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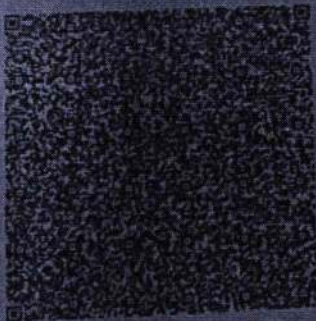


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00322826474681M
Certificate Issued Date : 09-Apr-2014 02:59 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100379684049490M
Purchased by : TAPAN KR MUKHARJEE AND ADITYA MUKHERJEE
Description of Document : Article 23 Conveyance
Property Description : FLAT NO-02, FLOOR-12A, TOWER NO-19, PARAS TIEREA, GH-01, SECTOR-137, NOIDA
Consideration Price (Rs.) : 32,95,325
(Thirty Two Lakh Ninety Five Thousand Three Hundred And Twenty Five only)
First Party : NOIDA AND IMPERIAL HOUSING VENTURES PVT LTD
Second Party : TAPAN KR MUKHARJEE AND ADITYA MUKHERJEE
Stamp Duty Paid By : TAPAN KR MUKHARJEE AND ADITYA MUKHERJEE
Stamp Duty Amount(Rs.) : 3,08,900
(Three Lakh Eight Thousand Nine Hundred only)



Please write or type below this line.

Aditya Mukherjee

For Imperial Housing Ventures Pvt. Ltd.

[Signature]
Authorised Signatory

0000044091

Mandatory Alert

Any discrepancy in the details on this Certificate and its
copy of this Group Certificate should be verified at www.e-stamp.com

STAMP CERTIFICATE NO.-IN-UP00322826474681M

Stamp Paid Rs.3,08,900/-

1



SALE DEED FOR SUPERSTRUCTURE OF RESIDENTIAL UNIT AND SUB-LEASE DEED FOR LAND AT PARAS TIERA, SECTOR -137, NOIDA

STAMP VALUATION AS PER VALUATION LIST W.E.F 01.08.2013, AT NOIDA, G.B. NAGAR.

POWER BACKUP : YES

COMMUNITY CENTRE/CLUB : YES

GYM : YES

ALL 6 AMENITIES (VALUE APPRECIATE BY 25%)

SECURITY GUARD : YES

SWIMMING POOL : YES

LIFT : YES

PART NO. : 03.

V CODE NO. : 0145.

PAGE NO. : 57.

UNIT : GROUP HOUSING

UNIT NO. : 02

TOWER NO. : 19

(35sq.Mtr = 10.764 Sq.ft)

FLOOR : 12th A

SUPER AREA : 1265 SQ.FT/117.5 SQ. MTRS

SALE CONSIDERATION	: Rs. 32,95,325 /-	STAMP PAID ON VALUE	: Rs. 61,76,100 /-
PARKING	: 1 COVERED PARKING (VALUE RS. 3, 00,000/-)	FLOOR REBATE	: 12 th A FLOOR (VALUE DECPRECIATE BY 20%)
CIRCLE RATE	: Rs. 50,000/-sq.mtr	STAMP DUTY	: Rs.3,08,900/-

LESSOR

For Imperial Housing Ventures Pvt. Ltd.

Authorised Signatory

SUB-LESSEE

the Lessor and the Second Party and observe the same as applicable and relating to the land pertaining to the unit given to him/her/them.

