

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

Smt. Savinder Kaur W/o Sh. Hardev Singh, Smt. Samta Singh, Ms
Renuka Singh & Ms Sudiksha Singh daughters of Sh. Hardev Singh,
S/Shri Om Parkash, Kesho Ram, Lakh Ram, Ved Parkash, Nand
Kishore, Hari Chand, Karam Chand sons of Sh. Tohi Ram,

C/o M/s Parkview Infrastructure Ltd.
M/s Parkview Infrastructure Ltd.
F-2/7, Okhla Industrial Area, Phase-I, New Delhi.

Memo No. DS-I-2005/
Dated:

Subject:- Permission to transfer licence Nos.180, 181 & 182 of 2004 dated
17.12.2004 granted to develop a residential Group Housing colony on
the land measuring 10.637 acres falling in the revenue estate of village
Badshahpur, Sector 49, Gurgaon.

- 0 -

Reference your application dated 7.1.2005 on the subject noted above.

2. In this respect it is intimated that it has been decided to grant you
permission under Rule 17 of the Haryana Development and Regulation of urban
Areas Rules, 1976 framed under Act No.8 of 1975 to transfer the licence Nos. 180 to
182 of 2004 dated 17.12.2004 in favour of M/s Park View Infrastructures Ltd. F-2/7,
Okhla Industrial Area, Phase-I, New Delhi. You are therefore directed to transfer the
ownership of the licenced land in favour of M/s Park View Infrastructures Ltd. in
whose favour the licences are being transferred and submit the revenue documents to
this office for issuing the revised schedule of land attached as annexure to the licences

District Town Planner(HQ)M,
For Director, Town and Country Planning,
Haryana, Chandigarh.

Endst.No.DS-I-2005/ 14959

Dated: 11-11-05

A copy is forwarded to M/s Park View Infrastructures Ltd. F-2/7,
Okhla Industrial Area, Phase-I, New Delhi for information and necessary action.
They are requested to submit:

I) The revenue documents of the licenced land in the name of the company
and submit/furnish the Agreement LC-IV and Bilateral Agreement to be
executed on behalf of the transferor company and bank guarantees
furnished by the bank on behalf of the company for internal development
works and external development charges, if any furnished by the
licensees.

II)

- IV) An undertaking that you shall be liable to pay all outstanding dues on account of EDC and interest thereon, if any, as on date and in future directed by Director/ HUDA.
- V) An undertaking that all the liabilities of the transferors will be owned by them.
- VI) Original licences and schedule of land.

District Town Planner(HQ)M,
For Director, Town and Country Planning,
Haryana, Chandigarh

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Park View-Infrastructure. Ltd.
Bestech House, 124 Sector-44,
Gurgaon-122002

Memo No.5DP-III-2008/ >321
Dated 20-8-08

SUB: RENEWAL OF LICENCE - M/s Park View Infrastructure. Ltd

1. Reference your letters dt 28.12.2007 on the subject noted above.
2. Licenses No. 180 to 182 of 2004, dated 17.12.2004 granted to you vide this office Endst. No 5DP- 2004/18925,18935&18946 dated 17.12.2004 for setting up of residential Group Housing colony at Gurgaon is hereby renewed up to 16.12.2008 on the terms and conditions laid down therein.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licenses for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
4. License no. 180 to 182 of 2004, dated 17.12.2004 are also returned herewith in original.

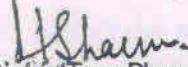

DIRECTOR
Town & Country Planning,
Haryana, Chandigarh.

Endst. No.5DP-III-2008/

Dated

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HUDA, Panchkula.
2. Chief- Engineer, HUDA Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.


District Town Planner (HQ) HS
For, Director Town and Country Planning
Haryana, Chandigarh

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 135 of 2004.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Smt. Savinder Kaur W/o Sh. Hardev Singh & Smt. Samta Singh, Renuka Singh, Sudhiksha Singh D/o Shri Hardev Singh C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon for setting up of residential Group Housing Colony at village Badshahpur District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
 - a) That the residential Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. The licence is valid upto 16-12-2006.

Dated: Chandigarh
The 17-12-2004.

(ALOK NIGAM)
Director, Town & Country Planning,
Haryana, Chandigarh. Azhallu

Endst. No. 5DP-2004/ 18925

Dated:- 17-12-04

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

- 1- Smt. Savinder Kaur W/o Sh. Hardev Singh & Smt. Samta Singh, Renuka Singh, Sudhiksha Singh D/o Shri Hardev Singh C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon Distt. Gurgaon along with a copy of agreement LC-IV and Bilateral agreement.
- Chief Administrator, HUDA, Panchkula.
- Addl. Director Urban Estates, Haryana, Panchkula.
- Chief Engineer, HUDA, Panchkula.
- Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
- Land Acquisition officer, Gurgaon.
- Senior Town Planner, Gurgaon
- Senior Town Planner (Enforcement) Chandigarh.
- District Town Planner, Gurgaon along with a copy of agreement.
- Accounts Office, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

