

भाग 1

(प्रस्तुतकर्ता अथवा प्राधी द्वारा रखा जाने वाला)

क्रम संख्या 82

या प्रार्थना पत्र प्रस्तुत करने का दिनांक
का प्रकार

क का नाम 1 4 24-0

न की धनराशि 2 2000

जस्ट्रीकरण शुल्क 3

तेलिलिपि करण शुल्क 4 200

नेरीक्षण या तलाश शुल्क 5

सूखतारनामा के अधिप्रमाणी करण के लिए शुल्क 6 100

हमीशन शुल्क 7

वेविध 8

गान्त्रिक भत्ता 9

र तक का योग 10

वसूल करने का दिनांक 11

जब से लेख प्रतिलिपि या तलाश प्रमाण-पत्र वापस करने

ए तैयार होगा 12/2/17

स्ट्रीकरण अधिकारी के हस्ताक्षर 13

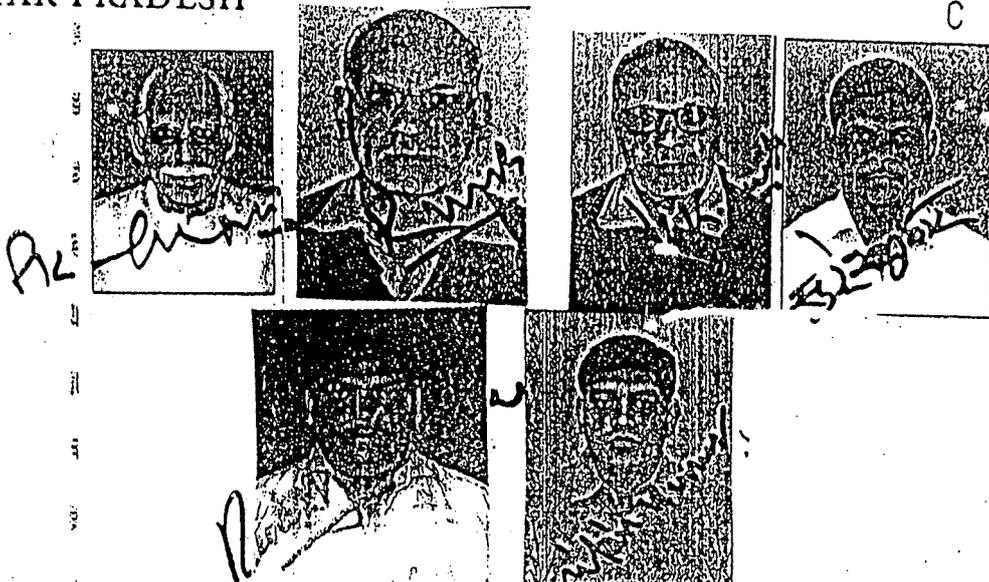
(4)

1806



उत्तर प्रदेश UTTAR PRADESH

C 793027



Name of Office : Sub- Registrar Zone-3, Kanpur Nagar.

Date of Presentation : 12.02.2013

Date of Execution : 05.02.2013







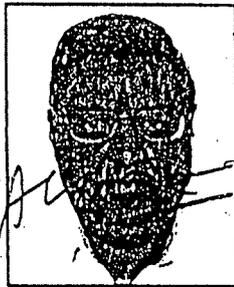
[Handwritten signatures and names]
 V.K. Gupta
 सुदेश कुमार
 P.K. Gupta
 Allkol
 Panna Kumar
 P.K. Gupta



उत्तर प्रदेश UTTAR PRADESH

2

C 793090



Type of Document : Sale Deed

Sale Consideration : Rs. 78,55,722=00

[Signature]

Raj Kumar

V.K. Gupta

उत्तर प्रदेश

Raj Kumar

Witness Name

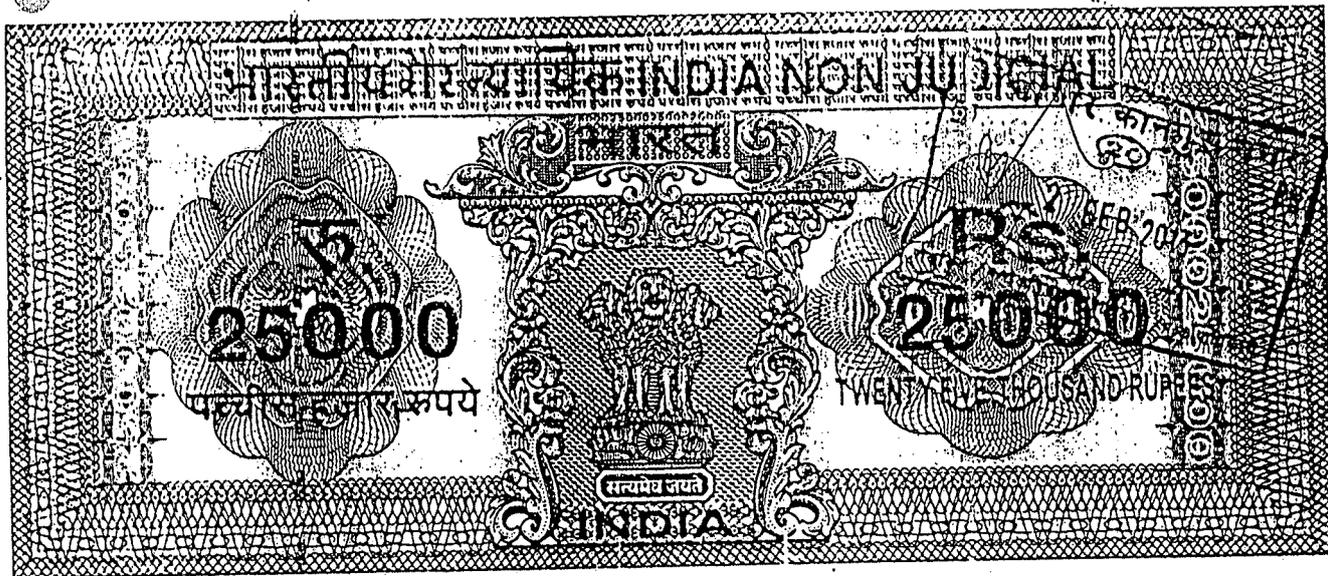
[Signature]

Abhikant

Raman Kumar



[Signature]



उत्तर प्रदेश UTTAR PRADESH

3

C 793089

DATE
PLACE
LATE
PRESENTED BY
NAME
ADDRESS
CITY
POSTAL ADDRESS
POSTAL CODE
POST OFFICE

Presented By

Shri Pashupati Kumar Gupta.

Adult S/o Late Shri Kishan Lal Gupta,

R/o 127/808, W-I, Saket Nagar,

Kanpur.



P.K. Gupta



Raj Kumar

P. K. Gupta



Abh KOC

V.K. Gupta

3/21/3/21



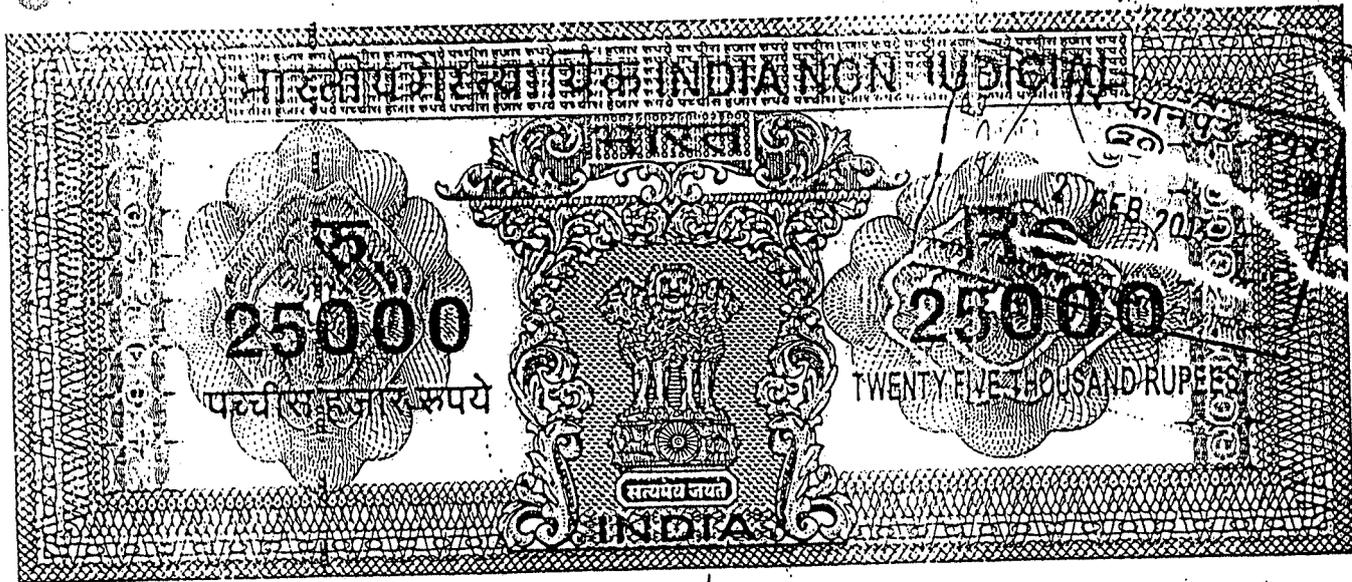
Pawan G



Rakesh Coyia



...



उत्तर प्रदेश UTTAR PRADESH

4

C 793088

Name of Seller :

- 1.) M/s Sai Constructions, a registered Partnership firm having its registered office at 127/219 A, Juhi Kolan Kanpur through its registered Partner Shri Pashupati Kumar Gupta Adult S/o Shri Kishan Lal Gupta residence House

Px [Signature]

Raj Kumar

[Signature]

[Signature]

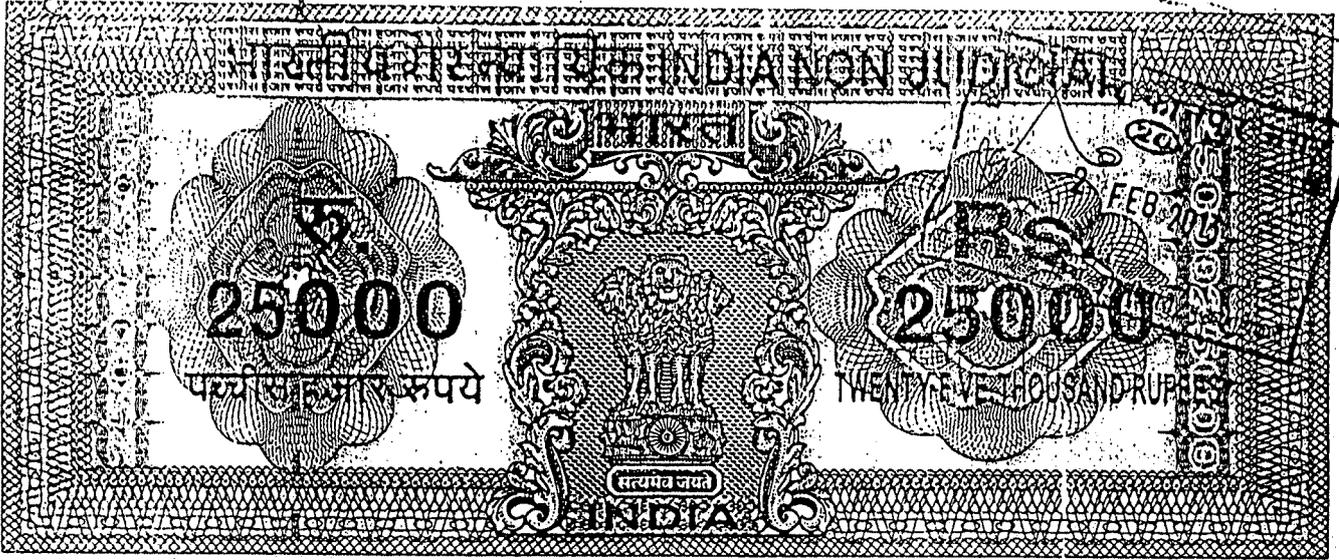
Rajesh Gupta

[Signature]

ACCEPT

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

5

C 793087

No. 127/808 W-I, Saket Nagar Kanpur (Party no.1) having PAN No. ACBFS0639N.

2.) Shri Pashupati Kumar Gupta, S/o Late Shri Kishan Lal Gupta, R/o 127/808, W-I, Saket Nagar, Kanpur (Party no.2).

P.K. Gupta

Raj Kumar

V.K. Gupta

Pashu Kumar

उत्तर प्रदेश

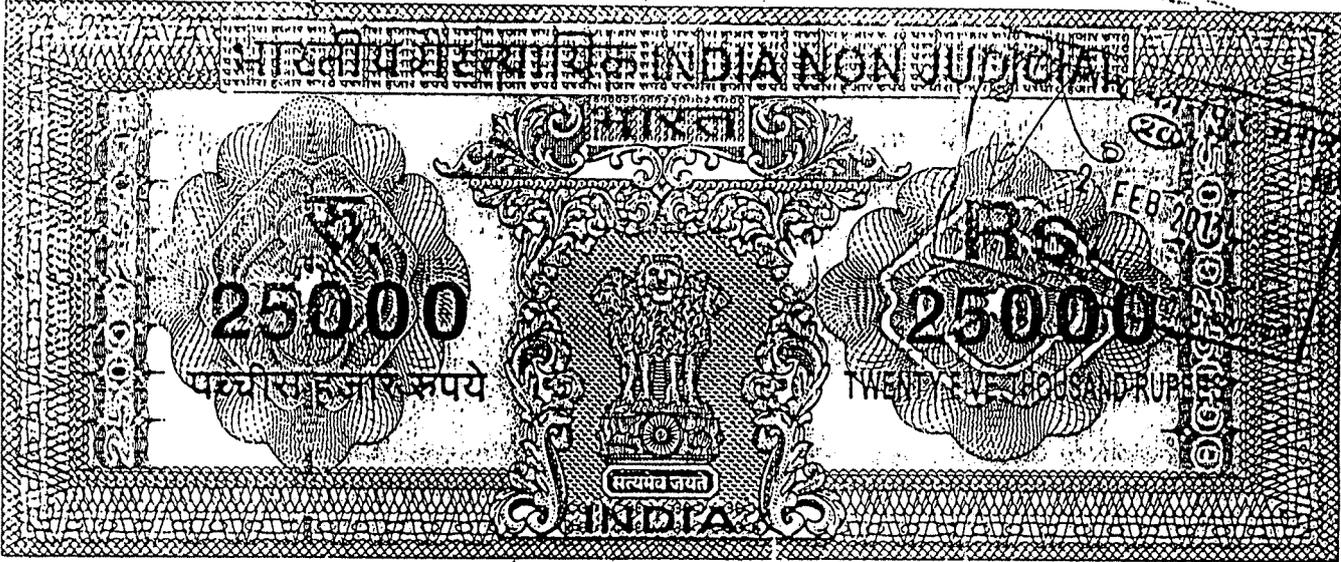
Rakesh Gupta

[Signature]

ABR 1000-P

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

5

C 793087

No. 127/808 W-I, Saket Nagar, Kanpur (Party no.1) having PAN No. ACBFS0639N.

2.) Shri Pashupati Kumar Gupta, S/o Late
Shri Kishan Lal Gupta, R/o 127/808, W-I, Saket
Nagar, Kanpur (Party no.2).

PK Gupta

Raj Kumar

V.K. Gupta

उत्तर प्रदेश

Rakesh Gupta

Hem Kumar

Kumar P

Abhikumar P

Rama Gupta

Rakesh Gupta



उत्तर प्रदेश UTTAR PRADESH

6

C 793086

1000
500
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100
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3.) Shri Raj Kumar Gupta, S/o Late Shri Kishan Lal Gupta, R/o 783/66, W-I, saket Nagar, Kanpur (Party no.3.)

4.) Shri Vishnu Kumar Gupta, S/o Shri Late Kishan Lal Gupta, R/o 12-HIG, Ashok Vihar, saket Nagar, Kanpur (Party no.4)

P.L. Gupta

Raj Kumar

N.K. Gupta

3/12/2012

K.K. Gupta



Kumar - P

Abhishek - P

Pawan - P

Pawan - P



उत्तर प्रदेश UTTAR PRADESH

8

C 793084

6.) Shri Rakesh Kumar Gupta, S/o Late Shri Ram Kumar Gupta, R/o 21-HIG, Ashok Vihar, saket Nagar, Kanpur (Party no.6)

7.) Shri Vipin Kumar Gupta, S/o Late Shri Ram Kumar Gupta, R/o 21-HIG, Ashok Vihar, saket Nagar, Kanpur (Party no.7).