6. Any transfer, sale, assignment or otherwise parting with the said dwelling unit by the Third Party will attract payment of prevailing transfer charges in addition to whatsoever other amount is payable to the Lessor. The decision of the Lessor in respect of transfer charges will be final and binding.
7. The Sub-Lessee shall not mortgage the said dwelling unit for securing any loan at any stage except with prior permission of the Lessor in writing, which shall be obtained, or given by the Lessor as per terms of the Lease. Provided that in the event of the sale or foreclosure of the mortgaged or charged property the Lessor shall be entitled to claim and recover the amount payable to the Lessor on account of the unearned increase in the value of the Land as aforesaid and the amount of Lessor's share of the said unearned increase shall be first charge, having priority over the said mortgage charge. The decision of the Lessor in respect of the market value of the said land and the amount payable by the Third Party to the First Party shall be final and binding on all parties concerned.
8. Notwithstanding the restrictions, limitations and conditions mentioned herein above, the Third Party shall be entitled to create tenancy of the whole of the dwelling unit for the purpose of the private dwelling only.
9. Whenever the title of the Second/Third Party in the said dwelling unit is transferred in any manner whatsoever the transferee shall be bound by all covenants and conditions contained herein or contained in the Lease between the First and the Second Party and he/she/they be answerable in all respect thereof in so far as the same may be applicable to effect and relate to the said dwelling unit.
10. In the event of death of the Third Party, the person on whom the title of the deceased devolves shall within three months of the devolution, give notice of such devolution to the Lessor and the Lessee.
11. The Third Party shall from time to time and at all times pay directly to the local govt./local Authority or Noida, existing or to exist in future all rates, taxes charges and assessments of every description which are now or may be at any time hereinafter during the continuance of this Deed be assessed, charged or imposed upon the dwelling unit hereby transferred or on the Third Party or his/her/their tenant/occupant in respect thereof.
12. The Second/Third Party shall in all respect comply with and be bound by the building, drainage, and other bylaws of Noida Authority or other Authority for time being in force or to exist in future.

LESSOR

For Imperial Housing Ventures Pvt. Ltd.
LESSEE

Authorised Signatory

SUB-LESSEE

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10. In the event of death of the Third Party, the person on whom the title of the deceased devolves shall within three months of the devolution, give notice of such devolution to the Lessor and the Lessee.
11. The Third Party shall from time to time and at all times pay directly to the local govt./local Authority or Noida, existing or to exist in future all rates, taxes charges and assessments of every description which are now or may be at any time hereinafter during the continuance of this Deed be assessed, charged or imposed upon the dwelling unit hereby transferred or on the Third Party or his/her/their tenant/occupant in respect thereof.
12. The Second/Third Party shall in all respect comply with and be bound by the building, drainage, and other bylaws of Noida Authority or other Authority for time being in force or to exist in future.

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LESSEE

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22. That After this Deed is executed, no dispute or differences relating to the registration, booking and allotment and in all such matters as are instrumental to these and are likely to affect the mutual right, interest, privileges and claim of the Second/Third Party would be entertained. In the event of any dispute, still arising with regard to the terms and conditions of this Deed the same shall be subject to the jurisdiction of District Court, GautamBudh Nagar, and the High Court of Judicature, Allahabad.
23. That in case of any breach of the terms and conditions of this deed by the Second Party/Third Party, the Lessor will have the right to re-enter the demised unit after determining the sub-lease. On re-entry of the demised dwelling unit, if it is occupied by any structure build in an un-authorized manner, by the Second Party/Third Party, the Lessor/the Second Party will remove the same at expenses and cost of the Second Party/Third Party. At the time of re-entry of the demised dwelling unit, the Lessor may re-allot it to any other person.
24. That if the Third Party is found to have obtained the allotment, sub lease of the demised premises by mis-representation/mis-statement or fraud, this deed shall stand cancelled and the possession of the demised premises may be taken over by the Lessor/the Second Party and the Third Party in such an event will not be entitled to claim any compensation in respect thereof.
25. All notices, orders and other documents required under the terms of the Sub lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any rule or regulation made or directions issued there under shall be deemed to be served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as reenacted and modified by the Uttar Pradesh President's Act (Re-enactment with modification) Act, 1974 (U.P. Act No. 30 of 1974).
26. All powers exercisable by the Lessor under the Deed may be exercised by the Chairman/Chief Executive Officer of the Lessor. The Lessor may also authorize any of its officers to exercise all or any of the powers excisable by it under this Deed. Provided that the expression Chairman/Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chairman/Chief Executive Officer.
27. All clauses of the Lease Deed executed by NOIDA, Dated 26.03.2010 in favor of the Second Party shall be applicable to this Deed. In case of any repugnancies of any provision of the Lease Deed and this Deed, the former shall prevail.
28. Authority/Lessor has the right to recover the dues, if any, from the Sub-Lessee or their successors as per rules, as per the rate of interest as per terms and cpnditions laid in the Lease Deed/Allotment.

LESSOR

For Imperial Housing Ventures Pvt. Ltd.

