



सत्यमेव जयते

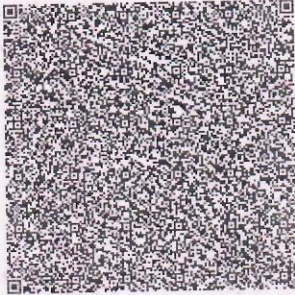
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Base Certificate No.	: IN-DL81118163318000N
Rectified Certificate No.	: IN-DL81434931148198N
Certificate Issued Date	: 19-Mar-2015 11:54 AM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP CONNAUGHT/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK59741700410839N
Purchased by	: DCM SHRIRAM INDUSTRIES LIMITED
Description of Document	: Article 23-A Sale Agreement
Property Description	: FLAT NO-502 5TH FLOOR AKASHDEEP BUILDING 26-A BARAKHAMBA ROAD NEW DELHI 110001 AREA 708 SQFT
Consideration Price (Rs.)	: 1,48,68,000 (One Crore Forty Eight Lakh Sixty Eight Thousand only)
First Party	: BANTAM ENTERPRISES PVT LTD
Second Party	: DCM SHRIRAM INDUSTRIES LIMITED
Stamp Duty Paid By	: DCM SHRIRAM INDUSTRIES LIMITED
Stamp Duty Amount(Rs.)	: 8,92,100 (Eight Lakh Ninety Two Thousand One Hundred only)

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For DCM Shriram



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For Bantam Enterprises Pvt. Ltd.

For DCM Shriram Industries Ltd.


For authenticity of this Stamp, users should be visited at www.e-stamps.gov. Any request for refund of the stamp should be made within 30 days of the date of purchase. The stamp is non-refundable. In case of any discrepancy please inform the Government authority.

SHCIL

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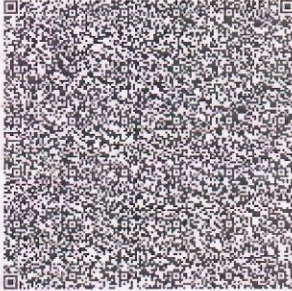
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL81118163318000N
Certificate Issued Date : 18-Mar-2015 03:41 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP CONNAUGHT/ DL-DLH
Unique Doc. Reference : SUBIN-DLDL-CORPBK59116813262613N
Purchased by : DCM SHRIRAM INDUSTRIES LIMITED
Description of Document : Article 23-A Sale Agreement
Property Description : FLAT NO-503, 5TH FLOOR AKASHDEEP BUILDING, 26-A BARAKHAMB ROAD, NEW DELHI-110001, AREA -708 SQFT
Consideration Price (Rs.) : 1,48,68,000
 (One Crore Forty Eight Lakh Sixty Eight Thousand only)
First Party : BANTAM ENTERPRISES PVT LTD
Second Party : DCM SHRIRAM INDUSTRIES LIMITED
Stamp Duty Paid By : DCM SHRIRAM INDUSTRIES LIMITED
Stamp Duty Amount(Rs.) : 8,92,100
 (Eight Lakh Ninety Two Thousand One Hundred only)



.....Please write or type below this line.....

[Signature]

For Bantam Enterprises Pvt. Ltd.

[Signature]

For DCM Shriram Industries Ltd.

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Statutory Alert:

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2. In case of checking the website in the name of the certificate.
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AGREEMENT TO SELL

This agreement to sell is executed on this 19th day of March, 2015 at New Delhi by and between:

1. M/s. Bantam Enterprises Pvt. Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Diamond Press Building, 8E, Rani Jhansi Road, Jhandewalan Extn., New Delhi-110055 through Mr. S.K. Jain, authorized vide company's board resolution dated 14.01.2015, hereinafter called the "**Seller**".

And

2. M/s. DCM Shriram Industries Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at 6th Floor, Kanchenjunga Building, Barakhamba Road, New Delhi-110001 through Mr. Y. D. Gupta authorized vide company's board resolution dated 2.2.2015 hereinafter called the "**Purchaser**".

The expressions Seller and Purchaser shall mean and include their respective representatives, administrators and assigns.

WHEREAS the Seller is the sole and absolute owner of commercial flat bearing No. 502 in Akash Deep Building, 26A, Barakhamba Road, New Delhi, admeasuring 708 Sq.feet on the basis of Flat Buyers' Agreement dated 27.05.1969 and other flat transfer documents executed by M/s. Ansal Properties & Infrastructure Ltd., the Developers, in favour of Seller herein, hereinafter referred to as the "said flat"

AND WHEREAS the said flat is at present rented out to M/s. DCM Shriram Industries Ltd. (Unit: Shriram Rayons), the Purchaser herein, at monthly rent of Rs.88,500/- (Rupees eighty eight thousand five hundred only).

