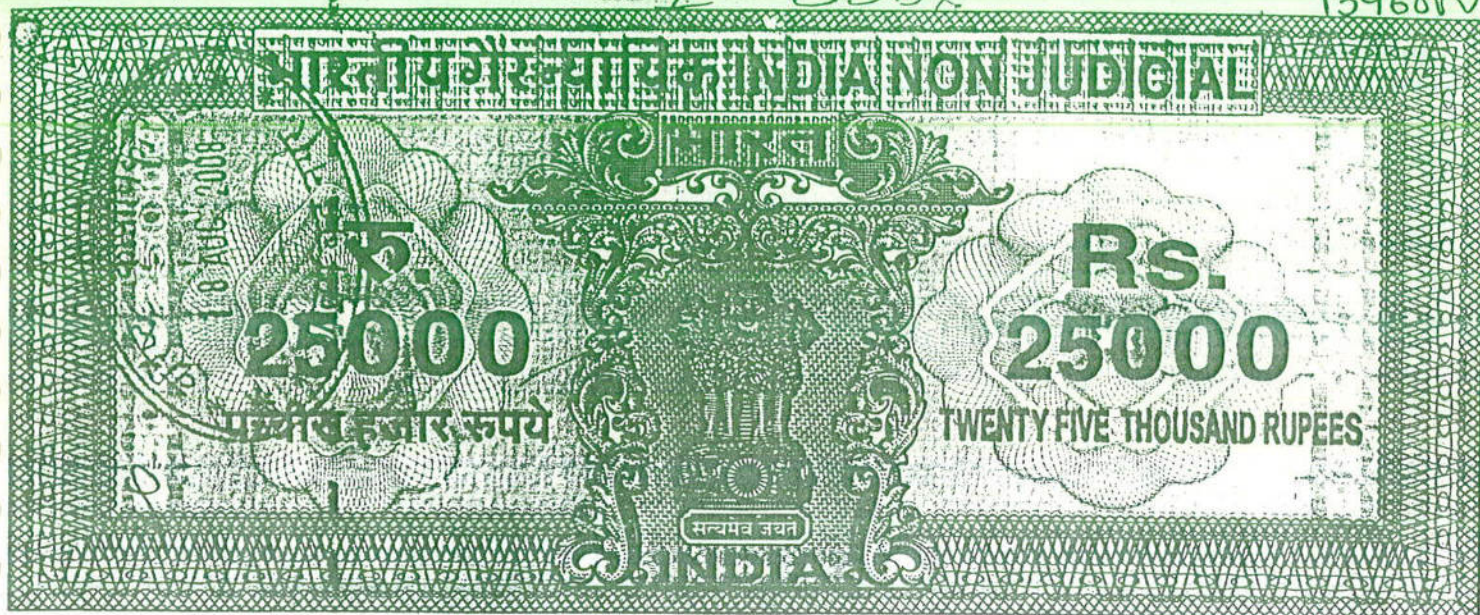


T-5339

(4)

1396000



उत्तर प्रदेश UTTAR PRADESH

769319



र शर्मा
नेहरू
मन मंडल



र शर्मा
नेहरू
मन मंडल

SALE DEED

Sale consideration	: Rs. 4,79,00,600/-
Stamp duty paid at Agreement	: Rs. 20,99,650/-
Stamp duty paid on this deed	: Rs. 12,60,350/-
Total Stamp duty paid	: Rs. 33,60,000/-
Plot area	: 2947 Sq. mtrs

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Amba Realtors Private Limited

[Handwritten signature]

Director



नं.....110.....क.....25.....
 18 AUG 2008
 में शामिल
 किया गया।
 रिकॉर्डिंग
 * कोषणगर/गौतम बुद्ध नगर *

M/s Amba Realtors Pvt. Ltd.

270 AGCR Enclave Delhi

सं. 1991-12/08

2099550 + 1260350 =

Total 3359900/-

सं. रजिस्टार नोपका
 प्राप्ति
 रजिस्टार मासिकवाय 20/8/08
 (अ. नं. 16 भा. स्य. नं. 16)



उत्तर प्रदेश UTTAR PRADESH

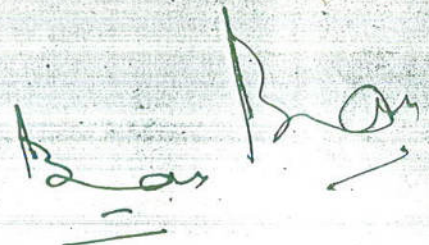
769320

1.8

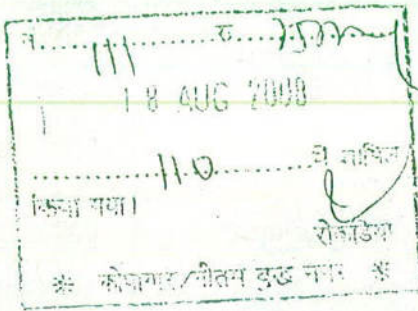
(2)

