

294394





OFFICE NAME

SUB REGISTRAR ZONE II KANPUR

: Rupees One Crore and Forty Lacs

DATE OF PRESENTATION

: 06.09.2006

DATE OF EXECUTION

: 06.09.2006

NATURE OF DOCUMENT

: SALE DEED

SALE CONSIDERATION

(Rs 1,40.00,000/-)

MARKET VALUE

: Rs. 60,47.100/-

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NAME OF VENDOR

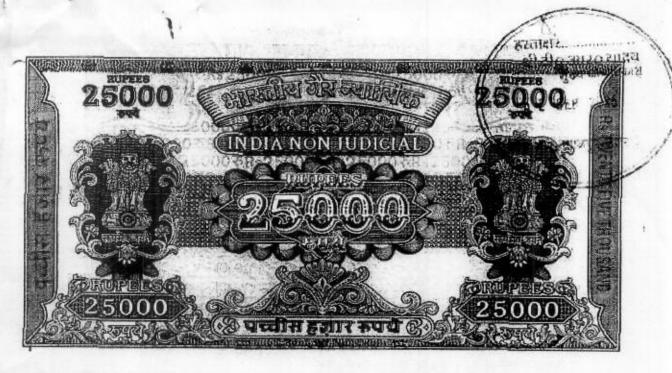
: RAMAKRISHNA MISSION P.O. Beiur Math.
P.S. Baily, District Howrah, West Bengal.
through its authorized person and Attorney.
Swami Kedaranand, Secretary, Rama Krishna.
Mission Ashrama, Rama Krishna Nagar,
Kanpur U.P. 208012

NAME OF VENDEE

: UNITED TRADE.NET PVT. LTD. having its registered office at 117/H-1/251, Model Town, Pandu Nagar. Kanpur through its authorised signatory Shri Niraj Kumar Goel, adult, son of Late Shri K.C. Goel, resident of MIG-20, Indra Nagar, Kanpur.

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DETAILS OF PROPERTY

(1) PLACE

: OLD KANPUR (VISHNUPURI)

KANPUR NAGAR

(2) MUNICIPAL NO:

: House No. 4/285-A, which is constructed part

of arazi situate at old Kanpur

(3) TOTAL AREA OF LAND

: 809.63 Sq Yds. equal to 677.3 Sq Mts

TRANSFERRED BY WAY

OF SALE

(4) TOTAL COVERED AREA

: 312.36 Sg Yds. equal to 219.35 Sq. Mts

(5) NUMBER OF STORIES

: GROUND FLOOR ONLY

(6) NATURE OF

: RBC

CONSTRUCTION

(7) AGE OF BUILDING

: MORE THAN 55 YEARS OLD

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(8) NATURE OF USE : RESIDENTIAL

(9) DETAILS OF ROAD/PARK : THERE IS NO PARK AROUND THE SAID

PROPERTY. THERE IS ONE SIDE ROAD

RUNNING NORTH-WEST 60 FT WIDE

(10) BOUNDARIES OF THE : I Boundaries of H No 4/285-A

PROPERTIES HERE BY Vishnupuri (old Kanpur) Kanpur now

SOLD under the ownership of Ram Krishna

Mission Trust as per WILL of Smt

Satya Sharma -

North - 60' Govt Public Road

Kalevanonda



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South - Part of the very premises, which was initially under the ownership of Smt.

Sheela Sharma & Mr Gautam Sharma, as part 3 as per Compromise Decree

East:- Banglow of Dr Naveen Chandra

West: - Lawn thereafter Gallery and constructed part of the very house which is shown as part 6 as per Map of Compromise Decree of Dr M K Sharma

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II. At present Boundaries of the H.No. 4/285-A. Vishnupuri (ald Kanpur) Kanpur Nagar under the ownership of Ram Krishna Mission

North - 60 Govt Public Road

South: Part of the very premises, which was initially under the ownership of Smt.

Sheela Sharma & Mr Gautam Sharma, as part 3 as per Compromise Decree, now under the ownership of UNITED TRADE NET PVT LTD CO

East - Banglow of Dr Naveen Chandra

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West.- Lawn thereafter Gallery and constructed part of the very house which is shown as part 6 as per Map of Compromise Decree of Dr. M.K. Sharma, now under the ownership of UNITED TRADE.NET PVT LTD Co.