To be read licence no. 180 of 2004

Detailed of land owned by Smt. Savinder Kaur W/o Sh. Hardev Singh & Smt. Samta Singh, Renuka Singh, Sudhiksha Singh D/o Hardev Singh all equal share village Badshapur Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Badshapur	26	1	8-0
		10	8-0
		11	8-0
		20	8-0
	27	6/2/2	6-6
		15	5-4
		16	3-12
	Total		47-2 Or 5.887 acres



Director
Town and Country Planning,
Haryana, Chandigarh


HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 151 of 2004.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Sarv Shri Om Parkash, Kesho Ram Lakh Ram, Ved Parkash, Nand Kishore, Hari Chand, Karam Chand all sons of Tohi Ram C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon for setting up of residential Group Housing Colony at village Badshahpur District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule ~~attached hereto and duly signed by the Director, Town & Country Planning, Haryana.~~
3. The licence is granted subject to the following conditions:
 - a) That the residential Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. The licence is valid upto 16/12/2006.

Dated: Chandigarh
The 17-12-2004.



(ALOK NIGAM)
Director, Town & Country Planning,
Haryana, Chandigarh. A3hable

Dated:- 17-12-04

No.5DP-2004/ 1893

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

- Sarv Shri Om Parkash, Kesho Ram Lakh Ram, Ved Parkash, Nand Kishore, Hari Chand, Karam Chand all sons of Tohi Ram C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon Distt. Gurgaon along with a copy of agreement LC-IV and Bilateral agreement.
- Chief Administrator, HUDA, Panchkula.
- Addl. Director Urban Estates, Haryana, Panchkula.
- Chief Engineer, HUDA, Panchkula.
- Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
- Land Acquisition officer, Gurgaon
- Senior Town Planner, Gurgaon
- Senior Town Planner (Enforcement) Chandigarh.
- District Town Planner, Gurgaon along with a copy of agreement.
- Accounts Office, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement


District Town Planner (Hq) DS,
For Director, Town and Country Planning,
Haryana, Chandigarh. etc


To be read licence no. 181 of 2004

Detailed of land owned by Om Parkash 87/578 share, Kesho Ram 87/578 share, Lakh Ram 80/578 share, Ved Parkash 86/578 share, Nand Kishore 80/578 share, Hari Chand 79/578 share, Karam Chand 79/578 share All Sons of Tohi Ram Village Badshapur Distt. Gurgaon.

Village	Rect no.	Killa no	Area K-M
Badshapur	26	12/2/2	3-7
		18/1	6-12
		18/2	1-8
		19	8-0
		22	7-11
		23/1	1-14

Total

28-12 Or 3.575 acres


Director

Town and Country Planning,
Haryana, Chandigarh

Chandigarh

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 132 of 2004.

This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Sarv Shri. Om Parkash, Kesho Ram Lakh Ram, Ved Parkash, Nand Kishore, Hari Chand, Karam Chand all sons of Tohi Ram C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon for setting up of residential Group Housing Colony at village Badshahpur District Gurgaon.

The particulars of the land wherein the residential colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.


The licence is granted subject to the following conditions:

- ✓ That the residential Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
- ✓) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder are duly complied with.
- c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.

That the portion of Sector /Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

The licence is valid upto 16.12.2006.

ted. Chandigarh
17-12-2004


(ALOK NIGAM)
Director, Town & Country Planning,
Haryana, Chandigarh. Ashwally

Dist. No. 5DP-2004/ 18946

Dated:- 17-12-04

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

Sarv Shri Om Parkash, Kesho Ram Lakh Ram, Ved Parkash, Nand Kishore, Hari Chand, Karam Chand all sons of Tohi Ram C/o M/s. Indo Varun Hotels & Resorts Ltd., 13, Madhya Marg, DLF-II, Gurgaon Distt. Gurgaon along with a copy of agreement LC-IV and Bilateral agreement.

Chief Administrator, HUDA, Panchkula.

Addl. Director Urban Estates, Haryana, Panchkula.

Chief Engineer, HUDA, Panchkula.

Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

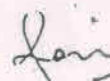
Land Acquisition officer, Gurgaon.

Senior Town Planner, Gurgaon

Senior Town Planner (Enforcement) Chandigarh.

District Town Planner, Gurgaon along with a copy of agreement.

Accounts Office, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



To be read licence no. 152 of 2004

Detailed of land owned by Sh. Om Parkash, Kesho Ram, Ved Parkash, sons of Tohi Ram 110 share, Nand Kishore, Hari Chand, Karam Chand, Lakh Ram sons of Tohi Ram 176 share village Badshapur Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshapur	26	21	7-11 ✓
	27	25	1-17 ✓

Total: 9-8 Or 1.175 acres

97
Director
Town and Country Planning,
Haryana, Chandigarh
Chandigarh



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


Authorized Signatory



STATE BANK OF INDIA

Sl. No. 134902

GSR / 001

RECEIPT

81876
22/1/10

STATE BANK OF INDIA

महरीली रोड, गुडगाँव (01565)

Branch

Code No.

