

LDOC 90(D)

LETTER OF CONFIRMATION OF MORTGAGE

(In respect of personal property)

Bank Of Baroda,
Birhana Road Nagar,
Kanpur

(Unstamped)
Date - 30-07-2017
Place - Kanpur

Dear Sirs,

**Re : Various Credit Facilities aggregating Rs.7462.00 Lacs availed by M/S
MKU Pvt. Ltd.**

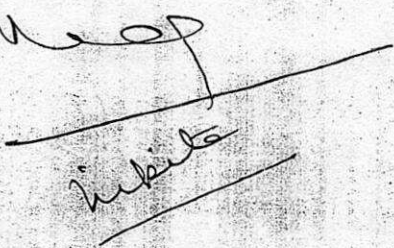
I/We confirm that as already agreed upon, I/We have on called at the office of Bank Of Baroda, Birhana Road, Kanpur and deposited the documents of title, deeds, evidences, documents and writings in respect of immovable properties together with buildings and structures thereon and fixtures and fittings both present and future (more fully described in the schedule hereunder), with an intent to create a security by way of mortgage by deposit of title deeds on a first charge basis over the said immovable property/ies for the due repayment, discharge and redemption by me/us/MS./Messers MKU Pvt. Ltd. to Bank Of Baroda of its various credit facility/ies aggregating to Rs.7462.00 Lacs together with interest, costs, charges, expenses and other moneys payable thereon.

SCHEDULE

(Description of Immovable properties)

Land and building situated at D-20, First Floor, Defence Colony, New-Delhi admeasuring 333.33 sq. Yards in the name of Sri Neeraj Gupta and Smt. Nikita Gupta and bounded as below :-

- East : Main Road,
- West : Service Lane,
- North : Plot No. -19,
- South : Plot No. D-21.



भारतीय गैर न्यायिक

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RUPEES

INDIA NON

उत्तर प्रदेश UTTAR PRADESH

81AA 303946

NOTARY
LDQC-99(C)

**DECLARATION IN THE MATTER OF MORTGAGE BY DEPOSIT OF TITLE
DEEDS IN RESPECT OF IMMOVABLES. (INDIVIDUAL'S PROPERTY)
STAMP AS AN AFFIDAVIT**

I/We Neeraj Gupta Son/daughter/wife of Shri Gopal Krishna Gupta, and Nikita Gupta
W/O Shri Neeraj Gupta Indian inhabitant, at present residing at 13, Gandhi Gram,
G.T. Road, Kanpur do hereby declare and say as follows:

1) I/We say that I/We am/are seized and possessed of or otherwise well and
sufficiently entitled to the lands and other immovable property/ies, more
particularly described in the schedule hereunder written, together with all
buildings and structures thereon, both present and future (hereinafter referred
to as the "said immovable properties").

2) I say that the said immovable property/ies is/are at present not mortgaged or
charged to any one.

I further say that the said immovable property/ies, both present and future are
now proposed to be mortgaged and charged to Bank of Baroda to secure
various credit facilities of Rs. 7462.00 Lacs (Rs. Seventy Four Crore and Sixty
Two Lacs Only) sanctioned to M/S MKU Pvt. Ltd. by Bank Of Baroda Birhana
Road, Kanpur together with interest, additional interest, further interest by
way of liquidated damages, compound interest, commitment charges, premia
on prepayment or on redemption, guarantee commission, commission for
Letters of Credit, cost, charges, expenses and other moneys payable by M/S
MKU Pvt. Ltd. to Bank of Baroda under their Heads of agreement/Loan
agreements/Letters and sanction/ Memorandum of terms and conditions,
amended from time to time.

The said Bank of Baroda is hereinafter referred to as "the Lenders".

[Signature]
Nikita

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THE END

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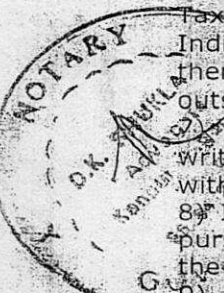


