

Rev. Sinha

DLF Ltd.

199

14853

Sr. No. 1423

Dated 24.9.2007

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 1416028/-

(Rupees Fourteen Lacs Sixteen thousand twenty eight Only.

has been levied on this document and paid by M/s. DLF Limited, Shopping Mall Arjun Marg DLF City Gurgaon.

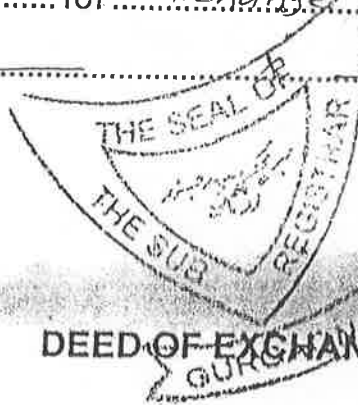
vide treasury challan No. 18 -

Dated 21.9.07

for Exchange Deed

In favour

of X



THIS DEED OF EXCHANGE is made on this 18 day of October, 2007 by M/s DLF Limited., incorporated under the Companies Act, 1956 having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase - I, Gurgaon - 122 002 acting through its authorised signatory Sh S.C Ansal, authorized vide Resolution dated 2-1-1998, hereinafter referred to as "THE PARTY OF THE FIRST PART" (Which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns)

AND

Ranvir Sinha

M/s. Security and Intelligence Services (India) Ltd., a Company incorporated under the Companies Act, 1956 and having its registered office at Annapoorna Bhawan, Patliputra, Telephone Exchange Road, Kurji, Patna 800010, through its authorized

Ranvir Sinha

प्रलेख नः 14853

दिनांक 18/10/2007

डीड का नाम	EXCHANGE OF PROPERTY OUTSIDE MC AREA
तहसील/माल-तहसील गुडगावा	
गाँव/शहर	डी.एल.एफ. पुनर्गठन एरिया
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 21,454,800.00 रुपये	स्टाम्प ड्यूटी की राशि 1,416,028.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Attested By: H.R. Khattana, Adv.

यह प्रलेख आज दिनांक 18/10/2007 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी M/s. dlf Ltd. पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Balwant Singh निवासी Shopping Mall, IIIrd Floor Arjun Marg, dlf-I, Gurgaon द्वारा रजिस्ट्रेशन हेतु प्रस्तुत किया गया।

