

Date: March 28, 2008

To  
**M/s Ramkripal Singh Construction Pvt. Ltd.**  
**R/o- S-31/1314, DLF City,**  
**Phase-III, Gurgaon.**

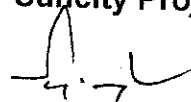
**Subject: Mutation of Shop No. 308, First Floor, Suncity Arcade, Suncity,**  
**Sector – 54, Gurgaon, Haryana.**

Dear Sir,

This is with reference to your letter alongwith the documents for the mutation of the above mentioned Shop in your names. We have recorded the mutation of the **Shop No.308** First Floor, Suncity Arcade, Suncity, Sector – 54, Gurgaon, Haryana, admeasuring **1127 Sq. Ft.** in your name with effect from **12-03-2008**. All the terms and conditions of the sale/conveyance deed executed in favour of the original allottee(s) with regard to the use of the Shop as well as payment of maintenance and other charges to the company will be applicable to you. You are also liable to comply with all the provisions of the Acts and rules applicable to this shop, including the local laws.

For any further information/clarification feel free to contact the undersigned.

for **Suncity Projects (P) LTD.**

  
**Sanjay Jain**  
**(Vice President)**

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हरियाणा HARYANA

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**SALE DEED**

1. Type of Deed	: Sale Deed
2. Village /City Name	: Suncity Arcade, Gurgaon
3. Type of Property	: Shop/ Office
4. Measuring	: 2004 sq. ft.
5. Transaction Value	: Rs.80,16,000/-
6. Stamp Duty	: Rs.4,81,000/-
7. Stamp No. and Date	: 15126/18.01.2008
8. Execution Date	: 21.01-2008
9. Commercial or Residential	: Commercial

This sale deed is made at Gurgaon on this 21<sup>st</sup> day of January 2008, by **Mr. Vinod Sablok S/o Late Sh. Hari Singh Sablok R/o 44-E, Bunglow Road, Kamla Nagar, Delhi -110007**, hereinafter called the **VENDOR** which expression shall mean and include his respective heirs, successors, survivors, administrators, executors, and assigns of the one part.

*Vinod Sablok*



हरियाणा HARYANA

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IN FAVOUR OF

M/s Ramkripal Singh Construction Pvt. Ltd. having its office at S-31/1314, DLF City, Phase-III, Gurgaon through its Director Mr. Sudhir Kumar S/o Sh. Ramkripal Singh, hereinafter called the VENDEE which expression shall mean and include its heirs, successors, survivors, administrators, and assigns of Other Part.

Vinod Sablok



हरियाणा HARYANA

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Whereas the VENDOR is the owner and in possession of Shop/office bearing No. 309 on First Floor as per Shop Buyer's Agreement (Second Floor as per Occupation Certificate) in the Multi-Storeyed Commercial Building known as 'Sun City Arcade' Suncity, Sector -54, Gurgaon forming part of revenue estate of Haiderpur Viran, Tehsil & District Gurgaon constructed on the plot of land measuring 0.86 acres, having super area 2004 Sq. Ft. and bounded as under:-

At or towards the North	:	Shop No. 308
At or towards the South	:	Open to Sky
At or towards the East	:	Open to Sky
At or towards the West	:	Entrance/ Corridor

by way of Conveyance Deed Vasika No. 6737 dated 22.06.2007 registered in the office of Sub registrar Gurgaon .

*Vinod Salhotra*



हरियाणा HARYANA

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And whereas the VENDOR herein due to some family needs and commitments decided to sell the said property and the VENDEE herein agreed to purchase the same.

Vinod Sahbik



हरियाणा HARYANA

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**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the VENDOR has agreed to sell the said property and the VENDEE has agreed to purchase the same property for a sum of **Rs.80,16,000/- (Rupees Eighteen Lac Sixteen Thousand Only)** which is paid by the VENDEE to the VENDOR as under:-

Amount	Ch./D.D. No.	Date	Bank
50,00,000/-	018569	19.01.2008	HDFC Bank Ltd., New Delhi
24,21,910/-	018568	19.01.2008	HDFC Bank Ltd., New Delhi
4,00,000/-	182299	15.12.2007	ICICI Bank Ltd., Gurgaon
1,94,090/-	182463	21.01.2008	ICICI Bank Ltd., Gurgaon

The receipt of the sale consideration is hereby by admitted and acknowledged by the VENDOR.

Vinod Sablok



हरियाणा HARYANA

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2. That the VENDOR herein grants, conveys and transfer all his rights, title and interest in the above said Shop/office bearing No.309 on First Floor as per Shop Buyer's Agreement (Second Floor as per Occupation Certificate) in the Multi-Storeyed Commercial Building known as 'Sun City Arcade' Suncity, Sector -54, Gurgaon forming part of revenue estate of Haiderpur Viran, Tehsil & District Gurgaon constructed on the plot of land measuring 0.86 acres, having super area 2004 Sq. Ft. unto the VENDEE herein.

