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Stamp Duty Paid in Cash Certificate in favour of

Dr. Nirdosh Kumar Safaya

1450 13/8/94

TRANSFER-CUM-SALE DEED

50-0

Fifty only

Total Consideration of Rs.3 Lacs
Stamp duty, Thirty Seven Thousand
Five Hundred and Fifty Only

23 Dated 04/7/91

This TRANSFER-CUM-SALE DEED is made and executed at Noida on this
04/7/91 day of July, 1991 between Smt. Savitri Devi W/o Late Shri
K.S. Mishra R/o 0-01, Sector-19, Noida, District-Ghaziabad, (U.P.)

hereinafter called the 'VENDOR' of the ONE PART

A N D

Dr. Nirdosh Kumar Safaya s/o Shri M.L. Safaya, R/o 07/22, Sector-XI
Noida, District-Ghaziabad, (U.P.), hereinafter called the 'VENDEE'
of the OTHER PART.

The expressions 'VENDOR' and 'VENDEE' shall mean and include their
respective heirs, successors, nominees, executors, administrators, legal
representatives and assigns.

WHEREAS THE VENDOR is the allottee and owner of Single unit House
NIG/1, bearing House No. 2/22, Sector-XI, Noida, District-Ghaziabad
(U.P.), duly allotted by Noida authority

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...2/-

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 E 4 JUL 1995
 जलाना १०
 निवा १०५१

Dr. Nirdosh Kumar Sefaye
 Slo mth lal Sefaye T-22 Sec 8 lnd

उत्तललिपि दस्तानेज नं. 1556 को 2 मस
 मुजबला निमा परा

II - नडा २० साल Dup
 हुनामा-आमा/आमा की. गति. मुजदर बोन शब्द
 धीमे से सावित्री देवी
 निवासी C-621 सेक्टर 19 नई दिल्ली
 ने यह लेना है कि 14/7/95 को
 हादरी जिला मार्गदर्शक ने था 14/7/95 को
 कलकत्ता 12/... बजे दिन के प्रभु

मुज न
 माल यजतिजिदि नं. 5 अलाव नं. 6

14/7/95

सावित्री देवी मिश्रा

14/7/95

उक्त सीमा से सावित्री देवी उक्त नं. 15306, 15307
 लीन जावत प्रकृति का 22, लीकार किया व सम्पादन में की जा निर्दोष कर
 व लीकार किया निवासी
 सी सी नील सिन्हा
 निवासी H-40
 व सी के सी सरोज सम्पाद्य
 निवासी एन ० के सी सम्पाद्य
 निवासी उक्त शास्त्र
 14/7/95

सावित्री देवी मिश्रा

Dr. Nirdosh Kumar Sefaye

Dr. Nirdosh Kumar Sefaye

हाथी बने प्रतीक होते हैं कि
 बर्तन निवासी के हैं

14/7/95

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(hereinafter referred to as the said property and morefully described in the schedule hereto)

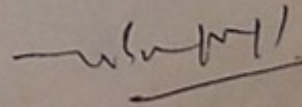
AND WHEREAS by a lease-cum-sale deed executed by Noida on 25.6.1991 in favour of the VENDOR a lease of the plot No. 22 Block-T, Sector-XI Noida for a term of 90 Years commencing from 25.3.1988 and sale of the super structure thereon was effected for a total consideration of Rs. 35,000/- (Rupees Thirty Five Thousand Only) and the said lease cum sale deed was registered at the Office of the Sub-Registrar, Noida as No. 2553, Book No. 1, Volume No. 679 on page 70 on 26.6.1991.

AND WHEREAS by an agreement to sell made between the parties hereto on 27.1.1995 the VENDOR agreed to sell and the VENDEE agreed to purchase the said property for total consideration of Rs. 3 lakhs (Rupees three lakhs)

AND WHEREAS the VENDOR has obtained the permission from Noida for transfer of the said property in favour of the VENDEE vide their transfer Memorandum No. 3151-Noida-SR.D.(H)(H)/95 dated 27.4.1995.