LESSEE

SUB-LESSEE

Authorized Signatory

29. The Lessee/Sub-Lessee shall make such arrangement as are necessary for maintenance of the building and common services and if the building is not maintained properly the Chief Executive Officer or any officer authorized, by the Chief executive Officer, Noida will have the power to get the maintenance done through the nominated authority and recover the amount so spent from the Lessee/Sub-Lessee. The Lessee/Sub-Lessee will be individually and severally liable for payment of the maintenance amount. The Rules/Regulations of U.P. Ownership of Flat Act, 1975/The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time) shall be applicable on the Lessee/Sub-Lessee. No Objection on the amount spent for the maintenance of the building by the Lessor shall be entertained and decision of the Chief Executive Officer, Noida in this regard shall be final.

30. Terms and Conditions of the brochure of scheme, allotment, building bylaws as amended from time to time shall be binding on Lessee/Sub-Lessee.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS, THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

SCHEDULE OF DWELLING UNIT

Dwelling UNIT BEARING NO. 02 HAVING SUPER AREA 1265 Sq. Ft. (117.52 Sq. mtr.) ON THE 12TH A FLOOR IN TOWER No.19 in the Complex known as "PARAS TIAREA" constructed upon PLOT NO. GH-01, SECTOR 137 NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P., INDIA, comprising of Drawing-cum-Dining, 3 BHK Bed Rooms, Kitchen, Toilets, Balconies together with proportionate undivided impartial interest in land on sub-lease basis, as per Enclosed plan, and bounded as follows:

NORTH
SOUTH
EAST
WEST

AS PER LAYOUT PLAN ATTACHED

LESSOR

For Imperial Housing Ventures Pvt. Ltd.

LESSEE

Authorised Signatory

SUB-LESSEE

Tower Photograph :

UNIT BEARING NO. 02 HAVING SUPER AREA 1265 Sq. Ft. (117.52 Sq. mtr.) ON THE 12TH A FLOOR IN TOWER No.19 WITH SANITARY, ELECTRICAL AND OTHER FITTINGS, IN THE GROUP HOUSING SCHEME, "PARAS TIAREA" AT PLOT NO. GH-01, SECTOR - 137, NOIDA, DISTRICT GAUTAM BUDH NAGR U.P. INDIA

Tower - 19



For Imperial Housing Ventures Pvt. Ltd.

LESSOR

LESSEE

Authorized Signatory

SUB-LESSEE

IN WITNESS WHEREOF THE PARTIES HERTO HAVE SIGNED THIS INDENTURE AT NOIDA, ON THE DAY, MONTH AND THE YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:

1.

KHEM SINGH S/o Sh. D. P. SINGH
43, KOT GAON, GHAZIABAD



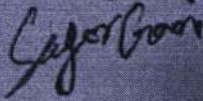
SIGNED AND DELIVERED BY

(LESSOR)

(New Okhla Industrial development Authority)

For Imperial Housing Ventures Pvt. Ltd.

SAGI S/O A.K. GIRI
C. No. 424, Patiala House Court
Tilak Marg, New Delhi



Authorised Signatory

(LESSEE)

(For & On Behalf of M/S Imperial Housing Venture Pvt. Ltd.)

DRAFTED BY

AM PARTNERS
LAW FIRM

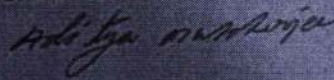


Ch. No. 424, Patiala House Courts,
Tilak Marg, New Delhi-110001



(SUB-LESSEE)

(Mr. TAPAN KUMAR MUKHERJEE and Mr. ADITYA MUKHERJEE)



LESSOR

For Imperial Housing Ventures Pvt. Ltd.

Authorised Signatory

SUB-LESSEE

पट्टा दाता

Registration No.:

1836

Year:

2,014

Book No.:

1

0101 सचिन शर्मा प्रतिनिधि नोएडा विकास प्रा0 द्वारा दीप चन्द

सी0-6 नोएडा

अन्य

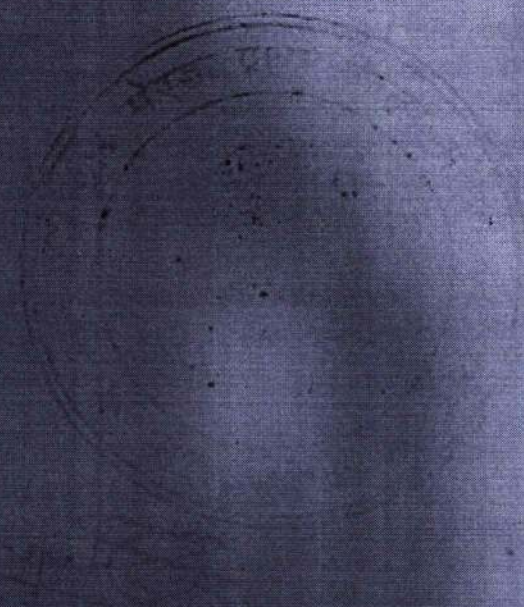
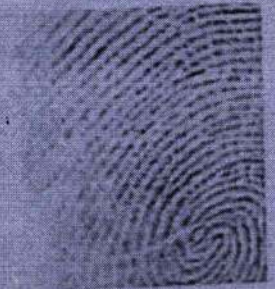
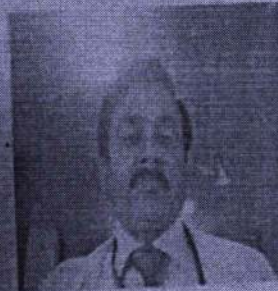


0102 मै0 Imperial Housing Ventures Pvt Ltd द्वारा संजय व

एस के भार्गव

205 सकरपुर दिल्ली

अन्य



आज दिनांक 22/04/2014 को
वही सं. 1 जिल्द सं. 4114
पृष्ठ सं. 133 से 156 पर कर्नांक 1836
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



सुप निबन्धक (प्रथम)

नोएडा

22/4/2014

20.12.2013

भाग 1

। प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला ।

उप निबन्धक (प्रथम)

कम सं०

5912

नोएडा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

22-Apr-2014

प्रस्तुतकर्ता या प्रार्थी का नाम

तपन कुमार मुखर्जी

लेख का प्रकार

उप पट्टा विलेख

प्रतिफल की धनराशि

3,295,325. / 6,176,100.00

1. रजिस्ट्रीकरण शुल्क 10,000.0
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग

10,080.0

शुल्क वसूल करने का दिनांक

22-Apr-2014

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

22-Apr-2014

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR
Noida (G.B. Nagar)

