



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL25337705503306L

: 17-Jun-2013 12:57 PM

: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLI

: SUBIN-DL DL-CORPBK49832421519994L

: SATISH KUMAR ARORA AND Mrs PRAVEEN ARORA

: Article 23 Sale

: FF-33 14 OMAXE SQUARE JASOLA NEW DELHI

: 51,79,347

(Fifty One Lakh Seventy Nine Thousand Three Hundred And Forty Seven only)

: OMAXE LTD

: SATISH KUMAR ARORA AND Mrs PRAVEEN ARORA

: SATISH KUMAR ARORA AND Mrs PRAVEEN ARORA

: 2,64,500

(Two Lakh Sixty Four Thousand Five Hundred only)



Please write or type below this line.

VINOD KUMAR GOYAL

SATISH KUMAR ARORA

PRAVEEN ARORA



COMPANNO:- RAAC0171H

For Omaxe Limited



PANNO
ACOPH0862E
NACPA08233G



PANNO
ACOPH0862E

maden no- 1104/80023/03234

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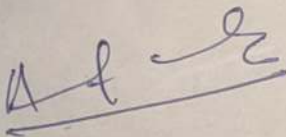
POSSESSION CERTIFICATE

**HANDING OVER/ TAKING OVER POSSESSION OF
COMMERCIAL SPACE/SHOP BEARING NO. FF-33 ON
FIRST FLOOR IN THE COMMERCIAL COMPLEX
"OMAXE SQUARE" BUILT ON PLOT NO.- 14, SITUATED
AT NON-HIERARCHICAL COMMERCIAL CENTRE,
JASOLA, NEW DELHI.**

We, **OMAXE LIMITED**, having our registered office at 7, Local Shopping Centre, Kalkaji, New Delhi-110019, have handed over the physical possession of Commercial Space/Shop bearing No. **FF-33** in on **First Floor** in the Commercial Complex "**OMAXE SQUARE**" built on Plot No.- 14, situated at Non-Hierarchical Commercial Centre, Jasola, New Delhi, in terms of the **Allotment Letter** dated **03/05/2007** and the **Sale Deed** dated 29/6/13 executed in pursuance thereof by **Omaxe Limited** to the buyer(s) **Mr. Satish Kumar Arora** S/o Sh. Desh Raj Arora jointly with **Mrs. Praveen Arora** W/o Mr. Satish Kumar Arora both residents of 3-A, Jagdish Nagar, Near BHEL, Sector- 02, Jwalapur, Haridwar

WITNESS:

1.

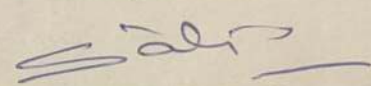


POSSESSION HANDED OVER BY
OMAXE LTD.

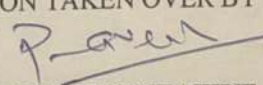


(AUTHORISED SIGNATORY)

2.



POSSESSION TAKEN OVER BY



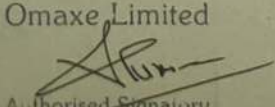
BUYER(S)/ AUTHORISED REPRESENTATIVE

DESCRIPTION OF THE PROPERTY

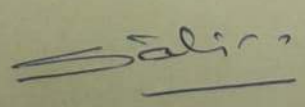
1. Type of Deed	:	SALE DEED
2. Name of the Colony/Location	:	Omaxe Square situated at Plot No. 14, Non-hierarchical Commercial Centre, Jasola, New Delhi
3. Category	:	D
4. Total Plot Area	:	6896 Sq. Mtrs.
5. Total Plinth / Built up Area of the Commercial Complex	:	11172.241 Sq. Mtrs
6. Construction Year	:	2009
7. Type of Property	:	Commercial
8. Property No.	:	FF-33
Super Area	:	50.38 Sq. Mts. (542.34 Sq. Ft.)
Minimum Rate to be adopted	:	Rs. 75,000/- per Sq. Mtrs.
Use Factor	:	3 (Commercial)
Total Cost as per Circle Rate	:	50.38 Sq. Mts. X 84,000 X 1.25 = Rs. 5289900.00
Total Sale Consideration	:	Rs. 5179347.00
Stamp Duty	:	Rs. 264500.00
Stamp No./Certificate No. Date	:	IN-DL25337705503306L

THIS DEED OF SALE is made at Delhi on this 26th day of June, 2013

For Omaxe Limited


Authorised Signatory

Contd.... Page 3


Praveen

By

M/s Omaxe Ltd., a Company duly incorporated under the Companies Act, 1956 having its Registered Office at 7, Local Shopping Centre, Kalkaji, New Delhi-110019, through its Authorized Signatory, **Shri Vinod Kumar Goyal** S/o Late Sh. S. S. Goyal duly authorized by the Board of Directors vide resolution dated 27/05/2013, (hereinafter referred to as the "OWNER/VENDOR"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors, liquidators and assigns of the **ONE PART**.

