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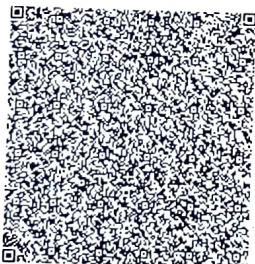
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL07318185371747K
 Certificate Issued Date : 23-Apr-2012 09:32 AM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP ROHINI/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK14749986754208K
 Purchased by : PISCES COMMUNICATIONS PVT LTD THROUGH AUTH SIGN
 Description of Document : Article 23 Sale
 Property Description : UNIT NO. 1000, KLJ TOWER NOTH, NETAJI SUBHASH PLACE, DELHI
 Consideration Price (Rs.) : 34,98,105
 (Thirty Four Lakh Ninety Eight Thousand One Hundred And Five only)
 First Party : PRITHVI SOUND PRODUCTS CO PVT LTD THRU AUTH SIGN
 Second Party : PISCES COMMUNICATIONS PVT LTD THROUGH AUTH SIGN
 Stamp Duty Paid By : PISCES COMMUNICATIONS PVT LTD THROUGH AUTH SIGN
 Stamp Duty Amount(Rs.) : 2,09,890
 (Two Lakh Nine Thousand Eight Hundred And Ninety only)



Please write or type below this line.



PAN: AAACP6783761
IC: SZM1134337

For Prithvi Sound Products Co Pvt Ltd
 Statutory Agent
 Authorised Signatory



PAN: AACCP7243B
IC: AFG0551796

PISCES COMMUNICATIONS PVT. LTD.
 DIST. NORTH-WEST DELHI
 Director



DETAILS OF PROPERTY UNDER SALE & CALCULATION OF STAMP DUTY

1	Name of the Locality	KLJ Tower North, Plot No. B-5, District Centre, Netaji Subhash Place, Delhi-110034.
2	Category of Locality	'C' Colony
3	Nature of property	Freehold
4	Total Area of Plot	Total Plot Area = 899.64 Sq. Mtrs.
5	Total FAR of the Building	7414.06 Sq. Mtrs.
6	Use factor (STE)	3 for Commercial
7	Structure Type factor (STF)	1 for Pucca
8	Year of construction	2010 Onwards (Age Factor - 1)
9	Shop/Office Super Area under Sale	538.17 Sq. ft. or 50 sq. mtrs.
10	Proportionate Land Area of Shop/Office	899.64 sq. mtrs. (Area of Plot) x 50 sq. mtrs. (Area of Shop/Office) / 7414.06 sq. mtrs. (FAR) = 6.07 Sq. Mtrs.
11	Minimum Rate of Circle Value	Rs.1,09,200/- Per Sq. Mtr.
12	Minimum Rate of Construction	Rs.9,500/- Per Sq. Mtr.
13	a) Cost of Shop/Office Area under Sale	6.07 x 1,09,200/- x 3 x 1 =Rs.19,88,532/-
	b) Cost of Construction of the Shop/Office under Sale	9,500 x 50 x 1 = Rs. 4,75,000/-
	Circle Value of the Shop/Office under Sale (a+b)	Rs. 24,63,532/-
14	Sale Consideration of the Shop/Office under Sale	Rs. 34,98,105/-
15	Stamp duty paid @6%	Rs. 2,09,890/-
16	e-Stamp No.	IN-DL07318185371747K
17	Date of purchase of e-stamp paper	23.04.2012

For Prithvi Sound Products Co. Pvt. Ltd.

Priyanka Kumari
Authorised Signatory

Pisces Communications Pvt. Ltd.

Prithvi
Director



Prigeyleumarje



SALE DEED FOR Rs. 34,98,105/-

Stamp Duty Paid @ 3% : Rs. 1,04,945/-
Corporation Tax@ 3% : Rs. 1,04,945/-
Total : Rs. 2,09,890/-
Stamp Duty Paid : Rs. 2,09,890/-

THIS SALE DEED is made and executed at New Delhi on this 27th day of April, 2012

BY

M/s. Prithvi Sound Products Company Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at KLJ House, 63, Rama Road, New Delhi 110015 through its Authorized Signatory **Sh. Bijay Kumar Jain** duly authorized by a Board Resolution dated 17.03.2012 (hereinafter referred to as the "**Vendor**", which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors, representatives and assigns) of the **ONE PART**.

