

S.No. 1343

Date 31/8/06

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

that Stamp Duty of the amount of Rs. 3043600/- (Rupees Thirty Lac
fourty three thousand six hundred and)

has been levied on this document and paid by _____

M/s Sahara Computers Pvt. Ltd. Lucknow

Through _____ vide Treasury Challan No. 3079

Dated 31/8/06 for C/Deed 44565681 —

TREASURY OFFICER
 CUM-Collector
 GURGAON
 31/8/06

CONVEYANCE/SALE DEED

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs. 4,45,65,681/-
STAMP DUTY	:	Rs. 30,43,600/-
STAMP NO./DATE	:	1343/31-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREA/TYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER	:	
/ADVOCATE	:	Surender Singh Advocate

AUDITED

Stamp Auditor
 Gurgaon-1

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS 1st
 DAY OF September 2006 BY Sh. Sameer Bhargava S/o Sh. R. S. Bhargava R/o
 F-122, Ram Vihar, Sector-30, Noida, (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.

[Signature]

प्रलेख नः 11720

दिनांक 01/09/2006

डॉड संबंधी विवरण		
डॉड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगावा	गांव/शहर चौमा	स्थित चौमा
भवन का विवरण		
भूमि का विवरण		
चाही	19.51 Acre	
धन संबंधी विवरण		
राशि 50,726,000.00 रुपये	स्टाम्प ड्यूटी की राशि 3,043,600.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Surrender Singh Adv.

यह प्रलेख आज दिनांक 01/09/2006 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Sameer Bhargava पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी R.S.Bhargava निवासी F-122 Ram Vihar Sec-30 Noida U.P. द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Sameer Bhargava

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

उपरोक्त विज्ञापन श्री/श्रीमती/कुमारी Thru:- Alok Mishra जला हाकिम है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि जला ने मेरे समक्ष विज्ञापन 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 H.R.Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn व श्री/श्रीमती/कुमारी D.S.Schrawat पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv.GGn ने की।

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

दिनांक 01/09/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

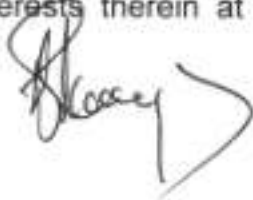


IN FAVOUR OF

M/s Sahara Complex 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 19.51 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 Complex**" 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 19.51 Acres** with all rights and interests therein at the valuation mentioned in the Partnership



Reg. No.

11720

Reg. Year

2006-2007

Book No.

1



निवेन्दा

जिला

Sameer Bhargava



जेता

जिला

Thru: Alok Mishra

गवाह :- H.R.Khatana

D.S. Sharma

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11,720 आज दिनांक 01/09/2006 को बही न: 1 जिल्द न:8,487 प्रष्ठ न: 159 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,290 के प्रष्ठ सख्या 67 से 68 पर भिन्नकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा से सामने किये हैं।

दिनांक 01/09/2006

उप/सर्वोच्च पंजीयन अधिकारी
गुडगावा

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 acknowledged to treat the said property as asset of the partnership firm- **M/s Sahara Complex**. In this way the said land measuring **19.51 Acres** standing in the name of **Sh. Sameer Bhargava S/o Sh. R. S. Bhargava R/o F-122, Ram Vihar, Sector-30, Noida**, in the Revenue Records, vested in the Partnership Firm- **M/s Sahara Complex**.

WHEREAS the partners of firm- **M/s Sahara Complex**, mutually adjusted their respective rights and accounts so as to form a joint stock company under the name and style of **M/s Sahara Complex 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. **U45201UP2002PTC026597 dt. 12.04.2002** under the name and style of **M/s Sahara Complex 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

A handwritten signature in black ink, appearing to be 'S. Sameer', is written over a large, stylized right-facing curly bracket.



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.

2. That for the purposes of share capital of the VENDEE-Company, the said land had been valued at **Rs.4,45,65,681/-** 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 19.51 Acres** comprised in

1. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 1449, M. No. 22 killa no. 18/1[7-2], 18/2[0-18]; vide sale deed no. 6328 dt. 18.8.99 and Mutation no. 9320;
2. Land Measuring 7 kanals 13 marlas being 1/3 share of total land 23 kanals 0 marlas comprised in Khewat no. 1192, 132, M. no. 22 killa no. 4 [8-0], 7/2[7-0], 3[8-0]; vide sale deed no. 4625 dt. 12-7-99 and Mutation no.9965;





