

S.No. 1342

Date 31/8/06

CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889

that Stamp Duty of the amount of Rs. 2692600 - (Rupees Twenty Six Lac Ninty Two thousand Six hundred only)

has been levied on this document and paid by Mrs Sahara Township Pr Ltd. Lucknow

Through vide Treasury Challan No. 3080

Dated 31/8/06 for CD 39799834 -

TREASURY OFFICER
CUM-COLLECTOR
GURGAON.

31/8/06

CONVEYANCE/SALE DEED

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs.3,97,99,834/-
STAMP DUTY	:	Rs.26,92,600/-
STAMP NO./DATE	:	1342/31-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREA/TYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER	:	
/ADVOCATE	:	Surender Singh Advocate

AUDITED

Stamp Auditor
Gurgaon

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS 31st DAY OF September 2006 BY Sh. Sunil Bajaj S/o Sh. Ram Avtar Bajaj R/o 311, Konark Apartments, 22- Patparganj, Delhi, (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.

प्रलेख नः 11718

दिनांक 01/09/2006

<u>डीड संबंधी विवरण</u>		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील गुडगांवा	गांव/शहर चौमा	स्थित चौमा
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
चाहो	17.26 Acre	
<u>धन संबंधी विवरण</u>		
राशि 44,876,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,692,600.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: Surender Singh Adv.

यह प्रलेख आज दिनांक 01/09/2006 दिन शुक्रवार समय बजे श्री/श्रीमती/कुमारी Sunil Bajaj पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Ram Avtar निवासी 311 Konark Apartment Patpar Ganj Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Sunil Bajaj

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Thru:- Alok Mishra क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता 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 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
गुडगांवा

IN FAVOUR OF

M/s Sahara Township 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 17.26 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 Township**" 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 17.26 Acres** with all rights and interests therein at the valuation mentioned in the Partnership



Reg. No.	Reg. Year	Book No.
11718	2006-2007	1



विक्रेता



क्रेता



गवाह

विक्रेता

Sunil Bajaj

क्रेता

Thru:- Alok Mishra

गवाह :- H.R.Khatana

D.S.Schrawat

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11,718 आज दिनांक 01/09/2006 को बही नः 1 जिल्द नः 8,487 प्रष्ठ नः 158 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 1,290 के प्रष्ठ सख्या 63 से 64 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 01/09/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगाँवा



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 Township**. In this way the said land measuring **17.26 Acres** standing in the name of **Sh. Sunil Bajaj S/o Sh. Ram Avtar Bajaj R/o 311, Konark Apartments, 22- Patparganj, Delhi**, in the Revenue Records, vested in the Partnership Firm- **M/s Sahara Township**.

WHEREAS the partners of firm- **M/s Sahara Township**, mutually adjusted their respective rights and accounts so as to form a joint stock company under the name and style of **M/s Sahara Township 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. U45201UP2002PTC026596 dt. **12.04.2002** under the name and style of **M/s Sahara Township 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



1. The first part of the report
2. The second part of the report
3. The third part of the report
4. The fourth part of the report
5. The fifth part of the report
6. The sixth part of the report
7. The seventh part of the report
8. The eighth part of the report
9. The ninth part of the report
10. The tenth part of the report
11. The eleventh part of the report
12. The twelfth part of the report
13. The thirteenth part of the report
14. The fourteenth part of the report
15. The fifteenth part of the report
16. The sixteenth part of the report
17. The seventeenth part of the report
18. The eighteenth part of the report
19. The nineteenth part of the report
20. The twentieth part of the report



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.3,97,99,834/-** 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 17.26 Acres** comprised in

1. Land Measuring 7 kanals 4 i.e.
 - [a] 0 kanals 2 marlas being 2/708 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];
 - [b] 0 kanals 7 marlas being 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];





[c] 0 kanals 1 marlas being $1/96$ share of total land 3 kanals 4 marlas comprised in khewat no. 394 M. no. 21 killa no. 24/1[3-4];

[d] 0 kanals 16 marlas being $3/64$ share of total land 17 kanals 0 marlas comprised in khewat no. 857 M. no. 22 killa no. 5[8-0], 6[8-0], 7/1[1-0];

[e] 4 kanals 15 marlas being $19/64$ 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];

[f] 1 kanals 3 marlas being $375/8048$ share of total land 25 kanals 0 marlas comprised in khewat no. 1387 M. no. 21 killa no. 11[8-0], 20[8-0], 21/1[3-0], M. no. 22 killa no. 15/2[6-0];

vide sale deed no. 13348 dt. 7.2.2000;

2. Land Measuring 8 kanals 0 marlas being $1/2$ share of total land 16 kanals 0 marlas comprised in Khewat no. 253, M. No. 10 killa no. 13[8-0], 18[8-0]; vide sale deed no. 11376 dt. 16.12.99 and Mutation no. 9918;

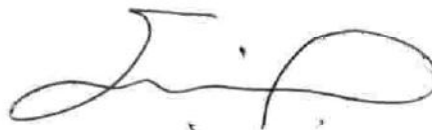
3. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 1449, M. No. 22 killa no. 21[8-0]; vide sale deed no. 6327 dt. 18.8.99 and Mutation no. 9330;

4. Land Measuring 7 kanals 14 marlas being $1/3$ share of total land 23 kanals 0 marlas comprised in Khewat no. 132, 1192, M. No. 22 killa no. 3[8-0], 4[8-0], 7/2[7-0]; vide sale deed no. 4622 dt. 12.7.99 and Mutation no. 9967;

