



SALE DEED FOR RS. 48,35,000/-

Stamp Duty @ 5%	Rs.2, 41,750/-
Corporation Tax @ 3%	Rs.1, 45,050/-
Total	Rs.3, 86,800/-

H. Khan

Kenny

Contd.....2/p

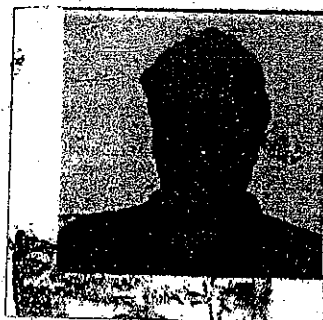
Certified True copy
A. Mahindra
12/07

47
2

25305

736 02DD 318378

22/7

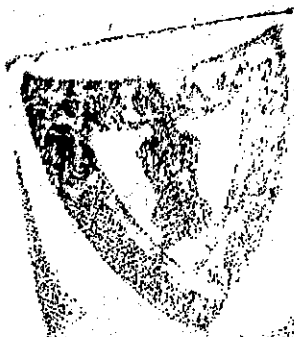


25000 of 5
 10000 of 1
 1000 of 1000
 500 of 1000
38800

✓ This Paper of Rs. 1000/-
 to
 Address
 through State Bank of India
 Date 14/11/62
 Payable to
 For
 Slad
 5 (1-05)
 7 min 20,
 2-16) 2(4-16)
 Shukla Jay
 0-62

6 & 16)
 7 min
 up to 1000

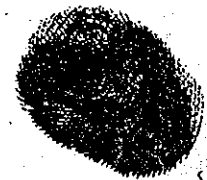
Shukla Jay



Shukla Jay



H. Khan



Shukla Jay

Shukla Jay





02DD 318377

Page 2

This Sale Deed is executed at New Delhi, on this 27th day of July, 2004, by M/s Diamond Developers Pvt. Ltd., having its Regd. office at 34/61, Punjabi Bagh, New Delhi, through Ambarish Chatterjee son of Late Mr. A.K. Chatterjee, resident of A-395, Sector-19, Noida-201301,

[Signature]
[Signature]

Contd.....3/p

Deed Related Detail	
Deed Name SALE WITHIN MC AREA	
Land Detail	No. 9856 Date 14/7/04
Tehsil/Sub Tehsil Sub Registrar V	This Paper of Rs. 3000/- Sold
Village/City Shahpur Jat	to..... Area of Building 6 वर्ग फुट
Place (Segment) Shahpur Jat	S/o..... Building Type
Soil Type Residential	Address..... For.....
Area of Soil	through Shri..... Delhi Treasury
Money Related Detail	
Value 4,835,000.00 Rupees	Value of Stamp Duty 386,800.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Ruppees

Presented by Sh/Smt. Ambarish Chatterjee S/o, W/o A. K. Chatterjee R/o A 395 Sec 19 noida in the office ; of the Registrar/ Sub Registrar, Delhi this 27/07/2004 day Tuesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Ambarish Chatterjee and Shri/Smt/Km. Heera Lal Bhasin

Who is/are identified by Shri/Smt/Km. J. S. Bisht S/o W/o D/o G. S. Bisht R/o C 59 Netaji Ngr N.D. and Shri/Smt/Km. Ramesh Tuteja S/o W/o D/o O. P. Tuteja R/o 878/6 Mehrauli N.D.

(Marginal Witness). Witness No. It is known to me. Contents of the document.

Contents of the document explained to the parties who understand the conditions and admit them as correct. Having satisfied myself that this document was duly executed by Shri/Smt/Km Ambarish Chatterjee

in his officially capacity, his attendance and signature are dispensed with and document is admitted to register. Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 4,835,000.00 Rupees forty eight lakh, thirty five thousand, Only.

The Balance of entire consideration of Rs. Rupees has been paid to the Vendor(s)/Mortgagor(s) by Sh./Smt. Heera Lal Bhasin S/o, W/o M. L. Bhasin E 9 khandpur Extn Devli N. D. R/o J. S. Bisht, Ramesh Tuteja vendee(s) /Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid witnesses.

