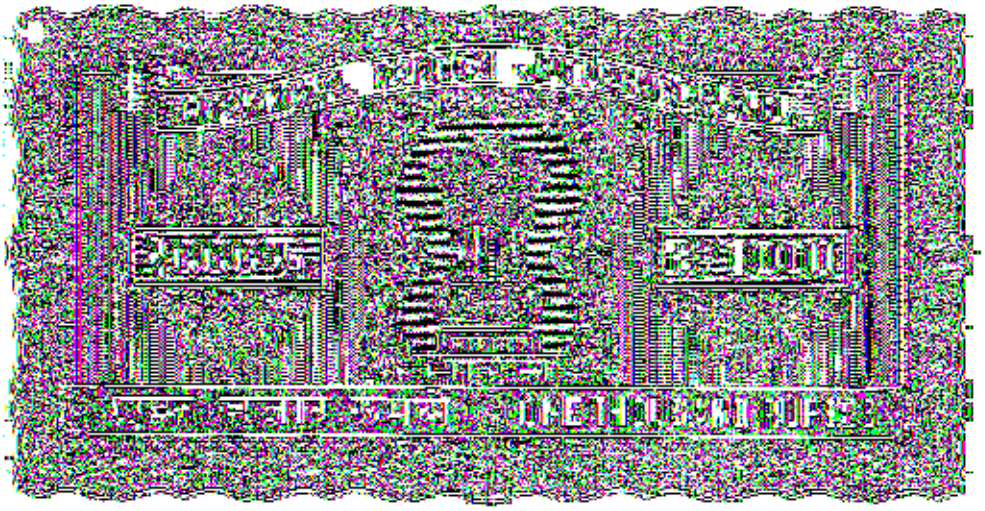
3. That the said property consisting of the said premises hereinafter mentioned has been delivered to the [illegible] at the date thereof. The vendors are in possession of the same and shall [illegible] all the rights, privileges, appurtenances and easements etc. and shall be [illegible] the said property without any hindrance, claims or demands by the [illegible] or his heirs etc.

4. That all the approvals for the building, engineering and other [illegible] for this sale deed from the authorities will be paid by the [illegible].

[illegible] that the lessee assumes [illegible] on demand for inspection of this property. [illegible] paid and delivered by the WRITER upon the date of execution of this [illegible] and thereafter it shall be the responsibility of the WRITER for [illegible].

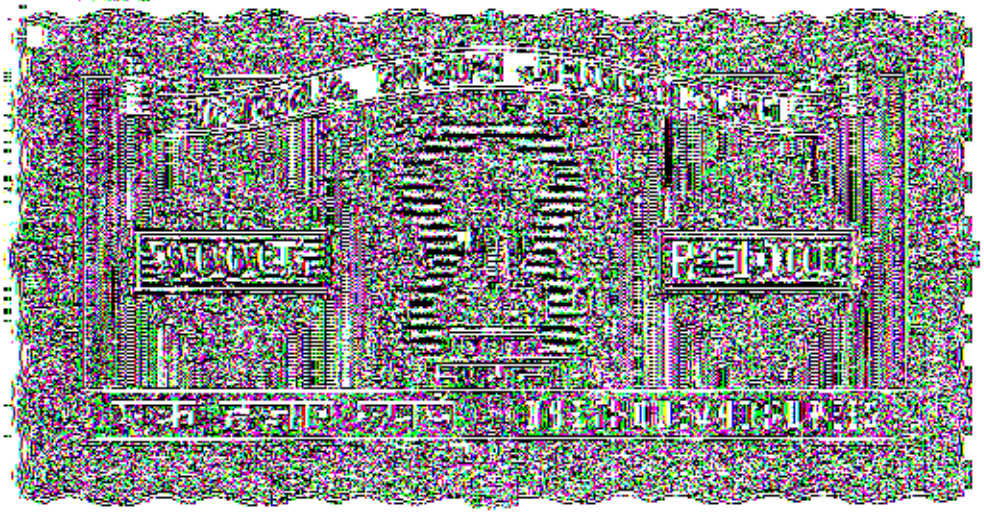
[illegible] That all the provisions contained and which relate to property [illegible] this property from [illegible] by the WRITER [illegible] the WRITER in consideration of the [illegible] of execution of this [illegible].

[illegible] That the WRITER hereby [illegible] agrees to lease and without [illegible] which may be [illegible] the [illegible] of [illegible] [illegible] possession of [illegible] and [illegible] [illegible] said pilot and [illegible] [illegible] [illegible]



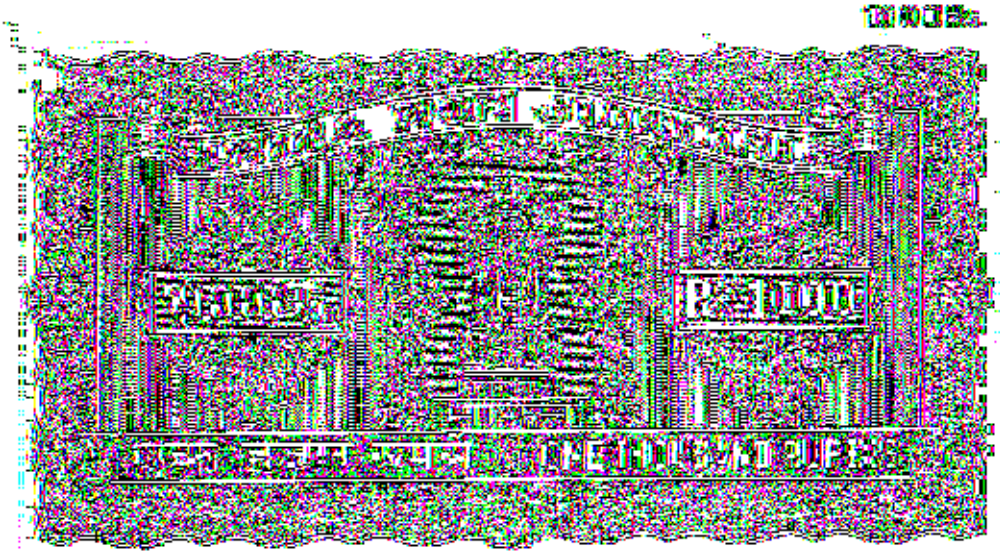
[illegible]