IN FAVOUR OF

M/s. Pisces Communications Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at F-218, Prashant Vihar, Delhi-110085, through its Director, Sh. Praveen Bansal s/o Sh. Ram Kishore Bansal duly authorized vide a Board Resolution of the Company dated 09-04-2012 (hereinafter referred to as the "**Vendee**", which expression, unless repugnant to the context, shall mean and include his/her/their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc.) of the **OTHER PART**.

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

WHEREAS:

- A. Delhi Development Authority, New Delhi (DDA) has, pursuant to the Public Auction held on 18.03.2005, allotted to the Vendor vide its Letter/File No. F30(11)/2005/CL/4234 dated 18.5.2005 a commercial plot of land bearing No. B-5, District Centre, Netaji Subhash Place, Wazirpur, New Delhi admeasuring 899.64 sq. mtrs. or thereabout together with all rights, easements and appurtenances whatsoever thereto (hereinafter referred to as "**the Plot**") and to hold the Plot on perpetual lease basis vide a registered Perpetual Lease Deed dated 26th September, 2005 registered as document No.14,730 in Book No. 1, Volume No. 1,707 on Page No. 168 to 178 in the office of the Sub-Registrar-VII, New Delhi ("**Perpetual Lease Deed**").

For Prithvi Sound Products Co. Pvt. Ltd.


Authorized Signatory

Pisces Communications Pvt. Ltd.


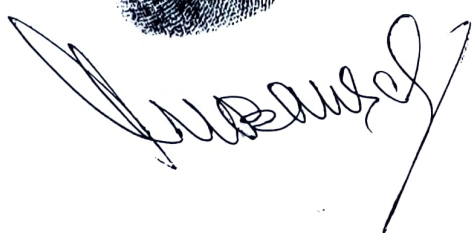

Director



 Mijay Kumari







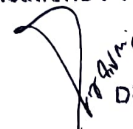



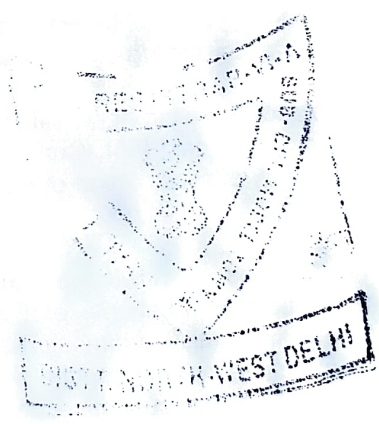
- B. The land use of the Plot is defined as General Commercial purposes by DDA i.e. building shopping/office complex etc. as per the master plan of DDA and as mentioned in the perpetual lease deed.
- C. The Vendor has developed and constructed on the Plot a multi-storied commercial complex comprising of Fourteen levels, viz. Ground Floor and Thirteen Floors besides basement and equipping the commercial complex with civil finishes, flooring, electrical power to the distribution panels on each level/ floor, plumbing, air-conditioning, ventilators, elevators, back up diesel generators etc. The said multistory commercial complex has been named "**KLJ Tower North**", (hereinafter referred to as "**the said Complex**").
- D. Upon completion of construction of the said Complex by the confirming party, DDA has issued an Occupancy Certificate vide its letter No. F-13 (123) 06/Bldg. dated 10th January, 2011.
- E. After getting the Occupancy Certificate from the DDA, the Vendor applied for the conversion of the Plot from Lease hold to Free hold and DDA has sanctioned free hold status and has executed the **Conveyance Deed** in respect of the aforesaid Plot in favour of the Vendor on 12.10.2011, which has been registered as **Document No. 17,605 in Book No. I, Volume No. 4,185 on page No. 26 to 28 in the office of the Sub-Registrar District-VII, New Delhi** (hereinafter referred to as "**the Conveyance Deed**")
- F. The Vendee had approached the Vendor to purchase the **Unit No. 1000**, admeasuring **538.17 sq. ft. (super area) (50 sq. mtrs.)** on **10th Floor**, in the said Complex, in bare shell condition, which is more particularly described in the **Schedule** hereto and depicted on the Floor Plan annexed as **Annexure I** and is hereinafter referred to as "**the said Premises**".
- G. The Vendee, having been satisfied with respect to the rights, title, interest of the Vendor in the said Plot, Complex and Premises; the layout plan, specifications and quality of construction of the said Complex, has agreed to purchase the said Premises.
- H. The Vendee acknowledges that the Vendor has readily provided all the information, clarifications, etc. on their demand as required by them and the Vendee has satisfied himself/herself/itself about the same after carrying out due diligence relating to right, title and interest of the Vendor, the sanctions received, besides carrying out inspection as to the super area of the said Premises, specifications, construction quality and is relying exclusively on his/her/its own judgment and investigation to purchase the said Premises.
- I. The Vendee has agreed to purchase the said Premises to carry on the business of permitted commercial activity and has assured the Vendor that he/she/it shall be bound by the stipulations imposed by DDA, other Competent Authorities,

