

18007

4/8

Sr. No. 1111 Dated 7/8/06

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

that Stamp Duty of the amount of Rs. 2512000 -(Rupees Twenty five Lacs Twelve thousand andhas been levied on this document and paid by Mrs. Sahara Hemd
Arto Pvt Ltd. Ludhiana U.P.vide treasury challan No. 2Dated 7/8/06 for challan 41865974 -RECEIVED
CL. 7/8/06
GURGAON,
7/8/06CONVEYANCE/SALE DEED

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs. 4,18,65,974/-
STAMP DUTY	:	Rs. 25,12,000/-
STAMP NO./DATE	:	1111/07-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREA/TYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER	:	
/ADVOCATE	:	Surender Singh Advocate

AUDITED

Stamp Auditor
Gurgaon

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS 8th DAY OF August 2006 BY **Sh. Aziz Burney S/o Sh. Abdul Hakkim Chouhan R/o D-87A, Sector-55, Noida (U.P.)**, (hereinafter referred to as the VENDOR) which expression unless repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs, legal representative, administrator and permitted assigns of the FIRST PART.



Deficiency Rs. 319400/- Received

V. R. No. 8/29 Date 8/8/2006

S. R. Gurgaon



आगत नं० [0007

दिनांक 08/08/2006

डीड संबंधी विवरण

डीड संबंधी विवरण		
पं० का नाम : Shri. D.K. Mishra ADV AREA		
पं० का नाम/पं० का पता/पं० का मुद्दा	गांव/शहर चोमा	स्थित चोमा
भवन का विवरण		
भूमि का विवरण		
क्षेत्र	18.15 Acre	
धन संबंधी विवरण		
पं० का नं० : 190000000 रुपये	स्टाम्प ड्यूटी का राशि 2,831,400.00 रुपये	
पं० का नं० का राशि 500.00 रुपये	पं० का शुल्क 2.00 रुपये	

पं० का नं० [90000000 रुपये

पं० का नं० [90000000 रुपये दिनांक 08/08/2006 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Aziz Burney
पं० का नं० [90000000 रुपये श्री/श्रीमती/कुमारी Shri. D.K. Mishra निवासी D-87/A, Sec-55, Noida, UP द्वारा पंजीकरण हेतु प्रस्तुत
[4/8/06] पं० का

पं० का नं० [90000000 रुपये
[Signature]
[Name]

उप / सयुक्त पंजीयन अधिकारी
गुडगावा

पं० का नं० [90000000 रुपये श्री/श्रीमती/कुमारी Shri. D.K. Mishra कला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर
पं० का नं० [90000000 रुपये प्रलेख के अनुसार 0.00 रुपये का राशि कला ने मंरे समक्ष ज्वरला
पं० का नं० [90000000 रुपये प्रलेख के वर्णित अग्रिम अंश की गई राशि के लोन देन को स्वीकार किया।
पं० का नं० [90000000 रुपये पं० का नं० [90000000 रुपये श्री/श्रीमती/कुमारी D.K. Khanna पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon
पं० का नं० [90000000 रुपये श्री/श्रीमती/कुमारी D.K. Khanna पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।
पं० का नं० [90000000 रुपये पं० का नं० [90000000 रुपये के रूप में जानते हैं तथा वह साक्षी नं० 2 की पहचान करता है।

दिनांक 08/08/2006

उप / सयुक्त पंजीयन अधिकारी
गुडगावा

IN FAVOUR OF

M/s Sahara Land-Arts Pvt. Ltd., a company duly incorporated and registered as per the provisions of the Companies Act, 1956 and **having its Regd. Office at, Sahara India Bhawan-1, Kapoorthla Complex, Lucknow (U.P.)** Through its Authorized Signatory **Mr. Alok Mishra** [hereinafter referred to as VENDEE] which expression unless the subject or context requires otherwise shall mean and include its successors, legal heirs, legal representatives, administrator and assigns of the SECOND PART.

WHEREAS the VENDOR was absolute owner in possession of land **admeasuring 18.15 Acres** situated at Village Chauma, Tehsil and District Gurgaon, Haryana, purchased vide several registered sale deeds executed on different dates more specifically detailed and described in the SCHEDULE 'A' OF THE PROPERTY forming part and parcel of the deed. Mutations were also entered and attested in his favour on the basis of said registered sale deeds in the revenue records.