Vinod Sahlok



हरियाणा HARYANA

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3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc.

Vinod Sahlot



हरियाणा HARYANA

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4. That the actual physical possession of the above said property hereby conveyed has been delivered to the VENDEE at the spot who become the absolute owner and in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said property without any hindrances, claims, demands by the VENDOR or his heirs, etc.

*Amud Saltok*



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5. That all the expenses for the stamping, engrossing and others incidental charges for this sale deed has been borne and paid by the VENDEE.

Vinod Salok



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6. That the taxes, casses, dues or demands in respect of the above said property has been paid and cleared by the VENDOR upto the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the VENDEE for the future taxes etc.

Vinod Sahdev



हरियाणा HARYANA

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7. That the previous Conveyance Deed and all other relevant papers concerning the above said property has been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.

Vinod Sablok



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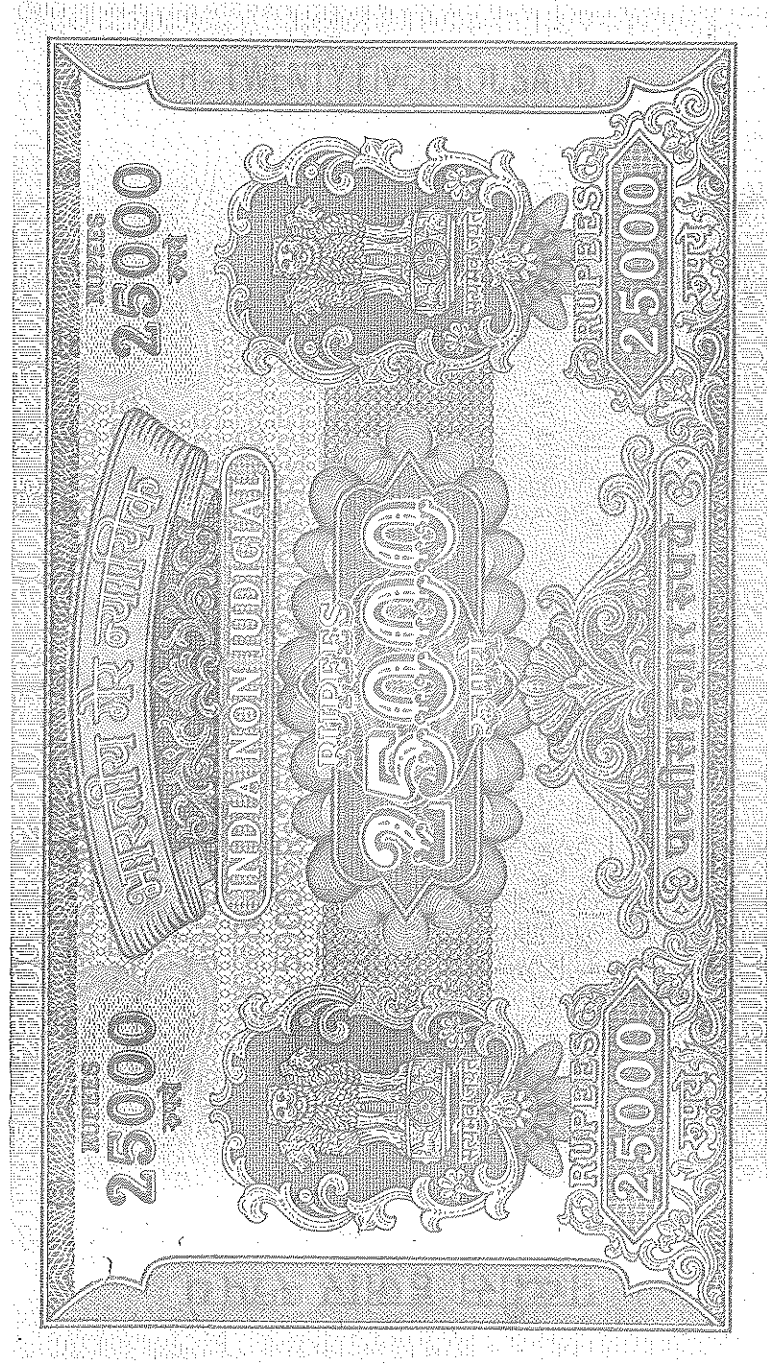
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THE VENDOR DECLARES AND ASSURES THE VENDEE

- a. That the said property hereby conveyed was his self acquired property by virtue of the Conveyance Deed mentioned hereinabove and that no one else except the VENDOR has rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

Vinod Sahdev



हरियाणा HARYANA

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- b. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.

Vinod Sahlok



हरियाणा HARYANA

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- c. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect or if due to any defect in the title of the VENDOR of his rights, to sell the above said property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved harmless and indemnified through his property movable and immovable against all losses costs, damages and expenses occurring thereby the VENDEE.

