

No. 1759

Dated 11/11/08

Certified under Section 42 of the Indian Stamp Act, 1889, that stamps duty of the amount of Rs. 2,14,087.00 (In words) Rs. Two Lacs Fourteen Thousand Eight hundred and seven only has been levied on

this document and paid by Sh. Mr. Secure Motors Ltd New Delhi

Through Rajesh Kheri Director & Mr. Jaideep Mukherjee D.F.M. vide treasury challan

No. 125/2661 Dated 11/11/08 for sale deed C.D. 305837285-50 -

TREASURY OFFICER
CUM-COLLECTOR
GURGAON.
11/11/08

CONVEYANCE DEED

Transaction Value	: Rs. 30, 58, 37,285.50/-
Stamp Duty	: Rs. 2, 14, 08700/-
Sr. No. / Date	: 1759 dated 11.11.2008
Issued By	: Treasury, Gurgaon
Unit/Area	: Unit No. 401 - 402 - 403 Admeasuring approx. 59,099 sq. ft. (5,490.431 sq.mtr.), at Fourth Floor, in Cyber Park Complex "Park Centra"
Village	: Silokhera
City	: Gurgaon

For Delhi Subdivision Pvt. Ltd.

[Signature]
Auth. Signatory



प्रलेख नः 18068

दिनांक 12/11/2008

डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE WITH IN MC AREA
तहसील/सब-तहसील	गुडगांवा
गांव/शहर	सिलोखरा
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 305,837,285.00 रुपये	स्टाम्प ड्यूटी की राशि 21,408,700.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये
रूपये	

Drafted By: I.S. Sangwan Adv.

यह प्रलेख आज दिनांक 12/11/2008 दिन बुधवार समय वजे श्री/श्रीमती/कुमारी M/s. Delhi Buildwell Pvt. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी 25 Najafgarh Road New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For Delhi Buildwell Pvt. Ltd.
हस्ताक्षर प्रस्तुतकर्ता *I.S. Sangwan*

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

श्री M/s. Delhi Buildwell Pvt. Ltd. thru Virender Kumar(OTHER)

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी Thru- Rajesh Kohli क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर

तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी I.S.Sangwan पुत्र/पुत्री/पत्नी श्री

निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी B.D. Joshi पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी V.D. Joshi निवासी E362 East Vinod Nagar Delhi ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 12/11/2008



उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

CONVEYANCE DEED

This **CONVEYANCE DEED** is made and executed at Gurgaon on this ____ day of November, 2008

BETWEEN

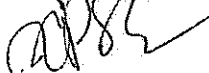
M/s. Delhi Buildwell Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 25, Najafgarh Road, New Delhi - 110 026 through its Authorized Representative Sh. Virinder Kumar S/o Sh. R. P. Singh, duly authorized by a Board Resolution dated 10.09.2008 (hereinafter referred to as the "**VENDOR**", which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors, representatives and assigns) of the **FIRST PART**.

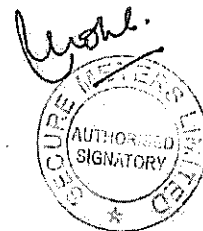
AND

M/s Secure Meters Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at D-53 Second Floor, Saket, New Delhi, through its Authorized Signatory, Sh. Rajesh Kohli, Director - Marketing, duly authorized in this behalf by a Board Resolution dated 03.10.2008 (hereinafter referred to as the "**VENDEE**", which expression, unless repugnant to the context, shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns) of the **OTHER PART**.

The Vendor and the Vendee are hereinafter individually referred to as 'Party' and collectively referred to as the 'Parties'.

For Delhi Buildwell Pvt Ltd.


Auth Signatory



Reg. No.	Reg. Year	Book No.
18068	2008-2009	1



For Delhi Buildwell Pvt. Ltd.