IN FAVOUR OF

Mr. Satish Kumar Arora S/o Sh. Desh Raj Arora jointly with **Mrs. Praveen Arora** W/o Mr. Satish Kumar Arora both residents of 3-A, Jagdish Nagar, Near BHEL, Sector- 02, Jwalapur, Haridwar (hereinafter referred to as the "VENDEE", which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her/their/its, executors, administrators, successors, liquidators, official receivers and assigns) of the **OTHER PART**.

WHEREAS

- A. The Delhi Development Authority (DDA), New Delhi has allotted the a Plot of Land bearing Municipal No. 14, area admeasuring 6896 sq. mtrs. situated at Non-hierarchical Commercial Centre, Jasola, New Delhi (hereinafter referred to as the said "Plot") bounded as under :

North : Distt. Park

East : Green

South : Road

West : Plot No. 15

to the said Owner/Vendor at an auction held on 21.03.2005 together with all rights, easements and appurtenances whatsoever to the said Plot to hold the said Plot by the Company on perpetual lease basis under the Government Grants Act, 1895 vide Letter No. F81(3)/2005/CL/4161 dated 05.05.2005.

For Omaxe Limited

Authorised Signatory

Contd.... Page 4

B. The Delhi Development Authority (DDA), New Delhi subsequently on 22/11/2005 executed a perpetual lease deed for the said Land and the same was got duly registered on 22/11/2005 in the Office of Sub-Registrar-VII, New Delhi/Delhi vide Book No.- I, Vol.- 1784 at Pages 65 to 71 bearing Registration No. 18682).

C. Subsequently The Delhi Development Authority (DDA), New Delhi further executed Conveyance Deed in favour of the Owner/Vendor on 11/12/2009 bearing registration no. 17456 duly registered with the Office of the Sub-Registrar-VII, New Delhi on dt. 11/12/2009 vide Additional Book No. 1, Volume No. 3553 at Pages 166 to 168. (hereinafter referred to as the said "**Conveyance Deed**")

AND WHEREAS no one besides the Owner/Vendor has any interest, right or claim of any kind in the said Land which at the date hereof is free from all encumbrances and legal disputes and the Owner/Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same;

AND WHEREAS, the Owner/Vendors, after having duly obtained the Sanctioned Plans in respect thereof vide ref. no. F.13(42) 2006/Bldg./ dated 07/09/06 has constructed thereon a multi-storied Commercial Complex named as "**Omaxe Square**" (hereinafter referred to as the "**said Commercial Complex**") on the said land consisting of commercial spaces earmarked for Shop/ Office/ ATM Space/ Show Room/Food Court/ Commercial Space etc., common areas and facilities from the Competent Authority and has also duly obtained occupancy certificate bearing ref. no. F.13(42) 2006/Bldg./95 dated 09/09/09 from the Competent Authority.

AND WHEREAS, the Vendee(s) has/have agreed to acquire from the Owner/Vendor Shop/ Departmental Store/ Restaurants/ Food Court/ Show Room/ Office Space bearing No. **FF-33** on **First Floor** in **Omaxe Square**, Jasola, New Delhi (hereinafter referred to as the "**said Unit**") on the terms and conditions contained in the Allotment Letter dated **03/05/2007** executed between the Owner/Vendor and the Vendee and upon completion of the construction, the Super Area of the said Unit is found to be **50.38 Sq. Mtrs.** (542.34 Sq. Ft.) approx. and the Vendee(s) has/have agreed for the said Super Area.

For Omaxe Limited

Authorised Signatory

Contd.... Page 5

AND WHEREAS, the Vendee(s) has/have fully satisfied himself/themselves as to the constructions which have been made in accordance with the drawings with such modifications as were necessary, designs and specifications as have been agreed to between the Owner/Vendor and the Vendee(s), and may have been given the right to use and occupy the said Unit even prior to the execution and registration of the Sale Deed in his/her/their favour, and have now desired to get this Sale Deed thereof, executed and registered in his/her/their favour.

AND WHEREAS, the Vendee(s) in terms of the Allotment Letter, has/have paid total sale consideration of **Rs. 5179347.00 (Rupees Fifty One Lacs Seventy Nine Thousand Three Hundred Forty Seven Only)**, for the said Unit and all other dues payable in terms of the said Allotment Letter, receipt whereof the Owner/Vendor do hereby acknowledge.

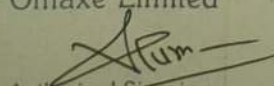
AND WHEREAS, the Vendee(s) has/have also agreed to bear all expenses for the execution of the Sale Deed of the said Unit including cost of Stamp Duty, registration, legal and other incidental charges.

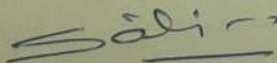
AND WHEREAS the Owner/Vendors are ready to convey the said Unit to the Vendee(s) on the terms & conditions stated hereinafter:-

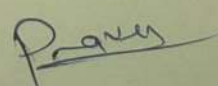
NOW, THEREFORE THIS SALE DEED, WITNESSETH AS UNDER:

1. That in pursuance of the Allotment Letter dated **03/05/2007** and in consideration of a sum of **Rs. 5179347.00 (Rupees Fifty One Lacs Seventy Nine Thousand Three Hundred Forty Seven Only)**, paid by the Vendee(s) to the Owner/Vendor, the Owner/Vendor doth hereby, grant, transfer, convey, assign and assure on 'Ownership Basis' unto the Vendee(s) the said Unit bearing No. **FF-33** on **First Floor** in Omaxe Square, Jasola having super area of approximately **50.38 Sq. Mtrs. (542.34 Sq. Ft.)** or thereabout more fully described in the **Schedule-I** along with the undivided pro rata share in the land underneath the said Commercial Complex in which the said Unit is situated together with right of use of all ways, paths, passages, rights, liberties, privileges and easements, benefits and advantages of the lights appendages and appurtenance whatsoever to the said Unit belonging or in any way appended therewith usually held as part and parcel thereof, together with all its rights unto the Vendee(s) free from all encumbrances. The

For Omaxe Limited


Authorised Signatory



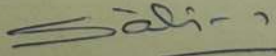

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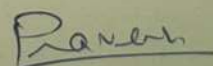
Owner/Vendor doth hereby covenant with the Vendee(s) that they possess good and marketable title to the premises hereby sold, conveyed and transferred to the Vendee(s) and that title/ interest of the Owner/Vendor in the said Unit is not the subject matter of any litigation and the same is free from any mortgage, lien or charges.

2. It is further agreed and clarified to the Vendee(s) that the Owner/Vendor have calculated the total sale price payable for the said Unit on the basis of its Super area which comprises of the covered area and pro-rata share of the common areas and facilities within the said Commercial Complex only. The Owner/Vendor makes it abundantly clear to the Vendee(s) that they shall be entitled to the ownership rights and rights of the said Unit consisting of the covered area only. The covered area of premises shall mean the entire area enclosed by its periphery walls including but not limited to area under walls, columns, as well as area of loft/ Mezzanine, if any, half the area of walls common with other premises adjoining the demised premises, all of which form integral part of the demised premises. The covered area is included in the computation of super area.
3. It is made clear to the Vendee(s) that the except otherwise specifically allotted by the Owner/Vendor, the Vendee(s) shall have no right, title or interest in parking spaces made available to visitors/other occupants/ users in the said Commercial Complex and such parking spaces shall be under the exclusive ownership of the Owner/Vendor and shall be dealt with by the Owner/Vendor at its own discretion as they may deem fit. It is specifically made clear that the Owner/Vendor may impose such terms and conditions including pay and park system as it may deem fit to make use by any person of such unreserved covered/open parking spaces.
4. It is clearly understood and agreed by the Vendee(s) that even if the common areas and facilities are included in the computation of super area, the right of the Vendee(s) to use the common areas and facilities shall always be subject to the timely payment of maintenance and other charges.
5. It is further agreed and understood by the Vendee(s) that the common areas and facilities within the said Commercial Complex, general commonly used areas and facilities in the basement in the said Plot of land and the general common areas and facilities within the said Plot of land which are outside the land underneath the said Commercial Complex

For Omaxe Limited


Authorised Signatory

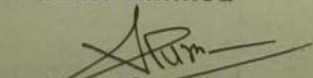


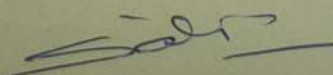

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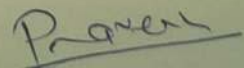
(excluding reserved parking areas) are for common use of occupants of the said Commercial Complex constructed on the said Plot of land. However, it is specifically made clear to the Vendee(s) that his/her right to use such common areas and facilities within the said Commercial Complex and general commonly used areas and facilities but within the said Plot of land shall be limited to the areas within the said Plot of land as may be included in the Declaration which is/ shall be filed and or amended from time to time by the Owner/Vendors at its sole discretion in terms of the Delhi Apartment Ownership Act, 1986, or statutory modification(s) or re-enactments thereof or under the provisions of any other applicable law(s) and the Vendee(s) hereby agrees that such Declaration shall be binding upon the Vendee(s). The Vendee(s) has/have assured the Owner/Vendors to faithfully abide by such Declaration.

6. It is specifically clarified that the Vendee(s) shall have the ownership of undivided proportionate share in the land underneath the said Commercial Complex only (i.e. the land below the basements which is the footprint of the said Commercial Complex in which the said Unit is situated) except parking areas and basements.
7. It is specifically clarified to the Vendee(s) that this Sale Deed is covered and confined to the said Commercial Complex named as "**Omaxe Square**" and all land(s) falling outside the periphery/boundary of the said plot of land are clearly outside the scope of this Sale Deed. Name of the "**Omaxe Square**" shall never be changed without prior written permission of the Owner/Vendor.
8. That the vacant and peaceful possession of said Unit have been handed over to the Vendee(s) and the Vendee(s) hereby confirms taking over the said Unit after satisfying himself/herself/ themselves that the construction as also the various installations like electrification work, water and sewerage connection etc. have been made and provided in accordance with the drawings, designs and specifications in respect thereof and are in good working order and condition and that the Vendee(s) has/have no complaint or claim in respect thereof including area, any item of work, material, quality of work, possession, installation etc. and further agrees not to raise dispute of any kind at any time in future on this account.

For Omaxe Limited


Authorised Signatory





9. That the Vendee(s) undertake(s) to pay directly or if paid by the Owner/Vendor, then reimburse to the Owner/Vendor on demand Government rates, property taxes, wealth taxes, taxes of all and any kind by whatever name called, whether levied or leviable now or in future on the land and of Commercial Complex constructed on the said land or the said Unit, as the case may be, as assessable/applicable from the date of the allotment of the said Unit and the same shall be borne and paid by the Vendee(s) in proportion to the Super Area of the said Unit to the super area of all the premises in the said Commercial Complex as determined by the Owner/Vendor.
10. That the Vendee(s) shall be entitled to get the said Unit transferred and mutated in its own name as owner in the records of Municipal Corporation pf Delhi or of any other concerned authority on the basis of this Sale Deed or its true copy without any further act or consent of Developer. However, if the Vendee transfers the said Unit to a third party then the Vendee shall have to obtain "No dues" & "NOC" from the Owner/Vendor and that such subsequent transferee shall be bound by the terms and conditions of this Sale Deed.
11. That whenever the title of the said Unit is transferred in any manner whatsoever, the transferor and transferee shall within 30 days of transfer give notice of such transfer in writing to the Concerned Authorities, the Owner/Vendor or the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and any other charges payable to the Owner/Vendor or the Maintenance Agency before affecting the transfer of the said Unit failing which the transferee shall have to pay the outstanding dues of the Owner/Vendor or the Maintenance Agency before occupying the said Unit.
12. That the Vendee(s) before transferring his interest in the said Unit shall obtain No Dues Certificates from the Owner/Vendor or the Maintenance Agency. The transferees of the Vendee(s)'s interest in the said Unit shall always be bound by the provisions of the Maintenance Agreement executed by the Vendee(s).
13. In the event of death of the Vendee(s), the person on whom the rights of deceased devolve shall, within 30 days of devolution give notice of such devolution to the Authorities, the Owner/Vendor and the Maintenance Agency. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other

For Omaxe Limited

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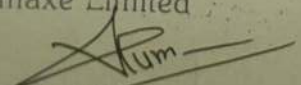
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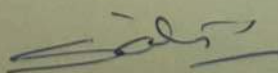
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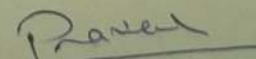
amounts due to the Maintenance Agency, Authorities and/or any other Government Agency.

14. That, since the bulk supply of electrical energy has been obtained by the Owner/Vendor, Operation/ Maintenance agency or the Association of Premises Owners the Vendee shall abide by all the conditions of sanction of bulk supply including but not limited to waiver of the Vendee's rights to apply for individual / direct electrical supply connection directly from BSES-Rajdhani Power Ltd. or any other body responsible for supply of electrical energy. The Vendee agrees to pay any increase in the deposits, charges for bulk supply of electrical energy as may be demanded by the Owner/Vendor from time to time.
15. It is further agreed and confirmed by the Vendees that the Owner/Vendor or its Agents shall have the right to charge tariff for providing/supplying the power at the rate as may be fixed from time to time by the Maintenance Agency which may or may not be limited to the rate then charged by the BSES / State Electricity Board. The Vendee agrees and confirms that he shall pay the tariff to the Owner/Vendor or its Agents directly respectively for consuming the power so supplied but shall have no ownership right, title or interest in the equipment so installed by the Owner/Vendor or its Agents. The obligations to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further specifically agrees not to raise any dispute with regard to such arrangement either with regard to installation of power generating equipment or payment of tariff at any time whatsoever during the period of Vendees ownership of the premises/ Apartment. This clause shall survive with the Sale of the said Unit or any subsequent sale / re-sale and/or conveyance/transfer thereof.
16. The Vendee(s) shall keep the said Unit, the walls and partitions, sewers, drains, pipes and appurtenance thereto belonging, in good tenantable repair state or condition and maintain the same in a fit and proper condition in particular so as to support, shelter and protect the parts of the Commercial Complex(s) other than the said Unit and shall abide by all laws, bye-laws, rules and regulations of the Government, Local/Municipal Authorities and/or any other authorities and Local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws or rules and regulations.

For Omaxe Limited

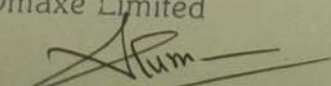

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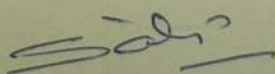


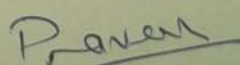

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17. The Vendee(s) shall not do or suffer anything to be done in or about the said Unit which may tend to cause damage to any flooring or ceiling to any Premises over, below or adjacent to the said Unit or in any manner interfere with the use thereof or of spaces, passages or amenities available for common use or encroachment thereof. The Vendee(s) hereby indemnifies the Owner/Vendor against any penal action, damages or loss due to misuse for which the Vendee(s) shall be solely responsible. Further the Vendee(s) shall not make any structural modifications or alterations in the said Unit or in the installations provided therein which will effect or damage any portion of the said Unit or adjoining premises or to the said Commercial Complex. Further, the Vendee(s)/occupant of the "Said Unit" shall obtain prior written permission from the Owner/Vendor for installation of Air Conditioners/Air-Coolers/ Air Fresheners/ Exhaust Fans/ Chimneys etc. However, the vendee shall not be permitted to fix/install the Air Conditioners/ Air-Coolers/ Air Fresheners/ Exhaust Fans/ Chimneys etc. at any place other than the space(s) provided for in the Commercial Complex design or project or open them in the inside passage, common areas or in the staircase, and shall ensure that no water drips from Air Conditioners/ Air-Coolers or smoke from Chimneys shall be allowed.
18. That the Vendee(s) shall not be permitted to use the Basement and service areas in any manner whatsoever and the same shall be reserved for use by the Owner/Vendor or the Operation/ Maintenance Agency and its employees for rendering Operation/ Maintenance services. That the basements and service areas if any as may be located within the said Commercial Complex/said Complex shall be earmarked by the Owner/Vendor to house services including but not limited to Electric Sub-station, Transformers, DG sets room, Underground water tanks, Pump Rooms, Maintenance and Service Rooms, fire fighting Pumps, Air-conditioning Plant and Equipments etc. and other permitted uses as per zoning / Commercial Complex plans.
19. That the Vendee(s) shall not use the said Unit in a manner that may cause nuisance or annoyance to occupants of other premises in the said Commercial Complex or for any illegal or immoral purpose or to do or suffer anything to be done in or around the said Unit, which tends to cause damage to any flooring or ceiling or services of any premises over, below, adjacent to the said Unit or anywhere in the said Land or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The Vendee(s) shall keep indemnified the Owner/Vendor against any penal

For Omaxe Limited


Authorised Signatory



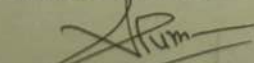

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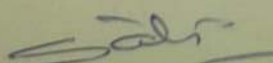
action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or otherwise potentially hazardous materials/gas banks etc. for which the Vendee(s) shall be solely responsible. However, no trading and/or commercial activities shall be permitted by the Vendor which is of and/or related to obnoxious, hazardous, inflammable, combustible, non-compatible and polluting substances and/or process and/or nature such as repair shops of automobiles repair and workshops, cycle rickshaw repair and workshop, tyres resorting and retreating and battery charging, storage, godown and ware-housing, junk shop, printing, dyeing and varnishing, meat shop, pan shop etc. Further the Vendee(s) undertakes not to carry on or to install and/or to allow to be carried on or to be installed in the said Unit any kind of manufacturing unit. If the Vendee(s) use(s) or permit(s) the use of the said Unit for any other purpose than as specified by the Commercial Complex bye-laws of the Authority with further rider that such use shall not in any manner adversely affect the general ambience, decency and hygiene within the Complex and shall not create pollution of any kind causing inconvenience to the other owners/ occupier of the respective units including the customers and visitors in the complex, the Vendor/ Maintenance Agency shall be entitle to disconnect and/or discontinue the services being provided by the Maintenance Agency including water & electricity supply without any Notice therefore.

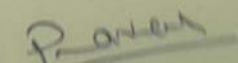
20. That the Vendee has specifically agreed and understood that the Owner/Vendor shall have absolute right on the signage inside/ outside / near, within or on the face of the said Commercial Complex / said plot of land or on the area near the Complex and the Owner/Vendor may determine and allow the usage by the Vendee of such signage at its own discretion. The Vendee shall be responsible to install and maintain such signage, so allotted by the Owner/Vendor, in a well lit, legible and in a proper manner at its/his/her/their own cost.

21. The Vendee(s) confirms that, they have full knowledge of all laws, rules, regulations, notifications applicable to the said plot of land/ said Commercial Complex. The Vendee(s) hereby undertakes that he/she shall comply with and carry out, from time to time after he/ she has taken over for occupation and use the said Unit all the requirements, requisitions, demands and repairs which are required by Delhi Development Authority / Municipal Authority/ Government or any other Competent Authority in respect of the said Unit/ said Commercial Complex at his/her/their own cost and keep the

For Omaxe Limited


Authorised Signatory

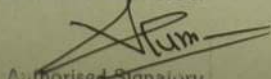


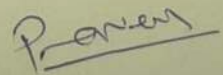

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Owner/Vendor(s) indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs.

22. That the Vendee(s) agree(s) and confirm that the Owner/Vendor shall have the right to make additions, raise storeys or put up additional structures on the terrace of the said Commercial Complex as may be permitted by the Competent Authorities and such additional structures and storeys shall be the sole property of the Owner/Vendor who shall be entitled to dispose of the same in any way they choose without any interference by the Vendee(s) by itself/themselves or with one or more of the rest of the Premises owners and the Vendee(s) covenants to the same. The Owner/Vendor shall be entitled to connect the electric, water, sanitary and drainage fittings on the additional structures/ storeys with the existing electric, water, sanitary and drainage sources but at their cost. The Vendee(s) hereby give(s) consent to the same and agree(s) that the Vendee(s) shall not raise any objection or claim any reduction in price of the said property or ask for any amount as compensation or damages on the ground of inconvenience or withhold, refuse or delay the payment of Maintenance bills or on any other ground.
23. The Owner/Vendor, Maintenance Agency shall have the right to impose such terms and conditions including pay & park system as it may deem fit to make use by any person of unreserved covered/ open parking spaces. The income earned from the pay and park system shall be solely that of the Owner/Vendor, Maintenance Agency or the Association of Premises Owner and the Vendees shall have no right to claim any share in the income.
24. That the possession of the Common Areas in the said Commercial Complex as well the said land shall remain with the Owner/Vendor until the same are transferred/assigned to its Nominee including any other Body or Association of the Premises Owners.
25. That the Vendee(s) has borne all expenses for the execution and registration of this Deed including cost of stamp duty, registration and other incidental charges. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/ Concerned Authority along with consequent penalties/ deficiencies as may be levied in respect of the said Unit conveyed by this Deed shall be borne by the Vendee(s) exclusively and the Owner/Vendor accept no responsibility in this regard.

For Omaxe Limited

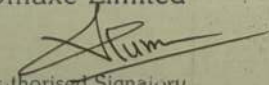

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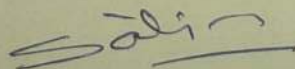

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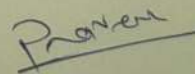
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26. That all the terms and conditions of the Allotment Letter signed by the Vendee(s) in respect of the said Unit along with the terms & conditions laid down in the said Perpetual Lease Deed as well as said Sale Deed shall be deemed to have been incorporated in this Deed save & except those terms and conditions which are neither relevant nor applicable in the present context or are at variance with the clauses contained in this Deed in which case the clauses of this Deed read with clauses of the said Perpetual Lease Deed as well as Conveyance Deed shall be harmoniously interpreted.
27. That, if any provisions of this Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as are reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to the applicable laws, and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms.
28. That the Vendee(s) agrees and confirms that all the obligations arising under this Deed in respect of the said Unit/said Commercial Complex/said Complex/ said land including maintenance shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the said Unit as the said obligations go with the said Unit for all intents and purposes and the Vendee(s) assures the Owner/Vendor that the Vendee(s) shall take sufficient steps to ensure the performance/implementation in this regards.
29. The Vendee(s) has undertaken and doth hereby undertakes that the Vendee(s) shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the Competent Authority; and that the Vendee(s) shall indemnify the Owner/Vendor for any liability and/or penalty in that behalf.
30. The Delhi High Court, Delhi alone shall have exclusive jurisdiction in dealing with all matters arising out of or touching upon and/or concerning this Deed.

