



Sl. No.

GSR/001:214641

RECEIPT

STATE BANK OF INDIA

ROHTAK

Branch

Code No.

Received a sum of Rs. 1108000/-

(Rupees Eleven Lacs Eight Thousand only)

from Smt. / Shri Salyam Auto Seive Pvt Ltd

s/o, d/o, w/o

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

Selled by Kusum Jain etc

Date: 28/11/10

Place:

(Signatures of Authorised Officer)

SALE DEED

1 Salyam @ Sanjay
+ H CPA Rajiv

Rajeev Kumar Jain

2 Mayank Jain + H
CPA Kusum

Kusum Jain.

3

4 Rajeev Kumar Jain

5 Salyam

6 Anil Kumar

7 Kusum Jain

Jain Sanjay

Lib. No 73-5 Residential

1. Type of Deed : Sale Deed
 2. Village/City Name & Code : Rohtak, District Rohtak, Haryana
 3. Unit Land : 17 Biswas 09 Biswansis (i.e. 2638 Sq. Yds.)
 4. Type of Property : Municipal Zone
 5. Transaction Value : Rs. 1,58,28,000/-
 6. Stamp Duty : Rs. 11,08,000/-
 7. Stamp No. & Date :
 8. Execution Date : 214641 / 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. 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;

1. Sayjev @ Sanjay
 * H & PPA Rajiv
 Rajeev Kumar Jain
 Kusum Jain.
 magayh Jain
 * H & PPA
 2. Kusum Jain

3. Sunil Jain
 2

4. Anil Kumar

5. Kusum Jain.

6. Rajeev Kumar Jain.

7. Sunil Jain

NOTE: This Sale Deed will be valid Subject to registration Demand Draft

- 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 Aunty 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 17 Biswas 09 Biswansis (Pukhta), i.e. 2638 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra No. 622 Min (0-3-0), Khewat No. 2879/2722, Khaouni No. 4672, Khasra No. 623 Min (0-11-9), and Khewat No. 3182/3013, Khatouni No. 5072, Khasra No. 10629/619 (0-3-0), 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.

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.

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 17 Biswas 09 Biswansis (Pukhta), i.e. 2638 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra No. 622 Min (0-3-0), Khewat No. 2879/2722, Khaouni No. 4672, Khasra No. 623 Min (0-11-9), and Khewat No. 3182/3013, Khatouni No. 5072, Khasra No. 10629/619 (0-3-0), 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. 1,58,28,000/- (Rupees One Crore Fifty Eight Lacs Twenty Eight Thousand Only).

1 Sanjeev @ Sanjay
to it @ PA Raju

Rajesh Kumar Jain
Kusum Jain

2 Mahesh Jain & H

3 3 Shilpa

4 Anil Kumar

6 Rajesh Kumar Jain

7 2003 31st Dec

प्रलेख नः 10889

दिनांक 29/11/2010

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील रोहतक	गांव/शहर रोहड़क	स्थित पुराना बस स्टैण्ड से भिवानी रेलवे लाईन तथा ओवर ब्रिज तक का एरिया
	भवन का विवरण	सड़क 100 फुट दोनों तरफ
	भूमि का विवरण	
निवासीय	2638 Sq. Yards	
	धन संबंधी विवरण	
राशि 15,828,000.00 रुपये	स्टाम्प ड्यूटी की राशि 1,108,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	

Drafted By: विनोद कौशिक वकील

यह 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/संबन्धित पंजीयन अधिकारी
रोहतक

श्री कुसुम जैन, अर्जुन कुमार जैन, राजीव कुमार जैन, संजीव जैन उर्फ संजय जैन thru राजीव कुमार जैन (GPA), मयंक जैन thru कुसुम जैन (GPA), अजय कुमार जैन, सुनील कुमार जैन

उपरोक्त विवेताय श्री/श्रीमती/कुमारी M/s Satyam Auto Serve Private Ltd. Thru Abhishek Maria क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्या साक्ष्य को स्वीकारने विनोद प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विवेता को अदा की तथा प्रलेख में वर्णित अधिम 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 मोहोराम जैन निवासी रोहतक ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा यह साक्षी नः 2 की पहचान करता है।