विक्रेता

Virender Kumar

[Signature]
Auth. Signatory



क्रेता



गवाह

क्रेता

Thru- Rajesh Kohli

[Signature]

गवाह 1:- I.S.Sangwan

[Signature]

गवाह 2:- B.D. Joshi

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 18,068 आज दिनांक 12/11/2008 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 140 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 52 से 53 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 12/11/2008



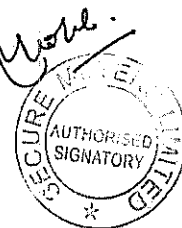
उप/संयुक्त पंजीयन अधिकारी
गुडगावा

WHEREAS:

- A. The Vendor is the Owner of and in possession of land detailed in **Annexure - I**, total land admeasuring 5.071 acres or thereabouts situated at Sector-30, Village Silokhera, District Gurgaon, Haryana (hereinafter referred to as the "**said Land**"), through various Deeds duly registered with Sub-Registrar Gurgaon, and otherwise also well and sufficiently entitled to develop, sell and deal with the commercial space/units/offices constructed on the said Land, in respect of which Director, Town and Country Planning, Haryana, Chandigarh ("**DTCP**") had issued **Licenses bearing Nos. 147 to 150 of 2004**, for developing a cyber park complex thereon, which have subsequently been transferred in favor of the Intending Seller by the order of DTCP dated 17-02-05 vide Endorsement No. 5DP (III)-2005/1474.
- B. The Vendor has developed/constructed a cyber park complex on the said Land by constructing and equipping a multi-storey commercial complex thereon to be used and occupied by the organization(s) operating in the field of Information Technology (IT) and IT Enabled Services (ITES) except manufacturing activities.
- C. The said multi-storey Commercial Complex is known by the name of '**Park Centra**' (hereinafter referred to as the '**said Complex**') and has been constructed in accordance with the Building Plans duly approved and sanctioned by **DTCP** and permissions by other appropriate authorities.
- D. That further upon completion of construction of the said Complex by the Vendor, DTCP has issued an Occupancy Certificate vide its letter bearing memo no. 4283 Dated 16.06.2008.
- E. That the Vendee had approached the Vendor to allot/purchase the **Unit/Office No. 401 - 402 - 403**, admeasuring **59,099 sq. ft.** (Super Area) (**5,490.431 sq.mtr.**) on **Fourth Floor**, in the said Complex, in bare shell condition which is more particularly described in the **Annexure II** and is hereinafter referred to as the "**said Premises**".

For Delhi Sub Registrar

[Signature]
Auth Signatory

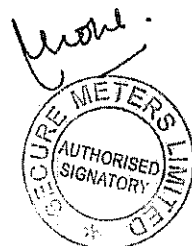


- F. The Vendee having been satisfied with respect to the right, title and interest besides layout plan, specifications and quality of construction of the said Complex has agreed to purchase the said Premises along with proportionate impartible and indivisible rights in the area of common passages, entrances, corridors, staircase, lift and other common facilities and amenities provided.
- G. The Vendee after fully satisfying itself with respect to the right, title, interest, design, specifications and quality of the construction of the said Complex, has agreed to purchase the said Premises to carry on the business of permitted IT/ITES activity/ies and has assured the Vendor that it shall be bound by the stipulations imposed by DTCP and/or other Competent Authority/ies in the Licences/permissions and the terms and conditions broadly setout herein.
- H. The Vendee acknowledges that the Vendor has readily provided all the information, clarifications, etc. on their demand as required by them and the Vendee has satisfied itself about the same after carrying out due diligence relating to right, title and interest of the Vendor besides specifications and construction quality and is relying exclusively on his own judgment and investigation to purchase the said Premises.
- I. It is specifically clarified by the Vendor and accepted by the Vendee that the location/layout plan of the said Premises as depicted in the Floor plan, annexed herewith as **Annexure II** and its Super Area defined below forms the basis for calculation of the sale consideration under this Conveyance Deed.
- J. **Super Area** of the said Premises shall be the sum of Specific Area of the said Premises and its non-exclusive pro-rata share of common areas in the said Complex and its periphery.

Specific Area of the said Premises shall mean the entire area enclosed by its periphery walls including area under walls, columns and half the area of walls common with other premises etc., which form integral part of the said Premises, including internal balcony(ies), if any.

For Delhi Buildwell Pvt. Ltd.


Auth Signatory



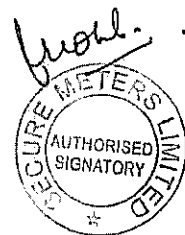
Common Area shall mean all such parts/areas in the said Complex, which the Vendee shall use by sharing with other occupants of the said Complex including corridors land passages, atrium, common toilets, lifts and lift lobby, escalators/elevators, area of cooling towers, AHU rooms security/fire control room(s), all electrical shafts, D.G. shafts, A.C. shafts, pressurization shafts, plumbing and fire shafts on all floors and rooms, staircases munties, lift machine rooms and water tanks. In addition entire services area in the basement including but not limited to electric substation, transformers, D.G. set rooms, underground water and other storage tanks, AC plant room pump rooms, Maintenance and Services rooms, fan rooms and circulation areas etc. shall be counted towards Common Areas.