This SALE DEED is made and executed at NOIDA on this 20TH day of AUGUST 2008, Between M/s DELHI AUTO & GENERAL FINANCE PVT LTD., having Its Registered office at 3/15A, ASAF ALI ROAD, NEW DELHI through its authorized Director **SHRI G. SAGAR SURI** son of SHRI UDHO RAM SURI resident of 14-C, SAGAR APARTMENTS, 6 TILAK MARG, NEW DELHI, duly authorized vide Board Resolution dated 11.02.2008 passed by the Board of Directors of the Company, of the one part, hereinafter called the VENDOR.









47,900,600.00/ 20,629,000.00 विक्रय पत्र 5,000.00 80 5,080.00 4,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्री/श्रीमती मै0 दिल्ली आटो & जनरल फाईनेंस प्रा0लि0द्वारा जी0सागर सुरी
पुत्र / पत्नी श्री पुत्र उधो राम सुरी

पेशा व्यापार

निवासी स्थायी 14-सी सागर अपार्ट0 6 तिलक मार्ग न्यू दिल्ली

अस्थापित पत्ता उक्त

ने यह लेखपत्र इस कार्यालय दिनांक 20/8/2008 समय 6:57PM

वजे निवृत्त हेतु पेश किया।



तेज सिंह पादक

उप-निबन्धक द्वितीय
नोएडा

20/8/2008

निष्पादन लेखपत्र वाद मुनने व सम्पत्ति मजमून व प्राप्त धनराशि रु. प्रलेखानसार उक्त

विक्रेता

श्री/श्रीमती मै0 दिल्ली आटो & जनरल फाईनेंस
प्रा0लि0द्वारा जी0सागर सुरी

पुत्र/पत्नी श्री पुत्र उधो राम सुरी

पेशा व्यापार

निवासी 14-सी सागर अपार्ट0 6 तिलक मार्ग न्यू
दिल्ली



क्रेता

श्री/श्रीमती M/S AMBA REALTORS P.LTD द्वारा

राज जैन

पुत्र/पत्नी श्री पुत्र स्व0 आर0एस0जेन

पेशा व्यापार

निवासी 221 बंगला एन0 दिल्ली-02





उत्तर प्रदेश UTTAR PRADESH

769321

(3)

AND

M/s AMBA REALTORS PVT LTD., having its Registered office at 270, AGCR ENCLAVE, DELHI-110092, through its Director **SHRI RAJ JAIN** Son of LATE SHRI R.S. JAIN resident of 221, BANK ENCLAVE, DELHI-110092 duly authorized vide Board resolution dated 25.02.2008, passed by the Board of Directors of the Company, of the second part, hereinafter called the VENDEE

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नं. 112 द. 25.7.08
 18 AUG 2008
 110 मे
 किया गया।
 रोडिया
 * कोषागार/गौतम बुद्ध नगर *

ने निष्पादन स्वीकार किया।
 जिनकी पहचान श्री पी0जे0जोन
 पुत्र श्री पुत्र पी0के0जोन
 पेशा नौकरी

निवासी सागर अपार्ट0 6 तिलक मार्ग न्यू दिल्ली

व श्री धनेश चन्द अग्रवाल

पुत्र श्री पुत्र देवी सहाय अग्रवाल

पेशा व्यापार

निवासी 82 सूर्य निकेतन दिल्ली

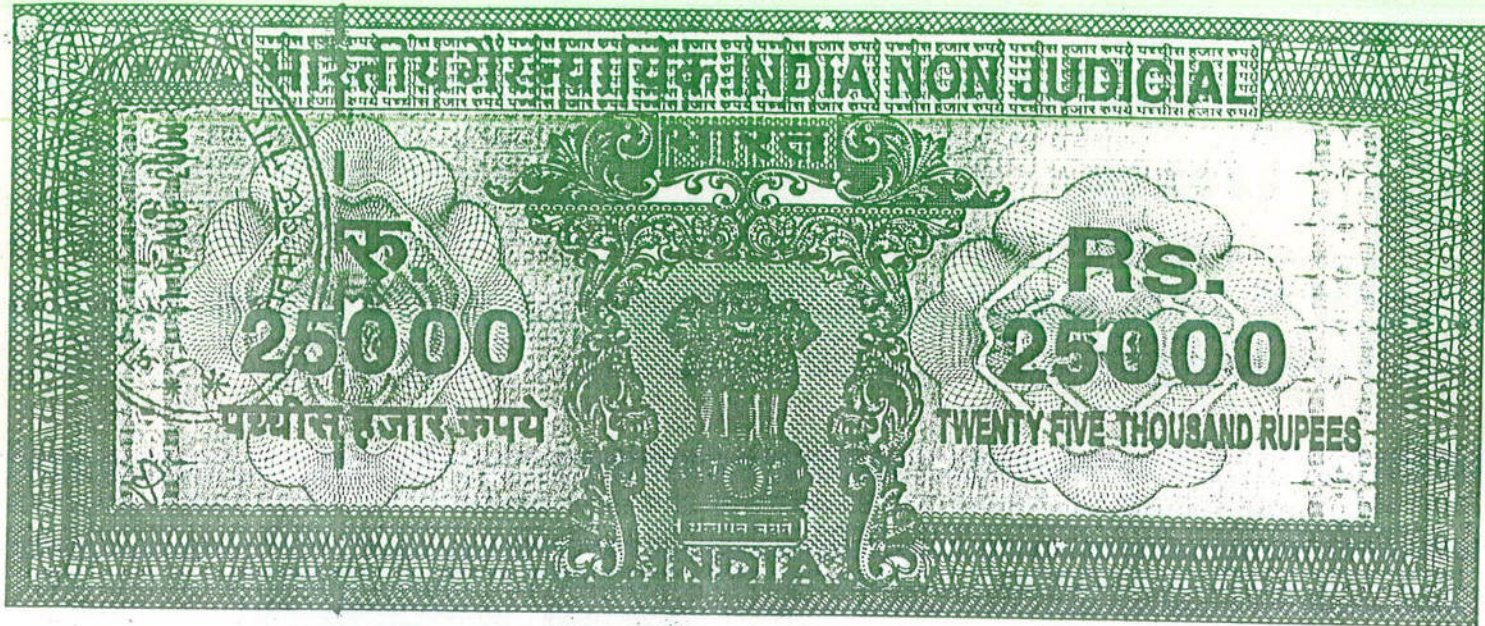
ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

पत्र सं0 1192 दि0 7.8.08 में चल रहे विवाद से दोनों पक्षकारों को अवगत कराया गया जिसे दोनों पक्षों ने सुन-व समझ कर स्वीकार किया।



तेज सिंह यादव
 उप-निबन्धक द्वितीय
 नोएडा
 20/8/2008



उत्तर प्रदेश UTTAR PRADESH

769322

(4)

(The expression and words of the Vendor and the Vendee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators, and legal representatives respectively).

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नं. 112 क. 237
 18 AUG 2008
 110 मे शामिल
 किया गया।
 * कोकागार/गौतम बुद्ध नगर *

विक्रेता

Registration No 5339

Year : 2008

Book No. i

0101 मै0 दिल्ली आटो & जनरल फाईनेंस प्रा0लि0द्वारा जी0सागर सु

पुत्र उधो राम सुरी

14-सी सागर अपार्ट0 6 तिलक मार्ग न्यू दिल्ली

व्यापार





उत्तर प्रदेश UTTAR PRADESH

769323

(5)

Whereas the Vendor aforesaid is the actual and absolute owner and in possession of Residential Free hold Vacant Plot of land area measuring 2947 sq. mtrs comprising Khata No. 126 and Khasra No. 526/1M Situated in Village MOHIUDDINPUR KANAWANI TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR- U.P., hereinafter referred to as PROPERTY and which is bounded as under:-

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नं. 114 212

18 AUG 2008

110

किन्ना गया।

* कोपलार/गीतन दुष्ट नगर

क्रेता

Registration No. 5339

Year: 2008

Book No. 1

0201 M/S AMBA REALTORS P.LTD द्वारा राज जैन

पुत्र स्व0 आर0एस0 जैन

221 बैंक एन्क0 दिल्ली-92

व्यापार



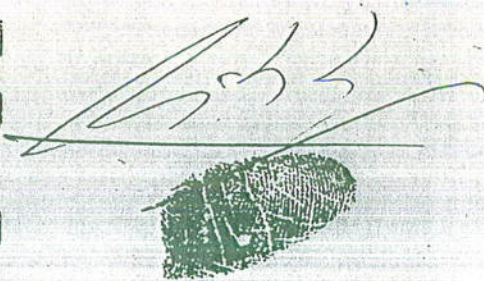


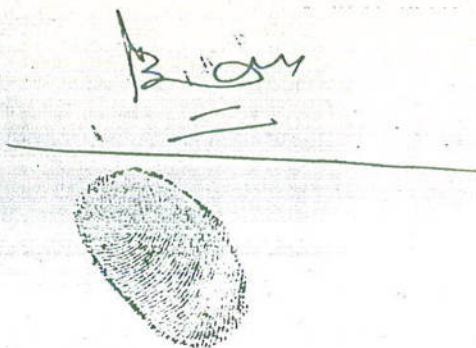
उत्तर प्रदेश UTTAR PRADESH

769324

(6)