12. That the [illegible] [illegible] [illegible]



-[illegible]-

[illegible] This Box contains all house preventatives and [illegible] and [illegible] [illegible] The base [illegible] the assembly [illegible] contained [illegible] [illegible] be unauthorized [illegible] any [illegible] [illegible] the [illegible] on the [illegible] [illegible] [illegible]



—2—

[illegible]

[illegible]

Advocate

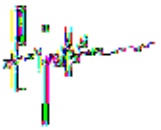
[illegible]

1. [illegible]

Advocate

2. [illegible]

[illegible]



[illegible]

1. Type of Deed : [illegible]
2. Village/Town Name & Code : [illegible]
3. Sector/Block Name & Code : [illegible]
4. Plot Land Area [illegible] : [illegible] Sq. Mtrs.
   Multi-Storey Block :
5. Type of Property : Plot
6. Covered Area : Nil
7. Transaction Value : [illegible]
8. Stamp Duty : [illegible]
9. Stamp Duty Value : [illegible]
10. Execution Date : [illegible]
11. Commercial or Residential : Residential

[illegible]

THIS SALE DEED IS MADE AT GURGAON ON THIS 8th DAY OF November [illegible] BETWEEN Smt. Sunita Singh S/o Late Shri [illegible] and Mrs. Anita Singh W/o Shri [illegible], Single both R/o [illegible], Cheema Park, New Delhi-[illegible], hereinafter called the "VENDOR" which expression shall [illegible] successors, successors, administrators, executors, and assigns of the FIRST PART.

contd....2...

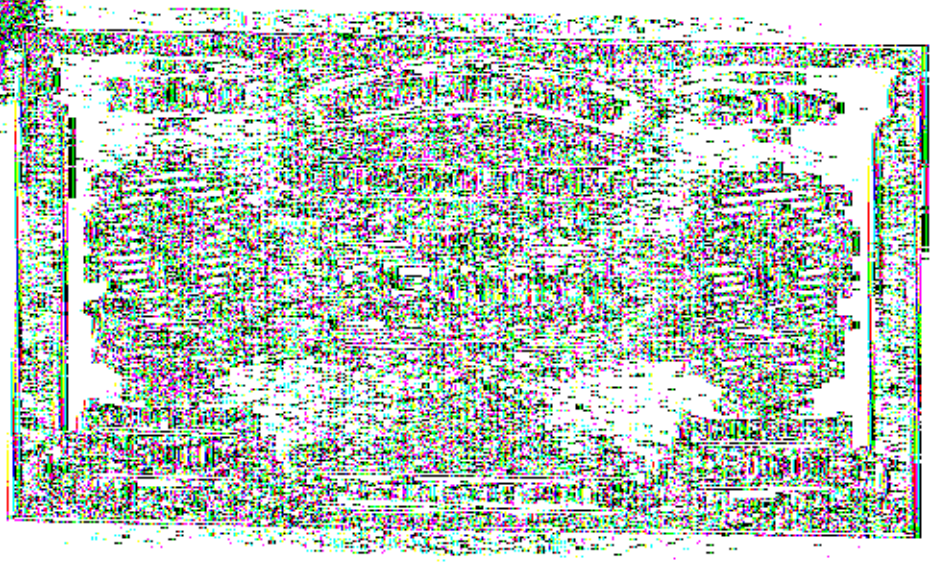
[illegible]

[illegible]

[illegible]

[illegible]

[illegible] [illegible] [illegible] [



[illegible]

- - 4 - -

WHEREAS the above said RIVERS are owners and in possession of the [illegible] Nos.145 Block 15 measuring [illegible] Sq. Meters, in the residential [illegible] known as [illegible], Bangalore, situated in [illegible] Village [illegible] Taluk, Bangalore District, and bounded as under:-

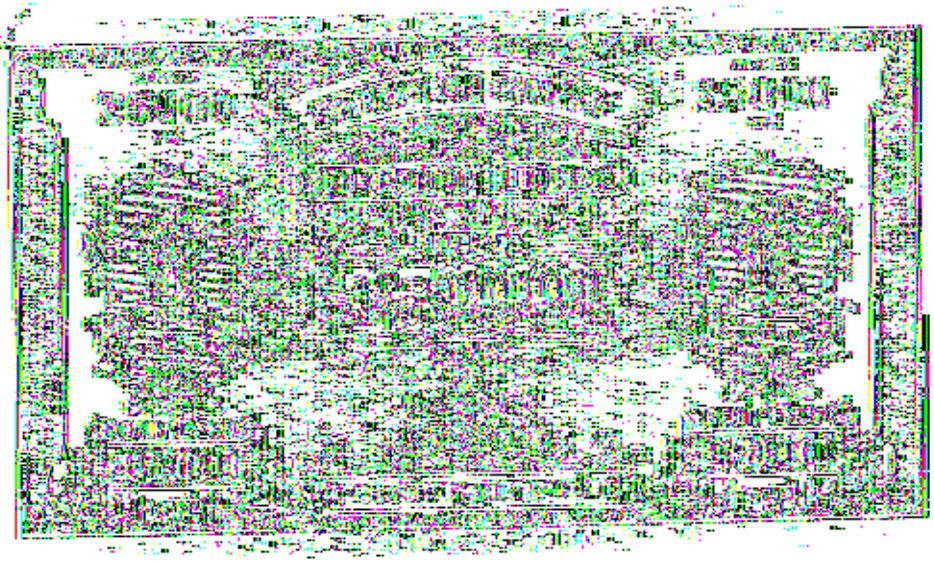
EAST	: [illegible]	WEST	: [illegible]
NORTH	: [illegible]	SOUTH	: [illegible]