P.K. Gupta

Raj Kumar

N.K. Gupta

उत्तर प्रदेश

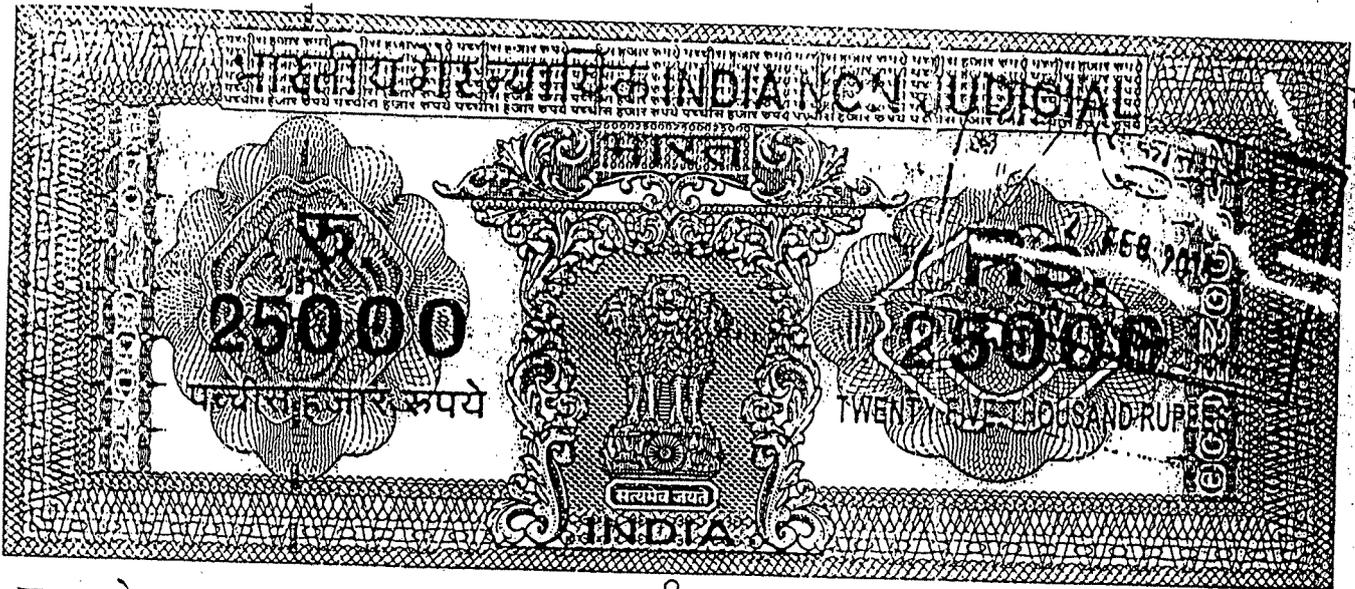
Rakesh Gupta

[Fingerprint] *[Signature]*

[Fingerprint] *[Signature]*

[Fingerprint] *[Signature]*

[Fingerprint] *[Signature]*



उत्तर प्रदेश UTTAR PRADESH

9

C 793083

Name of Purchaser :

M/s Icon Developers, a registered partnership firm
having its registered office at 35, Cantt., Kanpur,
through its registered partner Shri Rakesh Kumar Garg,
Sri. Atul Kumar Garg & Sri. Pawan Kumar Garg all, adult
S/o Shri Roop Kishore Garg, R/o 35, Cantonment
Kanpur and Sri. Rakesh Potdar adult s/o Late (Sri) Girish

R.K. Garg

Rakesh

R.K. Garg

सुखी 3 नं
Rakesh Garg

Atul Kumar

Atul Kumar

Pawan Garg

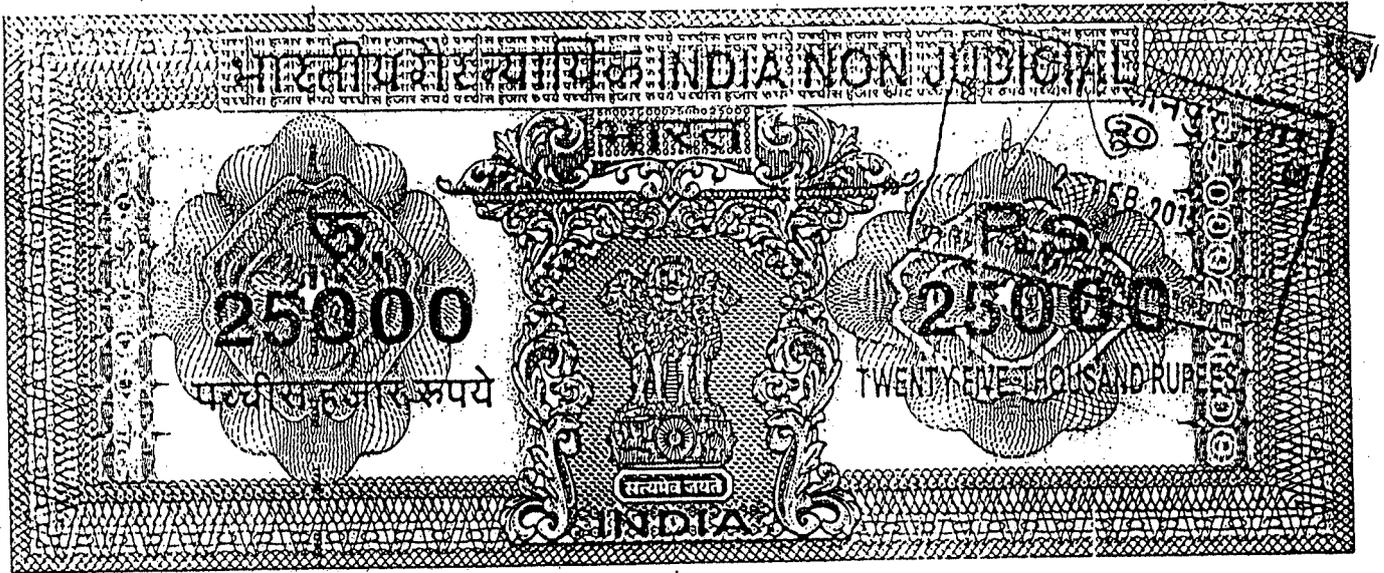
Rakesh Potdar

Atul Kumar

Atul Kumar

Pawan Garg

Rakesh Potdar



उत्तर प्रदेश UTTAR PRADESH

10

C 793082

Chandra Patdar r/o 117/74 (A-13), Sarvodaya Nagar,
Kanpur,

PAN No. AADFI9657C.

P.K. Gupta

Raj Kumar

V.K. Gupta

M. Kumar

3/2/3/2

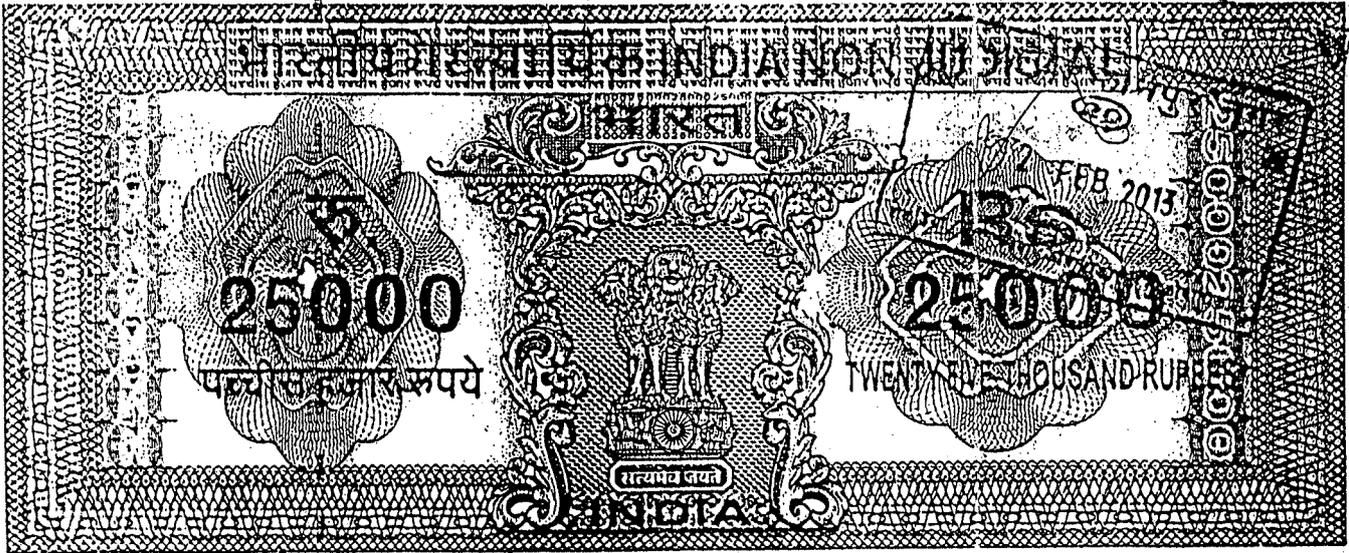
Rakesh Gupta



Atul Kumar

Raman Kumar

A. K. Patel



उत्तर प्रदेश UTTAR PRADESH

C 793081

Details of plot : Portion of open plot no. 127/219 A, Juhi
Kalan, Kanpur.

Width of Road : 12' Road.

Total area of land : 2123.168 Sq. Yards =
1774.968 sq meters

Total construction : 51.087 sq meters (R.B.C)

Handwritten signature

Handwritten signature: Raj Kumar

Handwritten signature: V. K. Gupta

Handwritten signature: सुधीर उपाय

Handwritten signature: Rakesh Gupta

Handwritten signature: Anil Kumar

Handwritten signature: Anil Kumar

Handwritten signature: Rama

Handwritten signature: Anil Kumar



12

C 793080

उत्तर प्रदेश UTTAR PRADESH

Boundries :

North: Wall of premises no. 127/219 A & thereafter
(Nav Sheel Jyoti Apartment).

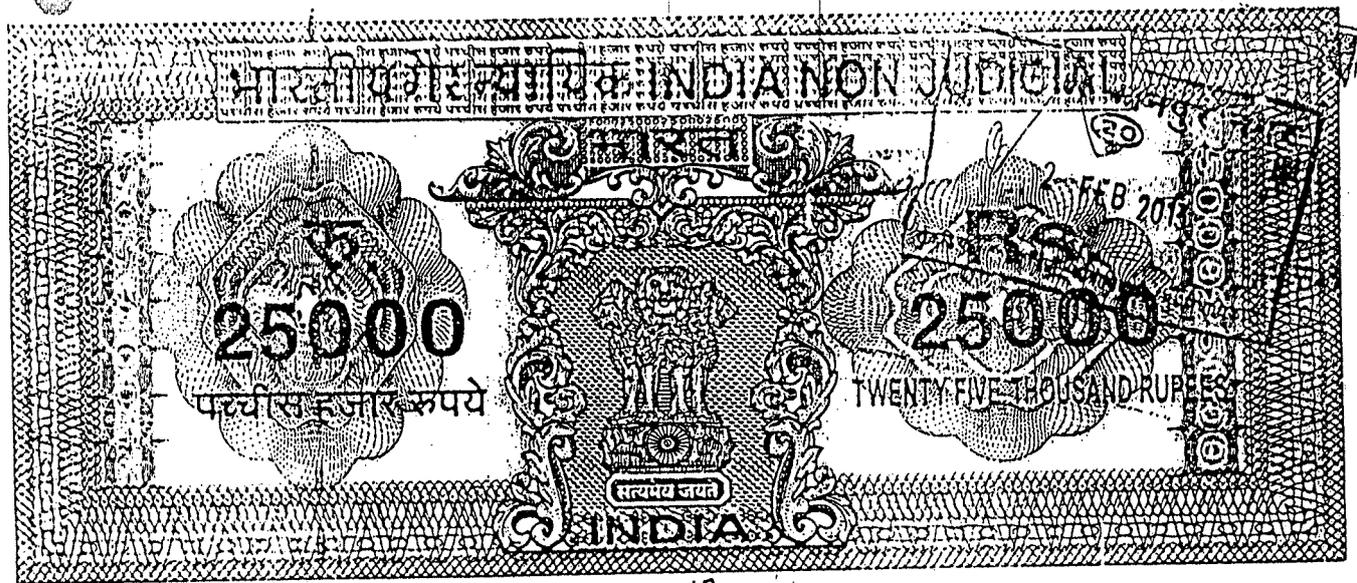
South: 12ft. wide Road.

East: Remaining Part Portion of 127/219 A.

West: Remaining Part Portion of 127/219 A.

Raj Kumar
Raj Kumar
Raj Kumar
Raj Kumar
Raj Kumar

Raj Kumar
Raj Kumar
Raj Kumar
Raj Kumar



उत्तर प्रदेश UTTAR PRADESH

13

C 793079

Details of Payment of Stamp:

Collectors Rate : @ Rs. 13,200/- Per Sq. Meters.

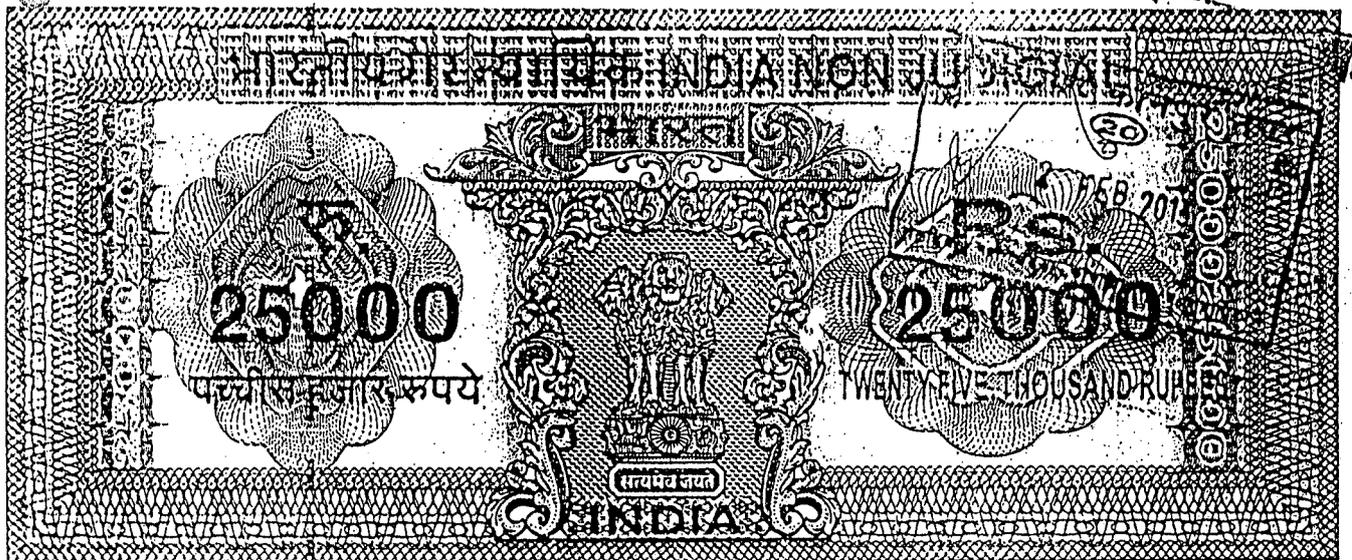
Cost of Construction : Rs. 5,11,000=00

Total Cost of land : Rs. 2,34,29,578=00.

Consideration in deed: Rs. 78,55,722=00.

PK Kumar
D. K. Kumar
सुरेश कुमार
PK Kumar

Abul Kalam
Pawan
Abul Kalam



उत्तर प्रदेश UTTAR PRADESH

14

C 793078

Stamp paid @ 7 % : Rs. 16,75,870/-

Round off : Rs. 16,76,200/-

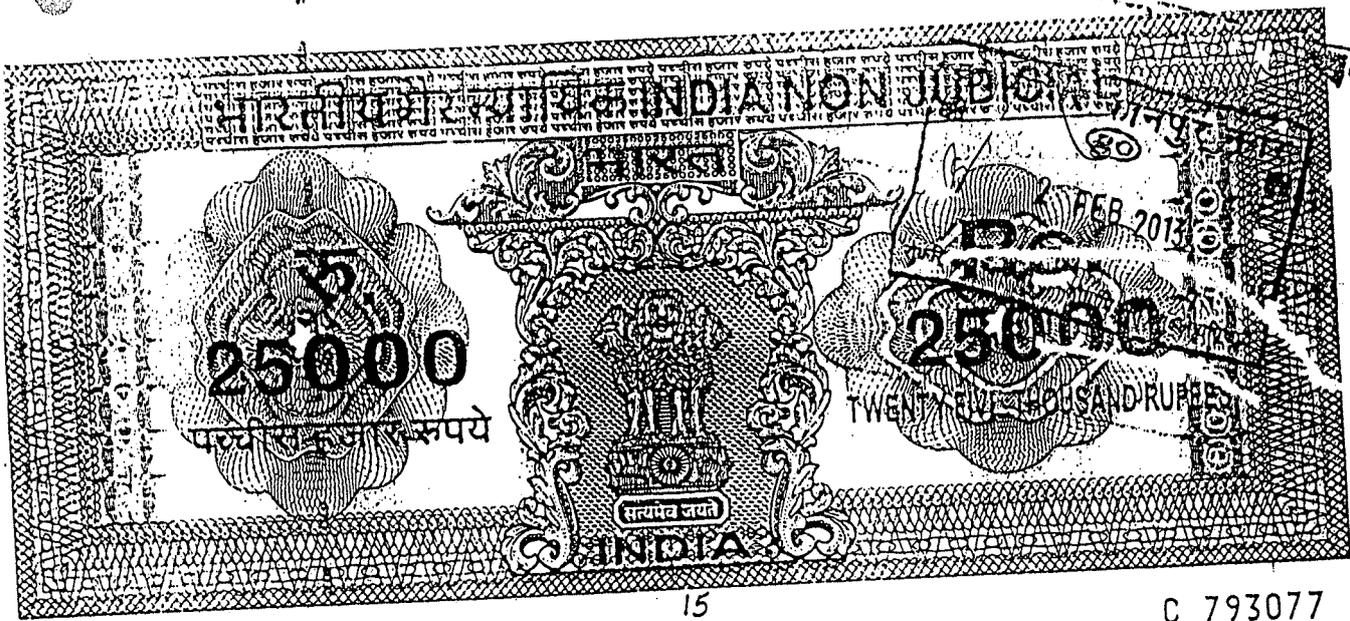
(Premises in question is not on two side roads nor in front of park)

This sale deed is being executed on this 05th day of February, 2013;

Amongst

[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

15

C 793077

1) M/s Sai Constructions, a registered Partnership firm having its registered office at 127/219 A, Juhi Kalan Kanpur through its registered Partner Shri Pashupati Kumar Gupta Adult S/o Shri Kishan Lal Gupta residence House No. 127/808 W-I, Saket Nagar, Kanpur (Party no.1).