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.


Director



those contained in the Conveyance Deed/Perpetual Lease Deed and the terms and conditions broadly setout herein.

- J. It is specifically clarified by the Vendor and accepted by the Vendee that the location/layout plan of the said Premises as depicted in the Floor Plan, annexed herewith as **Annexure I** and its Super Area defined below forms the basis for calculation of the sale consideration under this Sale Deed.
- K. **Super Area** of the said Premises shall be the sum of specific area of the said Premises and its pro-rata share of common areas in the entire Complex and its periphery. The **Specific Area** of the said Premises shall mean the entire area enclosed by its periphery walls including area under walls, columns and half the area of walls common with other premises etc., which form integral part of the said Premises, including internal balcony(ies), if any. The **Common Area** shall mean and include corridors and passages, atrium, common toilets, lifts and lift lobby, escalators, security/fire control room(s), all electrical shafts, D.G. shafts, A.C. shafts, pressurization shafts, plumbing and fire shafts on all floors and rooms, staircases, munties, lift machine rooms and water tanks. In addition, entire services area in the basement, including, but not limited to, electric substation, transformers, D.G. set rooms, underground water and other storage tanks, AC plant room, pump rooms, Maintenance and Services rooms, fan rooms and circulation areas etc., shall be counted towards common areas.
- L. The Vendee has confirmed to the Vendor that he/ she/ it has executed the Maintenance Agreement for the said Complex with the Vendor/designated Maintenance Service Provider/Agency (hereinafter referred to as "**Maintenance Agency**") in such format as prescribed by the Vendor/ Maintenance Agency.
- M. The Vendee has represented and warranted to the Vendor that it has the power and authority to enter into and perform this Agreement.
- N. The Vendee has agreed to purchase the said Premises and the Vendor has agreed to sell the same on the terms and conditions contained hereinafter.
- O. The Vendee hereby assures and undertakes that the execution of this Sale Deed shall not authorize him/it or co-owner or co-occupant or any other person claiming through him/it for partition or division of any nature whatsoever of the said Premises, in the Commercial Complex.

NOW THEREFORE, THIS SALE DEED BETWEEN THE VENDOR AND THE VENDEE WITNESSES AS UNDER:

1. That in consideration of a sum of **Rs. 34,98,105/- (Rupees Thirty Four Lacs Ninety Eight Thousand One Hundred Five Only)** paid by the Vendee to the Vendor towards the total sale consideration for the said Premises, the receipt of which the Vendor hereby admits and acknowledges, in full and final settlement, the Vendor do hereby sell, convey and transfer the said Premises, with all its right, title, interest, and entitlements therein unto the Vendee, absolutely and

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.