AND WHEREAS the Seller has agreed to sell the said flat to the Purchaser for a total sale consideration of Rs.1,48,68,000/- (Rupees one crore forty eight lacs sixty eight thousand only) and the Purchaser has agreed to purchase the same on the terms and conditions stipulated hereunder:

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. That the total sale consideration of the said flat is agreed at Rs.1,48,68,000/- (Rupees one crore forty eight lacs sixty eight thousand only) which the Purchaser has paid to the Seller **simultaneously with the signing of this agreement vide** Cheque Nos.762476, 762477 & 762478 all dated 19.3.2015 drawn on State Bank of Bikaner and Jaipur, which the Seller hereby acknowledges.
2. That the Seller will arrange to get all its rights, title and interest in the said flat transferred in favour of the Purchaser in the records of M/s. Ansals Properties and Infrastructure Ltd., the Developers.

That the transfer charges payable to M/s. Ansal Properties and Infrastructure Ltd. for transferring the said flat in favour of the Purchaser, shall be paid by the Purchaser.
3. That the proprietary possession of the said flat is deemed to have been handed over by the Seller to the Purchaser, simultaneously with the signing of this agreement.


For Bantam Enterprises Pvt. Ltd.


For DCM Shriram Industries Ltd.

Contd...2

Deed Related Detail

Deed Name AGREEMENT

SALE AGREEMENT

Land Detail

Tehsil/Sub Tehsil Sub Registrar VII

Village/City Barakhamba Road

Building Type

Place (Segment) Barakhamba Road

Property Type Commercial

Property Address House No.: 502 5th Floor Akashdeep Bldg 26A, Road No.: , Barakhamba Road

Area of Property 788.00 Sq.Feet 0.00 0.00

Money Related Detail

Consideration Value 14,868,000.00

Stamp Duty Paid 892,100.00 Rupees

Value of Registration Fee 148,680.00

Pasting Fee 100.00 Rupees

Transfer Duty 446050 Rupees

Government Duty 446050 Rupees

This document of AGREEMENT

SALE AGREEMENT

Presented by: Sh/Smt.

S/o, W/o

R/o

MS BANTAM ENTERPRISES P. LTD THR -
S K JAINDiamond Press Bldg 8E Rani Jhansi Rd Jhadnewlana
Exnt

in the office of the Sub Registrar, Delhi this 24/03/2015 12:36:41PM day Tuesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.

MS BANTAM ENTERPRISES P. LTD THR S.K. JAIN

and Shri / Ms.

MS DCM SHRIRAM INDUSTRIES LTD THR Y.D. GUPTA

Who is/are identified by Shri/Smt/Km. Saurabh Sharma S/o W/o D/o M C sharma R/o 72 nasratura GZB

and Shri/Smt/Km Pramod Kumar S/o W/o D/o B Charpal R/o 55 Ali Ganj Lodhi rd

(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.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar

Sub Registrar VII

Delhi/New Delhi

Date 31/03/2015 15:32:17



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4. That whenever the presence of the Seller will be required for the completion of any acts, deeds and things regarding the said flat, the Seller will cooperate, execute, sign and present the same.
5. That the Purchaser has agreed to purchase, acquire and obtain the said flat from Seller on the condition that Seller undertakes to indemnify and keep harmless the Purchaser from the losses which may be suffered by the Purchaser due to any act, deed or things done or got done by the Seller in respect of the said flat after the completion of the sale or in case the title of the Seller of the said flat is found to be defective.
6. That the Seller confirms to the Purchaser that it has not entered into any agreement with anybody for the sale, transfer of the said flat prior to the execution of this agreement to sell, and if entered into, the same will be treated as cancelled, null and void.
7. That the Seller has given clear understanding and guarantee at the time of entering into this agreement that it has the exclusive ownership of the said flat and the flat is free from all encumbrances, mortgage, gift, exchange, court injunction, dispute, court decrees and attachments. If proved otherwise, the Seller will be liable and responsible for the same.
8. That all dues, demands, taxes including municipal taxes, duties, liabilities, or any other outgoing upto the date of transfer of the said flat, will be paid by the Seller and thereafter the same will be paid by the Purchaser.
9. That the Seller has assured the Purchaser that there is no charge or attachment against the said flat by any Central or State Government or Semi Government, Department or Authorities.
10. That all the original documents relating to the said flat such as Flat Buyer Agreement, transfer letter(s) recording transfer of ownership in the records of M/s. Ansal Properties & Infrastructure Ltd., possession letter, receipts of payments and other relevant documents in possession of the Seller will be handed over to the Purchaser simultaneously with the signing of this Agreement.
11. That the Seller and the Purchaser have given their consent to the above conditions without any reservations.
12. That this agreement is based on certain assurances given by the Seller as described in this agreement and in case any discrepancy/falsification is found then the Seller shall indemnify and hereby indemnifies the Purchaser for any kind of loss in term of money or otherwise caused to the Purchaser.
13. That the Seller shall, as soon as feasible, execute a Sale Deed in respect of the said flat in favour of the Purchaser, present the same before the Sub-Registrar concerned, admit execution thereof and get the same registered under the Indian Registration Act.
14. That the stamp duty and registration expenses for Agreement to Sell and the Sale Deed, shall be borne and paid by the Purchaser alone.