5. Land Measuring 8 kanals 0 marlas i.e.

[a] 4 kanals 12 marlas being $1/4$ share of total land 18 kanals 8 marlas comprised in Khewat no. 393, M. No. 9 killa no. 15/2[2-16], 16[7-12], M. no. 10 killa no. 20[8-0];

[b] 1 kanal 18 marlas being $38/340$ share of total land 17 kanals 0 marlas comprised in khewat no. 857 M. no. 22 killa no. 5[8-0], 6[8-0], 7/1[1-0];





[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. 4389 dt. 6.7.99 and Mutation no. 9351;

6. 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 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. 4382 dt. 6.7.99 and Mutation no. 9325;

7. Land Measuring 8 kanals 0 marlas being 160/369 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]; vide sale deed no. 4623 dt. 12.7.99 and Mutation no. 9345;

8. Land Measuring 7 kanals 0 marlas i.e.

[a] 1 kanals 4 marlas being 24/369 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 kanal 16 marlas being 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];



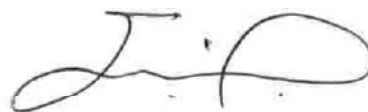


[c] 1 kanals 6 marlas being $\frac{1}{2}$ share of total land 2 kanals 12 marlas comprised in khewat no. 10 M. no. 10 killa no. 4/2[2-12]

[d] 0 kanals 14 marlas being $\frac{1}{2}$ share of total land 1 kanals 8 marlas comprised in khewat no. 1055 M. no. 10 killa no. 5/1[1-8];

vide sale deed no. 4711 dt. 14.7.99 and Mutation no. 9342;

9. Land Measuring 9 kanals 10 marlas being $\frac{190}{700}$ share of total land 35 kanals 0 marlas comprised in Khewat no. 1392, 824 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. 3075 dt. 1-6-98 and Mutation no.8550;
10. Land Measuring 5 kanals 1 marlas being $\frac{1}{4}$ 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. 162 dt. 2-4-98 and Mutation no.8530;
11. Land Measuring 2 kanals 17.4 marlas being $\frac{1}{8}$ share of total land 22 kanals 19 marlas comprised in Khewat no. 32, 239 M. no. 28 killa no. 13/2/1[2-16], M. no. 21 killa no. 19[8-0], 23[8-0], 24/2[4-3]; vide sale deed no. 17376 dt. 20-3-98 and Mutation no.8533;
12. Land Measuring 4 kanals 0 marlas being $\frac{1}{2}$ share of total land 8 kanals 0 marlas comprised in Khewat no. 1473, M. no. 22 killa no. 12[8-0]; vide sale deed no. 13223 dt. 1-1-98 and Mutation no.8527;
13. Land Measuring 8 kanals 1 marlas i.e.
 - [a] 7 kanals 15 marlas being $\frac{1}{2}$ share of total land 15 kanals 10 marlas comprised in Khewat no. 33, 238, 381, 1413, M. no. 11 killa no. 1/2[3-4], 2/1[5-16], 9/3[1-4], 9/4[1-8], 9/2[1-8], 9/1[1-8] M. no. 27 killa no. 24/2[1-2];
 - [b] 0 kanals 6 marlas being $\frac{1}{4}$ share of total land 1 kanals 2 marlas comprised in M. no. 28 killa no. 12/1[1-2]; vide sale deed no. 14962 dt. 6-2-98 and Mutation no.8763;





14. Land Measuring 3 kanals 16 marlas comprised in Khewat no. 244, M. no. 11 killa no. 10/1[1-4], 9/5[2-12]; vide sale deed no. 11196 dt. 21-11-97 and Mutation no.8538;
15. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 849, M. no. 5 killa no. 21[8-0]; vide sale deed no. 8392 dt. 22-9-97 and Mutation no.8495;
16. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 249, M. no. 11 killa no. 8/1[3-0], 8/2[5-0]; vide sale deed no. 8989 dt. 7-10-97 and Mutation no.8772;
17. Land Measuring 3 kanals 7 marlas i.e. 3 kanals 1 marlas being 1/14 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 6 marlas being 1/49 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 8279 dt. 19.9.97 and Mutation no. 8544.
18. 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 7497 dt. 5.9.97 and Mutation no. 8491.
19. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 192, M. no. 19 killa no. 3[8-0]; vide sale deed no. 7433 dt. 4-9-97 and Mutation no.8481;





20. Land Measuring 4 kanals 17 marlas comprised in Khewat no. 221, M. no. 11 killa no. 4/1[4-17]; vide sale deed no. 8206 dt. 18-9-97 and Mutation no.8733;

21. Land Measuring 8 kanals 4 marlas comprised in Khewat no. 378, 1025 M. no. 12 killa no. 4/1[1-8], 10/2[4-16], M. no. 11 killa no. 4/3[2-0]; vide sale deed no. 6914 dt. 22-8-97 and Mutation no.8736;

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 :

S Singh
SURENDER SINGH
Advocate
GURGAON

1.

HL

Hem Ram Khattar
Advocate
Gurgaon

J.P.

VENDOR

2.

D. S. Sahrawat

Dhirendra Singh Sahrawat
Advocate
GURGAON

[Signature]
VENDEE
[AUTHORIZED SIGNATORY]

पञ्चसूत्र मंत्र
संस्कृत

बसीका नं० 11718 अति. बही नं० 1
 जिल्हा नं० 9391 एच नं० 28-30 पर
 बस्यो दिनांक 8/2 एच नं० 1
 जिल्हा नं० 812 एच नं० 29
 दिनांक 1-8-26 को रजिस्ट्रार
 लिखा गया


 सब रजिस्ट्रार
 गुड़गाँव