Director

forever, and the Vendee is entitled to hold, use, enjoy the same in the manner permitted by DDA/Competent Authority/Maintenance Agency without any hindrance or claim from the Vendor or any person claiming through or under the Vendor.

2. It has been made clear by the Vendor and the Vendee understands that the consideration for the said Premises is calculated on the basis of Super Area of the said Premises as mentioned herein above, what is sold, transferred, conveyed herein is only the actual covered area comprising the said Premises.
3. That the Vendee acknowledges and confirms that the Vendor has provided all documents and information demanded by the Vendee as to the said Plot, Complex and Premises and thus the Vendee has satisfied himself/herself/itself that the said Premises is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, Court injunction, acquisition, attachment or the decree of any Court, Lien, Will, Trust, Exchange, Claims, etc.
4. That the Vendee hereby duly confirms that he/ she/ it has taken over peaceful, physical and vacant possession of the said Premises after due inspection and after fully satisfying himself/ herself/ itself with respect to the area, structure and quality of the said Premises and henceforth shall not have any claim, against the Vendor, of any nature whatsoever including in respect to area, structure and quality of the said Premises.
5. The Vendee shall be entitled on the basis of this Sale Deed to have his name mutated in the records of the M.C.D. and/or with other authorities and the Vendor undertakes to execute such further documents as may be necessary, at the cost and expense of the Vendee.
6. The Vendor has handed over possession of the said Premises to the Vendee, to the Vendee's complete satisfaction in respect of the quality, area and other specifications. Hence, Vendee acknowledges and confirms that the Vendee has been left with no claim whatsoever in this regard against the Vendor.
7. That the Vendee hereby assures and undertakes that the execution of this Sale Deed does not authorize or permit any partition or division of the said Premises and binds himself/herself/itself unconditionally to this effect. This condition shall run with the said Premises irrespective of any subsequent transfer of title of the said Premises.
8. The Vendee shall not create any nuisance, hindrance or obstruction of any nature whatsoever or otherwise in the smooth running/functioning of the said Complex or place any material, goods, merchandise, advertising material etc. or throw any rubbish, refuse, material etc or cause the like to be done outside the said Premises or in any of the passages, staircases, other common areas or generally in the compound of the said Complex.

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.

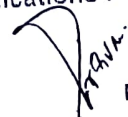

Director

9. The maintenance of the common areas and services of the Commercial Complex shall be done by the Maintenance Agency as designated/nominated by the Vendor and Vendee hereby confirms to the Vendor that he/she/it has executed a Maintenance Agreement for maintenance of the common areas and services of the said Commercial Complex and agrees to abide by all the terms and conditions of the same as well as timely payment/remittance of the maintenance charges, Maintenance Security Deposit and Capital Replenishment Fund as would be applicable for the said Premises to the Maintenance Agency and the Vendee further undertakes to bind his successor-in-interest or any other person claiming under him with this Clause.
10. The Vendee shall not use/cause to be used the said Premises for any purpose other than as specified by the DDA in the Perpetual Lease Deed/Conveyance Deed and/or its Zoning Plans/Master Plan, Guidelines etc., and further will not use/cause to be used the said Premises for any purpose/business, which is otherwise not permissible, not appropriate or conducive to the ambience and prestige of the said Complex. In the event, the Vendee wishing the use of the said Premises, under any arrangement with a third party, the Vendee shall ensure compliance with all the stipulations of the Perpetual Lease Deed/Conveyance Deed and prevent any breach of the same, and other terms of this deed. The Vendee specifically undertakes not to use the said Premises for any prohibited/irregular/illegal activity.
11. Unless otherwise permitted by the Vendor/Maintenance Agency, the Vendee shall not place any hoardings, signage and like in any place including the common areas of the said Complex. Further, the Vendee undertakes not to make alterations/additions/deletions to the structure of the said Premises and Commercial Complex that may cause disturbance to the scheme/design or elevation(s) of the Commercial Complex or create any nuisance, annoyance to the other occupants of the Commercial Complex. The Vendee further undertakes not make any alterations to the outside colour scheme of the said Complex or of the common areas or of both the faces of external doors and windows of the said Premises.
12. If the Vendee is subject to or governed by any provisions of the Foreign Exchange Management Act, RBI Guidelines and/or any other fiscal/revenue laws as may be applicable, then the Vendee shall be exclusively responsible for fulfilling all such obligations, requirements or compliances, as may be required thereunder. Vendee undertakes to keep the Vendor indemnified in this regard from any action.
13. The Vendee agrees and undertakes to join the Association/Society of shop/unit owners as may be formed for the said Complex by the Vendor and to pay any fees/subscription charges thereof. Further, the Vendee agrees to execute such forms, applications or documents, as required, for the purpose of becoming a member of the said Association/Society of shop/unit owners or for any other purposes related thereto.