साक्षर प्रस्तुतकर्ता Ravinder Singh

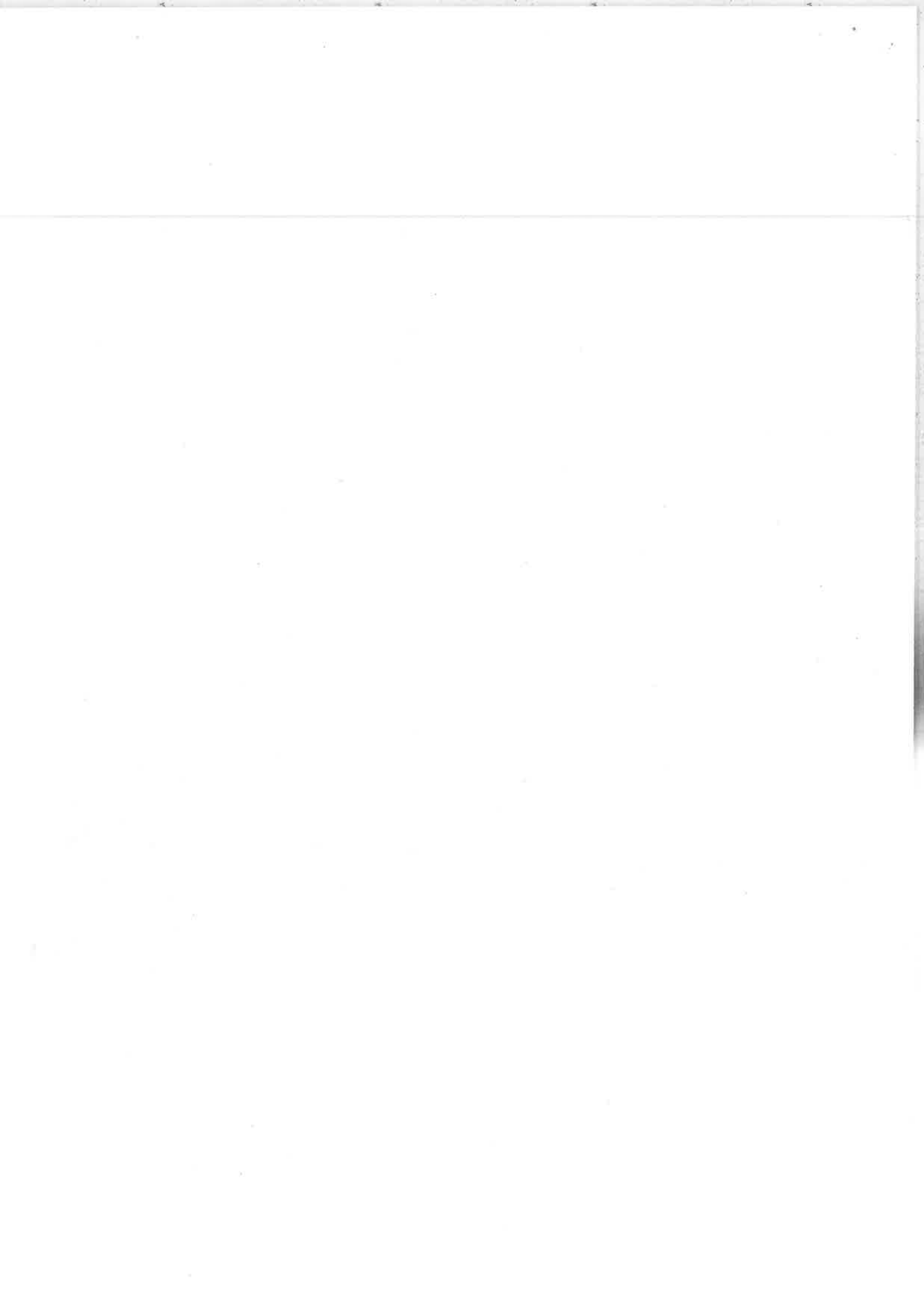
उप/संयुक्त पंजीयन अधिकारी गुडगावा

M/s dlf Ltd. (H.R. Khattana Singh) (OTHER)

प्रमाणित किया जाता है कि श्री/श्रीमती/कुमारी J.K. Karan (पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी J.K. Karan) निवासी Business Head (C&I) SIS(I), E-1 East of Kailash, N.Delhi ने साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/10/2007

उप/संयुक्त पंजीयन अधिकारी गुडगावा

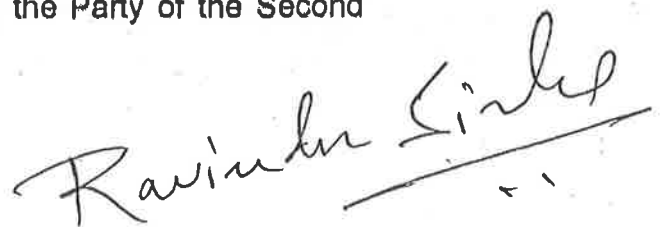
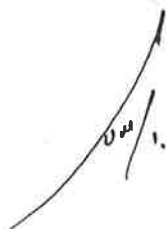


signatory Sh.R.K.Sinha, authorized vide Resolution dated 30-11-2006, hereinafter referred to as "THE PARTY OF THE SECOND PART" (which expression shall unless repugnant to the meaning or context thereof include his heirs, executors, administrators, successors and assigns) .

WHEREAS the PARTY OF THE FIRST PART is the sole and absolute owner in possession of developed plots bearing no.4806, admeasuring 357.58 Sq. yards, plot no. 4808, admeasuring 357.58 Sq. yards; Plot no. 4810, admeasuring 357.58 Sq. yards; and Plot no. 4812 admeasuring 357.58 Sq. yards, total measuring 1430.32 Sq. Yards in DLF City Phase IV, situated at village Chakkarpur, Tehsil and District Gurgaon, hereinafter referred to as 'the developed plots' and more particularly described in Schedule 'A' hereto;

AND WHEREAS the Party of the Second Part is the sole and absolute owner in possession of 1/2 share of the Land bearing Khewat no. 236,/214/1min Khatauni no. 273, Khasra no. 407/1, measuring 2 Bigha and 12 Biswas situated in the Revenue Estate of Chakkarpur, Tehsil and District Gurgaon, more particularly described as in Schedule 'B' hereto and herein after referred to as "the said land".

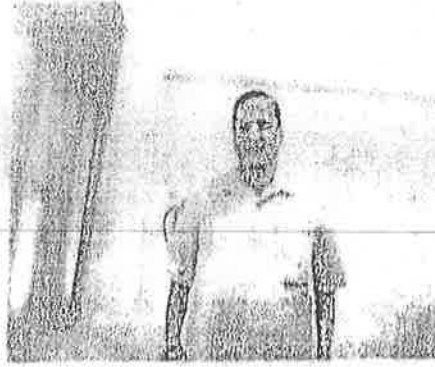
AND NOW WHEREAS both the parties have agreed to mutually exchange the ownership of the above said properties as between them viz; the Party of the First Part and the Party of the Second Part.



g. No.	Reg. Year	Book No.
1853	2007-2008	1



प्रथम पक्ष



द्वितीय पक्ष



गवाह

पक्ष
R.K. Sinha

पक्ष
R.K. Sinha

1:- H.R. Khatana गवाह 2:- J.K. Karan

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रमाण पत्रिका 14,853 आज दिनांक 18/10/2007 को जारी की गई। जिले का 9,753 को 141 पर प्रमाणित किया गया तथा इसकी एक प्रति जोतिरिक्त जारी आख्या। जिले का 832 को 54 से 56 पर प्रमाणित किया जाता है कि इस प्रमाण पत्र को प्रमाणित करने और प्रमाणित करने के लिए।

दिनांक 18/10/2007

उप/सचिव पंजीयन अधिकारी
गुडगाँवा

NOW THIS DEED OF EXCHANGE WITNESSES AS FOLLOWS :

