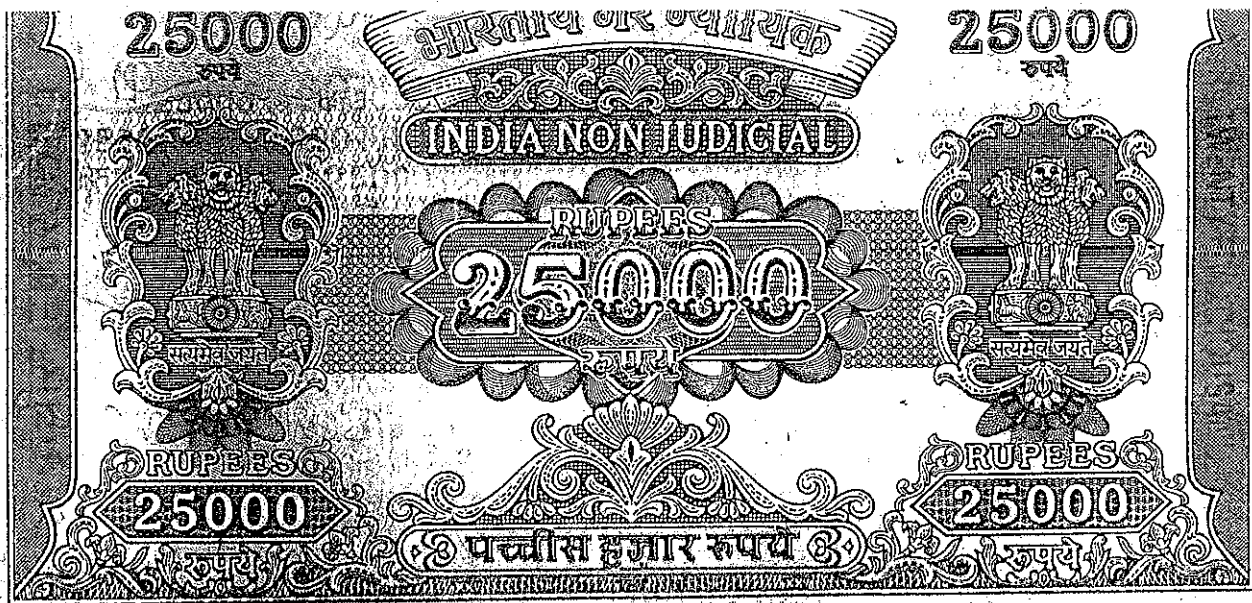




02DD 318363

25312

T-36

2/17



SALE DEED FOR RS. 49,55,000/-



Stamp Duty @ 5%

Rs.2, 47,750/-

Corporation Tax @ 3%

Rs.1, 48,650/-

Total

Rs.3, 96,400/-

(AMRITA SHARMA CHATTERJEE)
D.L. No. 184842004329269

(HINDU) (SHAKIN)
DL No. 184842004329269

9348

Handwritten signature/initials.

Handwritten signature/initials.

Contd.....2/p

Certified True copy
Amalendu
2/2/07

25000015
 200000
 100000
 100000
 264000

No. 22504 Date 14/7/60
 This Paper of Rs. Phasim Security Q1 Up
 to. Phasim Dtr. Heen Cal Phasim
 Slo. Phasim Dtr. Heen Cal Phasim
 Address. Phasim Dtr. Heen Cal Phasim
 through Shri. Phasim Dtr. Heen Cal Phasim
 Delhi Treasury Dept. 2-62

Per. No 9(4-16) 10 (4-16)
 14 (1-5) 11 (2-9) 2(0-13²)
 Village Saurpur J. Saur

Heen



Heen



Heen



Heen





Page 2

02DD 318362

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

Ambarish Chatterjee
H. Chatterjee

Contd.....3/p

Deed Related Detail	
Deed Name SALE WITHIN MC AREA	
Land Detail	
Tehsil/Sub Tehsil Sub Registrar V	No. 16 Date 14/7/04
Village/City Shahpur Jat	This Paper of Area of Building 0 Sold for
Place (Segment) Shahpur Jat	to Building Type
Soil Type Residential	S/o Address
Area of Soil	through Shri For
Delhi Treasury	
Delhi	
Money Related Detail	
Value 4,955,000.00 Rupees	Value of Stamp Duty 396,400.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Rupees

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 Sh/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) No. II 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 executed by Shri/Smt/Km. Ambarish Chatterjee

in his official 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. 4,955,000.00 Rupees forty nine lakh, fifty four
thousand, nine hundred and ninety. 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.

