

Sr. 90

Certified Under Section 42 of the Indian Stamp Act, 1889, that Stamp Duty of the

Dated 16.04.2008

amount of Rs. 1058700

(Rupees Ten Lacs Fifty Eight Thousand and Seven hundred only)

have been levied on this document and paid by M/s. Micromax Informatics Ltd - 915211, Kirti Nagar New Delhi

Challan No. 4 - dated 15.4.08 for Sale deed 1700000 - vide treasury in favour of



TREASURY OFFICER
GURGAON
15/4/08

SALE DEED

PROPERTY NO.
TYPE OF PROPERTY
SEGMENT/BLOCK NAME
UNIT LAND
COVERED AREA
TRANSACTION VALUE
STAMP DUTY
STAMP NO./DATE
ISSUED BY

697
INDUSTRIAL
UDYOG VIHAR PHASE-V
420 SQ. MTRS
8250 Sq. Fts. (Appx.)
Rs. 1,70,00,000/-
Rs. 10,58,700/-
90 dated 16.04.2008
DIST. TREASURY, GURGAON

THIS SALE DEED IS MADE AT GURGAON ON THIS 17th DAY OF April, 2008 BY M/S. SUPER CRAFT CREATIONS INDIA PVT. LTD. a company incorporated under the companies Act, 1956 having its registered office at 102, South 12a-II, 209, Masjid Moth, New Delhi-110049 through its Director Mr. Harishandra Gupta son of Sh. C.B. Gupta resident of C-9, Houj Khas, New Delhi-110016 and authorized by Board Resolution dated 02.11.2007 (hereinafter called the VENDOR

Supercraft Creations India (P) Ltd

Director

नं: 1494

दिनांक 17/04/2008

डीडी संबंधी विवरण

का नाम SALE OUTSIDE MC AREA

ल/सब-तहसील गुडगाँव

गांव/शहर सुशान्त लोक

स्थित Maruti Ind. Area & Udyog

भूतन का विवरण

Village

Feet

श्रेणी क

भूमि का विवरण

420 Sq. Meters

मूल्य

धन संबंधी विवरण

17,643,384.00 रुपये

स्टाम्प ड्यूटी की राशि 1,058,700.00 रुपये

रान फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

By: M.S. Sankhla, Adv.

लेख आज दिनांक 17/04/2008 दिन गुरुवार समय

बजे श्री/श्रीमती/कुमारी M/s Super Craft

श्री/श्रीमती/कुमारी C.B. Gupta निवासी C-9, Houj Khas, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी

गुडगाँव रजिस्ट्रार

गुडगाँव

Super Craft Creations India Pvt. Ltd. thru Harish Chandra Gupta (OTHER)

त विक्रेता श्री/श्रीमती/कुमारी thru: Rahul Sharma प्रेता-होजर है। प्रस्तुत प्रलेख के तथ्यों को देने वाले ने चुनकर
मदालकर स्वीकार किया। प्रलेख क अनुसार 0.00 रुपये की राशि केता ने मेरे समक्ष विक्रेता
की तथा प्रलेख मे वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दो की पहचान श्री/श्रीमती/कुमारी Mahesh Kr. Chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon
श्रीमती/कुमारी Vinod Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Vasu Dev Sharma निवासी 1323, Sec-23A, Gurgaon ने

न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जांचते हैं तथा वह साक्षी न:2 की पहचान करता है।

17/04/2008



उप/संयुक्त पंजीयन अधिकारी

गुडगाँव रजिस्ट्रार

गुडगाँव

which expression shall unless opposed to the context hereof include its heirs, successors, survivors, administrators, executors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

M/S. MICROMAX INFORMATICS LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at 9/52/1, Kirti Nagar Industrial Area, New Delhi- 110015 through its Director Mr. Rahul Sharma son of Sh. P.L. Sharma resident of 105, Swaran Jayanti CGHS Ltd. Sector-54, Gurgaon duly authorized by Board Resolution dated 16.02.2008 (hereinafter called the VENDEE which expression shall unless opposed to the context hereof include its heirs, successors, survivors, administrators, executors, legal representatives and assigns of the OTHER PART.

WHEREAS the above said VENDOR is the sole and absolute owner and in possession of an Industrial Plot No. 697, measuring 420 Sq. Mtrs. of land and having builtup covered area of 8250 Sq. Fts (Appx) situated in Udyog Vihar, Phase-V, Tehsil & Distt. Gurgaon (Haryana) by way of Conveyance Deed Vasika No. 5045 dated 04.06.2004 registered in the office of the Sub Registrar, Gurgaon and also HSHDC Re-Allotment letter No. HSHDC/8040 dated 20.01.2007 in favour of Vender (hereinafter called the Industrial Property).

AND WHEREAS the VENDOR has assured the VENDEE that it and no one else besides him has a valid title to the said Industrial Property and has full and unrestricted rights to sell and alienate the same.