34 3/0

34 3/0

शिव कचोहरा, धानप

- 4) I say that the Provisions of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the said property/I have obtained necessary permission from the Competent Authority for mortgaging the said immovable properties.
- 5) I say that the said immovable properties are free from all encumbrances or charges (statutory or otherwise), claims and demands and that the same or any of them or any part thereof are/is not subject to any Lien, Lis pendens, attachment or any other process issued by any Court or Authority and that I have not created any Trust in respect thereof and that the said immovable properties are in my exclusive, uninterrupted and undisturbed possession and enjoyment since the date of purchase/acquisition thereof and no adverse claims have been made against me in respect of the said immovable properties or any of them or any part thereof and the same are not affected by any notices of acquisition or requisition, and that no proceedings are pending or initiated against me under the Income - Tax Act, 1961, Public Demands Recovery Act, or under any other law in force in India for the time being and that no notice has been received by or served on me under Rules 2, 16, 21 and 51 of the Second Schedule to the Income - Tax Act, 1961 and/or under any other law and there is no pending attachment whatsoever issued or initiated against the said immovable properties or any of them or any part thereof.
- 6) I say I have duly paid all rents, royalties and all public demands including Income Tax, Corporation Tax and all other taxes and revenue payable to the Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such dues, rents, royalties, taxes and revenue due and outstanding and that no attachments or warrants have been served on me.
- I also agree and undertake to give such declarations, undertakings and other writings as may be required by the Lenders or their solicitors and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders.
- 8) I say that I have obtained the requisite consent from the Income-Tax authorities pursuant to the provisions contained in Section 281 of the Income-Tax Act, 1961 for the alienation of my properties in favour of the Lenders.
- 9) I assure, agree and declare that the security to be created in favour of the Lenders shall ensure in respect of my immovable properties, both present and future and that the documents of title, evidences, deeds and writing in relation to the said immovable properties which are to be deposited with the Lenders for creating a mortgage by deposit of title deeds in their favour are the only documents of title relating to the said immovable properties.
- 10) I hereby agree and undertake that I will within a period of three months from the date hereof or such extended date as may be permitted by the Lenders in writing-
- A) perfectly assure the title to the properties comprised in the mortgage security and to comply with all requisitions, that may be made from time to time by or on behalf of the Lenders in that behalf;
- B) give such declarations, undertakings and other writings as may be required by the Lenders and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders;
- C) pay all rents, rates, taxes, cess, fees, revenue, assessments, duties and other outgoings and pay other amounts due in respect of the said immovable properties and shall observe and perform all the rules and regulations pertaining to the same and will not do or omit to do or suffer to be done any thing whereby the mortgaged security as proposed to be created in favour of the Lenders be affected or prejudiced in any manner whatsoever.
- 11) I further undertake that no mortgage, charge, lien or other encumbrance whatsoever including by way of lease will be created on the properties comprised in the mortgage security save and except with the permission of the Lenders.


[Signature]
[Signature]

12) I am not aware of any act, deeds, matter or thing or circumstance which prevents me from charging/further charging in favour of the Lenders the said immovable properties.

AND I make the aforesaid declaration solemnly and sincerely believing the same to be true and knowing full well that on the faith thereof the Lenders have agreed to complete the said transaction of mortgage by deposit of title deeds in respect of the said immovable properties as aforesaid.

SCHEDULE

(Description of Immovable Property)

Land and building situated at D-20, First Floor, Defence Colony, New-Delhi admeasuring 333.33 sq. Yards in the name of Sri Neeraj Gupta and Smt. Nikita Gupta and bounded as below :-

- East : Main Road, ✓
- West : Service Lane, ✓
- North : Plot No. -19, ✓
- South : Plot No. D-21. ✓