Date 27/07/2004

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

NOC: 20: 554

dt: 21/8/04



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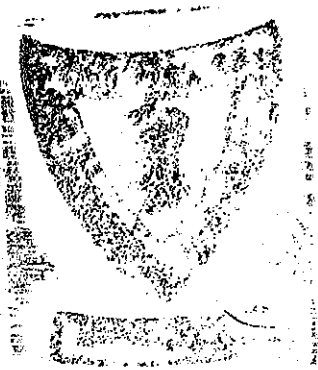
being the Power of Attorney holder of Damini Bhasin, One of the Director of Diamond Developers Pvt. Ltd., hereinafter called "THE VENDOR", (which expression shall mean and include his/her heirs, successors, legal representatives, administration, executors, nominees and assignees).

[Handwritten signature]

[Handwritten signature]

Contd.....4/p

8272
No. *19* Date *14/7/64*
This Power of Rs. *1000* Sold
to *Shri*
S/o *Shri*
Address *Chennai*
Through Shri *Chennai* For *Chennai*
Delhi Treasury
Delhi





02DD 318375

Page 4

IN FAVOUR OF

M/s Bhasin Resorts Pvt. Ltd., through Director Mr. Heera Lal Bhasin having its Regd. office at E-9, Khanpur Extension, Devli Road, New Delhi, hereinafter called "THE VENDEE" (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assignees).

Heera Lal Bhasin
H. Bhasin

Contd.....5/p

No. 8756 - 13 Date 14/7/10
This Paper of Rs. 500 500
to Bha
S/o Person
Address Chowry
Through Smt. Chowry For Chowry
Delhi Treasury
Delhi





02DD 318374

Page 5

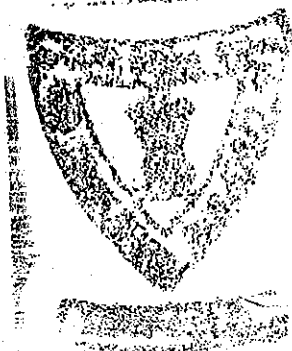
Whereas the Vendor is the absolute owner and in possession of Agriculture Land measuring 13 Bighas 13 Biswas, out of Khasra Nos. 5min (1-05), 6 (2-16), 7min (2-0), 7min (2-16), 8 (4-16), situated in Village Shahurpur, Tehsil Hauz Khas, New Delhi.

[Handwritten signature]

Contd.....6/p

[Handwritten signature]

No. *2500* Date *14/7/64*
This Paper of Rs. *100* Sold
to *Pharm Academy*
S/o *Chen*
Address *Chen*
through Shri *Chen* For *Chen*
Delhi Treasury
Delhi





02DD 318373

Page 6

Whereas the said land is the self acquired land of the Vendor and the same stands mutated in the name of the Vendor in Revenue Records as Owner/Bhumidar and the Vendor have full rights, absolute authority to sell and transfer the said land.

[Handwritten signature]
[Handwritten signature]

Contd.....7/p

No. 89506 - 107 14/10/06
This Paper of Rs. 1000 Sold
to Shri Ram
S/o Shri Ram
Address Chennai
Through Chennai For Chennai
Delhi Treasury
Delhi





02DD 318372

Page 7

That the Vendor has obtained the No Objection Certificate from the Tehsildar New Delhi, vide S.No. 454, Dated 02/07/2004, issued by Office of the Tehsildar Notification District South, New Delhi.

Contd.....8/p

[Handwritten signature]
[Handwritten signature]

No. 805 - 16 Date 14/7/04
This Paper of Rs. _____ Sold
to _____ Pran
S/o _____ Pran
Address _____
through Shri. _____ For _____
Delhi Treasury
Delhi Cherem





02DD 318371

Page 8

And Whereas now the Vendor has agreed to sell and the Vendee has agreed to purchase the above said land, alongwith all ownership rights, (hereinafter referred to as the said land) for a sum of Rs. 48,35,000/- (Rupees Forty Eight Lacs Thirty Five Thousand Only).