P.K. Gupta

Raj Kumar

V.K. Gupta

सुरेश कुमार

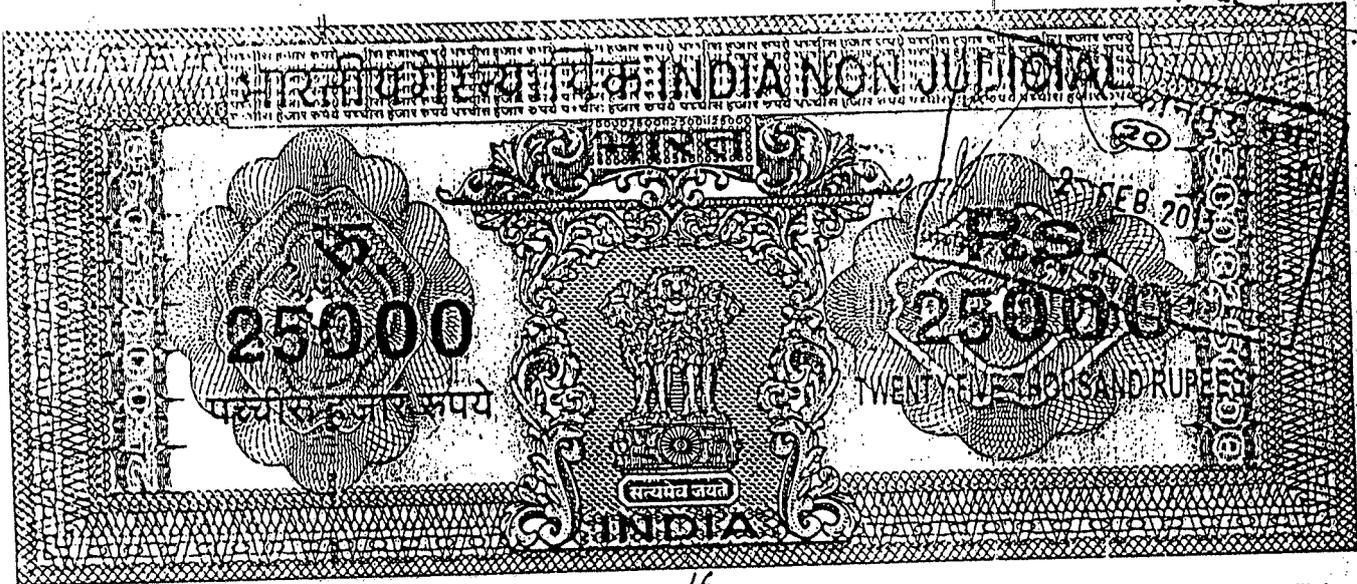
Rakesh Gupta

Kumar - P

Ashok Kumar

Pawan Gupta

Ramesh Kumar



उत्तर प्रदेश UTTAR PRADESH

16

C 793076

2) Shri Pashupati Kumar Gupta, S/o Late Shri Kishan Lal Gupta; R/o 127/808, W-I, Saket Nagar, Kanpur (Party no.2).

P.K. Gupta

Raj Kumar

V.K. Gupta, Rajin Kumar

23/7/20

P. Kesh Gupta

[Signature]

Abhiko

Raman

[Signature]



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उत्तर प्रदेश UTTAR PRADESH

17

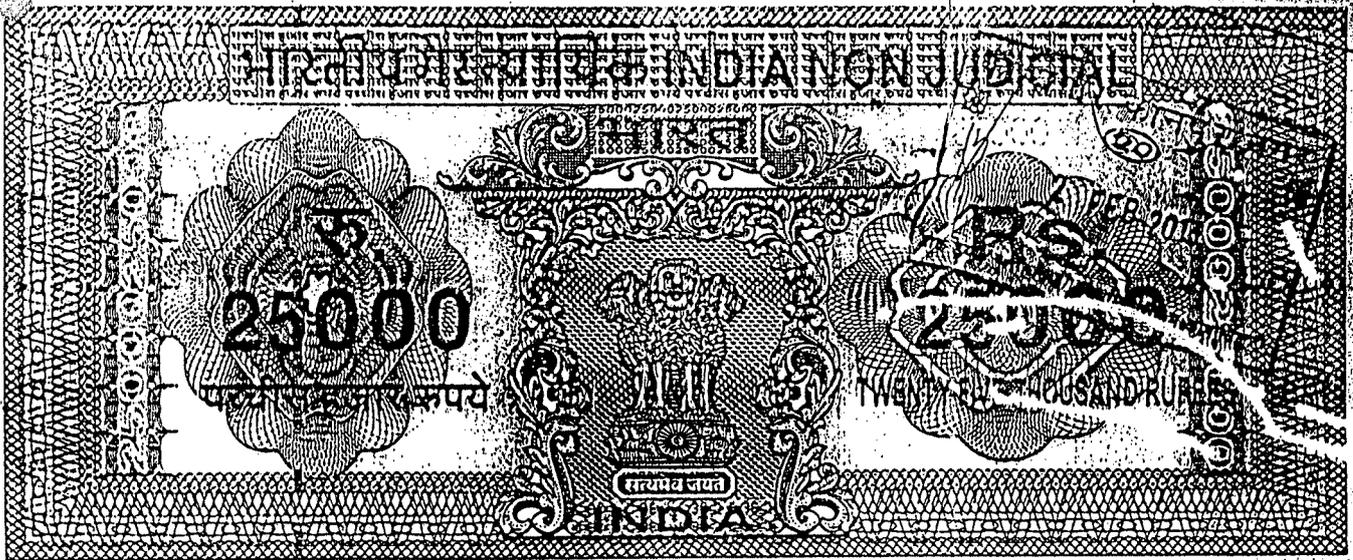
C 793075

3) Shri Raj Kumar Gupta, S/o Late Shri Kishan Lal

Gupta, R/o 783/66, W-I, Saket Nagar, Kanpur

(Party no.3.)

  
Raj Kumar
Raj Kumar
V.K. Gupta  *Kishan Lal*
सुरेश कुमार   *Abhishek*
 *Rajesh Gupta*  *Ramesh Kumar*
 *Ramesh Kumar*



उत्तर प्रदेश UTTAR PRADESH

18

C 793074

4) Shri Vishnu Kumar Gupta, S/o Shri Late Kishan Lal Gupta, R/o 12-HIG, Ashok Vihar, Saket Nagar, Kanpur (Party no.4)

PK Gupta

PK Gupta

PK Gupta

Vishnu Kumar

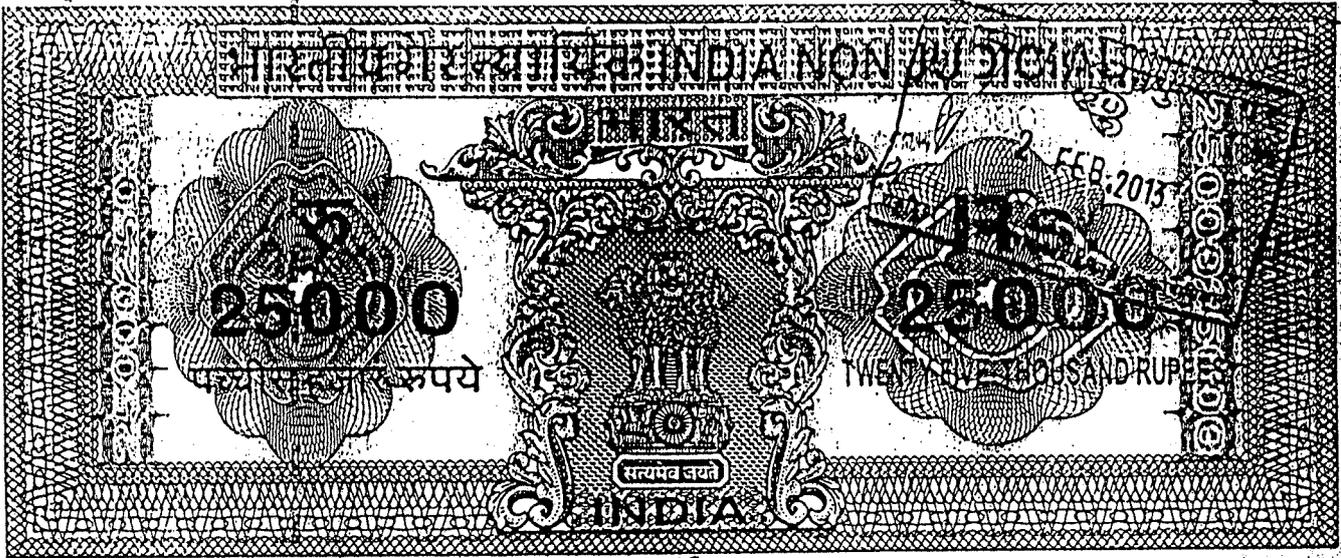
Abh (C) C P

सुदेश अहिर

Pawan G S

PK Kesh Gupta

PK Gupta



उत्तर प्रदेश UTTAR PRADESH

19

C 793073

5) Shri Suresh Kumar Gupta, S/o Late Shri Ram
Kumar Gupta, R/o 21-HIG, Ashok Vihar, Sakeo
Nagar, Kanpur (Party no.5)



P.K. Gupta



Raj Kumar

Vijay Kumar

V.K. Gupta



Abhishek

अशोक गुप्ता



Rama Gupta



Rajesh Gupta



मिहिर

भारतीय नैऋत्यायिक INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



भारतीय नैऋत्यायिक
FEB 2013
₹.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

20

C 793072

6) Shri Rakesh Kumar Gupta, S/o Late Shri Ram
Kumar Gupta, R/o 21-HIG, Ashok Vihar, Saket
Nagar, Kanpur (Party no.6)

7) Shri Vipin Kumar Gupta, S/o Late Shri Ram
Kumar Gupta, R/o 21-HIG, Ashok Vihar, Saket

RK - Gupta

Vipin Kumar Gupta

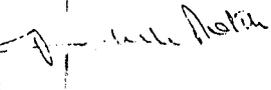
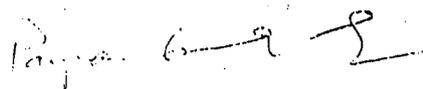
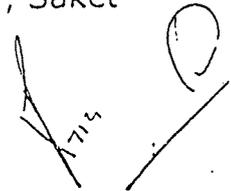
V.K. Gupta

Rakesh Gupta

11/01/02 - P

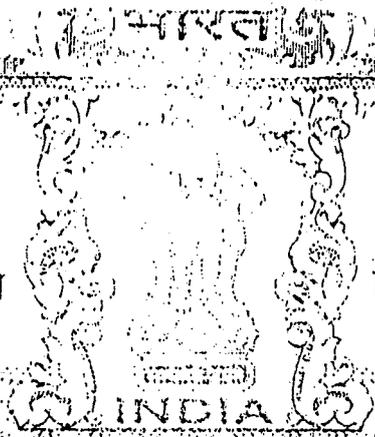
Ramesh Gupta

Rakesh Gupta



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹
25000
पच्चीस हजार रुपये



25000
2 FEB 2013
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

0 793071

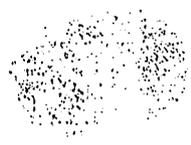
Naqa... Party no...

(Party no. 1 to 7
collectively

referred herein as
Seller party of the
1st Part)

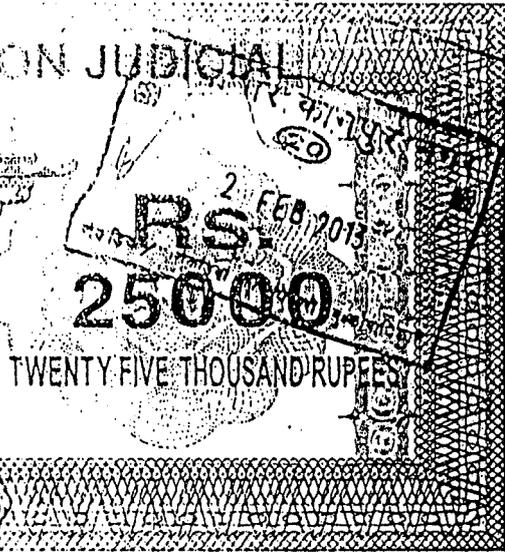


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भारतीय न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



उत्तर प्रदेश UTTAR PRADESH

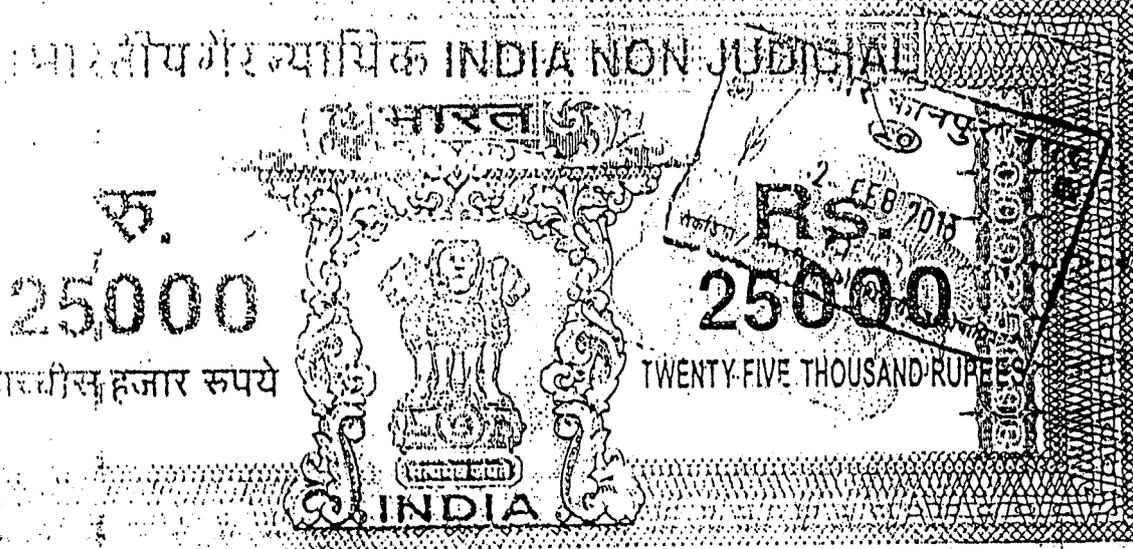
22

C 793070

And

M/s Icon Developers, a registered partnership firm having its registered office at 35, Cantt., Kanpur, through its registered partner Shri Rakesh Kumar Garg, Sri. Atul Kumar Garg & Sri. Pawan Kumar Garg all, adult S/o Shri Roop Kishore Garg, R/o 35,

Handwritten signature and text



उत्तर प्रदेश UTTAR PRADESH

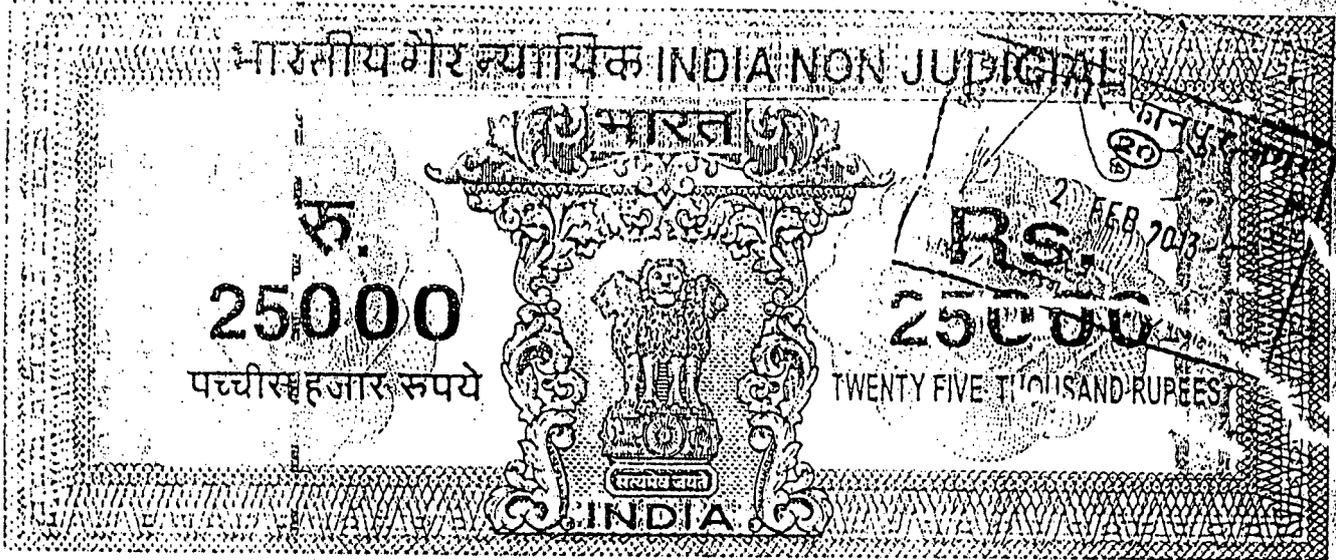
23

C 793069

Contentment Kanpur and Sri. Rakesh Potdar adult s/o
late (Sri) Girish Chandra potdar r/o 117/74 (A-13),
Sarvodaya nagar, kanpur,

(Buyer party of the 2nd Part)

[Handwritten signatures and circular stamps are present in this section, including a large circular stamp on the right side.]