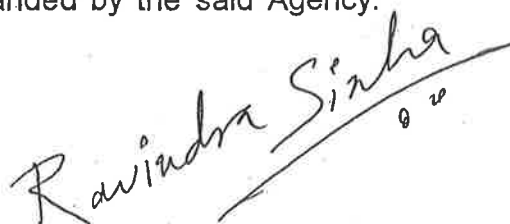
1. That in pursuance of the Deed of Exchange and in consideration of the proposed transfer to be effected by the aforesaid company as hereunder appearing, the said Party of the First Part do hereby agree to grant, convey, transfer, assign and assure unto and in favour of the Party of the Second Part free from all encumbrances, four Plots as described in Schedule 'A' total measuring 1430.32 Sq. yards to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereby transferred by the Party of the Second Part in favour of the Party of the First Part.
2. That the Party of the Second Part in further pursuance of the said Deed of Exchange and in consideration of the transfer affected by the Party of First Part as beneficiary owner of said developed Plots, do hereby grant, convey, transfer, assign and assure unto and in favour of the said Party free from all encumbrances, the said Land comprised in Sechdule 'B' , to HAVE AND TO HOLD the same absolutely and for ever in exchange for the transfer of aforesaid developed plots affected by the Party of First Part in favour of the Party of Second Part.
3. That apart from the above said Land given in exchange, the Party of the Second Part has also hereby paid a sum of Rs.93,90,240/- (Rupees Ninety Three Lakhs Ninety Thousand Two Hundred and Forty only) to the Party of the First Part in consideration of the aforesaid exchange. The Party of the First Part acknowledges receipt of Rs. 93,90,240/- (Rupees Ninety Three Lac Ninety Thousand Two Hundred and Fourty only) vide Cashier's

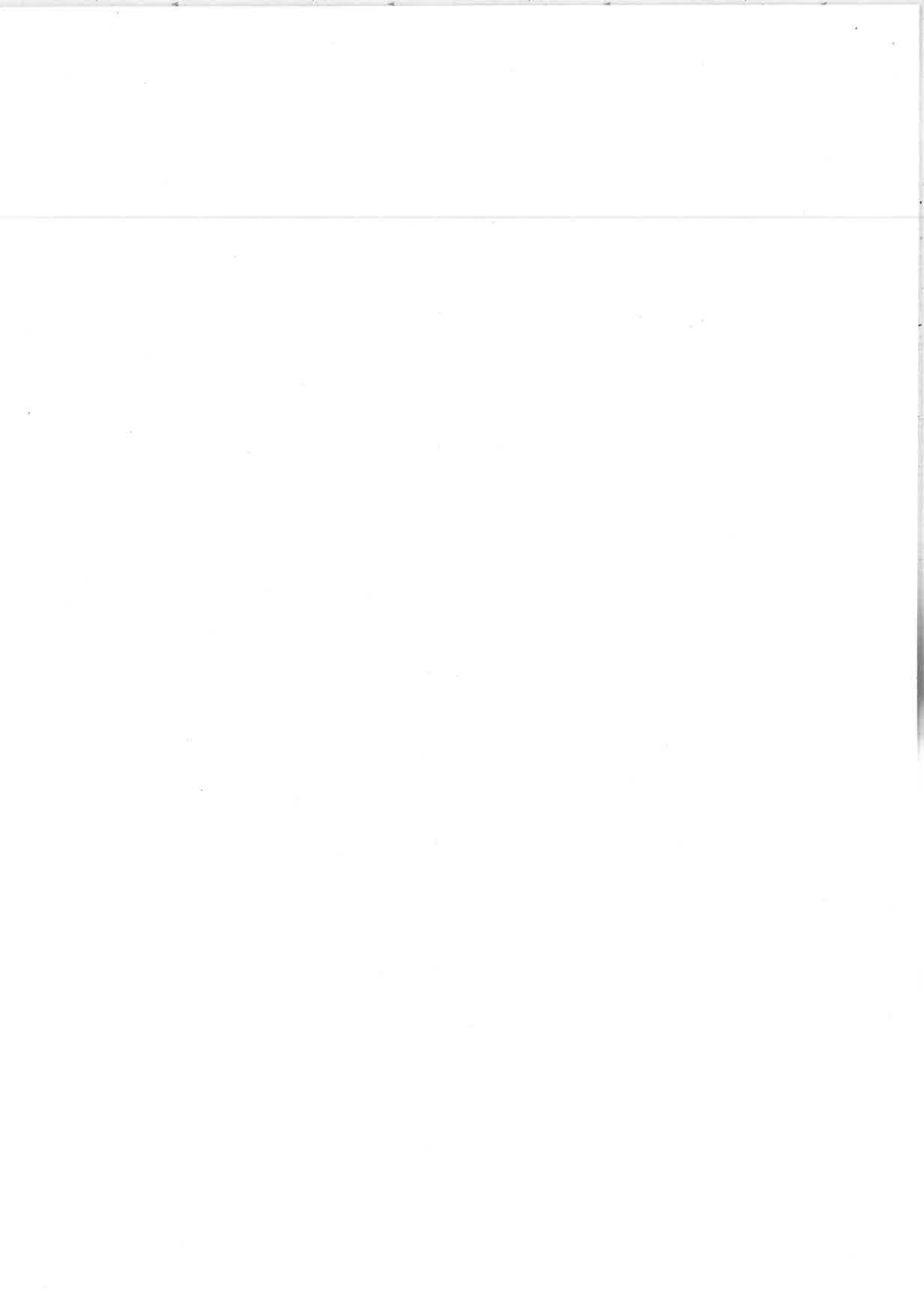


Ravindra Sinha

Order no.026647 dated 17.10.2007 payable to M/s DLF Limited
Issued by HSBC Bank, F-43, South Extension, New Delhi-110049.