WHEREAS the VENDOR on **January 8th, 2002**, duly executed a Partnership Deed and a partnership firm in the name and style of "**M/s Sahara Land-Arts**" with six other partners was duly registered as per the provisions contained in the Indian Partnership Act, 1932. Vendor contributed to the Capital of the Partnership

Firm by bringing in his above mentioned property **measuring 18.15 Acres** with all rights and interests therein at the valuation mentioned in the Partnership Deed, as his contributions to the capital of the aforesaid partnership firm at the value, terms and conditions mentioned in the partnership deed and also accepted and



Reg. No.

10007

Reg. Year

2006-2007

Book No.

1



किता



क्रेता



गवाह

[Signature]

[Signature]

[Signature]

D.S. Sahrawat

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 10,007 आज दिनांक 08/08/2006 को बही न: 1 जिल्द न: 8,485 प्रष्ठ न: 128 में प्रलेखित किया गया तथा इसका एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,256 के प्रष्ठ सख्या 70 से 71 पर प्रलेखित होगी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा प्रमाणित किया है।

दिनांक 08.08.2006

उप/संयुक्त पंजीयन अधिकारी
गुडगाया



acknowledged to treat the said property as asset of the partnership firm- **M/s Sahara Land-Arts**. In this way the said land measuring **18.15 Acres** standing in the name of **Sh. Aziz Burney S/o Sh.Abdul Hakkim Chouhan R/o D-87A, Sector-55, Nodia (U.P.)** in the Revenue Records, vested in the Partnership Firm- **M/s Sahara Land-Arts**.

WHEREAS the partners of firm- **M/s Sahara Land-Arts**, mutually adjusted their respective rights and accounts so as to form a joint stock company under the name and style of **M/s Sahara Land-Arts Pvt. Ltd.**, i.e. VENDEE, for carrying on and continuing the said business of partnership firm uninterrupted. This joint stock company was got registered/incorporated under Part-IX of Companies Act, 1956 vide Certificate of Incorporation no. **U45201UP2002PTC026595 dt. 12.04.2002** under the name and style of **M/s Sahara Land-Arts Pvt. Ltd.**, and all the assets of the said partnership including those Assets specified in Schedule 'B' of Memorandum of Association of company became the property of the Company by operation of law.

NOW THIS DEED witnesses as follows : -

1. That this Conveyance Deed is being executed to convey the title to the VENDEE-Company and the same is hereby conveyed for the purpose of incorporation of the name of Vendee in the revenue records though the VENDEE-Company has already become owner and said land has already vested in VENDEE-Company under the provisions of Section 575 of Companies Act.

A handwritten signature in black ink, appearing to be 'M. Burney', is written over a horizontal line.



2. That for the purposes of share capital of the VENDEE-Company, the said land had been valued at **Rs.4,18,65,974/-** and in consideration thereof the VENDOR had got issued the shares in proportion to his contribution in the share capital of the VENDEE-Company.
3. That all the expenses including stamp duty has been paid by the VENDEE-Company.
4. That if the VENDEE-Company gets its name incorporated in the Revenue Records then the VENDOR has no objection. The VENDOR will have no objection if the VENDEE-Company uses the said land as per its own discretion, in any manner whatsoever.

**SCHEDULE 'A' REFERRED ABOVE
DESCRIPTION OF THE PROPERTY CONVEYED TO THE VENDEE.**

Land **admeasuring 18.15 Acres** comprised in

1. Land Measuring 7 kanals 13 marlas being 1/3 share of total land 23 kanals 0 marlas comprised in Khewat no. 1192, M. No. 22 killa no. 4[8-0], 7/2[7-0] & khewat no. 132 M. no. 22 killa no. 3[8-0]; vide sale deed no. 882 dt. 27.4.2000 and Mutation No. **9966**
2. Land Measuring 4 kanals 1 marlas comprised in Khewat no. 548, M. No. 11 killa no. 4/2[1-3], 7/1[2-18]; vide sale deed no. 11374 dt. 16.12.99 and Mutation No. **9767**
3. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 396, M. No. 10 killa no. 14[8-0]; vide sale deed no. 11373 dt. 16.12.99; vide Mutation no. **9785**
4. Land measuring 8 kanals 0 marlas comprised in khewat no 1449, M. No.22 killa No 23 [8-0], vide sale deed no.6329 dt.18.8.99 and Mutation No. **9322**
5. Land Measuring 1 kanals 4 marlas comprised in Khewat no. 1390, M. No. 22 killa no. 10/2[0-16], 9/3/2[0-8]; vide sale deed no. 4621 dt. 12.7.99 and Mutation No. **9331**.