Received a sum of Rs. 432000/-

(Rupees Four lac, thirty two thousand only)

from Smt. / Shri Sangeeta Shankar ETC

sto, d/o, w/o Gyan Shankar

residing at Palamu

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

Date :

22 JAN 2010

Place :

GURGAON

Laxman Singh Yadav

(Signatures of Authorised Officer)

CONVEYANCE DEED

1. NATURE OF DOCUMENT -

CONVEYANCE DEED

2. VILLAGE/DISTRICT -

VILLAGE FAZILPUR

JHARSA, DISTRICT GURGOAN

P. Bharti

Gyan Shankar
Sangeeta Shankar

प्रलेख नः 21276

दिनांक 27/01/2010

डीड संबंधी विवरण

डीड का नाम CONVEYANCE WITH IN MC AREA

तहसील/सब-तहसील गुडगावा

गांव/शहर साउथ सिटी

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 7,200,000.00 रुपये

स्टाम्प ड्यूटी की राशि 432,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

रुपये

Drafted By: H.R.Khatana Adv.

यह प्रलेख आज दिनांक 27/01/2010 दिन बुधवार समय वजे श्री/श्रीमती/कुमारी M/s. Park View Infr. Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 124, Institutional Area, Sec-44 Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

R. Bhatia
Angeel Shant

श्री M/s. Park View Infr. Ltd. thru Pradeep K. Bhatia(OTHER)

Gyan Shankar

उपस्थित पंजीयन अधिकारी

गुडगावा

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Gyan Shankar क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Parveen Mehra पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी C.L.Mehra निवासी H No. 416 Sec-31 Gurgaon ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 27/01/2010

उपस्थित पंजीयन अधिकारी

गुडगावा

21276
27/1/10

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 27th 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, (c) S.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.

P. Bhatia
Sangeeta

Gyan Shankar
Sangeeta Shankar

Reg. No.
21276

Reg. Year
2009-2010

Book No.
1



विक्रेता



क्रेता



गवाह

विक्रेता

Pradeep K. Bhatia

P. Bhatia

क्रेता

Sangeeta Shankar

Sangeeta Shankar

Gyan Shankar

Gyan Shankar

गवाह 1:- H.R.Khatani

H.R.Khatani

गवाह 2:- Parveen Mehra

Parveen Mehra

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 21,276 आज दिनांक 27/01/2010 को बही न: 1 जिल्द न: 11,163 के पृष्ठ न: 51 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 904 के पृष्ठ सख्या 29 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

दिनांक 27/01/2010

उप-सूचना प्रदायक अधिकारी
गुडगाँवा

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:-

1. 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	359599	2,50,000/-	Allahabad Bank, Gurgaon
18.08.09	015440	2,50,000/-	State Bank of India, Gurgaon
19.12.09	045625	5,00,000/-	Bank of Baroda, Jaipur
19.12.09	819919	3,00,000/-	ICICI Bank, Gurgaon
19.12.09	020495	2,00,000/-	SBI Bank, Gurgaon
21.12.09	T.T.	5,00,000/-	T.T. from Jaipur
31.12.09	359927	5,00,000/-	Allahabad Bank, Dalton Ganj

P. Bhatia

Sangeeta Shantkar
Sangeeta Shantkar

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

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.

T. Bhatt

Sangeeta Shantkar
Sangeeta Shantkar

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.

P. Bhatnagar

Sangeeli Shantkar

IN WITNESS WHEREOF both VENDOR and VENDEE aforementioned have executed this Conveyance Deed on the date and place first mentioned above. 27/11/10

[Signature]

WITNESSES

VENDOR

Hem Ram Khatana
Advocate
Gurgaon

[Signature]

1.

Hem Ram Khatana
Advocate
Gurgaon

[Signature]

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

2.

VENDEE

[Signature]
Sarveen Mehra
M.C.L. Mehra
Q. No 416 Sector 31
[Signature]

(1) MR. GYAN SHANKAR

[Signature]

[Signature]

(2). MRS. SANGEETA SHANKAR

H. P. Mittal

B.E. (Civil), M.Tech. MBA (Real Estate) FIV
Govt. Approved Valuer : U/S 34 AB of
Wealth Tax Act 1957 Cat I/525/141/2005



JAYANT CONSULTANTS

C - 938, Sushant Lok, Phase-I,
Near Blossoms School, Gurgaon
Tel. (0124) 4042059 Cell. 9811224548
e-mail : hpmittal@gmail.com

Consultants : Architect, Structural Engineer & Govt. Approved Valuer

FOR INDIAN OVERSEAS BANK

Valuation Report Of Immovable Properties

Pursuant to the request received from The Branch Manager, IOB, Ranchi (Jharkhand), this Valuation report has been prepared to assess the Present Day Market Value of Euro Kids Play School & Day Care Centre, Park View City-2, Sohna Road, Sector-49, Gurgaon. Which is owned by Mr. GYAN SHANKER & Mrs. SANGEETA SHANKER was visited / inspected on 16.06.2012 for the purpose of assessing the Present Fair Market Value.

