

S.No. 1398

Date. 31/8/06

**CERTIFIED UNDER SECTION 42 OF THE INDIAN STAMP ACT, 1889**

that Stamp Duty of the amount of Rs. 1566300/- (Rupees fifteen lac  
Sixty Six thousand Three hundred and 00/-)

has been levied on this document and paid by \_\_\_\_\_

Mr. Sahara Enclave. Uel. Ludhiana

Through \_\_\_\_\_ vide Treasury Challan No. 3084-

Dated 31/8/06 for Cl deed. 22524639-

TREASURY OFFICER  
CUM-COLLECTOR  
GURGAON.

31/8/06

**CONVEYANCE/SALE DEED**

TYPE OF DEED	:	CONVEYANCE/SALE DEED
VALUATION	:	Rs. 2,25,24,639/-
STAMP DUTY	:	Rs. 15,66,300/-
STAMP NO./DATE	:	1338/31-08-2006
NAME OF STAMP VENDOR	:	Treasury Gurgaon
AREA/TYPE	:	
VILLAGE	:	Chauma
NAME OF DEED WRITER /ADVOCATE	:	Surender Singh Advocate

AUDITED

Stamp Auditor  
Gurgaon-I

THIS CONVEYANCE/SALE DEED IS MADE AT GURGAON ON THIS 10th DAY  
OF Oct 2006 BY **Sh. Chanchal Ghosh S/o Sh. Subodh Chandra Ghosh**  
**R/o 181, Pocket-E, Mayur Vihar, Phase-II, New 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.

*(Signature)*

क्रमांक 14220

दिनांक 10/10/2006

**डीड संबंधी विवरण**

डीड का नाम SALE OUTSIDE MC AREA

खाना/सब-तहसील गुड़गाँव

गाँव/शहर खोसा

स्थित खोसा

**भवन का विवरण**

**भूमि का विवरण**

10.04 Acre

**धन संबंधी विवरण**

मूल्य 35,104,000.00 रुपये

स्टाम्प ड्यूटी की राशि 1,566,300.00 रुपये

अनुबंधन फीस की राशि 500.00 रुपये

पंजीकरण शुल्क 200 रुपये

हस्ताक्षर Surrender Singh Adv

पक्षों के बीच आज दिनांक 10/10/2006 दिने मंगलवार समय बजे श्री/श्रीमती/कुमारी Chandra Ghosh

पति/पत्नी श्री/श्रीमती/कुमारी Subodh Chandra Ghosh निवासी 181 Pkt-E Mayapuri Vihar-II Delhi द्वारा पंजीकरण हेतु  
आया किया गया।

हस्ताक्षर प्रस्तुतकर्ता

Adv Chandra Ghosh

उपस्थित पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
गुड़गाँव  
गुड़गाँव

पक्षों के बीच श्री/श्रीमती/कुमारी Thana Moh Mishra (कम हाजिर है) प्रस्तुत प्रलेखों की सत्यता को दोनों पक्षों ने सुनकर  
समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि देता है और समस्त विवेका  
पक्षों की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

पक्षों की पहचान श्री/श्रीमती/कुमारी H R Khatana पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon

श्री/श्रीमती/कुमारी Karna Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Adv. Gurgaon ने की।

नोट: 1 को हम नमस्कार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नोट की पहचान करता है।

दिनांक 10/10/2006

उपस्थित पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
गुड़गाँव  
गुड़गाँव

IN FAVOUR OF

**M/s Sahara Enclave 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 10.04 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 Enclave**" 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 10.04 Acres** with all rights and interests therein at the valuation mentioned in the Partnership



Reg. No. 11130 Reg. Year 2006-2007 Book No. 1



विप्रेता



क्रेता



गवाह

Signature of Gitesh

Signature of H.R. Khanna

Signature of Karan Singh

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 14,220 आज दिनांक 10/10/2006 को पट्टी नं: 1 जिल्द नं: 8,490 के पृष्ठ नं: 1 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त वही संख्या 1 जिल्द नं: 1,325 के पृष्ठ नं: 25 से 26 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों के अपने हस्ताक्षर/निशान अंगुठा में सामने किये हैं।

दिनांक 10/10/2006

संयुक्त पंजीयन अधिकारी  
गुडगाँव  
गुडगाँव





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 Enclave**. In this way the said land measuring **10.04 Acres** standing in the name of **Sh. Chanchal Ghosh S/o Sh. Subodh Ch. Ghosh R/o 181, Pocket-E, Mayur Vihar, Phase-II, New Delhi**, in the Revenue Records, vested in the Partnership Firm- **M/s Sahara Enclave**.