The Super Area of said premises, if provided with usable open terrace/s, shall also include full area of such terrace(s), however the Vendee shall not cover such terraces and shall use the same as open terrace only and in no other manner whatsoever.

- K. The Vendee shall execute the Maintenance Agreement for the Said Complex with the Vendor/designated Maintenance Service Provider/Agency (hereinafter referred to as "**Maintenance Agency**") in such format as may be prescribed by the Vendor/ Maintenance Agency.
- L. The Vendee has represented and warranted to the Vendor that it has the power and authority to enter into and perform this Agreement.
- M. The Vendee has agreed to purchase the said Premises and the Vendor has agreed to sell the same on the terms and conditions contained hereinafter.
- N. The Vendee hereby assures and undertakes that the execution of this Conveyance Deed shall not authorize it or co-owner or co-occupant or any other person claiming through it for partition or division of any nature whatsoever of the said Unit/Office No. 401 or 402 or 403.

For Delta Buildwell Pvt Ltd.


Auth Signatory



NOW THEREFORE, this Conveyance Deed between the Vendor and the Vendee witnesseth as under:

1. In consideration of a sum of **Rs. 30,58,37,285.50/-** (Rupees Thirty Crore Fifty Eight Lac Thirty Seven Thousand Two Hundred Eighty Five and Paise Fifty Only) paid as follows:

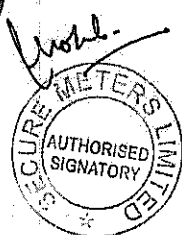
S. No.	Cheque No.	Date	Drawn on	Amount
1.	071338	03.05.2006	IDBI Bank	21,00,000/-
2.	071341	17.05.2006	IDBI Bank	2,79,00,000/-
3.	009986	26.06.2006	ICICI Bank	19,31,66,700/-
4.	009989	26.06.2006	ICICI Bank	2,78,95,837.50/-
5.	340824	30.08.2008	IDBI Bank	5,47,74,748/-
TOTAL				<u>30,58,37,285.50/-</u>

towards the total Sale Consideration for the said Premises, the receipt of which is hereby admitted and acknowledged by the Vendor, in full and final settlement, the Vendor do hereby sell, convey and transfer the said Premises, with all its right, title, interest, and entitlements therein unto the Vendee, absolutely and forever, and the Vendee is entitled to hold, use, enjoy and alienate the same in the manner permitted by DTCP/Competent Authority/Maintenance Agency without any hindrance or claim from the Vendor or any person claiming through or under the Vendor.

2. It has been made clear by the Vendor and the Vendee understands that although the consideration of the said Premises is calculated on the basis of Super Area, what is sold, transferred, conveyed herein is only the actual covered area comprising the said Premises. Besides the said Premises, the Vendee shall have the right to use 59 (Fifty Nine) number of car parking slot(s) as marked out by the Vendor in the Parking Space of the said Complex free of any charge and shall not be charged any parking fees in respect of those parking spaces by anybody.