Vinod Sahu



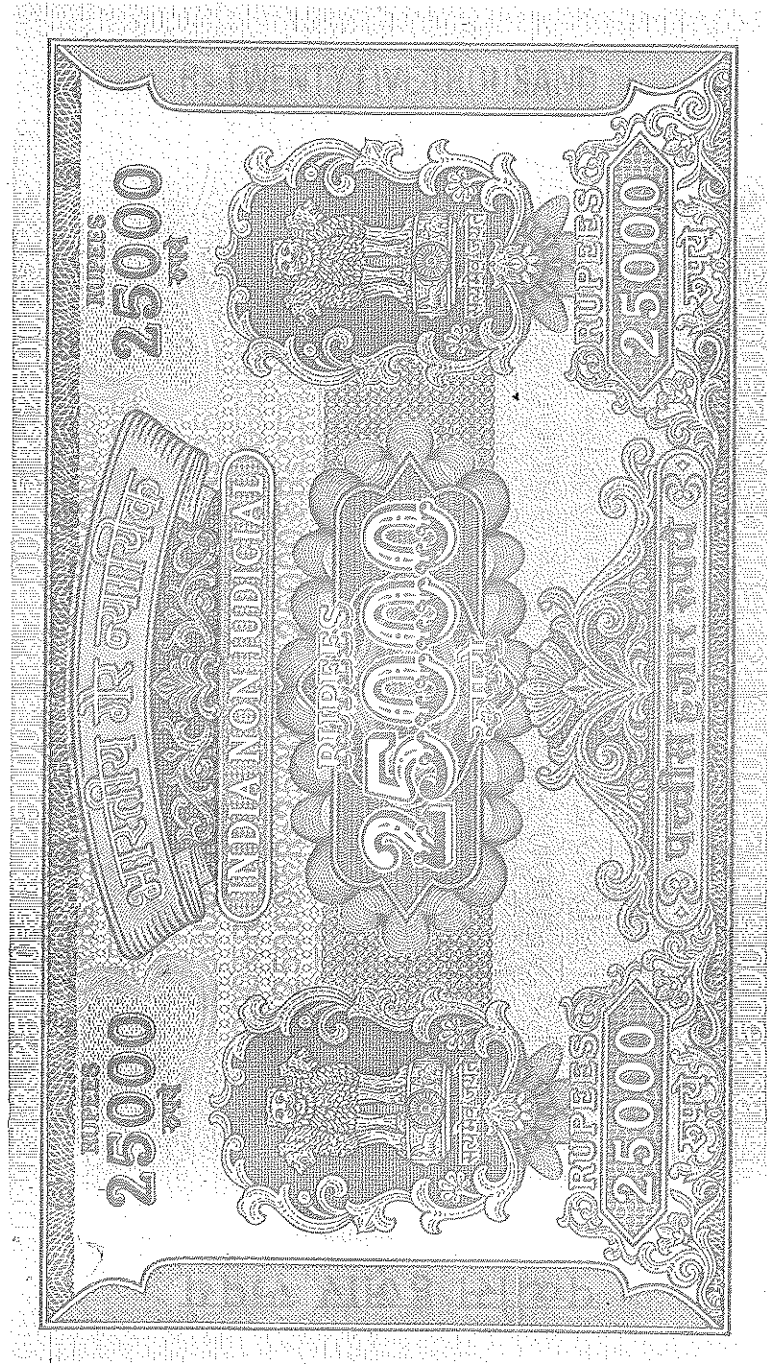
हरियाणा HARYANA

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- d. That the Vendee can get the said property mutated / transferred in its name, as owner in the records of the concerned authorities on the basis of this sale deed or the certified true copy thereof.

Vinod Sahni

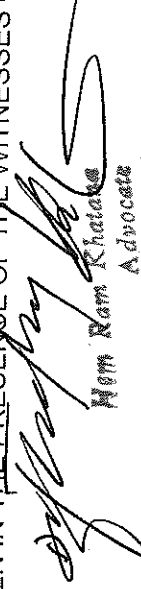


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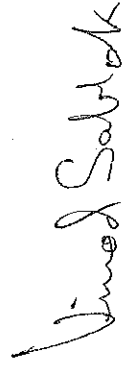
IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR  
SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR  
WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

  
Hem Ram Khatala  
Advocate  
Distt Court: Gurgaon


WITNESSES:

1.