WHEREAS the partners of firm- **M/s Sahara Enclave**, mutually adjusted their respective rights and accounts so as to form a joint stock company under the name and style of **M/s Sahara Enclave 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. **U45201UP2002PTC026591 dt. 12.04.2002** under the name and style of **M/s Sahara Enclave 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



THE  
GUYANA  
GOVERNMENT  
OFFICE  
OF  
THE  
ATTORNEY  
GENERAL  
GEORGETOWN  
GUYANA



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.2,25,24,639/-** 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 10.04 Acres** comprised in

1. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 1450/1631, M. No. 1 killa no. 17/3[2-0], 18[6-0]; vide sale deed no. 4126 dt. 19.6.98 and Mutation no.8554;







2. Land Measuring 8 kanals 13 marlas being 173/1385 share of total land 69 kanals 5 marlas comprised in Khewat no. 555/318 M. No. 12 killa no. 17[8-0], 24[8-0], M. No. 13 killa no. 21/2[0-9], M. No. 19 killa no. 4[8-0], 6[7-12], 7[7-16], 8/1[5-12], 13[8-0], 14[7-11], 15[7-12], 26[0-13]; vide sale deed no. 4188 dt. 22.6.98 OR Vide Mutation no. 9367 area 8 Kanal 5 Marla being 165/338 share of total Land 16 Kanal 18 Marla comprised in M. No. 19 Kila No. 4/2 (6-15), 6/1 (7-4), 7/2 (2-19); and area 0 Kanal 6 Marla being  $\frac{1}{4}$  share of total Land 1 Kanal 3 Marla comprised in M. No. 19 Kila No. 4/3 (0-7), 6/2 (0-8), 7/1 (0-8); and area 0 Kanal 2 Marla being  $\frac{1}{4}$  share of total Land 0 Kanal 9 Marla comprised in M. No. 13 Kila No. 21/2 (0-9).
3. Land Measuring 2 kanals 19 marlas comprised in Khewat no. 810, 72 M. No. 20 killa no. 22/3/2[2-11], 22/2/2[0-8]; vide sale deed no. 3079 dt. 1.6.98 and Mutation no. 8556;
4. Land Measuring 4 kanals 0 marlas being  $\frac{1}{8}$  share of total land 32 kanals 0 marlas comprised in Khewat no. 34, 243 M. No. 29 killa no. 18[8-0], 19[8-0], 22[8-0], 23[8-0]; vide sale deed no. 169 dt. 2.4.98 and Mutation no. 8747;
5. Land Measuring 3 kanals 16 marlas comprised in Khewat no. 1473/1659 M. No. 22 killa no. 11/2/1[3-16]; vide sale deed no. 17328 dt. 20.3.98 and Mutation no. 8529;
6. Land Measuring 8 kanals 0 marlas being  $\frac{1}{4}$  share of total land 32 kanals 0 marlas comprised in Khewat no. 34, 243 M. No. 29 killa no. 18[8-0], 19[8-0], 22[8-0], 23[8-0]; vide sale deed no. 17371 dt. 20.3.98 and Mutation no. 8748;
7. Land Measuring 4 kanals 0 marlas being  $\frac{1}{8}$  share of total land 32 kanals 0 marlas comprised in Khewat no. 34, 243 M. No. 29 killa no. 18[8-0], 19[8-0], 22[8-0], 23[8-0]; vide sale deed no. 17367 dt. 20.3.98 and Mutation no. 8757;



1. The first step in the process is to identify the problem. This involves a thorough analysis of the situation and the identification of the key issues. Once the problem has been identified, the next step is to develop a plan of action. This plan should outline the steps that need to be taken to solve the problem and the resources that will be required.

2. The second step is to implement the plan. This involves putting the plan into action and monitoring progress. It is important to stay flexible and be prepared to make adjustments as needed. Once the plan has been implemented, the next step is to evaluate the results. This involves comparing the actual results with the expected results and identifying any areas for improvement.

3. The third step is to evaluate the results. This involves comparing the actual results with the expected results and identifying any areas for improvement. Once the results have been evaluated, the next step is to develop a new plan. This plan should take into account the lessons learned from the previous plan and be designed to address the identified areas for improvement.

4. The fourth step is to develop a new plan. This plan should take into account the lessons learned from the previous plan and be designed to address the identified areas for improvement. Once the new plan has been developed, the next step is to implement it.

