

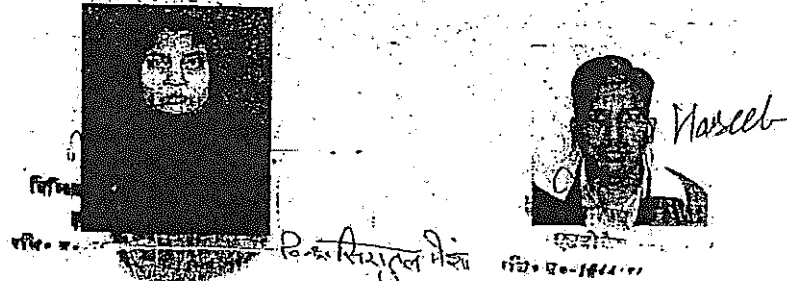
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उत्तर प्रदेश UTTAR PRADESH

A 422394

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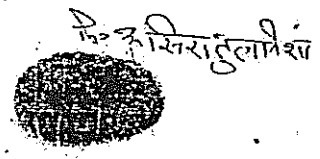
SALE DEED

SALE - 50,00,000/-
STAMP - 2,50,000/-

VALUATION - 35,08,000/-

DETAILS OF DEED :-

- | | |
|-----------------|----------------------|
| 1. TYPE OF LAND | = AGRICULTURE |
| 2. PARGANA | = DEWA |
| 3. VILLAGE | = MOHAMMADPUR CHOWKI |



For SAS HOTELS & PROPERTIES

Naseeb
AUTHORISED SIGNATORY

प्रम संख्या 4517 दिनांक 20-08-10

मूल्य स्टांप्पः ५६८७

शासितः *[Signature]*

नाम क्षेत्र/पुत्र/पुत्री/दिनांक

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समस्त ...
जिला ...

जला दुर्गम ३
हस्ताक्षर १०

हस्ताक्षर पृष्ठ-10



उत्तर प्रदेश UTTAR PRADESH

A 422393

(2)

4. DESCRIPTION OF LAND = KHASRA NO. 272
5. MEASUREMENT UNIT = HECTARE
6. AREA OF PROPERTY = 0.6880 HECTARE
7. LOCATION ON ROAD = NIL
8. OTHER DETAILS = CHAK ROAD AND 100-200 MTS.
RADIUS IN RESIDENCIAL
ACTIVITIES
9. USE OF LAND = AGRICULTURE

डि-३ री. सु. २०१०

For SAS HOTELS & PROPERTIES PVT. LTD

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AUTHORISED SIGNATORY



उत्तर प्रदेश UTTAR PRADESH

A 422392

(3)

10. BORING, WELL ETC = NIL
11. GOVT. CIRCLE RATE = 6,00,000 /- PER BIGHA
12. SALE CONSIDERATION = 50,00,000/-
13. BOUNDARIES KHASRA NO. 272 =
- EAST - KHASRA NO. 271
- WEST- KHASRA NO. 272
- NORTH - CHAKROAD
- SOUTH - CHAK ROAD

For SASI HOTELS & PROPERTIES PVT. LTD

Narsimh
AUTHORISED SIGNATORY

सि. अ. शिवा. गु. ली. क. रा.

कोबागाँव, बाराबंकी

क्रम संख्या 2017 दिनांक 20-01-10

मूल्य स्टा: 2000

शामिल 1017

नाम कृष्ण देव प्रसाद झा

पुत्र/पुत्री: 10 देव प्रसाद झा

निवासी: 56-अप्रदुर्गा

पंजीयन: 0101 शिरातुल निशा हुस्ना 1017-10

गुलाम मुस्तफा

भोहमदपुर चौकी पर0 देवा बाराबंकी

गृहिणी

Year: 2010

Book No: 1





उत्तर प्रदेश UTTAR PRADESH

A 422391

NO. OF FIRST PARTY - I

(4)