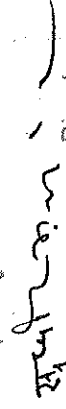
  
Hem Ram Khatala  
Advocate  
Distt Court: Gurgaon

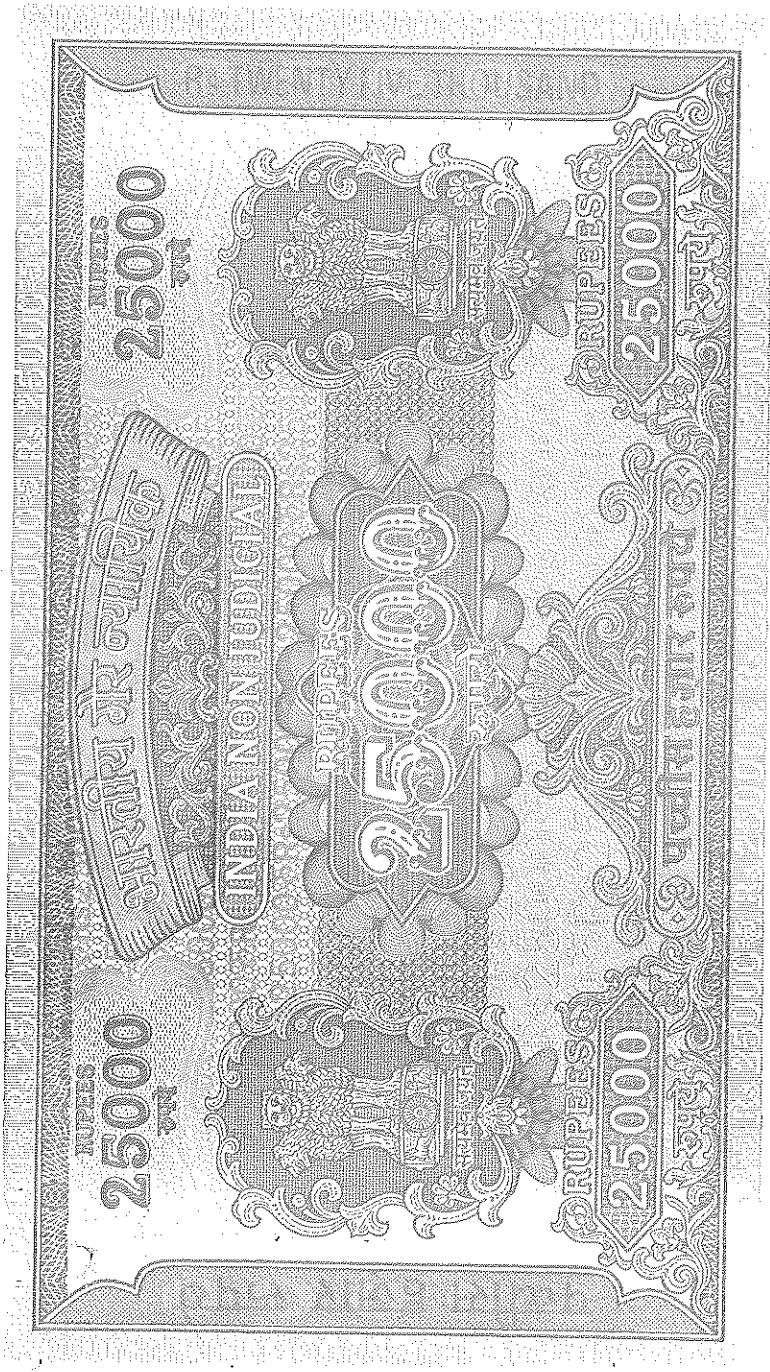
  
VENDOR

2.

  
Mr. Manoj Sharma  
S/o Sh. M.S. Sharma  
R/o L-14, Ridgewood Estate  
DLF City, Gurgaon.

For Ram Kripal Singh Construction Pvt. Ltd.

