

U.S. 1
INA



This deed of conveyance made on this 29th day of October, 2009 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/M/s. IFCL Ltd.

WHEREAS Plot No :- 4 A, measuring 413.67 sqm. (additional) situated in Mayapuri Vihar Dist. H. Centre was allotted to the purchaser by Delhi Development Authority vide allotment letter No. F-84/ (9) 071CL/3050 dated 6-5-08 against a consideration of Rs. 645,15,380/- (Rupees Six crore forty five lac fifteen thousand three hundred eighty only) which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 6,45,25,380/- Rupees..... paid at the time of allotment and Rs. 6,45,25,380/- Rupees Six crore forty five lakh fifteen thousand three hundred eighty was 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. Mayur Vihar, Part H, Centre
Plot No. 4-A

- कृते आईएफसीआई लिमिटेड
For IFCI, LTD.

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

1499

REVISED SITE PLAN. L.D.P.

दिल्ली विकास प्राधिकरण

Delhi Development Authority

F84(9)07/CE. SERVICE APARTMENTS

FILE No.:—
MAYUR VIHAR

प्लॉट/ब्लॉक/सेक्टर प्लॉट नं० ब्लॉक नं०

सेक्टर नं० 4A

Block No.

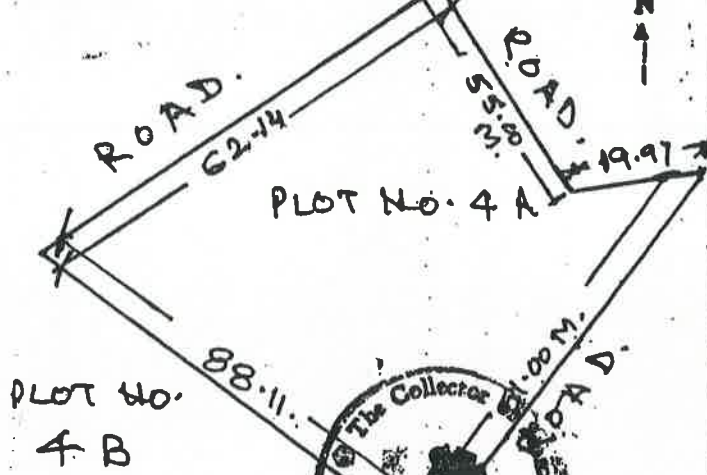
SCHEME 6510

पॉकेट नं०

ड्राइंग :— DRG. I.

Pocket No. Sector No.

LAND USE: Commercial (SERVICE APARTMENTS)



यूरो आईएफसीआई लिमिटेड
For IFCI LTD.

