

STATE BANK OF INDIA

SI No. GSR/001/090202

RECEIPT

STATE BANK OF INDIA

Branch _____ Code No. _____

Received a sum of Rs. 168200/-

(Rupees One Lacs Sixty eight thousand and two hundred only -/-)

from Smt. / Shri Sudhir Kumar Etc.

s/o, d/o, w/o Ram Kripal Singh

residing at Churgaon for credit to Government of Haryana

account towards Stamp Duty.

Date: 18 SEP 2009

Place: Churgaon

(Signatures of Authorised Officer)

SALE DEED / CONVEYANCE DEED

3040
30.9.09 /

SALE DEED FOR Rs. 33,62,721.00
STAMP DUTY FOR Rs. 1,68,200.00
RECEIPT NO. 90202 DATED 18.09.2009

THIS DEED OF CONVEYANCE is executed at Sohna on this 30th day of September 2009 by M/s Ansal Properties & Infrastructure Ltd., (formerly known as Ansal Properties & Industries Ltd.) a Company incorporated under the Companies Act, 1956 having its Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001 (hereinafter referred to as the VENDOR which expression shall include its assigns of the One Part (hereinafter referred as builder)

AND

B.S.F. Co-operative House Building Society Ltd. registered under the Registration of Societies Act and having its office at village Bhondsi Tehsil Sohna District Gurgaon acting through its General Attorney Ansal Properties & Infrastructure Ltd., (formerly

[Signature]

[Signature]

प्रलेख नः 3040

दिनांक 30/09/2009

डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE OUTSIDE MC AREA
तहसील/सब-तहसील	सोहना
गांव/शहर	Gwal Pahari
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 3,362,721.00 रुपये	स्टाम्प ड्यूटी की राशि 168,200.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रुपये	

Drafted By: A K Singla Adv

यह प्रलेख आज दिनांक 30/09/2009 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी M/s APIL & BSF Cop
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 115, Ansal Bhawan, 16 K G Marg N Delhi द्वारा पंजीकरण हेतु प्रस्तुत
किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
सोहना

श्री M/s APIL & BSF Cop HB Soc thru Uma Shankar(OTHER)

उपरोक्त विवेक व श्री/श्रीमती/कुमारी Sudhir Kumar केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Dharam Chand EX MC पुत्र/पुत्री/पत्नी श्री
निवासी Sohna व श्री/श्रीमती/कुमारी Hari Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Hajura Singh निवासी Kanhai GGN ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/09/2009

उप/संयुक्त पंजीयन अधिकारी
सोहना

Revenue Department Haryana

HARIS-EX

NIC-HSU

known as Ansal Properties & Industries Ltd.) a company incorporated under the Companies Act, 1956 and having its registered office at 115, Ansal Bhawan 16, Kasturba Gandhi Marg, New Delhi by virtue of General Power of Attorney dated 22.09.1997 (Both collectively called the Vendor the term and expression vendor unless excluded by or repugnant to the subject of context, shall mean and include the VENDOR itself and its successors, administrators, liquidators and assigns of the first part).

IN FAVOUR OF

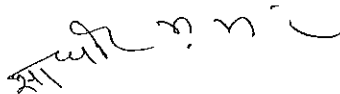
Mr. Sudhir Kumar s/o Mr. Ram Kripal Singh & Mr. Ranjan Kumar s/o Mr. Ram Kripal Singh r/o S-31/13 & 14, DLF City, Phase III, Gurgaon, Haryana (hereinafter called the "Vendee") which expression shall mean and include its heirs and legal representatives of the Other Part witnesseth as follows:

Whereas BSF Cooperative House Building Society Ltd., a society registered under Societies Registration Act, is the owner of land measuring 22 Acre 03 Kanal 14 marlas situated in the Revenue Estate of Village Gawal Pahari, Tehsil Sohna, Distt. Gurgaon and obtained licence to change of land use from Director Town and Country Planning Haryana, Chandigarh under the Haryana Development and Regulation of the Urban Areas Act, 1975 for the promotion and development of a residential colony.