4. That as a consequence to this Deed of Exchange, the parties to this Deed shall hand over the physical possession of the aforesaid properties conveyed in their favour within a period of 3 weeks from the date of execution of this Deed.
5. That the Party of the Second Part has agreed to be bound by the relevant terms of the Standard Plot Buyers Agreement of DLF City Phase IV, a copy of which has been duly signed by the Party of the Second Part in token thereof and the same is Annexure A to this Exchange Deed and the relevant terms specifically relating to the futuristic charges shall be read as part and parcel of this Exchange Deed. In the event of any inconsistency in the terms of this Exchange Deed and the Standard Plot Buyers Agreement, the terms of this Exchange Deed shall prevail.
6. That the Party of the Second Part has further agreed and undertaken to pay on demand any additional charges which may be levied by the Haryana Govt. or any other Authority or any futuristic charges attributable to the said developed plots.
7. That the Party of the Second Part has also agreed to pay charges, pro-rata as may be determined by the Maintaining Agency for maintaining various services and facilities in the said colony to the said Maintenance agency until the maintenance thereof is handed over to a local body. All such charges shall be payable and shall be paid by the Party of the Second Part to the Maintenance Agency periodically as and when demanded by the said Agency.





The pro-rata share so determined by the Maintenance Agency shall be final and binding on the Party of the Second Part.

8. That the Party of the Second Part undertakes to complete the construction on the said developed plots in accordance with prescribed norms.

9. That the Party of the Second Part undertakes to pay all taxes, land revenue, cesses etc till date against the agricultural land if any. The Party of the First Part further undertakes that any outstanding dues in respect of developed plot, being given in exchange till date will be borne by them.

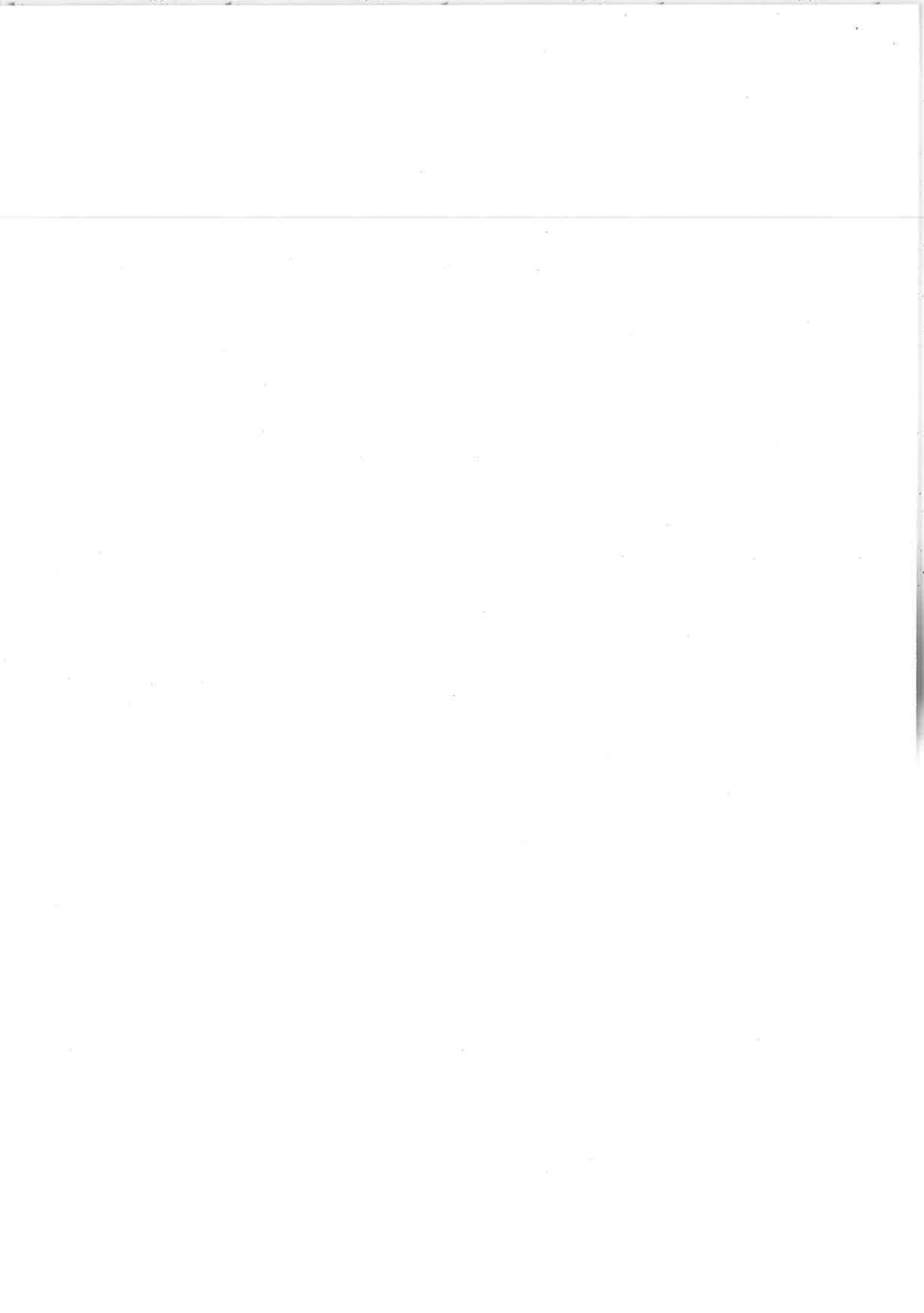
10. That the Party of the First Part has also agreed to bear all the expenses of this Exchange Deed, Stamp Duty, Registration Fee etc for the purpose of registration, the Stamp Duty of Rs.14,16,028/- (Rupees Fourteen lakhs, sixteen thousand and twenty eight only) has been paid.

