

10. That the owners/occupants of the said building shall have full right of access through rear iron staircase to the ~~top~~ terrace ^{& 4th Floor} at all reasonable times. That likewise the owners/occupants of the said building shall have full right of access to the rear courtyard on Ground Floor for the inspection/repair/maintenance of underground water tank and booster pump etc.

12. That the aforesaid property has been converted into freehold as stated hereinabove by the D.D.A., New Delhi, hence prior permission to sell the said Portion is NOT REQUIRED to be obtained from D.D.A.

13. That the Vendee can get the Said Portion transferred and mutated in his own name in the records of M.C.D., Electric Company, D.J.B., Society, or any other concerned authority, on the basis of this Sale Deed or its certified true copy.

14. That the Vendee shall abide by all the bye-laws, rules and regulations of the M.C.D. and all other local bodies/authorities in respect of the Said Portion.

15. That the Vendors, Confirming Vendor and Vendee are Indian Nationals.

16. That the Vendors and Confirming Vendor have delivered the photostat copies of all the original documents pertaining to the aforesaid property, to the Vendee, on signing of this Sale Deed. The Vendee has inspected the title documents of the Vendors and Confirming Vendor in respect of the aforesaid property and is satisfied with the same.

17. That the Said Attorney declare that the said Principals are alive and the G.P.A. executed by the Principals in favour of the Attorney is not revoked till date.

18. That all the expenses of this Sale Deed viz. Corporation Tax, Stamp Duty, Registration fee, etc., have been borne and paid by the Vendee.

IN WITNESS WHEREOF the Vendor, Confirming Vendor and Vendee have signed and executed this Sale Deed on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES :-

Benu Ahluwalia

1. BENU AHLUWALIA

Dr. V K SINGH

Benu Ahluwalia

F10/B Vasanth Vihar ND-57

D (Mo) P09102004337999

2. Parmar

P. S. PARMAR

816 SH. D.R. PARMAR

No. 109, SAOUTH PARK APH.
NEW DELHI-19

P.A.N. AAH PP8653M



VENDORS



CONFIRMING VENDOR

VENDEE

R E C E I P T

Received a sum of Rs. 8,76,00,000/- (Rupees eight crores seventy six lacs only) vide Cheque No. 156218 dated 16.2.2010 drawn on IDBI Bank, Indian Red Cross Society Building, Red Cross Road, New Delhi-110001, from IFCI INFRASTRUCTURE DEVELOPMENT LTD., having its office at IFCI Tower, 61, Nehru Place, New Delhi-110019, through its Authorised Signatory Shri Ashok Kumar Assija, as full and final sale consideration towards the sale of the entire Second Floor, consisting of one Drawing-cum-Dining Hall, four Bedrooms with attached Bathrooms, one Kitchen, one Lobby, Front and Rear Balconies, with entire Terrace over and above the entire second floor (except area of three Servant Quarters i.e. one each for the owners of Ground Floor, First Floor and Second Floor, and common W.C.) with Terrace Garden built on the said Terrace with one Servant Quarter with common W.C. on the Terrace above second floor, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yards, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, as per the terms and conditions of the Sale Deed dated 17.2.2010.


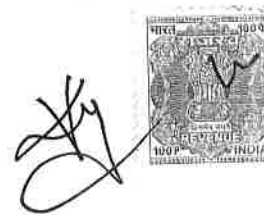
IN WITNESS WHEREOF I have signed this Receipt at New Delhi, on this 17th day of February, 2010, in the presence of the following witnesses.

WITNESSES:



1. Mr. Jayanti Ghadva
S/o. Baidhar Ghadva
P/o 11/30 II Floor
C.A. Park D.I.
Neha Kapur.

2. NEHA KAPUR
D/o VIJAY KAPUR
107-C, Dhawalgi Apts,
Sector 11, Noida.



(VIJAY KUMAR YADAV)

son of Shri R.C. Yadav,
resident of F-10/8, Vasant
Vihar New Delhi.


POSSESSION LETTER

BE IT KNOWN TO ALL that I, Vijay Kumar Yadav, son of Shri R.C. Yadav, resident of F-10/8, Vasant Vihar New Delhi, do hereby handover the vacant and physical possession of the entire Second Floor, consisting of one Drawing-cum-Dining Hall, four Bedrooms with attached Bathrooms, one Kitchen, one Lobby, Front and Rear Balconies, with entire Terrace over and above the entire second floor (except area of three Servant Quarters i.e. one each for the owners of Ground Floor, First Floor and Second Floor, and common W.C.) with Terrace Garden built on the said Terrace with one Servant Quarter with common W.C. on the Terrace above second floor, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yards, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, to IFCI INFRASTRUCTURE DEVELOPMENT LTD., having its office at IFCI Tower, 61, Nehru Place, New Delhi-110019, through its Authorised Signatory Shri Ashok Kumar Assija, as per the terms and conditions of the Sale Deed dated 17.2.2010.

Dated: 17.2.2010

POSSESSION HANDED OVER:

WITNESSES:


(VIJAY KUMAR YADAV)

1. Mr. Jayant Chaudhary
Mr. Baidhar Chaudhary
P/o 1/130 II Floor
C.A. Park N.H. 6.

POSSESSION TAKEN OVER: