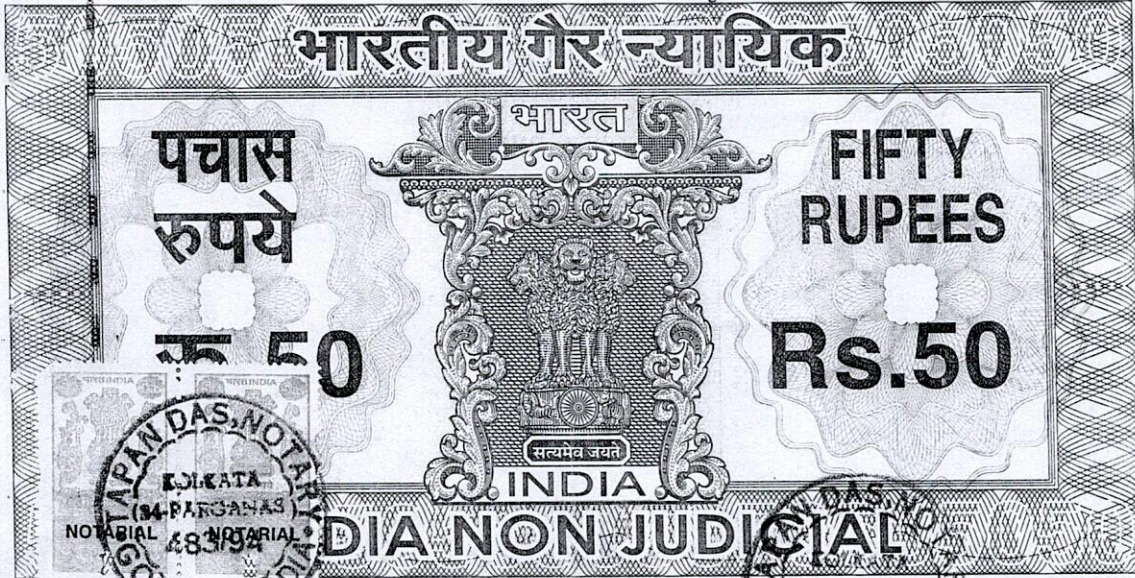
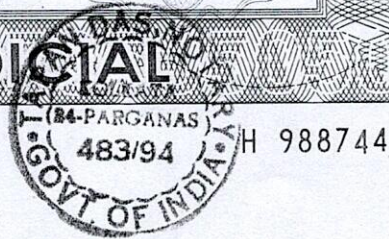


SL NO 59 11



पश्चिम बंगाल WEST BENGAL



### POWER OF ATTORNEY

WHEREAS I, Shreya Bansal, S/o. Mr Sanjay Prakash Bansal, Aged about 28 years, presently resident at 102, Vandana Apartments, 22/1, Alipore Road, Kolkata - 700027 is the sole owner of the Plot No. 13, Road B-15, measuring 225 Sq. Mtrs. in the residential colony known as DLF City Phase-V, situated at Village Wazirabad Tehsil & Dist. Gurgaon (Haryana) by virtue of the Gift Deed duly executed by my mother in my favour and same is duly registered on 05-08-2008 having deed no 11196 Book No 1 Volume no 10788 pages 89-90 and Book No 1 Volume 885 page No 88 dated 05-08-2008, registered in the office of Sub registrar Gurgaon ( Haryana).

AND WHEREAS against said deed, I have not paid a single pie against said plot No. 13, Road B-15, measuring 225 Sq. Mtrs. In the residential colony known as DLF City Phase-V, situated at Village Wazirabad Tehsil & Dist. Gurgaon (Haryana) and same has been executed and transferred by my mother in my name out of love and affection only.

NOW I, the above described, Shreya Bansal do hereby appoint, nominate and constitute Mr Shakti Singh S/o. K. Singh, R/o 1031, Sector 'A', Pocket 'B' & 'C', Vasant Kunj, New Delhi 700 070 as and to be my true and lawful attorney, for me in my name and on my behalf to do the following acts :

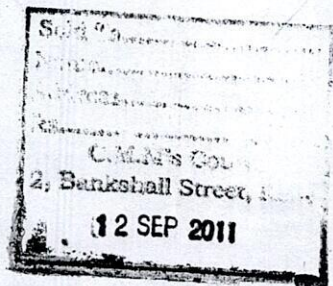
JAPAN DAS  
Notary, Govt. of India  
Regd. No. 483/94  
8, Bankshall Street,  
Kolkata-700 001

Contd....2...

*Shreya Bansal*

12 SEP 2011





1196W

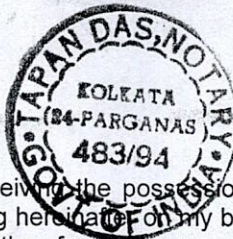
Shriya Bansal

22/1 Alipore Rd.

West-22

Licensed Stamp Vendor  
C. M. MS Co. Ltd.  
2, Bankshall St. X.A.





7. To sign, execute any deed for receiving the possession of the property described in the schedule appearing hereinafter on my behalf of any other document necessary to accomplish the aforesaid purpose.
8. To represent me in the office of M/s. DLF Ltd to make payment of the balance sale price and all the amounts due and payable under the said agreement, to sign and deliver any letter, documents and/or representation in connection with the said property.
9. To represent me in the office of President of India, Lt. Governor, State of Haryana, Urban Development Authority, Income Tax Deptt., Municipal Corporation of Gurgaon, H.S.E.B. or any other Government or Local body and make statement, execute documents and to do any and all deeds matter and things as may be required under law.
10. To represent me and act for me and sign all papers on my behalf for all purposes including naming my nominee(s)
11. To appoint any other persons delegating the powers hereby vested.
12. To do all acts, deeds, matters and things incidental thereto.

And I do hereby agree and undertake to ratify, confirm and be bound by what me said attorney shall do or cause to be done by virtue of these presents as if the same have been done by me personally.

IN WITNESS WHEREOF I do set my hand to this on 12<sup>th</sup> day of September, 2011.

EXECUTANT

WITNESS :

1. V. Gangadharan  
20, Colberty Road, Hooten Road  
Kolkata - 700 088.
2. Krishnendu Chatterjee  
118, Ashwini Datta Rd. Burdwan  
701-70024.

Signature attested only  
on Identification of Ld. Advocate

TAPAN DAS  
Notary, Govt. of India  
Kolkata - 24-Parganas

Identified by me  
  
Panchu Gopal Mandal  
Advocate  
3, Bankshall Street, Kolkata  
Regd. No. W/11835/88

TAPAN DAS  
Notary, Govt. of India  
Regd. No. 483/94  
3, Bankshall Street,  
Kolkata-700 001

12 SEP 2011







11196



हरियाणा HARYANA

275104

1

- |  |   |                       |
|--|---|-----------------------|
| 1. Type of Deed                        | : | GIFT DEED             |
| 2. Village/City Name & Code            | : | DLF, Phase-V          |
| 3. Segment/Block Name & Code           | : | Road B-15, Plot No.13 |
| 4. Unit Land (Sq.Yds./ Mtrs.)          | : | 225 Sq.Mtrs.          |
| 5. Type of Property                    | : | Plot                  |
| 6. Transaction Value                   | : | Nil                   |
| 7. Stamp Duty                          | : | Rs.2,15,300/-         |
| 8. Stamp No. & Date                    | : | 7176/01-08-2008       |
| 9. Execution Date                      | : | 05-08-2008            |
| 10. Commercial or Residential          | : | Residential           |
| (Stamp Duty is paid on Collector rate) |   |                       |

#### GIFT DEED

This Deed of Gift has been executed at Gurgaon on this 5<sup>th</sup> day of August 2008 Between **Mrs. Reena Bansal W/o Mr. Sanjay Prakash Bansal R/o 102, Vandana Apartments, 22/1, Alipore Road, Calcutta, (Kolkata), West Bengal-700027** (hereinafter called the DONOR)

*Reena Bansal*



7176 1/8/08 215300/-  
 Sr. No. .... Dated ..... Worth Rs. ....  
 Purchase Sh. .... S/IV/o. ....  
 R/o ..... Reena Bansal  
 Through ..... Sanjay Prakash Bansal  
 For Sale deed ..... (w. Suppl.)  
 Rs. ....

District Treasurer

GURGAON

दिनांक 05/08/2008

डीड संबंधी विवरण

GIFT WITHIN MC AREA	
धन संबंधी विवरण	
मूल्य का अनुमान 1,308,600.00 रुपये	स्टाम्प ड्यूटी की राशि 215,300.00 रुपये
प्रमाणित किया गया कि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Charter of the District Treasurer

दिनांक 05/08/2008 दिनांक 05/08/2008 दिनांक 05/08/2008  
 बजे श्री/श्रीमती/कुमारी Reena Bansal  
 निवासी 102 Vandana Apartment 22/1 Alipore Road Calcutta  
 प्रस्तुत किया गया

*Reena Bansal*

उप/संयुक्त पंजीयन अधिकारी  
 गुडगावा

श्री/श्रीमती/कुमारी Shreyas Bansal दायित्व हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर  
 प्रमाणित किया गया कि दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Karan Singh Joon पुत्र/पुत्री/पत्नी श्री  
 श्री/श्रीमती/कुमारी Shakti Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Khazan Singh निवासी 1031 Sec-A  
 को जानते हैं तथा वह साक्षी न: 2 की पहचान करता है।

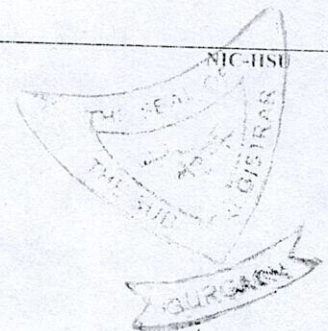
05/08/2008

उप/संयुक्त पंजीयन अधिकारी  
 गुडगावा

Revenue Department Haryana

HARIS-EX

NIC-HSU







हरियाणा HARYANA

2

275103

IN FAVOUR OF

Ms. Shreya Bansal D/o Sh. Sanjay Prakash Bansal R/o 102, Vandana Apartments,  
22/1, Alipore Road, Calcutta, (Kolkata), West Bengal-700027, (hereinafter called the  
DONEE)

WHEREAS That the Donee is Daughter of the Donor.



Reg. No. 11196  
Reg. Year 2008-2009

This is the Part of No. ...  
Dated ... Worth Rs. 7756  
Book No. 1

District Treasurer  
GURGAON, 1/8/08



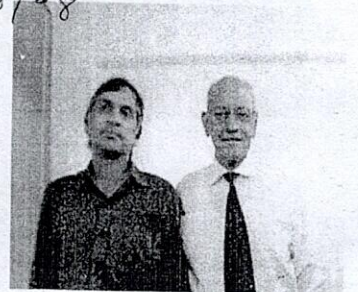
दाता

दाता  
Rajni Bansal

*Rajni Bansal*



दानपात्र



गवाह

दाता  
Shakti Singh

*Shakti Singh*

दाता 1: Rajni Singh

*Rajni Singh*

दाता 2: Shakti Singh

*Shakti Singh*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11,196 आज दिनांक 05/08/2008 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 अस्वास्थ्यनिष्ठान अंगुलि में सामने किये हैं।

दिनांक: 05/08/2008

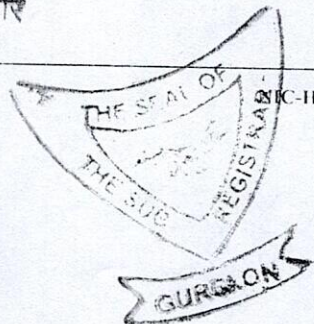
उप/अतिरिक्त पंजीयन अधिकारी  
गुडगाँवा

बही नं 11196 अति बही नं 1  
जिल्द नं 10788 पृष्ठ नं 8990 पर  
तथा जिल्द नं 1 पृष्ठ नं 1  
जिल्द नं 885 पृष्ठ नं 88  
दिनांक 5/8/08 को दर्ज रजिस्टर  
किया गया।

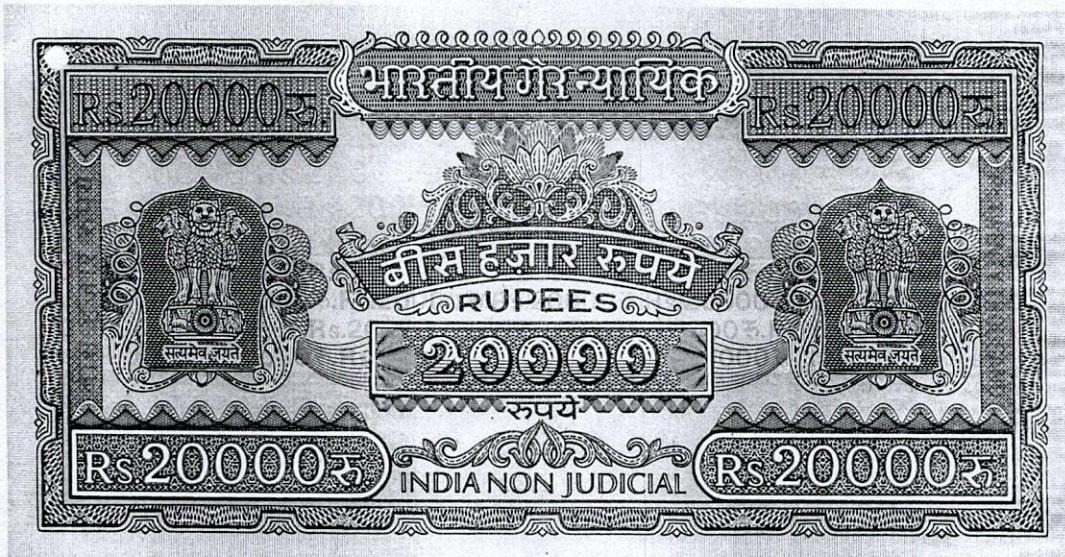
सब रजिस्ट्रार  
गुडगाँवा

Revenue Department Haryana

JIARIS-EX







हरियाणा HARYANA

3

275102

The Donor is the sole and exclusive owner and in possession of Plot No.13, Road B-15 measuring 225 Sq. Mtrs. in the residential colony known as DLF City, Phase-V, situated at Village Wazirabad Tehsil & Distt. Gurgaon (Haryana), bounded as under:-

EAST : Plot No.B-14/14  
WEST : 9 M Wide Road B-15  
NORTH : Plot No.B-15/11  
SOUTH : Plot No.B-15/15

*Peradarsal*

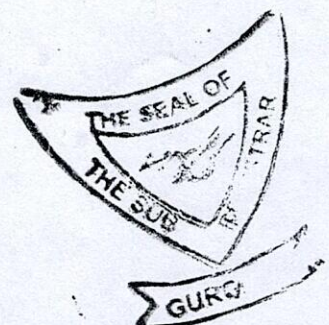


This is the Part of No. ....

Dated ..... Worth Rs. 7/22

3  
District Treasurer

GURGAON 1/8/-8







हरियाणा HARYANA

275101

4

AND WHEREAS the DONOR has purchased the above said **Plot** from M/s Nilgiri Cultivations Pvt. Ltd. having its regd. Office at Shopping Mall, Arjun Marg, DLF City Phase-I, Gurgaon and M/s DLF Universal Limited, having its regd. Office at Shopping Mall, Arjun Marg, DLF City Phase-I, and Head office at DLF Centre, Sansad Marg, New Delhi by way of Conveyance/Sale Deed Vasika No24075 dated 03-03-2005 registered in the office of Sub-Registrar, Gurgaon (Haryana), (hereinafter called the property)

*penadensal*



Slide to the Part of No. ...  
Dated ... Worth Rs. 7178

District Treasurer

GURGAON 1/8/08







हरियाणा HARYANA

262000

5

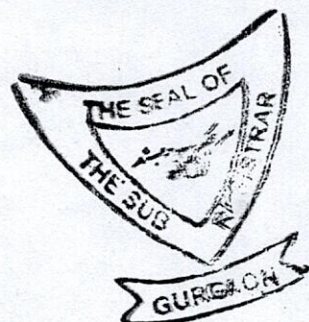
**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of free will, without fraud, coercion or undue influence from anybody who so-ever may be and in full possession of his senses, the DONOR hereby give, conveys, grants, transfer and confirm on to the said DONEE, the said property with all rights, privileges, easements, advantages, and appurtenances whatsoever of the said property or any part thereof belonging to or pertaining to or with the same now or hereto before hold used, occupied or enjoyed or reputed or known as part of member therefore appurtenant thereof and all the rights, interest, claim estate and demand whatsoever of the DONOR into and upon the said property or any part thereof to hold the same unto and to the use of the DONEE forever Subject never the less to the payment of all rates taxes duties dues, assessments now or hereafter to become payable to the Government of India, Municipal Corporation of Gurgaon, Haryana or any other local or public authority in respect thereof.



This is the Part of No. 5  
Dated 1/8/88 Worth Rs. 7126

Distt. Treasurer  
GURGAON 1/8/88







हरियाणा HARYANA

261999

6

2. The DONEE hereby accepts the gift of the said property as testified by his being a party hereto and executing these presents.
3. That from today, the DONEE will be the exclusive and absolute owner and in possession of Plot No.13, Road B-15 measuring 225 Sq. Mtrs. in the residential colony known as DLF City, Phase-V, situated at Village Wazirabad Tehsil & Distt. Gurgaon (Haryana).

*Handwritten signature*



This is the Part of No. ....  
Dated. .... Worth Rs. 776

District Treasurer  
GURGAON 1/8/08

14 1  
330201







हरियाणा HARYANA

261998

7

4. That the Said Donee shall and may from time to time at all times hereafter shall henceforth peacefully and quietly enter upon, have, hold, occupy, possess and enjoy the said property here by gifted with the absolute rights to construct apartment renovate, design the said property, with the exclusive unrestricted rights to sell or transfer the said property or portion of the property or any part thereof, by way of sale, mortgage, gift, or exchange, to receive/accept the earnest money, full sale consideration, loans, rents actionable claim etc. issues and profits there of and of every part there of without any let, hindrance, demand, denial or eviction whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of them.

*Peradarsd*



This is the Part of No. 2776  
Dated \_\_\_\_\_ Worth Rs. 67

Dist. Treasurer  
GURGAON

1/8/08







हरियाणा HARYANA

261997

8

THE DONOR DECLARES AND ASSURE THE DONEE

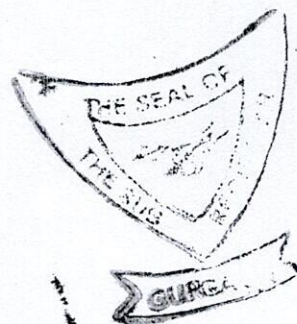
- i). That the said property gifted herein is free from all encumbrances, claims, demands, liens, mortgages, decrees, litigation's, prior to gift agreement etc.
- ii). That the actual physical possession of the said property hereby conveyed have been delivered to the DONEE at the spot who has become the absolute owner and in possession of the same and shall enjoy all the rights privileges, passages appurtenance without any hindrance, claim demand by the DONOR or her heirs etc.

*[Signature]*



This is the Part of No. ...  
Dated \_\_\_\_\_ Worth Rs. 7176  
8

District Treasurer  
GURGAON 11/8/08







हरियाणा HARYANA

26/1996

9

- iii) That all the expenses for the stamping engrossing and other incidental charges for this Gift Deed has been borne and paid by the DONOR.
- iv) That the taxes, cesses dues or demands in respect of this property has been paid and cleared by the DONOR up to the date of execution of the Gift Deed absolutely and thereafter it shall be the responsibility of the DONEE for future taxes etc.

*[Handwritten signature]*



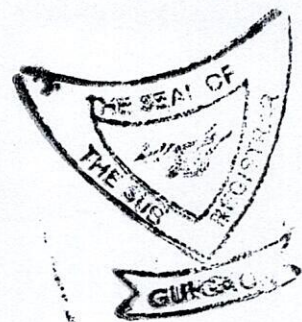
This is the Part of No.

Dated 9/1/81 Worth Rs. 7176

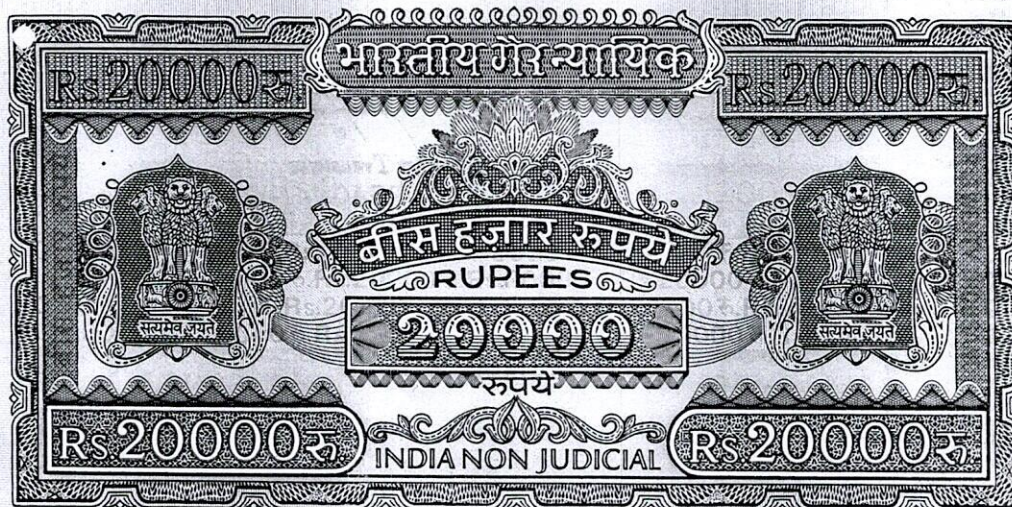
District Treasurer

GURGAON

1/8/08







हरियाणा HARYANA

10

261995

- v) The all the previous Sale Deed and other relevant paper concerning this Property have been handed over by the DONOR to the DONEE in original at the time of execution of the Gift Deed.

**THE DONOR FURTHER DECLARES AND ASSURES THE DONEE**

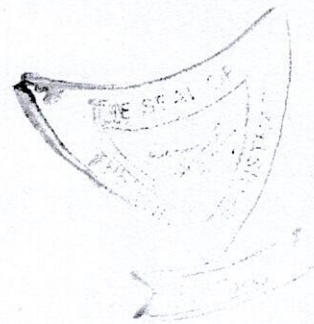
- a) That the property hereby gifted was self acquired property by virtue of the Sale Deed mentioned above and that no one else except the DONOR has rights, claims, interest & concern whatsoever in the Property hereby conveyed or and part thereof.



This is the Part of No. \_\_\_\_\_  
Dated \_\_\_\_\_ Worth Rs. 2176  
10

District Treasurer  
GURGAON

18/08







हरियाणा HARYANA

12

E 167105

That the Gift Deed is subject to all the terms be held enforceable from this date, and in case the DONEE predeceased the DONOR Sale the rights liens, interests and title of the DONEE given under this Gift Deed shall be inherited by the legal heirs of the DONEE.

*[Handwritten signature]*



This is the Part of No. 7/26

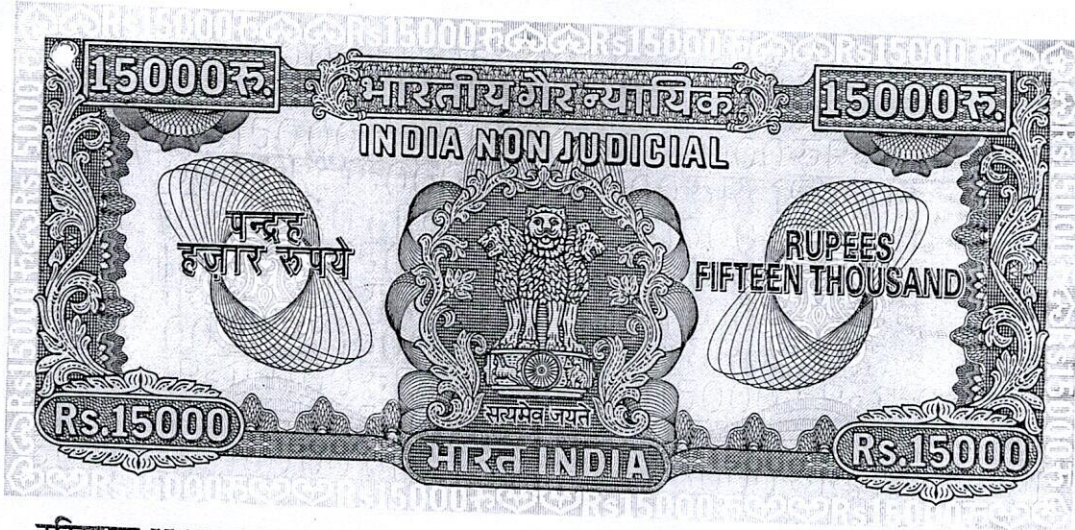
Dated 1/2 Worth Rs. 1/8/08

District Treasurer

GURGAON 1/8/08







हरियाणा HARYANA

054551

11

- b) That the property hereby gifted is free from all sorts of encumbrances, charges legal flaws, liens, taxes, dues, demands liabilities, notification, mortgages, court decrees and attachments etc.
- c) That the contents of these presents are true and correct and if at any time hereafter the assurance and contents contained herein above are found to be incorrect due to any defect in the title of the DONOR or her rights to gift the Property hereby conveyed or any part thereof and the DONEE suffers any loss than the DONOR shall be liable to make good the loss thus suffered by the DONEE and keep the DONEE saved, harmless and indemnified through her property movable and immovable against all losses, costs, damages and expenses occurring thereby to the DONEE.

*Peradest*



This is the Part of No. ... 7176

Dated ... Worth Rs. 11

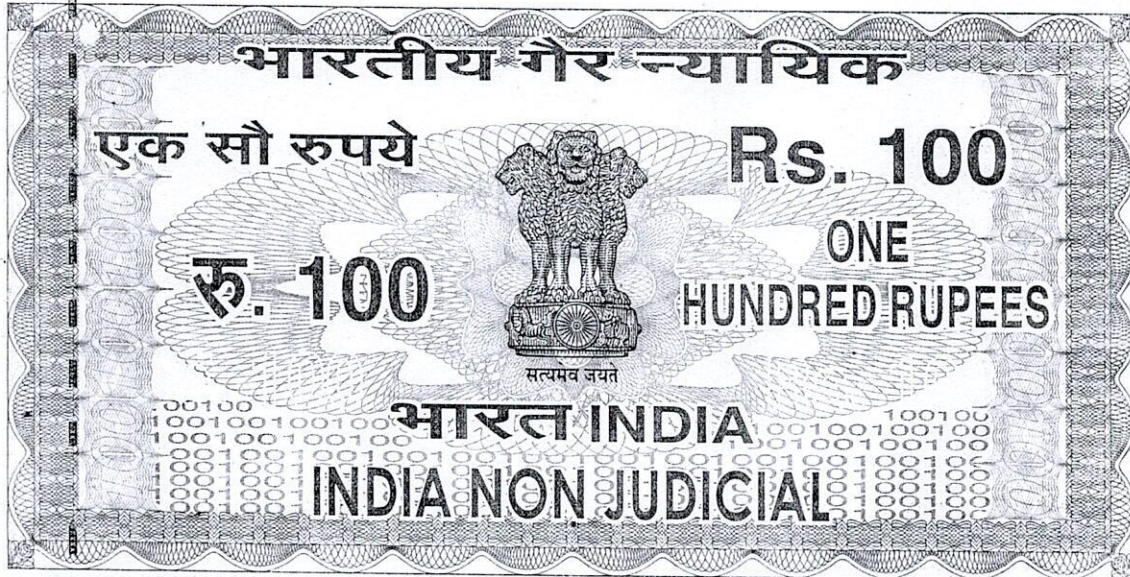
District Treasurer

GURGAON

1/8/08







हरियाणा HARYANA

13

E 167104

IN WITNESSES WHEREOF THE SAID DONOR AND DONEE HAVE HEREUNTO SET THEIR RESPECTIVE SIGNATURES IN THE PRESENCE OF THE WITNESSES PRESENT ON THE DAY MONTH AND YEAR HEREIN ABOVE MENTIONED.

*[Signature]*

Hem Ram Khaitana  
Advocate  
Distt. Courts, Gurgaon

WITNESSES:-

Karan Singh Joon  
Advocate  
Distt. Court, Gurgaon (Hr)

*[Signature]*  
DONOR  
Mrs. Reena Bansal

*[Signature]*  
2. Mr. Shakti Singh s/o Sh. Khazan Singh  
R/o 1031, Sector-A, Pocket- B & C, Vasant  
Kunj, New Delhi.

*[Signature]*  
DONEE  
Ms. Shreya Bansal



District Treasurer  
GURGAON: 18/08







हरियाणा HARYANA

14

E 167103

*Reena Bansal*

DONOR

Mrs. Reena Bansal



File to the  
Dated

7126  
C/4  
District  
GURGAON 1/8/08





2229

28/2/05

78

17

Fourteen thousand fourty two only

Reena Bansal w/o Sanjay Prakash No Calcutta.  
J. Singh.

17

22/2/05

233576/2

24975

TO THE  
CJM  
GURGAON  
28/2/05

CONVEYANCE DEED FOR RS.2,33,576.00

STAMP DUTY RS.14,042.00

THIS DEED OF SALE is made on this 18<sup>th</sup> day of March 2005 between M/s. Nilgiri Cultivations Pvt. Ltd., Company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, Arjun Marg, DLF City Phase-I, Gurgaon (Haryana) acting through its duly Authorised Signatory Sh. S.C.Ansal S/o Late Sh. Sant Raj R/o F-228, 2nd Floor New Rajinder Nagar New Delhi (the said M/s. Nilgiri Cultivations Pvt. Ltd. shall hereinafter be called the "Vendor" which expression shall unless repugnant to the context mean and include its successor and assigns) of the first part and M/s. DLF Universal Limited a company incorporated under the Companies Act, 1956 having its Registered Office at Shopping Mall, Arjun Marg, DLF City Phase-I, Gurgaon (Haryana) and Head Office at DLF Centre, Sansad Marg, New Delhi acting through Authorised Signatory Sh. S.C.ansal hereinafter called the "Confirming Vendor" which expression shall unless the context otherwise requires mean and include its successors liquidators and assigns) of the second part and the parties of the first and second parts are hereinafter collectively referred to as "THE VENDORS" AND

MS. REENA BANSAL W/O MR. SANJAY PRAKASH BANSAL  
R/O 102, VANDANA APARTMENTS  
22/1 ALIPORE ROAD  
CALCUTTA, WEST BENGAL - 700007

hereinafter called the "Vendee(s)" (which expression shall unless repugnant to the meaning or context thereof include his/her/their heirs, executors, administrators, successors and assigns) and;





प्रलेख 24075

दिनांक 03/03/2005

नः		डीड संबंधी विवरण
डीड का नाम	CONVEYANCE OUTSIDE MC AREA	
तहसील/सब-तहसील	गुडगांवा	
गांव/शहर	डी.एल.एफ. कुतुब	
एन्क्लेव		
धन संबंधी विवरण		
राशि जिस पर स्टाम्प ड्यूटी लगाई	233,576.00 रुपये	स्टाम्प ड्यूटी की राशि 14,042.00 रुपये
रजिस्ट्रेशन फीस की राशि	500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

यह प्रलेख आज दिनांक 03/03/2005 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी Jasmer Singh पुत्र/पुत्री/पत्नी श्री Balwant Singh निवासी C-68, Indira Enclave, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

श्री Jasmer Singh

उपरोक्त विक्रेता व श्री Reena Bansal क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी P.S.Thakran पुत्र/पुत्री/पत्नी श्री निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी Subhash Choudhary पुत्र/पुत्री/पत्नी श्री Ran Singh निवासी Ghaziabad, संक्षिप्त नः ने की। हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 03/03/2005

उप/संयुक्त पंजीयन अधिकारी  
गुडगांवा

HARIS 2.0



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17

WHEREAS M/s. Aravali Cultivations Ltd., M/s. Dreamland Agro Industries Ltd., M/s. Hansalaya Builders & Developers Ltd., M/s. Kum Kum Cultivations Ltd., M/s. Madhur Cultivations Ltd., M/s. Manak Estate Pvt. Ltd. M/s. Manavasthali Estates Ltd., M/s. Menka Agro Farming Co. Ltd., M/s. Moonlight Builders & Developers Ltd., M/s. Sunrise Land & Housing Ltd., M/s. Pracheen Krishi Udyog Ltd., M/s. Prashant Krishi Udyog Pvt. Ltd., M/s. Renkon Estate & Farms Ltd., M/s. Surbhi Farming Company Ltd., M/s. Satyaveer Estates Ltd., M/s. Suvidha Agro Products Ltd., M/s. Swastha Builders Ltd., M/s. Vidhur Cultivations Ltd., M/s. Vikalpa Agro Industries Pvt. Ltd., M/s. Vipul Vaibhav Agro Developers Ltd., M/s. Vishram Agro Farms Ltd., M/s. Navasansar Agro Products Pvt. Ltd., M/s. Oskar Farming Co. Pvt. Ltd., M/s. Queensdale Cultivations Pvt. Ltd. and M/s. Vaishali Cultivations Pvt. Ltd. owned individual-respective portion in a piece of land located in Phase-V of DLF City, Gurgaon, Haryana.

AND WHEREAS, the Hon'ble High Court of Punjab & Haryana at Chandigarh vide Order dated 17<sup>th</sup> November 2000 and the Hon'ble High Court of Delhi vide order dated 9<sup>th</sup> January 2001, were pleased to Sanction Scheme of Merger/ Amalgamation under Section 394 of the Companies Act, 1956 inter-alia of the aforesaid Amalgamated Company with M/s. Nilgiri Cultivations Pvt. Ltd. Consequent to the aforesaid High Court Orders, the said Amalgamated Companies stood dissolved without process of winding up with effect from 10<sup>th</sup> March 2001 and all the properties, rights, powers, obligations liabilities and duties of the said Amalgamated Companies stood transferred to and vested in M/s. Nilgiri Cultivations Pvt. Ltd., and the same had become that of M/s. Nilgiri Cultivations Pvt. Ltd.

WHEREAS the Vendors acquired several pieces of land (hereinafter referred to as "the said land") situated in the revenue estate of Village Wazirabad and Chakkarpur, District Gurgaon in the State of Haryana under various sale deeds; duly registered under the Indian Registration Act, 1908; and

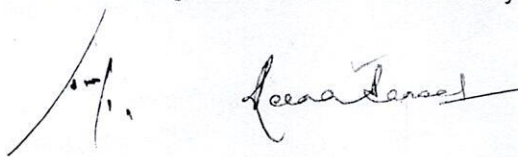
WHEREAS the Vendors and other associated companies obtained licenses from the Director, Town & Country Planning, Haryana, under the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of the said land and other land into a colony known as DLF City-V; and

WHEREAS the Vendor entered into an Agreement with the Confirming Vendor interalia for the purchase, development and sale of the said land; and

WHEREAS the Vendor has further authorised the Confirming Vendor to enter upon the said land, survey the same, prepare a layout plan and development scheme, independently for the said land or in conjunction with other land and sell the various plots into which the said land is parceled out with or without construction thereon, to realise the sale price in whole or in installments from the intending purchaser and to give receipt for the same; and

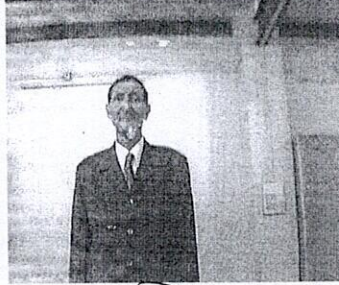
WHEREAS the Confirming Vendor has developed the said land alongwith other adjoining land into a colony known as DLF City and entered into agreements for sale of plots etc. to various purchasers including the Vendee; and

WHEREAS Vendor and the Confirming Vendor are well and sufficiently entitled to said plot of land; and





Reg. No.	Reg. Year	Book No.
24075	2004-2005	1



विक्रेता

विक्रेता :- Jasmer Singh

क्रेता :- Reena Bansal

गवाह :- P.S.Thakran

Subhash Choudhary

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 24,075 आज दिनांक 03/03/2005 को बही नः 1  
जिल्द नः 7,601 प्रष्ठ नः 196 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1  
जिल्द नः 334 के प्रष्ठ सख्या 49 से 50 पर चिपकाई गयी।

दिनांक 03/03/2005



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

WHEREAS the Vendee(s) has/have entered into an Agreement (hereinafter referred to as "The Purchase Agreement") on **10-9-96** with the Predecessor Company along with the Confirming Vendor for the purchase of a plot of land being **Plot No.13 Road B-15** admeasuring about **225 square mtrs** situated in **Village Wazirabad** now forming part of the colony known as **DLF City**, Tehsil and District **Gurgaon** (hereinafter referred to as 'the said plot') in the said colony and which plot is more particularly described in Schedule-"A" hereinafter written for a price of **Rs.2,33,576.00 (Rupees Two lacs thirty three thousand five hundred seventy six only)** and on other terms and conditions stipulated therein which, interalia, include pro-rata payment of enhancement in External Development Charges over and above those prevailing on the date of the aforesaid Agreement; and

WHEREAS the Vendee(s) has/have paid the entire aforesaid amount of **Rs.2,33,576.00** which include External Development Charges as on date which were also payable by the Vendee under the said Purchase Agreement; more particularly described in Schedule-"B" written hereunder; and

WHEREAS the Vendee(s) has/have further agreed and undertake to pay on demand from the Vendors any additional charges which may hereinafter be levied by the Haryana State Government or any other Authority for provision of external and/or peripheral services attributable to the said plot of land on pro-rata basis as heretofore; and

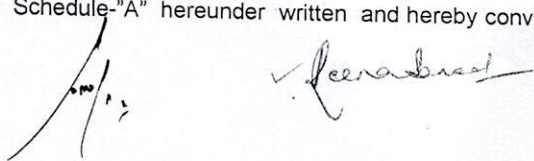
WHEREAS the Vendee(s) has/have also agreed to pay pro-rata charges for maintaining services and facilities in the said colony until the same are handed over to a local body for maintenance; and

WHEREAS the Vendee(s) has/have also agreed to bear all the expenses and outgoing for the completion of the sale of the said plot of land including cost of stamp duty, registration and incidental charges and the like; and

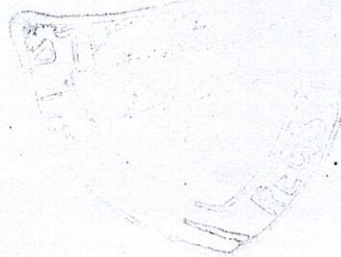
WHEREAS the Vendors are now desirous of conveying the said plot of land unto the Vendee.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :-

1. In pursuance of the said Purchase Agreement and in consideration of a sum of **Rs.2,33,576.00** which includes the sale price and all other charges becoming payable till date, paid by the Vendee to the Confirming Vendor as per details given in Schedule-"B" written hereunder the receipt whereof is hereby admitted and acknowledged, the Vendors do hereby grant, convey, transfer, assign and assure unto the Vendee all that piece and parcel of land on ground and the premises comprising the said plot described in Schedule-"A" hereunder written together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages of lights appendages and appurtenance whatsoever to the said plot of land belonging or in any way appertaining thereto or therewith usually held or reputed as part and parcel thereof and all the estate, right, title and interest whatsoever of the Vendors unto or upon the said plot described in Schedule-"A" hereunder written and hereby conveyed, transferred,





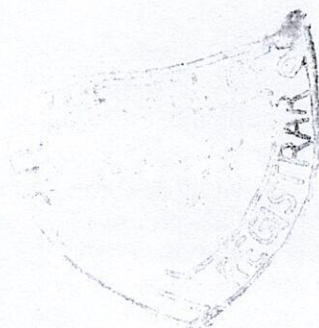




assigned and assured and every part and parcel thereof together with all their rights and appurtenances unto the Vendee(s) free from all encumbrances AND that the Vendors do hereby covenant with the Vendee that the interest which they profess to transfer subsists and that they have good right, full power and absolute authority to grant, convey, transfer, assign and assure the said plot of land hereby granted, conveyed, transferred, assigned and assured by the Vendors and that the Vendors shall and from time to time and at all times hereafter upon every reasonable request and at the cost of the Vendee make do and acknowledge, execute and perfect with all proper despatch all such further and other lawful and reasonable acts, deeds, conveyance matters and things whatsoever for the further better or more perfectly assuring the said plot together with its appurtenances unto the Vendee in the manner aforesaid and that hereafter if any person in any manner claims any interest or right of ownership in the said plot or any part thereof, the Vendors shall indemnify the Vendee and that the Vendee(s) shall have no right, title or interest in any other land or property in the said colony except the said plot described in Schedule-"A" hereunder written and any other plot which he may have purchased or may hereafter purchase by any other sale deed and that the Vendors therefore covenant that the conveyance deed is executed in all its entirety and they have received all and full consideration of the sale price of the said plot subject however to the stipulations and covenants herein contained for any future liability of the Vendee(s).

2. The Vendee(s) has/have already paid the entire amount of **Rs.2,33,576.00** all other dues, payable as on date under the said Purchase Agreement dated 10-9-96. The Vendee has further undertaken to pay on demand to the Vendors any additional External Development Charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this sale deed and or other charges levied by any Govt. or other Authority for the provision of peripheral or external services and attributable to the said plot on pro-rata basis determined by the Vendors as heretofore which determination shall be final and binding on the Vendee and any such sums due from the Vendee(s) shall be treated as unpaid price of the plot and the possession of the plot has been handed over by the Vendor(s) to the Vendee(s) on the Vendee's assurance and undertaking to abide by the covenants, stipulations and conditions of the Agreement to Sell and of this Deed.
3. The Vendee(s) shall also be liable to pay to the Vendors the charges, pro-rata as may be determined by the Vendors for maintaining various services and facilities in the said DLF City Phase - V where the said plot is situated until the same are handed over to a local body for maintenance. All such charges shall be payable and be paid by the Vendee to the Vendors periodically as and when demanded by the Vendors. The pro-rata share so determined by the Vendors shall be final and binding on the Vendee.
4. The Vendee(s) has/have borne all expenses for the completion of this Sale 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 alongwith consequent penalties as may be levied in respect of the said plot conveyed by this Deed shall be borne by the Vendee(s) exclusively. The Vendee(s) shall also be liable for due compliance of the provision of Indian Stamp Act, 1899 including correctness of disclosure of sale consideration paid on which stamp duty is payable as set forth in this deed and the Vendor accept no responsibility in this regard.







5. The Vendors and the Vendee shall be bound by the terms and conditions of the aforesaid Purchase Agreement and all the relevant terms thereof and the same shall be deemed to be incorporated in this Sale Deed, and as such forms an integral part of this Sale Deed.
6. Without prejudice to the generality of the provisions contained in the preceding Clause-5, the Vendee shall be bound to commence construction of the house on the said plot hereby sold as already agreed by him not later than **three** years from the date of this sale deed. In case the Vendee(s) fails to commence the construction within the stipulated period, the Vendors shall be entitled to proceed against the Vendee(s) according to the terms and conditions of the said Agreement which shall be deemed as incorporated in the Sale Deed and seek all such remedies against the Vendee as are available to the Vendors in terms of the said Agreement and according to law, PROVIDED that the Vendors in their sole discretion may extend the period for the aforesaid construction upon payment of additional charges of **Rs.100/-** per sq mtrs per year or part of a year and the Vendee shall be bound to pay the same.
7. All rates, taxes, or other charges levied or leviable in respect of the said plot shall be payable and be paid by the Vendee with effect from the date of execution of the Purchase Agreement referred to above.
8. If any provision of this conveyance deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this conveyance deed and to the extent necessary to conform to applicable law and the remaining provision of this conveyance deed shall remain valid and enforceable in accordance with their terms.

**SCHEDULE-"A" OF THE SAID PLOT**  
**OF LAND REFERRED TO ABOVE**

All the rights, title and interest of the Vendors into and upon that piece and parcel of land being **Plot No.13 Road B-15 measuring 225 sq mtrs in Phase-V** in the Residential Colony known as DLF City, Phase - V situated at Village Wazirabad ~~near DLF City~~, Tehsil and District, Gurgaon, (Haryana) bounded as under :-

North : Plot No.B-15/11  
South : Plot No.B-15/15  
East : Plot No. B-14/14  
West : 9 M Wide Road B-15

**SCHEDULE-"B" REFERRED TO ABOVE**  
**DETAILS OF PAYMENTS MADE BY THE VENDEE**

Receipt No.	Date	Amount(Rs.)
43	12-4-96	25000.00
3355	26-10-98	208576.00
		-----
	Total:	233576.00
		-----







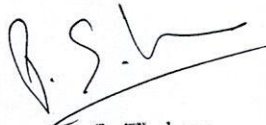
IN WITNESS WHEREOF the said VENDOR M/s. Nilgiri Cultivations Pvt. Ltd., acting through its duly Authorised Signatory Sh. S.C.Ansal S/o Late Sh. Sant Raj R/o F-228, 2nd Floor New Rajinder Nagar New Delhi vide its resolution dated 19-11-2001 and Confirming Vendor M/s. DLF Universal Limited through its Authorised Signatory Sh.S.C.Ansal authorised to execute sale deeds etc. vide resolution dated 02.01.1998 and the Vendee(s) has set their hand at these presents on the day, month and year first above written. This Deed will be presented for registration before the Registering Authority and got registered by Sh. Jasmer Singh S/o Sh. Balwant Singh R/o C-68, Indira Enclave, Neb Sarai, New Delhi - 110 068, who has been appointed as General Attorney by Sh. S.C. Ansal, Authorised Officer of the Company vide Power of Attorney dated 31-1-2002 registered in the Office of the Sub-registrar, New Delhi at No.7, in Book No. VI, Vol. No.1 on page No.18 & 19 on 31.1.2002 with powers inter-alia to appear before the registering authority and present for registration, acknowledge and get registered any deed or documents executed by Sh. S.C. Ansal on behalf of DLF Universal Ltd.

for and on behalf of

M/s. Nilgiri Cultivations Pvt. Ltd.,

WITNESSES

1.



2.

P. S. Thakran  
(Advocate)  
Gurgaon



SUBHASH CHOUDHARY  
S/o SH. RAN SINGH  
R/o F-29, Vijay Nagar,  
Ghaziabad

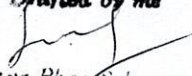
  
(VENDOR)

For DLF Universal Ltd.,

  
(CONFIRMING VENDOR)

  
VENDEE(S)

Drafted by me

  
Saiya Bhanu Sehrawal  
Advocate

GURGAON 1 MAR 2005





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वि.सं. ४३१० पु.सं. ४४४  
बनवा किया गया नहीं है.  
वि.सं. १७५६ पु.सं. ४६  
कोर्ट में पंजीकृत किया गया  
२००५

सब रजिस्ट्रार  
मुड़गांव