Duty Paid By

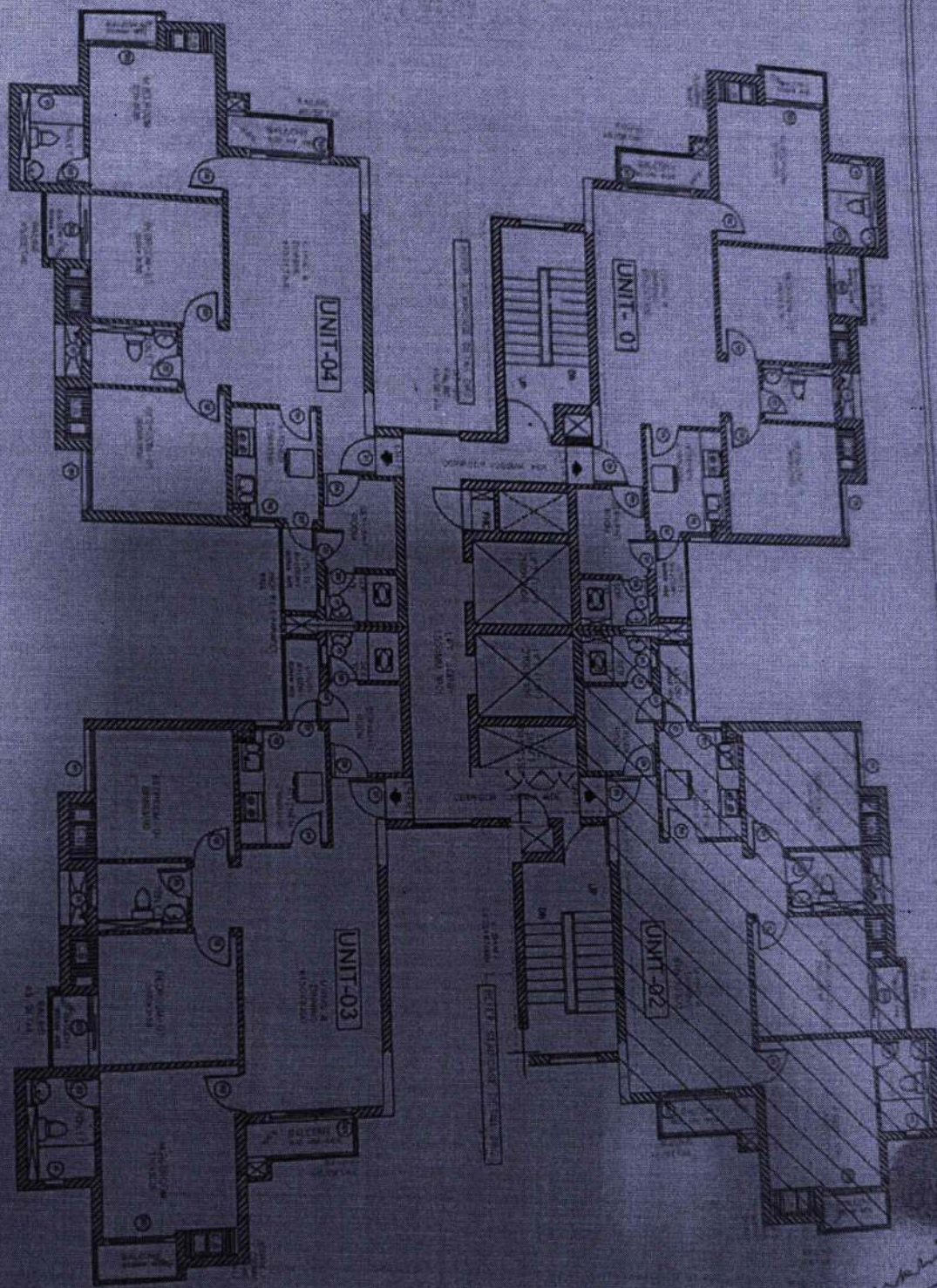
: TAPAN KR MUKHARJEE AND ADI

Duty Amount(Rs.)

: 3,08,900

(Three Lakh Eight Thousand Nine

UNIT- 2



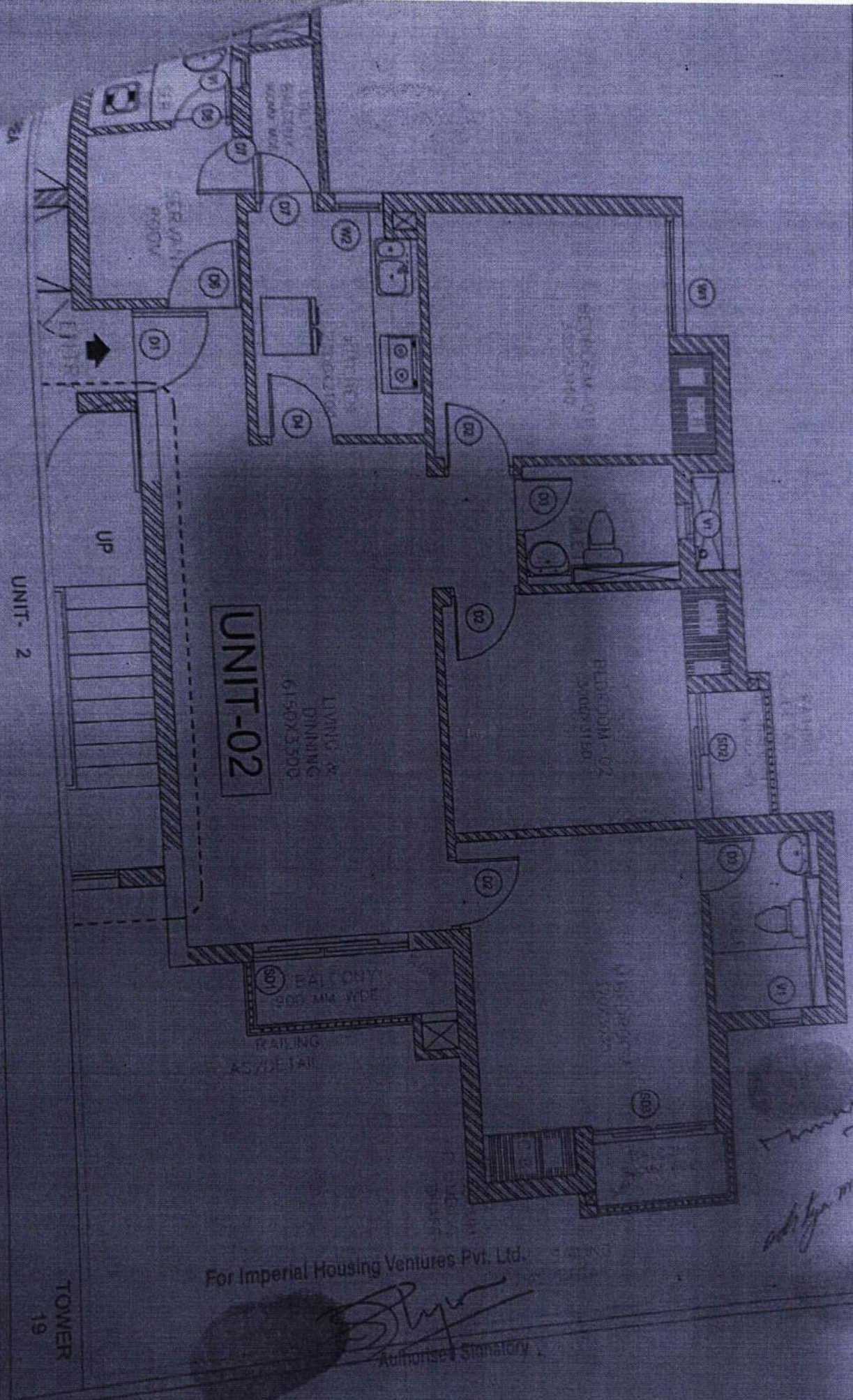
For Imperial Housing Ventures Pvt. Ltd.