For Delhi Development Authority

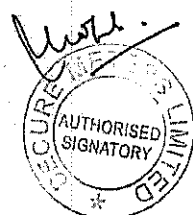
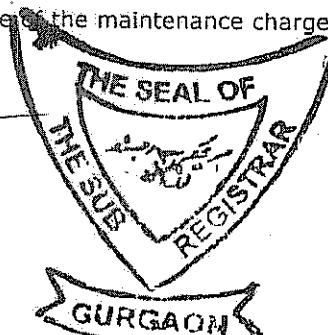
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3. That the Vendor assures the Vendee that the said Premises is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, Court injunction, acquisition, attachment or the decree of any Court, Lien, Will, Trust, Exchange, Claims, etc. Vendor further warrants that in case the Vendee loses possession or title of the said Premises, either in whole or in part, due to defect or deficiency in the title of the Vendor, Vendor shall make good the loss to the Vendee alongwith litigation expenses, if any suffered by the Vendee.
4. The Vendee shall be entitled on the basis of this Conveyance Deed to have his name mutated in the records of the HUDA/DTCP and/or with other authorities and the Vendor undertakes to execute such further documents as may be necessary, at the cost and expense of the Vendee.
5. The Vendor has handed over possession to the Vendee, to the Vendee's complete satisfaction in respect of the quality, area and other specifications. Vendee has been left with no claim whatsoever in this regard against the Vendor.
6. That the Vendee hereby assures and undertakes that the execution of this Conveyance Deed does not authorize or permit any partition or division of the Unit/Office no. 401 or 402 or 403 and bind himself/herself/itself unconditionally to this effect. This condition shall run with the said Premises irrespective of the transfer of title of the said Premises by the Vendee.
7. The either party shall not create any nuisance, hindrance or obstruction of any nature whatsoever or otherwise in the smooth running/functioning of the said Complex.
8. The maintenance of the common areas and services of the said Complex shall be done by the Maintenance Agency designated/nominated initially by the Vendor and later by association of unit owners made under Haryana Apartment Ownership Act, 1983 ("Apartment Act"). Vendee hereby binds himself/herself/itself to execute a Maintenance Agreement for maintenance of the common areas and services of the said Complex and agrees to abide by all the terms and conditions of the same as well as timely payment/remittance of the maintenance charges, Interest Free

For Delhi Buildwell Pvt Ltd.

[Signature]
Auth Signatory

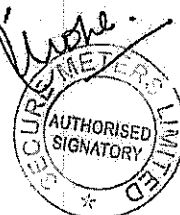
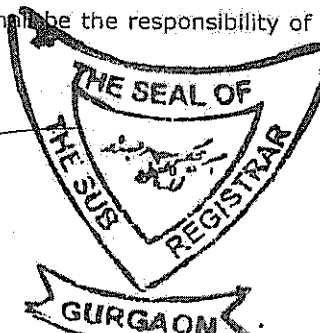


Maintenance Security Deposit, Capital Replenishment Fund / Sinking fund, Electrical Connection Charges and/or Electrical Load Deposit as would be applicable for the said Premises to the Vendor. If any dues are in default/arrears, Vendor shall be entitled to suspend the provision of Maintenance Services and Vendor shall have a lien over belongings/fit-outs of the Vendee till payments are made in full. The Vendor/Maintenance Agency and the Vendee further undertakes to bind his successor-in-interest or any other person claiming under him with this Clause.

9. The Vendee shall not use/cause to be used the said Premises for any purpose other than as specified by the DTCP in the Licences and/or its Zoning Plans/Master Plan, Guidelines etc., and further will not use/cause to be used the said Premises for any purpose/business, which is not so stipulated and not appropriate or conducive to the ambience and prestige of the said Complex. In the event, the Vendee wishing the use of the said Premises, under any arrangement with a third party, the Vendee shall ensure compliance with all the stipulations in the Licences granted by DTCP and prevent any breach of the same, and other terms of this deed. The Vendee specifically undertakes not to use the said Premises for any manufacturing/prohibited/irregular/illegal activity. The Vendor has also made clear to the Vendee, who understands and agrees that the rights of the Vendor in the said Premises agreed to be sold herein are circumscribed by and subject to the conditions imposed by the DTCP and the Haryana Development and Regulation of Urban Areas Act, 1975 ("Haryana Act").
10. Unless otherwise permitted by the Vendor/Maintenance Agency, the Vendee shall not place any hoardings, signage and like on the outer facade of the Complex/Premises or in any other place inside the Complex/Premises or any communication and transmission tower on top of building, including the common areas of the said Complex. However, the Vendor will designate space on the terrace to enable the Vendee to install one V-sat or Dish Antennae without any extra cost. However, the specification of the said device must confirm to the regulations and conditions of Government/concerned Authority, but it shall not exceed 6' x 5', even if permitted. It shall be the responsibility of the Vendee to

For Delhi Buildwell Pvt. Ltd.

Auth Signatory

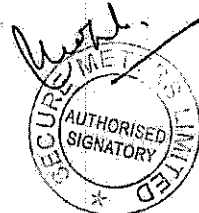
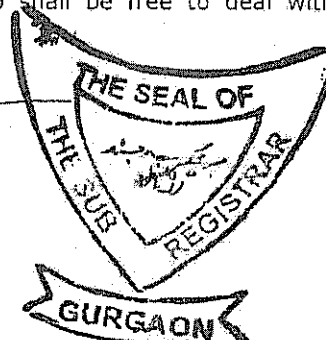


take permission, if required, for such installation, at its own cost. Further, the Vendee undertakes not to make alterations/additions/deletions to the structure of the said Premises and said Complex that may cause disturbance to the scheme/design or elevation(s) of the said Complex or create any nuisance, annoyance to the other occupants of the said Complex.