उत्तर प्रदेश UTTAR PRADESH

24

C 793068

Whereas, in this deed, unless contrary & repugnant to the context:--

a) 'Party' shall mean and include he/She be an individual his/ her successors, partners, assignees, transferees & legal hires & representatives/ Powe. of Attorney holder and /or anybody calming through them etc.

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Handwritten signatures and stamps on the right side of the page.

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

C 793067

b)'Plot' shall mean & include, portion of premises no. 127/219 A, Juhi Kalan, Kanpur admeasuring 2123.168 Sq. Yards = 1774.566 sq meters, which is more clearly detailed and bounded herein below alongwith all the easements and appurtenants attached herewith, which is more

PIC [Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



2 FEB 2013
Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

26

C 793066

clearly shown by red colour in this deed and detailed herein below:

North: Wall of premises no. 127/219 A & thereafter (Nav Sheel Jyoti Apartment).

South: 12ft. wide Road.

East: Remaining Part Portion of 127/219 A.

West: Remaining Part Portion of 127/219 A.

P.K. Sharma

V.K. Sharma



उत्तर प्रदेश UTTAR PRADESH

27

C 793065

c) 'Project property' shall mean and include premises no. 127/219 A, Juhi Kalan, Kanpur, admeasuring 8976 Sq. yds.

d) 'Singular' shall include plural.

PK - Singh

[Handwritten signature]

V.K. [Signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



28

उत्तर प्रदेश UTTAR PRADESH

C 793064

Whereas, grandfather of parties no. 5 to 7 hereto and father of party no. 2 to 4, namely, Sri Krishna Rakhan (alias Kishan Lal Gupta), of 51/56 Collectorganj Kanpur purchased northern half portion of premises no. 127/219 A, Juhi Kalan, Kanpur in court auction, measuring approx 16000 sq. yds. The sale certificate was duly issued by the court, which has been duly.

P. K. Gupta

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

29

C 793063

registered in the office of Sub Registrar Kanpur in
Book No. 01, Vol. 709 at page no. 202, additional
book no. 01, vol. 711 between pages 113 to 118 at
serial no. 2725 dated 21.04.1970.

P.K. - Kanpur

P.K. Kanpur

V.K. Kanpur

P.K. Kanpur

P.K. Kanpur

[Handwritten signature]

[Handwritten signature]

Abul (CO C-9)

Raman G...

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

30

C 793062

And whereas, the said Shri Kishan Lal Gupta, during his life time remained sole, absolute and exclusive owner in possession of the above portion.

And Whereas, Shri Kishan Lal Gupta during his life

bestowing his property in favour of his wife Smt

Px. Gupta

[Signature]

P. K. Gupta
V. K. Gupta

M. P. Gupta

A. P. Gupta

G. P.

A. Gupta

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



2 FEB 2013
Rs
25000
TWENTY FIVE THOUSAND RUPEES

31

C 793061

उत्तर प्रदेश UTTAR PRADESH

Binda Devi. Shri Kishan Lal Gupta expired on
12.06.1980.

And Whereas, in terms of the aforesaid will the
aforesaid property bequeathed to his wife Smt. Binda

PK Binda

PK Binda

PK Binda

within 4 months

[Signature]

ABE 10000

[Signature]

[Signature]

भारतीयभारतीयक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

32

C 793060

Devi and after her death on 12th December, 2003 the estate and property of said Shri Krishna Raihan passed on to and equally owned by his four sons (i)

Handwritten signature





उत्तर प्रदेश UTTAR PRADESH

33

C 793059

Shri Pashupati Kumar Gupta, (ii) Shri Ram Kumar Gupta, (iii) Shri Raj Kumar Gupta and (iv) Shri Vishnu Kumar Gupta;

PK - Gupta

Dr. K. Gupta

V.K. Gupta

Vishnu Kumar

Dr. A. Gupta

Dr. A. Gupta

ABHICCT

Prakash Gupta

Prakash Gupta

भारतीय भौख्यारिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



2 FEB 2013
RS.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

34

C 793058

And Whereas, Shri Ram Kumar Gupta expired on 7th August, 2005 leaving behind party no. 5, 6 & 7 as his sole surviving legal heirs and his share in the aforesaid property bequeathed in equal proportion to his sons, namely (i) Shri Suresh kumar Gupta, (ii)

P.R. Gupta

Ram D

Pankaj

V.R. Gupta

Wipin Kumar

A.C. Gupta

[Signature]

[Signature]

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

35

C 793057

Shri Rakesh Kumar Gupta and (iii) Shri Vipin Kumar Gupta, His wife also pre deceased him.

And Whereas, out of total area of the aforesaid property, 6500 sq yds was sold during the year 1980 to 1984 and accordingly the balance remaining,

Rakesh Kumar

[Signature]

Vipin Kumar

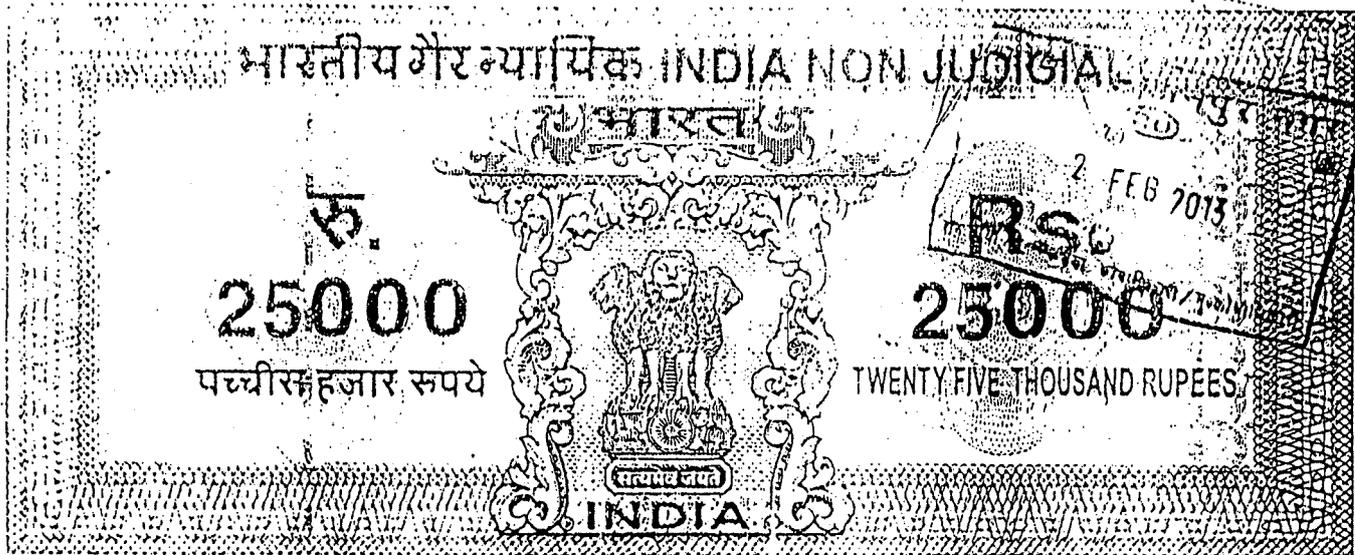
[Signature]

Alexander

Rakesh Kumar

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

36

C 793055

8976 sq yds which is fully described at the foot of this deed referred to as 'the project property' has been jointly owned by the parties no. 2 to 7 hereto. The project property on the side of the main road was occupied by the large number of old tenants and unauthorized occupants and most of the property

[Handwritten signatures and stamps]



उत्तर प्रदेश UTTAR PRADESH

37

C 793056

remained unproductive for one reason or the other and several civil cases were pending in respect of the property in various courts in Kanpur.

PK-...

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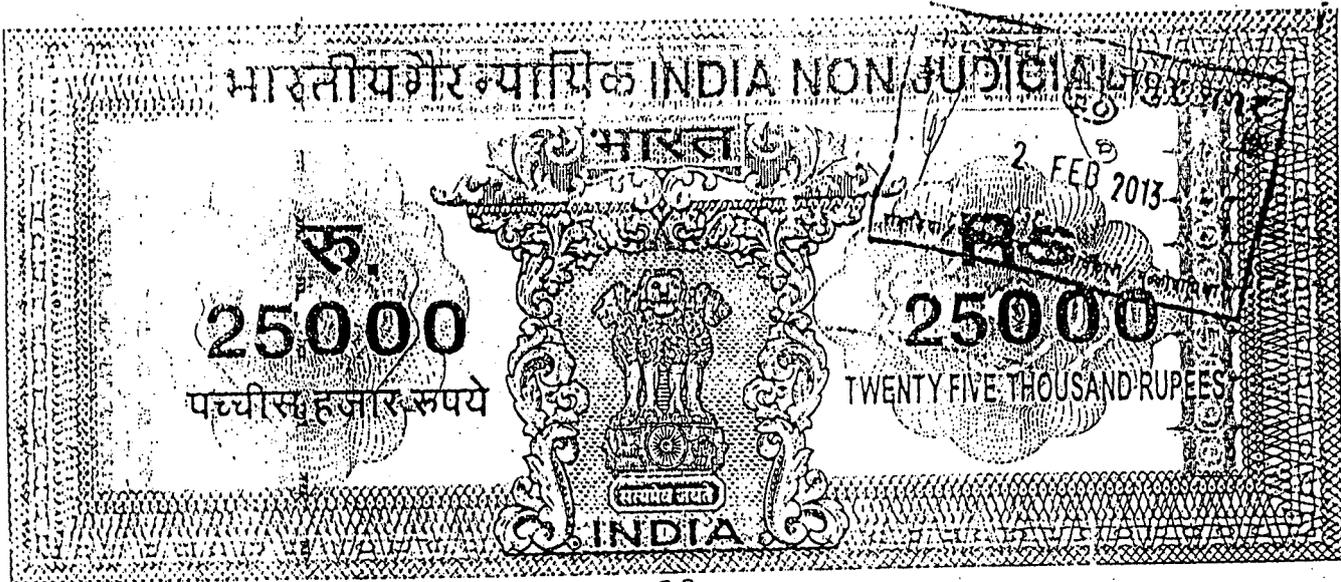
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उत्तर प्रदेश UTTAR PRADESH

38

C 793054

And Whereas, the project property, the same could not be readily used or sold without further acts, deeds and developments;

P. K. Sharma

[Signature]

Dr. R. K. Singh
Member

AGRICULTURE

[Fingerprint]

[Fingerprint]

[Signature]

[Signature]

[Fingerprint]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

And whereas, considering the scope of real estate business and the development of property, the parties' no. 2 to 7 approached Shri Roop Kishore Garg & Bharat Kishore Bhartiya hereto for the purpose of entering into the business of the

P.K. Gupta

V.R. Gupta

23/2/2013

Pulish Gupta

R.K.P.

A.G.P.

Garg & Bhartiya

Roop Kishore



उत्तर प्रदेश UTTAR PRADESH

40

C 793052

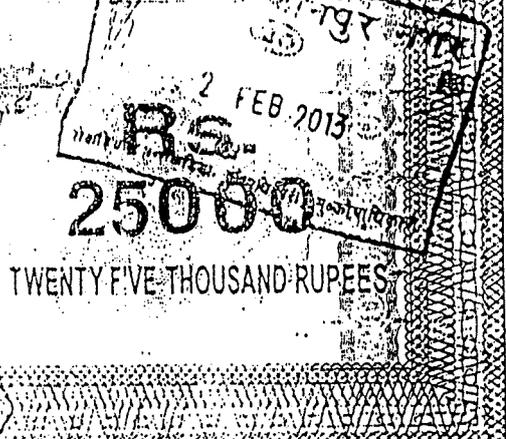
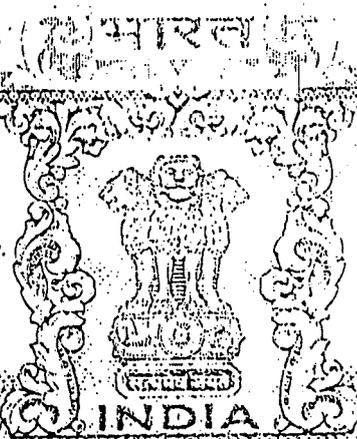
development and construction of the property as a business project and other future ventures;

And whereas, the parties no. 2 to 7 entered into a partnership deed dated 3rd January 2011, with Shri Roop Kishore Garg & Shri Bharat Kishore Bhartiya and accordingly established the

[Handwritten signatures and circular stamps are present in this section, including a signature that appears to be 'R.K. Garg' and several circular official seals.]

भारतीय नैऋत्यायुक्त INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



उत्तर प्रदेश UTTAR PRADESH

C 793051

partnership firm in the name & style of M/s Sai
Constructions (party no.1).

And whereas, the said partnership deed of Sai
Constructions is duly registered having
registration no. 6319/7-K-9958. The Partnership

P. K. Gupta

Madan Kumar



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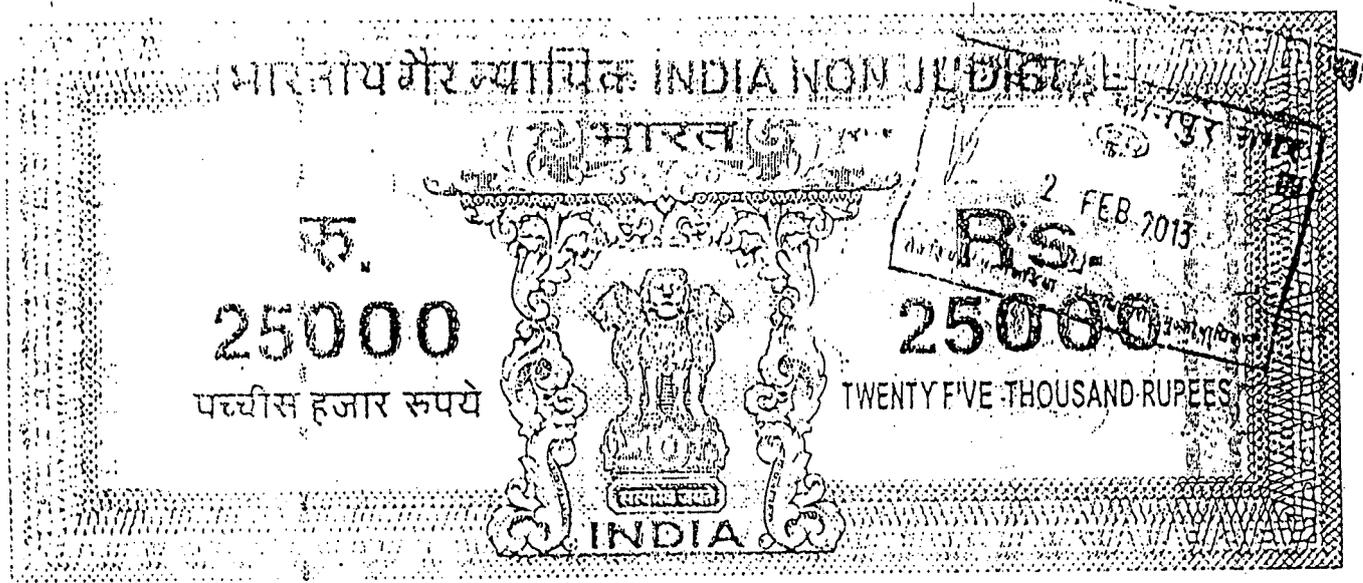
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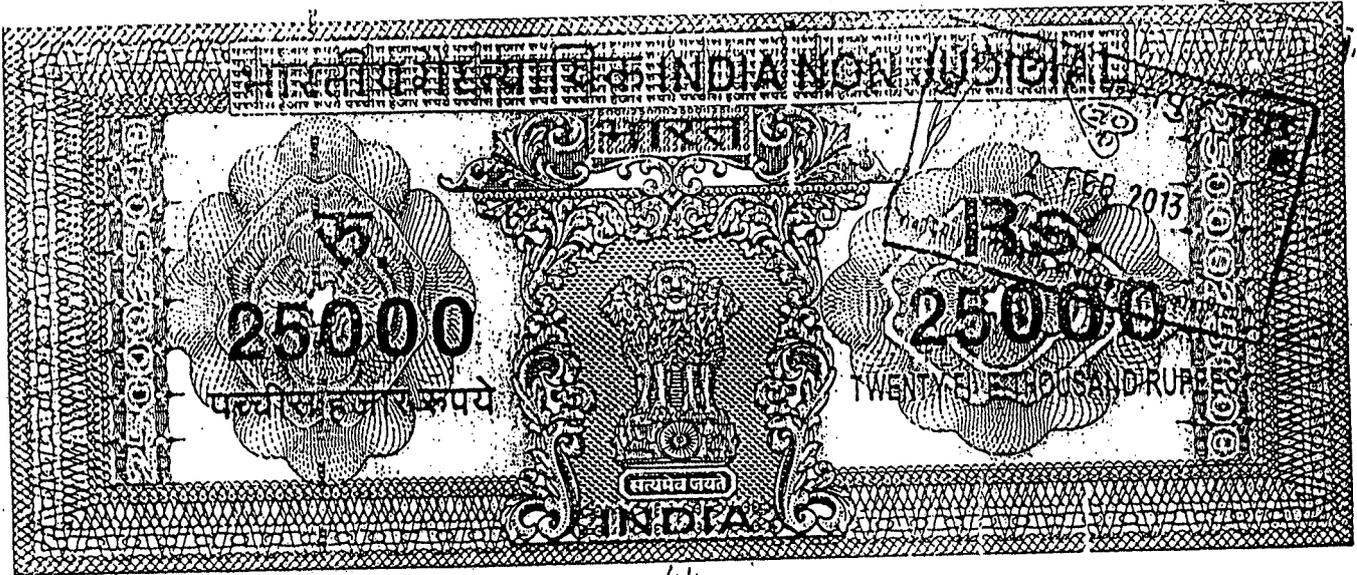
उत्तर प्रदेश UTTAR PRADESH

C 793050

firm M/s. Icon Developer is duly registered having registration no. K-10229 dated 14.09.2012.