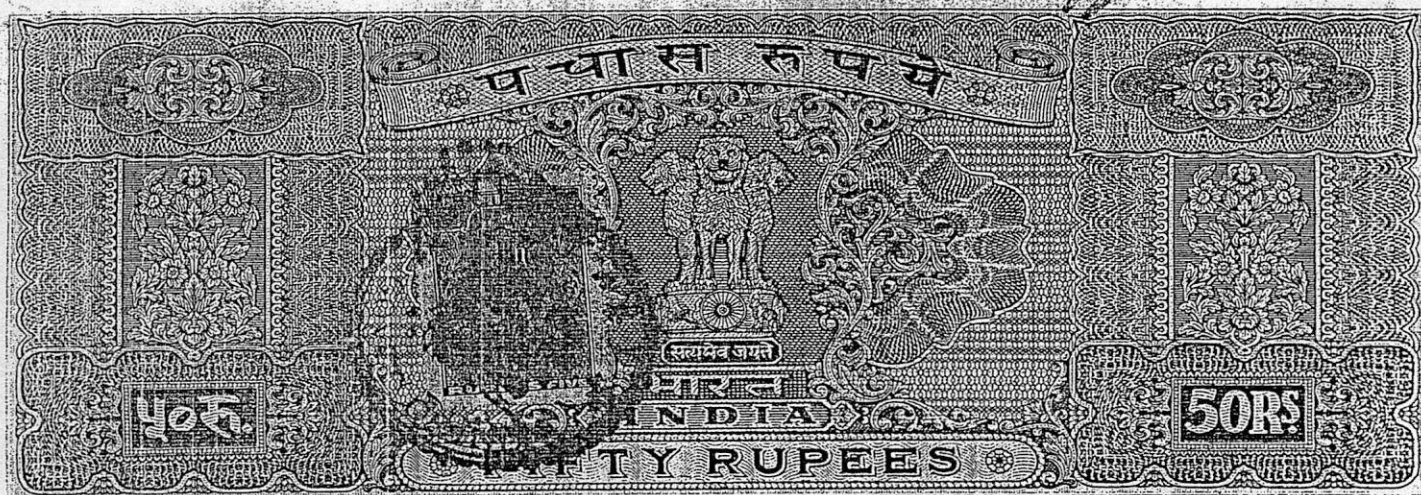
Made at Kanpur this 30th Day of July 2010



Sworn before me this day of July 2010
by Sri Neeraj Gupta
who is duly married by Sri
Received the fee of Rs. 100/-

Associate Notary
Kanpur - Noida

50Rs.



दिल्ली DELHI

A 702053

AGREEMENT TO SELL

This Agreement to Sell is executed at New Delhi, on this 18th day of November, 2005, between Shri Gireesh Choudhary, son of Dr. A.S. Choudhary, resident of E-87, Masjid Moth, Greater Kailash-III, New Delhi, hereinafter called the FIRST PARTY of the one part;

A N D

Mr. Neeraj Gupta, son of Sri Gopal Krishna Gupta, resident of 13, Gandhi Gram, G.T. Road, Kanpur-208007, hereinafter called the SECOND PARTY of the other part.

The expression of the terms first party and the second party shall mean and include them, their legal heirs, successors, legal representatives, executors, nominees and assignees.

contd...../2

[Handwritten signature]

of the Property bearing No. D-20, Defence Colony, New Delhi, measuring 333.33 sq.yards, was leased out by the Government of India to Shri B.D. Kataria (Bhagwan Dass Kataria, son of Shri Motu Ram Kataria, by virtue of Lease Deed dated 5.5.1961, duly registered as document No. 4623 in Addl. Book No. I, Volume No. 571, on pages 117 to 120, on 5.5.1961, in the office of the Sub-Registrar, New Delhi.

AND WHEREAS the aforesaid property is bounded as under:

East	Main Road.
West	Service Lane.
North	House No. D-19.
South	House No. D-21.

AND WHEREAS said Shri B.D. Kataria died on 4.9.1990 leaving behind a WILL dated 2nd July, 1990 duly registered as document No. 4623 in Addl. Book No. 3, Volume No. 556, on pages 117 to 120, on 2.7.1990, in the office of the Sub-Registrar, New Delhi, bequeathing the said property in favour of his son Shri Bhisham Kumar Kataria, who got the said property substituted in his name in the records of Land and Development Office, Nirman Bhawan, New Delhi, vide their letter No. L&DO/P.S.III/704 dated 17.10.1995.

AND WHEREAS said Shri Bhisham Kumar Kataria, son of late Shri B.D. Kataria, also got the said property converted from leasehold into freehold in his own name vide Conveyance Deed duly registered as No. 10760 in Addl. Book No. I, Volume No. 3005, on pages 167 to 170, on 9.9.2002, in the office of the Sub-Registrar, New Delhi.

contd...../3

[Handwritten Signature]

AND WHEREAS said Shri Bisham Kumar Kataria entered into a Collaboration Agreement dated 20th January, 2005, with the first party for getting his aforesaid property constructed at the expense of the first party and the first party has constructed the said property with his own funds and resources in accordance with the Building Plans sanctioned from the Municipal Corporation, New Delhi.

AND WHEREAS as per the terms and conditions of the said Collaboration Agreement, the entire First Floor with one Servant Quarter having common toilet/bath on the top terrace, of the aforesaid property, fallen on the share of the first party, as such the first party is fully entitled to sell the said Portion of the property, in whole or in parts, to any prospective buyer and to receive the consideration amount in his own name.