SCHEDULE 'A'

Plot No.4806, measuring 357.58 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North	:	Road
South	:	Plot no.4808
East	:	Green Area
West	:	Road

Ravindra Singh



Plot No.4808, measuring 357.58 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North : Plot no.4806
South : Plot No.4810
East : Green Area
West : Road

Plot No.4810, measuring 357.58 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North : Plot no.4808
South : Plot no.4812
East : Nursery School
West : Road

Plot No.4812, measuring 357.58 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon


North : Plot no.4810
South : Plot no.4814
East : Nursery School
West : Road

SCHEDULE 'B'

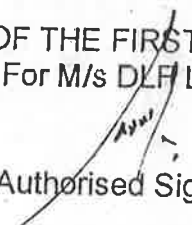
Land at Village	Khewat No.	Khatauni No.	Khasra no.	Area (B-B-B)
Chakkerpur, Tehsil & District Gurgaon	236/214/1min	273	407/1	1-06

Ravindra Singh

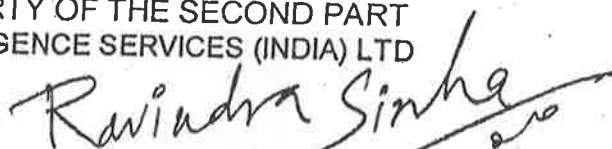
In witness whereof the said M/s. DLF Ltd. the PARTY OF THE FIRST PART, acting through Sh. S.C Ansal authorized to execute the Exchange Deeds and to delegate powers to any employee of the Company to present for registration of the Exchange Deeds executed by him on its behalf vide resolution dated 2-1-1998 of the Company have set their hand at these present at Delhi on the day, month and year first abovewritten. This deed will be presented for registration before the Registering Authority and got registered by Sh. Jasmer Singh S/o Sh. Balwant Singh R/o C-68, Indira Enclave, Neb Sarai, New Delhi 110068, who has been authorized by Sh. S. C. Ansal vide Power of Attorney dated 31-1-2002 registered in the office of the Sub Registrar, New Delhi as No. 7 In Addl. Book No. VI Volume No.1 on pages 18 to 19 on 31-1-2002 with powers inter-alia to appear before the registering authority and present for registration any deed or documents executed by or on behalf of the DLF Ltd. and do all other acts, deeds and things to get it registered.


Hem Ram Khatana
Advocate
Gurgaon.

PARTY OF THE FIRST PART
For M/s DLF Limited


(Authorised Signatory)

PARTY OF THE SECOND PART
For SECURITY & INTELLIGENCE SERVICES (INDIA) LTD


(Authorised Signatory)

Witnesses

1.


J.K. KARAN

BUSINESS HEAD (C&I)
SIS (INDIA) LTD.

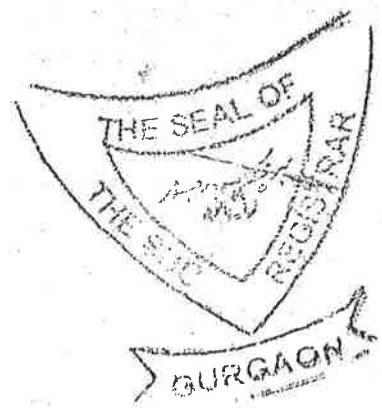
2.

E-1, EAST OF KAILASH,
NEW DELHI - 110065


Hem Ram Khatana

स्तीका नं० १५४५३ मति. त्ही नं० १
जिल्ह नं० ७०१२६ नं० ४५२४ फा
चरण किश १
जिल्ह ४४५१ नं० १५०
दिन १८/७ को दर्ज रजिस्ट्रार
किया गया। २०१७

सब रजिस्ट्रार
गुरगाँव



Sr. No. 1423 -

Dated 24-9-07

14854
(200)

Certified Under Section 42 of the Indian Stamp Act, 1889,

that Stamp Duty of the amount of Rs. 1351647/-

(Rupees Thirteen Lacs fifty one thousand six hundred forty seven)

has been levied on this document and paid by M/s. DLF Limited, Shopping

Mall Arjun DLF City Gurgaon

vide treasury challan No. 17-

Dated 21.9.07

for Exchange Deed

in favour

of X

DEED OF EXCHANGE

24.9.07

THIS DEED OF EXCHANGE is made on this 18 day of October, 2007 by M/s DLF Limited., incorporated under the Companies Act, 1956 having its registered office at Shopping Mall, 3rd Floor, Arjun Marg, DLF City Phase - I, Gurgaon - 122 002 acting through its authorised signatory Sh S. C Ansal, authorized vide Resolution dated 2-1-1998, hereinafter referred to as "THE PARTY OF THE FIRST PART" (Which expression shall unless the context otherwise requires mean and include its successors, liquidators and assigns)

AND

Raviadra Sinha

M/s. Security and Intelligence Services (India) Ltd., a Company incorporated under the Companies Act, 1956 and having its registered office at Annapoorna Bhawan, Patliputra, Telephone Exchange Road, Kurji, Patna 800010, through its authorized signatory Sh.R.K.Sinha, authorized vide Resolution dated 30-11-

Raviadra Sinha

प्रलेख नः 14854

दिनांक 18/10/2007

डीड संबंधी विवरण

डीड का नाम EXCHANGE OF PROPERTY OUTSIDE MC AREA
तहसील/सब-तहसील गुडगांवा
गांव/शहर डी.एल.एफ कुतुब एन्कलेव

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 20,479,500.00 रुपये
जिस्ट्रेशन फीस की राशि 15,000.00 रुपये

स्टाम्प ड्यूटी की राशि 1,351,647.00 रुपये
पेस्टिंग शुल्क 2.00 रुपये

Drafted By: H.R.Khatana, Adv.