[Signature]

Authorised Signatory

[Handwritten signature]
[Handwritten text]

TOWER
18



For Imperial Housing Ventures Pvt. Ltd.

[Signature]
 Authorised Signatory

*Thinner
 not for masonry*

1-Jun-2010

Sameer Gupta & Jaya Gupta
Flat No. 603,
Tower-7, Palms
Suncity-I
Sec-30, Gurgaon-122001
981101694

Sub: Provisional Allotment of Apartment No. T19/12A 02 in Paras Tieres, Noida, District
Gautam Budh Nagar.

Dear Sir/Madam,

Thank you very much for choosing to be a part of the family at "PARAS TIEREA" - THE
WORLD OF WELLNESS LIVING and owning YOUR DREAM HOME!

With reference to your Application dated 18-May-10 regarding booking of a residential Apartment
in "Paras Tieres", we are pleased to inform you that a residential Apartment bearing Number
T19/12A 02 in Tower T19 Type CL Unit Type 3BHK+Servant+3Ts admeasuring 1265 sq. ft.
(approx.) in the said development has been provisionally allotted to you @ Rs.2,605.00 per sq. ft.
under Flexi payment plan [including Power Back Up (2KVA for 2BHK, 3KVA for 3BHK), PLC,
FFC, ESC, Club Membership, One Car Parking but excluding Lease Rent of Rs.100.00 per sq. ft.
and IFMS of Rs.50.00 per sq. ft.] on the terms and conditions as contained in the Application
Form.

Therefore in accordance with the duly agreed and stated schedule of payment, the sums as per
details given below will become fall due

	Particulars	Due Date	Amount (In Rs.)
(A)	Amount due at the time of booking		Rs.329,533.00
	Less Received		Rs.329,500.00
	Balance due towards Booking Money	15-June-2010	Rs.33.00
(B)	Amount due within 45 days of Allotment	16-Jul-2010	Rs.988,598.00

You are therefore requested to remit the sum as mentioned above by Bank Draft / Cheque
Payable at Delhi / NCR in favour of "Paras Tieres A/c IHVPL" on or before due date.

The Apartment Booking Agreement shall be forwarded to you shortly for your signatures.

Thanking You,
For Imperial Housing Ventures Pvt. Ltd.

ENDORSEMENT 13-313
The Nomination / Transferred in the name of

Tapan K. Mukherjee & Aditya Mukherjee
is hereby confirmed.

For Imperial Housing Ventures Pvt. Ltd.

Authorized Signatory

Notes

1. Kindly note that the aforesaid allotment is subject to receiving the 10% application money
as per clause (A) as above by 15th June 2010, otherwise the booking/allotment shall
stand cancelled. In case the 10% booking amount has already been paid, kindly ignore
this clause.
2. Interest @ 18% p.a. shall be payable after due date.
3. If your accounts do not tally with our records please contact our office immediately
4. Please mention Customer Name & Location of Premises behind your Cheque / DD

Imperial Housing Ventures Pvt. Ltd.