3. Land Measuring 4 kanals 0 marlas being 1/4 share of total land 16 kanals 0 marlas comprised in Khewat no. 1391 M. no. 9 killa no. 5/2 [0-13], 6[8-0], 7/1[4-16], M. no. 22 killa no. 2/1[2-11]; vide sale deed no. 4390 dt. 6-7-99 and Mutation no.9347;
4. Land Measuring 8 kanals 0 i.e.
 - [a] 5 kanals 3 marlas being 103/1402 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];
 - [b] 1 kanals 7 marlas being 1/8 share of total land 10 kanals 13 marlas comprised in khewat no. 43 M. no. 10 killa no. 19/2[2-13], M. No. 20 killa no. 11[8-0];
 - [c] 1 kanals 10 marlas being 30/321 share of total land 16 kanals 1 marlas comprised in khewat no. 1388 M. no. 22 killa no. 8[8-0], 9/1/1[3-18], 14/4[2-3], 15/1[2-0];

vide sale deed no. 4388 dt. 6.7.99 and Mutation no. 9353;
5. Land Measuring 8 kanals 9 marlas i.e.
 - [a] 3 kanals 3 marlas being 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], 16[7-12], M. no. 10 killa no. 20 [8-0], khewat no. 856 M. no. 21 killa no. 4/1[4-0];
 - [b] 3 kanals 6 marlas being 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];
 - [c] 1 kanals 13 marlas being 3/64 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];





[d] 0 kanals 7 marlas being $\frac{1}{32}$ share of total land 10 kanals 13 marlas comprised in khewat no. 43 M. no. 10 killa no. 19/2[2-13], M. No. 20 killa no. 11[8-0];

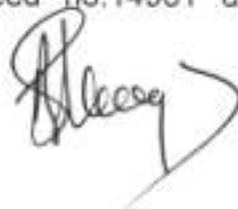
vide sale deed no. 4380 dt. 6.7.99 and Mutation no. 9326;

6. Land Measuring 4 kanals 0 marlas being $\frac{1}{4}$ share of total land 16 kanals 0 marlas comprised in Khewat no. 1391 M. no. 9 killa no. 5/2 [0-13], 6[8-0], 7/1[4-16], M. NO. 22 killa no. 2/1[2-11]; vide sale deed no. 4391 dt. 6-7-99 and Mutation no.9346;
7. Land Measuring 7 kanals 1 marlas i.e.
 - [a] 1 kanals 5 marlas being $\frac{25}{369}$ share 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];
 - [b] 3 kanals 16 marlas being $\frac{1}{3}$ share of total land 11 kanals 8 marlas comprised in khewat no. 9 & 1054 M. no. 10 killa no. 5/2[6-12], M. No. 11 killa no. 1/1[4-16];
 - [c] 2 kanals 0 marlas being $\frac{1}{2}$ share of total land 4 kanals 0 marlas comprised in khewat no. 10, 1045 M. no. 10 killa no. 4/2[2-12], 5/1[1-8]; vide sale deed no. 4710 dt. 14.7.99 and Mutation no. 9343;
8. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 824 M. no. 6 killa no. 18 [8-0]; vide sale deed no. 467 dt. 6-4-98 and Mutation no.8746;
9. Land Measuring 9 kanals 10 marlas being $\frac{190}{700}$ share of total land 35 kanals 0 marlas comprised in Khewat no. 1392 M. no. 8 killa no. 16 [4-11], M. No. 6 killa no. 15/2[4-6], 20[8-0], M. No. 7 killa no. 20[8-0], 17/1[0-16], 16[8-0], 19/2[0-12], 24/2[0-3], 24/3[0-12]; vide sale deed no. 3072 dt. 1-6-98 and Mutation no.8551;
10. Land Measuring 8 Kanals 0 Marlas comprised in Khewat no.810 M.no.20 killa no.2 [8-0] ; vide sale deed no.3080 dt.1-6-98 and mutation no.8567.
11. Land Measuring 0 Kanals 11 Marlas & 1 Sarsai comprised in Khewat no.809 M.no.20 killa no.19/1/4[0-5-5], 19/1/5[0-5-5] ; vide sale deed no.163 dt.2-4-98 and mutation no.9365..



