

9879₁

(42)

Sr. No. 1096/ Dated 4/8/06

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

that Stamp Duty of the amount of Rs. 778700(Rupees Seven Lac Seventy Eight thousand Seven hundred)

has been levied on this document and paid by

M/s. Sahara Residential Pvt Ltd. Sahara India
Bhawan Karkhla complex Katkhow.vide treasury challan No. 19Dated 4/8/06 for closed - Sale deed 12978141 in favour

of

AUDITED

Stamp Auditor
GurgaonTREASURY OFFICER
CUM-DEPUTY
GURGAON

24/8/06

CONVEYANCE/SALE DEED

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs. 1,29,78,141/-
STAMP DUTY	:	Rs. 7,78,700/-
STAMP NO./DATE	:	1096/04-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREA/TYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER	:	
/ADVOCATE	:	Surender Singh Advocate

71490/-
8300
11/8/06
S. R. Gurgaon

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS 7th DAY
OF August 2006 BY **Sh. Sushil Gupta S/o Sh. R.N. Gupta R/o C-11, Bhagwan
Dass Nagar, New Delhi-110026** (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. 10/- Received
V. R. No. 8061 Date 7/8/2006

S. R. Gurgaon

7-8-06

प्रलेख नं. 9879

दिनांक 07/08/2006

डीड संबंधी विवरण

डीड का नाम CONVEYANCE OUTSIDE MC AREA

जन्मस्थान/मरु तहसील गुडगावा

राज्य/शहर चोमा

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 12,978,141.00 रुपये

स्टाम्प ड्यूटी का राशि 778,710.00 रुपये

निष्प्रेषण काल का राशि 500.00 रुपये

पेस्टिंग शुल्क 2.00 रुपये

Executed By: Somender Singh, Adv

यह प्रलेख आज दिनांक 07/08/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी Sushil Gupta पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी R N Gupta निवासी C-11, Bhagwan Dass Nagar, N.Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

पंजीकृत प्रत्यक्षकर्ता

श्री Sushil Gupta

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

प्रत्यक्षकर्ता प्रत्यक्ष व श्री/श्रीमती/कुमारी Name- Somesh Pratap Singh

कला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने

सुनिश्चित कर लिया है। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी H R. Khatana पुत्र/पुत्री/पत्नी श्री

निवासी Adv Gurgaon व श्री/श्रीमती/कुमारी D.S. Sahrawat पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv Gurgaon ने की।

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

दिनांक 07/08/2006

उप/संयुक्त पंजीयन अधिकारी
गुडगावा

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 5.45 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 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 5.45 Acres** with all rights and interests therein at the valuation mentioned in the Partnership Deed,



Reg. No.

9879

Reg. Year

2006-2007

Book No.

1



विश्वनाथ



क्रेता



गवाह

सहना

Sushant Gupta

पति

पति - Suresh Prasad Singh

पति - H. R. Khanna

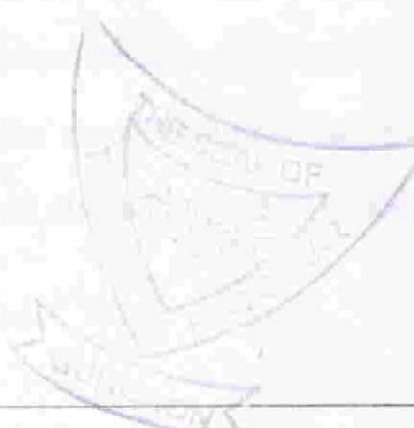
D. S. Sahrawat

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 9,879 आज दिनांक 07/08/2006 को बही न: 1 जिल्द न: 8,485 प्रष्ठ न: 102 में दर्ज किया गया तथा इसका एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 1,254 के प्रष्ठ सख्या 62 से 63 पर लिखा गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा लगाये हैं।

दिनांक 07/08/2006

उप/संयुक्त पंजीयन अधिकारी
गढ़गाँवा



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 **5.45 Acres** standing in the name of **Sh. Sushil Gupta S/o Sh. R.N. Gupta R/o C-11, Bhagwan Dass Nagar, New Delhi-110026** 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 1,29,78,141/-** 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 5.45 Acres** comprised in