11. If the Vendee is subject to or governed by any provisions of the Foreign Exchange Management Act, RBI Guidelines and/or any other fiscal/revenue laws as may be applicable, then the Vendee shall be exclusively responsible for fulfilling all such obligations, requirements or compliances, as may be required thereunder. Vendee undertakes to keep the Vendor indemnified in this regard from any action.
12. The Vendee agrees and undertakes to join the Association/Society of office/unit/space owners as may be formed for the said Complex by the Vendor and to pay any fees/subscription charges thereof. Further, the Vendee agrees to execute such forms, applications or documents, as required, for the purpose of becoming a member of the said Association/Society of office/unit/space owners or for any other purposes related thereto or for compliance of Haryana Apartment Ownership Act, 1983 ("Apartment Act").
13. Subject to the due observance and compliance of it's obligations under the Maintenance Agreement to be executed in due course with the Maintenance Agency, the Vendee shall have non-exclusive and common rights along with the other occupants of the said Complex to use the common areas and facilities provided in the said Complex. It is understood and specifically agreed by the Vendee that Vendor shall be free at all times to use the common areas including the atrium in such manner as it may deem fit.
14. Except the covered area of the said Premises being sold, the Vendee shall have no claim or right of any kind over or in respect of common areas, all or any open spaces, parking spaces, lobbies, terraces, atrium or any other place etc. in the said Complex. Such places shall remain the property of the Vendor who shall be free to deal with these in any

For Delta Electronics Ltd.


Auth Signatory

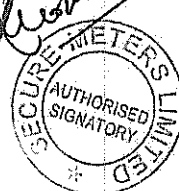
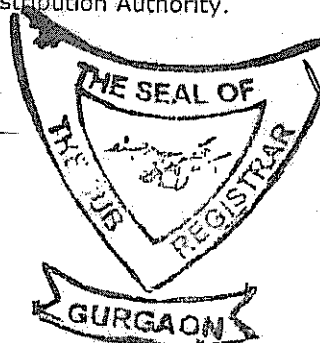


manner, it may deem fit, including but not limited to implementation of pay and park system in the parking places inside the said Complex. It is specifically agreed and understood by the Vendee that the "Pay and Park" facility is subject to availability of parking space in the said Complex and right of admission in this regard is at the sole discretion of the Vendor. The Vendee/Occupant shall have to pay the parking charges at the rates determined by the Vendor or Maintenance Service Provider, as the case may be, for utilizing the parking facility provided in the said Complex, other than those specially allotted to the Vendee.

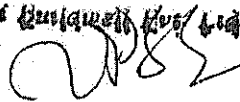
15. The Vendee shall not be entitled to claim partition of its proportionate share in the common areas of the said Complex and the same shall always remain undivided and impartible.
16. The Vendee shall always be liable and responsible for the payment of all External Development Charges, Municipal Taxes, Property Tax, Ground Rent/Premium, fresh incidence of tax, Infrastructure Tax/Infrastructure Development Charges, Cess, Service Tax, VAT or any other fresh/future statutory charges/tax, or an enhancement in any of the above (hereinafter referred to as the "**Statutory Dues**") as may be levied on the said Premises or said Complex by any Authority, Government Department, in the share proportionate to the Super Area of the said Premises (hereinafter referred to as the "**Proportionate Dues**"), even if it is retrospective in effect. All such amount(s) shall be payable, as the case may be, either to the Vendor or to the maintenance agency. However, it is clarified that consideration includes External Development charges as levied by Haryana Government/concerned authorities as on 31.03.2005.
17. The Vendor has obtained single point three phase bulk Electricity supply for the said Complex and the Vendee is liable to pay proportionate charges and/or Security Deposit for Electricity Supply/Connection to the said Premises as and when demanded by the Vendor or Maintenance Agency. The Vendee shall remain responsible for all payments and expenses incurred for this purpose by the Vendor or as demanded by the concerned Electricity supply/distribution Authority.