By way of [illegible] resolution [illegible] vide Sale Deed No.[illegible] [illegible] Book No.1 [illegible] No.386 page [illegible] dated [illegible] registered in the office of Sub-Registrar, Bangalore Shivajinagar. Thereafter [illegible] the property.

NOW THEREFORE the RIVERS [illegible] legal heirs and [illegible] [illegible] the above [illegible] the RIVERS have agreed to [illegible]

[illegible]

contd...4...



[illegible]

— 4 —

[illegible]

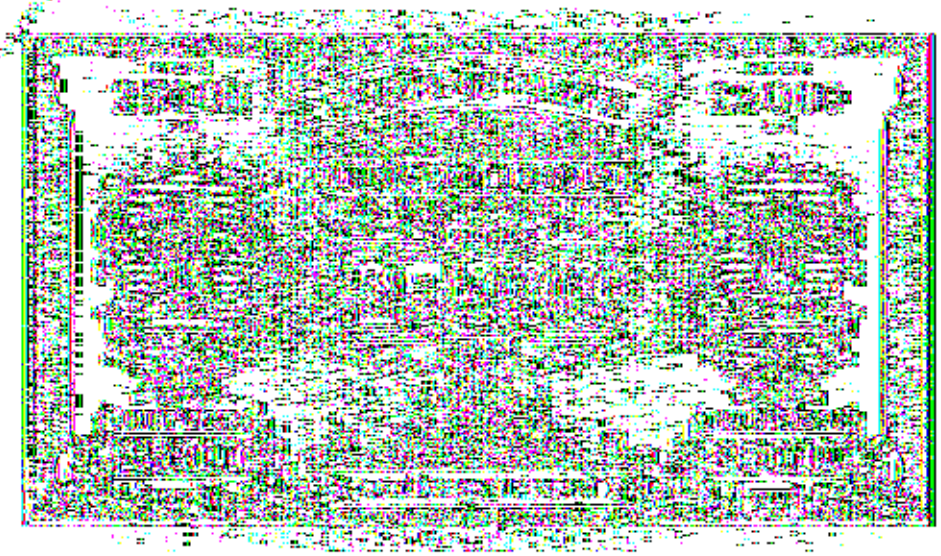
1. That the [illegible] have agreed for sale the [illegible] said property and the [illegible] has agreed to purchase the same for a sum of Rs. [illegible] (Rupees Eighteen Lacs Ninety Thousand Only) [illegible] the [illegible] for the [illegible] as under:-

Rs. [illegible] vide Cheque No. [illegible] dated [illegible] drawn on [illegible] Bank of [illegible] in favour of [illegible]

Rs. [illegible] vide Pay order No. [illegible] dated [illegible] drawn on [illegible] Bank Ltd., [illegible] Delhi [illegible]

Rs. [illegible] vide Pay order No. [illegible] dated [illegible] drawn on State Bank of [illegible] in favour of [illegible] Delhi.

[illegible]

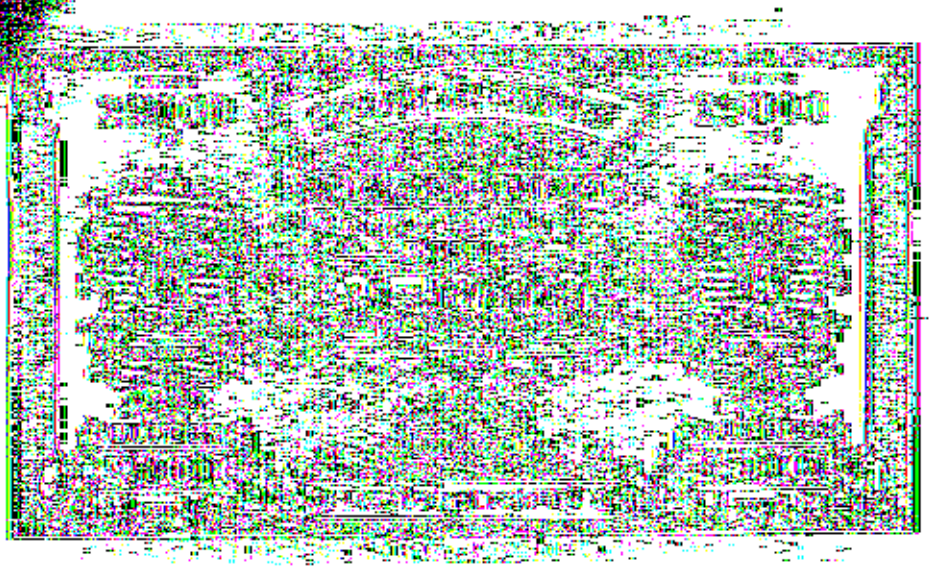


15. [illegible] the [illegible] Development ground, economy and [illegible] will [illegible] rights, titles and [illegible] in the shares said Elliot [illegible] Bhadi Financing [illegible] Sdn. Bhd. in the [illegible] company [illegible] [illegible], Bangsar Selangor, [illegible] the second village Dhama Tek[illegible] [illegible] Selangor, with the [illegible].

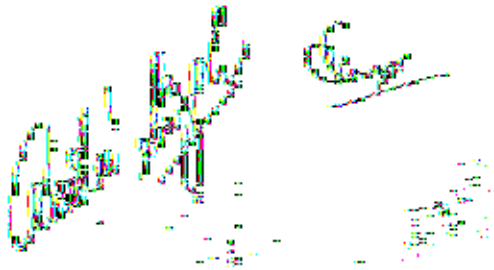
[illegible]

2. That the said property transferred herein to these donees and these donees will encumbrances, claims, demands, dues, liens, mortgages, decrees, litigations, prior sales, agreement the said etc.

contd...P...

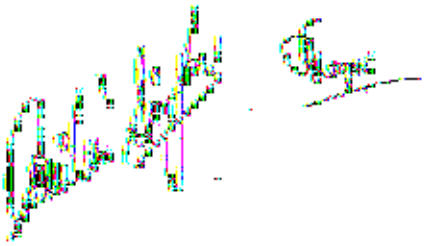


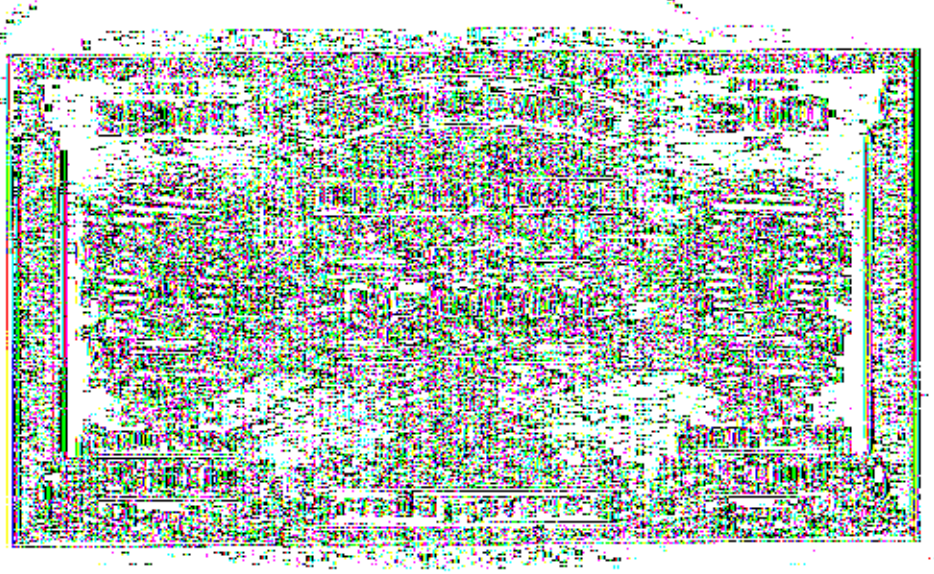
4. That the actual physical possession of the said property is being conveyed thus, delivered to the GRANTEE, such also has known the absolute owner's possession will become such, with all the rights, privileges, passages, appurtenances and possession etc., as absolute owner of the said property, without any hindrance, claims, demands by the vendors or their heirs etc.



15. That all file [illegible], [illegible], engineering and other [illegible] charges for high [illegible] bead [illegible] frame and post by the [illegible].

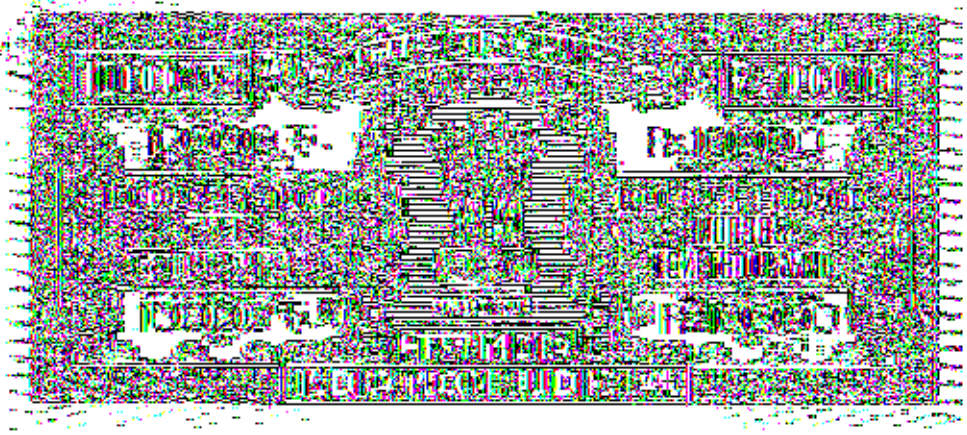
[illegible]/S...



