

TRUE COPY

Stamp Paper No. 15085210445458K

CERTIFIED/TRUE COPY

Registration No. 17605 In Addl. BookNo. I

Volume No. 4185 on pages 26 to 28

on this Date 12/10/2011 Day of Wednesday

sd-
Sub Registrar
SR-VII

TRUE COPY

Date of Application: 28/08/2012

Fees Paid Rs. 30 Vide Slip No 9900

Date of Payment: 28/08/2012

Dt. when copy is ready: 28/08/2012

Copy prepared by: Poonam

Copy checked by: U K Joshi

Certified to be true copy CONVANCE



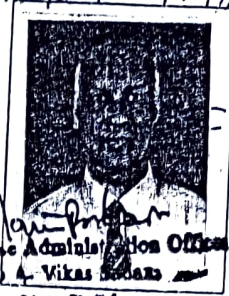
S
Record Keeper Reader

Mr.
Sub Registrar
SR-VII

1.30(11)2005/CL

040710191141176
A 4.WPS0919H

File No. 10092 Dated 23/08/2011 FOR COMMERCIAL PLOTS
Continued with full stamp duty and Rs. 10/-
has been deposited vide Bank Challan
Receipt No. 81 Dated 23/08/2011
Collector of Stamps
Vikas Sadan, New Delhi



THIS CONVEYANCE DEED made on this 12/12 day of Dec. New Delhi Two

Thousand and eleven between the President of India, hereinafter called "The Vendor" (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 (a) Shri/Smt/M/s. (the Company firm/partnership concern/ proprietorship) M/s Prithvi Sound Products Company Private Limited son/daughter/wife/widow of Shri

R/o Regd. Office. KJ3 House, 63 Rama Marg, Naggarh Road, New Delhi-11

Through his/her Attorney/Authorized Signatory/Director/s duly authorized by Board of Directors vide Resolution dated 8-3-2011 Shri/Smt. Hulas Mot Swarna

son/daughter/wife/widow of (a) Sh. P.L. Swarna R/o KJ3 House, 63 Rama Marg, Naggarh Road, New Delhi-11

Hereinafter called the "Lessee" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the Second part and Sh./Smt.

son/daughter/wife/widow of Sh. called the "Purchaser" in whose name the sale deed/agreement to sale has been executed (which expression shall, unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

WHEREAS by a lease Deed dated 26th September day of 2005 made between

the above "Vendor" described therein as 'Lessor' of the one part, and above 'Lessee' described therein as 'Lessee' of the other part and registered on 24/9/2005 in the office of the Sub-registrar, Delhi/

New Delhi bearing Serial number 14730 In Book No. 1 Volume No. 1707 at pages 168 to 178 (hereinafter referred to as the said Lease Deed) a piece

and parcel of Shop/Office/Commercial 899.64 Sq. Mtrs./Yards, situated at Wazirpur (Noida Subhash Place) New Delhi bearing plot No. B-5 Block No. B was

demised and assured unto the said, 'Lessee' by way of lease for a period Years/ Perpetual lease subject to the limitations, terms/conditions mentioned herein.

AND WHEREAS the lessee Shri/Smt./ M/s. (through its Director/Authorized Signatory S/o / D/o / wife of

R/o had executed power of attorney on appointing S/o

S/o R/o as



For Prithvi Sound Products Co. (P) Ltd.
M. Swarna
Authorised Signatory

Lease Administration Officer (CL)
D.D.A. Vikas Sadan,
INA, New Delhi

his/her/its authorized him/her/it to sell the said property on his/her/its behalf or parted with the possession of the said property in favour of the purchaser And Whereas the lessee has given the possession of the said property to the purchaser and now said property is in the possession of the purchaser/transferee(s).

AND WHEREAS representing that the said Lease is still valid and subsisting, the said lessee himself through his attorney/authorized signatory has applied to the Vendor to grant to the Lessee/Purchaser reversionary interest of the Vendor in the said demised property leased out the lessee out to under the said lease deed and the Vendor has agreed to sell the reversionary interest in the said demised property to the Lessee/Purchaser subject to the terms/conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the sum of Rs. 1,95,68,750/- (Rupees One Crore Ninety Five Lakhs Sixty Eight Thousand Seven Hundred Fifty only) paid before the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges), and the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grant, conveys, sells, release and transfer, and assure unto the aforesaid/Lessee/purchaser, all the reversionary interest in the piece and parcel of land in respect of Shri. J. K. / Commercial Plot No. B-5 Block No. B measuring 899.64 Sq./Mtrs./Yds. situated in K. L. P. (N. D. J. Subhag Plaza) Scheme (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all reminders, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the Lessee/purchaser absolutely and forever, SUBJECT TO the exceptions, reservations, covenants and conditions hereinafter contained, that is to say :-

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 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 building 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 lawfully payable in respect of said property and to all public rights or easement affecting the same.