For Prithvi Sound Products Co. Pvt. Ltd.

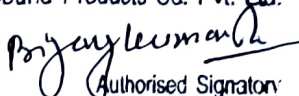

Authorised Signatory

Pisces Communications Pvt. Ltd.


Director

14. Except the covered area of the said Premises being sold, the Vendee shall have no claim or right of any kind over or in respect of common areas, all or any open spaces, lobbies, terraces, atrium or any other place etc. in the said Complex. Such places shall remain the property of the Vendor who shall be free to deal with these in any manner, it may deem fit. It is understood and specifically agreed by the Vendee that Vendor shall be free at all times to use the common areas including the atrium in such manner as it may deem fit and neither shall any benefit therefrom accrue to the Vendee nor shall the Vendee at any time make any claim therefrom.
15. The Vendee shall not be entitled to occupy, use or claim partition of the common areas of the said Complex and the same shall always remain undivided and impartible with the Vendor.
16. The Vendee shall always be liable and responsible for the payment of all Municipal Taxes, Property Tax, Ground Rent/ Premium, fresh incidence of tax, infrastructure tax, Cess, Service Tax, VAT and any another statutory charges (hereinafter referred to as the "**Statutory Dues**") as may be levied on the said Premises or said Complex by any Authority, Government Department in the share proportionate to the Super Area of the said Premises (hereinafter referred to as the "**Proportionate Dues**") even if it is retrospective in effect. All such amount(s) shall be payable, as the case may be, either to the Vendor or to the maintenance agency, as intimated.
17. The Vendor has obtained single point HT bulk Electricity supply for the said Complex and the Vendee is liable to pay charges and/or Security Deposit for Electricity Supply/Connection to the said Premises as and when demanded by the Vendor or Maintenance Agency. The Vendee shall remain responsible for all payments and expenses incurred for this purpose by the Vendor or as demanded by the concerned Electricity supply distribution Authority.
18. The Vendee or the occupants of the said Premises shall permit the Supervisors/Agents of the Vendor/Maintenance Agency (whether with or without workmen) at all reasonable times to enter into the said Premises for the purpose of inspection or repairing any part of the said Premises and/or for the purpose of maintaining, rebuilding, servicing including cleaning, installing or otherwise keeping in good order and condition all services, machinery, appliances, equipments, fitments, ducting, wiring, cables, water supply electricity, gutters, pipes, covers, connections etc.
19. The Vendee understands that the relationship between the Vendor with its Maintenance Agency, until the handing over of the said Complex to the Association/Society of Shop/Unit Owners under the applicable laws, shall be on principal to principal basis. The Vendor shall not be liable or responsible for any acts of commission or omission on the part of the Maintenance Agency and/or any other agencies employed by the Maintenance Agency whether arising from

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.


Director


the Maintenance Agreement or otherwise. The contract between the Vendee and the Maintenance Agency shall be independent and enforceable by and against the Maintenance Agency only and the Vendee hereby agrees not to hold the Vendor responsible for the breach of the terms and covenants of the Maintenance Agreement.