5. The fifth step is to implement the new plan. This involves putting the new plan into action and monitoring progress. It is important to stay flexible and be prepared to make adjustments as needed. Once the new plan has been implemented, the next step is to evaluate the results.

6. The sixth step is to evaluate the results. This involves comparing the actual results with the expected results and identifying any areas for improvement. Once the results have been evaluated, the next step is to develop a new plan.

7. The seventh step is to develop a new plan. This plan should take into account the lessons learned from the previous plan and be designed to address the identified areas for improvement. Once the new plan has been developed, the next step is to implement it.

8. The eighth step is to implement the new plan. This involves putting the new plan into action and monitoring progress. It is important to stay flexible and be prepared to make adjustments as needed. Once the new plan has been implemented, the next step is to evaluate the results.

9. The ninth step is to evaluate the results. This involves comparing the actual results with the expected results and identifying any areas for improvement. Once the results have been evaluated, the next step is to develop a new plan.

10. The tenth step is to develop a new plan. This plan should take into account the lessons learned from the previous plan and be designed to address the identified areas for improvement. Once the new plan has been developed, the next step is to implement it.



8. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273/330 M. No. 1 killa no. 6[8-0]; vide sale deed no. 15372 dt. 18.2.98 and Mutation no. 8509;
9. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273/330 M. No. 1 killa no. 6[8-0]; vide sale deed no. 15403 dt. 18.2.98 and Mutation no. 8510;
10. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273/330 M. No. 1 killa no. 6[8-0]; vide sale deed no. 16066 dt. 3.3.98 and Mutation no. 8507;
11. Land Measuring 2 kanals 0 marlas being  $\frac{1}{4}$  share of total land 8 kanals 0 marlas comprised in Khewat no. 273/330 M. No. 1 killa no. 6[8-0]; vide sale deed no. 16112 dt. 3.3.98 and Mutation no. 8508;
12. Land Measuring 6 kanals 13 marlas i.e.
  - [a] 6 kanals 9 marlas being  $\frac{5}{12}$  share of total land 15 kanals 10 marlas comprised in Khewat no. 33, 238, 381, 1413 M. No 11 killa no. 9/3[1-4], 1/2[3-4], 9/4[1-8], 2/1[5-16], 9/2[1-8], 9/1[1-8], M. No. 27 killa no. 24/2[1-2];
  - [b] 0 kanals 4 marlas being  $\frac{5}{24}$  share of total land 1 kanals 2 marlas comprised in M. no. 28 killa no. 12/1[1-2];
 vide sale deed no. 14953 dt. 6.2.98 and Mutation no. 9359;
13. Land Measuring 8 kanals 15 marlas being  $\frac{1}{8}$  share of total land 70 kanals 2 marlas comprised in khewat no. 392/495 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]; vide sale deed no. 11203 dt. 21.11.97 and Mutation no. 8523;
14. Land Measuring 8 kanals 0 marlas comprised in Khewat no. 36, 855 M. No. 10 killa no. 17/1[2-9], 17/2[5-11]; vide sale deed no. 11190 dt. 21.11.97 and Mutation no. 8537;







15. Land Measuring 7 kanals 9 marlas being 1/3 share of total land 22 kanals 6 marlas comprised in khewat no. 35, 403, 472 M. no. 10 killa no. 6[8-0], 7[8-0], M. No. 11 killa no. 10/2[3-8], 10/3[2-18]; vide sale deed no. 11202 dt. 21.11.97 and Mutation no. 8565;

16. 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 no.65, M. No. 12 killa no 20[8-0], 21/1[2-0], 21/2[5-12], vide sale deed no 7501 dt. 5.9.97 and Mutation no. 8489;

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:

*Surender Singh*  
SURENDER SINGH  
Advocate  
GURGAON

WITNESSES:

1.

*Hem Ram Khatana*  
HEM RAM KHATANA  
Advocate  
GURGAON

*[Signature]*  
VENDOR

2.

*[Signature]*

KARAN SINGH  
Advocate  
Distt. Court, Gurgaon

*[Signature]*  
VENDEE  
[AUTHORIZED SIGNATORY]



वसीका नं० 14220 अति. नही नं० 1  
 जिल्द नं० 9448 पत्र नं० 3339 पर  
 बत्ता किया गया 1  
 बिल्ल नं० 815 68  
 दिनांक 10/10/26 को दर्ज रजिस्टर  
 किया गया।

संयुक्त जल रजिस्ट्रार  
 गुड़गाँव