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Date 27/07/2004

H. Chatterjee

NO = 1455 dt. 27/7/04



Page 3

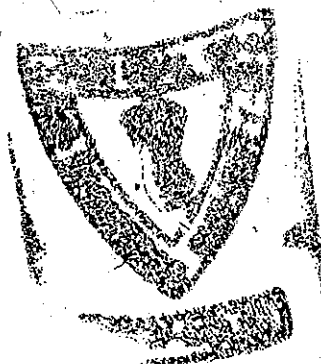
02DD 318361

being the Power of Attorney holder of Damini Bhasin One of the Directors of Zenith Promoters 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 name]

Contd.....4/p

No. 2501 Date 12/14/74
This Paper of Rs. 1000 Sold to Pharm
S/o Pharm
Address Pharm
through Shri Pharm For Pharm
Delhi Treasury
Delhi





02DD 318360

Page 4

IN FAVOUR OF

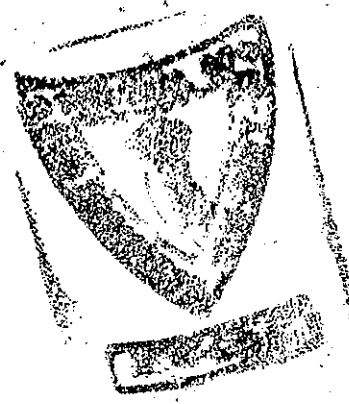
M/s Bhasin Resorts Pvt. Ltd., through Director Mr. Heera Lal Bhasin having its Regd. office at E-9, Khanpur Extension, Devli Road, New Delhi, hereinafter called "THE VENDEE" (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and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

Heera Lal Bhasin
H. Bhasin

Contd.....5/p

No. 8004 - 13 Date 14/11/04
This Paper of Rs. 10000
to Shri
Address Cheran
through Shri Cheran For Cheran

Delhi Treasury
Delhi





02DD 318359

Page 5

Whereas the Vendor is the absolute owner and in possession of Agriculture Land measuring 13 Bighas 19/2/3 Biswas, out of Khasra Nos. 9 (4-16), 10 (4-16), 14 (1-05), 11 (2-09), 2 (0-13/2/3), situated in Village Shahurpur, Tehsil Hauz Khas, New Delhi.

Handwritten signature
N. Khan

Contd.....6/p

Devery

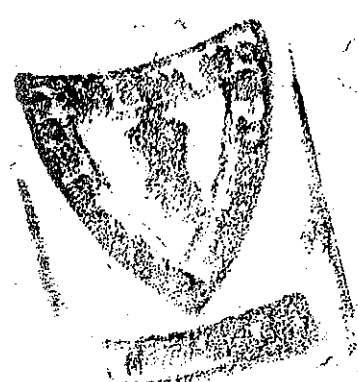
14/17/104

John P. Smith

No.
This Paper of Rs.
to
S/o
Address
through Shrl.

Chorin

Delhi Treasury
Delhi





02DD 318358

Page 6

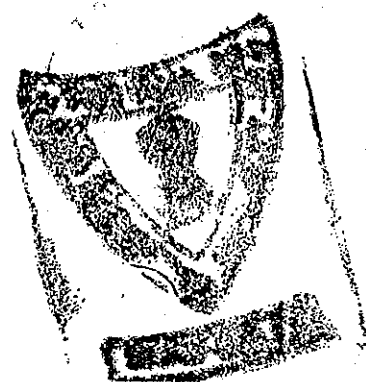
Whereas the said land is the self acquired land of the Vendor and the same stands mutated in the name of the Vendor in Revenue Records as Owner/Bhumidar and the Vendor have full rights, absolute authority to sell and transfer the said land.