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out Plan/Architectural Development Controls/sanctioned building plan shall not be deemed to have been condoned or permitted in any manner and Delhi Development Authority shall be entitled to take appropriate action for contraventions past, present or future, of Section-14 of the Delhi Development Act or any other law in force for the time being. Likewise any future violation of the above mentioned provisions shall invite action as per law.

3. The Purchaser shall comply with the building, drainage and other by-laws of the appropriate Municipal or other authorities in force for the time being.

4. If it is discovered at any stage that this deed has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, who 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.

It is further declared that as a result of these present, the Purchaser from the date mentioned hereafter will become absolute owner in respect of the said property and the Vendor doth hereby release the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said conveyance deed required to be observed by the purchaser of the said demised property, except as stated hereinabove.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

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

For Prithvi Sound Products Co. (P) Ltd.

M. S. Suresh
Authorised Signatory

Alam Khan
Local Administration Officer (S&A)
D.D.A. Vikas Sadak
INA, New Delhi

The schedule above preferred to.

ALL SCHEDULE ABOVE PREFERRED TO

NORTH. Road

EAST Parking

SOUTH B-2, 3, 4.

WEST. P1933a

Signed by Shri/smt. A/Am. Prekash Vasa

For and on behalf of and by the order and direction of the President of India (Messor)



1. Shri. S. V. Srinivasan

Lt. Col. H. S. Dhillon
 Lease Administration Officer (L.A.O.)
 D.D.A. Vikas Sadan
 INA, New Delhi

Signed by Shri/Smt. H.M. Surana s/o. Sh. Parnalal.

R/O. 10470-71, Multani Dhande

Bagichi Alauddin, Ram Nagar, New Delhi

For Prithvi Sound Products Co. (P) Ltd.

(Purchaser)

Authorised Signator

(1) Shri/Smt. Vandana Kuma Singh s/o Sh. Harwardmal

R/O. 63, Rame Road, Nagojan Road

Moh Nagai, New Delhi - 15

(Signature)

(ii) Shri/Smt. Narmet Dugar S/o Sh. C.S. Dugar

R/C 59B Ekta Appt. Block A-2B

Poschen Vinay, New Delhi - 110063

(Signature)

Deed Related Detail

Deed Name CONVEYANCE		CONVEYANCE DEED (DDA)	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0
Village/City	Wajirpur	Building Type	
Place (Segment)	Wajirpur		
Property Type	Commercial		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	19,569,000.00 Rupees	Stamp Duty Paid	1,174,140.00 Rupees
Value of Registration Fee	195,690.00 Rupees	Pasting Fee	100.00 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.

S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 12/10/2011 3:31:29PM day Wednesday
between the hours of

Signature of Presenting

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Executed and presented by Shri/Ms. POI

and Shri / Ms. M/s Prithvi Sound Products Co. Pvt Ltd Thr Hulas Mal Surma

Who is/are identified by Shri/Smt/Km. Virender Kumar Singhi S/o W/o D/o H Mal R/o 63 Najafgarh ND

and Shri/Smt./Km Navneet Dugar S/o W/o D/o C S Dugar R/o 59 B P Vihar Nd

(Marginal Witness). Witness No. II 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 13/10/2011 4:24:29PM

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

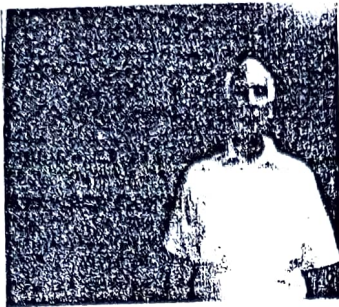
H.M. Surma



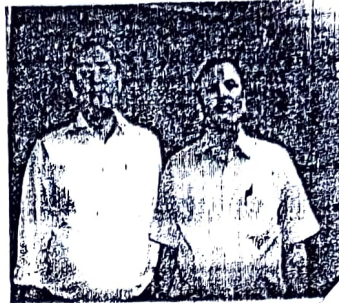
Reg. No.
17605

Reg. Year
2011-2012

Book No.
1



1st Party



2nd Party

द्वितीय पक्ष

Witness

xokg

3/10/11

1st Party

2nd Party



1st Party प्रथम पक्ष :- POI

2nd Party द्वितीय पक्ष :- M/s Prithvi Sound Products Co. Pvt Ltd Thr Hulas Mal Surma

Witness xokg Virender Kumar Singhi, Navneet Dugar

Certificate (Section 60)

Registration No.17,605 in Book No.1 Vol.No 4,185

on page 26 to 28 on this date

12/10/2011 3:34:47PM lay Wednesday

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

Sub Registrar

Sub Registrar VII

New Delhi/Delhi

Date 13/10/2011 4:25:25PM