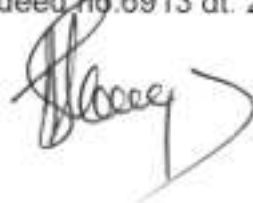


12. Land Measuring 2 Kanals 5 Marlas 3 Sarsai comprised in Khewat no.809/930 M.no.20 killa no.22/3/1/2[0-6-8], 22/3/1/3[0-4-0], 22/3/1/4[0-5-8], 22/3/1/5[0-5-8], 22/3/1/6[0-5-0], 22/3/1/8[0-5-8], 22/3/1/7[0-5-8], 22/3/1/9[0-5-8]; vide sale deed no.159 dt.2-4-98 and mutation no.8751.
13. Land Measuring 6 Kanals 7 Marlas 3 Sarsai comprised in Khewat no.809/930 M.no.20 killa no.19/1/1[0-5-5], 19/1/2[0-5-5], 19/1/3[0-5-5], 19/1/6[0-3-8], 19/1/7[0-6-1], 19/1/8[0-2-2], 19/2/1[0-6-1], 19/2/2[0-6-1], 19/2/3[0-6-1], 19/2/6[0-4-2], 19/2/9[0-14-0], 19/2/10[0-0-3], 19/2/11[0-0-2], 19/2/12[0-0-2], 19/2/13[0-0-2], 19/2/14[0-0-2], 19/2/15[0-0-2], 19/2/16[0-0-3], 19/2/17[0-0-1], 19/3/1[0-2-0], 19/3/2[0-6-1], 19/3/3[0-14-0], 19/3/4[0-6-1], 19/3/5[0-6-1], 19/3/6[0-6-1], 19/3/7[0-6-1], 19/3/8[0-4-2], 19/3/9[0-6-7], 19/3/10[0-2-4]; vide sale deed no.166 dt. 2-4-98 and mutation no.8732.
14. Land Measuring 0 kanals 18 marlas being 2/3 share of total land 1 kanals 7 marlas comprised in Khewat no. 1399 M. no. 5 killa no. 13/1/1 [1-7]; vide sale deed no. 13224 dt. 1-1-98 and Mutation no.8484;
15. Land Measuring 4 kanals 0 marlas being 1/2 share of total land 8 kanals 0 marlas comprised in Khewat no. 1473 M. no. 22 killa no. 13 [8-0]; vide sale deed no. 13942 dt. 16-1-98 and Mutation no.8526;
16. Land Measuring 2 Kanals 18 Marlas comprised in Khewat no. 20, 1044 M.no. 9 killa no.22/2 [1-2], 23/2[1-16] ; vide sale deed no.14959 dt.6-2-98 and mutation no.8520.
17. Land Measuring 2 Kanals 16 Marlas comprised in Khewat no. 22, 1046 M.no. 9 killa no.22/3 [1-7], 23/3[1-9] ; vide sale deed no.14954 dt.6-2-98 and mutation no.8516.
18. Land Measuring 3 Kanals 12 Marlas being 72/696 share of total land 34 kanals 16 marlas comprised in Khewat no.121, 1187 M.no.13 killa no.16[6-7], 17[8-0], 18/1[2-8], 24/1[1-2], 24/2[7-6], 15/2[6-16], M. No. 14 killa no. 11[2-17]; vide sale deed no.14961 dt.6-2-98 and mutation no.8525.





19. Land Measuring 8 Kanals 0 Marlas comprised in Khewat no. 808 M.no. 11 killa no.23 [8-0]; vide sale deed no.11195 dt. 21-11-97 and mutation no.8473.
20. Land Measuring 9 Kanals 3 Marlas being 183/338 share of total land 16 kanals 18 marlas comprised in Khewat no.555 M.no.12 killa no.17[8-0], 24[8-0], M. No. 19 killa no. 4/1[0-18]; vide sale deed no.8987 dt.7-10-97 and mutation no.9356.
21. Land Measuring 8 Kanals 0 Marlas comprised in Khewat no. 849 M.no. 5 killa no. 18 [8-0]; vide sale deed no.8389 dt. 22-9-97 and mutation no.8494.
22. Land Measuring 3 kanals 7 marlas i.e. 3 kanals 0 marlas being 1/14 share of total land 42 kanals 8 marlas comprised in Khewat Khata 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 7 marlas being 1/49 share of total land of 15 kanal 12 marla comprised in khewat khata no.65, M.No. 12 killa no 20[8-0], 21/1[2-0], 21/2[5-12], vide sale deed no 8280 dt. 19.9.97 and Mutation no. 8543.
23. Land Measuring 2 kanals 2 marlas i.e. 1 kanals 18 marlas being 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 1/77 share of total land of 15 kanal 12 marla comprised in khewat khata no.65, M.No. 12 killa no 20[8-0], 21/1[2-0], 21/2[5-12], vide sale deed no 7498 dt. 5.9.97 and Mutation no. 8490.
24. Land Measuring 8 Kanals 0 Marlas comprised in Khewat no. 192 M.no. 12 killa no. 23 [8-0]; vide sale deed no.7430 dt. 4-9-97 and mutation no.8480.
25. Land Measuring 8 Kanals 0 Marlas comprised in Khewat no. 8 M.no. 12 killa no. 3 [8-0]; vide sale deed no.6913 dt. 22-8-97 and mutation no.8731.





26. Land Measuring 5 kanals 17 marlas being 117/648 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
27. Land Measuring 4 kanals 7 marlas being 174/1926 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;
28. Land Measuring 2 kanals 13 marlas being 53/291 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;
29. Land Measuring 0 kanals 12 marlas being 24/532 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;

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*

S. Singh
SUKENDER SINGH
Advocate
GURGAON

WITNESSES:

1.

Hem Ram Khattar
Hem Ram Khattar
Advocate

[Signature]
VENDOR

2.

Dalendra Singh Sahrawat
Dalendra Singh Sahrawat
Advocate
GURGAON

[Signature]
VENDEE
[AUTHORIZED SIGNATORY]

करीब नं० 11720 प्रति बही नं० 1
जिल्हा नं० 939/ एच नं० 3334 न
घर नं० 1
जिल्हा 812 गुज नं० 29
दिनांक 1-9-26 का बंद रिकॉर्ड
दिखा गया।


सब रजिस्ट्रार
गुड़गाँव