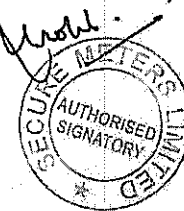
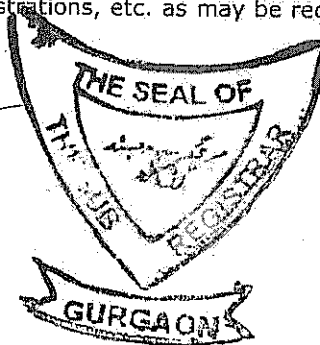
or Delhi Buildwell Pvt. Ltd.


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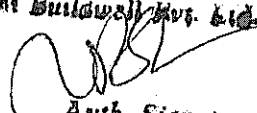
18. The Vendee or the occupants of the Premises shall permit the Supervisors/Agents of the Vendor/Maintenance Agency (whether with or without workmen) at all reasonable times to enter into the said Premises for the purpose of inspection or repairing any part of the said Premises and/or for the purpose of maintaining, rebuilding, servicing including cleaning, installing or otherwise keeping in good order and condition all services, machinery, appliances, equipments, fitments, ducting, wiring, cables, water supply electricity, gutters, pipes, covers, connections etc.
19. The Vendee understands that the relationship between the Vendor and its Maintenance Agency, until the handing over of the said Complex to the Association/Society of Office/Unit Owners under the applicable laws, shall be on principal to principal basis. Till the handing over of the said Complex to the Association/Society, the Vendor shall appoint a person to act as a contact between Vendee and Maintenance Agency. The Vendor shall not be liable or responsible for any acts of commission or omission on the part of the Maintenance Agency and/or any other agencies employed by the Maintenance Agency whether arising from the Maintenance Agreement or otherwise. The contract between the Vendee and the Maintenance Agency shall be independent and enforceable by and against the Maintenance Agency only and the Vendee hereby agrees not to hold the Vendor responsible for the breach of the terms and covenants of the Maintenance Agreement.
20. That the Vendee/Occupant shall observe and abide by all the terms and conditions of the Licenses granted by various Statutory authorities including DTCP and shall also abide by the applicable laws, bye-laws, rules, regulations and policies made thereunder or any other competent authorities including HUDA or any other Government/local bodies and also the rules and regulations as may be made pursuant to and defined in the Maintenance Agreement.
21. That the Vendee shall at all times keep himself fully informed of applicable laws governing the activities/business of the Vendee from the said Premises including but not limited to the obtaining of any licenses, permissions, approvals, registrations, etc. as may be required under any

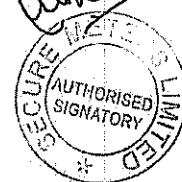
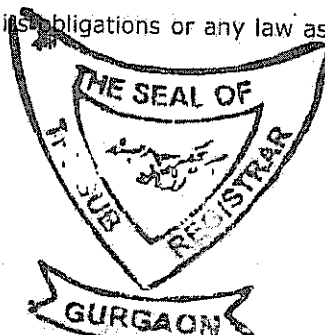
For Delhi Development Authority Ltd.

Auth Signatory



law in force for the time being, and at all times shall comply with all the requirements thereof.

22. The Vendee shall always be liable to make payment of statutory dues maintenance charges, water and electricity charges. This condition shall run with the said Premises irrespective of the owner/occupant of the said Premises and shall survive the sale/transfer of the said Premises to the Vendee and will also be binding on the subsequent transferees, successor in interest and any person claiming through them. The Vendee shall be bound to disclose these conditions to persons dealing with the said premises and shall in turn bind such transferees, successor in interest and/or any other person claiming under them in the future. The Vendee hereby agrees that appropriate recitals to this effect shall be incorporated in such Sale/Transfer documents.
23. Adequate Fire Fighting equipment as may be required inside the said Premises shall be installed by the Vendee at its own cost.
24. That the Vendee agrees and undertakes that it shall not at any time have any right to object to the Vendor constructing or continuing with the construction of the other structures in the said Complex/Plot or putting up additional floors to the Building in the said Complex or otherwise in the said Complex. Further, the Vendee undertakes not to claim any relief / Injunction etc from any Court/Authority that may impede/cause hindrance to the Vendor in carrying out all the aforesaid activities in the said Complex or handing over possession therein to the other prospective purchasers. However, the Vendor shall take prior written permission from the competent authorities for carrying out any such construction and shall ensure that such activities do not cause any hindrance to the Vendee in carrying out its business from the said Premises.
25. The Vendee hereby indemnifies and undertakes to keep the Vendor, its assigns, nominees, the said Maintenance Agency and its officers/ employees as well as the other occupants/owners of the said Complex fully indemnified and harmless from and against all the consequences of breach by the Vendee of its obligations or any law as may be applicable

or Delhi Building Pvt. Ltd.

