



Sahara Land Parcel Information Memorandum

HDFC REALTY LIMITED (herein after referred to as “HRL”) for and on behalf of Justice B N Agrawal Committee, a committee constituted by Securities and Exchange Board of India (SEBI) (In the matters of SAHARA India Real Estate Corporation Ltd and other connected appeals) (Hereinafter referred to as the “Seller”) appointed by the Hon’ble Supreme Court of India PURSUANT to its order dated 29th March, 2016 in I.A. 77-79, 89-91, 135-137, 104-106, 83-85, 119-121/2015, 144-146/2016, 132-134, 135-137/2015, 138-140/2016, 141-143/2016 & 131/2015 in CONMT.PET.(C) No. 412 & 413/2012 In C.A. No. 9813 & 9833/2011 No(s) along with CONMT Petition(C) No.260/2013 in C.A No.8643/2012 titled Securities and Exchange Board of India Vs Sahara India Real Estate Corporation & ORS, has been retained for inviting offers by and on the seller in connection with the sale of property(ies) mentioned in Annexure I of Sahara Group having its registered address at Sahara India Centre, 2, Kapoorthala Complex, Aliganj, Lucknow – 226 024.

List of the properties

State	District	Location	Area (in acres)	Main Access Road	Type of Land	Circle Rate (2016)
Madhya Pradesh	Dewas	Village Jaitpura	107.24 acre (9.17 acre under acquisition) Residential - 12.24 acre Agricultural - 95.0 acre	NH 86 (Indore - Bhopal Road)	Mix	Agricultural - INR 241.50 lakh/ha
	Guna	Village Beela Bawadi, Village Bitounia	98.639 acre	NH 3 (Agra - Mumbai Road)	NA (Mixed Use)	INR 105 lakh/acre
	Indore	Village Bichauli Mardana	5.68 acre	AB Bypass	NA (Mixed Use)	Residential - INR 607lakh/acre Commercial - INR 809lakh/acre
	Sagar	Village Lehdara	99.81 acre	NH-86 (Sagar -Bhopal Highway)	Agricultural	INR 28 lakh/acre
	Satna	Village Itaura , Village Saristar	98.76 acre	NH-75 (Panna Road)	Residential	INR 175 lakh/acre
	Ujjain	Village Chandesari	48.63 acre	SH -18 Ujjain -Dewas Road	Agricultural	INR 56.20 lakh/acre
	Vidhisha	Village Mirzapur	80.91 acre	NH-86 (Sagar -Bhopal Highway)	Agricultural	INR 30.9 lakh/acre
Rajasthan	Ajmer	Village Gagwana	97.17 On Main Road - 72.32 acre Near Nala -	NH 8	Agricultural	INR 22.62 lakh/acre
	Sriganga Nagar	Village Chhoti	118.60 acre Residential -102.043 acre Agricultural - 16.557 acre	Padampur-Hanumagarh By-pass	Mix (Residential & Agricultural)	Residential - INR 17.44 lakh/acre Agricultural - INR 8.9 lakh/acre
Uttar Pradesh	Aligarh	Village Mahrawal, Sikandarpur - Bhukrawali	81.492 NA Land - 69.492 acre Agricultural - 12.0 acre	Grand Trunk Road (Aligarh - Delhi Road), NH 91	NA and Agricultural	NA land - INR 8,000/sq.m (Resi)
	Badaun	Village Khunakh	47.19 acre	SH -33 (Badaun - Barielly Road)	Agricultural	INR 8.90 lakh/acre
	Bahraich	Village Shishyee Haider	110.59 acre	SH -26 (Lucknow - Bahraich Road)	Agricultural	INR 9.68 lakh/acre
	Barielly	Village Mudia	84.74 acre	NH -74 (Barielly - Pilibhit Road)	NA (Residential)	INR 6,000/sq.mt
	Jhansi	Village Jhansi Khas , Burha	157.96 acre	NH 25 (Gwalio - Kanpur Road)	Residential	INR 45 lakh/acre
	Mirzapur	Village Biskuri	54.47 acre	4.0 km from Government Office towards Windom Waterfall	Agricultural	INR 13.52 lakh/acre
	Morabad	Village Menather, Village Chak Faizullah	94.02 acre	By-pass Road NH-24	Agricultural (zoned Residential)	INR 141 Lakh/acre
Uttarakhand	Udhamsingh Nagar	Village Kharmasi, Village Bhagwatpura	41.187 acre Residential - 32.24 acre Agricultural -8.95 acre	NH 121 (Kashipur - Ramnagar Road)		Agricultural- INR 44.53 lakh/acre, Residential- INR 101 lakh/acre
Bihar	Begusarai	Village Rajdumari, Village Mohanhaqua	28.39 acre (1.0 acre under acquisition)	off NH -31 (Birhi - Guwahati Road)	Agricultural (zoned Residential)	INR 150 lakh/acre