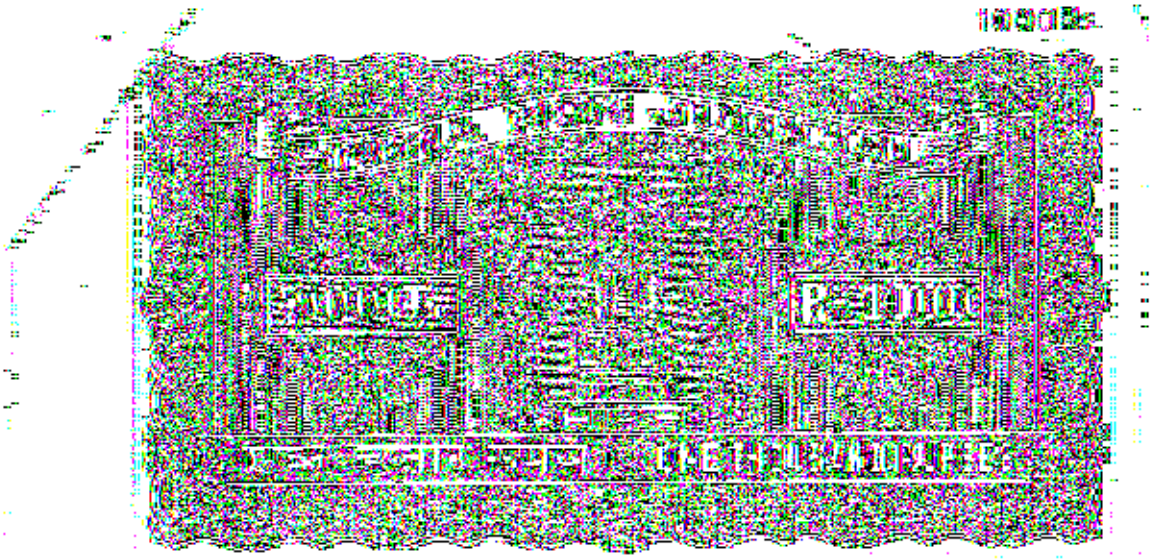


16. That the lessee, lessee, lessee hereunder in respect of this property insured shall not allowed by the [illegible] upon the [illegible] of [illegible] and [illegible] shall be the responsibility of the [illegible] hereunder.

[illegible]



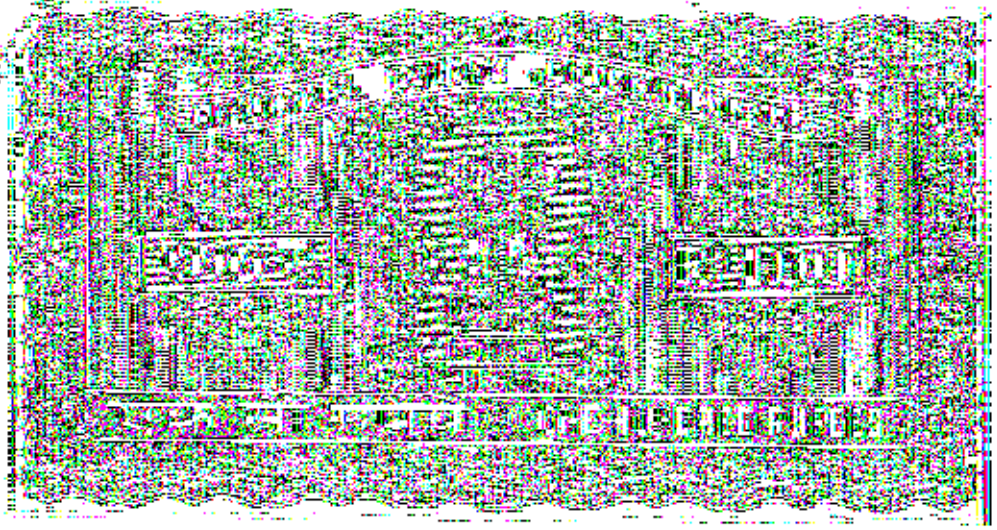
[illegible] The [illegible] sell the premises [illegible] settlement [illegible] [illegible] keeping this property free from [illegible] over the [illegible] [illegible] [illegible]



THE VENDOR'S POWERS AND PROPERTY TO BE VALUE

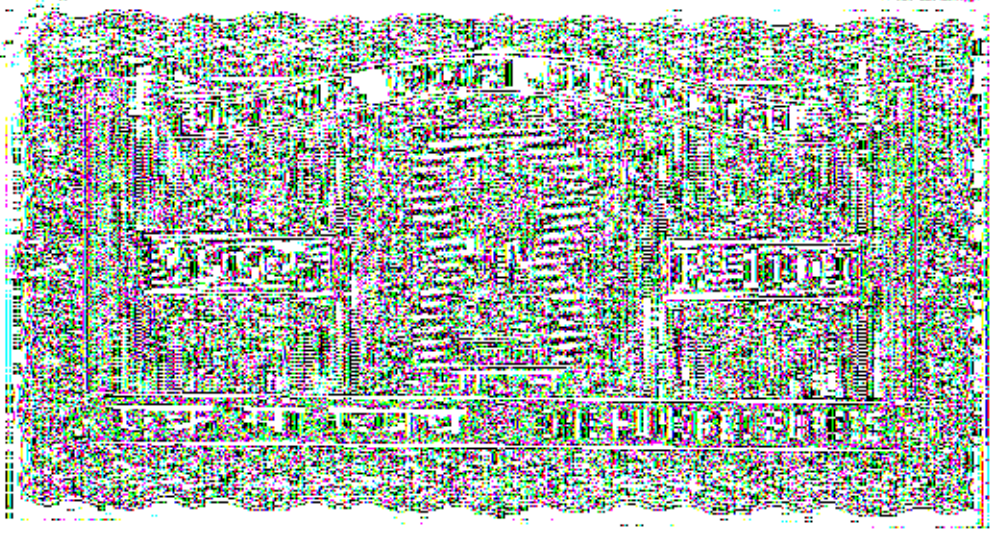
15. That the property hereby conveyed [illegible] shall be sold property by virtue of the sale deed mentioned hereinabove will that no [illegible] the VENDORS have any rights, claims, interests and demands whatsoever in the said property hereby conveyed or any part thereof.