AND WHEREAS the G.R.A. in respect of the said Portion of the property is registered in favour of Shri Gireesh Choudhary vide document No. _____ in Addl. Book No. _____ on pages _____ to _____ in the office of the Sub-Registrar, New Delhi, and Collaboration Agreement dated _____ have to be part and parcel of this Agreement for the purpose of specific performance as per the terms and conditions of this Agreement.

AND WHEREAS the first party, for his bonafide needs and as per the said Agreement has agreed to sell the entire First Floor with one Servant Quarter having common toilet/bath on the top terrace, with the structure standing therein, of the aforesaid Property bearing No. D-20, Defence Colony, New Delhi, measuring 333.33 sq. yards, alongwith proportionate, undivided, indivisible and impartible share of ownership rights in the land underneath, unto the second party, for a total sale consideration of Rs. 100/- (Rupees one crore only) and the second party has agreed to purchase the same from the first party for the same

THIS AGREEMENT WITNESSETH AS UNDER:

In pursuance of this Agreement and in consideration of a total sum of Rs. 1,00,00,000/- (Rupees one crore only) out of which the first party has received a sum of Rs. 10,00,000/- (Rupees ten lacs only) in the following manner:

*Intd chuo 059582 of State Bank of India
Phoolbagh karnal Rs 10,00,000/- (Ten lacs)*

from the second party, as advance earnest money, at the time of signing of this Agreement to Sell, the receipt of which the first party admits and acknowledges hereby. The first party shall further receive another sum of Rs. 40,00,000/- (Rupees forty lacs only) from the second party, on or before 10/12/05. The remaining balance sum of Rs. 50,00,000/- (Rupees fifty lacs only) shall be received by the first party, from the second party, at the time of registration of Sale Deed in favour of the second party or his nominee(s), in the office of the Sub-Registrar, New Delhi, on or before 22nd December, 2005.

2. That the first party shall hand over the vacant and physical possession of the said entire First Floor with one servant quarter having common toilet/bath on the top terrace complete in all respects, to the second party, at the time of receiving the balance payment and registration of Sale Deed.

contd...../5

That the first party assures the second party that the Portion under sale is free from all kinds of encumbrances, such as prior sale, mortgage, gift, Will, lease, charges, surety, security, litigations, dispute, lease, loan etc and that the first party have all the rights to sell the same to the second party, and if proved otherwise, then the first party shall be responsible to indemnify all the losses/damages incurred by the second party.

4. That the first party shall pay and clear all the water and other city charges, house tax or any other dues and demands of the concerned authorities, in respect of the said Portion under sale, upto the date of handing over the Portion in physical possession of the said Portion, and after that the same shall be borne and paid by the second party in respect thereof.

5. That after making the full and final payment, the second party shall be entitled to get the said Portion mutated and transferred in his own name or in the name of his nominee(s) in the records of MCD, Electric Company, Water Department, or any other concerned authority.

6. That a separate Electric Meter and a separate Water Meter and an independent overhead water storage tank shall be provided to the second party exclusively for the said Portion.

7. That the stairs passage, Submersible Pump, overhead water tank and other common facilities in the property shall remain common.

the second party shall have right to nominate and
agreement to sell in favour of any nominee so
the second party shall not object
the agreement to sell is subject to specific
at the costs, expenses and risks of the
first party.

The all the expenses towards the Sale Deed viz: stamp
duty, transfer duty, registration fee, etc. shall be borne
and paid by the second party.

WITNESS WHEREOF the parties hereto have signed this
Deed of Sale on the day, month and year first above
in the presence of the following witnesses.

WITNESSES

(Smt. K. ARYA)
ARYA
Defence Colony
(Mr. Vishwanath)

Prakash Chandra
FIRST PARTY:

Heig
SECOND PARTY

ATTESTED

Rajendra Singh
Rajendra Singh
Notary Public, Delhi & India

9 9 NOV 2005

W I L L



made at New Delhi on this 20th day of February 2005 by Shri Bhisham Kumar Kataria, son of Shri D. Kataria, resident of D-20, Defence Colony, New Delhi, hereinafter called the TESTATOR;

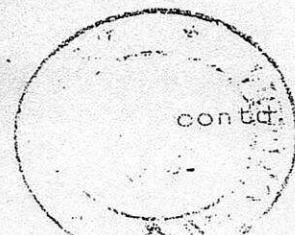
IN FAVOUR OF

Shri Suresh Choudhary son of Dr. A.S. Choudhary, resident of Shri Suresh Choudhary, Greater Kailash-III, New Delhi, hereinafter called the LEGATEE.