Whereas, Party No. 2 to 7 have contributed; interalia, the "Project Property" as an asset to the partnership firm and since then the project property has become the asset of the partnership.

[Handwritten signatures and stamps are present in this section, including a circular stamp on the left and a signature on the right.]



उत्तर प्रदेश UTTAR PRADESH

44

C 793048

And whereas, the main business of the firm is Real Estate & Property development, construction buildings or any other business agreed by the partners of the firm from time to time.

P.K. Gupta

Raj Kumar

V.R. Gupta

3/1/2013

Real Cash Gupta

Wiproth Sharma

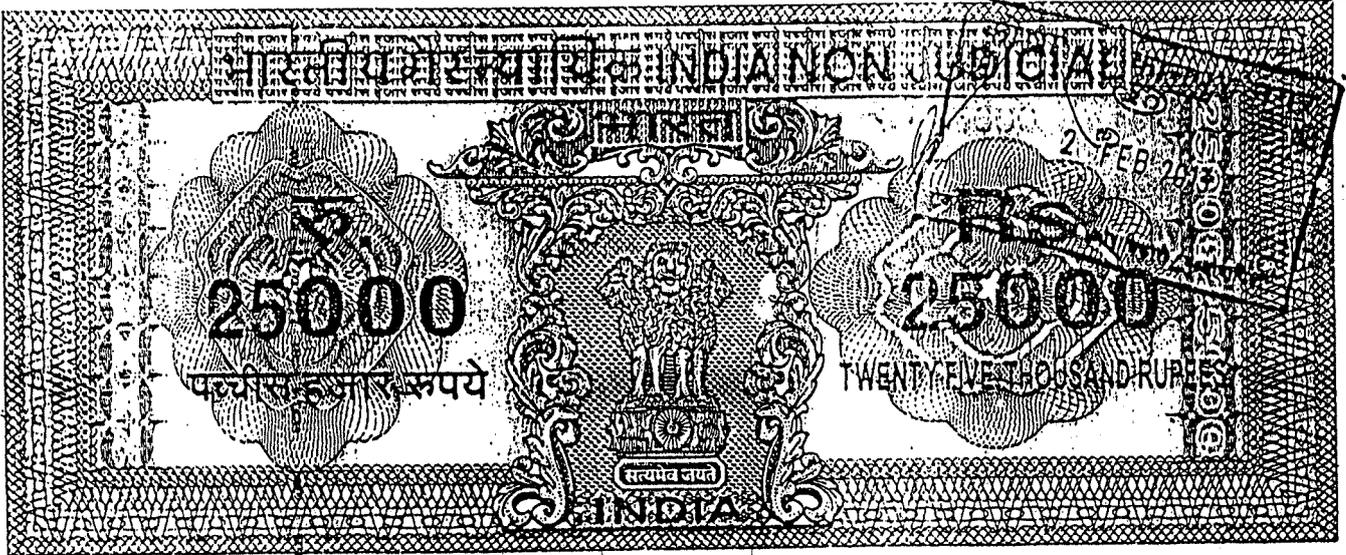
Manoj

Abhikant

Ramesh

with notes





उत्तर प्रदेश UTTAR PRADESH

45

C 793047

And whereas, the party no.1 is engaged in the business of development of the property and decided to sell the plot, out of the project property in furtherance of its business.

R.K. Gupta

Raj Kumar

V.K. Gupta

उत्तर प्रदेश

Uttar Pradesh

R.K. Gupta

Abhishek

Rajendra

Rajendra

Rajendra



उत्तर प्रदेश UTTAR PRADESH

46

C 793046

And whereas, the parties of the first part declare that the plot in question is free from all encumbrances, charges liens, dues, claims etc.

The same has not been agreed to be sold in favour of any other person and they have

P.K. Gupta

Raj Kumar

V.R. Gupta

सुदी 332

Rajesh Gupta

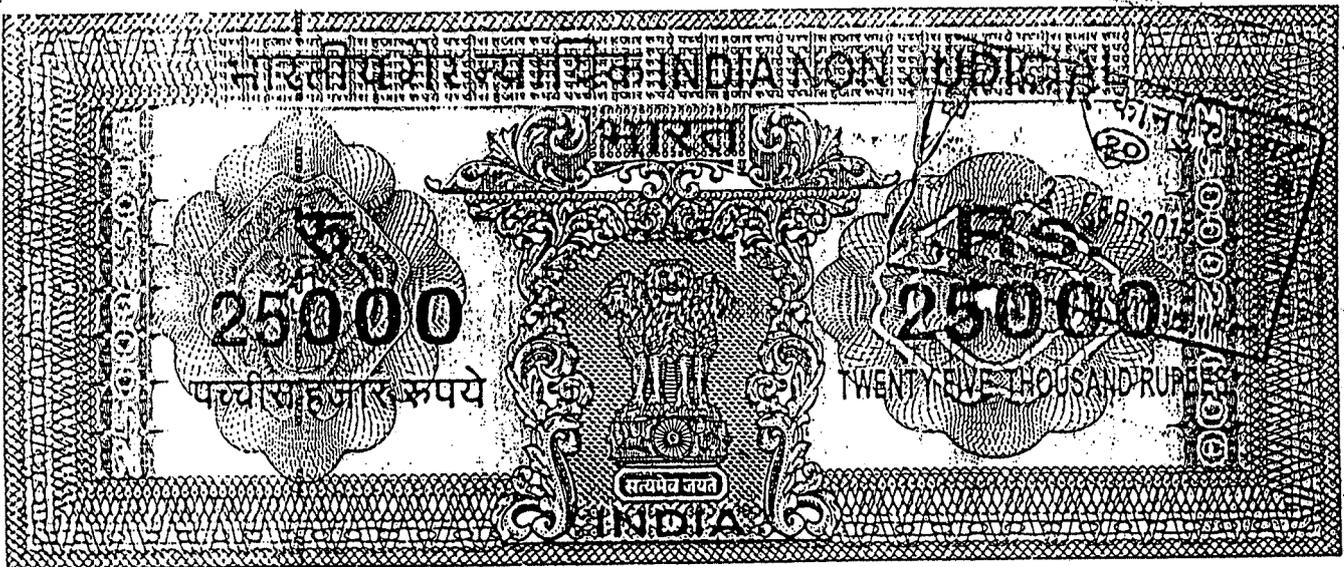
Widow's Name

Am - P

Abd K...

Raman...

...



उत्तर प्रदेश UTTAR PRADESH

47

C 793045

marketable title to sell off the same; in favour of any third person.

And whereas, the party of the first part is desirous to sell off the plot in question.

P. K. Gupta

Raj Kumar

V. K. Gupta

W. K. Gupta

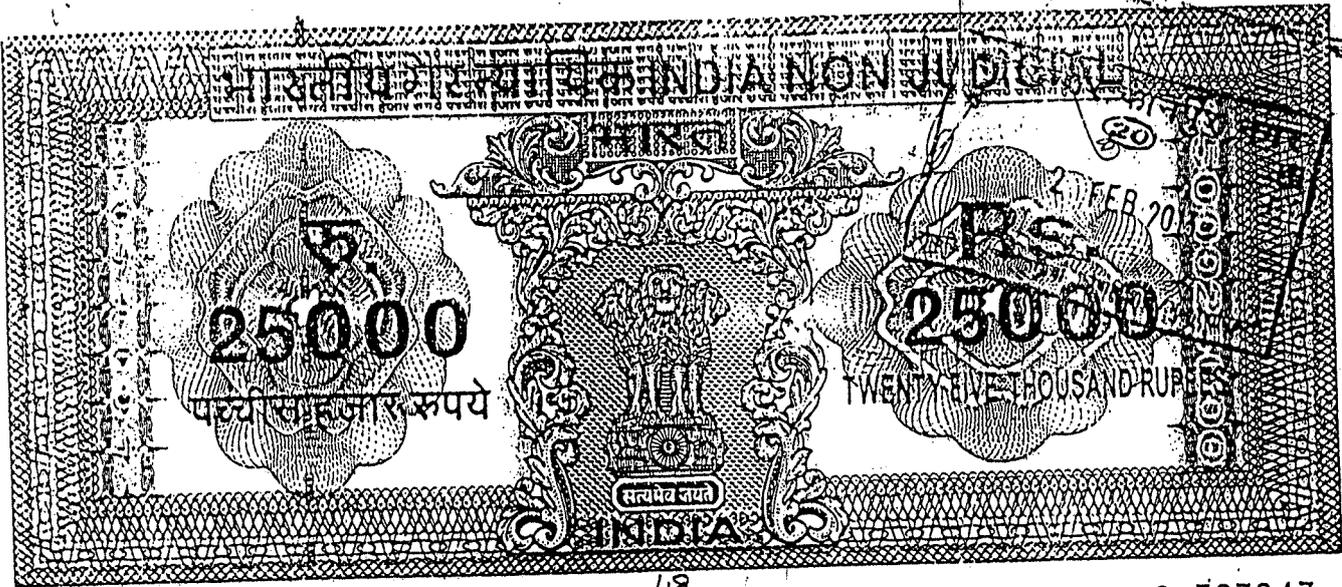
[Signature]

Abhicon

Pawan Kumar

Rakesh Gupta

[Signature]



48

C 793043

उत्तर प्रदेश UTTAR PRADESH

And whereas, the buyer party of the 2nd Part-
approached the seller party of the 1st part &
offered, to pay Rs. 78,55,722=00 (Rs. Seventy
Eight Lacs Fifty five Thousands Seven Hundred
twenty Two Only) as a total sale consideration in
respect of the Plot in question.

P.K. Kumar
Pankaj

V. R. ...

3/13/3

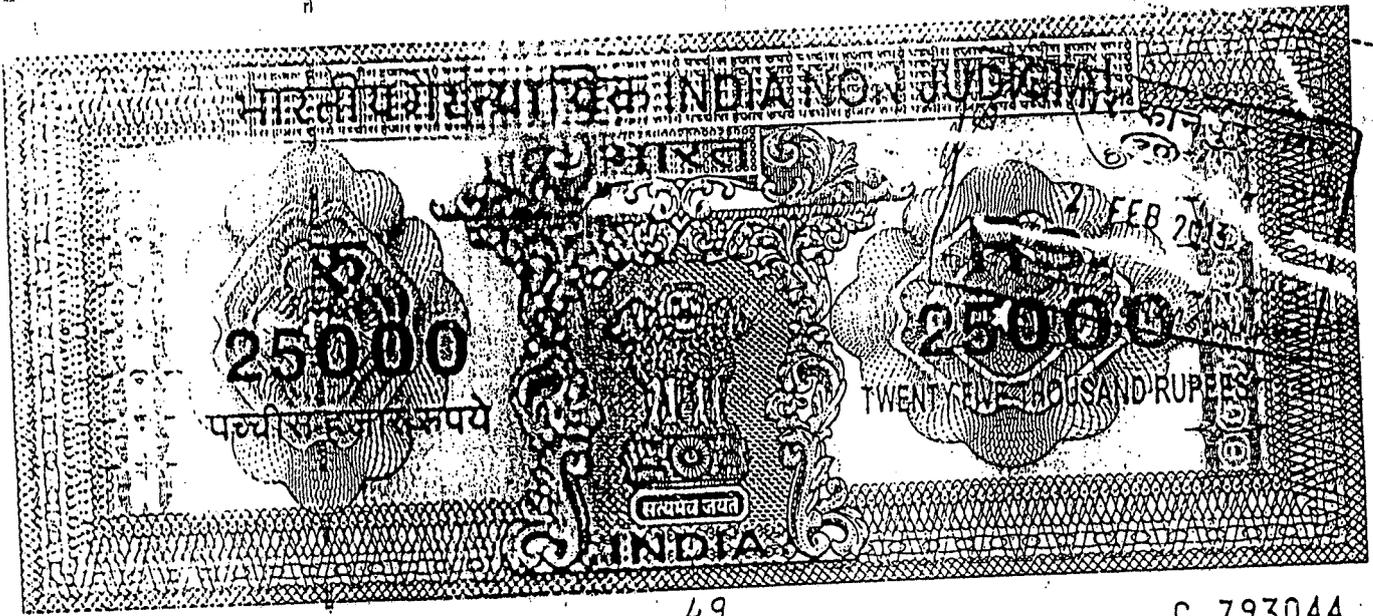
Prakash Gupta

...

...

Abhisek
...

...



उत्तर प्रदेश UTTAR PRADESH

49

C 793044

And Whereas no Body could offer more than the price offered by the buyer party of the 2nd part & as such seller party of the 1st part unconditionally agreed to sell the Plc: in favour of buyer party of the 2nd part for a total sale consideration of Rs. 78,55,722=00 (Rs. Seventy Eight Lacs Fifty Thousands Seven Hundred twenty Two Only).

PK *[Signature]*

[Signature]
V.R. *[Signature]*

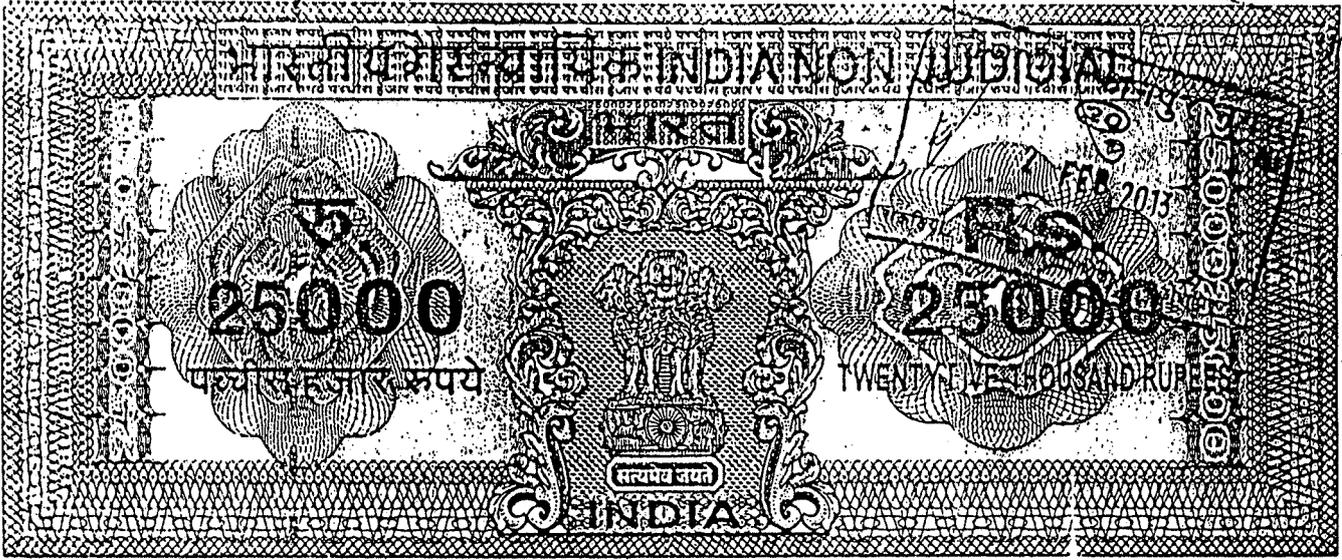
Witness Name

[Signature]
Ahl *[Signature]*

3/21/30
[Signature]
P.K. *[Signature]*

[Signature]
Pawan *[Signature]*

[Signature]



उत्तर प्रदेश UTTAR PRADESH

50

C 793042

Now this sale deed witnesseth as under,--

- 1.) That the buyer party of the 2nd part has paid a total sale consideration of Rs. 78,55,722=00 (Rs. Seventy Eight Lacs Fifty five Thousands Seven Hundred twenty Two On

P.K. Gupta

Raj Kumar

Ujjaini Kumar

Ujjaini Kumar

उज्जयिनी कुमार

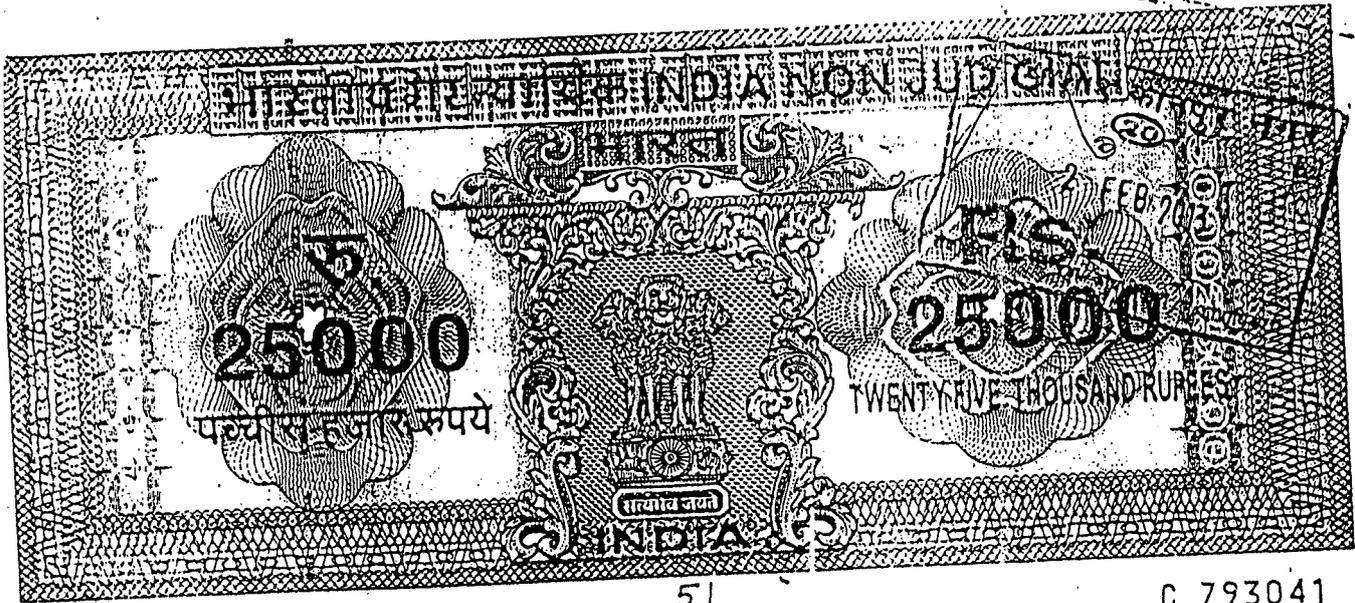
Pankaj Kumar

Kumar P

Abhijeet Kumar

Kumar G

Kumar P



उत्तर प्रदेश UTTAR PRADESH

51

C 793041

the seller party of the 1st part. The details of the payment are shown and indicated in the schedule of payment. The seller party of the 1st part acknowledges and accepts having received the entire sale consideration.