The following documents were produced before me for scrutiny

Photocopy of Sale Deed No. 21276 Dtd. 27.01.2010, Sub-Registrar, Gurgaon

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexure I & II.

After giving carefully consideration to the various important factors like the specifications, present condition, age, future life, replacement cost, depreciation, potential for marketability, etc I am of the opinion that :-

- | | |
|--|-------------------|
| (1) The fair market value of the property is | Rs. 4,46,40,000/- |
| (2) The open Market value of the property is | Rs. 4,46,40,000/- |
| (3) The forced sale value of the property is | Rs. 3,60,00,000/- |
| (4) The comparable sale value of the property is | Rs. 4,46,40,000/- |

It is declared that,

- i) I have inspected the property on **16.06.2012**
- ii) I have no direct or indirect interest in the property valued.
- iii) Further the information and other details given above / in the annexure are true to the best of my knowledge and belief.

Place: Gurgaon

Date: 16.06.2012

Certified that while preparing this report, all the essential requirements of the Performa prescribed by the Bank have been taken into consideration. (to arrive at the final opinion)

Note: The answers are given by the owner/owners.

The valuer is not responsible for the false statement.

H. P. Mittal

H. P. MITTAL
B.E. (Civil) M Tech. M.B.A. (RE)
Govt. Approved Valuer
Cat-I/525/141/2005
Mob. 9811224548

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ANNEXURE - I

DESCRIPTION OF THE PROPERTY

01	Purpose for which this valuation is made	:	Fair Market Value
02	Name of the owner	:	Mr. GYAN SHANKER & Mrs. SANGEETA SHANKER
03	Location / Address of the property	:	Euro Kids Play School & Day Care Centre, Park View City-2, Sohna Road, Sector-49, Gurgaon
04	Boundaries of Property	:	As per Deed
	Total extent of the site	:	8400 Sq ft.
05	Postal address of the property	:	As Above
06	Class of Construction	:	Good
07	Proximity of civic amenities	:	Available at Distance
08	E. B. Service connection detail	:	Available
09	Property Tax paid details	:	Owner to Provide
10	Legal Encumbrance, if any. (searches and investigation made, if any)	:	Legal Council to Advise
11	Characteristics of the locality (give details)	:	Residential
12	Whether the property falls under "Land Ceiling Act" provision	:	No
13	Tenure of land : Free hold / Lease hold	:	Free Hold
14	If lease hold, state unexpired period of lease	:	N.A.
15	Occupancy details, self occupation or rental	:	Tenanted
16	If rented, whether standard rent has been fixed under rent control Act and if so, full details	:	No
17	Whether the property can be taken possession of by the Bank in case of need, without any litigation	:	Legal Council to Advise
18	Any other details, which affects our charge on the property as security	:	Legal Council to Advise
19	Whether the property is mortgaged as security for any other advance with any other Bank / Third Party.		Owner to Provide information


H. P. MITTAL
B.E. (Civil) M.Tech. M.B.A. (RE)
Govt. Approved Valuer
Cat-I/525/141/2005
Mob- 9811224548

ANNEXURE - II**PART - I****FORMAT FOR VALUATION OF VACANT RESIDENTIAL PLOT / COMMERCIAL SITE / LAND**

01	Name of the Owner	:	Mr. GYAN SHANKER & Mrs. SANGEETA SHANKER
02	Present Address	:	Euro Kids Play School & Day Care Centre, Park View City-2, Sohna Road, Sector-49, Gurgaon
03	Document referred	:	Sale Deed No. 21276 Dtd. 27.01.2010
04	Location of site (Sketch / Plan enclosed) Plot No. / Nagar / Layout S.F. No. / T. S. No. Village / Block Taluk / Ward District / Municipality	: : : : : :	As Above
05	Site Dimension :	:	2400 Sq ft + 8400 Sq ft.
06	Total extent of the site	:	2400 Sq ft + 8400 Sq ft.
07	Valuation a) Fair market value @ Rs. b) Open market value c) Forced / Distress sale value d) Comparable sale value	: : : :	Rs. -- Rs. -- Rs. -- Rs. --

PART - II - BUILDING**PLINTH AREA DETAILS**

Floor	Year of Construction	Roof	Plinth Area
Basement	2008-09	RCC	2400 Sq ft
G.F.+F.F.+S.F	2008-09	RCC	2800 Sq ft+2800 Sq ft+2800 Sq ft = 8400 Sq ft

Note: Owner has Purchased built-up Nursery School Building with Basement+G.F.+F.F.+ S.F. with roof rights on plot area admeasuring 0.20 Acres from the builder.


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 Cat-I/525/141/2005
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DETAILED DESCRIPTION

A GENERAL INFORMATION:

01	Type of Construction	:	Good
02	Quality of Construction	:	Good
03	Appearance of the Building	:	Good
04	No of Floors	:	Basement + G.F + F.F + S.F
05	Maintenance of the Building	:	Good
06	Water supply arrangement	:	Available
07	Drainage arrangement	:	Available
08	Whether the building is constructed as per plan approved by the competent authority	:	Yes
09	Tenancy details, occupancy	:	Self Occupied
10	Rent yield per month	:	N.A.