WHEREAS I am the absolute owner of the Property bearing no. D-20 Defence Colony, New Delhi, measuring 333.33 sq. yards, by virtue of Conveyance Deed duly registered as No. 1000, Book No. I, Volume No. 3005, on pages 107 to 110, of A.S. 2002, in the office of the Sub-Registrar, New Delhi.

In terms of the Collaboration Agreement dated 20/10/05, I willingly make this Will that after my death the entire First Floor with one Servant Quarter having common toilet/bath on the top terrace; with fittings and fixtures installed therein, of the Property bearing No. D-20 Defence Colony, New Delhi, measuring 333.33 sq. yards, along with proportionate undivided, indivisible and impartible share of ownership rights in the land underneath, shall become the property of the aforesaid Legatee, who then shall get the same mutated, substituted and transferred in his own name, in the records of MCD, Electric Company, DSB, or any other concerned authority, on the basis of this will or its certified true copy.

Bhisham



contd. / 2

...said legatee dies earlier than me, then the
...the property shall go and devolve upon
...and heirs...

...cessors or any other else shall have
...interest of any nature whatsoever in the
...tion of the property, and any objection
...regarding this will of them, shall be deemed as null
and void

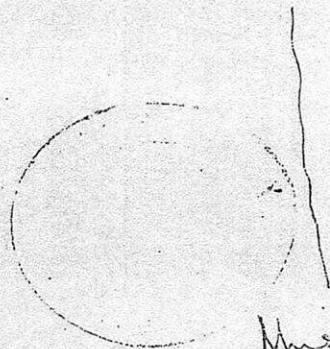
I declare that this is my last and final will in
respect of the aforesaid Portion. Previous Wills, if any,
of the same Portion shall stand cancelled and
invalid.

I further declare that I have made this will
voluntarily without any outside pressure, coercion or
influence of any nature whatsoever, while in presence of my
sound health and disposing mind.

IN WITNESS WHEREOF I have signed this WILL on the ... day,
... month and year first above written, in the presence of the
following witnesses.

WITNESSES

Manoj Kumar
C. Bhardwaj (Advocate)
Mr. J.R. Chatterjee
Mr. Devesh Chandra
M. D. Chatterjee



Musham

TESTATOR

20 JAN 21

RAJ BHARDWAJ
Advocate
NOTARY PUBLIC
4, ... Road,
NEW DELHI

ATTESTED
[Signature]
Notary Public
DELHI (INDIA)