P. K. Gupta

Raj Kumar

V. R. Kumar

उत्तर प्रदेश

P. K. Gupta

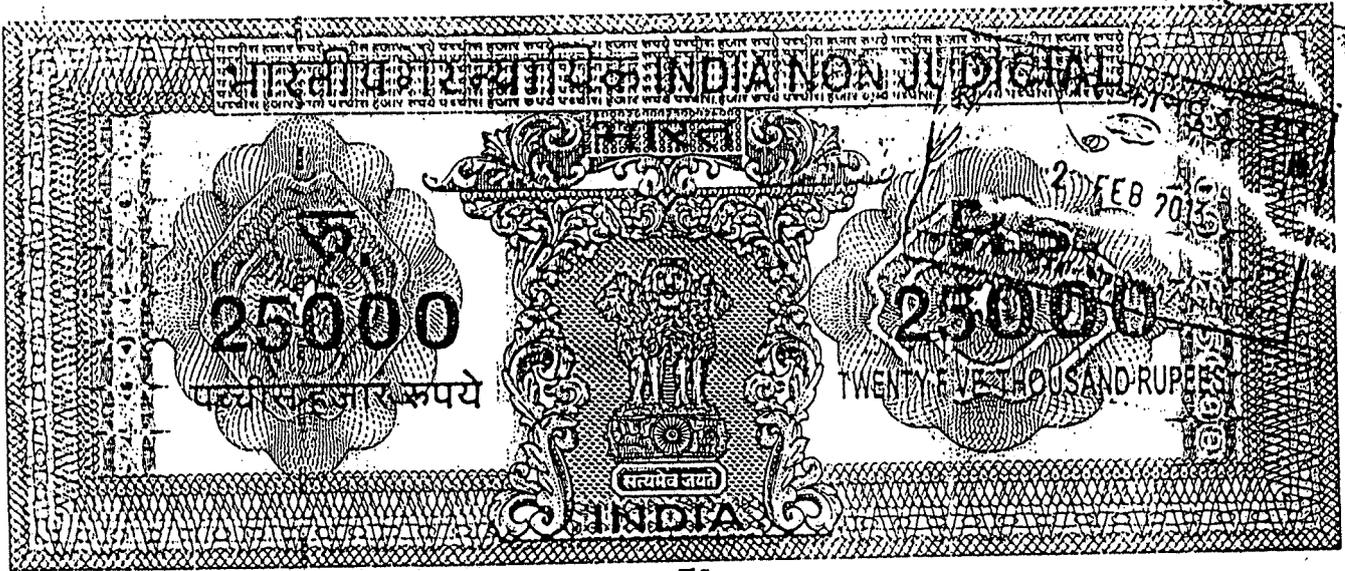
उत्तर प्रदेश

उत्तर प्रदेश

Abhishek

Raman Gupta

उत्तर प्रदेश



उत्तर प्रदेश UTTAR PRADESH

52

C 793040

2.) That after having received the entire sale consideration, the party no.1 unconditionally and with consent of all the partners of the firm have absolutely sold, conveyed and transferred the Plot in question, in favour of the buyer party of the 2nd part.

P.K. Gupta

Raj Kumar

V.K. Gupta

सुदेश 3

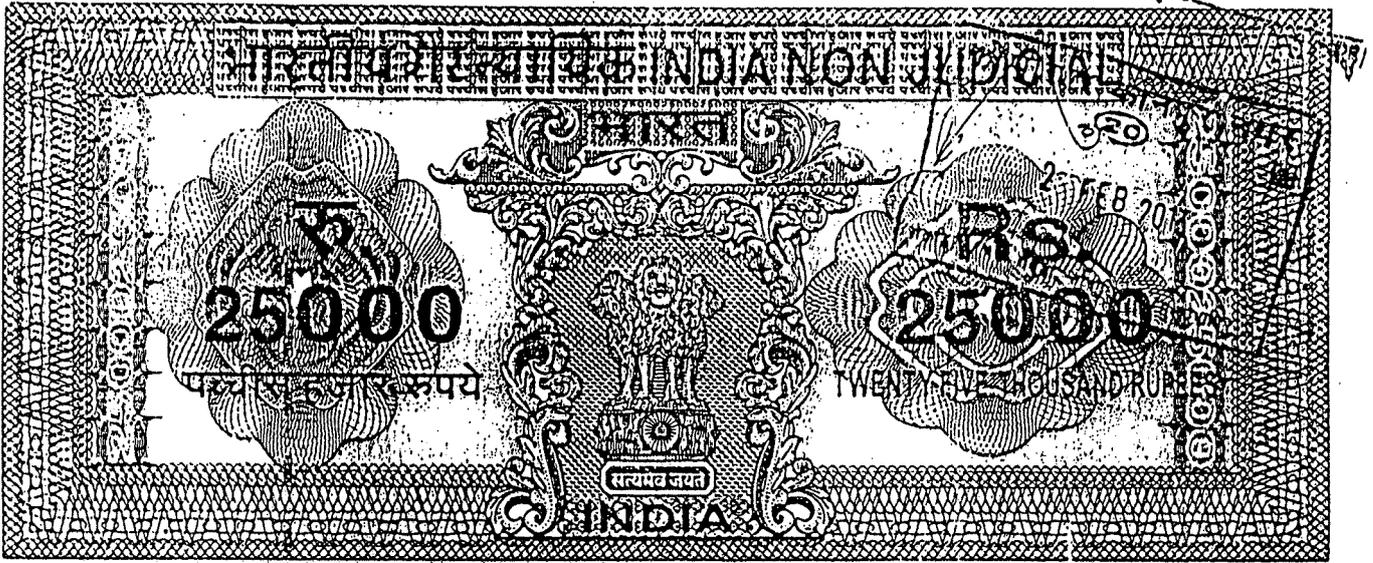
P.K. Gupta

Ujjain Kumar

Alexander

Ramesh Kumar

...



उत्तर प्रदेश UTTAR PRADESH

53

C 793039

3.) That the seller party of the 1st part has also delivered the actual physical and proprietary possession of the Plot in question to the buyer party of the 2nd part. The buyer Party of the 2nd Part acknowledges the same.

PK Gupta

Raj Kumar

V.K. Gupta

श्री 375

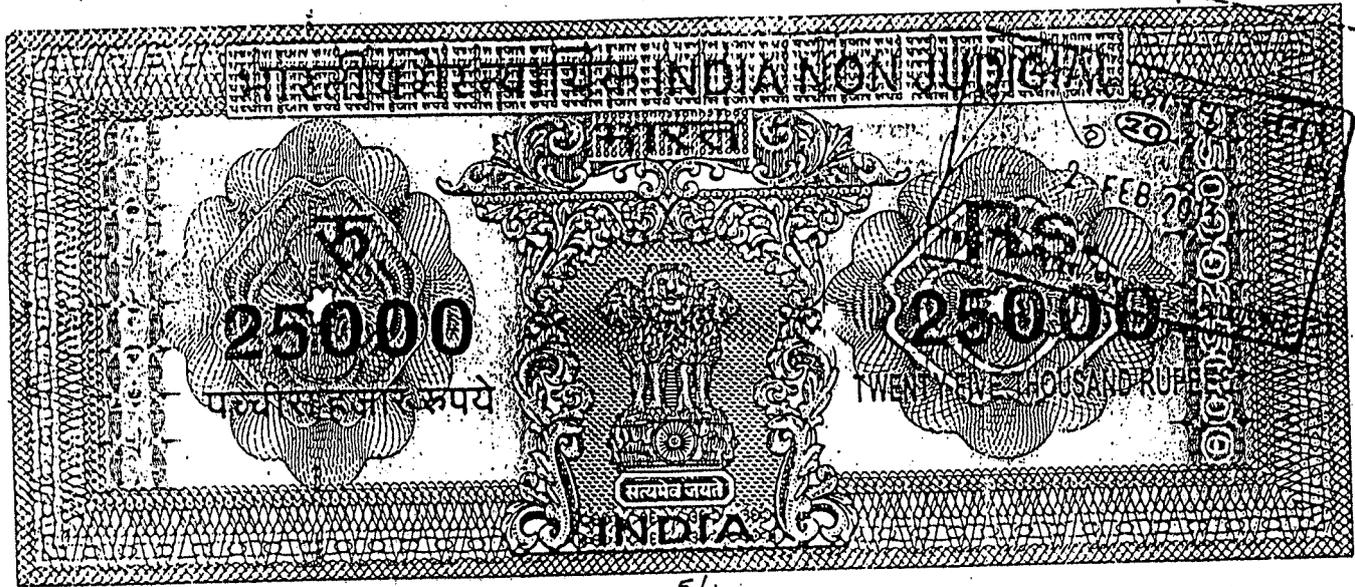
Rajesh Gupta

विक्रम मौर्य

Alko

Pawan

- 10/10/10



उत्तर प्रदेश UTTAR PRADESH

54

C 793038

4.) That the seller party of the 1st part declare that, henceforth, they have ceased to remain/retain any right, title interest and authority of any kind what so ever, in respect of the Plot in question. Henceforth, the buyer party of the 2nd part has become sole, absolute and exclusive owner in possession of the

P.K. Gupta

R.K. Gupta

V.K. Gupta

उत्तर प्रदेश

P.K. Gupta

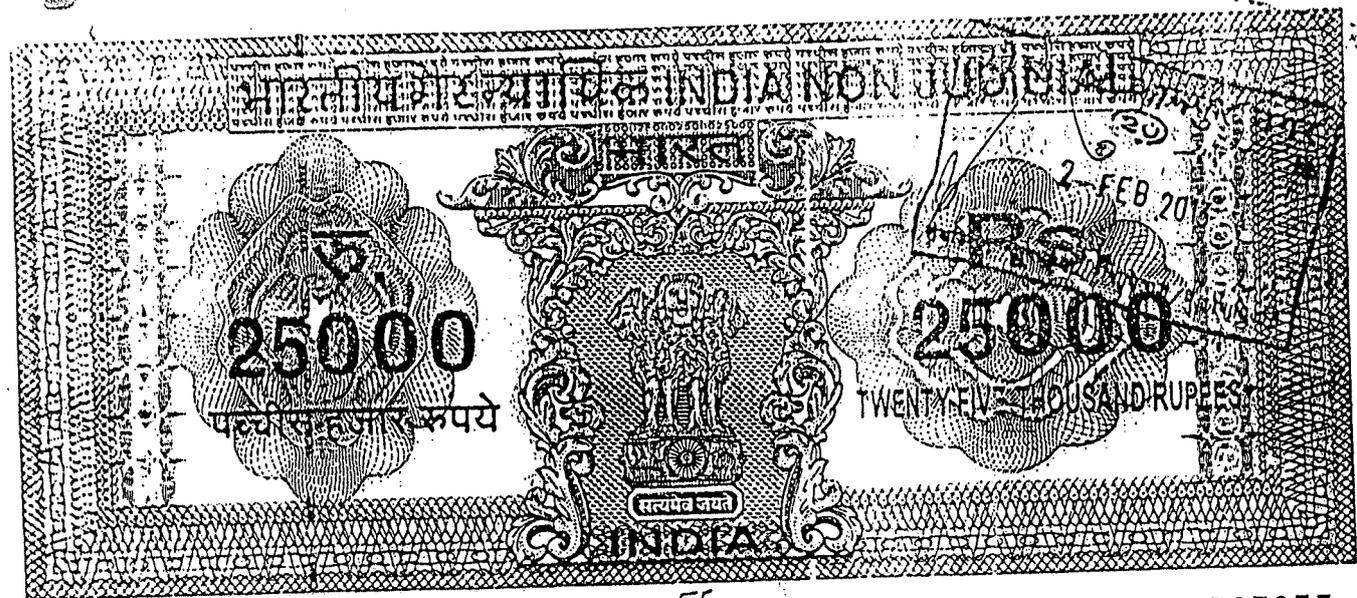
with no...

[Signature]

Abhe 100

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

55

C 793037

question without any disturbances, interference or interruption by any of the party no. 1 to 7 hereto or by anybody claiming through or under any of them.

PK Gupta

Rajkumar

V.K. Gupta

within 10 days

3/2/18

Rakesh Gupta

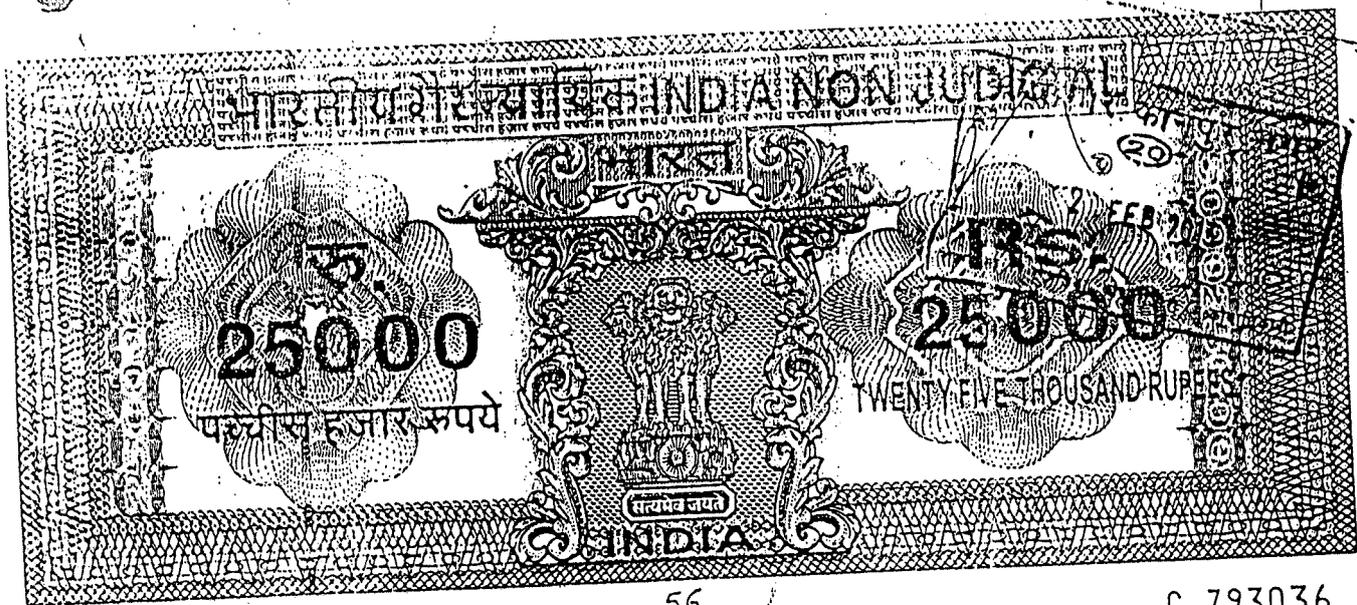
[Signature]

A.P. Choudhary

[Signature]

[Signature]





उत्तर प्रदेश UTTAR PRADESH

56

C 793036

5.) That there are two private temples in the plot in question, which are the family temples for the family worship. There is no trust of any kind what so ever, regarding the said temples and the temples are not controlled or

P. K. ...

Raj Kumar

Usham Kum

V. K. ...

...

