

Sr. No. 1110 Dated 7/8/06

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

that Stamp Duty of the amount of Rs. 1634.800 -

(Rupees Sixteen lac. Thirty four thousand eight hundred -  
has been levied on this document and paid by M/s. Sahara Residential  
Pr. Ltd. Lucknow.

vide treasury challan No. 1

Dated 7/8/06 for C.D. 272454.86 -

TREASURY OFFICER

-CHAUMA-

GURGAON

27/8/06

### CONVEYANCE/SALE DEED

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs. 2,72,45,486/-
STAMP DUTY	:	Rs. 16,34,800/-
STAMP NO./DATE	:	1110/ 07-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREATYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER	:	
/ADVOCATE	:	Surender Singh Advocate

AUDITED

Stamp Auditor  
Gurgaon

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS .... DAY  
OF August 2006 BY **Sh. Onkar Prashad Dixit S/o Sh. H. Dixit R/o H-22**  
**Sector-25, 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.

*[Signature]*

263720/-  
Deficiency Rs. ~~824~~ Received  
V.R. No. 8/24 Date 8/8/2006  
S. R. Gurgaon  
27/8/06

क्रमांक नं: 99999

दिनांक 08/08/2006

डीड संबंधी विवरण

डीड का नाम SALU OUTSIDE MC AREA

डिस्ट्रिक्ट/ज़िला जालंधार गुरुगांव

गांव/शहर चौमा

स्थिति चौमा

भवन का विवरण

भूमि का विवरण

मोटा

12.17 Acre

धन संबंधी विवरण

राशि 11,642,000.00 रुपये

स्टाम्प ड्यूटी की राशि 1,898,520.00 रुपये

संवर्द्धन फंड की राशि 500.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

साक्ष्यित By: Surender Singh, Adv.

यह प्रलेख आज दिनांक 08/08/2006 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Onkar Prashad  
श्री/श्रीमती/कुमारी H.Dixit निवासी H-22, Sec-25, Noida UP द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

पंजीकृत

श्री/श्रीमती/कुमारी Onkar Prashad

उप/संयुक्त पंजीयन अधिकारी  
गुरुगांव

संयुक्त पंजीयन श्री/श्रीमती/कुमारी H.D. - Suresh Prakash Singh कृता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने  
क्षम/समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि कृता ने मर समक्ष विवक्षा  
का अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

उप/राजा की पहचान श्री/श्रीमती/कुमारी H.R. Khattar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon

श्री/श्रीमती/कुमारी D.S. Sahuwala पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने को।

आपका नं. 1 को हम सम्यक्द्वारा/अधिकृतता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 08/08/2006


उप/संयुक्त पंजीयन अधिकारी  
गुरुगांव

IN FAVOUR OF

**M/s Sahara Residentials 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. Somesh Pratap Singh** [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 12.17 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 8<sup>th</sup>, 2002**, duly executed a Partnership Deed and a partnership firm in the name and style of "**M/s Sahara Residentials**" 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 12.17 Acres** with





Reg. No. 9999 Reg. Year 2006-2007 Book No. 1



विक्रंता



कंता



गवाह

प्रमाणित

Chief Prashad Dixit

हस्ताक्षर

नाम - Samesh Pratap Singh

नाम - H.R. Khanna

D.S. Sahrawat

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्लेख क्रमांक 9,999 आज दिनांक 08/08/2006 को बही न: 1 जिल्द न:8,485 प्रष्ट न: 135 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द न: 1,257 के प्रष्ट सख्या 31 से 32 पर प्रमाणित किया गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा लगाकर मान्य किया है।

दिनांक 08/08/2006

उप/संयुक्त पंजीयन अधिकारी  
गडगावा



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 acknowledged to treat the said property as asset of the partnership firm- **M/s Sahara Residentials**. In this way the said land measuring **12.17 Acres** standing in the name of **Sh. Onkar Prashad Dixit S/o Sh. H. Dixit R/o H-22 Sector-25, Noida (U.P.)** in the Revenue Records, vested in the Partnership Firm- **M/s Sahara Residentials**.

WHEREAS the partners of firm- **M/s Sahara Residentials**, mutually adjusted their respective rights and accounts so as to form a joint stock company under the name and style of **M/s Sahara Residentials 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. **U45201UP2002PTC026592 dt. 12.04.2002** under the name and style of **M/s Sahara Residentials 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.