सेक्टर नं० 4A
Area 432.67 Sq. Mts./Acres

आधिकारित हस्ताक्षर
Authorized Signatory

Authorised

क्रेता/विक्रेता
LESSEE/VENDEE

D/man
PREPARED BY

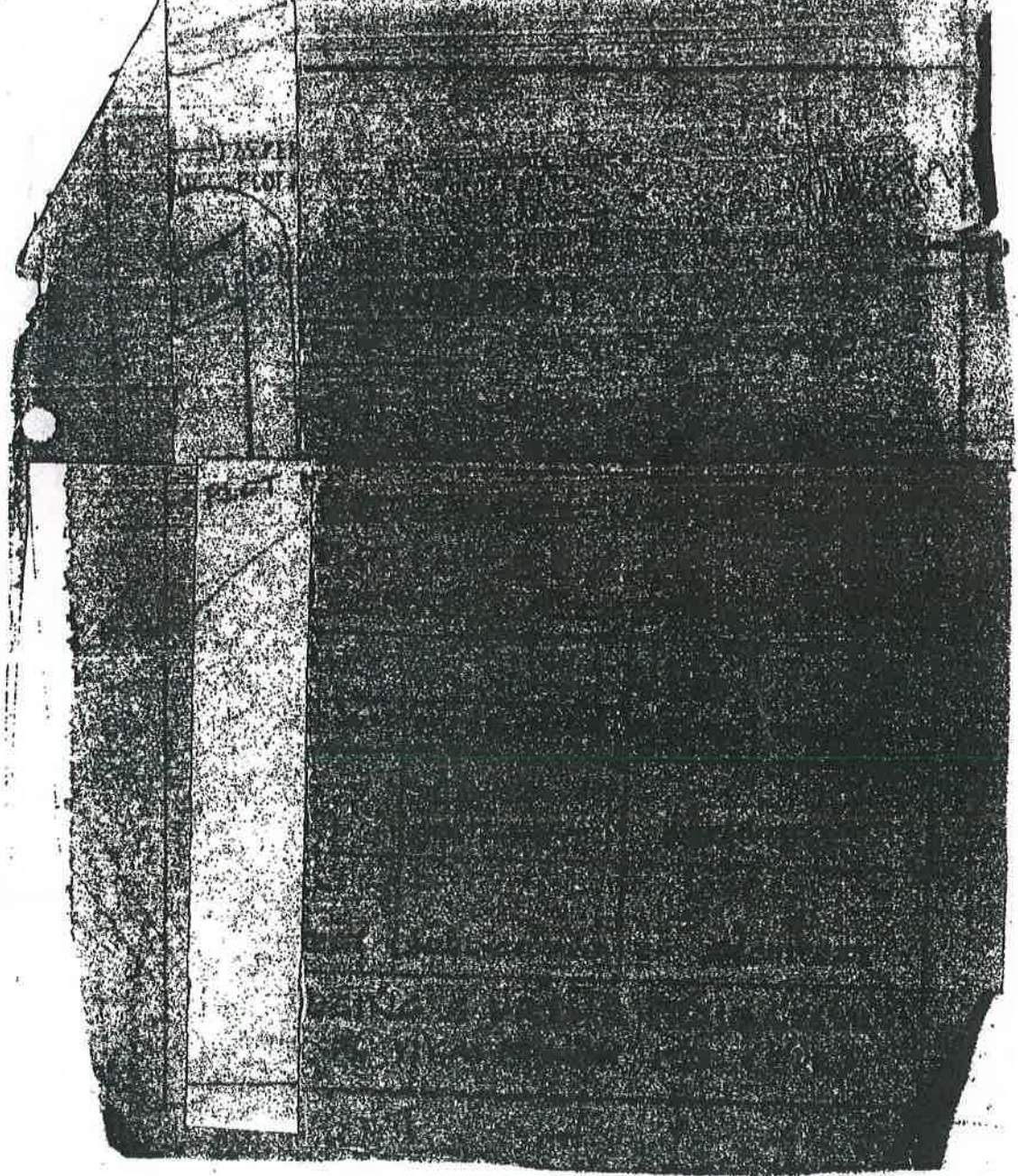
दिल्ली विकास प्राधिकरण, नई दिल्ली
Delhi Development Authority
क्रेता/विक्रेता
LESSOR/VENDOR

DDA/FP
Lease Administration Office (CA)
D.D.A. Vikas Sadak
INA, New Delhi

#4 1500

(2)

D. A.



File No. 2447 Dated 31/1/88

Certified that the instrument is properly
Stamped under Section 32 of the Indian Stamp
Act The Stamp duty Rs. 5300000

Transfer duty Rs. 5300000 DELHI DEVELOPMENT AUTHORITY

Total Rs. 5300000 has been
Deposited Vice Treasury, Chandigarh 84(9) 07/CL

No. 2/108
Dated 2/1/88

FORM BA

Collector of Stamps See Rule 42)

Vikas Sadan New Delhi

CONVEYANCE DEED

(For Commercial Properties allotted on Freehold basis through Auction (Vendor))

This deed of conveyance made on this 29th day
of October, 2009 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/M/s. IFCI Ltd.

No. IFCI Tower, 61- Nehru Place, New Delhi - 110 019

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. 4-A measuring 3600 sq. mtrs.
situated in Mayapuri Vihar, Distt. Centre was allotted to the
purchaser by Delhi Development Authority vide allotment letter No. F. 84(9) 07/CL
dated 17-10-07 against a consideration of Rs. 51,00,00,000/- (Rupees Fifty one
Crore 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 demised property
allotted to him and physical possession whereof has been handed over to him on 28/10/09
and this deed is being executed accordingly of the said demised property subject to terms and conditions
appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 12,75,00,000/-
Rupees Twelve Crore seventy five lac only paid at the time of allotment and Rs. 38,25,00,000 /-
Rupees Thirty eight Crore twenty five lac only was 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 Mayapuri Vihar Distt. Centre
Plot No. 4-A

- (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 impositions payable or which may become
lawfully payable in respect of the said property and to all public rights or easements affecting the same.
- (2) That notwithstanding execution of this Deed, use of the property in violation 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 building, drainage and other byelaws of the appropriate Municipal
or other authorities for the time being in force.
- (4) The said plot is allotted on the basis of 'as is' and the purchaser cannot make any alteration/addition/
encroachment/unauthorized construction in or around the same without written permission of Vendor
who may refuse or grant the same subject to such terms and conditions as deems proper.