यह प्रलेख आज दिनांक 18/10/2007 दिन गुरुवार समय बजे श्री/श्रीमती/कुमारी M/s. dlf Ltd.
पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Balwant Singh निवासी Shopping Mall IIIrd Floor, Arjun Marg, dlf-I, Gurgaon द्वारा
पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Ranbir Singh

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

श्री M/s. dlf Ltd. thru Jasmer Singh (OTHER)

उपरोक्त प्रथम पक्ष व श्री/श्रीमती/कुमारी thru:- R.K.Sinha द्वितीय पक्ष हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने
समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H.R.Khatana पुत्र/पुत्री/पत्नी श्री
निवासी Adv. Gurgaon व श्री/श्रीमती/कुमारी J.K.Karan, Business Head (C&I) पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी SIS (I)
Ltd. E-1 East of Kailash, N.Delhi ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 18/10/2007



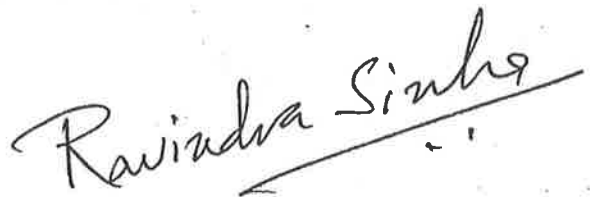
उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

2006, hereinafter referred to as "THE PARTY OF THE SECOND PART" (which expression shall unless repugnant to the meaning or context thereof include his heirs, executors, administrators, successors and assigns) .

WHEREAS the PARTY OF THE FIRST PART is the sole and absolute owner in possession of developed plots bearing **No.4805 admeasuring 341.326 Sq. yards, Plot no.4807, admeasuring 341.326 Sq. yards, Plot no.4809 admeasuring 341.326 Sq. yards and Plot no. 4811, admeasuring 341.326 Sq. yards total measuring 1365.30 Sq. Yards** in DLF City Phase IV, situated at village **Chakkarpur**, Tehsil and District Gurgaon, hereinafter referred to as 'the developed plots' and more particularly described in Schedule 'A' hereto;

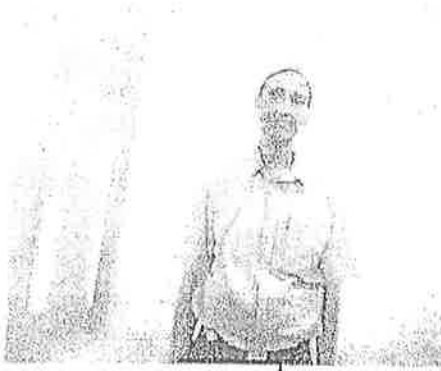
AND WHEREAS the Party of the Second Part is the sole and absolute owner in possession of 1/2 share of the Land bearing Khewat no. 236,/214/1min Khatauni no. 273, Khasra no. 407/1, measuring 2 Bigha and 12 Biswas situated in the Revenue Estate of Chakkarpur, Tehsil and District Gurgaon, more particularly described as in Schedule 'B' hereto and herein after referred to as "the said land".

AND NOW WHEREAS both the parties have agreed to mutually exchange the ownership of the above said properties as between them viz; the Party of the First Part and the Party of the Second Part.



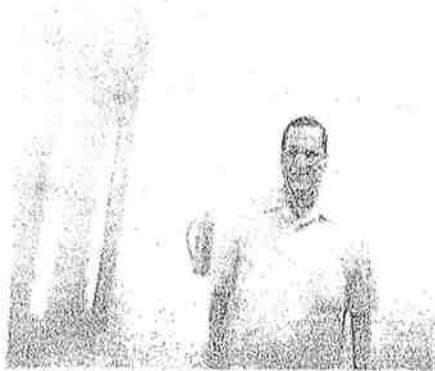


Reg. No. 14854 Reg. Year 2007-2008 Book No. 1



प्रथम पक्ष

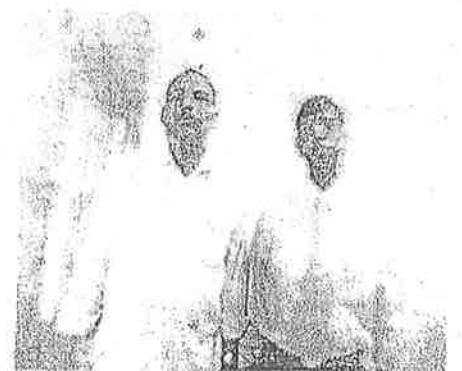
प्रथम पक्ष
Jasmer Singh



द्वितीय पक्ष

द्वितीय पक्ष
thru:- R.K. Sinha

Raviadras Singh



गवाह

गवाह 1:- H.R. Khatana

गवाह 2:- J.K. Karan, Business Head (C&I)

प्रमाण-पत्र

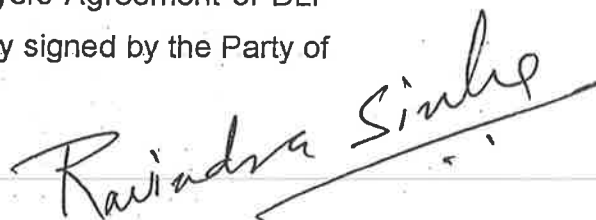
प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14,854 आज दिनांक 18/10/2007 को बही न: 1 जिल्द न: 9,753 के पृष्ठ न: 141 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 832 के पृष्ठ सख्या 54 से 56 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 18/10/2007

उप/संयुक्त पंचायत अधिकारी
गुडगावा

NOW THIS DEED OF EXCHANGE WITNESSES AS FOLLOWS :