B) Construction

01	Specification Foundation Superstructure Roof Joinery Weathering course	:	Spread Footings Brick Work/RCC Column RCC Wooden/Aluminium Plastered & White Washed
02	Total Plinth Area	:	2400 Sq ft + 8400 Sq ft.
03	Year of Construction	:	2008-09
04	Age of Building	:	3 Year
05	Total Life Estimated	:	62 Years
06	Depreciation % age assumed	:	---
07	Plinth Area	:	2400 Sq ft (Basement)+ 2800 Sq ft+2800 Sq ft+2800 Sq ft (G.F.+F.F.+S.F.) = 8400 Sq ft
08	Replacement Rate	:	Rs 1800/- per Sq ft (Basement)+ Rs 4800/- per Sq ft (G.F. + F.F+ S.F.)
09	Replacement Value	:	Rs. 43,20,000/- + Rs. 4,03,20,000/-
10	Depreciation value %	:	N.A.
11	Estimated value after depreciation	:	Rs. 4,46,40,000/-


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PART - III (EXTRA ITEMS)

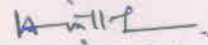
01	Portico (with hand ralls)	:	N.A.
02	Ornamental front door	:	N.A.
03	Sitout / Verandah with steel grills	:	N.A.
04	Open Staircase	:	N.A.
05	Staircase headroom	:	N.A.
06	Overhead water tank	:	N.A.
07	Extra steel grills / collapsible gates	:	N.A.
08	Side dados etc	:	N.A.
	Total	:	
	Less : Depreciation @ %	:	
	Net Value	:	

PART - IV (AMENITIES)

01	Wardrobes / showcase false ceiling works	:	N.A.
02	Ceramic tiles in toilet & kitchen	:	N.A.
03	Extra sinks / bath tub / geysers/ wash basins /etc	:	N.A.
04	Italian marble flooring / ceramic tiles	:	N.A.
05	Interior decorations / wall paneling works / POP	:	N.A.
06	Architectural elevation works	:	N.A.
07	Aluminum's door / windows / hand rails	:	N.A.
08	Air conditioner / exhaust fans / 2 Acs of total 3 tons	:	N.A.
09	Pelmets	:	N.A.
10	Sun control Films, etc	:	N.A.
	Total	:	
	Less : Depreciation @ %	:	
	Net Value	:	

PART - V - MISCELLANEOUS (VALUE AFTER DEPRECIATION)

01	Separate Toilet Room	:	N.A.
02	Separate Lumber Room	:	N.A.
03	Separate Water Tank / Sump	:	N.A.
04	Trees Gardening / External Development	:	N.A.
	Total	:	N.A.


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C - 938, Sushant Lok, Phase-I,
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Tel. (0124) 4042059 Cell. 9811224548
e-mail : hpmittal@gmail.com

Consultants : Architect, Structural Engineer & Govt. Approved Valuer

PART - VI (SERVICES)

01	Water supply arrangement / fittings & fixtures	:	N.A.
02	Drainage arrangements	:	N.A.
03	Compound walls	:	N.A.
04	E B Deposits, fittings etc	:	N.A.
05	Pavement	:	N.A.
06	Steel Gate	:	N.A.

PART - VII

A) ABSTRACT VALUATION : (FAIR MARKET VALUE)

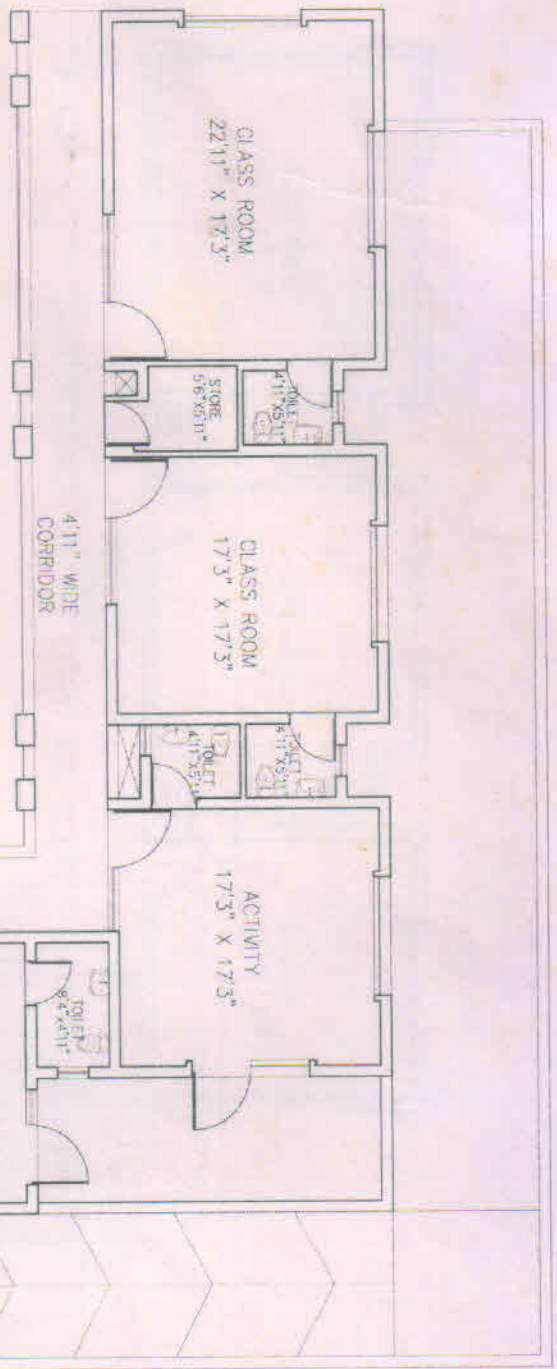
01	Plot + Building	:	Rs. 4,46,40,000/-
02	Extra items (Part - III)	:	N.A.
03	Amenities (Part - IV)	:	N.A.
04	Miscellaneous (Part - V)	:	N.A.
05	Service (Part - VI)	:	N.A.
06	Add: Potential Value, if any	:	N.A.
Total			Rs. 4,46,40,000/-