6. Land Measuring 8 kanals 0 marlas i.e. 7 kanals 0 marlas being $\frac{1}{4}$ share of total land 28 kanals 0 marlas comprised in Khewat no. 44, M. No. 21 killa no. 2[8-0], 3[8-0], 8/2[4-0], 9[8-0] & 1 kanals 0 marlas being $\frac{1}{4}$ share of total land 4 kanals 0 marlas comprised in khewat no. 856 M. no. 21 killa no. 4/1[4-0]; vide sale deed no. 4385 dt. 6.7.99 and Mutation No. 9350.
7. Land Measuring 4 kanals 6 marlas comprised in Khewat no. 1390, M. No. 22 killa no. 9/3/1[0-6], 10/1[4-0]; vide sale deed no. 4383 dt. 6.7.99 and Mutation No. **9348**
8. Land Measuring 8 kanals 0 marlas i.e. 3 kanals 3 marlas being $\frac{1}{16}$ share of total land 50 kanals 8 marlas comprised in Khewat no. 44, M. No. 21 killa no. 2[8-0], 3[8-0], 8/2[4-0], 9[8-0], khewat no. 393, M. no. 9 killa no.15/2[2-16], M.no.10 Killa no.16[7-12], M. no. 10 killa no. 20 [8-0], khewat no. 856 M. no. 21 killa no. 4/1[4-0] and also 3 kanals 6 marlas being $\frac{3}{64}$ share of total land 70 kanals 2 marlas comprised in khewat no. 392 M. no. 10 killa no. 11/2[4-18], 12/1[4-9], 19/1[5-7], 22[8-0], M. no. 20 killa no. 1[8-0], 10[8-0], M. no. 21 killa no. 4/2[4-0], 6[8-0], 5[8-0], 7/1[3-8], 15[8-0], and also 1 kanals 11 marlas being $\frac{31}{708}$ share of total land 35 kanals 8 marlas comprised in khewat no. 245 M. no. 9 killa no. 25[8-0], M. no. 10 killa no. 21[8-0], M. no. 21 killa no. 1[7-10], 10[8-0], 14/2[3-8], 26[0-10]; vide sale deed no. 4378 dt. 6.7.99 and Mutation No.9324.
9. Land Measuring 8 kanals 0 marlas being 160/369 shares of total land 18 kanals 9 marlas comprised in Khewat no. 386, M. No. 7 killa no. 4[7-11], 5[7-11], 6/1[3-7]; vide sale deed no. 4626 dt. 12.7.99 and Mutation No. **9344**.
10. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 193, M. No. 20 killa no. 5[8-0]; vide sale deed no. 12350 dt. 21.1.99 and Mutation No. **9341**
11. Land Measuring 8 kanals 11 marlas out of land 21 kanals 1 marlas i.e.
[a] 4 kanals 18 marlas being $\frac{1}{3}$ share of total land 14 kanals 14 marlas comprised in Khewat Khata no. 25/26 khatauni no. 28 M.No.28 killa no.2[7-7], 3[7-7],





[b] 0 kanals 6 marlas being 27/96 share of total land 1 kanals 2 marlas comprised in khewat no. 27/28 khata no. 32 M. no. 27 killa no. 15/1[1-2];

[c] 0 kanals 1 marlas being 3/48 share of total land 1 kanals 2 marlas comprised in khewat no. 31/30 khatauni no. 61 M. no. 28 killa no. 12/1[1-2];

[d] 3 kanals 10 marlas being 3/24 share of total land 28 kanals 3 marlas comprised in khewat no. 32/31 khatauni no. 62 M. no. 21 killa no. 19[8-0], 22[8-0], 23[8-0], 24/2[4-3];