Contd.....9/p

[Handwritten signature]
[Handwritten signature]

No. 922 Date 14/7/04 Sold for
This Paper of Rs. 1000
to Shri
for Shri
Address Shri
through Shri Shri For Shri
Delhi Treasury
Delhi





Page 9

02DD 318370

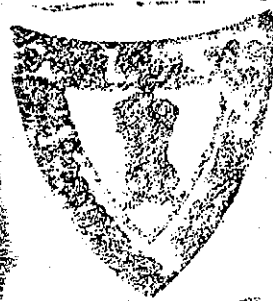
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of a sum of Rs.48,35,000/- (Rupees Forty Eight Lacs Thirty Five Thousand Only) which has already been received by the Vendor from the Vendee, in the manner stated below:

Contd.....10/p

[Handwritten signature]
[Handwritten signature]

No. 8726 Date 14/7/04 Sold Permit
This Paper of Rs. _____
to _____
S/o _____
Address _____
through Shri _____ For _____
Deini Treasury
Delhi





02DD 318369

Page 10

Ch. No	Dated	Amount	Drawn On
399401	10.03.2004	Rs.20, 00,000/-	Centurion Bank, Nehru Place Branch, New Delhi
399405	20.07.2004	Rs.28, 35,000/-	Centurion Bank, Nehru Place Branch, New Delhi
Total		Rs.48, 35,000/-	

Contd.....11/p

[Handwritten signature]
N. Khan

2456 - 19 14/7/69
No. _____ Date _____
This Paper of Rs. _____ Sold
to _____
S/o _____
Address _____
through Shri _____ For _____
Delhi Treasury
Delhi





02DD 318368

Page 11

the receipt of which the Vendor hereby admits and acknowledge, in full and final settlement, the Vendor doth hereby sell, convey and transfer the said land (fully described above), unto the Vendee, absolutely and forever, who shall become the absolute owner/bhumidar of the said land and shall enjoy all rights of the ownership, possession, privileges, easements and appurtenances, relating to the said land, absolutely and forever.

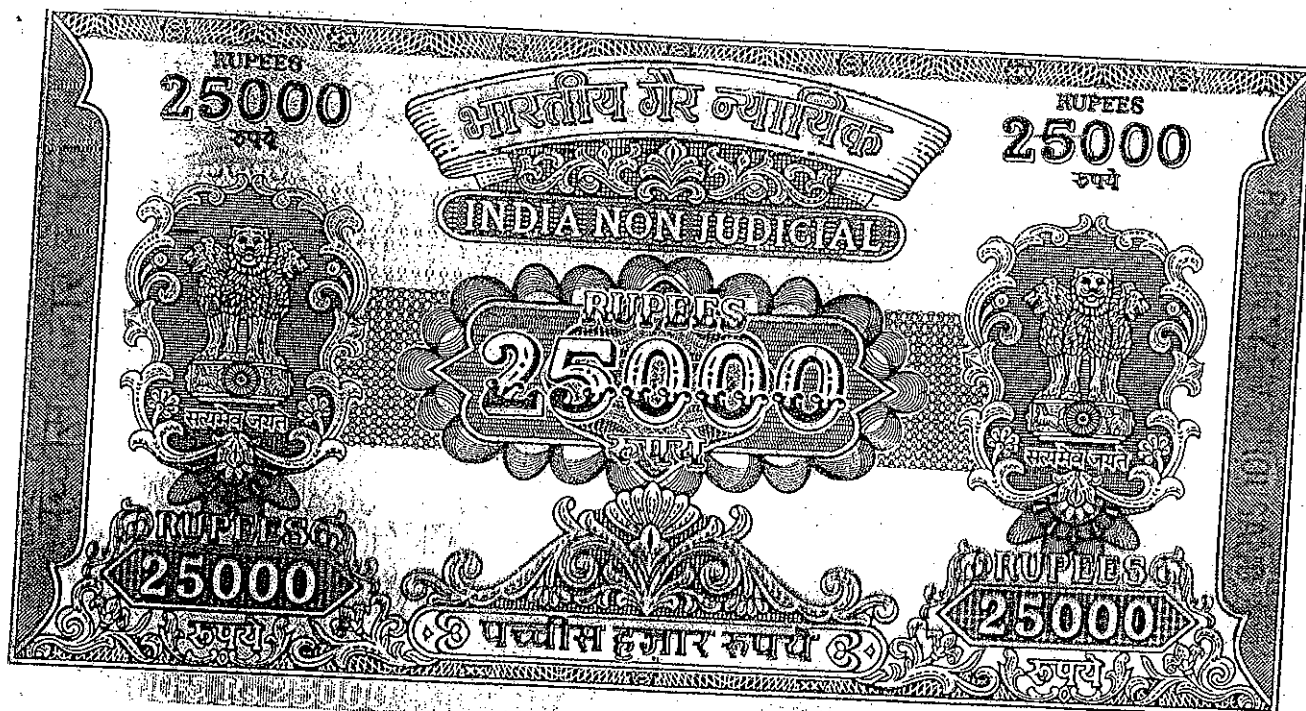
Contd.....12/p

[Handwritten signature]