For IFCI LTD.

Joint Administration Office

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

1502

- (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, than 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. S.K. Kohli, L.A.O.
for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand
Shri./Smt./M/s. Rattan Singh, G.M./Auth. Signatory The purchaser, the
hereunto set his/her hand day and year first above written.

M/S IFCI Ltd.

THE SCHEDULE ABOVE REFERRED TO

All that Plot No. 4-A In the layout plan of and consisting
of 3600 sq. mtrs. (Courtyard Area) or thereabouts bounded as follows.

NORTH : Road
EAST : Road
SOUTH : Road
WEST : Plot No. 4B

FAR - 9000 sq.m.
Use - Service Apartments

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

In the presence of:

- (1) Shri/Smt. Kishan chand
U.D.C.

Signed by Shri/Smt. Rattan Singh, S/o H. Haimalinder Singh,

G.M./Auth. Sign. of M/s. IFCI Ltd.,

IFCI Tower, 61, Nehru Place, New Delhi-19

In the presence of:

- (1) Shri/Smt. Amit Kaul, Machana S/o Sh. Avtar Krishan,
H.No. 107/2, Pampoh Colony, Jammu.
(2) Shri/Smt. at present - Mr. S.N. Sharma, ward No-3 Kathua

(2) Neha Kapur S/o Sh. Vijay Kapur
R/O 107-C, Dhawalgi Apts
Sector - 11, NOIDA

(VENDOR)

29/12/09
D.D. A. 1000000000
INA, New Delhi
19/12/09

कृते आईएफसीआई लिमिटेड
For IFCI LTD.

प्रधिकृत हस्ताक्षरकर्ता
Authorised Signatory

Amit Kaul
Authorised Signatory

Neha Kapur

1503

A.D.P.

दिल्ली विकास प्राधिकरण
Delhi Development Authority

प्लॉट नं. 4-A
प्लॉट नं. 4-B

ROAD 61000
ROAD 46204

SCALE-NTS.

क्षेत्र : 3600.00 Sq. Mts./Acre
वर्ग मीटर/एकड़/एकर

18
PREPARED BY
LESSOR/VENDOR

DATE

कृते आईएफसीआई लिमिटेड
For IFCI LTD.

अधिकृत हस्ताक्षरकर्ता अधिकृत
Authorised Signatory

29/10/97

Reg. No.
15462

Reg. Year
2009-2010

Book No.
1

1504



Ist Party

IInd Party

द्वितीय पक्ष



Witness

xokq



Ist Party

IInd Party

Ist Party प्रथम पक्ष :- POI

IInd Party द्वितीय पक्ष :- IICI Tower Thr Rattan Singh

Witness xokg Amit Kaul Machama, Neha Kapur

Certificate (Section 60)

Registration No.15,462 in additional Book No.1 Vol No 3,519

on page 80 to 83. on this date 30/10/2009 day Friday

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

Ram
Sub Registrar

Sub Registrar VII

New Delhi/Delhi

Date 30/10/2009

30/10/2009
30/10/2009
30/10/2009

30/10/2009
30/10/2009
30/10/2009

RegNo. 15462

Date 30/10/2009

Deed Related Detail

1505

Deed Name CONVEYANCE		CONVEYANCE DEED (DDA)	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0 oZx Q.
Village/City	Mayur Vihar	Building Type	
Place (Segment)	Mayur Vihar		
Property Type	Commercial		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	510,000,000.00 Rupees	Stamp Duty Paid	30,600,000.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 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 30/10/2009 day Friday
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. H/C Tower The Rattan Singh

Who is/are identified by Shri/Smt/Km. Amit Kaul Machama S/o W/o D/o Avtar Krishen R/o 107/2 Pamposh Cly Jammu
and Shri/Smt./Km Neha Kapur S/o W/o D/o Vijay Kapur R/o 107C Dhawalgiri Apts Sl:c 11 Noida

(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 30/10/2009

For FCI LTD.
Authorized Signatory

For FCI LTD.
Authorized Signatory

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Amit K Machama
Neha Kapur