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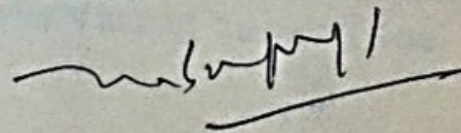


AND WHEREAS the VENDOR for her genuine needs and requirements is desirous to transfer the lease for hold right in the aforesaid plot No. T/22, Sector-XI, Noida and the ownership right of the super structure thereon in favour of the VENDEE for total consideration of Rs. 3 lakhs (Rupees Three Lakhs Only) and the VENDEE has agreed to acquire the same for the said amount.

AND WHEREAS the VENDOR has already received from the VENDEE an amount of Rs. 1,25,000 (One Lac Twenty Five Thousand Only) by cheques No. 186176 BOI Noida dated 24.4.95 and 377139 PNB Noida dated 27.1.95 as advance and the balance of the consideration amounting to Rs. 1,75,000 (Rs. One Lac Seventy Five Thousand Only) received this day by Bank Draft no: 014632 dated 13.7.95 drawn on Central Bank of India Ltd. bank from LIC HO using Finance Ltd. Ghaziabad on behalf of Dr. Nirdosh Kumar Safaya the VENDEE, the receipt whereof the VENDOR hereby admits and acknowledges

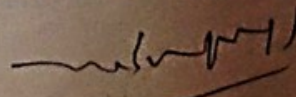
NOW IN THE ABOVE PREMISES AND IN CONSIDERATION THEREOF THIS TRANSFER-CUM-SALE DEED WITNESSETH AS UNDER:

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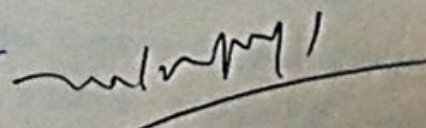


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1. That the VENDOR has this day transferred to the VENDEE the lease hold rights in the plot No. 22, Block-T, Sector-XI, Noida, District-Ghaziabad (U.P.) for the total consideration of Rs.300,000/- (Rupees Three lac Only) already received by the VENDOR from the VENDEE in the manner described above.
 2. The VENDOR has received the entire consideration for the said property and nothing more is due from the VENDEE towards the price of the said property.
 3. That the rents, covenants and conditions by and in the said lease-cum-sale deed dated 25.5.91 have on the part of the vendor been duly paid and observed and performed by the VENDOR to the date hereof and that she has done nothing to incur forfeiture or to invalidate the aforesaid lease-cum sale deed executed by Noida on 25.6.1991.
 4. That the VENDOR has transferred conveyed and sold all her right title and interest in the aforesaid residential plot as lesses thereof and the super structure thereon, as owner thereof to the VENDEE to have and to hold the same exclusively as his own

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5. That the abovesaid property hereby transferred shall be quietly entered into and upon and hold and enjoyed by the VENDOR without any interruption or disturbance by the VENDOR or any persons claiming through him.

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6. That the VENDOR has assured the VENDEE that the said property hereby transferred and sold is free from all sorts of encumbrances such as prior sale mortgage, charge, lien, gifts, loan, pledge, litigation dispute, injunction, attachment and decree of any Court of law, and if proved otherwise the VENDOR shall be liable and responsible for the same and the VENDEE shall have the right to recover the entire amount with cost and expenses from the moveable and immoveable properties of the VENDOR.

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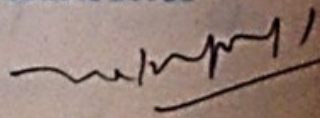
10. The VENDEE would enjoy the lease right in the plot for a period of 90 Years from 25.3.1988.

11. The VENDEE shall use the property exclusively for residential purposes only.

Schedule-description of property

All that plot of land bearing No. 22 Block-F
Sector XI, Noida, District Ghaziabad, (U.P.) admeasuring 6388.88 sq. mts.
or thereabouts together with the house constructed

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thereon having a built up area approximately sq.ft.
and having two bed rooms, drawing/dining room, Kitchen, toilet
and bathroom and bounded as under

On the north-by Road
On the south-by t-21/Sector-XI
On the east -by t-17/Sector-XI
On the west -by-Roads.

IN WITNESSES WHEREOF the VENDOR and the
VENDEE have set their respective hands in this deed of transfer
Cum-sale deed at Haida on the day month and year first above mentio
ed in the presence of the following witnesses:

WITNESSES

1. *Signature*
2. *Signature*
w/ Vendor

VENDOR *सावित्री देवी मिश्रा*
SMT. SAVITRI DEVI
VENDEE *Signature*
DR. N.K. SAPAYA