[illegible]

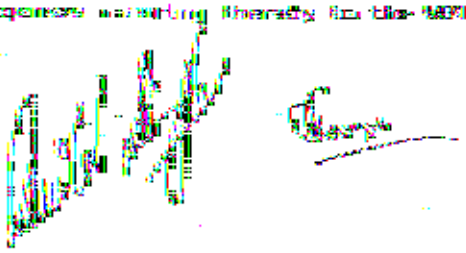


8. That the property hereby conveyed is free from all sorts of encumbrances, charges, legal fees, liens, taxes, mortgages, prior sales, court decrees, dues, claims, gifts, inheritance, entitlements and withdrawals etc.

contd....33..



[illegible]. Third party vendors of these products [illegible] warranties [illegible] and [illegible] warranties [illegible] remain [illegible] and [illegible] be incorrect due to any defect in the nature of the [illegible] or third party rights, the [illegible] the property thereby [illegible] any part thereof and the [illegible] editors [illegible] from them the [illegible] shall be [illegible] to make good the loss incurred by the [illegible] and keep the [illegible] safe, harmless and indemnified through their property [illegible] and [illegible] against all losses, costs, damages and expenses [illegible] thereby to the [illegible].



IN WITNESS WHEREOF, WE PARTIES HERETO HAVE AFFIXED OUR SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR MENTIONED IN THE PREAMBLE OF THE WITNESSES HEREUNDER.

[illegible]

WITNESSES:

1. [illegible]

2. [illegible]

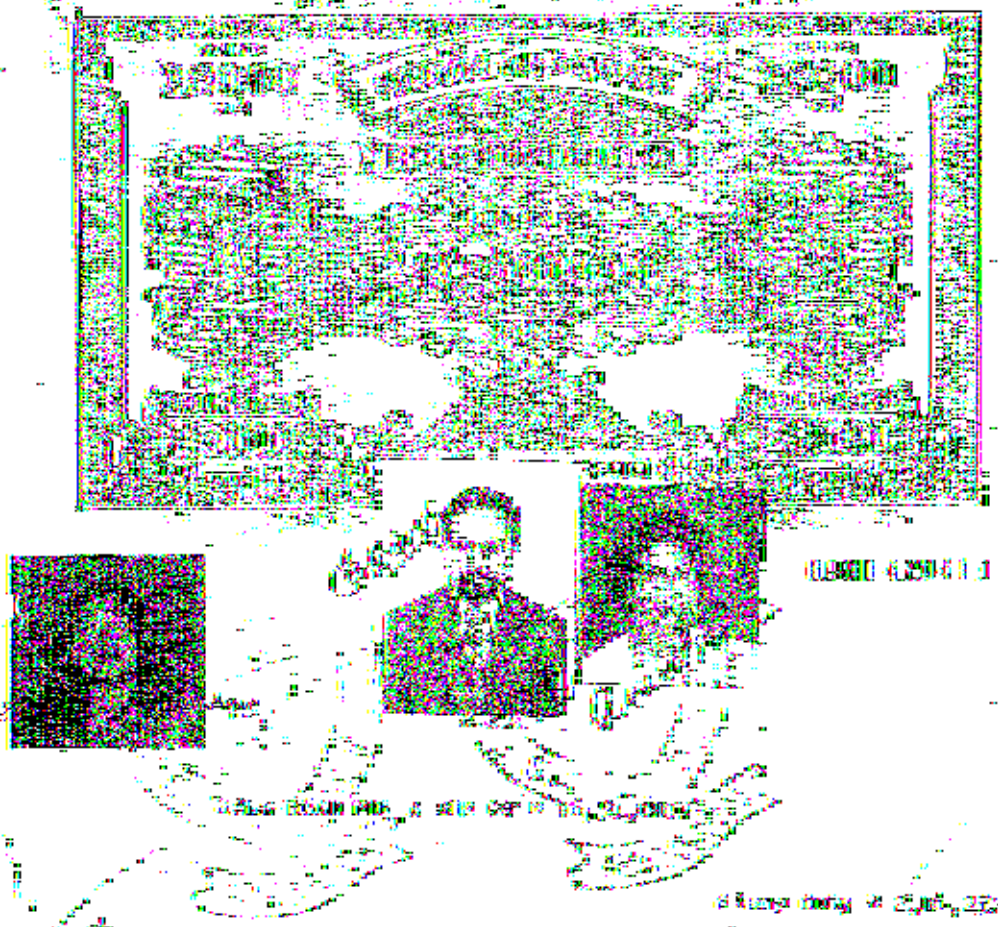
[illegible]

[illegible]

[illegible]

[illegible]

[illegible]



[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] has some outstanding [illegible] [illegible] [illegible]

[illegible]

-3-

[illegible]

[illegible]

[illegible]

-4-

[illegible]

1. [illegible]

[illegible]

