

To,
Mr Gyan Shankar
Smt Sangeeta Shankar
Mohalla Nawatolli, Town Dalton Ganj,
Distt. Palamu, Jharkhand

10th Sep 09

Subject: Allotment of Nursery school situated in Park View City -2

Dear Sir,

In continuation of discussion held with you the company has decided to sell its duly constructed nursery school on the plot area measuring 0.2 acre situated in Parkview city -2, Group housing project being developed under approved licence granted by Director, Town and Country Planning, Haryana. The company as well as all the allottees/occupants of units in the project are bound by the terms and conditions as laid down in license granted for development of Group Housing scheme by Haryana Government in the state.

The company has agreed to sell the nursery school situated in Parkview City -2 and will execute the conveyance deed in your favour after receiving the entire sale consideration as mutually agreed between the parties. It is clearly understood by you that the basement area admeasuring 2700 Sq. ft. exclusively assigned to you is meant to be utilized as per the terms and conditions under which licence has been issued and layout plans have been approved by concerned authorities. The basement area shall be an integral part of the nursery school and it can not be detached from the nursery school.

It is also clarified here that you shall have right to use the terrace area. No one will have access to the terrace area of nursery school for any purpose without your permission. In addition, you shall not use the nursery school site including its constructed/unconstructed areas now or in future for any activity other than for which this school site has been sanctioned.

Thanking you.

For Park View Infrastructures Ltd

Authorised Signators



Date: 27.01.10

Received with Thanks from Mr. Gyan Shankar S/o Late Sh. Jyotin Prasad and Smt.

Sangeeta Shankar W/o Sh. Gyan Shankar, Both R/o Mohalla Nawatolli, Town Dalton

Ganj, Distt. Palamu, Jharkhand against Nursery School situated in Park View City-2

Sohna Road, Sector-49, Gurgaon as per details given below:

| S. No. | Cheque/Cash | DD Dated | Drawn on | Amount (in Rs) |
|--------|-------------|----------|----------|----------------|
| 1 , | Cash | | | 1,50,000/- |
| TOTAL | | | | 1,50,000/- |

For Park View Infrastructures. Ltd.

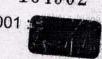
Authorised Signatory)

*This receipt is subject to realization of Cheque /DD



SI. No. 134902

GSR / 001 :



STATE BANK OF INDIA महरौली रोड, गुड़गाँव (01565)

Branch

Received a sum of Rs. 432000

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from Smt. / Shri Sangeeta Shankar

sto, dto, w/o Gyan shankas

STATE BANK OF INDIA credit to Government of Haryana residing at Jalamy

account towards Stamp Duty.

Date:

Place: JAN 2010 GURJAUN

Laxman Singh Yadav (Signatures of Authorised Officer)

CONVEYANCE DEED

1. NATURE OF DOCUMENT -

CONVEYANCE DEED

2. VILLAGE/DISTRICT

VILLAGE FAZILPUR

JHARSA, DISTRICT GURGOAN

Whomker Car

21276

3. SUPER AREA

8400 SQ.FT.

(780.38 Sq. METER).

4. PROJECT

PARK VIEW CITY -2

5. TOTAL CONSIDERATION -

Rs 72,00,000

6. STAMP DUTY

Rs. 4,32,000

7. STAMP No./ DATE

GSR/001: 134902, DT. 22-01-2010

THIS CONVEYANCE DEED is executed at Gurgaon on this 17 Hb. day of January, 2010.

Between

M/s Park View Infrastructure Limited having its corporate office at 124, Institutional Area, Sector 44, Gurgaon through its authorized person Shri Pradeep K Bhatia, duly authorized by Board Resolution dated 01-01-2010,(HEREINAFTER CALLED THE 'VENDOR' which expression shall unless repugnant to the context of this deed mean and include their legal representatives, administrators, executors, nominees and assigns etc.) on one hand.