EAST BY : LAND OF AMBA REALTORS PVT LTD





नं.....११५.....४.....२५२.....
18 AUG 2008
.....११४.....
किन्ना गया।
* कोषगार/गौतम बुद्ध मठ *





उत्तर प्रदेश UTTAR PRADESH

769325

(7)

WEST BY : ROAD 45 MTRS WIDE

[Handwritten signature]



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* 11/6 28/8
 18 AUG 2000
 में शामिल
 किया गया। 11/8
 * कोषगार/गोताम बुद्ध मठ *

BY : ROAD : 2000





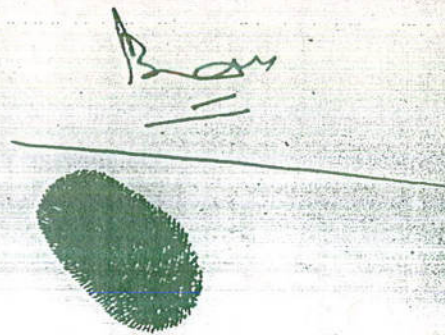
उत्तर प्रदेश UTTAR PRADESH

769326

(8)

NORTH BY : LAND OF AMBA REALTORS PVT LTD





र. 117 25m
10 AUG 2
क्रिया गया। 110
* गोपनीय/संवेदनशील सूचना





उत्तर प्रदेश UTTAR PRADESH

769327

(9)

SOUTH BY : ROAD 18 MTRS WIDE

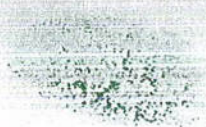
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नं. ११४ च. १४
18 AUG 2000
११० मे शांति
किया गया।
* कोषागार/गोल्म दल नमः *





उत्तर प्रदेश UTTAR PRADESH

769328

(10)

And whereas the Vendor aforesaid had acquired the said property by virtue of SALE DEED, which was executed by SMT. NEENA MACEDO wife of SHRI N. MACEDO resident of 10 ALIPUR ROAD, DELHI, duly executed on 10.09.1981 and the same was duly registered in the office of Sub-Registrar DADRI in book No. I, Volume No. 148 on pages 208 to 212 as Document No. 4084/416 and Musanna No. 4085/417 and Musanna No. 4086/418 and Musanna No. 4087/419 dated 09.02.1982.







नं. 119 र. 24
18 AUG 2003
मे शानिता
किन्ना गया। 110
सेक्रेटरी
* कोबागार/गोतम बुद्ध नगर *



उत्तर प्रदेश UTTAR PRADESH

769329

(11)

And whereas the Vendor and the Vendee had entered into an Agreement to Sell on 18.03.2008 regarding sale of 10459 sq. mtrs land comprising Khata No. 126 and Khasra No. 526/1M situated in MOHIUDDINPUR KANAWANI PARGANA LONI TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR-U.P. against sale consideration of RS. 17,00,00,000/- (Rupees Seventeen crore only) duly registered in the office of Sub-Registrar-II, NOIDA in bahi No. I, Jild No. 1991 on pages 121 to 978 at Sl. No. 1473 on 18.03.2008 The vendee had paid Rs. 85,00,000/- (Rupees Eighty Five Lakh only) towards stamp duty on 26.02.2008 for registration of the said Agreement to Sell.



