

Certified that the Instrument is Property
Stamped under Section 32 of the Indian Stamp
DEATH DEVELOPMENT AUTHORITY
Transfer duty Rs. 4263600 --
File No. 198/12/2007 has been
Deposited Vide Treasury Chalan/Receipt



(29)

Local Administrator
I. A. Vikas Sadan
New Delhi

FORM-B
Stampd 31/12/07 Rule 42)
Collector of Stamps
New Delhi

(For Commercial Properties allotted on Freehold basis through Auction or tender)

This deed of conveyance made on this 26th of December, 2007 between President of India, hereinafter called "THE VENDOR" through DDA, Vikas Sadan, New Delhi (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh./Smt/Ms. A.S. Tolono

Buildcon (P) Ltd.

No. 374, Khat Bulaue, Main Road, Pitampura, 3rd floor, N. Delhi - 34 hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part

WHEREAS Plot No. 231

situated in Service Centre Sect-9, Dwarka was allotted to the purchaser by Delhi Development Authority vide allotment letter No. F.A.8(12)07/16/803 dated 26-02-2007 against a consideration of Rs. 14,21,20,000/- (Rupees fourteen crore twenty one lac & twenty thousand only) which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting the said purchaser has applied to the Vendor to execute the Conveyance Deed for free hold ownership rights in the said allotted property allotted to him and physical possession whereof has been handed over to him on 24/12/2007 and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

ORIGINAL

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 14,21,20,000/- (Rupees fourteen crore & sixty one lac & twenty thousand only) paid at the time of allotment and Rs. 10,67,20,000/- (Rupees ten crore sixty one lac & twenty thousand only) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor do hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser free hold ownership in the Scheme Service Centre, Sect-9, Dwarka, Plot No. 231.

- (1) The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines, and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby subject to the payment of land revenue or other imposition payable or which may become lawful, payable in respect of the said property and to all public rights or easement affecting the same.
- (2) Notwithstanding execution of this Deed use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Layout plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
- (3) The purchaser shall comply with the existing drainage and other byelaws of the appropriate authorities for the time being in force.

True Copy
08/2/12
Stamp of India
Delhi, S.M.

All fees, taxes, charges, assessments Municipal or otherwise and other taxes of whatsoever nature shall be born by the allottee/purchaser.

- (5) If it is discovered at any stage that the allotment or this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.
- (6) That the purchaser shall abide by the terms and conditions of allotment/auction/tender, which shall be treated as a part of these presents.
- (7) That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/auction/tender and of this deed.
- (8) The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness where of Sh/Smt. Raman Kumar, L.A.O.
for and on behalf of and by the order and direction of the Vendor. He hereunto set his/her hand
Shri/Smt./Ms. A.S. Technobuild Pvt. Ltd. the purchaser, the
hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that Plot No. 931, Service Centre, sect. 9, Dwarka in the layout plan of and consisting
of 540 sq. mtrs. (Courtyard Area) () or thereabouts bounded as follows.

NORTH : Plot No. 930
EAST : Road
SOUTH : Plot No. 932
WEST : Road

PAR: 540 Sqm.

USE: 6 Room/sleep

Signed by Shri/Smt. Raman Kumar, L.A.O.
for and on behalf of and by the orders and direction of the President of India (Vendor).

In the presence of:

Admin. Office
New Delhi

(1) Shri/Smt. Kishan Chandra, U.C. Sharma
24/11/07

Signed by Shri/Smt. Sushil Singh and
Sh. Kishore Aggarwal Director
M/s. A.S. Technobuild Pvt. Ltd.
374, Keshav Enclave, Kirti Vihar, N. Delhi-110017

Witness: Anand Kumar, L.A.O. 92, R.P. Bazar, New Delhi-110007
Sh. Anand Kumar, L.A.O. 92, R.P. Bazar, New Delhi-110007
Sh. Anand Kumar, L.A.O. 92, R.P. Bazar, New Delhi-110007



Deed Related Detail

Deed Name CONVEYANCE		CONVEYANCE WITH IN MC AREA	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0 बंग मूट
Village/City	Dwarka	Building Type	Class A
Place (Segment)	Dwarka		
Property Type	Commercial		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	142,120,000.00 Rupees	Stamp Duty Paid	8,527,200.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 Rupees

This document of CONVEYANCE

CONVEYANCE WITH IN MC AREA

Presented by: Sh/Smt.

S/o; W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 26/12/2007 day Wednesday
between the hours of

[Signature]
Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. A.S.Techno Build Pvt. Ltd Sushil Singla, Kishore Agarwal

Who is/are identified by Shri/Smt/Km. Naresh Bansal S/o W/o D/o M.P. Bansal R/o A-44 Lok Vihar ND

and Shri/Smt./Km Suresh Kumar Ram S/o W/o D/o N.Ram R/o 48 B M.R.Babby Street Kolkata

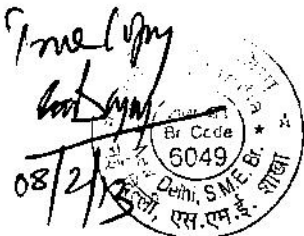
(Marginal Witness). Witness No. It is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 26/12/2007