DETAILS OF PROPERTY

FIXED LAND RATE AS PER D.M : Rs 7,000/- Sq Mts

CIRCLE RATE

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FIXED CONSTRUCTION RATE : Rs. 5:000/- Sq. Mts (Being RBC)

AS PER D.M. CIRCLE RATE

VALUE OF LAND

: Rs 47.41,100/-

SCRAP VALUE OF

Rs 13,06,000/-

CONSTRUCTION

PERIOD OF CONSTRUCTION : 55 Years

TOTAL VALUE

: Rs 60,47,100/-

STAMP PAYABLE ON SALE : Rs 1 40.00 000/-

CONSIDERATION

(Rupees One Crore Forty Lacs)

STAMP PAID

: Rs.14.00.000/- (Rupees Fourteen Lacs)



294402

RAMAKRISHNA MISSION a Society registered under the Societies Registration Act (Act No. XXI of 1860) and deemed to have been registered under the West Bengal Societies Registration Act (Act No. XXVI of 1961) having its registered office at and P.O. Belur Math, P.S. Bally, District Howrah, West Bengal,

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represented by SWAMI KEDARANANDA. Secretary, Ramakrishna Mission Ashrama (a branch of the Ramakrishna Mission, Belur Math), Ramakrishna Nagar. Kanpur. U.P. 208012, by raligion Hindu, authorized by a registered Power of Attorney dated 30.03.2000, registered with the Office of the Addl District Sub-

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Registrar, recorded in Book No. IV. Volume No. 4, pages from 82 to 85, Being No.

172, for the year 2000, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context shall mean and include

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all the members of its Governing Body their and/or each of their successors and/or successors-in-office, administrators, legal representatives and assigns)

This Sale Deed is made and executed on 0.6 September 2006, at Kanpur Nagar, Kanpur, in between RAMAKRISHNA MISSION, P.O. Beiur Math, P.S.

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Bally, District Howrah, West Bengal, through its authorized person and Attorney Swami Kedarananda, Secretary, RamaKrishna Mission Ashrama (a branch of the said Ramakrishna Mission, Belur Math). Ramakrishna Nagar, Kanpur, U.P. 208 012, having PANNO-AAAAR1077P.

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In favour of UNITED TRAD.NET PVT LTD, a Company registered under the Companies Act 1956 having its registered office at 117/H-1/251, Model Town, Pandu Nagar, Kanpur Nagar, Kanpur, through its authorized signatories Shri Niraj



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Kumar Goel, adult, son of Late Shri K.C. Goel, resident of MIG-20, Indra Nagar, Kanpus, having PAN NO-AAACU6654P.

VENDEE



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Now here in after for the sake of brevity collectively referred to as VENDOR and

VENDEE

The VENDEE which is an incorporated Company under the Companies Act 1956, having its registered office at 117/H-1/251, Model Town, Pandu Nagar, Kanpur

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Nagar, Kanpur, through authorised signatory Shri Niraj Kumar Goel, duly authorised vide Board of Directors Resolution dated 31.07.2006 (hereinafter for the sake of brevity referred to as the VENDEE which expression shall mean and

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include unless repugnant to the context its successors in interest, executors and assignees etc.) of the OTHER PART.

Whereas, be it known, VENDOR is absolute owner in possession of its share in the property bearing premises No. 4/285-A. Old Kanpur (Vishnupuri) Kanpur

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Nagar, Kanpur, admeasuring total area of 809.63 Sq. Yds. Equal to 677.3 Sq. Mts...

And, whereas, the VENDOR got the said demised property, which is the subject matter of the SALE DEED through the registered LAST WILL AND TESTAMENT

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of LATE SMT SATYA SHARMA wife of LATE INDRA NARAIN SHARMA, Resident of 4/285-A. OLD KANPUR (VISHNUPURI) KANPUR NAGAR, KANPUR, Which TESTAMENT was got registered at the office of the SUB REGISTRAR, Kanpur,



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recording in Book No. 3 Zild No. 853 on pages 69 to 87 at Serial No. 4004-5/2154-5 on dated 20.02 1990.

And, on the demise of said referred TESTATRIX ON 30.04 1997 the VENDOR became the absolute owner of the demised property and entered into possession

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as such and has been exercising all its rights as absolute owner and having, title and interest in upon and over the said property, without interruption from any quarter

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However, unfortunately on account of unwarranted and/or illegal interference and/or obstruction on the then part of the other co-owners of the adjoining part of the very property, the Vendor was constrained to file regular Civil Suit No. 552 of 2003. Ram Krishna Mission Ashram Vs Smt. Sheela Sharma and others and suit

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No. 61 of 2002, Ram Krishna Mission Ashram Vs Smt. Sheela Sharma and others in the Court of Civil Judge Senior Division Kanpur Nagar, and in the said suits the appropriate reliefs for vindication and protection of its absolute ownership rights and its exercise therein have been sought and in which suit lately the Vendee

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moved an application dated 17.08.2006 for its impledment as a party on the ground of having acquired all the rights and interests by way of purchase of the very part of the property, hence the steps were taken for the impledment of Vendee as a Defendant in the said suits, and subsequently thereto Vendee.