A	Open Market Price	:	Rs. 4,46,40,000/-
B	Forced Sale Value	:	Rs. 3,60,00,000/-
C	Comparable Sale Value	:	Rs. 4,46,40,000/-

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H. P. Mittal

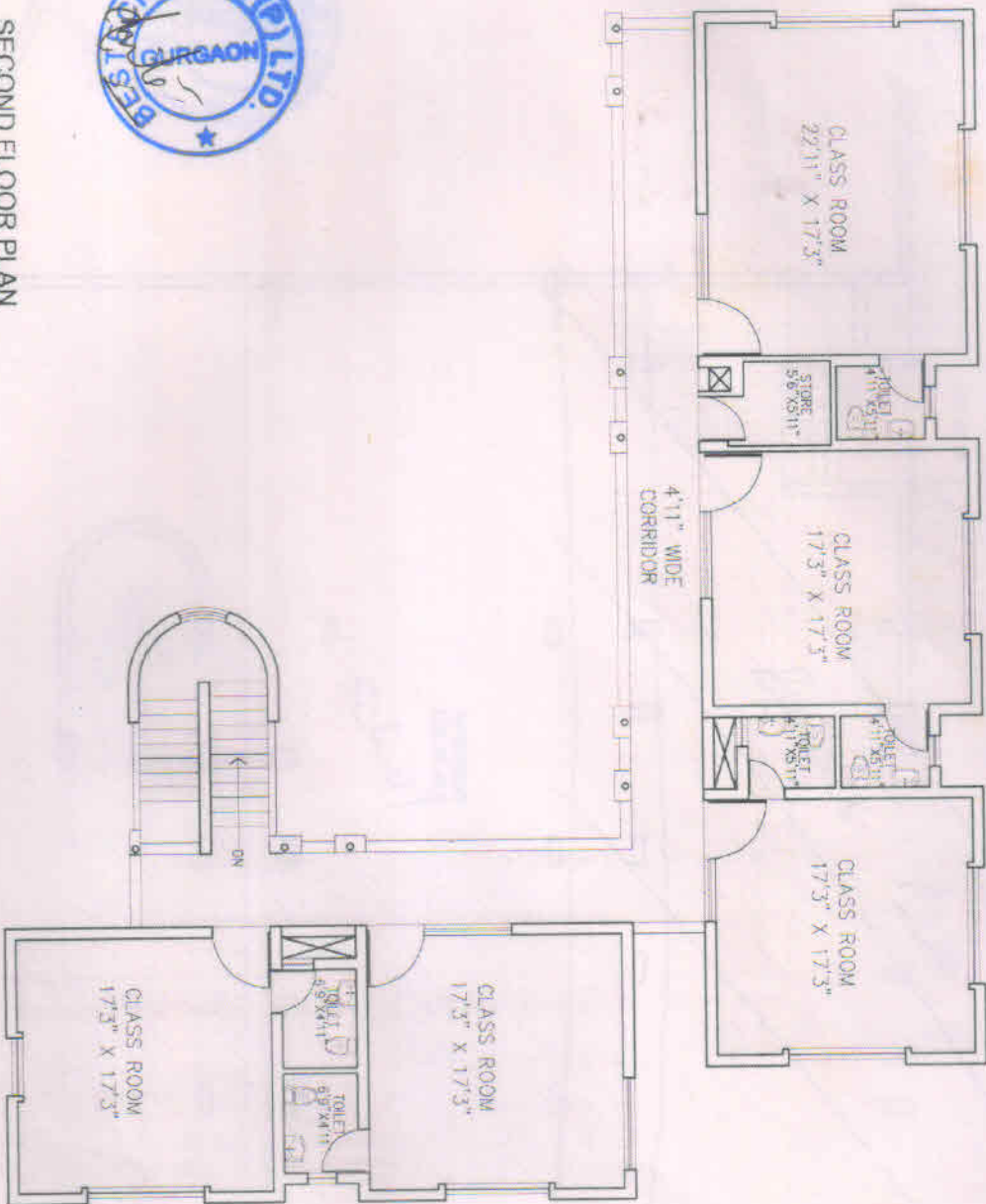
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GROUND FLOOR PLAN