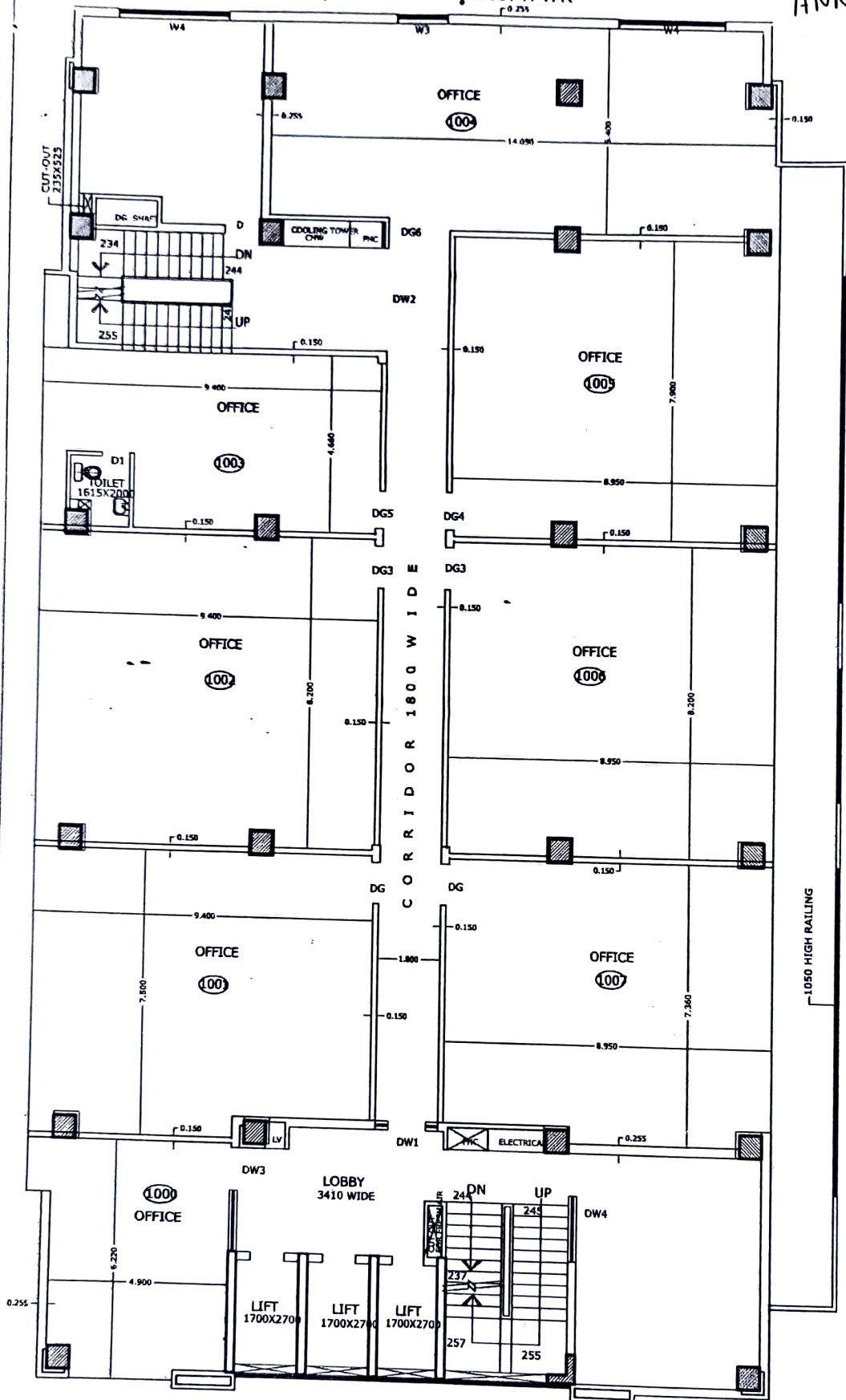
20. That the Vendee/Occupant shall observe and abide by all the terms and conditions of the Perpetual Lease Deed, Conveyance Deed and shall also abide by the applicable laws, bye-laws, rules, regulations and policies made thereunder by any other competent authorities including DDA/ MCD or any other Government/ local bodies and also the rules and regulations as may be made pursuant to and defined in the Maintenance Agreement.
21. That the Vendee shall at all times keep himself fully informed of applicable laws governing the activities/business of the Vendee from the said Premises including but not limited to the obtaining of any licenses, permissions, approvals, registrations, etc. as may be required under any law in force for the time being, and at all times shall comply with all the requirements thereof.
22. The Vendee shall always be liable to make payment of statutory dues maintenance charges, water and electricity charges. This condition shall run with the said Premises irrespective of the owner/occupant of the said Premises and shall survive the sale/transfer of the said Premises to the Vendee and will also be binding on the subsequent transferees, successor in interest and any person claiming through them. The Vendee shall be bound to disclose these conditions to persons dealing with the said Premises and shall in turn bind such transferees, successor in interest and/or any other person claiming under them in the future. The Vendee hereby agrees that appropriate recitals to this effect shall be incorporated in such Sale/Transfer documents.
23. Adequate Fire Fighting equipment as may be required inside the said Premises shall be installed by the Vendee at its own cost.
24. That the Vendee agrees and undertakes that he/she/it shall not at any time have any right to object to the Vendor constructing or continuing with the construction of the other buildings/structures in the said Complex/Plot or putting up additional floors to the Building in the said Complex. Further, the Vendee undertakes not to claim any relief / Injunction etc from any Court/Authority that may impede/cause hindrance to the Vendor in carrying out all the aforesaid activities in the said Complex or handing over possession therein to the other prospective purchasers.
25. The Vendee agrees and undertakes that if at any point of time after execution of this Sale Deed, any alteration or addition in or relating to the said Complex are required to be carried out by any Government Department or Municipal Authority