For Omaxe Limited


Authorised Signatory





FORM - A

See Rule 5 of the Delhi Stamp (Prevention of
Undervaluation of instruments) Rules 2007

1. Name Of Registrar/Sub-Registrar- Mehrauli-V
2. Name And Father Name Of the Transferor - Omaxe Ltd. through
Shri Vinod Kumar Goel.
3. Address of the Transferor - 7, LSC, Kalkaji
New Delhi.
4. Name & Father Name Of Transferee - Shri Satish Kumar Arora &
others
5. Address Of the Transferee - 3A, Jagdish Nagar, Sector-
02, Jwalapur, Haridwar
6. If the property was earlier transferred (Yes/No)- No
- a). If Yes Amount of Consideration thereof - NA
7. Amount of the present Transfer - Rs. 5179347/-
- 8. Other Information ;**

In case of Non-Agriculture Land;

- (i) Location of the property
the of the Colony/Locality - Jasola
- (a) Serial No. of the Colony as per the list of M.C.D. -
- (b). Category of the Colony/Locality - ' D '
- ii) Area in Sq. Mtrs. - 50.38 Sq. Mtrs
- (iii) Land Use - Commercial
- a) Residential - 1
- b) Govt. /Public Purpose - 2
- c) Pvt. /Public Purpose - 3
- d) Industrial - 2
- e) Commercial - 3
- (iv) Land Marks, If any with the help of which the Property
Can be located -

-::2::-

9) In Case if Built-up Property other then Flats;

- (i) Total Area of the Plot -
(ii) Land Use - Commercial
a) Residential - 1
b) Govt./Public Purpose - 2
c) Pvt./Public Purpose - 3
d) Industrial - 2
e) Commercial - 3

(iii) Total Plinth Area of the Property -

(iv) Plinth Area under Transfer -

(V) Year of Construction -

(iv) Nature of Construction -

- (b) Pucca - 1.0
(c) Semi Pucca - 0.75
(d) Katcha - 0.50

10. In Case of Flats;

- (i) Construction by DDA/CGHS/PVT.BUILDER - Private Builder.
(ii) Plinth Area of the Flat (in Sq.Mtrs.) - 50.38 Sq. Mtrs.
(iii) Whether No. of storeys in the building
Of Flat exceeds Four or Not (Yes/No) - For Yes. Omaxe Limited

(SIGNATURES OF TRANSFEROR)

VERIFICATION

We do here by solemnly certify that what is stated above is true and best to our Knowledge and belief.

Verified Today on this 26th Day of June 2013.

For Omaxe Limited

(SINGNATURE OF TRANSFEEEE)

(SINGNATURE OF TRANSFEROR)

SCHEDULE-I

THE SAID UNIT/AREA EARMARKED FOR SHOP/ DEPARTMENTAL STORE/
RESTAURANTS/ FOOD COURT/ SHOWROOM/ OFFICE SPACE REFERRED TO
ABOVE

ALL THAT the said Unit No. FF-33 on First Floor having Super area of 50.38 Sq. Mtrs. (542.34 Sq. Ft.) or thereabout in the plan annexed hereto in the multi-storeyed Commercial Complex known as Omaxe Square, Jasola constructed on Commercial Plot No. 14 area admeasuring 6896 Sq. Mtrs, situated at Non-hierarchical Commercial Centre, Jasola, New Delhi.

IN WITNESS WHEREOF the said Owners/Vendor through its Authorized Signatory Shri Vinod Kumar Goyal S/o Late Sh. S. S. Goyal and the Vendee(s) have set his hand at these presents on the day, month and year first above written.

WITNESSES:

1.

Anil Sharma
200 P.S. Sharma
W 143, Krishana Buh

2.

Jwala Pur Hardana
M/S MANOJ KUMAR
20 D.N. Jha
940 15 ASC Alaknanda
New Delhi - 19
AGHPJ8290N

For and on behalf of
OWNER/VENDOR

For Omaxe Limited

Authorized Signatory
M/S OMAXE LTD.

(AUTHORISED SIGNATORY)

VENDEE(S)

Drafted by :

Rajiv Kapur, Advocate
15, Aravali Shopping Center,
Alaknanda New Delhi
Ph:- 98104-25377

Reg. No.
5629

Reg. Year
2013-2014

Book No.
1



1st Party



2nd Party



Witness

1st Party

MS OMAXE LTD TH VINOD KUMAR GOYAL

2nd Party

SATISH KUMAR ARORA, PARVEEN ARORA

Witness

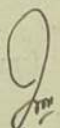
ANIL SHARMA, MANOJ KUMAR

Certificate (Section 60)

Registration No.5,629 in Book No.1 Vol No 12,861

on page 59 to 73 on this date 29/06/2013 11:50:31AM
and left thumb impressions has/have been taken in my presence.