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having intending acquisition of the property of the Vendor as well, (which is subject to this Sale Deed) nothing is left contentious in between the parties to this Deed and both the parties are prepared to have the finalisation of the present deal through the execution of this Sale Deed. A compromise petition to this effect too

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got prepared for being submitted in pending cases in order to give finality, and thus, all the pending cases i.e. Suit No. 61 of 2002, Suit No. 552 of 2003 and Suit No. 627 of 2001 and Misc. Appeal No. 133 of 2005 would stand finally terminated.

The Vendee has admitted and acknowledged the existence of absolute rights of

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the Vendor and its authority of unfettered disposition in, upon and over the demis#d property covered under the Deed

Be it known, as incorporated above that Late Smt Satya Sharma's husband Late Indra Narain Sharma was the son of Late Har Narain Sharma, who was the

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original owner of the entire property inclusive of the portion already acquired by the VENDEE through predecessors-in-interest REGISTERED SALE DEEDS.

bearing dated 30.03.2006 having been executed by Serve Shri Sushil Goenka son of Shri Prakash Chandra Goenka, Shri Prakash Chandra Goenka Son of Late

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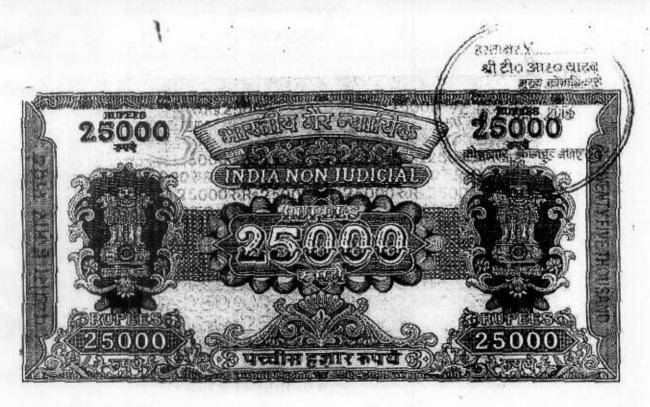
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Kishan Lal Goenka, Smt. Shanti Sharma adult widow of Late Mahendra Kumar Sharma, Smt. Manjari Bakshi, adult wife of Shri Shiv Dutt Bakshi. Smt. Shalini Kohili, wife of Shri Prem Kohili, Smt. Kanika Shukla, adult wife of Shri H. Shukla

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Be it also known that partition had taken place among the heirs and successors alongwith Har Narain Sharma, which was further confirmed vide Judgement and Decree dated 30.07 1962, passed in suit No. 665 of 1962, and each of the party to the said compromise decree entered into possession over the respective share

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and thus likewise the right, title and interest in the present demised property covered under the present deed vested into the husband of Late Satya Sharma, and on his demise in Smt. Satya Sharma, absolutely as spelled out in detail in above referred Testament, and she became the absolute owner. Consequently the

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entire demised property, which is being transferred by way of SALE DEED absolutely is owned and possessed by the VENDOR namely RAMAKRISHNA MISSION.

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And, whereas, the VENDOR is the absolute owner in possession of aforesaid Premises No. 4/285-A. OLD KANPUR(VISHNUPURI) KANPUR NAGAR. KANPUR, which is free from all encumbrances, charges, lien, claim, demands and or any LIS PENDENCE i.e. there is no restrain order from any court, body or



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authority in regard to proposed transfer of the demised property. There is neither any co-sharer in the said property nor there is any litigation pending any where or any court, body or tribunal against the VENDOR in respect of the same. It is free from any acquisition from any government or semi government or local body.

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under any scheme nor any such notice even been served upon the VENDOR and the VENDOR has unfettered right of ownership and authority to sell the property inclusive of land which is a free hold. The VENDOR being a religious and charitable institution of international repute, under the provision of West Bengal



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Societies Registration Act (Act No. XXVI of 1961), no restrain is placed on the right of the Vendor in regard to transfer its property, hence the society is fully possessed unfettered rights to transfer the demised property.