2. That for the purposes of share capital of the VENDEE-Company, the said land had been valued at **Rs.2,72,45,486/-** 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 12.17 Acres** comprised in

1. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 193, M. No. 20 killa no. 6[8-0]; vide sale deed no. 12351 dt. 21.1.99 and Mutation No.9340.
2. Land Measuring 8 kanals 0 marlas comprised in Khewat no.824, M. No. 6 killa no. 19[8-0]; vide sale deed no. 3076 dt. 1.6.98 and Mutation No. **8563.**







3. Land Measuring 8 kanals 0 marlas being 160/700 share of total land 35 kanals 0 marlas comprised in Khewat no.824, 1392, M. No. 8 killa no. 16[4-11], M.no. 6 killa no. 15/2[4-6]; 20[8-0] M.no7 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. 3073 dt. 1.6.98 and Mutation No. **8552**.
4. Land measuring 6 kanals 8.5 marlas being  $\frac{1}{2}$  share of total land 12 kanal 17 marlas comprised in khewat no 40 & 253, , M. No.10 killa No 3/2 [1-6], 12/2[3-11], 8 [8-0], vide sale deed no.168 dt.2.4.98 and Mutation No. **8561**.
5. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 810, M. No. 20 killa no. 9[8-0]; vide sale deed no. 161 dt. 2.4.98 and Mutation No. **8519**.
6. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273 khata no. 330, M. No. 1 killa no. 16[8-0]; vide sale deed no. 15727 dt. 23.2.98 and Mutation No. **8505**.
7. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273 khata no. 330, M. No. 1 killa no. 16[8-0]; vide sale deed no. 16047 dt. 2.3.98 and Mutation No. **8503**.
8. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273 khata no. 330, M. No. 1 killa no. 16[8-0]; vide sale deed no. 16125 dt. 4.3.98 and Mutation No. **8504**.
9. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273 khata no. 330, M. No. 1 killa no. 16[8-0]; vide sale deed no. 14949 dt. 6.2.98 and Mutation No. **8506**.
10. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 808 khata no. 929, M. No. 11 killa no. 21/1[3-0], 21/2[3-0], 21/3[2-0]; vide sale deed no. 11192 dt. 21.11.97 and Mutation No. **8475**.
11. Land Measuring 8 kanals 0 marlas comprised in Khewat no.849, M. No. 5 killa no. 22[8-0]; vide sale deed no. 8391 dt. 22.9.97 and Mutation No. **8496**.



At 10:00 AM on Monday, 10/10/1961  
The following items were received from  
the following sources:

From the following sources:  
1. The following items were received from  
the following sources:

2. The following items were received from  
the following sources:  
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the following sources:  
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8. The following items were received from  
the following sources:  
9. The following items were received from  
the following sources:  
10. The following items were received from  
the following sources:



12. Land Measuring 3 kanals 1 marlas being  $\frac{1}{14}$  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  $\frac{1}{49}$  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 8271 dt. 19.9.97 and Mutation No. **8546**.
13. Land Measuring 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 7506 dt. 5.9.97 and Mutation No. **8483**.
14. Land Measuring 8 kanals 0 marlas comprised in Khewat no.192, M. No. 19 killa no. 9[8-0]; vide sale deed no. 7429 dt. 4.9.97 and Mutation No. **8477**.
15. Land Measuring 8 kanals 0 marlas comprised in Khewat No.806 M. No. 11 killa no. 5 [8-0]; vide sale deed no. 6910 dt. 22.8.97 and Mutation No. **8737**.
16. Land Measuring 5 kanals 17 marlas being  $\frac{117}{648}$  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.
17. Land Measuring 4 kanals 7 marlas being  $\frac{174}{1926}$  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;







18. 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;

19. 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 HEREIN FIRST WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES: *Witnessed by S. Singh Adv*

WITNESSES :

1.

*[Signature]*

**Hem Ram Khatana**  
Advocate  
GURGAON

**SURENDER SINGH**  
Advocate  
GURGAON

*[Signature]*

VENDOR  
[Omkar Prashad Dixit]

2.

*[Signature]*  
**Dhirendra Singh Sahrawat**  
Advocate  
GURGAON

*[Signature]*

VENDEE  
[AUTHORIZED SIGNATORY]

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१३५०	१११
१०९	१७९

8-8-26



संयुक्त सब रजिस्ट्रार  
गुडगाँव