दिनांक 29/11/2010

उप/संबन्धित पंजीयन अधिकारी
रोहतक

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. 1,58,28,000/- (Rupees One Crore Fifty Eight Lacs Twenty Eight 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.6,59,500	634737	17.09.10	Indian Overseas Bank	Kusum Jain.
Rs.7,50,000 ✓	634732	17.09.10	Indian Overseas Bank	Anil Kr. Jain
Rs.1,52,782 ✓	354763	27.11.10	Indian Overseas Bank	Anil Kr. Jain
Rs.17,35,218 ✓	354765	27.11.10	Indian Overseas Bank	Anil Kr. Jain
Rs.7,50,000 ✓	634733	17.09.10	Indian Overseas Bank	Sunil Kr. Jain
Rs.18,88,000 ✓	354764	27.11.10	Indian Overseas Bank	Sunil Kr. Jain
Rs.26,38,000 ✓	076191	23.11.10	Kotak Mahindra Bank	Mayank Jain
Rs.5,00,000 ✓	634736	17.09.10	Indian Overseas Bank	Rajeev Kr. Jain
Rs.12,58,666 ✓	076193	23.11.10	Kotak Mahindra Bank	Rajeev Kr. Jain
Rs.5,00,000 ✓	634735	17.09.10	Indian Overseas Bank	Ajay Kr. Jain
Rs.12,58,667 ✓	076192	23.11.10	Kotak Mahindra Bank	Ajay Kr. Jain
Rs.5,00,000 ✓	635025	05.10.10	Indian Overseas Bank	Sanjay Kr. Jain
Rs.12,58,667 ✓	076194	23.11.10	Kotak Mahindra Bank	Sanjay Kr. Jain
Rs.,7,50,000 ✓	634753	18.09.10	Indian Overseas Bank	Mayank Jain
Rs.12,28,500 ✓	076190	23.11.10	Kotak Mahindra Bank	Mayank Jain

1 Sunil Jain

2 Anil Kumar

3 Kusum Jain.

4 Rajeev Kr. Jain

5 Rajeev Kr. Jain

Kusum Jain
Mayank Jain & Co
BPA Kusum Jain

Rajeev Kr. Jain
Sanjay & Sanjay
BPA Rajeev Kr. Jain

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 17 Biswas 09 Biswansis (Pukhta), i.e. 2638 Square Yards, bearing Khewat No. 2877/2720, Khatouni No. 4670, Khasra No. 622 Min (0-3-0), Khewat No. 2879/2722, Khaouni No. 4672, Khasra No. 623 Min (0-11-9), and Khewat No. 3182/3013, Khatouni No. 5072, Khasra No. 10629/619 (0-3-0), 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.

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. 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.

1 Sanjeev @ Sanjay
to H S S P A Rajiv
Rajeev Kumar Jain
Kushin Jain.

5 Sunil Jain
Anil Kumar

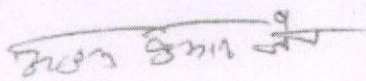
Rajeev Kumar Jain
20/3/2003

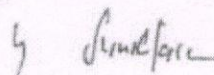
7. That the VENDORS hereby further covenant with the VENDEE that in case the said land hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the title of VENDORS' right and title or the possession or quiet enjoyment of the said land by the VENDEE in any way is disturbed 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.
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.

1. Sanjeev E Sanjay
+ Hs CPA Rajiv Kumar

Rajeev Kumar Jain
Kusum Jain.

2. Mayank Jain
+ H CPA Kusum Jain

3. 

4. 

5. Anil Kumar

6. Kusum Jain,

7. Rajeev Kumar Jain

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:-

1. ASHOK Jais
Moti Ram Jan
Rd Rohtak

2. Bhupesh Jais
Chandni Ram Jan
Rd Rohtak

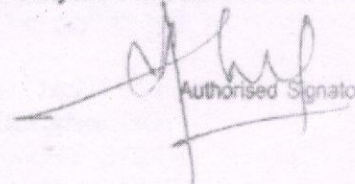
1. Sanyasi @ Sanyasi
+ HGA Raju Jan
Rajeev Kumar Jan
Kusum Jan
2. Mayur Jan + HGA
Kusum Jan

VENDORS

3. Jai Ram
4. Anil Kumar
5. Kusum Jan
6. Rajeev Kumar Jan
7. Sanyasi Jan

VENDEE

For Satyam Autoserve Pvt. Ltd


Authorized Signatory

Caushika
Drafter by Ashu,

Vinod Caushika

Adm. Pte

29/11/2010.

Reg. No. 10889 Reg. Year 2010-2011 Book No. 1



चिकिता
कुमार जैन
जैन
राजेश कुमार जैन
कुसुम जैन

केता
गुनजन कुमार जैन

रावाह
शशि कुमार

M/s Satyajeet Auto Parts, Delhi, Anshu, Anshu Maria

गवाह 1:- पुल सिंह नम्बरदार गवाह 2:- अशोक जैन

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10,889 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 49 से 54 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 29/11/2010

उपस्थित पंजीयन अधिकारी
रोहतक

सुखत मुख यजिन्द्र
गवाह