1. Land Measuring 8 kanals 4 marlas being 164/983 share of total land 49 kanals 3 marlas comprised in Khewat no. 278, M. No. 19 killa no. 12[8-0], 17/2[5-8], 18[8-0], 19[8-0], 22/2[3-12], 23[8-0], 24[7-10], M. No. 37 killa no. 2/2/2[0-4], 9/2/3[0-9]; vide sale deed no. 4247 dt. 22.6.98 and Mutation No.9368.
2. Land Measuring 2 kanals 7 marlas comprised in Khewat no. 1473, M. No. 22 killa no. 14/1/1[0-4], 14/1/2[1-8], M. no.23 killa no. 15/2[0-15]; vide sale deed no. 17206 dt. 19.3.98 and Mutation No.8776.



3. Land Measuring 0 kanals 15 marlas being 15/160 share of total land 8 kanals 0 marlas comprised in Khewat no. 32, M. No. 21 killa no. 22[8-0]; Land Measuring 0 kanals 18 marlas being 97/535 share of total land 5 kanals 0 marlas comprised in Khewat no. 1412, M. No. 21 killa no. 21/2[5-0]; vide sale deed no. 17364 dt. 20.3.98 and Mutation No.8766.
4. Land Measuring 5 kanals 15 marlas being 142/535 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. 17366 dt. 20-3-98 and Mutation No.8559.
5. Land Measuring 6 kanals 12 marlas comprised in Khewat no. 241, 380 khata no. 296,481 M. No. 28 killa no. 13/2/2[2-12], 9/2[4-0]; vide sale deed no. 17369 dt. 20.3.98;
6. Land Measuring 1 kanals 2 marlas being 1/4 share of total land 4 kanals 8 marlas comprised in Khewat no. 273, khata no. 330 M. No. 1 killa no. 17/1[4-8]; vide sale deed no. 15790 dt. 23.2.98 and Mutation No.8514.
7. Land Measuring 0 kanals 11 marlas being 11/88 share of total land 4 kanals 8 marlas comprised in Khewat no. 273, khata no. 330 M. No. 1 killa no. 17/1[4-8]; vide sale deed no. 15754 dt. 23.2.98 and Mutation No.8513, vide sale deed no. 16518 dt. 6.3.98 and Mutation No.8512, vide sale deed no. 16300 dt. 5.3.98 and Mutation No.8511.
8. Land Measuring 4 kanals 14 marlas comprised in Khewat no. 273, khata no. 330 M. No. 1 killa no. 7[4-14], vide sale deed no. 15790 dt. 23.2.98 and Mutation No.8514, vide sale deed no. 15754 dt. 23.2.98 and Mutation No.8513, vide sale deed no. 16518 dt. 6.3.98 and Mutation No.8512, vide sale deed no. 16300 dt. 5.3.98 and Mutation No.8511.
9. Land Measuring 7 kanals 4 marlas comprised in Khewat No.1030, M. No. 12 killa no. 6/1[7-4]; vide sale deed no. 8992 dt. 7.10.97 and Mutation No.9358.





10. Land Measuring 1 kanals 19 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 no.65, M.No. 12 , killa no20[8-0], 21/1[2-0], 21/2[5-12], vide sale deed no 7503 dt. 5.9.97. and Mutation No. 8487.

11. Land Measuring 3 kanals 6 marlas comprised in Khewat no. 549, M. No. 5 killa no. 11/2[2-0], 12/2[1-2]; and khewat no.335 M. No. 5 killa no. 12/3[0-4]; vide sale deed no. 11186 dt. 21.4.97 and Mutation No.8764.

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 :

Drafted by S. Singh Adv.
SURENDER SINGH
 Advocate
GURGAON

WITNESSES :

1.

[Signature]
Hem Ram Khatana
 Advocate
GURGAON

[Signature]
VENDOR
[Sushil Gupta]

2.

[Signature]
Dhirender Singh Sahrawat
 Advocate
GURGAON

[Signature]
VENDEE
[AUTHORIZED SIGNATORY]

बहीका नं० 9879 बही नं० 1
पिन नं० 9368 पन्ना 15-66 पर
पन्ना 809 157
दिनांक 7/8/2006 को सब रजिस्टर
रिखा गया।



सब रजिस्टर

गुड़गांव