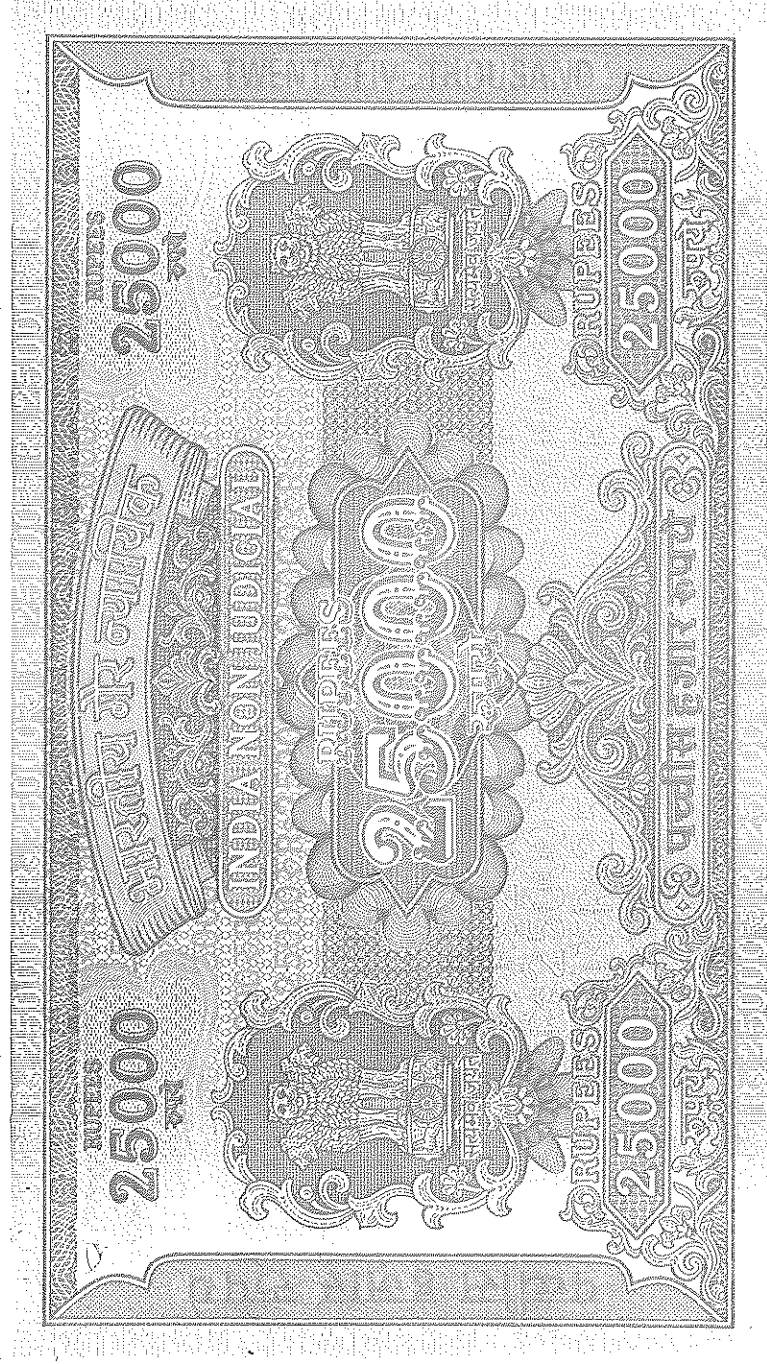
  
Director  
VENDEE



हरियाणा HARYANA

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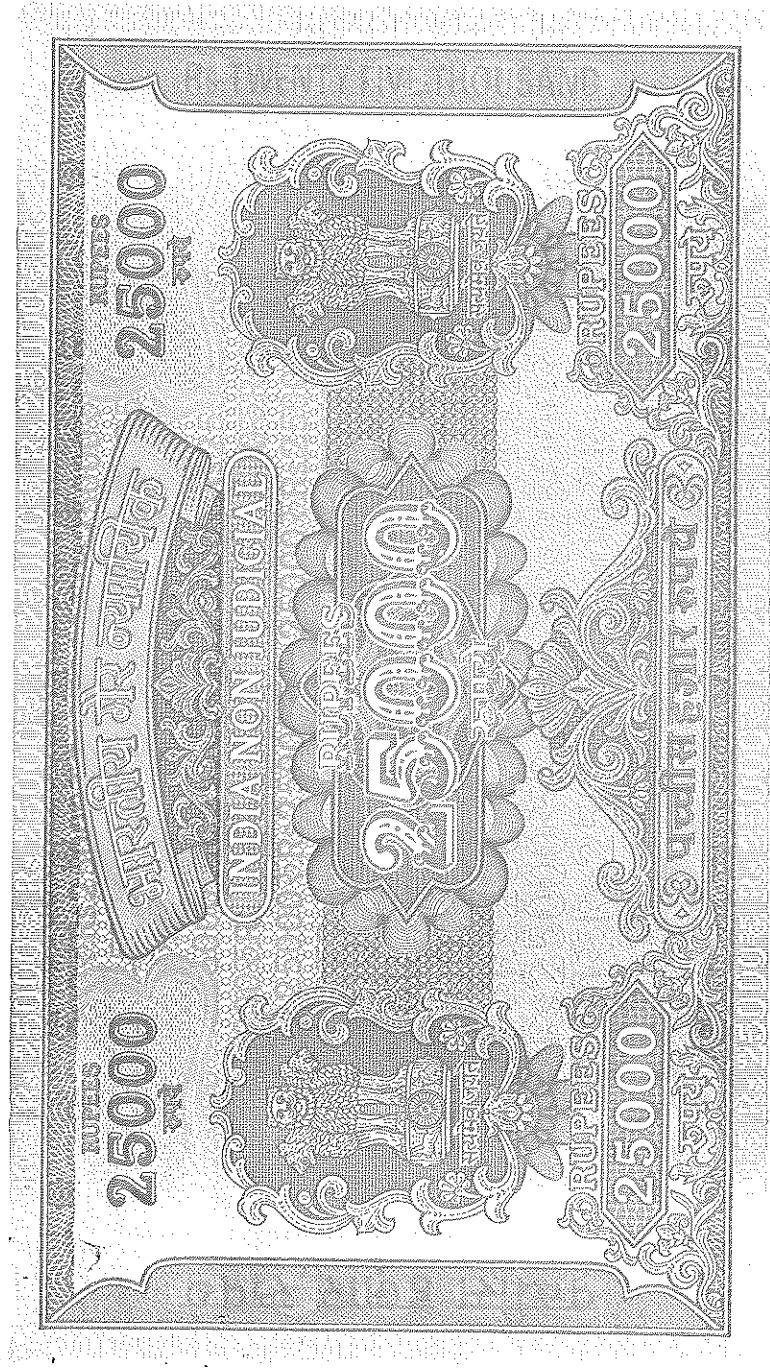
Vinod Sharma