AND WHEREAS the VENDOR for his bonafide needs and requirements has agreed to sell the aforesaid Industrial Property and the VENDEE has agreed to purchase the said Industrial Property of the following terms and conditions.

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

That the VENDOR has agreed to sell and the VENDEE has agreed to purchase the same for a sum of Rs. 1,70,00,000/- (Rupees One Crore & Seventy Lakhs only) which is paid by the VENDEE to the VENDOR as the cost of the above said Industrial property as under:-

Rs.20,00,000/- vide Cheque No.194488 dated 16.02.2008 drawn on ING Vasya Bank, West Patel Nagar, New Delhi

Rs.20,00,000/- vide Cheque No.733375 dated 27.02.2008 drawn on ING Vasya Bank, West Patel Nagar, New Delhi

Rs.80,00,000/- vide DD No.997249 dated 11.04.2008 drawn on ING Vasya Bank, West Patel Nagar, New Delhi

Supercraft Creations India (P) Ltd

Director

g. No. 194 Reg. Year 2008-2009 Book No. 1



विकेता



केता



गवाह

Chandra Gupta

ahul Sharma

Mahesh K. Chauhan Vinod Sharma

प्रमाण-पत्र

1 किया जाता है कि यह प्लेख क्रमांक 1494 आज दिनांक 17/04/2008 को वही नः 1 जिल्द नः 9,753 के : 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त वही संख्या 1 जिल्द नः 832 के पृष्ठ 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये है ।

क 17/04/2008

वसीक नं 1494 जिल्द नं 1
जिल्द नं 10545 पृष्ठ 54-55 पर
पसमा 1
दिन 873 58
दिनांक 17/4/08 सब रजिस्ट्रार
किया गया

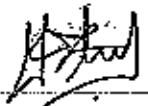
उप/संयुक्त पंजीरानी अधिकारी
गुड़गाँव
गुड़गाँव

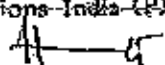


सब रजिस्ट्रार
गुड़गाँव

Rs. 50,00,000/- vide PD No. 997250 dated 11.04.2008 drawn on ING Vasya Bank,
West Patel Nagar, New Delhi

2. That the VENDOR being of sound mind by free will and without any pressure do herein grants, conveys and transfer all his rights, titles and interests in the said Industrial Premises No. 697 measuring 420 sq. meters of land and having built up covered area of 8250 Sq. Fts (Appx.) situated in Udyog Vihar, Phase-V, Tehsil and Dist. Gurgaon (Haryana) 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. as per own best knowledge.
4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEE at the spot who has become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc. and absolute owner in the said property without any hindrances, claims, demands by the VENDOR or his heirs etc.
5. That all the expenses for the registration engrossing and other incidental charges for this sale deed have borne and paid by the VENDEE.
6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the VENDOR up to the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes or any dues of HSIIDC etc.
7. That all the previous documents concerning this property have been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.
8. That the VENDEE hereby further agreed to bear any additional charges which may be levied by the govt. or local authority for provision of external and/or peripheral services attributable to the said property and on pro-rata basis after this sale deed. AND WHEREAS the VENDEE has also agreed to pay pro-rata charges for maintaining various services and facilities in the said industrial Estate.
9. That the amount of sale consideration also includes the contingency deposit, external development charges and security, which the vendor has paid to HSIIDC. Now the VENDEE is entitled to get the said amount endorsed in his favour.
10. That the VENDOR undertakes to sign all the papers for the transfer of electric and water charges with HSIIDC as and when require.


Smruti Creations India (P) Ltd


Director

11. That the VENDEE has inspected the property and gone through the documents and is fully satisfied regarding the ownership/title of the VENDOR in respect to the said property.

THE VENDOR DECLARES AND ASSURES THE VENDEE

- a) That the property hereby conveyed is self-purchased/acquired property by virtue of the Conveyance Deed mentioned herein above and that no one else except the VENDOR has rights, claims, interest and concern whatsoever in the property hereby conveyed or any part thereof.
- b) That the property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court-decree and attachments etc. till the date of sale.
- d) That the VENDEE can get the said property mutated/transferred in his name as owner in the records of concerned authorities on the basis of this sale Deed or its certified True copy.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS DEED OF SALE ON THE DATE MONTH AND YEAR WRITTEN HEREIN ABOVE IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:

Drafted by Sanku

WITNESSES:

(M.S. Sanku)
Adv.
Gurgaon

Aircraft Creations India (P) Ltd
Director

VENDOR

1. Mahesh. K. Chauhan
Advocate, Gurgaon

2. Karan Singh Joon
Advocate
Distt. Courts, Gurgaon

VENDEE

3. Michael Sharma

8/0. Sh. Nishu Dev Sharma

Plot 1323, Sector - 23A
Gurgaon.