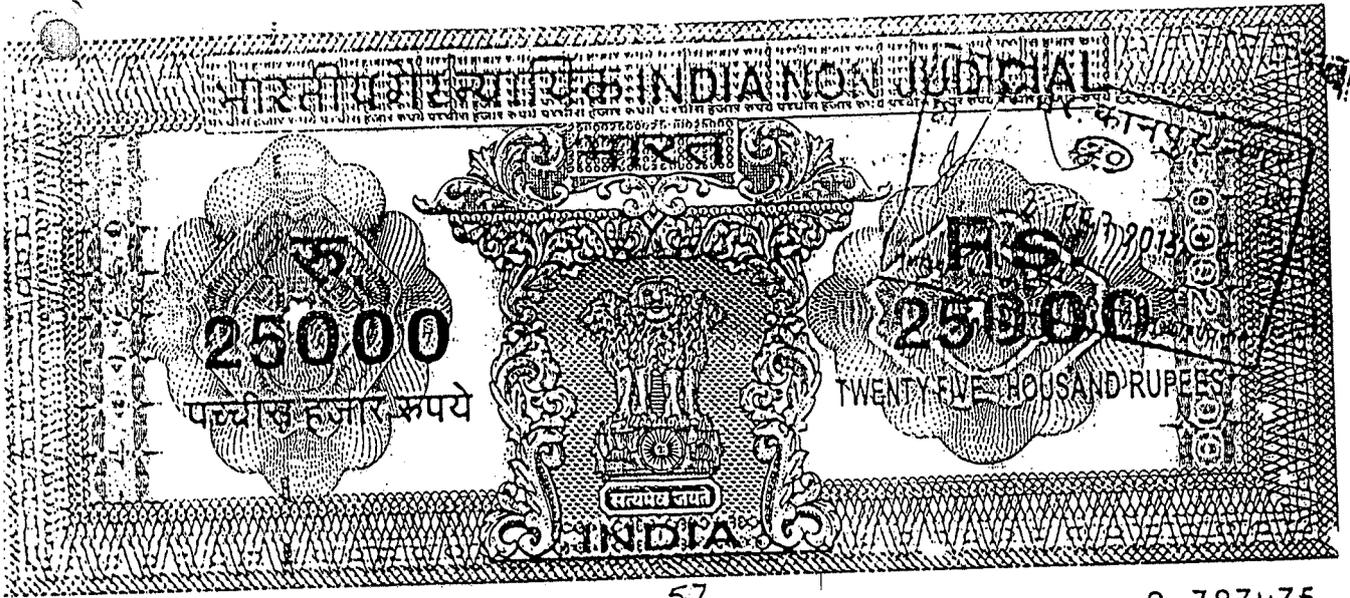
Rajesh Kumar

...

...

...

...



उत्तर प्रदेश UTTAR PRADESH

57

C 793035

governed by any other society or trust. There is no impediment in selling the plot in question by the party of first part in favour of the party of second part nor is any permission from any court or authority required. There has never

P.K. Gupta

Raj Kumar

W/ain Kumar

V.R. Gupta

3/2/20

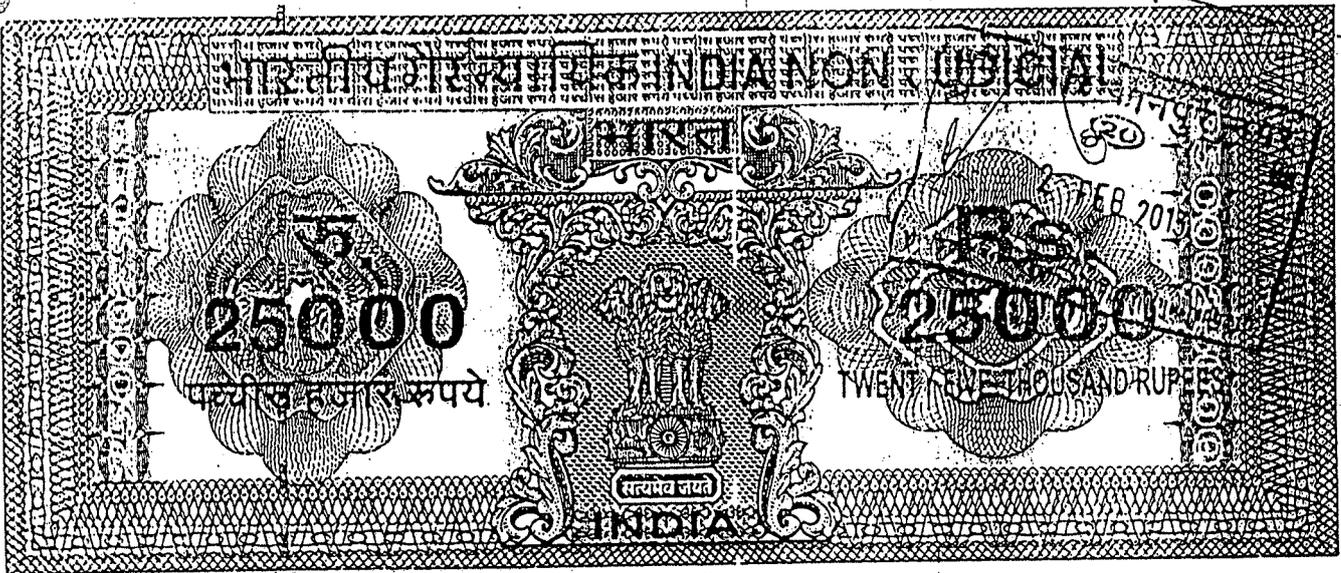
Ka/Cash Copy

R. Kumar

Abh KOC

Kumar

with photo



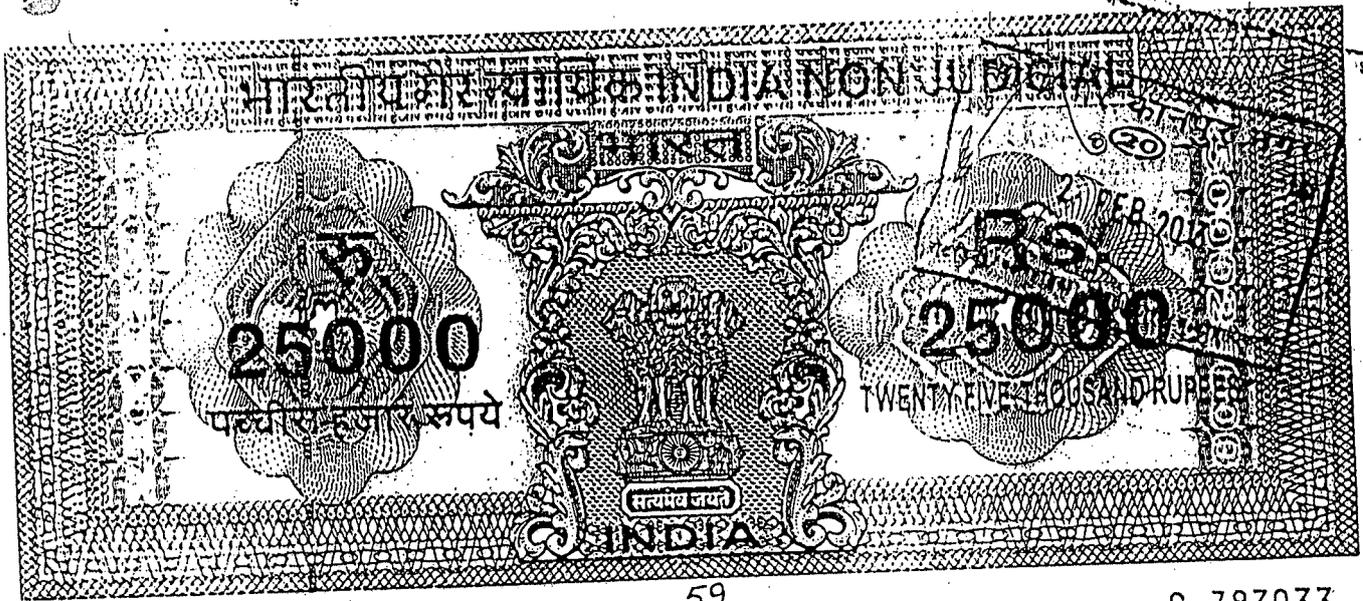
उत्तर प्रदेश UTTAR PRADESH

58

C 793034

been any "PRAN PRATISHTHA" of any of the dieties installed therein. However, the party of second part has assured and promised that they will pay utmost regards and dedication to the installed deities and will take care of them.

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

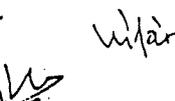
59

C 793033

in the place they are or shift to any other better place, so that the deities could ever be worshiped and prayed. At present temple is in extremely ruinous condition and no Puja

 P.K. _____

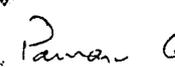
 Raj Khosla

 V.R. _____

 William M. _____

 _____

 Ajeet _____

 Pawan _____

 _____

 Rajesh _____

 _____



उत्तर प्रदेश UTTAR PRADESH

60

C 793032

Archana is being conducted. At present mandir is not in a position for worship, sewer water is stored there and no puja archna is being conducted therein.

PK - [Signature]

Rajiv [Signature]

V.K. [Signature]

Uttam No. [Signature]

उत्तर [Signature]

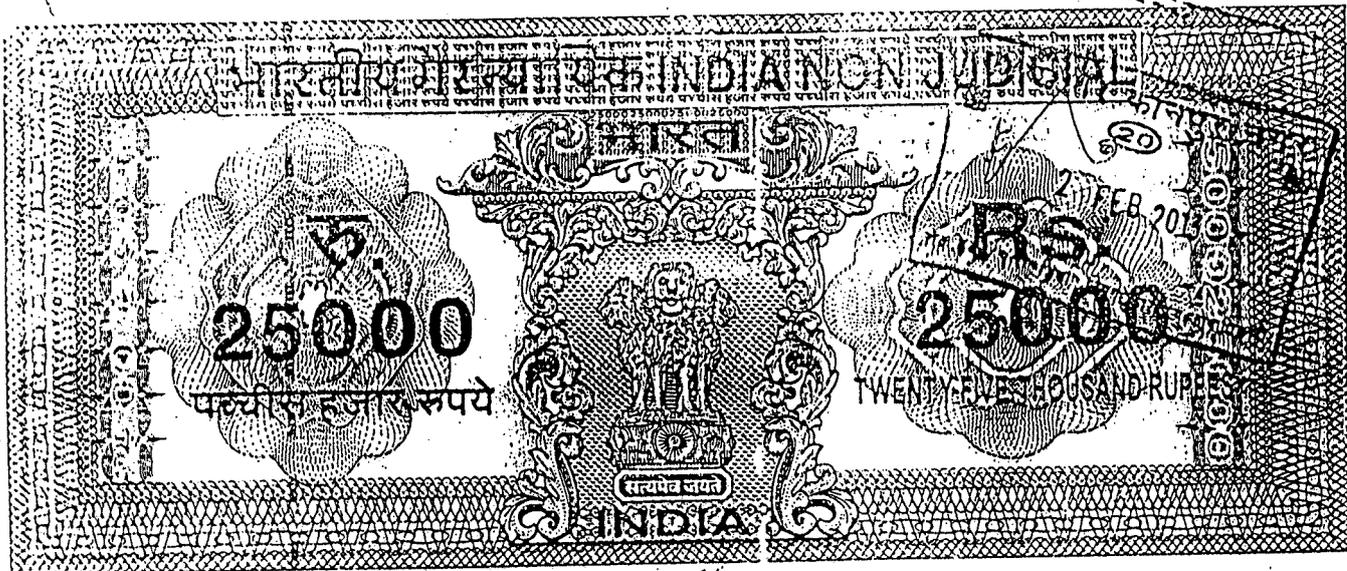
Rakesh [Signature]

[Signature]

Abhishek [Signature]

Pawan [Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

61

C 793031

6.) The parties no. 1 to 7 part to do hereby covenant and declare that they being the absolute owner and legally entitled to sell, transfer and contribute the Plot without any

PK - Gupta

Raj Kumar

V.K. Gupta

Ujain Kumar

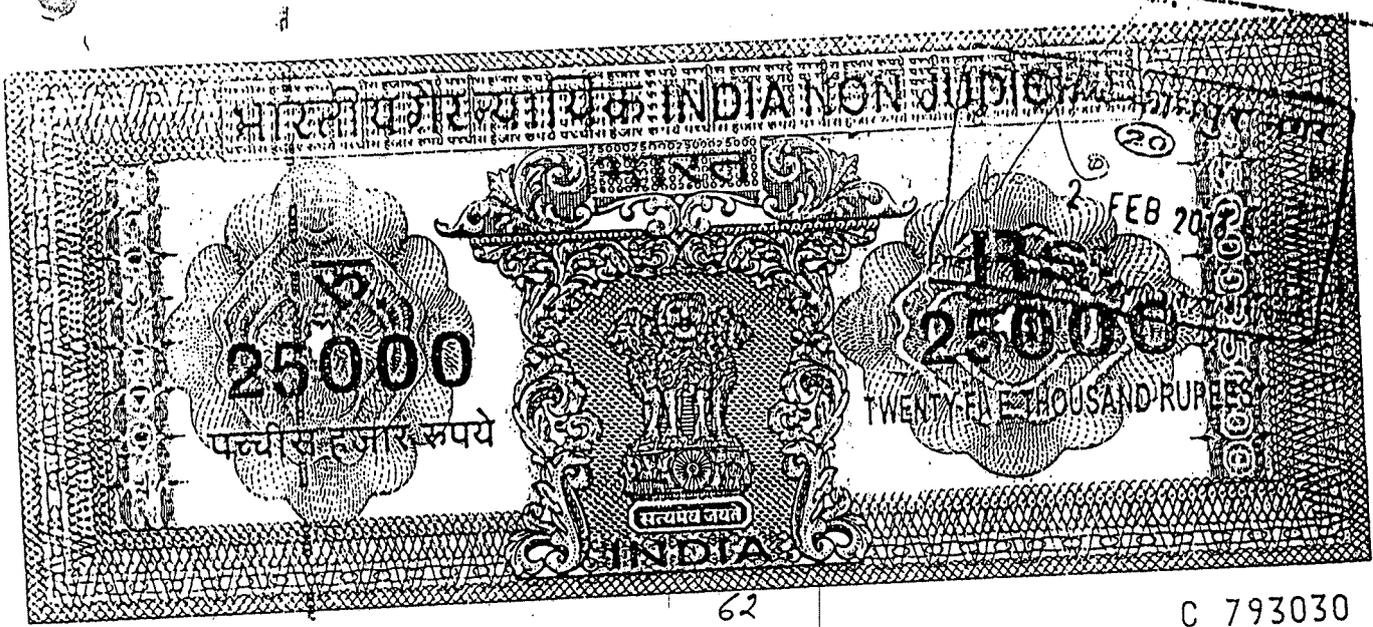
Area - P

A.P. KOCOP

Area - P

Rajesh Gupta

Area - P



62

C 793030

उत्तर प्रदेश UTTAR PRADESH

hindrance or permission and that the same is free from all sorts of encumbrances, charges, liens, tenements, ceiling and attachments of any sort and accordingly they are fully entitled and have

P.K. Gupta

Raj Kumar

V.K. Sharma

Uttam Kumar

[Signature]

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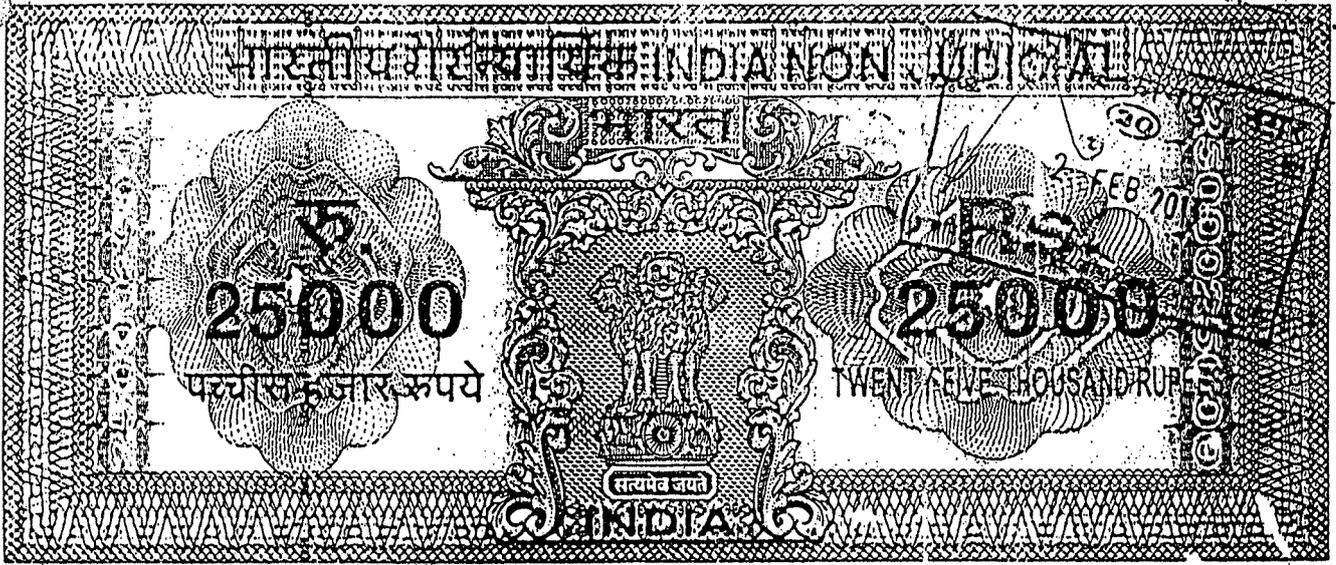
[Signature]