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.


Director



KLJ TOWER NORTH

Pisces Communications Pvt. Ltd. 10th FLOOR PLAN

For Prithvi Sound Products Co. Pvt. Ltd.

Prithvi Sound Products Co. Pvt. Ltd.
Authorised Signatory

Pisces Communications Pvt. Ltd.
Director

or as per statutory requirement, the same shall be done by the Vendee in cooperation with owner(s) of other units in the said Complex in accordance with the building bye-laws applicable, at his/her/its own cost and the Vendor shall not be liable or responsible for the same.

26. The Vendee shall not at any time either himself/herself/itself or through anyone claiming through him/her/it damage the structure or demolish the said Premises or any part thereof nor shall he/she/it at any time make or cause to be made any additions or alterations of whatsoever nature to the said Premises or any part thereof, which are not permissible under the applicable building bye-laws, Perpetual Lease Deed and Conveyance Deed. Further, the Vendee shall not close the lounges or common passage or common corridors even if the particular floor/ floors are occupied by him/her/it.
27. The Vendee undertakes that under no circumstances shall he/she/it carry out construction of any nature in the said Complex/ Premises, nor shall he/she/it obtain/ install a new or additional water connection/ outlet for waste water/ drainage after execution of this Sale Deed.
28. The Vendee hereby indemnifies and undertakes to keep the Vendor, its assigns, nominees, the said Maintenance Agency and its officers/ employees as well as the other occupants/owners of the said Complex fully indemnified and harmless from and against all the consequences of breach by the Vendee of its obligations or any law as may be applicable or for the time being in force as also any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs faced, suffered, inflicted or incurred by any of them. The Vendee hereby accepts and acknowledges that this indemnity would cover all acts and omissions on the part of the personnel, representatives and/or any other person claiming under the Vendee.
29. That the Vendee shall bear the Stamp Duty, Registration fee and incidental charges of this Sale Deed.

SCHEDULE

The Complex: KLJ Tower North, B-5, District Centre, Netaji Subhash Place, Wazirpur, New Delhi admeasuring 899.64 sq. mtrs. or thereabout bounded as follows:

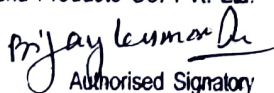
North: Road

East: Parking

South: Plot No. B-2, 3, 4

West: Piazza Area

For Prithvi Sound Products Co. Pvt. Ltd.