And

Mr. Gyan Shankar S/o Late Shri Jyotin Prasad and Mrs. Sangeeta Shankar W/o Mr. Gyan Shankar, both R/o Mohalla Nawatolli, Town Dalton Ganj, Distt. Palamu, Jharkhand (hereinafter called the 'VENDEE(S)' which expression shall unless repugnant to the context of this deed mean and include its legal representatives, administrators, executors, nominees and assigns) of the other hand.

[Hereinafter VENDOR and the VENDEE(S) have been collectively referred to as "Parties" and individually as "Party" as the context demands]

WHEREAS VENDOR is the lawful owner in possession of duly constructed Nursery School comprising of (a) G.F. – 5 rooms with attached bath rooms and one pantry, (b) F.F. – 5 rooms with attached bath rooms having super area measuring 8400 Square Feet (780.38 Square meter) (along with complete flooring, bath room and electrical fittings) built on the land specially earmarked for the Nursery School situated in the Group Housing complex known as Park View City – II, Sector-49, Sonha Road, Gurgaon. Licenses bearing nos. 180, 181, &182 of 2004 respectively were granted by Director, Town and Country Planning, Haryana, Chandigarh in respect of land measuring 85 Kanals 2 marlas i.e.

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10.6375 acres for development of a residential group housing colony over the said duly licensed land. The aforesaid nursery School is Bounded as under:

East

Boundary Wall

West

Open Space

North

Boundary Wall

South

Open Space

Accordingly, VENDOR is the full fledged and lawful owner in possession of the Nursery School referred to above and is competent and entitled to sell the same in favour of the VENDEE.

WHEREAS Shri Pradeep K Bhatia, duly authorized person of the VENDOR has been empowered vide board resolution dated 01-01-2010 duly passed by Board of Directors of the VENDOR to execute and present this Conveyance Deed for Registration in the office of the Sub-Registrar- Gurgaon, and to hand over the actual physical possession of the Nursery School described hereinabove to the VENDEES.

WHEREAS VENDEE has approached the VENDOR to purchase the Nursery School referred to above owned by the VENDOR along with all rights appurtenants thereto. The VENDOR has agreed to sell the same on the following terms and conditions:-

NOW THIS CONVEYANCE DEED WITNESSETH AS UNDER:-

 That the total sale consideration in respect of the Nursery School building detailed above has been settled at Rs. 72,00,000 /- (Rupees Seventy Two Lac Only). The sale consideration amount has been paid by the VENDEE to the VENDOR in the following manner:-

| Date | Cheque No. | Amount(Rs.) | Drawn On |
|--|--|--|---|
| 17.08.09 18.08.09 19.12.09 19.12.09 19.12.09 21.12.09 31.12.09 | 359599 015440 045625 819919 020495 T.T. 359927 | 2,50,000/- 2,50,000/- 5,00,000/- 3,00,000/- 2,00,000/- 5,00,000/- 5,00,000/- | Allahabad Bank, Gurgaon State Bank of India, Gurgaon Bank of Baroda, Jaipur ICICI Bank, Gurgaon SBI Bank, Gurgaon T.T. from Jaipur |
| | | -,, | Allahabad Bank, Dalton Ganj |

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| 31.12.09 | 893548 | 5,00,000/- | PNB, Dalton Ganj PNB, Dalton Ganj ICICI Bank, Gurgaon ICICI Bank, Gurgaon ICICI BANK PAID CASH STATE BANK OF INDIA, Daltonganj |
|----------|--------|-------------|--|
| 31.12.09 | 893553 | 5,00,000/- | |
| 04.01.10 | 512817 | 15,00,000/- | |
| 06.01.10 | 512818 | 5,00,000/- | |
| 10.01.10 | 512819 | 10,00,000/- | |
| 10.01.10 | CASH | 1,50,000/- | |
| 22.01.10 | 021364 | 5,50,000/- | |

The VENDOR has thus received the entire sale consideration from the VENDEE and no amount whatsoever is outstanding or payable to it towards any account by the VENDEE.

The VENDEE has paid the entire sale consideration amount to the VENDOR towards sale consideration of the aforesaid Nursery School in terms of agreement to sell dated 19/8/09. The VENDEE has become full fledged and lawful owner of the aforesaid Nursery School along with all rights, appurtenants thereto and VENDEE shall be entitled to hold and enjoy the same absolutely without any let hindrance, interruption, disturbances, claim or demand from the VENDOR, or any person claiming under or through the VENDOR. The VENDOR has been left with no right, title or interest whatsoever with the aforesaid Nursery School. Actual physical possession has been delivered at the spot by the VENDOR to VENDEE.

- 2. That the stamp duty and registration expenses have been borne and paid by the VENDEE.
- 3. That the VENDOR has assured the VENDEE that VENDEE has got a clear marketable title in respect of the Nursery School detailed above. VENDOR has further assured the VENDEE that the property being sold is free from all types of encumbrances, acquisition proceedings, charges, taxes, liens, restraint order attachments etc. and no litigation or dispute whatsoever is pending in respect of the same before any court or authority. VENDOR has further assured the VENDEE that they have not entered into any agreement of sale in favour of any other third party relating to the Nursery School detailed above.
- 4. That VENDOR further undertakes that in case any outstanding amount or dues, taxes, charges or liens etc, are discovered subsequently till the date of execution of the Conveyance Deed, in that event the VENDOR shall be liable to pay the same.

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- 5. That the VENDOR has assured the VENDEE that there are no dues, cesses, rates or taxes due or outstanding to any one in respect of the Nursery School Building sold to the VENDEE and in case any such dues are found payable, the same shall be paid by the VENDOR. The VENDOR has assured the VENDEE that no amount towards any account upto date of execution and registration of this deed is outstanding or payable to any authority/ agency, and in case any such dues are found, the same shall be paid by the VENDOR.
- 6. That in case the VENDEE suffers any loss on the Nursery school/ part of the building on account of defective title of the VENDOR or on account of any concealment on the part of the VENDOR, in that event the VENDOR shall recoup the VENDEE for such loss together with all litigation expenses incurred by the VENDEE and damages suffered by it.
- 7. That the VENDOR is not left with any right, interest or title in the Nursery School in question which has become the absolute property of the VENDEE.
- 8. That the VENDEE shall be entitled to get its name incorporated as owner in the records of the developer on the basis of this deed so as to reflect its name as owner in possession of the same. VENDOR undertakes not to raise any objection to the same. The VENDOR undertakes not to stake any right, title or interest of any nature in the aforesaid Nursery School. The VENDEE shall be bound to regularly pay maintenance charges to the maintenances agency. The execution and registration of this conveyance deed shall not entitle the VENDEE to use and utilize common areas and facilities till such time the VENDEE regularly pays the maintenance charges/ other dues to the concerned maintenance agency.
- 9. That the VENDEE shall be bound by the terms and conditions imposed by the maintenance agency and shall execute Maintenance Agreement with the concerned/authorized agency.

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IN WITNESS WHEREOF both VENDOR and VENDEE aforementioned have executed this Conveyance Deed on the date and place first mentioned above. 27 \1\10

WITNESSES

Hem Ram Khatana Advocate

VENDOR

Gurgaon

1.

Advocate Gurgaon

M/S PARK VIEW INFRASTRUCTURES LIMITED THROUGH ITS DULY AUTHORIZED PERSON SHRI PRADEEP K BHATIA

2.

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VENDEE

(1) MR. GYAN SHANKAR

Sangeeli Shankar

(2). MRS. SANGEETA SHANKAR



: MrArvind

248C40UN10 Euro Kids, Park View City 2, Sector 49, Gurugram

म नगर निगम कार्यालय गुरुग्राम।

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