



Sl. No.

GSR/001:214642

RECEIPT

STATE BANK OF INDIA

ROHTAK

Branch

Code No.

726

Received a sum of Rs. 3,65,000/-

(Rupees ~~three~~ three ~~hundred~~ hundred ~~sixty~~ sixty ~~five~~ five ~~thousand~~ thousand ~~only~~ only)

from Smt. / Shri Satyam Anil Sarda Put U

s/o, d/o, w/o

residing at new delhi STATE BANK OF INDIA for credit to Government of Haryana
account towards Stamp Duty.

Seller by Kusum Jain

used

Date: 29/11/10

ROHTAK

Place

(Signatures of Authorised Officer)

SALE DEED

1 Rajeev Kumar Sarda
Sanjay @ Sanjay
H H GFA Rajiv

5 Sanjay

2 Kusum Jain
mayank k son
H H GFA
Kusum son

6 Anil Kumar

3 Rajeev Kumar Sarda

7 Kusum Jain

4 Sanjay Sarda

List No. 73-B Residential

1. Type of Deed : Sale Deed
2. Village/City Name & Code : Rohtak, District Rohtak, Haryana
3. Unit Land : 5 Biswas 15 Biswansis (i.e. 869 Sq. Yds.)
4. Type of Property : Municipal Zone
5. Transaction Value : Rs. 52,14,000/-
6. Stamp Duty : Rs. 3,65,000/-
7. Stamp No. & Date : 214642 / 29/11/2010
8. Execution Date : 29/11/2010
9. No. of Words : 1000 approx.

This **SALE DEED** is executed at Rohtak, on this 29th day of November 2010 by and between :-

- i. **Kusum Jain** (1/24th share) w/o Lt. Sh. Subhash Jain s/o Mange Ram Jain
- ii. **Anil Kumar Jain** (1/6th share) & **Sunil Kumar Jain** (1/6th share), s/o ~~Sh.~~ Sh. Sagar Chand Jain, S/o Rulia Ram;
- iii. **Rajeev Kumar Jain** (7/63th share) & **Ajay Kumar Jain** (7/63th share), S/o Late Sh. Suresh Chand Jain, S/o Sh. Rulia Ram Jain, all r/o Babra Mohalla, Rohtak, Haryana, as ancestral land;
- iv. **Sanjev Jain alias Sanjay Jain** (7/63 share), son of Late Sh. Suresh Chand Jain, son of Sh. Rulia Ram Jain, resident of Babra Mohalla, Rohtak, through his Attorney **Sh. Rajeev Kumar Jain**, S/o Late Sh. Suresh Chand Jain, r/o Babra Mohalla, Rohtak, Haryana, vide a General Power of Attorney, duly registered as Document No. 337, dated 26.10.2010, in the office of the Sub-Registrar, Rohtak;

Note:- This sale deed will be valid subject to realisation of

1. Demand Draft 2
 Rajeev Kumar Jain
 Sanjeev @ Sanjay
 to Lt. S.P.A. Raju
 Kusum Jain.
 Mayank Jain & Lt. S.P.A.

3. Sunil Jain

4. Anil Kumar

5. Kusum Jain.

6. Rajeev Kumar

7. Sanjay Jain

प्रलेख नः 10888

दिनांक 29/11/2010

डीड संबंधी विवरण	
डीड का नाम SALE WITH IN MC AREA	
तहसील/सब-तहसील रोहतक	गांव/शहर रोहतक
स्थित पुराना बस स्टैंड से भिवानी रेलवे लाइन तथा ओवर ब्रिज तक का एरिया	भवन का विवरण
सड़क 100 फुट दोनों तरफ	
भूमि का विवरण	
निवासीय	869 Sq. Yards
धन संबंधी विवरण	
राशि 5,214,000.00 रुपये	स्टाम्प ड्यूटी की राशि 365,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: दिनेश अंशिक वकालत

वह प्रलेख आज दिनांक 29/11/2010 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी कुसुम जैन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सुभाष जैन निवासी रोहतक द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी
रोहतक

श्री कुसुम जैन, अनिल कुमार जैन, राजीव कुमार जैन, संजीव जैन उनके संजय जैन (thru राजीव कुमार जैन (GPA)), मंगल जैन thru कुसुम जैन (GPA), अजय कुमार जैन, सुनील कुमार जैन

उपरोक्त विप्रेता श्री/श्रीमती/कुमारी M/s Satyam Auto Serve Private Ltd. Thru Abhishek Maria प्रेषित है। प्रस्तुत प्रलेख के तथ्या सत्यता के स्वीकारने के लिए प्रलेख के अनुसार 0.00 रुपये की राशि जेता ने मेरे समक्ष विप्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी फूल सिंह नम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी रोहतक व श्री/श्रीमती/कुमारी अशोक जैन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी महेन्द्र जैन निवासी रोहतक ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 29/11/2010

उप/संयुक्त पंजीयन अधिकारी
रोहतक

- v. **Mayank Jain** (7/24 share), son of Late Sh. Subhash Jain, son of Sh. Mange Ram Jain, resident of House No. 604, Foks Ran Daiv Plans Boro 08536 New Jursey, U.S.A, through his Attorney Smt. **Kusum Jain**, wife of Late Sh. Subhash Jain, son of Shri Mange Ram Jain, resident of Babra Mohalla, Rohtak, vide an Attorney duly attested by Notary Public, State of U.S.A, dated 26.10.2010, duly adjudicated by collector of Stamps, Rohtak, dated 04.11.2010, in which 3/24th share as ancestral land and 4/24th share by virtue of released deed No. 9315, dated 25.10.2010, executed by his real Auntie Smt. Manju Jain in my favour and Mutation No. 12417, hereinafter collectively called "**THE VENDORS**".