And Whereas the said Society not having the requisite expertise and finance to construct flats for its members entered into a collaboration arrangement with the Builder herein whereby the Builder / Vendor herein agreed to construct 237 flats of the said Society and to hand over the same to them free of any cost, in lieu of society having contributed its land and all the balance flats to be constructed on the said land as permissible by the concerned authorities were to belong exclusively to the Builder/ Vendor herein;

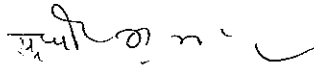
And whereas **Flat No. 202** measuring about **super area 168.37 Sq. Mtr. Approx. (1812.33 Sq.Ft.) on Second Floor in Tower No. 6A (Roses Retreat)** in the colony now known as **Valley View Estate** fell to the share of the Builder / Vendor herein by virtue of the collaboration arrangement between the said society and the Vendor herein; thus the Builder / Vendor is sole and absolute owner of the said flat and is entitled to alienate and receive entire consideration thereof.

And whereas the Vendor herein had agreed to sell the said flat to the Vendee herein and the VENDEE has also agreed to purchase the same on the terms and conditions stated herein after.



Therefore, it is hereby agreed, declared and recorded by and between the parties hereto as follows:-

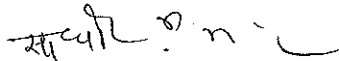
- 1) That in consideration of the entire consideration having paid by the Vendee in the manner stated herein the Vendor herein hereby grants, conveys and transfers all its rights, title and interest in respect of **Flat No. 202** having a **super area of 168.37 Sq. Mtr. Approx. (1812.33 Sq.Ft.)** in **Group Housing Tower No. 6A (Roses Retreat)** along with a **Car Park Space No. EOP-13 & B-13** located in the said **Valley View Estate** situated in the revenue estate of **Village Gawal Pahari, Tehsil Sohna, Distt. Gurgaon** together with its proportionate undivided and impartible share in the land underneath the said flat, hereinafter called the "Said Property" with all rights and interest together with all the rights of easements enjoyed or reputed to be enjoyed as also the right of ingress to and egress from the said flat and from any common areas common amenities stair cases as also all other rights appurtenant to the said property to the Vendee herein.
- 2) That the entire sale consideration of **Rs.33,62,721.00 (RUPEES THIRTY THREE LACS SIXTY TWO THOUSAND SEVEN HUNDRED TWENTY ONE ONLY)** as full and final settlement of the said property conveyed and transferred by the Vendor to the Vendee has been paid by the Vendee and received by the receipt whereof, the Vendor both hereby admit and acknowledge. Now nothing remains balance to the paid against the sale consideration.
- 3) That the actual vacant physical possession of the said property has been handed over to the Vendee by the Vendor at the spot. The Vendee has thoroughly inspected the said property and is fully satisfied about the structure construction as well the materials used and the workmanship of construction of the said flat and has also found all appliances and fixtures & fittings therein in good order and condition. The Vendee has taken physical possession along with fittings and fixtures installed in the flat convey to him the Vendee hereby acknowledge receipt whereof. As such, the Vendee shall not be entitled to raise any objection with regard to the same at any time. Any objection is raised by the Vendee enter on shall not be tenable. Hereinafter the Vendee himself shall be responsible to keep the flat in good and tangible position.
- 4) That in case any property tax or any other taxes is levied by the Corporation or any authority on the flat hereby conveyed to Vendee or the tower, it shall be paid by the Vendee individual in case of flat and proportionate in the case of Tower.

- 5) That The Vendor has paid entire amount of External Development Charges (E.D.C.) to the Haryana Government and authority concerned. The entire consideration includes the E.D.C.
- 6) That Vendor has assured the Vendee that the said property hereby sold conveyed and transferred in favour of the Vendee is free from all encumbrances sale mortgage, gift attachment etc. and is not a subject matter of any dispute or litigation. In case any defect or encumbrance is discovered, then the Vendor shall be liable for the same.

It is also specifically recorded that the Vendee has also investigated the title of the Vendor in respect of the said property admit to be good and is satisfied about the same and that he shall not be entitled to make any further requisitions in respect thereof.