1. That in pursuance of the Deed of Exchange and in consideration of the proposed transfer to be effected by the aforesaid company as hereunder appearing, the said Party of the First Part do hereby agree to grant, convey, transfer, assign and assure unto and in favour of the Party of the Second Part free from all encumbrances, four Plots as described in Schedule 'A', total measuring **1365.30 Sq. yards** to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereby transferred by the Party of the Second Part in favour of the Party of the First Part.
2. That the Party of the Second Part in further pursuance of the said Deed of Exchange and in consideration of the transfer affected by the Party of First Part as beneficiary owner of said developed Plots, do hereby grant, convey, transfer, assign and assure unto and in favour of the said Party free from all encumbrances, the Land comprised in Schedule 'B' , to HAVE AND TO HOLD the same absolutely and for ever in exchange for the transfer of aforesaid developed Plots affected by the Party of First Part in favour of the Party of Second Part.
3. That as a consequence to this Deed of Exchange, the parties to this Deed shall hand over the physical possession of the aforesaid properties conveyed in their favour within a period of 3 weeks from the date of execution of this Deed.
4. That the Party of the Second Part has agreed to be bound by the relevant terms of the Standard Plot Buyers Agreement of DLF City Phase IV, a copy of which has been duly signed by the Party of





the Second Part in token thereof and the same is Annexure A to this Exchange Deed and the relevant terms specifically relating to the futuristic charges shall be read as part and parcel of this Exchange Deed. In the event of any inconsistency in the terms of this Exchange Deed and the Standard Plot Buyers Agreement, the terms of this Exchange Deed shall prevail.

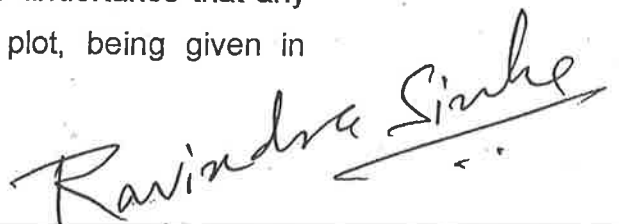
5. That the Party of the Second Part has further agreed and undertaken to pay on demand any additional charges which may be levied by the Haryana Govt. or any other Authority or any futuristic charges attributable to the said developed plots.

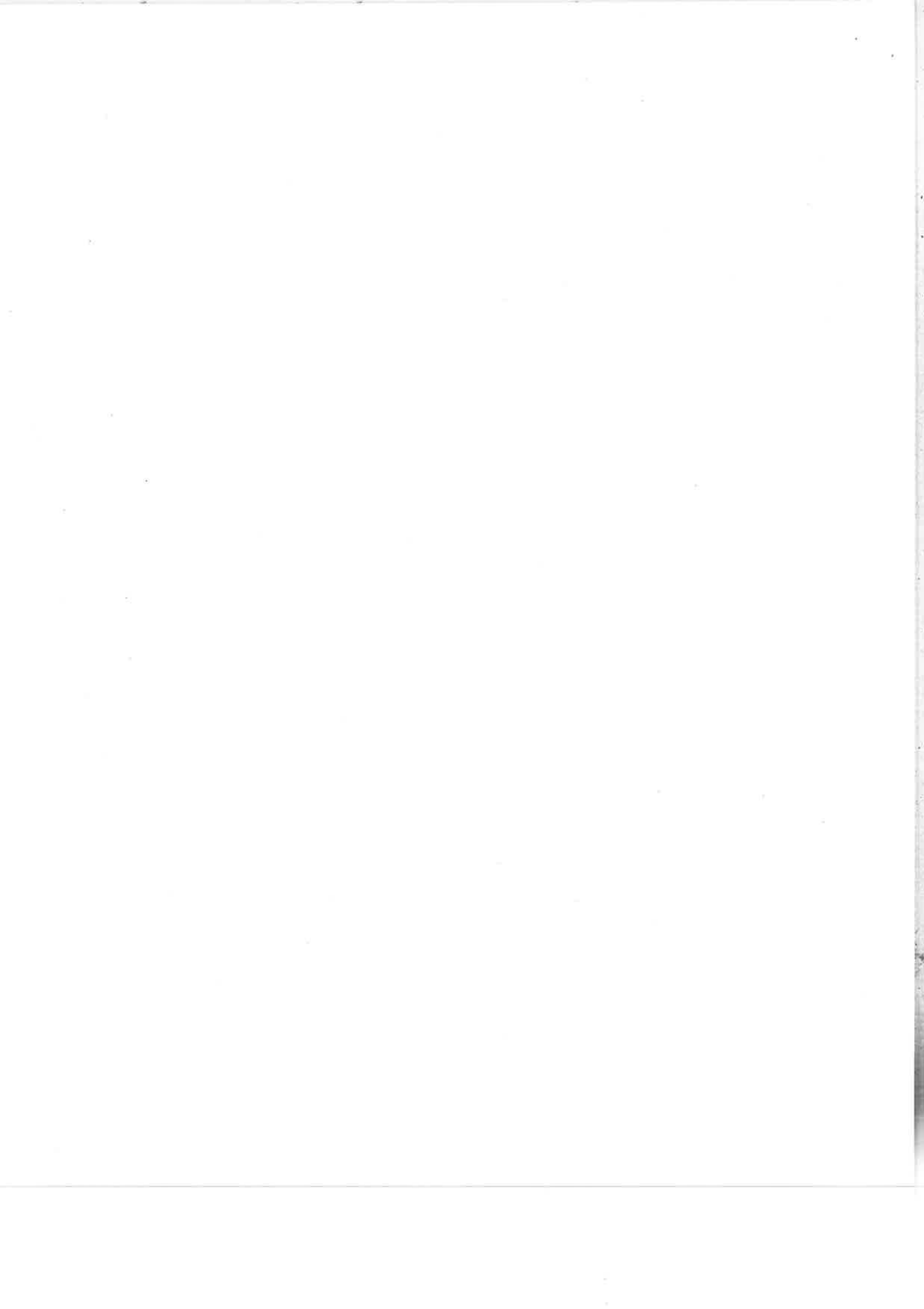
6. That the Party of the Second Part has also agreed to pay charges, pro-rata as may be determined by the Maintaining Agency for maintaining various services and facilities in the said colony to the said Maintenance agency until the maintenance thereof is handed over to a local body. All such charges shall be payable and shall be paid by the Party of the Second Part to the Maintenance Agency periodically as and when demanded by the said Agency. The pro-rata share so determined by the Maintenance Agency shall be final and binding on the Party of the Second Part.