[Handwritten signature]

Ques
No. *66* Date *14/7/04*
This Paper of Rs. *Sold*
to *Pharm*
S/o *Pharm*
Address *Pharm*
through Sir *Pharm*
For *Pharm*
Delhi Treasury
Delhi





02DD 318367

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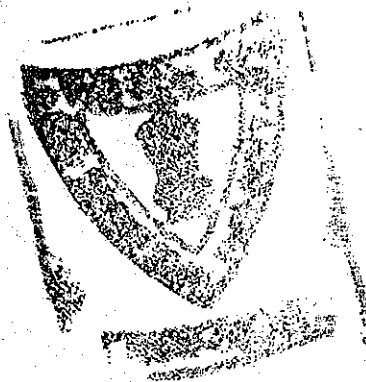
That the actual physical vacant possession of the said land has been delivered by the Vendor to the Vendee, on the spot.

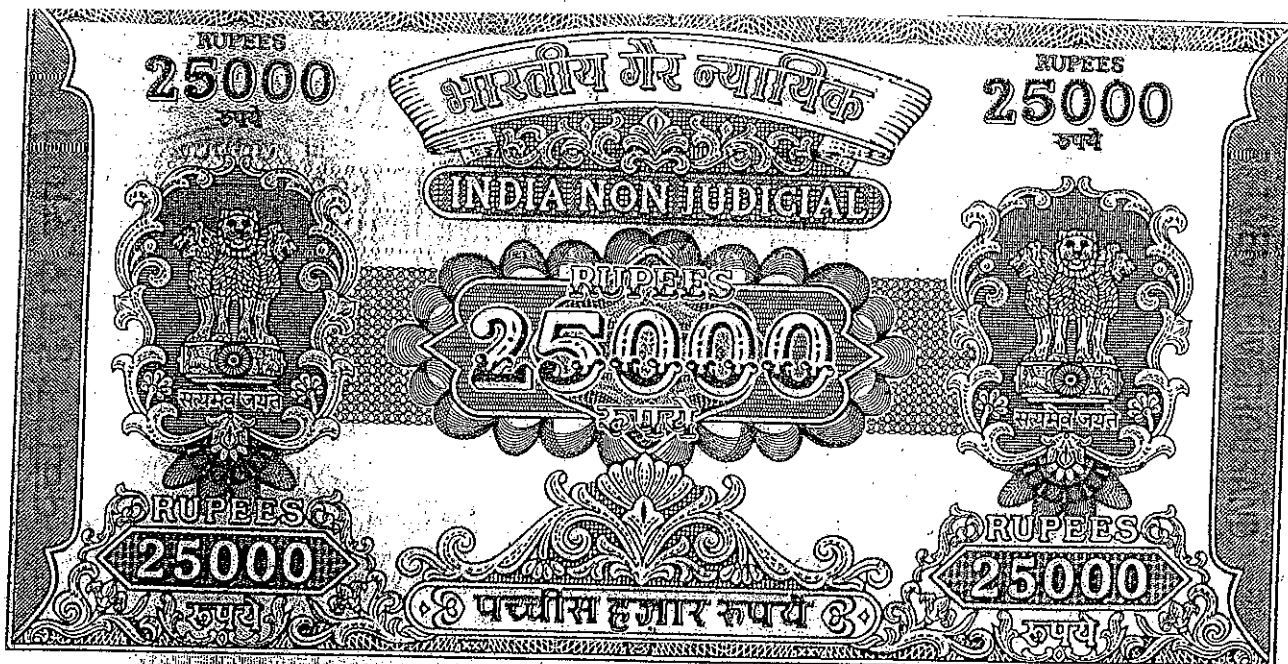
That now the Vendor have been left with no right, title, interest, claim or concern of any nature with the said land and the Vendee have become the absolute owner of the land.