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or for the time being in force as also any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs faced, suffered, inflicted or incurred by any of them. The Vendee hereby accepts and acknowledges that this indemnity would cover all acts and omissions on the part of the personnel, representatives and/or any other person claiming under the Vendee.

26. That the Vendee shall bear the Stamp Duty, Registration fee and incidental charges of this Conveyance Deed.

SCHEDULE

"said Land": as detailed in **Annexure - I** at Rectangle No. 34, Sector - 30, Village Silokhera, Gurgaon, Haryana, admeasuring 5.071 acres or thereabout

"said Complex": Cyber Park Complex by the name of "Park Centra", built on "said Land"

"said Premises": Unit No.401-402-403, on Fourth Floor, Super Area admeasuring 59,099 sq. ft. (5,490.431 sq.mtr.) approx. more particularly specified in **Annexure II**.

IN WITNESS WHEREOF the Vendor and the Vendee have signed this Conveyance Deed at Gurgaon on the date, month and year mentioned above in presence of the following witnesses.

Witnesses:

1. Signature ISHWAR SINGH SANGWAN
Name: ISHWAR SINGH SANGWAN
Address: Advocate & Notary
Distt. Court, Gurgaon (Haryana)
- For and on behalf of
Delhi Buildwell Pvt. Ltd.
or **Delhi Buildwell Pvt. Ltd.**
(Authorized Signatory)
VENDOR Auth Signatory
2. Signature B.D. Joshi
Name: B.D. Joshi
Address: E-362 East View
DELHI-91
- For and on behalf of
Secure Meters Ltd.
(Authorized Signatory)
VENDEE



To be read licence No. 147-148-149-150 of 2001
 Revised scheduled of land owned by M/s Delhi Buildwell (P) Ltd. Village-Silokhera, Distt.- Gurgaon.

Village	Rect No.	Killa No.	Area. K.M
Silokhera	34	<u>1/2-10</u> 5	0-8
		<u>1/2-10</u> 6	0-9
		<u>1/2-10</u> 7	0-9
		<u>1/2-10</u> 8	0-8
		<u>1/2-10</u> 9	0-8
		<u>1/2-10</u> 10	0-7
		<u>1/2-10</u> 17	0-5
		<u>1/2-10</u> 18	0-5
		<u>1/2-10</u> 19	0-7
		<u>1/2-10</u> 20	0-8
		<u>1/2-10</u> 21	0-8
		<u>1/2-10</u> 22	0-7
		<u>1/2-10</u> 23	0-7
		<u>1/2-10</u> 24	0-6
		2/1/2	3-9
		2/2/2	3-9
		3/1/2	3-9
		3/2/2	3-9
		4/2/1	1-0
		4/2/2/1/2	0-14
		8	8-0
		9	8-0
		13/1	4-0

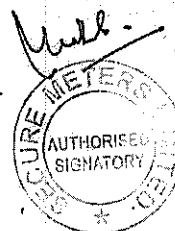
Grand Total 40-12 or 5.07/ Acres.

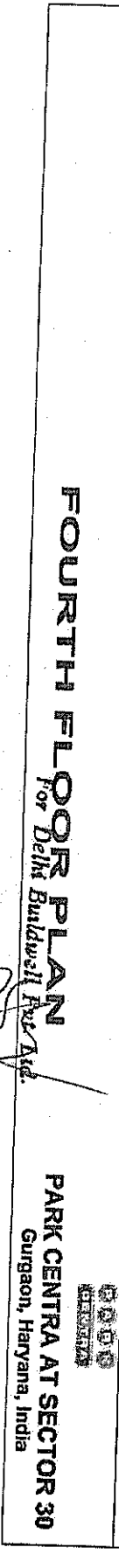
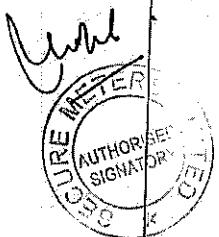
For Delhi Buildwell Pvt. Ltd.

[Signature]
 Auth. Signatory



[Signature]
 Director
 Town and Country Planning,
 Haryana, Chandigarh
[Signature]





PARK CENTRA AT SECTOR 30

Auth Signature