NO. OF SECOND PARTY - 1

SELLERS -

PURCHASER -

SMT. SIRATUL NISHA W/O
GHULAM MUSTAFA
R/O VILLAGE
MOMAMMADPUR CHOWKI,
PARGANA- DEWA TEHSIL
- NAWABGANJ DISTRICT -
BARABANKI

SAS HOTELS & PROPERTIES PVT.
LTD THROUGH ITS AUTHORISED
SIGNATORY
MOHD. HASSEB KHAN
S/O LATE MOHD. HANEEF KHAN
R/O MASTER KANHAIYA LAL
ROAD, AISHBAGH, LUCKNOW

For SAS HOTELS & PROPERTIES PVT LTD

Hasseeb
AUTHORISED SIGNATORY

सिरातुल निशा



उत्तर प्रदेश UTTAR PRADESH

A 422390

(5)

THIS DEED OF SALE is executed into on 20th day of January in the year 2010

BY

SMT. SIRATUL NISHA W/O GHULAM MUSTAFA R/O VILLAGE
MOMAMMADPUR CHOWKI, PARGANA-DEWA TEHSIL-
NAWABGANJ DISTRICT- BARABANKI (hereinafter referred to as the
"SELLER/FIRST PARTY" which expression unless repugnant to
the contents shall mean and include his heirs, legal representatives,
successors, administrators, executors, assigns or any one claiming
through or under him).

For SAGHVEELS & PROPERTIES PVT. LTD.

Nasir

AUTHORISED SIGNATORY

सिरातुल नशा
सिरातुल नशा



11/11/11

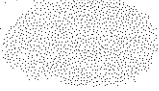
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उत्तर प्रदेश UTTAR PRADESH

A 422389

(6)

IN FAVOUR OF:

SAS HOTELS & PROPERTIES PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at 308 IIIrd Floor, Tulsiani Chambers Nariman Point, Mumbai, through its Authorised Signatory Mohd. Haseeb Khan S/o Late Mohd. Haneef Khan. R/o Master Kanhaiya Lal Road, Aishbagh, Lucknow. Authorised by Board Resolution dt. 19.01.2010 (hereinafter called the "PURCHASER / SECOND PARTY" - which expression unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns).

For SAS HOTELS & PROPERTIES PVT. LTD

Haseeb
AUTHORISED SIGNATORY

पिम्परी तुलसीदास





1947-1948

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California, as of January 1, 1947.

The total land owned by the United States in California was 1,140,000 acres, or 1.8 percent of the total land area of the State. This land was owned by the United States in several different capacities, as follows:

1. National Forest Land: 600,000 acres

2. Public Domain Land: 400,000 acres

3. Land owned by the United States in trust for the benefit of the people of California: 140,000 acres

4. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

5. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

6. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

7. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

8. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

9. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

10. Land owned by the United States in trust for the benefit of the Indians of California: 10,000 acres

Very truly yours,
[Signature]

1947-1948



उत्तर प्रदेश UTTAR PRADESH

A 422388

(7)

WHEREAS, SMT. SIRATUL NISHA W/O GHULAM MUSTAFA R/O VILLAGE MOMAMMADPUR CHOWKI, PARGANA-DEWA TEHSIL-NAWABGANJ DISTRICT- BARABANKI was the recorded Bhumidhar with transferable rights in respect of land bearing Khasra No. 272 Area 0.688 hectare situated at Vill. Mohammadpur Chowki Pargana Dewa, Tehseel Nawabganj, District Barabanki

AND WHEREAS the "SELLER / FIRST PARTY" is the legal and rightful owners and in possession of Bhumidhari land bearing -Khasra No. 272 Area 0.6880 hectare situated in Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh, with the type of land being Majhaar Dom Aabi (hereinafter referred to as 'the Schedule Property' and detailed and described here in below).