[e] 0 kanals 1 marlas being 1/9 share of total land 10 marlas comprised in khewat no. 37/36 khatauni no. 68 M. no. 11 killa no. 26[0-10];

[f] 0 kanals 7 marlas being 1/8 share of total land 2 kanals 16 marlas comprised in khewat no. 239/155 M. no. 28 killa no. 13/2/1[2-16];

[g] 3 kanals 8 marlas being 27/96 share of total land 12 kanals 3 marlas comprised in khewat no. 240/156 M. no. 28 killa no. 11[8-0], 12/2[4-3];

[h] 4 kanals 10 marlas being 27/96 share of total land 16 kanals 3 marlas comprised in khewat no. 379/241 khatauni no. 471 M. no. 28 killa no. 8[8-0], 9/1[4-0], 13/1[2-12], M. no. 41 killa no. 5/3[1-11];

[i] 1 kanals 9 marlas being 27/96 share of total land 5 kanals 4 marlas comprised in khewat no. 852/401 khatauni no. 990 M. no. 28 killa no. 12/3[2-15], 18/2/1[2-9];

[j] 0 kanals 10 marlas being 1/8 share of total land 4 kanals 0 marlas comprised in khewat no. 853/402 khatauni no. 998 M. no. 41 killa no. 4/2[4-0];

[k] 2 kanals 2 marlas being 42/535 share of total land 26 kanals 13 marlas comprised in khewat no. 1412 khatauni. 1593 M. no. 21 killa no. 21/2[5-0], M. no. 27 killa no. 5/2[3-2], 6/1[3-4], M. no. 28 killa no. 1[7-7], 10[8-0];

Vide sale deed no. 4092 dt. 19.6.98;

12. Land Measuring 4 kanals 0 marlas comprised in Khewat no. 1473, M. No. 23 killa no. 15/1[4-0]; vide sale deed no. 17104 dt. 18.3.98 and Mutation No. **8775.**





13. Land Measuring 4 kanals 18 marlas being $\frac{1}{3}$ share of total land 14 kanals 14 marlas comprised in Khewat no. 25 M.No.28 killa no.2[7-7], 3[7-7]; vide sale deed no. 17372 dt. 20.3.98 and Mutation No. **8560**
14. Land Measuring 4 kanals 0 marlas i.e.
[a] 0 kanals 1.5 marlas being $\frac{1}{16}$ share of total land 1 kanals 2 marlas comprised in Khewat no. 31, M. No. 28 killa no. 12/1[1-2],
[b] 3 kanals 18.5 marlas being $\frac{97}{535}$ share of total land 21 kanals 13 marlas comprised in khewat no. 1412 M. No. 27 killa no. 5/2[3-2], 6/1[3-4], M. no. 28 killa no. 1[7-7], 10[8-0];
Vide sale deed no. 17374 dt. 20.3.98 and Mutation No. **8773**.
15. Land Measuring 7 kanals 11 marlas being $\frac{3}{8}$ share of total land 20 kanals 3 marlas comprised in khewat no. 32 M. No. 21 killa no.19[8-0], 23[8-0], 24/2[4-3]; vide sale deed no. 17368 dt. 20.3.98 and Mutation No. **8558**.
16. Land Measuring 1 kanals 18.5 marlas being $\frac{1}{4}$ share of total land 7 kanals 14 marlas comprised in khewat no. 273 M. No. 1 killa no. 5[7-14]; vide sale deed no. 15420 dt. 19.2.98 and Mutation No. **8499**.
17. Land Measuring 1 kanals 18.5 marlas being $\frac{1}{4}$ share of total land 7 kanals 14 marlas comprised in khewat no. 273 M. No. 1 killa no. 5[7-14]; vide sale deed no. 16013 dt. 2.3.98 and Mutation No. **8500**.
18. Land Measuring 1 kanals 18.5 marlas being $\frac{1}{4}$ share of total land 7 kanals 14 marlas comprised in khewat no. 273 M. No. 1 killa no. 5[7-14]; vide sale deed no. 15528 dt. 19.2.98 and Mutation No. **8501**.
19. Land Measuring 1 kanals 18.5 marlas being $\frac{1}{4}$ share of total land 7 kanals 14 marlas comprised in khewat no. 273 M. No. 1 killa no. 5[7-14]; vide sale deed no. 15492 dt. 19.2.98 and Mutation No. **8502**.