IN FAVOUR OF

M/s **Satyam Auto Serve Private Limited**, a Private Limited Company duly incorporated under the Companies Act, 1956, having its registered office at 4th Floor, Satyam Cinema Building, Ranjeet Nagar, New Delhi-110008, through its authroised signatory Sh. **Abhishek Maria**, son of Sh. V.K.Sood, resident of J-7/94, Rajouri Garden, New Delhi, duly authorised vide resolution passed in the meeting of the Board of Directors held on 11.11.2010, hereinafter called "**THE VENDEE**".

The expression of the terms the 'VENDORS' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

Whereas the VENDORS are the lawful, sole, absolute and recorded joint owners and in possession of the Plot of land measuring 5 Biswas 15 Biswansis (Pukhta), i.e. 869 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min (0-4-0), 13930/624 (0-1-1), and Khewat No. 2879/2722, Khatouni No. 4672, Khasra No. 623 Min (0-0-14), situated in the Revenue Estate of Rohtak, Haryana, Jamabandi year 2002-2003, vide intkal No. 11356, 11357, 11358, 11359, 11378, 11379 11380, 12417, Fard Badar No. 365, which is bounded as under:-

EAST :	143.30 + 46.47	Remaining Plot of Sh. Anil Kumar Jain & Other's
WEST :	143.30' + 46.47	Remaining Plot of Sh. Anil Kumar Jain & Other's
NORTH:	22.96' + 120.79	Plot of Sh. Anil Kumar Jain & Other's
SOUTH:	22.96' + 120.79	Remaining Plot of Sh. Anil Kumar Jain & Other's

That the aforesaid land stands mutated in the name of the VENDORS and they have full right, absolute authority to sell, dispose off and transfer the aforesaid plot of land in whole or in parts and none else except the VENDORS have any right, title or interest in the same.

1. *Rajiv Kumar*
Sd/- *Rajiv Kumar*
H H CPA Rajiv

2. *Kusum Jain*
Sd/- *Kusum Jain*
H H CPA Kusum Jain

3

Anil Kumar

7 *Anil Kumar*

And Whereas the VENDORS have agreed to sell, transfer, convey and assign to the VENDEE and the VENDEE has agreed to purchase the aforesaid Plot of land measuring 5 Biswas 15 Biswansis (Pukhta), i.e. 869 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min (0-4-0), 13930/624 (0-1-1), and Khewat No. 2879/2722, Khatouni No. 4672, Khasra No. 623 Min (0-0-14), situated in the Revenue Estate of Rohtak, Haryana, Jamabandi year 2002-2003, with all ownership rights of easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said land, hereinafter collectively referred to as **'THE SAID LAND'** fully described in the **Site Plan** annexed herewith, for a total sale consideration of Rs.52,14,000/- (Rupees Fifty Two Lacs Fourteen Thousand Only).

And Whereas the VENDORS have represented that the title of the said land is clear and marketable and the same is free from all sorts of encumbrances, charges, liens, claims, prior agreements and except the VENDORS no other person has any right, title or interest in the same in any manner whatsoever and the VENDORS has full power and authority to sell the same on the terms and conditions appearing hereinafter.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

- 1 That in consideration of the sum of Rs. 52,14,000/- (Rupees Fifty Two Lacs Fourteen Thousand Only) which has already been received by the VENDORS from the VENDEE, in the following manner:-

Amount	Ch./D.D.No. /cash	Dated	Drawn on	Ownership
Rs.90,500	634737	17.09.2010	Indian Overseas Bank	Kusum Jain.
Rs.1,26,750	354 762	27/11/10	"	Kusum Jain
Rs.8,69,000	076186	23.11.10	Kotak Mahindra Bank	Anil Kr. Jain
Rs.8,69,000	076185	23.11.10	"	Sunil Kr. Jain
Rs.5,79,333	076188	23.11.10	"	Rajeev Kr. Jain
Rs.5,79,333	076187	23.11.10	"	Ajay Kr. Jain
Rs.5,79,334	076189	23.11.10	"	Sanjay Jain
Rs.8,69,000	076184	23.11.10	"	Mayank Jain
Rs.6,51,750	354 761	27/11/10	T. o. Bank	Mayank Jain
Rs.52,14,000				

the receipt of which the VENDORS hereby admits and acknowledges, in full and final settlement, the aforesaid VENDORS doth hereby sell, convey, transfer, assign the said land i.e. Plot of land measuring 5 Biswas 15 Biswansis (Pukhta), i.e. 869 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra Nos. 622 Min (0-4-0), 13930/624 (0-1-1), and Khewat No. 2879/2722, Khatouni No. 4672, Khasra No. 623 Min (0-0-14), situated in the Revenue Estate of Rohtak, Haryana, Jamabandi year 2002-2003, with all the rights of ownership, easement, privileges and appurtenances, from all encumbrances unto the VENDEE, absolutely and forever.