[Handwritten signature]

[Handwritten signature]

Contd.....7/p

Devi *14/7/04*
No. *6* Date *Present*
This Paper of Rs. *5000*
to *Shri*
S/o *Cheran*
Address *Delhi*
through Shri *Delhi* For *Delhi*





02DD 318357

Page 7

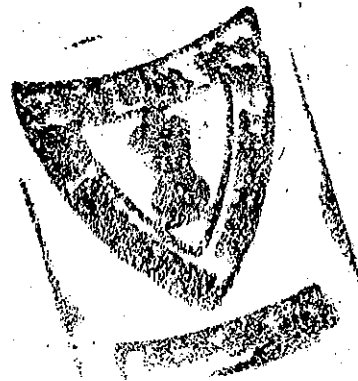
That the Vendor has obtained the No Objection Certificate from the Tehsildar New Delhi, vide S.No. 455, Dated 02/07/2004, issued by Office of the Tehsildar Notification District South, New Delhi.

[Signature]

[Signature]

Contd.....8/p

No. 16 Date 14/7/over
This Paper of Rs. 1000
to Shri. Ramesh
S/o Shri. Ramesh
Address Shri. Ramesh
through Shri. Shri. Ramesh For Shri. Ramesh
Delhi Treasury
Delhi





02DD 318356

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. 49,55,000/- (Rupees Forty Nine Lacs Fifty Five Thousand Only).

[Signature]

[Signature]

Contd.....9/p

No. 2504 Date 17 N/1964
This Paper of Rs. 1000
to Shri. Pandey
S/o Shri. Pandey
Address Shri. Pandey
through Shri. Shri. Pandey For Shri. Pandey

Delhi Treasury
Delhi





02DD 318355

Page 9

NOW THIS SALE DEED WITNESSETH AS UNDER:

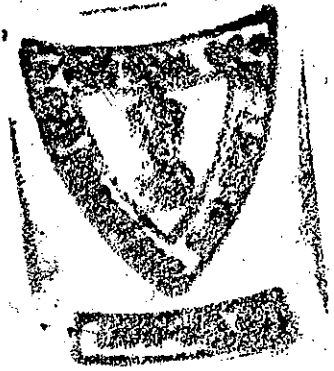
1. That in consideration of a sum of Rs.49,55,000/- (Rupees Forty Nine Lacs Fifty Five Thousand Only) which has already been received by the Vendor from the Vendee, in the manner stated below:

[Signature]

[Signature]

Contd.....10/p

No. 2001 Date 18/7/10
This Paper of Rs. 1000 Sold to
to Shri. Puri
S/o Shri. Puri
Address Cherem
through Shri Cherem For Cherem
Delhi Treasury
Delhi





02DD 318354

Page 10

Ch. No	Dated	Amount	Drawn On
399402	10.03.204	Rs.20,00,000/-	Centurion Bank, Nehru Place Branch, New Delhi.
399406	20.07.2004	Rs.29,55,000/-	Centurion Bank, Nehru Place Branch, New Delhi.
Total		Rs.49,55,000/-	