20. Land Measuring 9 kanals 4 marlas being $\frac{1}{2}$ share of total land 18 kanals 8 marlas comprised in khewat no. 393 M. No. 9 killa no. 15/2 [2-16], M. No. 10 Killa No.16[7-12], M. No. 10 killa no. 20[8-0]; vide sale deed no. 11189 dt. 21.11.97 and Mutation No. **8522**.
21. Land Measuring 7 kanals 8 marlas comprised in M. No. 7 killa no. 19/1[7-8]; vide sale deed no. 8991 dt. 7.10.97 and Mutation No. **8730**.
22. Land Measuring 2 kanals 3 marlas i.e. 1 kanals 19 marlas being $\frac{1}{22}$ share of total land 42 kanals 8 marlas comprised in Khewat no. 120 M.No.12 killa no.9[8-0],10/1[2-8], 12[8-0], 13[8-0],18[8-0], 19[8-0] and land measuring 0 kanal 4 marlas being $\frac{1}{77}$ share of total land of 15 kanal 12 marla comprised in khewat no.65, M.No. 12 killa no 20[8-0], 21/1[2-0], 21/2[5-12], vide sale deed no 7499 dt. 5.9.97 and Mutation No. **8515**.
23. Land Measuring 8 kanals 0 marlas comprised in khewat no.1052, M.No. 20 , killa no 8[8-0]; vide sale deed no 11204 dt. 21.11.97. and Mutation No. **8474**.
24. Land Measuring 7 kanals 5 marlas being $\frac{145}{648}$ share of total land 32 kanals 8 marlas comprised in Khewat no. 720 khata no. 833, M. No. 29 killa no. 2[7-7], 3/1[2-13], 8/2[3-4], 9[8-0], 12[8-0], 13/1[3-4]; vide Mutation no. 9975 & 10521
25. Land Measuring 5 kanals 7 marlas being $\frac{214}{1926}$ share of total land 48 kanals 3 marlas comprised in khewat/khata no. 418/514 M. No. 12 killa no. 20[8-0], 21/1[2-0], 21/2[5-12], M. No. 11 killa no. 7/2[5-2], 14[8-0], 17/2[4-0], 6[8-0], 17/1[4-0], 13/3[3-9]; vide Mutation no. 10521;
26. Land Measuring 3 kanals 5 marlas being $\frac{65}{291}$ share of total land 14 kanals 11 marlas comprised in M. No. 19 killa no.1/2[2-12], 8/2[2-8], M. no. 11 killa no 15/3[1-11], 16[8-0]; vide Mutation no. 10521;
27. Land Measuring 0 kanals 15 marlas being $\frac{30}{532}$ share of total land 13 kanals 6 marlas comprised in khewat/khata no. 502/598 M. No. 11 killa no. 15/1[5-6], M. No. 12 killa no. 11[8-0]; vide Mutation no. 10521;



23



IN WITNESS WHEREOF THE VENDOR HAS SIGNED AND EXECUTED THIS
CONVEYANCE/SALE DEED ON THE PLACE, DAY, MONTH AND YEAR
HEREINFIRST WRITTEN IN THE PRESENCE OF THE FOLLOWING
WITNESSES: *Witnessed by S. Singh*

WITNESSES:

1.



Hem Kam Khatana
Advocate
Gurgaon

2.



Dharendra Singh Sahrawat
Advocate
GURGAON

SURENDER SINGH
Advocate
GURGAON




VENDOR
[Aziz Burney]



VENDEE
[AUTHORIZED SIGNATORY]

वसीका नं० 10007 अति. नही नं० 1
जिल्द नं० 9351 पृष्ठ नं० 67 पर
चरणा किया गया है 1
जिल्द नं० 809 नं० 180
दिनांक 8-8-26 को दर्ज रजिस्टर
किया गया।


संयुक्त सब रजिस्ट्रार
गुड़गांव