Please refer to page 2 for further list of properties



Jharkand	Bokaro	Village Fudanidih, Nawadih	68.14 acre	Agricultural (zoned Residential)	INR 12.34 lakh/acre
Chattisgarh	Raipur	Village Dharampura	127.67 acre	Agricultural	INR 283.0 lakh/acre
West Bengal	Paschim Medinipur	Village Satkoi, Village Matkatpur	70.95 acre	Residential	INR 33.50 lakh/acre
	24 Parganas (South)	New Town Area, Rajarhat	109.51 acre	Agricultural	INR 74.54 lakh/acre
Assam	Guwahati	Village Pub Boragaon , Village Pamahi	89.65 acre	Agricultural land (zoned Eco Sensitive area)	INR 112 lakh/acre
Tamil Nadu	Madurai	Village Ayyanappakudi	118.099 acre	Commercial	INR 250/sq.ft to INR 450/sq.ft
	Salem	Village Gejalnaickanpatti	43.845 acre Commercial - 23.54 acre Residential - 7.72 acre Industrial - 12.585 acre	Mixed Use	INR 45.0 lakh - INR 2.613 crore/acre
	Tirunelveli	Village Chatrampudukullam	65.478 acre	Agricultural	INR 39.98 lakh/acre
	Trichy	Village Panchapur	83.0 acre	Residential	INR 22.0 lakh/acre - INR 25.0 lakh/acre
Andhra Pradesh	Anantpur	Raptau & Kakkalapalli Villages	103.34 acre	Mixed Use	INR 38.72 lakh/acre to INR 77.44 lakh/acre
	Elluru	Village Malkapuram/Denduluru	113.325 acre (0.89 acre under acquisition) NA - 108.68 acre Agricultural - 4.65 acre	NA (4.65 acre to be converted)	INR 1.064 crore/acre - 1.936 crore/acre
Kerala	Kanayannur	Village Manakkunam (falls under Udayamperor Panchayat)	63.21 acre	Agricultural	INR 60.69 lakh/acre
Haryana	Palwal	Village Gadhpuri, Madiapur, Jatola, Parithala	114.613 acre	Trasport & Commication Zone	INR 110 lakh/acre on NH, INR 36 lakh/acre - INR 38 lakh/acre on rear

The above land parcels shall be available for sale through e-auction whose date will be declared through a public NOTICE For AUCTION advertisement to be placed in both national and regional newspapers.

Any interested party is requested to read the instructions and details in the advertisement for in order to participate in the e-auction process.

All interested parties can participate in the above auction by accessing the information to be posted on HDFC Realty Ltd webpage from 15th May 2015. Details of each land parcel at each location will be furnished though an individual Information Memorandum to be published on the webpage of HDFC webpage www.hdfcrealty.com/auction.

Disclaimers –

This Information Memorandum (“Memorandum”) has been prepared for the purposes of this engagement between SEBI and HDFC Realty Limited (hereinafter referred to as “HRL”). This Memorandum provides details of the properties and the Circle rates. HRL shall have no liability and/or responsibility for the quality, safety or legality or accuracy of the property details of the mentioned in the memorandum. The e-auction process shall be facilitated by HRL and HRL has provided the information in this Memorandum as is received by it and does not assume any responsibility of verifying such information. Neither HRL nor any of their respective affiliates or any of their representatives make any representation or warranty, express or implied, or accept any responsibility or liability for the accuracy or completeness of this Memorandum or any other written or oral information. Further, the e-auction conducted shall be held on “As is Where Is and Whatever There Is” basis.

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