Contd.....13/p

[Handwritten signature]
[Handwritten signature]

No. 2006 Date 14/7/04
This Paper of Rs. 10000 Sold Presently
to: _____
S/o: _____
Address: _____
through Shri. _____ For. Chun
Delhi Treasury
Delhi





02DD 318366

Page 13

That the Vendor assures the Vendee that the said land, hereby sale, is free from all kinds of encumbrances, such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease agreement etc. etc.

Handwritten signature

Contd.....14/p

Handwritten signature

75506
No. 119
This Paper of Rs. 14700
to
Sold
Stn.
Address
through Shri. Ashwin Resant
For Chennu
Delhi Treasury
Delhi





02DD 318365

Page 14

and if it is ever proved otherwise or if the whole or any portion of the said land, is taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor, his estate and legal heirs and assign shall be liable and responsible to make good the losses and/or damages suffered by the Vendee.

Handwritten signature

Contd.....15/p

Handwritten signature

No. 2006
This Paper of Rs. 100 Sold
for 14/7/04
S/o Phan Resant
Address Phan Resant
through Shri Phan For Phan
Delhi Treasury
Delhi





02DD 318364

Page 15

That the Vendee can get the said land mutated in its own named in the revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy.

[Handwritten signature]

Contd... 16/p

[Handwritten signature]

Delhi Treasury
Delhi





02AA 347852

Page 16

That the land revenue, every tax, dues & demands of the concerned authority, if any payable in respect of the said land shall be paid by the Vendor upto the date and thereafter the same shall be paid by the Vendee.

[Handwritten signature]
[Handwritten signature]

Contd.....17/p

21506
105
14/10/04
Sole
Paham Pandey
No. _____
This Paper of Rs. _____
for _____
S/o _____
Address _____
through Smt. _____
Delhi Treasury
Delhi





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That there are no poultry farms, warehouse, cattle, live, stock, raising or grass on the said land. The said land is land and shall be used for agricultural purposes.

Contd.....18/p

No. 200 — 113 14/7/04
This Paper of Rs. 500 Shree Ram
to Shree Ram
S/o Shree Ram
Address Chennai
through State Chennai For Chennai
Delhi Treasury
Delhi





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That the parties are Companies Incorporated in India

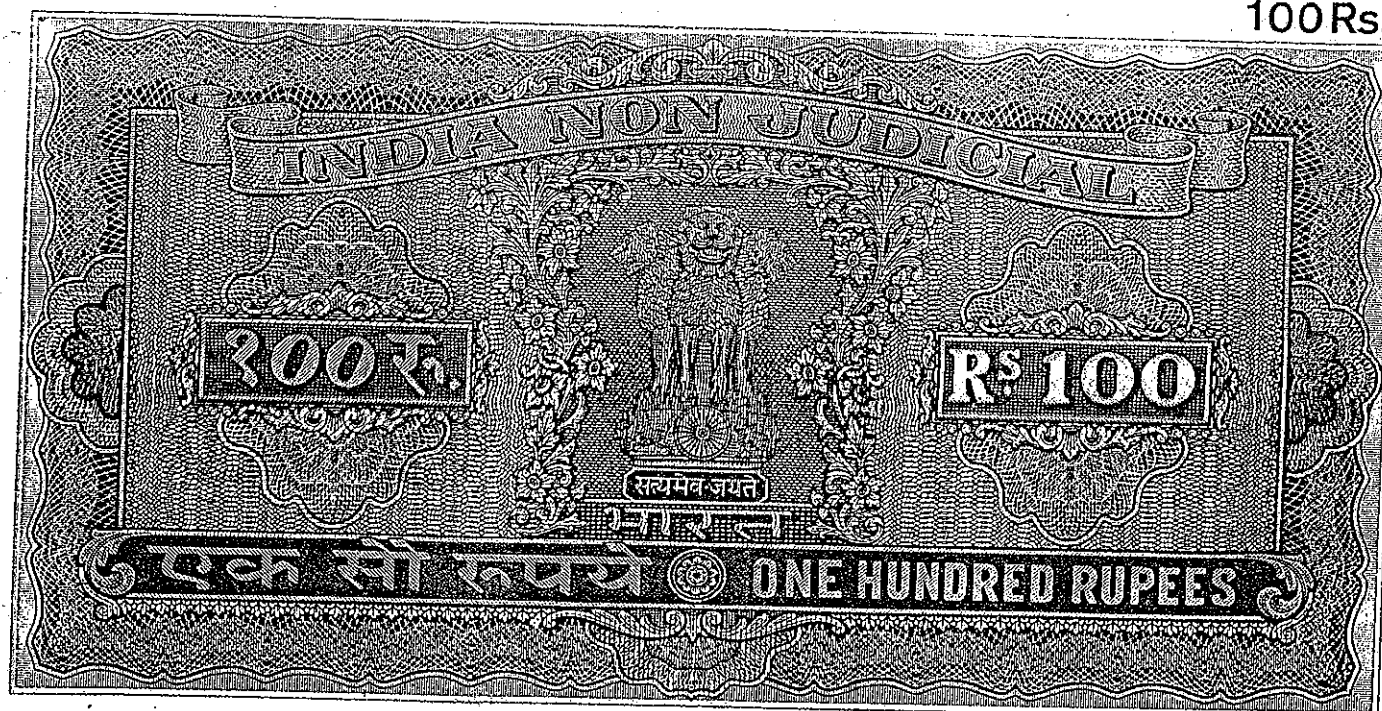
That this transaction has taken place at New Delhi and as such the court of Delhi shall have exclusive jurisdiction in case any dispute arises between the parties in future.