[Signature]

Rakesh Gupta

[Signature]





उत्तर प्रदेश UTTAR PRADESH

63

793029

full authority to sell and now transfer the property with their own free will and mutual consent. That parties no. 1 to 7 part, here to undertake to keep the buyer party of the 2nd part harmless and fully indemnify them from and against all losses

P.K. Kumar

Raj Kumar

V.K. Kumar

सुरेश कुमार

Rakesh Kumar

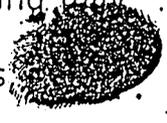
Wipin Kumar

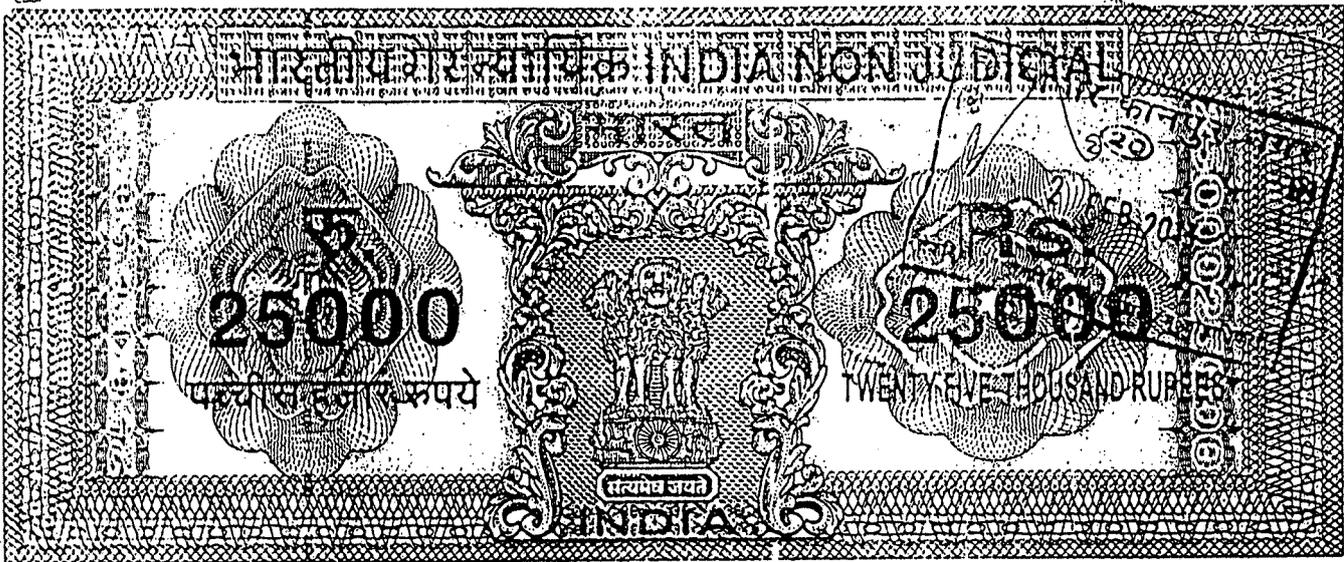
[Signature]

Ahmed Ali

Ramesh Kumar

[Signature]





उत्तर प्रदेश UTTAR PRADESH

64

C 793028

damages, risks, costs and expenses which they may sustain or incur by reason of any defect in the title of the parties of the first part, here to or any claim being made by anybody through or

P. K. Gupta

Raj Kumar

V. K. Gupta

उत्तर प्रदेश

P. K. Gupta

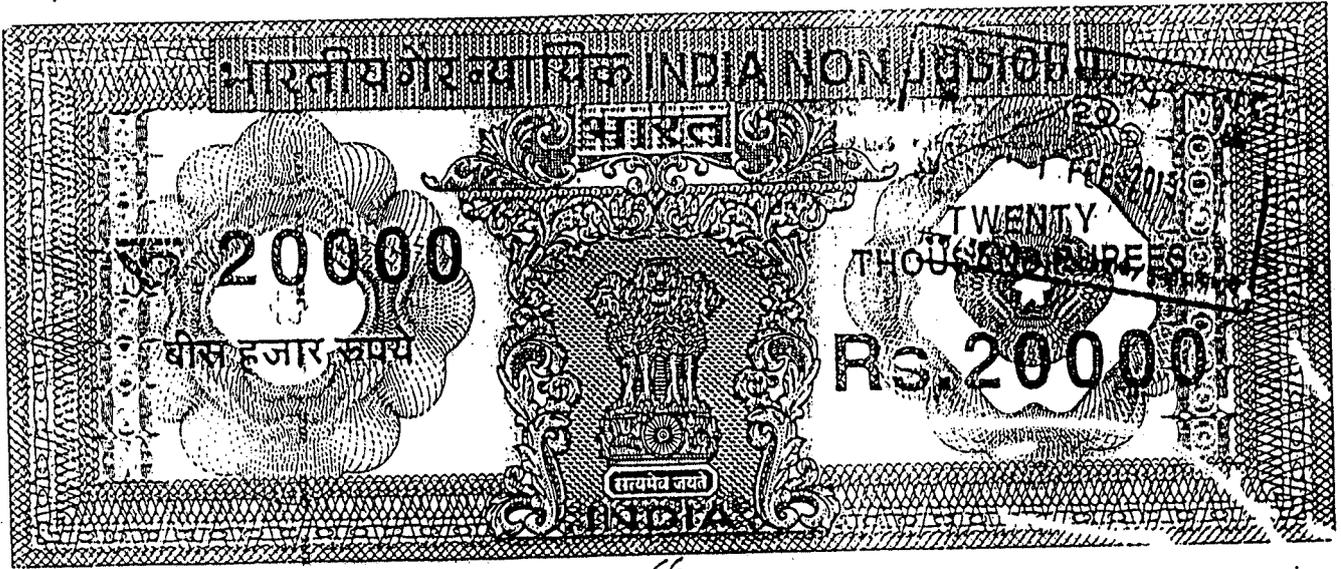
Uttar Pradesh

R. K. P.

Abhicon

Rama

...



66

उत्तर प्रदेश UTTAR PRADESH

A 715327

otherwise, the buyer party of the 2nd part shall be fully indemnified and compensated along with damages, costs, goodwill, loss etc by the parties no. 1 to 7 jointly and severally up to full.

PK Gupta

Raj Kumar

V. K. Mittal

N. S. Sharma

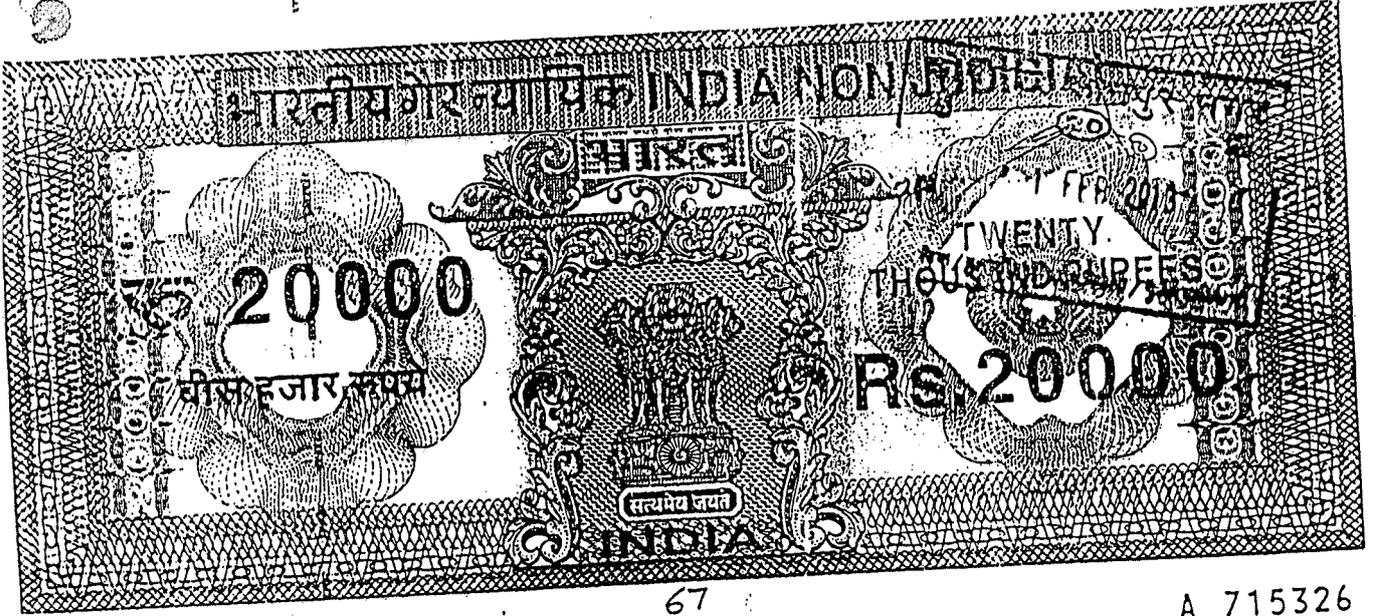
Manoj P

A. K. Singh

Pawan Singh

Per Cash Center

T. S. Singh



67

A 715326

उत्तर प्रदेश UTTAR PRADESH

satisfaction of the buyers.

7.) That it is agreed between the parties that if any court case or any municipal taxes, water tax, electricity dues etc are found pending

PK

Raj Kumar

V.K. Chakraborty

उत्तर प्रदेश

Rakesh Gupta

विपिन कुमार

...

...

...

...





उत्तर प्रदेश UTTAR PRADESH

AC 335857

8.) That the seller party of the 1st part further declare that the Plot has neither been restrained by any court proceedings, to be sold nor the same has been acquired by any

P.K. Gupta

Raj Kumar

V.R. Gupta

3/3/3

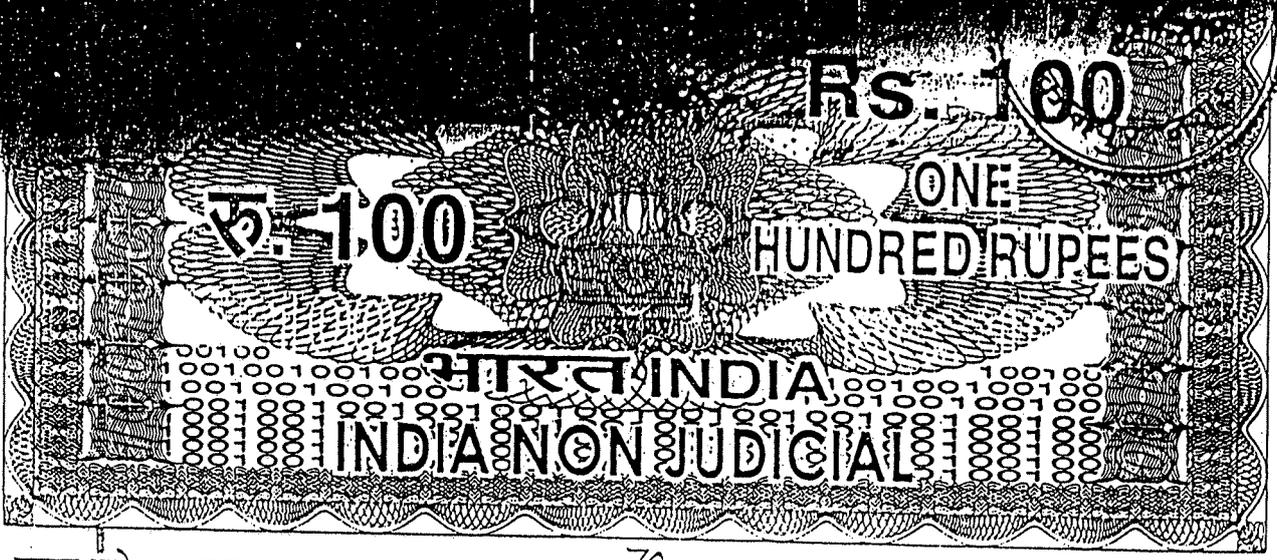
P.K. Gupta

with names

Abhishek

Pawan Kumar

7-11-10



उत्तर प्रदेश UTTAR PRADESH

70

BK 056338

government department, nor is subject to any acquisition proceedings nor the seller party of 1st part has been restrained by any court of law to execute the present sale deed. The purchaser is

R.K. Gupta

Raj Kumar

V.K. Gupta

सुरेश कुमार

Rakesh Gupta

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature



both have gone through the contents of the sale deed and signed the same as a witness, in token of their consent and permission to sell. They further declare that all the above facts are true to their personal knowledge.

- 10) That the buyer party of the 2nd part will have all right to get their names mutated in the municipal records for which, seller party of the 1st part has no objection and this sale deed shall be considered valid written consent for the same.

SCHEDULE OF PAYMENT

1. Cheque no. 647559 dated 05.02.2013 for Rs.
15,00,000=00
2. Cheque no. 647560 dated 05.02.2013 for Rs.
15,00,000=00,
3. Cheque no. 647561 dated 05.02.2013 for Rs.
15,00,000=00

Raj Kumar
V. K. V. V. V.

P. K. Gupta

Vijay Kumar
Rajesh Gupta

M. D.

1-10-1000

1000

4. Cheque no. 647562 dated 05.02.2013 for Rs.
15,00,000=00

5. Cheque no. 647563 dated 05.02.2013 for Rs.
18,55,722=00

Total Rs. 78,55,722/-

drawn on State Bank of India, Overseas Branch, Civil
Lines, Kanpur.

In witness whereof the parties have put in their
respective hands and signed on this day, month and year
mentioned above.




P.K. Gupta

Raj Kumar

V.K. Sharma

3/2/13

Rakesh Gupta

Vijay Kumar



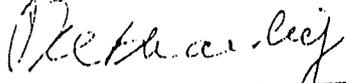

Ramesh P

Ashok C

Panna C

Manoj D

WITNESS

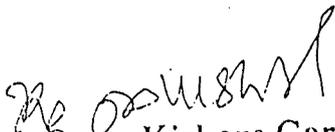

1:- Sri. B.K. Bhartiya

S/o Late Sri. N.K. Bhartiya
R/o 56 Cantt, Kanpur.


B.K. Bhartiya
V.K. Mathur

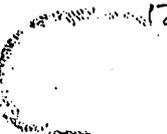
Rajesh Chandra

Party of the first part 


2:- Sri. Roop Kishore Garg
S/o Late Sri. Kashi Prasad Garg
R/o 35 Cantt, Kanpur.

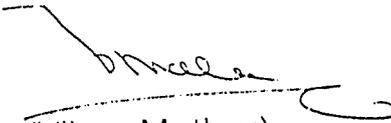
Party of the Second part


R.K. Garg

Alok Chandra

Ramesh Chandra

Ramesh Chandra

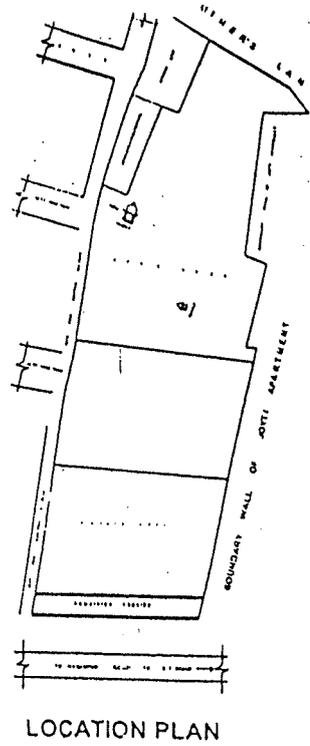
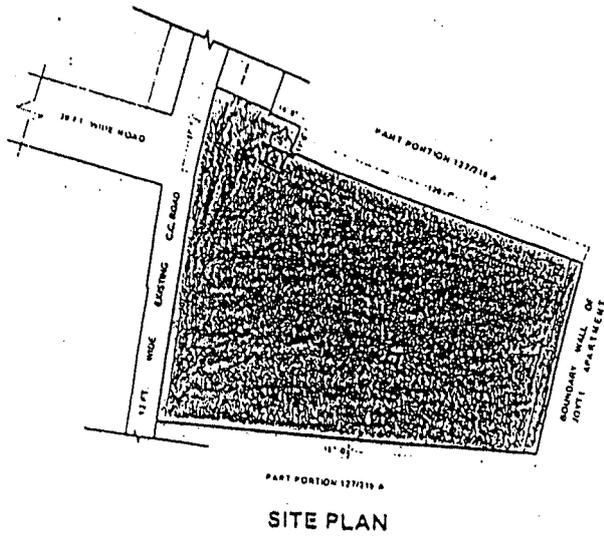
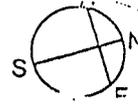
Drafted by me and printed in my office


(Vikas Mathur)

Advocate

SITE AREA :- 2123.168 SqY
or
1774.968 Sqm

CONST. AREA:-
SELLER :- SAI CONSTRUCTION



SIGN. OF SELLER

S.K. Kumar

D. S. Kumar

V. K. Kumar

श्री 3 अरु

विश्व कर्मा

Rakesh Gupta

SIGN. OF PURCHASER

Arjun P

Arpico

Tanuj

Arjun