7. That the Party of the Second Part undertakes to complete the construction on the said developed plots in accordance with prescribed norms.

8. That the Party of the Second Part undertakes to pay all taxes, land revenue, cesses etc till date against the agricultural land if any. The Party of the First Part further undertakes that any outstanding dues in respect of developed plot, being given in exchange till date will be borne by them.







9. That the Party of the first Part has also agreed to bear all the expenses of this Exchange Deed, Stamp Duty, Registration Fee etc. For the purpose of registration, the Stamp Duty of Rs.13,51,647/- (Rupees Thirteen lakhs, fifty one thousand, six hundred and forty seven only) has been paid.

SCHEDULE 'A'

Plot No.4805, measuring 341.326 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North	:	Plot no.4805 A
South	:	Plot no.4807
East	:	Road
West	:	DLF Group Housing

Plot No.4807, measuring 341.326 sq. yards at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North	:	Plot no.4805
South	:	Plot no.4809
East	:	Road
West	:	DLF Group Housing

Raviendra Singh

Plot No.4809, measuring **341.326 sq. yards** at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

North : Plot no.4807
South : Plot no.4811
East : Road
West : DLF Group Housing

Plot No.4811, measuring **341.326 sq. yards** at DLF City, Phase IV, Village Chakkerpur, Tehsil & District Gurgaon

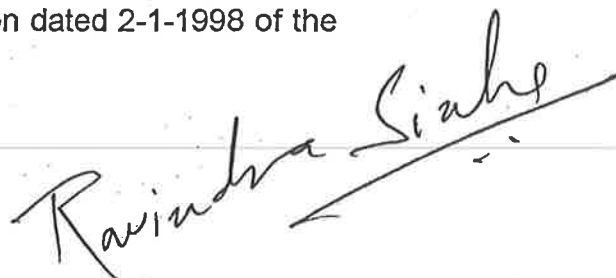
North : Plot no.4809
South : Plot no.4813
East : Road
West : DLF Group housing

SCHEDULE 'B'

Land at Village	Khewat No.	Khatauni No.	Khasra no.	Area (B-B-B)
Chakkerpur, Tehsil & District Gurgaon	236/214/1min	273	407/1	1-06

In witness whereof the said M/s. DLF Ltd. the PARTY OF THE FIRST PART, acting through Sh. S.C Ansal authorized to execute the Conveyance Deeds and to delegate powers to any employee of the Company to present for registration of the Conveyance Deeds executed by him on its behalf vide resolution dated 2-1-1998 of the





Company have set their hand at these present at Delhi on the day, month and year first above written. This deed will be presented for registration before the Registering Authority and got registered by Sh. Jasmer Singh S/o Sh. Balwant Singh R/o C-68, Indira Enclave, Neb Sarai, New Delhi 110068, who has been authorized by Sh. S. C Ansal vide Power of Attorney dated 31-1-2002 registered in the office of the Sub Registrar, New Delhi as No. 7 in Addl. Book No. VI Volume No.1 on pages 18 to 19 on 31-1-2002 with powers inter-alia to appear before the registering authority and present for registration any deed or documents executed by or on behalf of the DLF Ltd. and do all other acts, deeds and things to get it registered.



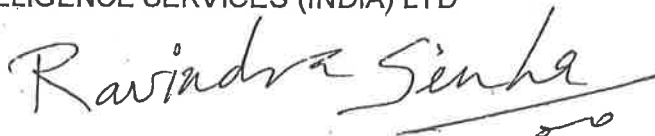
Hem Ram Khatana
Advocate
Gurgaon.

PARTY OF THE FIRST PART
For M/s DLF Limited



(Authorised Signatory)

PARTY OF THE SECOND PART
For SECURITY & INTELLIGENCE SERVICES (INDIA) LTD



(Authorised Signatory)

Witnesses :

1.



J.K. KARAN
BUSINESS HEAD (C&I)
SIS (INDIA) LTD
E-1, EAST OF KAILASH,
NEW DELHI- 110065.

2.



Hem Ram Khatana
Advocate
Gurgaon.



1485/ अति. नं. 1
वि. नं. 10126 नं. 82-88
बसा. किया 1
जिल्द नं. 851 नं. 140
दिनांक 18/10 को दर्ज रखा गया.
दिखा गया। 2-7



सब रजिस्ट्रार
गुड़गाँव



रजिस्टर इन्तकाल

[illegible]

वर्क नाथर

इन्द्राज जदीद जो अब कायम किया जाएगा

[illegible]