नं. 120 र 74
18 AUG 2000
110 म. 11.0
किया गया।
रोकट
* कोलागार/गीतम दूर फार *



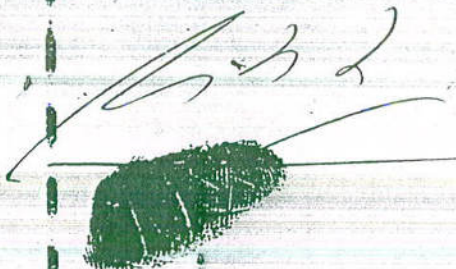


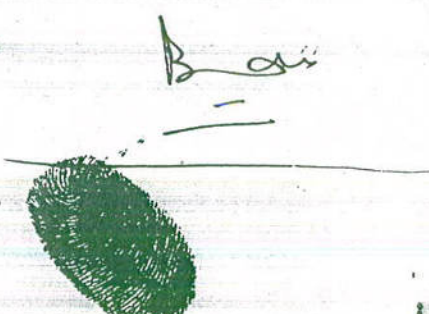
उत्तर प्रदेश UTTAR PRADESH

769330

(12)

And whereas the Vendor had executed a SALE DEED on 17.04.2008 in respect of 4418 sq. mtrs land comprising Khata No. 126 and Khasra No. 526/1M situated in VILLAGE MOHIUDDIN PUR KANAWANI TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR-U.P. against sale consideration of Rs. 7,18,11,000/- (Rupees Seven Crore Eighteen lakh Eleven Thousand only) duly registered in the office of Sub-Registrar - II, NOIDA, in Bahi No. 1, Jild No. 1934 pages 755 to 1148 at Sl. No. 2239 on 17.04.2008, a sum of Rs.35,90,550/- (Rupees Thirty Five Lakh Ninety Thousand Five Hundred Fifty only) out of Rs. 85,00,000/- (Rupees Eighty Five Lakh only) (being the total amount of stamp duty paid by the Vendee on 26.02.2008 for registration of the said Agreement to sell) had been adjusted for registration of the sale deed. As such as sum of Rs. 49,09,450/- (Rupees Forty Nine Lakh Nine Thousand Four Hundred Fifty only) is yet to be adjusted against sale deeds to be executed by the Vendor in favour of the Vendee in respect of the remaining land.





नं.....121.....६.....15.....
18 AUG 2008
.....116.....में शामिल
किया गया। रोहित
* कोषाग्र/गीतम बुड नगर *





उत्तर प्रदेश UTTAR PRADESH

769331

(13)

And whereas the vendor is now executing this Sale Deed in respect of 2947 sq mtrs land comprising Khata No. 126 and Khasra No. 526/1M situated in VILLAGE MOHIUDDINPUR KANAWANI PARGANA LONI TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR-U.P. against sale consideration of Rs. 4,79,00,600/- (Rupees Four Crore Seventy Nine Lakh Six Hundred only). A sum of Rs. 20,99,650/- (Rupees Twenty Lakh Ninety Nine Thousand Six Hundred Fifty only) (being the unadjusted stamp duty already paid on 26.02.2008 for registration of the Agreement to Sell dated 18.03.2008) is being adjusted against this Sale deed.



नं. 122 व. 257
18 AUG
116 मे प्रति
किया गया।
कोशमाल/मिर्जापुर/...



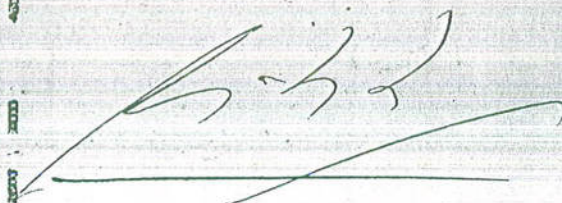


उत्तर प्रदेश UTTAR PRADESH

769332

(14)

And whereas the Vendor aforesaid is desirous to sell the abovesaid property in favour of the Vendee for a total sale consideration of Rs. 4,79,00,600/- (Rupees Four Crore Seventy Nine Lakh Six Hundred only) and the Vendee has also agreed to acquire the same for this very amount.







नं. 123 ट. 18
18 AUG 2008
110 अ. दस्तावेज
बिना गया।
* होनामान/गीतम दुख नगर *



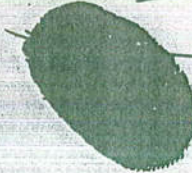


उत्तर प्रदेश UTTAR PRADESH

769333

(15)

NOW THIS SALE DEED WITNESSETH AS UNDER:-



नं. 124 ख. 28
18 AUG 2008
11.6 में शामिल
किया गया। रोकडिया
* कोशगार/गीत बुद्ध नगर *



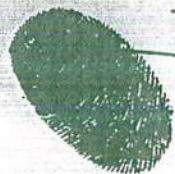


उत्तर प्रदेश UTTAR PRADESH

769334

(16)

1. That the total sale consideration of the said residential property has been settled at Rs. 4,79,00,600/- (Rupees Four Crore Seventy Nine Lakh Six Hundred only) in between both the parties.



नं. 125 अ. 257
18 AUG 2030
110 में आविष्ट
किष्ण गदा। रिकॉर्डिंग
* लोकागार / नौतम कुल नगर *