For SAS HOTELS & PROPERTIES PVT LTD

Naseeb
AUTHORISED SIGNATORY

सिरातुल निशा



3/1/77

RECEIVED CIVIL SERVICE

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE CIVIL SERVICE AND IS TO BE KEPT IN THE CIVIL SERVICE FILE. IT IS NOT TO BE DISCLOSED TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE CIVIL SERVICE.

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF THE CIVIL SERVICE AND IS TO BE KEPT IN THE CIVIL SERVICE FILE. IT IS NOT TO BE DISCLOSED TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN PERMISSION OF THE CIVIL SERVICE.

3/1/77

RECEIVED CIVIL SERVICE



उत्तर प्रदेश UTTAR PRADESH

A 422387

(8)

AND WHEREAS the aforesaid Schedule Property is freehold and the "SELLER/FIRST PARTY" is the absolute owner and in possession of the aforesaid Schedule Property and the Schedule Property is free from all sorts of encumbrances, mortgages, Hiba, or other dues of any kind or nature either payable to the Government, or any local authority, or to any bank or other financial institution, and is free from each and every defect in title, and the name of the "SELLER / FIRST PARTY" is entered in the revenue records as Bhumidhar with Transferable rights and other than the "SELLER / FIRST PARTY" no other person is the owner of the Schedule Property and there exists no litigation in respect of the Schedule Property in any court of law.

For SAS HOTELS & PROPERTIES PVT. LTD.

Hasrat
AUTHORISED SIGNATORY

पं. अ. शिखर म. शर्मा



उत्तर प्रदेश UTTAR PRADESH

A 422386

(9)

AND WHEREAS the "SELLER / FIRST PARTY" is desirous of selling the same with all rights, title and interest etc. without any undue influence and coercion and without any mediator and the "PURCHASER/SECOND PARTY" is desirous of purchasing the aforesaid Schedule Property, for the sale consideration of Rs.50,00,000/- (Rupees Fifty Lac only), the half of which amounts to Rs.25,00,000/- (Rupees Twenty Five Lac only), on the terms and conditions below mentioned:

NOW THIS DEED OF SALE WITNESSETH and it is hereby covenanted by the parties hereto as follows:

For SAS HOTELS & PROPERTIES PVT LTD

Naseeb

AUTHORISED SIGNATORY

पि.सिरा दुल्हा शर्मा



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उत्तर प्रदेश UTTAR PRADESH

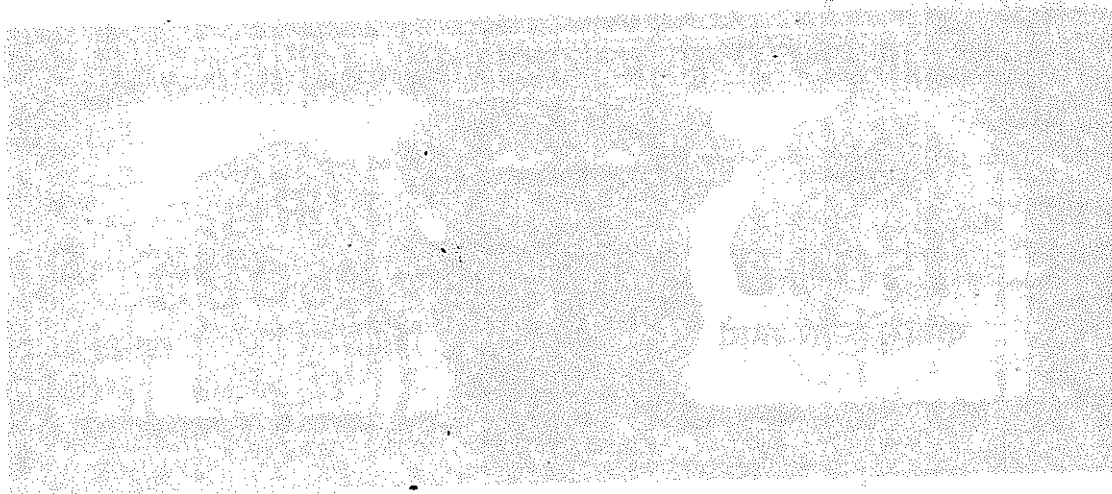
A 422385

(10)