FORM-A

See rule 5 of the Delhi stamp prevention of Undervaluation of Instruments Rules, 2007

1. Name of office of Registrar/ Sub-Registrar: VII

2. Name & Father's Name and Address of the transferor: M/S BANTAM ENTERPRISES
Pvt. Ltd., Th. S.K. Jain

3. Name & Father name and Address of the transferee: M/S DCM SHRIRAM INDUSTRIES
Th. Y.D. Gupta

4. If the property was transferred earlier (yes/no)..... NO

If yes, amount of consideration thereof..... Rs. 1,48,88,000/-

5. Amount of consideration of the present transfer

6. Other information:-

A. IN CASE OF AGRICULTURAL LAND :-

- (i) Name of the Revenue Estate N.A.
- (ii) Name of Village N.A.
- (iii) Khasra number(s) N.A.
- (iv) Area of land under transfer (in hect/sq.mtr) N.A.
- (Acre= sq.mtrs. bigha= sqmtrs Biswa= sq.mtrs)

B. IN CASE OF NON-AGRICULTURAL LAND :-

(I) Location to the Property -

- (a) Name of the colony/locality : N.A.
- (b) SI.No of the colony/ locality in the list of colonies/localities : N.A.
- (c) Category of the colony/ locality :

(If the name of colony/locality is not included in the list of colonies/localities the category of the nearest colony/locality may be mentioned)

- (ii) Area (in sq.mtrs) N.A.
- (iii) Land use N.A.

(Fill the corresponding value of the following land uses as applicable) ;

- (a) Residential := 1
- (b) Govt. public purpose := 1
- (c) Private public purpose :
- (d) Industrial := 2
- (e) Commercial := 3
- (iv) Land Marks if any with the help of which the property can be Located

C. In case of built up property other than flats:-

- (1) Total area of the plot N.A.
- (2) Land Use Commercial

contd.....p2/-

For DCM Shriram Industries Ltd.

For Bantam Enterprises Pvt. Ltd.

Fill the corresponding value of the following land uses as applicable in your case

- a. Residential --1
- b. Govt. public purpose -- 1
- c. Private public purpose (e.g. private school, colleges, hospital)
- d. Industrial - 2
- e. Commercial - 3✓

- (3) Total plinth area of the property (in sq.mtr) NA
- (4) Plinth area under transfer (in sq.mtr.) : 7.08 Sq. Mtr.
- (5) Year of construction 1970

Nature of Construction:

(in case of colonies failing in categories G & H please mention the corresponding value of the type of structure applicable in your case :-

Pucca : 1.0
Semi pucca : 0.75
Katche : 0.5

D. In case of Flats:-

- (v) Constructed by DDA/Co-operative Group Housing Society (CGHS)/Private Builder..... Pvt. Builder
- (vi) Plinth area of the flat 7.08 Sq. Mtr.
- (vii) Whether number of flats in building or your flat exceeds four or not (yes/no) 7.08

Name & Sig. of the Transferor

For Bantam Enterprises Pvt. Ltd.

VERIFICATION

I, Seller & Purchaser

hereby solemnly declare that what is stated above is true and correct to the best of my knowledge and belief.

Verified today this 24th day of March, 2015.

Signature of transferee

For DCM Shriram Industries Ltd.

Signature of the transferor

For Bantam Enterprises Pvt. Ltd.

15. That if the Seller or the Purchaser infringe the terms and conditions of this agreement, the other party shall be entitled to get the implementation hereof effected through court of law by specific performance of this agreement or through any other law for the time being in force, at the costs and risks of the other party.
16. That in the eventuality of any dispute between the parties on any matter relating to the said flat/this agreement/transaction or any matter incidental thereto, the same shall be referred for arbitration in terms of Arbitration and Reconciliation Act, 1996 whereby one arbitrator will be appointed by each of the two parties and the umpire by the two arbitrators. The decision of the arbitrators shall be final and binding on the parties and will be subject to Delhi jurisdiction only.

IN WITNESS whereof both the parties have signed this agreement to sell on the aforesaid date in the presence of the following witnesses.

WITNESSES:

1. SAURABH SHARMA
Sr. Lt. M.C. SHARMA
72, NASRATURA G2B. UP
1412036754/G2B
2. Balmod / Lur 3/15h B. Chauhan
CS Ali Gani Lodhi Road
Noida


For Bantam Enterprises Pvt. Ltd.

SELLER


For DCM Shriram Industries Ltd.

PURCHASER

Reg. No.
5018

Reg. Year
2015-2016

Book No.
1



Ist Party



IInd Party



Witness

Ist Party

MS BANTAM ENTERPRISES P. LTD THR S.K. JAIN

IInd Party

MS DCM SHRIRAM INDUSTRIES LTD THR Y.D. GUPTA

Witness

Saurabh Sharma, Pramod Kumar

Certificate (Section 60)

Registration No.5,018 in Book No.1 Vol No 5,488
on page 7 to 13 on this date 24/03/2015 3:52:34PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 31/03/2015 15:32:25

↓
Sub Registrar
Sub Registrar VII
New Delhi/Delhi



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