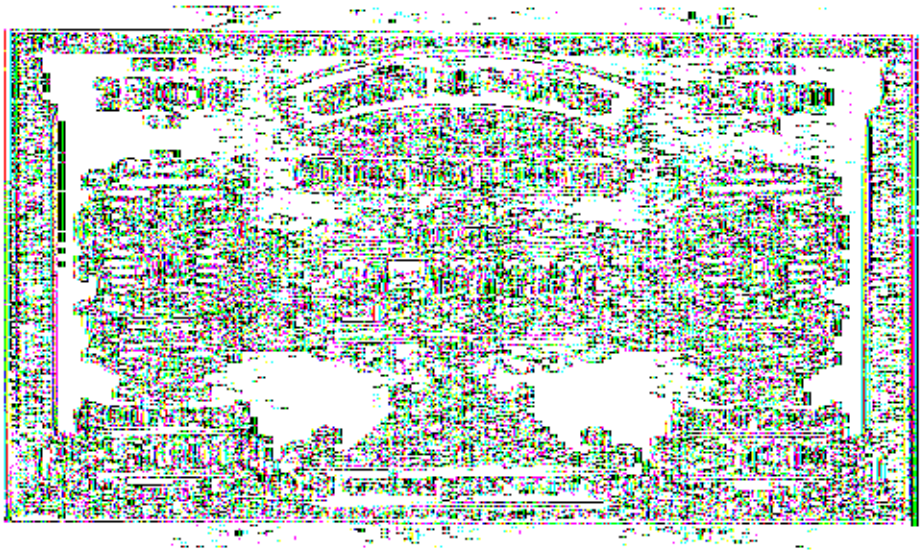
[illegible]

[

[illegible]

[illegible]

Figure [illegible]



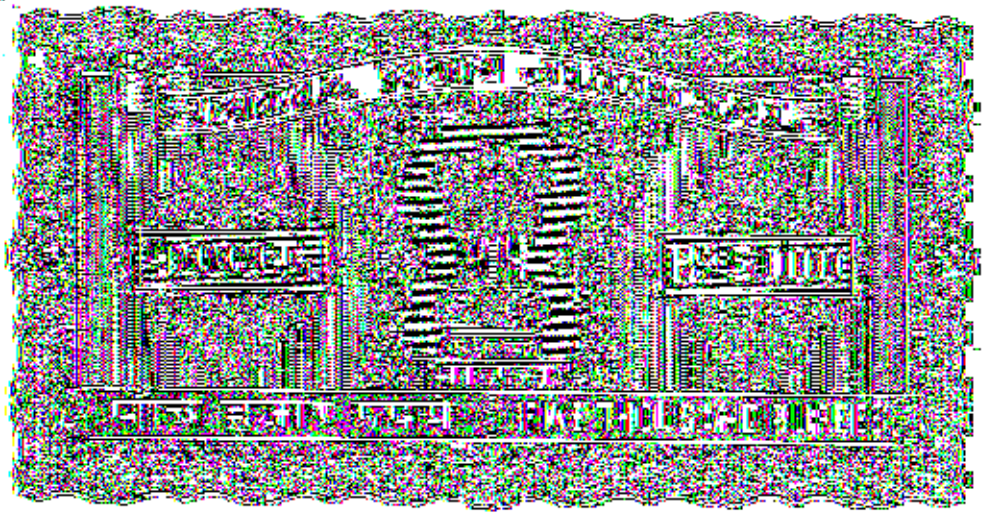
4. [illegible] the actual physical possession of the pilot locally [illegible] to the extent of the right [illegible] the [illegible] under the possession of the same and shall [illegible] all the [illegible], [illegible], [illegible], [illegible] and [illegible] [illegible] the [illegible] [illegible] [illegible], [illegible], [illegible] by the [illegible] [illegible].

5. That the [illegible] has [illegible] the [illegible] [illegible] [illegible]

[illegible]

-4-

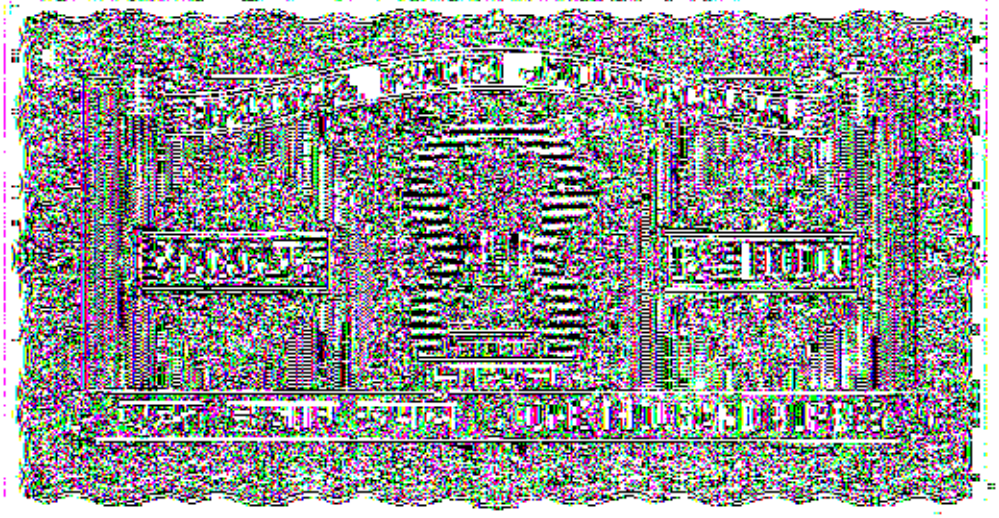
4. [illegible] the [illegible] [illegible] [illegible]