1. That, by this Deed of Sale, the "SELLER / FIRST PARTY" hereby transfers to the "PURCHASER / SECOND PARTY" all his rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion.
2. That the "PURCHASER / SECOND PARTY" have made the payment of Rs.50,00,000/- (Rupees Fifty Lac) only, as has been detailed and described in the Schedule of Payment herein below, which the "SELLER / FIRST PARTY" acknowledge having received before the Sub Registrar, Barabanki at the time of Registration of this deed.

For SAS HOTELS & PROPERTIES PVT. LTD.

Naseeb
AUTHORISED SIGNATORY



10/1/77

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TO: DIRECTOR, FBI
FROM: SAC, NEW YORK
SUBJECT: [Illegible]
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(11)

3. That the "SELLER / FIRST PARTY" hereby assures that the title in respect of the Schedule Property being hereby conveyed to the "PURCHASER / SECOND PARTY" specifically is freehold and free from all encumbrances and, further, that the "SELLER / FIRST PARTY" have not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered with any person or persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.
4. That the "SELLER / FIRST PARTY" doth hereby deliver and has delivered clear and vacant possession of the Schedule Property to the "PURCHASER / SECOND PARTY".
5. That the "SELLER / FIRST PARTY" hereby declares that the demised Schedule Property is not subject to any litigation and no suit or proceeding in respect thereof is pending before any court, tribunal or other authority.
6. That by virtue of the sale deed the "SELLER / FIRST PARTY" has sold all his rights, title and interest of the aforesaid Schedule Property which the "PURCHASER / SECOND PARTY" should be interested to own and possess as absolute owner.

FOR SAS HOTELS & PROPERTIES P. LTD

Masab
AUTHORISED SIGNATORY

THE FIRST PART OF THE BOOK IS A HISTORY OF THE
CITY OF NEW YORK FROM ITS FOUNDATION TO THE
PRESENT TIME. THE SECOND PART IS A HISTORY OF THE
CITY OF ALBANY FROM ITS FOUNDATION TO THE
PRESENT TIME. THE THIRD PART IS A HISTORY OF THE
CITY OF SCHOENHARTZ FROM ITS FOUNDATION TO THE
PRESENT TIME. THE FOURTH PART IS A HISTORY OF THE
CITY OF SCHENECTADY FROM ITS FOUNDATION TO THE
PRESENT TIME. THE FIFTH PART IS A HISTORY OF THE
CITY OF SARATOGA FROM ITS FOUNDATION TO THE
PRESENT TIME.

THE SIXTH PART IS A HISTORY OF THE
CITY OF RENSSELAER FROM ITS FOUNDATION TO THE
PRESENT TIME. THE SEVENTH PART IS A HISTORY OF THE
CITY OF CATTARAUGUS FROM ITS FOUNDATION TO THE
PRESENT TIME.

THE EIGHTH PART IS A HISTORY OF THE
CITY OF CHEMUNG FROM ITS FOUNDATION TO THE
PRESENT TIME. THE NINTH PART IS A HISTORY OF THE
CITY OF WARREN FROM ITS FOUNDATION TO THE
PRESENT TIME.

THE TENTH PART IS A HISTORY OF THE
CITY OF MONROE FROM ITS FOUNDATION TO THE
PRESENT TIME. THE ELEVENTH PART IS A HISTORY OF THE
CITY OF ORISKANY FROM ITS FOUNDATION TO THE
PRESENT TIME.

THE TWELFTH PART IS A HISTORY OF THE
CITY OF ALLEGANY FROM ITS FOUNDATION TO THE
PRESENT TIME. THE THIRTEENTH PART IS A HISTORY OF THE
CITY OF WESTCHESTER FROM ITS FOUNDATION TO THE
PRESENT TIME.