Manoj Kumar
CHATTERJEE
CHATTERJEE
CHATTERJEE
CHATTERJEE
CHATTERJEE

Devesh Chandra
Devesh Chandra
Devesh Chandra



Sh. Bisham Kumar Kataria
S.R. No. P03/11/2005/292167
Valid up to - 25.12.2005

37
20/11/05

Shri Gireesh Choudhary
S.R. No. HR/10/28/30152
Dtd 22-1-05
ERO - Fatehabad

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GENERAL POWER OF ATTORNEY WITH CONSIDERATION

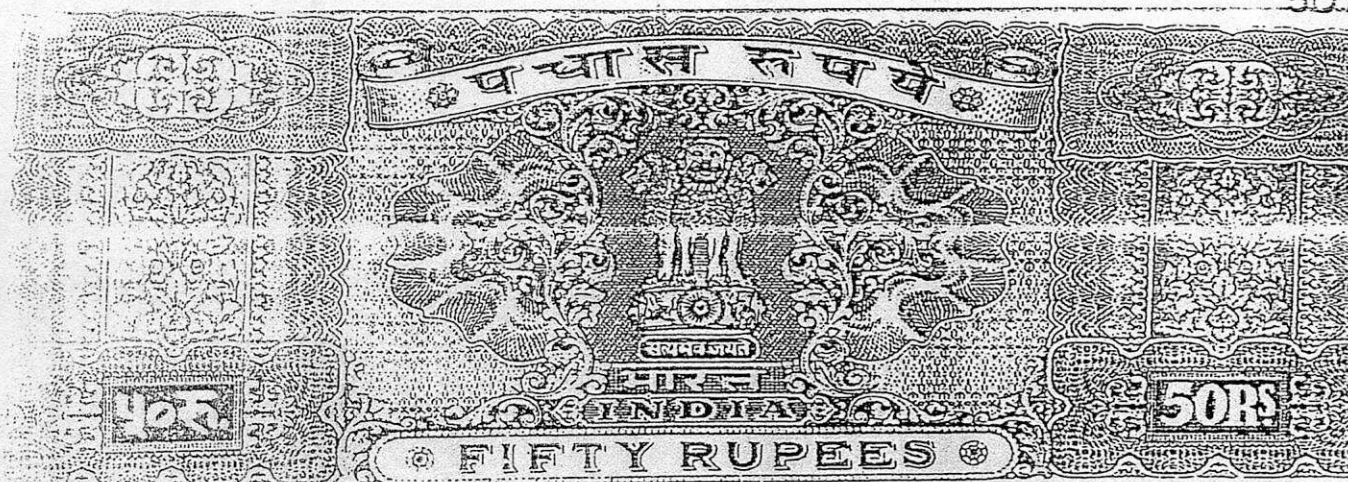
OF SUM OF Rs.2,01,000/-

Stamp Duty Paid : Rs. 10,050/-

KNOW ALL MEN BY THESE PRESENTS that I, Bisham Kumar Kataria, son of late Shri B.D. Kataria, resident of D-20, Defence Colony, New Delhi, do hereby appoint, nominate, constitute and authorise Shri Gireesh Choudhary, son of Dr. A.S. Choudhary, resident of E-87, Masjid Moth, Greater Kailash II, New Delhi, as my true, legal and lawful General

Gireesh Choudhary
Bisham

contd..../2



- 2 -

... in respect of the entire First Floor with one
Servant Quarter having common toilet/bath on the top
terrace, of the Property bearing No. D-20, Defence Colony,
New Delhi, measuring 333.33 sq.yards, (hereinafter
collectively called "the said Portion") and I do hereby
empower my said General Attorney to do the following acts,
deeds and things in my name and on my behalf, in respect of
the said Portion, under his own signatures :

Guruchand Chawla

Mushkan

contd...../3

manage, control and supervise the said Portion.

4. To appear before the officers of Municipal Electric Company, D.J.B., or any other authority in connection with the said Portion.

5. To get any additions/alterations in the said Portion made or modified the same, to get the plans sanctioned from the D.J.B. or any other concerned authority to procure water etc. on permit/quota basis or otherwise and to employ labour, architect, etc.

6. To get electricity (light & power) connections/meters installed/changed in the said Portion, and for the purpose to sign and submit any applications, forms affidavits, undertakings, no objections, indemnity bonds, etc. and to pay the dues & demands etc.

7. To get water/sewer connections/meters and other services installed/changed in the said Portion, and for the purpose to sign and submit any applications, forms affidavits, undertakings, no objections, indemnity bonds and to pay the dues & demands etc.

8. To deposit the electricity/water charges with the concerned departments in respect of the said Portion, and to get the receipts thereof.

9. To get the said Portion assessed for house tax, to pay the house tax, to get the receipts thereof, and to get the refund thereof, if paid in excess.

1. To give the said Portion to any intending tenants
2. To give the rent, advance and security to the
3. To give the tenants in any lawful manner
4. To evict the tenants, from the said Portion.

5. To execute and present all kinds of suits
6. To file complaints, appeals, affidavits, etc. in proper
7. To file law and offices

8. To compromise, compound or withdraw the cases
9. To arbitrate and proceed in arbitration proceedings
10. To draw money, to execute decree, to receive
11. To pay the decretal amount and to issue the receipts
12. To take any step.

13. To proceed and conduct all the proceedings filed in my
14. Name and on my behalf in connection with the said Portion.

15. To appoint any arbitrator, advocate, pleader, valuer,
16. Etc.

17. To sell/transfer the said Portion, in whole or in
18. To any intending purchaser(s), to enter into any
19. Agreement with the purchaser(s), to receive the
20. Consideration amount in full or in parts, in his own name or
21. Otherwise, to issue receipts, and to sign all relevant
22. Documents in respect of the said Portion.

23. To apply and obtain any type of permission/clearance
24. From any concerned, competent, appropriate authority,
25. Government regarding the said Portion.

W/-

10. To obtain the Income Tax Clearance
and under the provisions of Income
Tax Act and required, for the purpose for the
said portion.

11. To apply for and get any other permission/clearance
from the concerned authority for the sale of the said
portion.

12. To sign and execute the Supplemental Deed and/or the
Deed of any deed/s executed in respect of
the said portion and to get the same registered with the
competent registering authority.