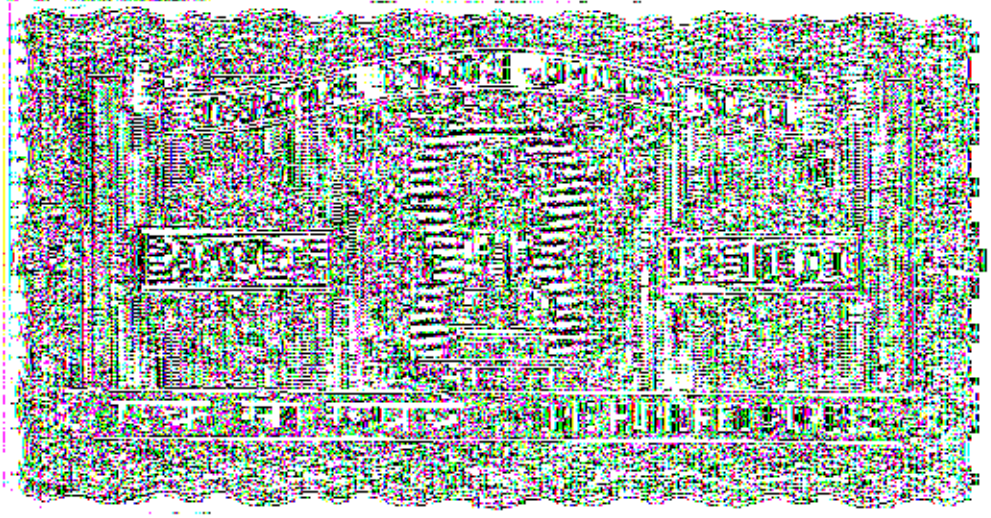
THE TRADE DEFINITIONS AND USAGES OF PARIS:

1. The Sale proceeds include commission [illegible] will [illegible] payment by purchaser the sell and settlement terms shall be the [illegible] value through the seller has eligible, dealers, brokers and agents [illegible] the [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible]



4. Sale the property is only conveyed by the [illegible] will [illegible] [illegible] charges, legal fees, taxes, rents, [illegible] [illegible] [illegible]



[illegible]

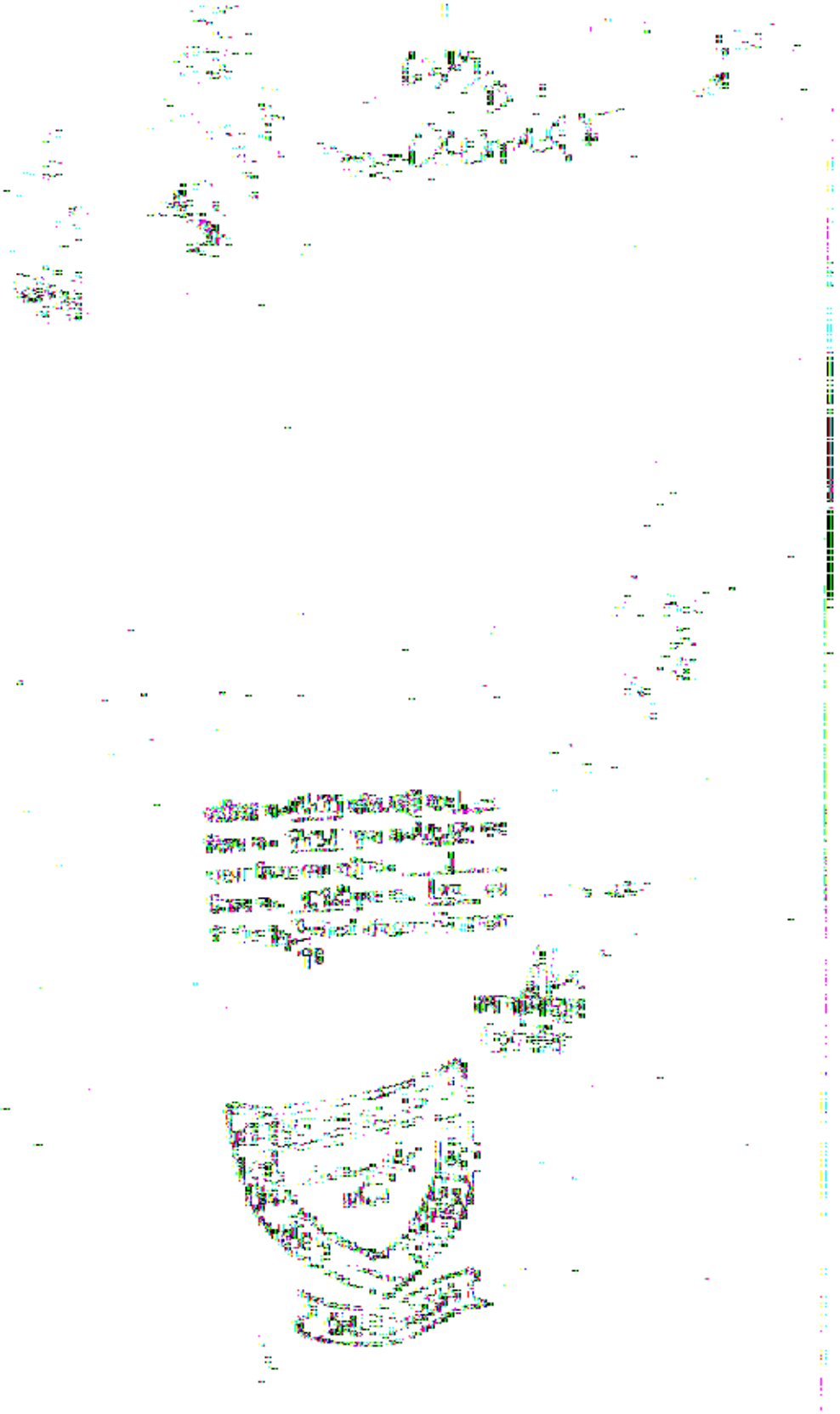
[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]