THE FOURTEENTH PART IS A HISTORY OF THE
CITY OF PUTNAM FROM ITS FOUNDATION TO THE
PRESENT TIME. THE FIFTEENTH PART IS A HISTORY OF THE
CITY OF ROCKLAND FROM ITS FOUNDATION TO THE
PRESENT TIME.

(12)

7. That the "PURCHASER /SECOND PARTY" shall have the right to get its name mutated over the Schedule Property hereby sold in the Government Records
8. That, in the event of the title of the "SELLER/ FIRST PARTY" over the Schedule Property being found defective or the Schedule Property being found encumbered as described hereinbefore, the "SELLER / FIRST PARTY" shall return the entire sale consideration of Rs.50,00,000/- (Rupees Fifty Lac only) to the "PURCHASER /SECOND PARTY " immediately on demand without demur and the "SELLER / FIRST PARTY" hereby indemnify and shall always keep the "PURCHASER /SECOND PARTY " indemnified against any such eventuality.
9. That the "SELLER / FIRST PARTY" does not belong to Schedule caste/ Schedule Tribe.
10. That the Schedule Property is being purchased for Agricultural utilization.
11. That the Schedule Property is the Ancestral property of "SELLER/FIRST PARTY", without any construction or Tube well Boring.

 *Dr. Arun Kumar*

EX-100 HOTELS & PROPERTIES PVT LTD
Naseeb
AUTHORISED SIGNATORY

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(13)

12. That the Schedule Property is not situated on the Main Road or on Kharanja road, but is situated on Chak Road. There is commercial activity and there is residential activity within 100m -200m radius of the Schedule Property.

The Government valuation of the Schedule Property, i.e. bearing Khasra No. 272 Area 0.6880 hectare is Rs.6,00,000/- per Bigha with 100% for Abadi coming within radius of 0m - 100m and another 15% for Chak Road, i.e. after additional 115 % being added up the valuation comes out to be Rs. 35,08,000/- at the rate of Rs.6,00,000/- per Bigha.

The Valuation of the Schedule Property according to the Government Circle rate is worked out to Rs. 35,08,000/- (Rupees Thirty Five Lac Eight Thousand only).

In this way the Final Valuation of Schedule Property does not exceeds Rs.35,08,000/- (Rupees Thirty Five Lac Eight Thousand only).

and as the sale consideration of sale is the highest so the Stamp Duty @ 5 % on the amount of sale consideration Rs.50,00,000/- amounting to Rs. 2,50,000/- is now being paid on this Sale Deed.

13. That the Stamp Duty and expenses on the registration of this Deed of Sale are borne by the "PURCHASER /SECOND PARTY."

१३. कि वह स्टाम्प ड्यूटी
व खर्चों का भरण
इस बिक्री के
पत्र के पंजीकरण के
लिए "खरीदार /द्वितीय
पक्ष" द्वारा किया
जाएगा।

Harsh

(14)

THE DESCRIPTION OF SCHEDULE PROPERTY

Free hold Agriculture Land bearing Khasra No. 272 Area 0.6880 hectare situated in Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh.

BOUNDARIES KHASRA NO. 272 =

EAST - KHASRA NO. 271

WEST- KHASRA NO. 272

NORTH - CHAKROAD

SOUTH - CHAK ROAD

SCHEDULE OF PAYMENT

Cheque issued from Oriental Bank of Commerce Sadar Branch, Lucknow.