13. To sign and execute the proper Sale Deed in respect of
the said portion, in favour of the purchaser(s), to submit
the same for registration with the Sub-Registrar, New Delhi
concerned, to admit the execution thereof, and to get the
same registered.

14. To sign and submit the Affidavits and Declarations
under the Land C&R Act, 1976, at the time of the
registration of Sale Deed.

15. To get the said Portion mutated and transferred in the
name of the purchaser(s) and to do all necessary acts for
the said purpose.

16. To appoint further General/Special Attorney and to
revoke the powers conferred upon such attorney.

17. General Power of Attorney is Irrevocable.

d/No. 12/10/11

contd.

I do all acts, deeds and things which my
 seem fit and proper, for the management
 of the said Portion, at his own
 the executant do hereby agree to confirm and
 the acts, deeds and things done or got done by
 shall be construed as acts, deeds and things
 personally as if I was present.

I have signed this General Power
 on this 25th day of 2nd
 the following witnesses.

WITNESSES :-

De Tarte

Musham

Charlotte

EXECUTANT:

~~*Charlotte*~~
~~*De Tarte*~~
~~*De Tarte*~~

10/4/95

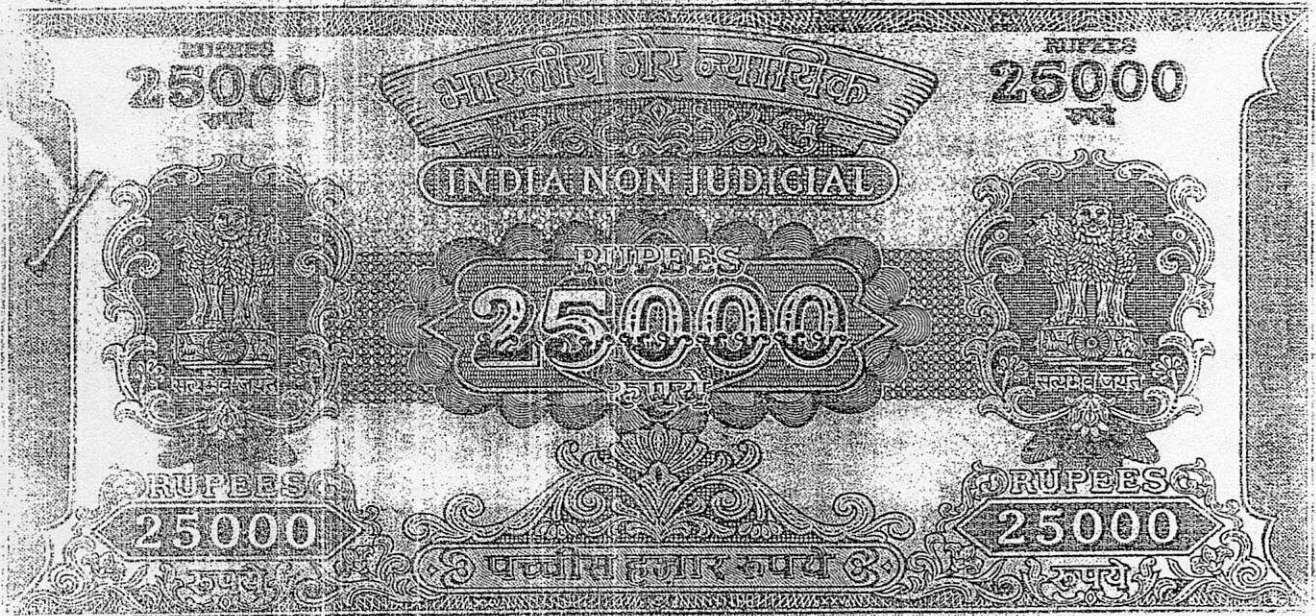
James Chavertay

10/4/95

(-D+K)

~~*De Tarte*~~
~~*De Tarte*~~

10/4/95



DELHI

080597



CHANDRA CHANDRA
CHANDRA CHANDRA

CHANDRA CHANDRA
CHANDRA CHANDRA

DELHI, 15/11/84

SALE DEED FOR RS. 1,00,00,000/-

STAMP DUTY	RS. 5,00,000/-
CORPORATION TAX	RS. 3,00,000/-
TOTAL STAMP	RS. 8,00,000/-

Chandray
Chandray

Chandray
Chandray

824505 11/10/01
This paper Neway
to... Do E.K. E. 1/5
S/o...
Address R. Landh. from K...
through Spec

25000 X 32
0,00,000/-

1A015H K2 Chander
(K. Singh)
Asst. Treasurer
Dahil Treasury

P-70 Defence Colony N.D.