1. *Rajiv Kumar Jain*
Sanjay @ Sanjay
H H @ PA Rajiv
Kusum Jain.
2. Mayank Jain H H
PA Kusum

3. *Sunil Kr.*
4. *Anil Kumar*
5. *Kusum Jain.*

6. *Rajiv Kumar Jain*
7. *Mayank Jain*

2. That the actual physical vacant possession of the said land has been delivered by the VENDORS to the VENDEE, on the spot.
3. That the VENDORS admit that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said land, hereby sold, and the same has become the absolute property of the VENDEE, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever mean the VENDEE likes, without any demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or in trust for them.
4. That the VENDORS hereby assure the VENDEE that they have neither done nor been party to any act whereby her rights and title to the said land may in any way be impaired or whereby the company may be prevented from transferring the said land.
5. (a) And Whereas Sunil Kumar Jain and Rajeev Kumar Jain, sell, transfer, convey and assign their entire share on behalf of HUF however 3/24th share sell, convey and transfer by the Mayank Jain on behalf of HUF, alongwith other individuals.
- 5 (b) That Sh. Mayank Jain can sell, transfer, convey and assign his 4/24th share holding belonging to Mayank Jain individual alongwith other individual
6. That the VENDORS assure the VENDEE that the said land is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious, dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said land is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDORS then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE saved, harmless and indemnified against all such losses and damages suffered by the VENDEE, at the prevailing market value.
7. That the VENDORS hereby further covenant with the VENDEE that in case the said land hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDORS' right and title or the possession or quiet enjoyment of the said land by the VENDEE in any way is disturbed on account of some act or omission of the VENDORS or if any one else claims any right, title and interest paramount to the VENDORS, then the VENDORS shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.

1. *Rajeev Kumar Jain*
Sunil Kumar Jain
 HUF & A Rajiv

3 *Sunil Kumar*

6 *Rajeev Kumar Jain*

Kusum Jain

54 *Anil Kumar*

7 *Sunil Kumar Jain*

2 *Mayank Jain*
 HUF & A

5 *Kusum Jain*

8. That the VENDEE can get the said land mutated in its name in the Revenue Records and other concerned authorities on the basis of this Sale Deed or its certified true copy.
9. That the VENDORS agree and undertake to sign and execute any required documents for transfer of ownership, title of the said land in favour of the VENDEE in the Revenue Records or any other concerned authorities.
10. That the all tax, land revenue and other dues and demands of whatsoever nature if any payable in respect of the said land shall be paid by the VENDORS upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.
11. That the VENDORS have handed over all the relevant documents in original pertaining to the said land to the VENDEE.
12. That all the parties to this sale deed are Indian Nationals.
13. That all the expenses of the sale deed viz. stamp duty, registration charges etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deeds from the office of the Sub-Registrar.
14. That this transaction has taken place at Rohtak and as such Delhi & Chandigarh Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

IN WITNESS WHEREOF, the VENDORS and the VENDEE have signed this SALE DEED at Rohtak on the date first mentioned above in the presence of the following witnesses.

WITNESSES:- *Aswini Jain*

1. *Ashok Jain S/o*
Sh. Matiram Jain
R/o Rohtak

2. *Bhupesh Jain*
Bhupesh Jain S/o
Sh. Champa Raj Jain
R/o Rohtak

Rajeev Kumar Jain
I *Sandeep Sanjay tht CPA*
Rajiv

Kushin Jain.
2 *Mayank Jain tht CPA Kushin*

3 *Junilal* VENDORS
4 *Anilkumar*

5 *Kushin Jain.*
6 *Rajeev Kumar Jain*
7 *Sh. Gauri*

VENDEE
For Satyam Autoserve Pvt. Ltd.
Caushite
Drafted By *Asr.*
Minori Caushite
Sh. Rite
Authorised Signator

Reg. No. 10888 Reg. Year 2010-2011 Book No. 1



विक्रेता

क्रेता

गवाह

चक्रवर्त

कुसुम जैन

अनिल कुमार

जैन

अजय कुमार जैन

रमजीव कुमार जैन

कुसुम जैन

क्रमांक

M/s Saiyam Auto Serve Private Ltd. Thru Abhishek Malik

गवाह 1:- कुल सिंह गम्बर

गवाह 2:- अशोक जैन

प्रमाणित

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10888 आज दिनांक 29/11/2010 को बही न: 1 जिल्द न: 830 के पृष्ठ न: 187 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 9,187 के पृष्ठ सख्या 44 से 48 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा में सामने किये हैं।

दिनांक 29/11/2010

अनुमोदित पंजीयन अधिकारी
रोहतक