Ch. No. 572618 dt. 20-01-2010 Rs.50,00,000/- (Rupees Fifty Lacs Only)

Handwritten signature


For SAS HOTELS & PROPERTIES

Handwritten signature

AUTHORISED SIGNATORY

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY
5408 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

RECEIVED

DATE

TIME

BY

NAME

ADDRESS

TELEPHONE

FAX

TELETYPE



BOOK

DATE



(15)

SIGNED AND DELIVERED by the parties hereto on the 20th day of the January month and the 2010 year first written herein above in the presence of:-

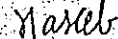
SMT. SIRATUL NISHA



SELLER

THE FIRST PARTY

For SAS HOTELS & PROPERTIES PVT. LTD



AUTHORISED SIGNATORY

(HASEEB KHAN)

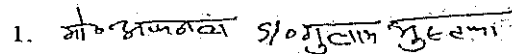
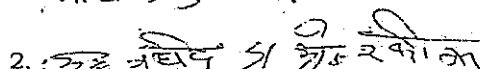
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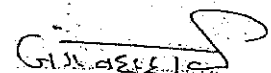
SAS HOTELS & PROPERTIES PVT. LTD

PURCHASER - THE SECOND PARTY

PAN- AADCS9230L

WITNESSES:

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2. 
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3-10-10
24-10-10
31-3-10

1941

THE UNITED STATES OF AMERICA
DOES HEREBY CERTIFY THAT THE
SIGNATURE OF THE PRESIDENT OF THE
UNITED STATES OF AMERICA IS
THE SAME AS THE SIGNATURE OF THE
PRESIDENT OF THE UNITED STATES OF AMERICA



THE PRESIDENT OF THE UNITED STATES
OF AMERICA

WASHINGTON, D. C.

1941

THE PRESIDENT OF THE UNITED STATES
OF AMERICA
WASHINGTON, D. C.

THE PRESIDENT OF THE UNITED STATES
OF AMERICA
WASHINGTON, D. C.

1941

THE PRESIDENT OF THE UNITED STATES
OF AMERICA
WASHINGTON, D. C.

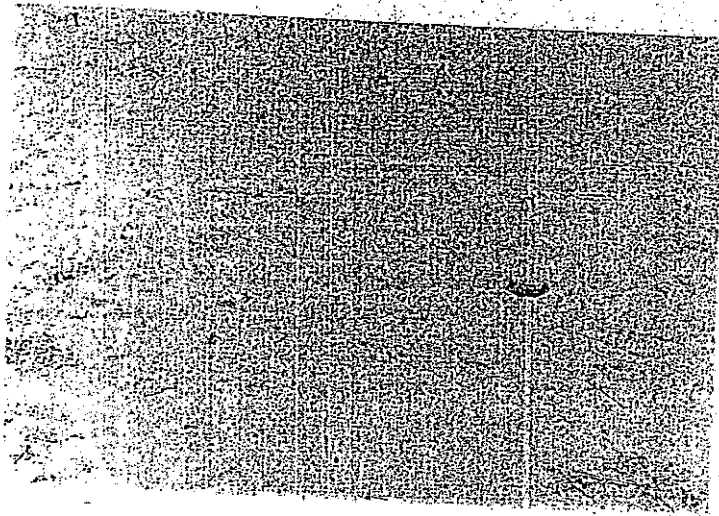
THE PRESIDENT OF THE UNITED STATES
OF AMERICA
WASHINGTON, D. C.

WASHINGTON, D. C.

1941

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प्र.सं. - म. हलकसव



सिराजुली २॥

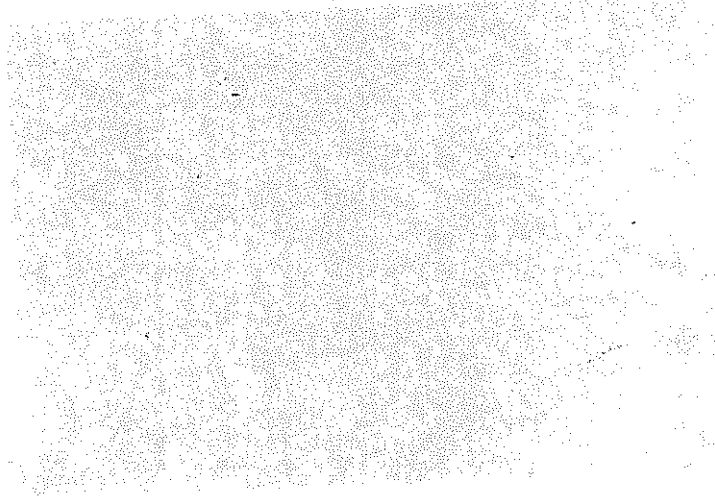
For SAS HOTELS & PROPERTIES PVT. LTD.