[Signature]
Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi



Reg. No.
23906

Reg. Year
2007-2008

Book No.
1



Ist Party

IInd Party

द्वितीय पक्ष



Witness

गवाह

Ist Party

IInd Party



Ist Party प्रथम पक्ष :- POI

IInd Party द्वितीय पक्ष - A.S.Techno Build Pvt. Ltd Sushil Singla, Kishore Agarwal

Witness गवाह Naresh Bansal, Suresh Kumar Ram

Certificate (Section 60)

Registration No.23,906 in additional Book No.1 Vol No 2,801

on page 175 to 178 on this date 26/12/2007 day Wednesday

and left thumb impressions has/have been taken in my presence

[Signature]

Sub Registrar

Sub Registrar VII

New Delhi/Delhi

Date 26/12/2007



DELHI DEVELOPMENT AUTHORITY

COMMERCIAL LAND BRANCH

A-Block, 1st Floor, Vikas Sadan, INA, New Delhi -23

R.A.D

File No. F98(12)/2007/CL 803

Dated 26/02/2007

From: Dy. Director (CL)

To

M/S A.S. TECHNO BUILDCOM PVT. LTD.

S/o

374, KOHAT ENCLAVE MAIN ROAD, PITAMPURA 3RD FLOOR, N. DELHI-34

Subject: Auction of Commercial Plot No. 231, Block No. , measuring 540.00 Sq. mtr. situated at SERVICE CENTER SECTOR-9, DWARKA

Dear Sir / Madam,

I am directed to inform you that the bid of Rs. 142,120,000.00 offered by you against the Reserve Price of Rs. 48,400,000.00 in the Auction held on 15/01/2007 for the purchase of free hold rights of the above mentioned plot has been accepted by the Vice Chairman, DDA.

COST	Rs.	142120000.00
DOCUMENTATION CHARGES	Rs.	45.00
LESS: ALREADY PAID/EARNEST MONEY	Rs.	36000000.00
Balance Payable	Rs.	106120045.00

Now you are requested to deposit a sum of Rs. 106,120,045.00 Rupees Ten Crore Sixty One Lacs Twenty Thousand Forty Five Only as detailed above, within 90 days from the date of issue of this letter by demand draft in favour of the DDA in the branches of Central Bank of India / State Bank of India, Vikas Sadan, INA, New Delhi-110023, through challans (appended) and submit the same along with requisit documents to this office.

Please note that in case the payment is not received within the stipulated period i.e. on or before 26/05/2007 OR the Extension of Time if desired so as per Terms & Conditions of Auction- Clause 3.4(i) the Competent Authority may grant Extension of Time for making the balance payment upto 180 days subject to payment of interest as mentioned in related Clause failing which the auction bid shall automatically stand cancelled and the amount on Earnest Money i.e. Rs. 35,530,000.00 deposited by you on 15/01/2007 shall stand forfeited without any notice.

Yours faithfully,

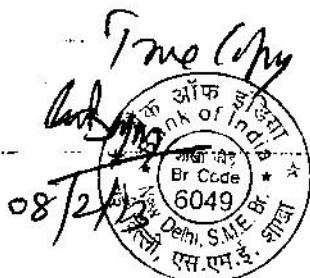
Dy. Director (CL)
DDA

Copy to:

- (i) A.O. (CL), DDA for information and necessary action please.
(ii) Executive Engineer DDA for information and necessary action please.

Encl : As Stated

Dy. Director (CL)
DDA



DELHI DEVELOPMENT AUTHORITY

Commercial land Branch

A Block, 1st Floor, Vikas Sadan

POSSESSION LETTER

No. F- 98 / 12 / 107 / CUDDA / 5467



Vikas Sadan, New Delhi
Dated: 20-12-07

To

✓ Sh./M/S A.S. Techno Build Pvt Ltd
374, Khat Enclave, Main Road, Pitampura
3rd floor, New Delhi - 110034

Subj: Handing over of possession of Plot no. 931 Block — Sector 9, measuring 540.00
Sqm, situated at Service Centre, Sector-9, Dwarka

Dear Sir / Madam,

It is intended to hand over the possession of the plot, mentioned above, to you in anticipation of execution of conveyance deed which is likely to take some time. The Assistant Engineer concerned has been directed to hand over the Physical possession of the plot on or before 22/12/07 at 11.00 A.M. to you. You are therefore requested to be present at plot site on the appointed time and date.

Further you may kindly sign the letter and also give the undertaking to execute the conveyance deed as and when called upon to do so, which shall be followed in due course.

Yours faithfully,

Asstt. Director (CL)

D.D.A.

Copy forwarded to :-

1. The Assistant Engineer (CL). He is directed to hand over the physical possession of the plot to the allottee/purchaser Sh./M/s Narinder Bansal s/o Sh. M.P. Bansal Managing Director/ Representative/ Partner of the co.-firm who has been duly authorized by A.S. Techno Build Pvt. Ltd. at appointed date and time. The signature of the authorized person who will take over the possession of aforesaid plot / site are also appended.
2. Executive Engineer / — / DDA.

Asstt. Director
Commercial Land D.D.A.
Vikas Sadan, New Delhi

For A.S. Techno Build, Pvt. Ltd.

Narinder Bansal
Authorized Signatory

Asstt. Director (CL).

Asstt. Director
Commercial Land D.D.A.
Vikas Sadan, New Delhi