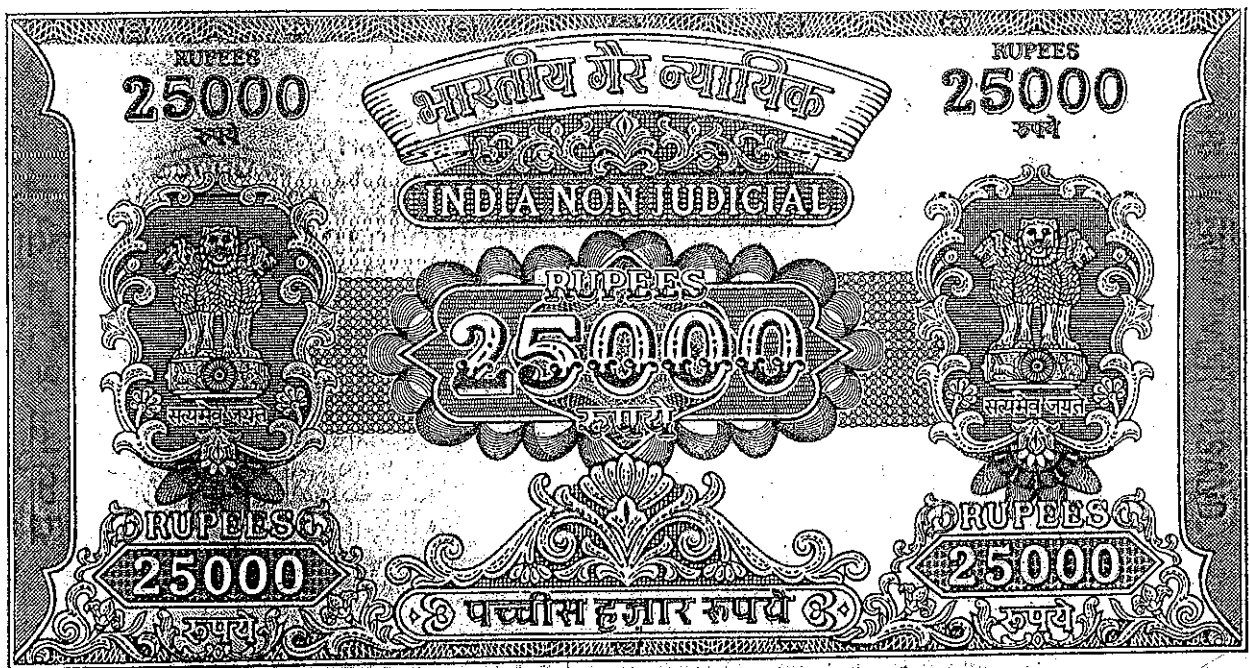
[Handwritten signature]

[Handwritten signature]

Contd.....11/p

No. 89504 19 14/7/04
This Paper of Rs. _____ Sold to _____
to _____
S/o _____
Address _____
through _____ For _____
Delhi Treasury
Delhi





02DD 318353

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.

[Handwritten signature]

[Handwritten signature]

Contd.....12/p

No. 8554 Date 14/7/04
This Paper of Rs. Sold
In Chern
To Chern
Address Chern
through Shri. Chern
Delhi Treasury
Delhi





02DD 318352

Page 12

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.

Handwritten signature

Handwritten signature

Contd.....13/p

No. 5704 14/10/04
This Paper of 20 Sold
to Pharm. Bureau
S/o Pharm. Bureau
Address Pharm. Bureau
through Shri Pharm. Bureau
for Pharm. Bureau
Bureau Treasury
Chennai





02DD 318351

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.

[Signature]

[Signature]

Genoy *11/8* *14/7/04*
No. _____ Date _____
This Paper of Rs. _____ Sold _____
to _____
S/o _____
Address _____ For _____
through Shri _____
Delhi Treasury
Delhi *Phram*