Corp. Off.: 11th Floor, Paras Twin Towers (Tower B), Sector-54, Golf Course Road, Gurgaon-122002 • Haryana • Tel.: +91 124 4561500 • Fax: +91 124 4561540
Site Office: Plot No. GH-01, Sector-137, Noida - Greater Noida Expressway, Noida - 201301 • U. P. • Tel.: +91 95608 99761/62/63

Co-Applicant(s):- Aditya Mukherjee

Ref. : Unit No. T19/12A 02 In Tower: - T19 On 12A Floor at "Paras Tiera", Sector 137, Expressway, Noida (U.P.).

Sub : Offer of Possession.

Dear Sir/Madam,

Greetings from Paras Buildtech!

Wishing you a Very Happy & Prosperous New Year, may everyday of this New Year glow with happiness and cheer for you and your family.

At the outset we thank you for reposing trust and confidence in us and becoming our partners through our flagship Residential Project "Paras Tiera".

It gives us immense pleasure to share with you that your apartment is ready to be occupied & the joys of living are all set to welcome you at "Paras Tiera".

In order to facilitate a smooth handing over of possession of your apartment, we request you to follow the steps mentioned below:

Step 1:

We are enclosing herewith the Statement of Accounts (Annexure-I) of your Apartment for your kind perusal. This Statement shows the calculation based on the final areas.

You are requested to pay the balance dues & clear the outstanding within **30 days** from the issuance of this letter, thereby enabling us to start the further process of handing over your unit. Payments received after the said time of **30 days** would attract Interest and Holding Charges as per the Terms and Conditions of the Allotment Letter. Maintenance charges will be levied from the day of actual Possession or after expiry of **45 Days** from the date of offer of Possession of the Said Apartment to the Allottee(s); whichever is earlier.

Step 2:

In order to take the Possession process forward, we would also request you, to address to the below mentioned requirements and arrange to submit these at the earliest (All are mandatory).

- Photo Identity Proof - Voter ID Card/ Passport / Ration Card/ Driving License (any one of these)
- Self-attested copy of Pan Card of all the Allottee(s).
- Form 80 (in case Pan No. is not available) - Attached as Annexure - II.
- 6 recent passport sized color photographs of all the Allottee(s).
- In case of bank loan - No Objection Certificate (NOC) from Financial Institution / Bank stating clearly that they do not have any objection for handover physical possession of Apartment to you & registration of Sub-Lease Deed in your favour.
- Customer Detail Form Attached as Annexure - III.
- Signature Verification and Photographs of all the Allottee(s) duly attested by the bank. In case of power of Attorney, has been executed, the signature attestation of Power of Attorney holder (Required for the registration of Sub-Lease Deed)
- Two copies of the Maintenance Agreement are enclosed as Annexure IV; please sign both the copies and submit the same to our site office for execution.
- Registered Power of Attorney in case your representative needs to be authorized to take physical possession at site and for execution of sub lease deed.

You are requested to take prior appointment and co-ordinate everything regarding possession of your Apartment with Mr Arvind Singh (Possession Coordinator); Mobile No. +91 8826391970 (Between 10:00AM to 5:00PM); to avoid any inconvenience.

Stamp Duty for the registration of Sub-Lease Deed will be intimated on clearance of all dues. It is advisable to carry all original documents issued by us against the above said unit.

We hope that the above details are in order. Looking forward to welcome you; as a responsible resident of "Paras Tiera".

Yours Faithfully,

For Imperial Housing Ventures Pvt. Ltd.

Authorized Signatory

Annexure I - Statement of Accounts
Annexure II - Form 80 (if applicable)
Annexure III - Customer Detail Form (KYC)
Annexure IV - Maintenance

Imperial Housing Ventures Pvt. Ltd.

Corp. Off.: 11th Floor, Paras Twin Towers (Tower B), Sector-54, Golf Course Road, Gurgaon-122002 • Haryana • Tel.: +91 124 4561500 • Fax: +91 124 4561540
Site Office: Plot No. GH - 01, Sector - 137, Noida - Greater Noida Expressway, Noida - 201301 • U. P. • Tel.: +91 95608 99761/62/63