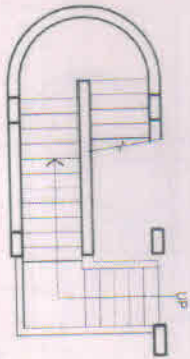


SECOND FLOOR PLAN

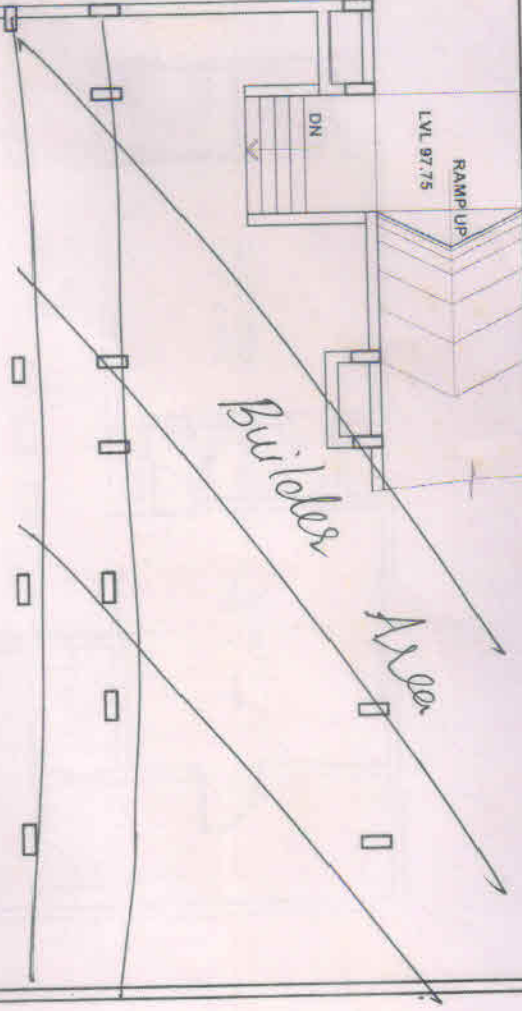




BASEMENT PLAN



N. School
BASEMENT
LVL 97.10





MSME Registration No. : UDYAM-HR-05-0008163

Tax Invoice

GST No.: 06AADC0848H1ZW

Project Name: PARK VIEW CITY -2,GURGAON

Invoice No. PVC2/22-23/R1480

Customer Code M0098

Customer Name Maitreya Education Trust (Kids Kingdom Pre School)

Address Park View City II Sector 49, Sohna Road, Gurgaon India

Phone No.

Email : management@kidskingdom.in.net

GSTIN :

State : 06-Haryana

PAN No : AADC0848H

State of Supply: 06-Haryana

Date : 11-10-2022

Due Date : 11-11-2022

Unit No. : L-02

Area Of Unit : 8400.00 SQFT

Bill From : 01-10-2022

Bill To : 31-12-2022

Reverse Charge N

S.No.	Particulars	HSN/ SAC Code	Unit Price	Amount	Less Discount	Taxable Amount
1	Estimated Maintenance Charges	997221	1.75/SQFT/M onth	44100.00	0.00	44100.00
2	CGST (On SNo 1)		9.00 %	3969.00		3969.00
3	SGST (On SNo 1)		9.00 %	3969.00		3969.00
	Total Invoice Amount					52038.00
	ARREARS (Principal) As on : 11-10-2022					0.00
	ARREARS (Interest)					0.00
	ARREARS (Tax) As on : 11-10-2022					0.00
	Total Amount Payable					52038.00
	Total Amount Payable Round Off					52038.00

Rupees : (Fifty Two Thousand Thirty Eight Only)

NOTE:

1. All the payment shall be made by the user through crossed cheque / demand draft only in favor of **PARKVIEW FACILITIES P LTD PVC2 MAIN** payable at Gurgaon and shall be subject to the realization. In the case of RTGS / NEFT payment should be deposit in HDFC Bank Current A/c No. **50200016587800**, IFSC Code - **HDFC0000044**. Kindly send payment receipt on email id pvc2ac@bestechgroup.com. Please Mention Flat No. In remark Column while making online payment. Now you can pay through PayTM also, just click on Apartment/Electricity and pay the bill, and the payment will be updated instantly. There is no need to send payment detail in case of Paytm, Payment will be updated automatically in system at the same time. Customer Code/ID printed on every Electricity and Maintenance bill.

2. Cash payment shall not be accepted.

3. In case of Out Station Cheques charges applicable @ 100/- and @ 350/- for dishonored cheque.

4. Please mention Tower & Flat No. on the backside of the Cheque / DD.

5. Rebate / Discount @ 4% on onetime payment for four quarters (12 months) can be availed.

6. Parkview Facilities Pvt. Ltd is registered under the MSMED act 2006 as medium scale industry vide registration No. UDYAM-HR-05-0008163. Section 16 of the act will be applicable if payment is delayed beyond the terms of the order.