Contd.....19/p

No. 1000 1000 1000 1000 1000
This Paper of Rs. 1000
to 1000
for 1000
Address 1000
through 1000
for 1000
Cheque
Debit Treasury
Debit



100Rs.



Page 19

That all the relevant documents in respect of the said land have been handed over
by the Vendor to the Vendee.

[Signature]

Contd.....20/p

[Signature]

No. 2454 168 14/7/04
This Paper of Rs. Sold
To Bharat Bank
City Bombay
Address
Through Sir For
Delhi Treasury
Delhi Cham





Page 20

That all the expenses of this Sale Deed Viz. Stamp duty, registration charges, etc.
have been borne and paid by the Vendee.

[Signature]

Contd.....21/p

N. Khar

No. 2756 Date 14/7/004
This Paper of Rs. 100 Sold
to Shanti Ram
S/o Shanti Ram
Address Shanti Ram
through Shri Shanti Ram For Shanti Ram
Delhi Treasury
Delhi





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IN WITNESS WHEREOF, the Vendors have signed this Sale Deed at New Delhi on the date, month and year, first mentioned above written in the presence of the following witnesses:

WITNESSES:

1. *[Signature]*
(J. S. Bisht)
S/o - Sh. G. S. Bishit
R/o - C-59 Netaji Nagar,
N.D.
D.L. No. P02122000117005

[Signature]
VENDOR

2. *[Signature]*
(RAMESH TUTEJA)
S/o - Late Sh. O. P. Tuteja
R/o - 878/6 Mehrauli, N.D.
DL/03/022/072657

[Signature]
VENDEE

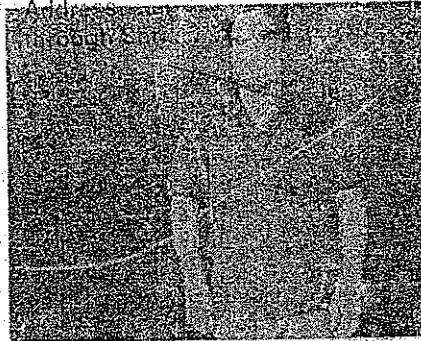
Reg. No. 9347
Reg. Year 2004-2005

Book No. 1
This Paper of Rs. Sold to
S/o
Address
Phone No.



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Ambarish Chatterjee

IInd Party क्रेता :- Heera Lal Bhasin

Witness गवाह J. S. Bisht Ramesh Tuteja

Certificate (Section 60)

Registration No. 9,347 in Book No. 1 Vol No 4,190
on page 1 to 21 on this date 27/07/2004 day Tuesday
and left thumb impressions have/has been taken in my presence.

Date 27/07/2004

Sub Registrar
Sub Registrar V
New Delhi/Delhi