Authorised Signatory

Pisces Communications Pvt. Ltd.


Director

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI A

Village/City Pitampura

Building Type

Place (Segment) Pitampura

Property Type Commercial

Property Address House No.: 1000 KLJ Tower Noth NSP, Road No.: Pitampura

Area of Property 6.07 वर्ग मीटर

Money Related Detail

Consideration Amount 3,498,105.00 Rupees

Stamp Duty paid 209,890.00 Rupees

Value of Registration Fee 34,985.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

Prithvi Sound Prod.Thr. Bijay Kumar Jain

63 Rama Rd. Delhi

in the office of the Sub Registrar, Delhi this 27/04/2012 day Friday
between the hours of

Signature of Presenter

Execution admitted by the Smt Shri/Ms Prithvi Sound Prod.Thr. Bijay Kumar Jain

Registrar/Sub Registrar

Sub Registrar VI A

Delhi/New Delhi

and Shri/Ms MS Pisces Comm.Thr. Praveen Bansal

Who is/are identified by Shri/Smt/Km. Ajay Dua S/o W/o D/o M.L. Dua R/o FD-130 Tagore Park Delhi

and Shri/Smt/Km Ram Kishore S/o W/o D/o Prabhu Dayal R/o F-218 Prashant vihar Delhi

(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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.3,498,105.00 Rupees Thirty Four Lakh Ninety Eight Thousand One Hundreds Five Only

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by Sh./Ms. MS Pisces Comm.Thr. S/o W/o Ram Kishore

R/o F-218 Prashant vihar Delhi

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar/Sub Registrar

Sub Registrar VI A

Delhi/New Delhi

The Premises: Unit No. 1000, on 10th Floor, Super Area admeasuring 538.17 sq. ft. (50 sq. mtrs.) approx., Covered Area admeasuring 371.34 sq. ft. (34.50 sq. mtrs.) approx. more particularly specified in Annexure-I.

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

Witnesses:

1. Signature: _____

Name: Ajay Dua s/o S. M. L. Dua

Address: FD-130 Tagore Garden
N. Delhi. 27

DL: PO4052004391748

For and on behalf of

**Prithvi Sound Products Company
Private Limited**

For Prithvi Sound Products Co. Pvt. Ltd.

Prithvi Sound
(Authorized Signatory)
VENDOR

2. Signature: _____

Name: Ram Kishor s/o Sh. Pradyum Dayal

Address: F-219, Prashant Vihar
Delhi
IC: AFG1170910

For and on behalf of

**Pisces Communications
Private Limited**

Pisces Communications Pvt. Ltd.

(Director)
VENDEE

Pisces
Director

Reg. No.
5581

Reg. Year
2012-2013

Book No.
1



1st Party

विक्रेता



2nd Party

क्रेता



Witness

गवाह

1st Party

2nd Party

1st Party विक्रेता :-

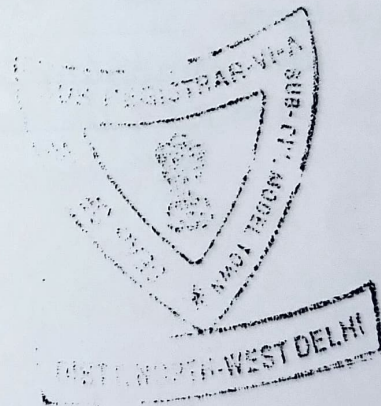
Prithvi Sound Prod. Thr. Bijay Kumar Jain

2nd Party क्रेता :-

MS Pisces Comm. Thr. Praveen Bansal

Witness गवाह

Ajay Dua, Ram Kishore



Certificate (Section 60)

Registration No. 5,581 in Book No. 1 Vol No 4,136

on page 34 to 45 on this date

07/05/2012 4:30:44PM



day Monday

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

Sub Registrar

Sub Registrar VI A

New Delhi/Delhi

Date 07/05/2012 16:37:21