day Saturday


Sub Registrar

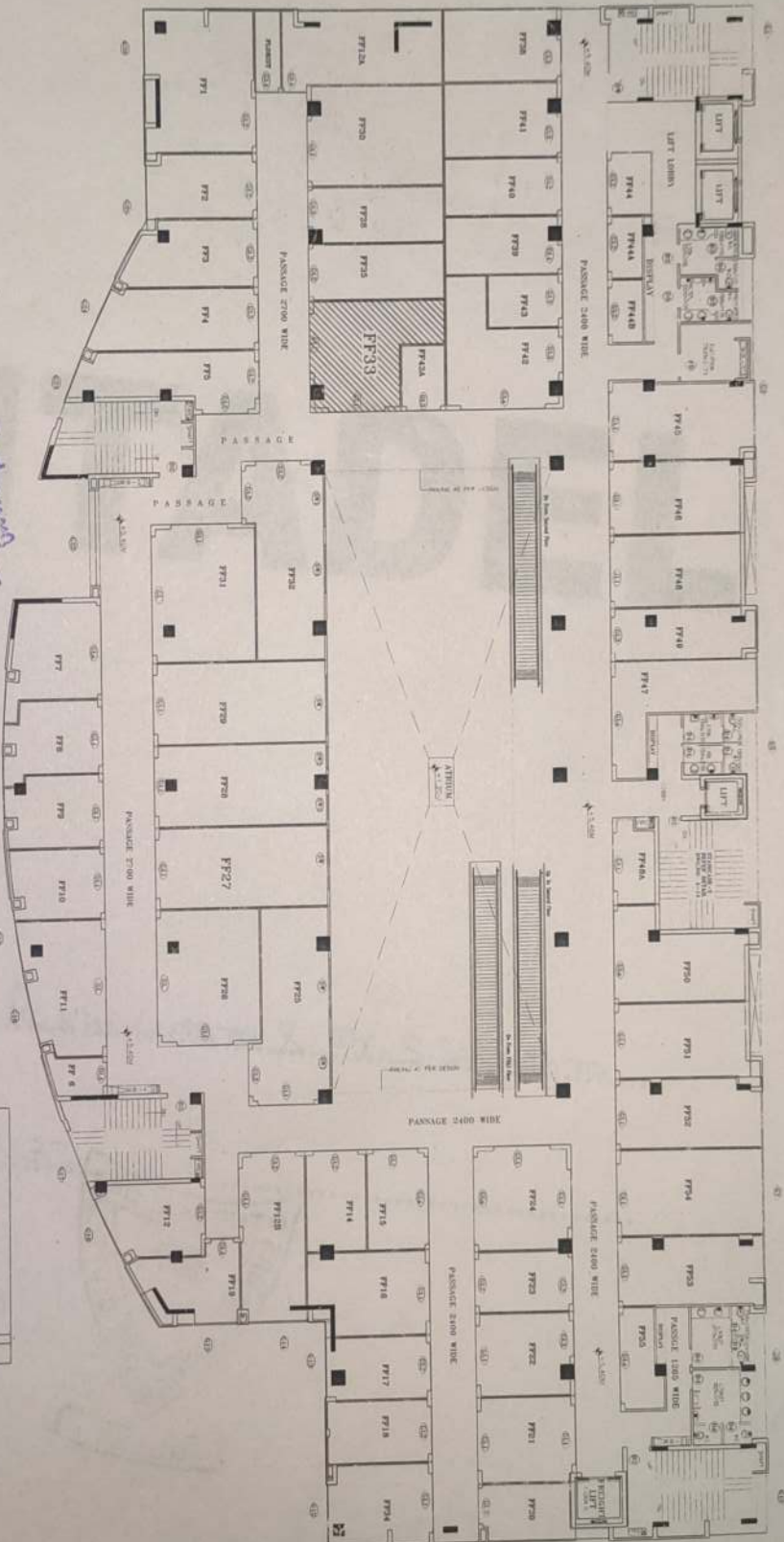
Sub Registrar V

New Delhi/Delhi

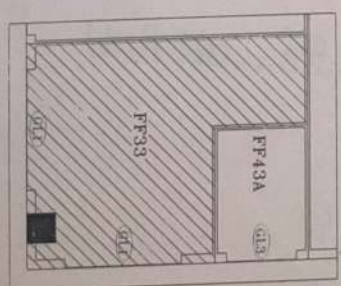
Date 29/06/2013 12:25:33



OMAXE C/TADEL PLOT NO. 14, SITUATED AT NON-HIERARCHICAL COMMERCIAL CENTRE, JASOLA, NEW DELHI



Rakesh Kumar Sharma
Regd. Architect
CWA/143596



SHOP NO:- FF- 33
COVD. AREA :- 32.75 sqmt (352.52 sqft)
SHARE OF COMMON AREA :- 17.63 sqmt (189.82 sqft)
SUPER AREA :- 50.38 sqmt (542.34 sqft)

FIRST FLOOR PLAN

For Omaxe Limited

[Signature]
Authorised Signatory

[Signature]
Prover