02DD 318350

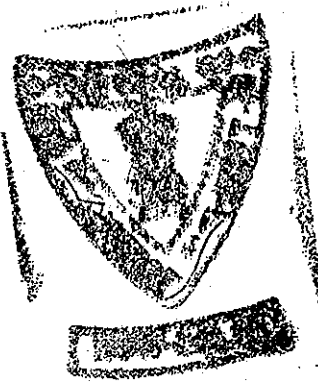
Page 14

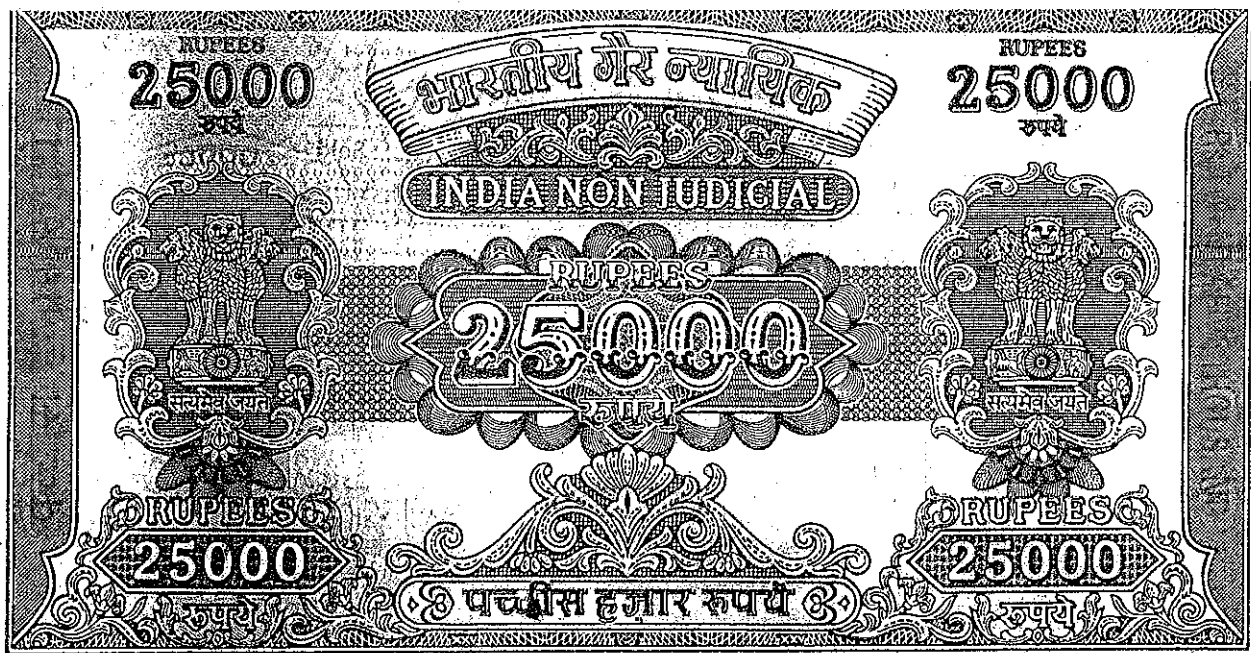
and if it is ever proved otherwise or if the whole or any portion of the said land, is taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor, his estate and legal heirs and assign shall be liable and responsible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

Handwritten signature
M. Ullan

Contd.....15/p

No. 89504 - 1030 14/7/14
This Paper of Rs. 10/-
To: Shri. Ram
S/o: Shri. Ram
Address: Shri. Ram
Through Shri. Ram For: Shri. Ram
Delhi Treasury
Delhi





02DD 318349

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
Handwritten signature

Contd.....16/p

No. 2500 by M/Alor
This Paper of Rs. _____ Sold
to _____ Pharm
S/o _____
Address _____
through Shri _____ For _____
Delhi Treasury
Delhi





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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.

Henry
H. Khan

Contd....17/p

No. 2204 14/10/04
This Paper of Rs. 100 Chennai
to Chennai
Six Chennai
Address Chennai
through Smt. Chennai
Debit Treasury
Date





Page 17

That there are no poultry farm s, 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. 8504 11 14/7/04
This Paper of Rs. _____ Sold
to _____ Pharm Receipt
S/o _____
Address _____
through Shri _____ For Pharm
Delhi Treasury
Delhi





Page 18

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.

[Handwritten signature]
[Handwritten signature]

Contd.....19/p

No. 1000 107 14764
This Paper of Rs. _____ Sold
to _____
for _____
Address _____
Through _____ For _____
Delhi Treasury
Delhi



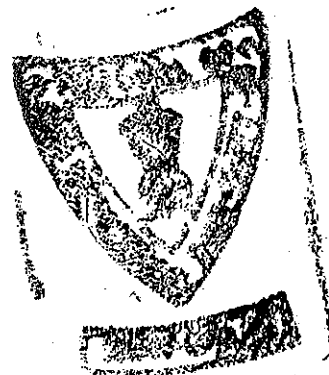


Page 19

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

Contd.....20/p

No. 855 Rs 14/100 Parents
This Paper of Rs. _____ Sold
to _____
S/o _____
Address _____
through Shri _____ For Chorem
Delhi Treasury
Delhi





Page 20

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

Contd.....21/p

No. 255 14/7/04
The Payee of Rs. 10000 Sold
To Pran Prasad
By Chand
Through Chand For Chand
Delhi Treasury
Delhi





Page 21

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. Bisht.
R/o - C-59 Netaji Nagar,

N.D.

D.L. No. P02122000117005

[Signature]
VENDOR

2.

[Signature]
(RAMESH TUTESA)
S/o - Sh. O. P. Tuteja
R/o - 878/6 mehrauli, N.D.
DL/02/032/072657

[Signature]
VENDEE

Sub-Registrar
Sub-Registrar V
New Delhi/Delhi