Gurish Chaudhary

Heer

Gurish Chaudhary

Heer



ली DELHI

083595

3 Sale Deed is executed at New Delhi on
19 day of Dec 2005, by Shri
Ramesh Kumar Kataria S/o late Shri B.D. Kataria R/o
D-20, Defence Colony, New Delhi, through his General
Attorney Shri Gireesh Chaudhary S/o Dr. A.S. Chaudhary
R/o E-60, Masjid Moth, Greater Kailash Part-III, New
Delhi, duly constituted vide General Power of Attorney
dated 20.01.2005, duly registered as Document No.
250, in Addl. Book No. IV, Volume No. 3722, on pages
10 to 12, on 20.01.2005, in the office of the Sub-
Registrar, II, New Delhi, hereinafter called THE
SUNDAR

Gireesh Chaudhary -2-
[Signature]

Gireesh Chaudhary
[Signature]

Deed Related Detail

Deed Name SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V This paper 11/12/05
Village/City Defence Colony
Place (Segment) Defence Colony
Property Type Residential
Area of Property 333.33 वर्ग गज

Area of Building
Building Type

Money Related Detail

Consideration Amount 10,000,000.00 Rupees Stamp Duty paid by party 800,000.00 Rupees
Stamp Duty to Be paid : 800,000.00 Rupees
Value of Registration Fee 100.00 Rupees Pasting Fee 1.00 Rupees

Presented by : Sh/Smt

S/o W/o

R/o

GIREESH

A. S. Chaudhary

E-87 Masmid Moth G K II New Delhi

In the office of the Registrar/ Sub Registrar, Delhi this 09/12/2005 day Friday
between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. GIREESH CHAUDHARY

and Shri/Smt./Km. Neeraj Gupta

and Shri/Smt./Km S. K. Arya S/o W/o P. p. Arya D/o R/o D-359 Defence Colony N D

and Shri/Smt./Km Vishwa Nath S/o W/o D/o s. K. Murari R/o 483 Hardev Puri Gautam Nagar

(Marginal Witness). Witness No. II is known to me

Contents of the document explained to the parties who understand the conditions and admit them as correct.
in his official capacity, his attendance and signature are dispensed with and document is admitted to registration.

Having satisfied myself that this document was duly executed by Shri/Smt./Km GIREESH CHAUDHARY

Lender(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 10,000,000.00 Rupees one crore Only

Who is/are identified by Shri/Smt/Km. S. K. Arya S/o W/o D/o P. p. Arya R/o D-359 Defence Colony N D

and Shri/Smt./Km Vishwa Nath S/o W/o D/o s. K. Murari R/o 483 Hardev Puri Gautam Nagar

The Balance of entire consideration of Rs. Rupees has been paid to the

Lender(s)/Mortgagor(s) by Sh./Smt. Neeraj Gupta S/o. W/o G. K. Gupta 13 Gandhi Gram G T Road Kanpur
S. K. Arya Vishwa Nath

and Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid witnesses.

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Date 09/12/2005



DELHI

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A N D

Dr. A.S. Chaudhary S/o Dr. A.S. Chaudhary
B-8, Greater Kailash Part-III, New
Delhi. The party called 'THE CONFIRMING PARTY'

Gurish Chaudhary
[Signature]

-3-

Gurish Chaudhary
[Signature]



DELHI

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IN FAVOUR OF

Shri Neeraj Gupta S/o Shri Gopal Krishan
R/o B. C. D. Gandhi Gram, G.T. Road, Kanpur-
208007, and

Mrs. Nikita Gupta W/o Shri Neeraj Gupta R/o
B. C. D. Gandhi Gram, G.T. Road, Kanpur-208007,
through her Power of Attorney Shri Neeraj
Gupta S/o Shri Gopal Krishan Gupta R/o B. C.
D. Gandhi Gram, G.T. Road, Kanpur-208007, duly
constituted vide Power of Attorney dated
20.12.2005, duly registered in the office of
the Sub-Registrar, Kanpur (U.P.);

are collectively called 'THE VENDEES'.

In pursuance of the Vendor, the Confirming
Party and the Vendees shall mean and include them
their respective legal heirs, successors, legal
representatives, administrators, executors, nominees and
assigns.

Spencer Handray

Girish Handray