हरियाणा HARYANA

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Vinod Sahak



हरियाणा HARYANA

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Vinod Salhotra



हरियाणा HARYANA

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Vinod Sahlok



हरियाणा HARYANA

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Vinod Sablok

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हरियाणा HARYANA

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**SALE DEED**

1. Type of Deed	: Sale Deed
2. Village /City Name	: Suncity Arcade, Gurgaon
3. Type of Property	: Shop/ Office
4. Measuring	: 1127 sq. ft.
5. Transaction Value	: Rs.45,08,000/-
6. Stamp Duty	: Rs.2,71,000/-
7. Stamp No. and Date	: 18191/11.03.2008
8. Execution Date	: 12.03-2008
9. Commercial or Residential	: Commercial

This sale deed is made at Gurgaon on this 12<sup>th</sup> day of March 2008, by **Mr. Vinod Sablok S/o Late Sh. Hari Singh Sablok R/o 44-E, Bunglow Road, Kamla Nagar, Delhi -110007** through his General Power of Attorney Holder **Mr. Yadvinder Singh S/o Late Sh. Randhir Singh R/o 1/5, Sarvpriya Vihar, New Delhi, Vide GPA Vasika No. 201** dated **22-1-2008** registered in the office of Sub-Registrar **Bhind, M.L.** the said GPA is valed upto the date and the said Executant is still alive, hereinafter called the **VENDOR** which expression shall mean and include his respective heirs, successors, survivors, administrators, executors, and assigns of the one part.

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हरियाणा HARYANA

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IN FAVOUR OF

M/s Ramkripal Singh Construction Pvt. Ltd. having its office at S-31/13-14, DLF City, Phase-III, Gurgaon through its Director Mr. Sudhir Kumar S/o Sh. Ramkripal Singh, hereinafter called the VENDEE which expression shall mean and include its heirs, successors, survivors, administrators, and assigns of Other Part.

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हरियाणा HARYANA

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Whereas the VENDOR is the owner and in possession of Shop/office bearing No. 308 on First Floor as per Shop Buyer's Agreement (Second Floor as per Occupation Certificate) in the Multi-Storeyed Commercial Building known as 'Sun City Arcade' Suncity Projects, Sector -54, Gurgaon forming part of revenue estate of Haiderpur Viran, Tehsil & District Gurgaon constructed on the plot of land measuring 0.86 acres, having super area 1127 Sq. Ft. and bounded as under:-

At or towards the North	:	Shop No. 307
At or towards the South	:	Shop No. 309
At or towards the East	:	Open to Sky
At or towards the West	:	Entrance/Corridor

by way of Conveyance Deed Vasika No. 6736 dated 22.06.207 registered in the office of Sub registrar Gurgaon .

And whereas the VENDOR herein due to some family needs and commitments decided to sell the said property and the VENDEE herein agreed to purchase the same.



हरियाणा HARYANA

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**THEREFORE IT IS HEREBY AGREED DECLARED COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the VENDOR has agreed to sell the said property and the VENDEE has agreed to purchase the same property for a sum of **Rs.45,08,000/- (Rupees Forty Five Lac Eight Thousand Only)** which is paid by the VENDEE to the VENDOR as under:-

Amount	Ch./D.D. No.	Date	Bank
4,00,000/-	300040	19.02.2008	ICICI Bank Ltd., Gurgaon
6,13,000/-	911226	07.03.2008	State Bank of India, Gurgaon
34,95,000/-	012710	07.03.2008	ICICI Bank Ltd., Mumbai Branch

The receipt of the sale consideration is hereby by admitted and acknowledged by the VENDOR.

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हरियाणा HARYANA

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2. That the VENDOR herein grants, conveys and transfer all his rights, title and interest in the above said Shop/office bearing No. 308 on First Floor as per Shop Buyer's Agreement (Second Floor as per Occupation Certificate) in the Multi-Storeyed Commercial Building known as 'Sun City Arcade' Suncity Projects, Sector -54, Gurgaon forming part of revenue estate of Haiderpur Viran, Tehsil & District Gurgaon constructed on the plot of land measuring 0.86 acres, having super area 1127 Sq. Ft. unto the VENDEE herein.
3. That the said property transferred herein is free hold and free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell etc.