For PARKVIEW FACILITIES PVT. LTD.



(Authorised Signatory)



RECEIPT <https://m.paytm.me/bpvc2>

Received with thanks a sum of Rs. _____ Towards Electricity Bill for Property No. _____ In Parkview city-2, Gurgaon vide cheque / DD No. _____ Dated _____ Drawn on _____ Bank

PARKVIEW FACILITIES PRIVATE LIMITED

PARK VIEW CITY ? 2,SOHNA ROAD, SECTOR ? 49, GURGAON (HR) -122018, +91(124) 4049735
Corporate Office: Corporate Office: Plot No.51, Sector-44, Gurgaon, Haryana ? 122002.

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MSME Registration No. : UDYAM-HR-05-0008163

Tax Invoice

GST No.: 06AADCB0848H1ZW

Project Name: PARK VIEW CITY -2,GURGAON

PAN No : AADCB0848H

State of Supply: 06-Haryana

Electricity Invoice No. PVC2/22-23/E2550

Date : 28-09-2022

EMeterNo. RSPL/22281 School

Due Date : 13-10-2022

Customer Code/ID M0098

Unit No. : L-02

Customer Name M/s. Maitreya Education Trust (Kids Kingdom Pre School)

Area Of Unit : 8400.00

Address Park View City II Sector 49, Sohna Road,, Gurgaon- India

Connected Load : 100.000 KW/Phase 1

GST NO :

State : 06-Haryana

Meter Reading	Current (31-Aug-2022)	Previous (01-Aug-2022)	Multi. Factor	Consumption (Units)	Bill Base	Meter No.
S.E.B	91989.00	88390.00	1.000	3599.00	ACTUAL	RSPL/22281 School
DG SET	3105.00	3013.00	1.000	92.00	ACTUAL	
Total S.E.B.	3599.00	Total DG Set	92.00			

S.NO.	Supply & Other Charges	SAC Code	Rate	Units Consumed	Amount(Rs.)
1	Electricity Charges	27160000	5.43	3599.00	19543.00
2	(Electricity) DG Set Charges	27160000	29.07	92.00	2674.00
3	CAE Charges	997221	0.49		4116.00
4	CAE-CGST		9.00%		370.00
5	CAE-SGST		9.00%		370.00
6	METER RENT		0.00		0.00
7	Current Bill Amount				27073.00
8	ARREARS ON PRINCIPLE :				27569.00
9	PREV. Interest on Late Payment (E)				414.00
10	PREV. Cheque Return Charges (E)				0.00
11	Total amount payable before due date				55056.00
12	Interest on Late Payment (E)				826.00
13	Total Amount Payable after Due date				55882.00

Rupees : (Fifty Five Thousand Fifty Six Only)

(Taxable Value: 4116.00 Exempted Value: 22217.00 CGST: 370.00 SGST: 370.00)

Now you can pay through PayTM also just click on Apartment/Electricity and pay the bill, and the payment will be updated instantly. There is no need to send payment detail in case of Paytm, Payment will be updated automatically in system at the same time. Customer Code/ID printed on every Electricity and Maintenance bill.

1. In case the user fails to pay the bill on or before due date indicated in the bill, this will be deemed to be a notice and electricity supply to the premises and maintenance services to the user shall without prejudice to the right of Parkview Facilities Pvt. Ltd. to recover such charges as of the bill by suit be disconnected after the expiry of seven days of the due date mentioned in the bill without any further notice to the user, supply shall not be reconnected unless and until the amount shown in the bill together with interest @ 18% p.a. and reconnection charges, is paid by the user. 2. All the payment shall be made by the user through crossed cheque / demand draft only in favor of "PARKVIEW FACILITIES P LTD PVC2 MAIN" payable at Gurgaon and shall be subject to the realization. In the case of RTGS / NEFT payment should be deposit in HDFC Bank Current A/c No.50200016587800, IFSC Code -HDFC0000044. Kindly send payment receipt on emailid pvc2ac@bestechgroup.com. Please Mention Flat No. In remark Column while making online payment. Please mention Tower . & Flat No. on the backside of the Cheque / DD. 3. Cash payment shall not be accepted. 4. In case of Out Station Cheques charges applicable @ 100/- and @ 350/- for dishonored cheque.

For PARKVIEW FACILITIES PVT. LTD.



(Authorised Signatory)



RECEIPT

Received with thanks a sum of Rs. _____ Towards Electricity Bill for Property No. _____ In Parkview city-2, Gurgaon vide cheque / DD No. _____ Dated _____ Drawn on _____ Bank

PARKVIEW FACILITIES PRIVATE LIMITED

PARK VIEW CITY ? 2, SOHNA ROAD, SECTOR ? 49, GURGAON (HR) -122018, +91(124) 4049735

Corporate Office: Corporate Office: Plot No.51, Sector-44, Gurgaon, Haryana ? 122002

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