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AUTHORISED SIGNATORY

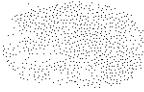
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रजिस्ट्रेशन अधिनियम - 1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिंट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता : Sinful usha

बायें हाथ के अंगुलियों के चिन्ह :



दाहिने हाथ के अंगुलियों के चिन्ह :



प्रस्तुतकर्ता/विक्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता : Mehd kaseeb khar

बायें हाथ के अंगुलियों के चिन्ह :



दाहिने हाथ के अंगुलियों के चिन्ह :



FOR SAS HOTELS & PROPERTIES PVT LTD

Naseeb
विक्रेता/क्रेता के हस्ताक्षर



तहसील - तहसील

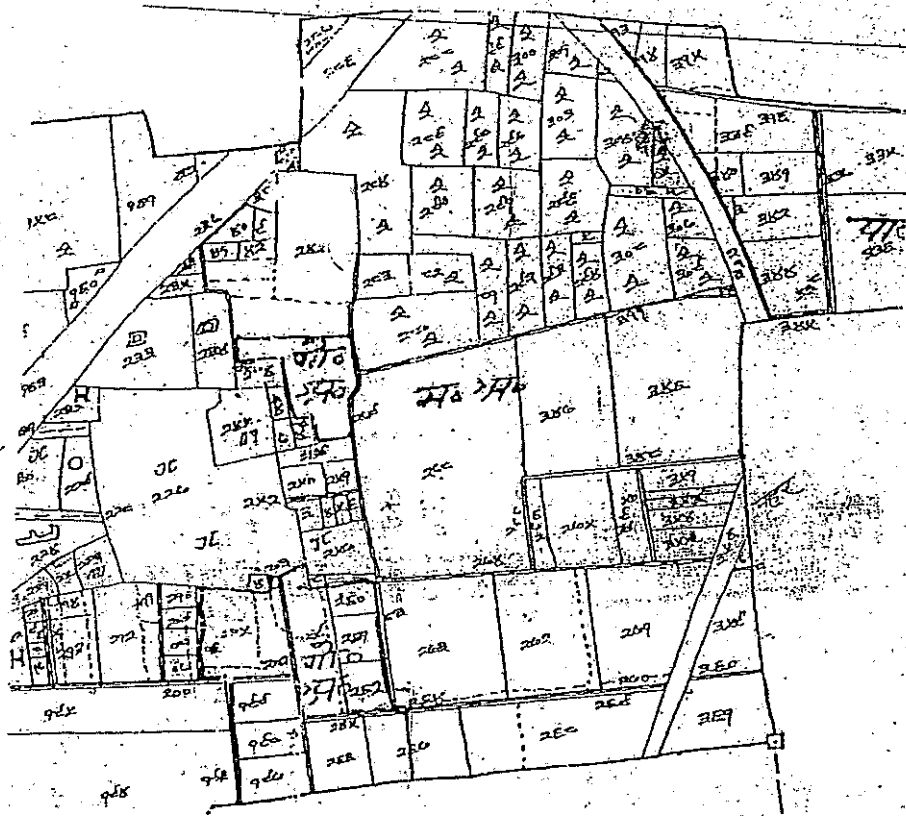
संख्या - १०००

विशेष नोट -

विक्रेता - सिराहा मंडल

क्रेता - श्री. हरिहर शर्मा

मीटर विज्ञापन के अन्तर्गत स्थित समस्त परिसर/भूखण्डों का विवरण -



विक्रेता:

श्री. हरिहर शर्मा क्रेता

SAS HOTELS & PROPERTIES PVT. LTD.

Maslet

AUTHORISED SIGNATORY



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