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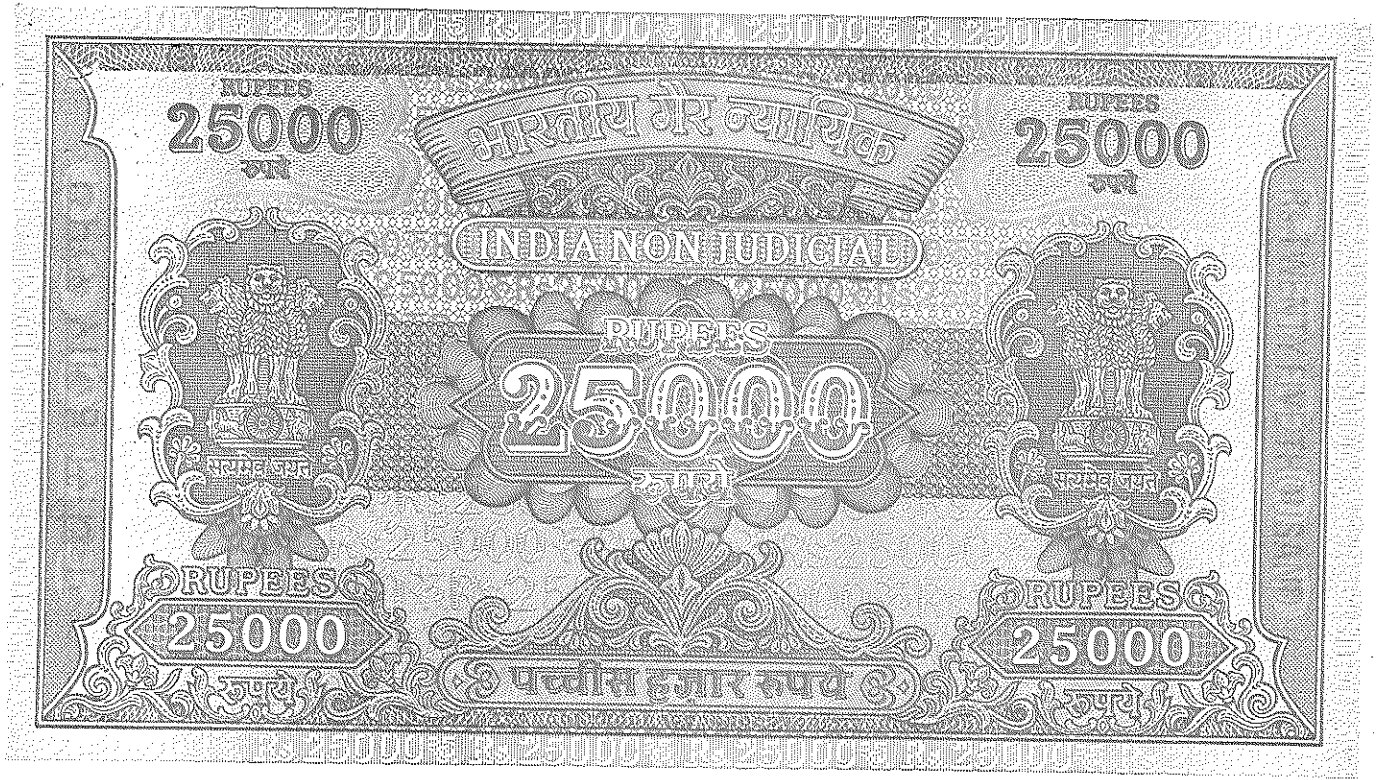
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4. That the actual physical possession of the above said property hereby conveyed has been delivered to the VENDEE at the spot who become the absolute owner and in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute ownership in the said property without any hindrances, claims, demands by the VENDOR or his heirs, etc.
5. That all the expenses for the stamping, engrossing and others incidental charges for this sale deed has been borne and paid by the VENDEE.

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हरियाणा HARYANA

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6. That the taxes, casses, dues or demands in respect of the above said property has been paid and cleared by the VENDOR upto the date of execution of this Sale Deed absolutely and thereafter it shall be the responsibility of the VENDEE for the future taxes etc.
7. That the previous Conveyance Deed and all other relevant papers concerning the above said property has been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.



हरियाणा HARYANA

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**THE VENDOR DECLARES AND ASSURES THE VENDEE**

- a. That the said property hereby conveyed was his self acquired property by virtue of the Conveyance Deed mentioned hereinabove and that no one else except the VENDOR has rights, claims, interest, and concern whatsoever in the said property hereby conveyed or any part thereof.