- 7) That the Vendee undertakes to enroll himself as a member of the said Society on payment of necessary fee for membership and abide by its rules and regulations stipulated by the Society in future applicable from time to time.
- 8) That the Vendee hereby covenants and declares that he shall have no right of preemption by virtue of the sale of the flat in his favour and that the Vendor shall be entitled to transfer other flats to any other person without any objection let and hindrance by or from the Vendee or any person claiming under him. The Vendee has full knowledge that other flats in the said Colony have already been allotted to others and shall be transferred to them in due course or have been transferred to them.
- 9) The Vendee shall abide by all the laws, bye-laws, rules and regulations of the Government / Local Authorities as also of the said Society etc. relating to or applicable to the flat at the aforesaid Colony.
- 10) The Vendee shall not claim proprietary rights in any part of the roads artery roads and side walls or any other common areas common amenities, stair cases as the same shall continue to remain with the Vendor, as the said specific flat only is being conveyed to him and no other part of the said complex.
- 11) That the Vendor has informed the Vendee that as at present, the common maintenance services in the said colony are being rendered by Star Facilities Management Ltd. (Formerly known as Star Estates Management Ltd.) on

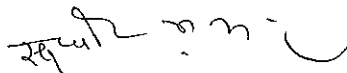
payment of prescribed charges. The Vendee agrees and undertakes to pay the said charges to the said Maintenance Body or any other Maintenance Body that may be nominated by the Vendor to undertake the said common services at rates applicable from time to time.

- 12) That the Vendee shall not commit or cause to be committed or allow to be committed any such act and deed that may fall in the definition of nuisance and impair the value of and utility of the tower and colony or cause any harm to the building.
- 13) That the Vendee shall use the flat only for the purpose of residence and shall not use for any purpose other than the residential purpose or for any illegal purpose.
- 14) That the Vendee shall not raise any extra construction in the flat or out the flat conveyed to him and shall not put any hording or raise any obstruction in the common areas and common amenities and stair cases or lift etc.
- 15) The Vendee himself shall be responsible for any damage to the building caused by the natural sources just like earthquake and terrorist activities etc.
- 16) That all costs relating to the sale deed just like stamp duty registration fee and engrossing etc. are borne by the Vendee himself.
- 17) The provisions of the Haryana Apartment ownership Act, 1983 and other statutory laws wherever applicable, will be observed and complied with. The deed of apartment shall be executed by Vendee in pursuance of the said Act at his/her/their own expenses. It is mandatory for the Vendee to execute the deed of apartment at the office of Sub Registrar concerned.

IN WITNESS WHEREOF, THE VENDOR THROUGH SHRI D.P. DUDEJA – SENIOR GENERAL MANAGER AND SHRI VIJAY GARG – MANAGER (ACCOUNTS) AUTHORISED SIGNATORIES, AUTHORISED VIDE RESOLUTION OF THE COMPANY DATED 30th JANUARY, 2009 HAS EXECUTED THIS SALE DEED ON THE PLACE, DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SCHEDULE OF PROPERTY

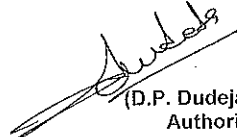
Flat No. 202 having a super area of 168.37 Sq. Mtr. Approx. (1812.33 Sq.Ft.) in Group Housing Tower No. 6A (Roses Retreat) along with a Car Park Space No. EOP-13 & B-13 located in the said Valley View Estate.

This Sale Deed / Conveyance Deed is being presented for Registration by Mr. Uma Shankar – Officer (Legal) authorized by Board Resolution dated 22nd April 2006 at Sub Registrar Office, Sohna, Gurgaon.

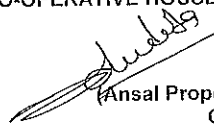
IN WITNESSES WHEREOF the parties above named have affixed their signatures on this deed of sale on the day, month and year written above in the presence of the witnesses given below.

For ANSAL PROPERTIES & INFRASTRUCTURE LTD.,

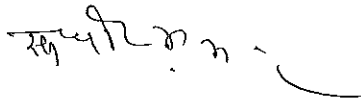
 (D.P. Dudeja)
Authorized Signatories

 (Vijay Garg)

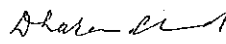
For B.S.F. CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.,

 (Ansal Properties & Infrastructure Ltd.)
General Attorney

WITNESSES :



1.


For M.C.S.L

2. Hari Ram

Hari Ram s/o Sh. Hazoori Singh
R/o Vill. Kanhai, Gurgaon