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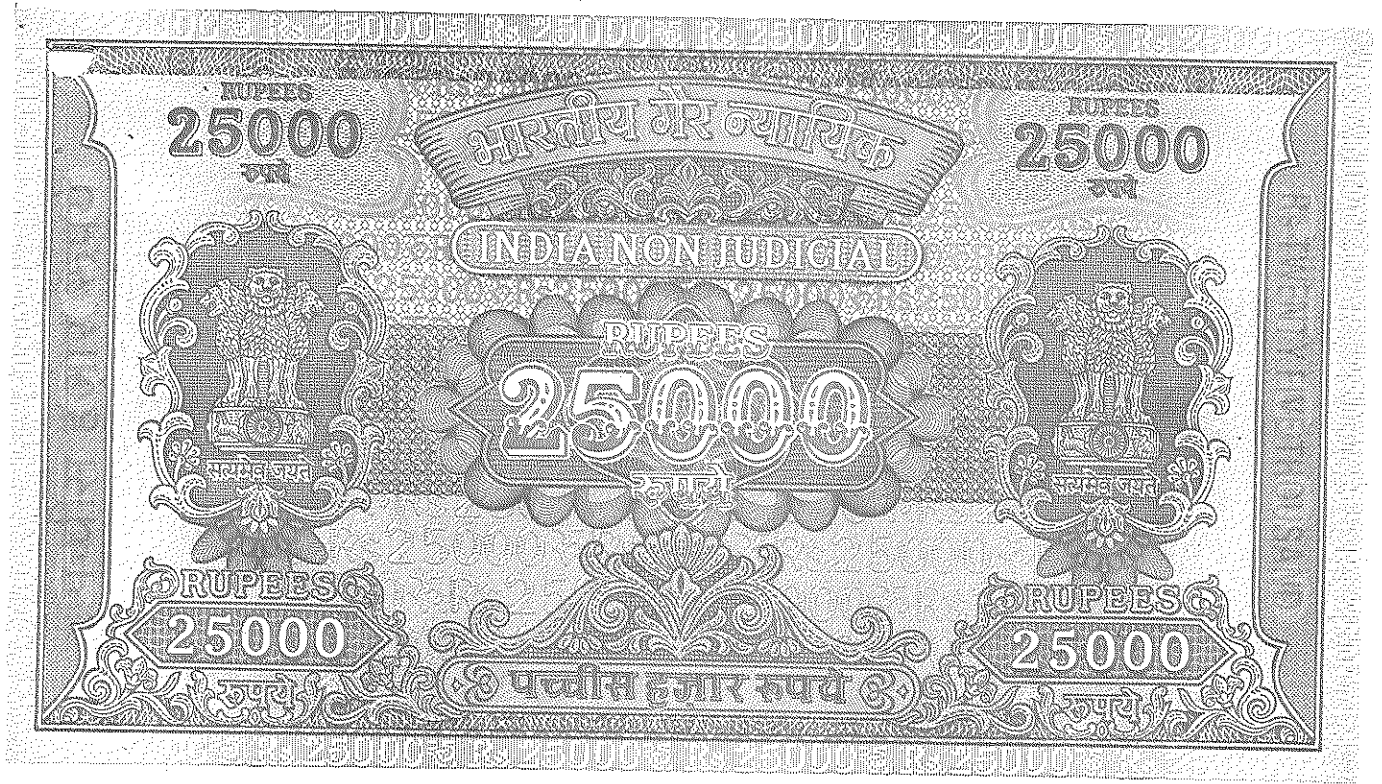
हरियाणा HARYANA

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- b. That the property hereby conveyed is free from all sorts of encumbrance, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.

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हरियाणा HARYANA

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- c. That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained hereinabove are found to be incorrect or if due to any defect in the title of the VENDOR of his rights, to sell the above said property hereby conveyed or any part thereof and the VENDEE suffers any loss then the VENDOR shall be liable to make good the loss thus suffered by the VENDEE and keep the VENDEE saved harmless and indemnified through his property movable and immovable against all losses costs, damages and expenses occurring thereby the VENDEE .

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हरियाणा HARYANA

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11.

- d. That the Vendee can get the said property mutated / transferred in its name, as owner in the records of the concerned authorities on the basis of this sale deed or the certified true copy thereof.

*[Handwritten signature]*

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हरियाणा HARYANA

A 589987

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IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

*Witnessed by* *2.21.12*

WITNESSES:

1.

Hem Ram Khatana  
Advocate  
GURGAON.

VENDOR  
*[Signature]*

*[Signature]*  
Hem Ram Khatana  
Advocate  
GURGAON.

2. Manoj Sharma S/o Sh. M.S. Sharma  
L-14, Ridgewood Estate, DLF -IV, Gurgaon

*[Signature]*  
VENDEE

*[Signature]*  
Vinod Sablok

Vinod Sablok.

Sp. H.S. Sablok.

R/o. 44-E Bungalow Rd.  
Hauz Khas Nagar, New Delhi.

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