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And whereas the VENDOR being a religious and charitable institution of International repute as described above being engaged in multifarious channels of rendering service to the mankind by providing medical, educational social, religious, spiritual services to the needy and desiring segments of the people of

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the Country and abroad prefers to have liquidated assets at its command and disposal and to utilise the sale proceeds for fulfilling its objectives and thus it has decided to dispose off the demised property and to utilize the money even towards fulfillment of the wishes of the Testatrix as expressed in her said last WILL and

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TESTAMENT, which earnest desire and wishes are in consonance as well as supplementary and complementary to its objects and hence the central management of the VENDOR at his head office at Belur Math after having seriously pondered over the matter vide Resolution no. 6 dated 24.08.1998

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resolved to sell the demised property at an appropriate and proper value and authorised its Kanpur Branch Secretary Swami Kedarananda, through a registered power of attorney, detailed hereinabove, having being executed by the authorised persons of the said Ramakrishna Mission. Belur Math. Distt. Howrah, West Bengal

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to execute and to get register the required SALE DEED the draft of which stands unanimously approved by the same body vide its Resolution dated 14.07.2006 AND to carryout OTHER ANCILIARY PURPOSES and document to have the

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complete execution of the Sale Deed together with the delivery of possession of the entire property, with fixtures and fittings and standing timber.

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And whereas the VENDEE approached the VENDOR and expressed its willingness and readiness for purchasing the demised property at a reasonable consideration



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And whereas the VENDEE thus offered to purchase the aforesaid property at or for a sale consideration of Rs. 1 crore and 40 lacs and considering the said offer of the VENDEE to be quite reasonable fair and proper, having in view even the market value of the same, the VENDOR accepted the said offer.

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NOW THEREFORE THIS SALE DEED WITNESSTH AS UNDER:-

THAT in view of the said agreement and total consideration of Rs.1,40,00,000/-(Rupees One Crore and Forty Lacs) paid by the VENDEE to the VENDOR as detailed in the schedule of payment hereunder the receipt of which the VENDOR

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doth hereby acknowledges and confirms before the Sub-Registrar, Kanpur The VENDOR as absolute owner in possession hereby sells, conveys, transfers actual possession and assigns absolutely and for ever its entire rights vested into the demised property i.e. part of premises No. 4/285-A, Old Kanpur (Vishnupuri)

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before together with the entire driveway path drains, water courses. lights, liberties, priveledges, etc. in the premises belonging and/ or pertaining to or usually held or enjoyed therewith or appurtenant to belonging to the premises hereby demised alongwith all the estate rights, title and interest, whatsoever of the

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Kanpur Nagar, Kanpur, admeasuring 809 63 Sq Yds equal to 677.3 Sq. Mts. land alongwith entire construction fixture and fittings to and in favour of the VENDEE together with all easmentery right as fully detailed with boundaries at the top of this SALE DEED and more fully delinated and shown in the map annexed here-in-

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VENDOR in the said bremises which is free from all charges and encumbrances as well as being under no acquisition notification or order and to hold the same UNTO and to the use of the VENDEES for ever and as absolute owner thereof without let or hindrance of and from any quarter AND THAT the VENDOR has

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handed over the vacant and peaceful possession of the entire demised premises

No. 4/285-A. Old Kanpur (Vishnupuri) Kanpur Nagar. Kanpur UNTO the VENDEE,

as absolute owner of the aforesaid property and the VENDEE as absolute owner

of the aforesaid property shall have absolute right to make additions and alteration

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and/or new construction thereon after demolishing the present construction and shall be vested with the right to mortgage, sale, and assign the demised property in full or in part and/ or to use and utilise the same for any lawful requirement and shall have the right to get its name mutated in Kanpur Nagar Nigam and would be

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responsible for all municipal and state rates and taxes and to pay and bear water charges etc and to have installed its own electric meter for consumption of electric power and to be responsible for its all electricity consumption charges and henceforth the VENDOR stands absolutely absolved in the entire matter AND

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THAT if any consent of the VENDOR would be needed and/or required for any local recording of the demised property to be made in favour of the VENDEE it would be deemed through this SALE DEED itself AND the VENDEE is fully satisfied about the transferable right and title of the VENDOR in the demised



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property and has also carried out the requisite inspection of the records of the office of the Sub-Registrar and Tahsil, Kanpur to its full satisfaction, which has fully established that the VENDOR has full and absolute power to transfer the demised property and in exercise of the said power the present transfer of the said property

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has been done lawfully and fully through this SALE DEED and also the delivery of possession has been given in favour of the VENDEE AND THAT the VENDOR has paid and cleared all the local dues, if any, of the Kanpur Development Authority, Kanpur Nagar Nigam and Kanpur Jal Sansthan. Kanpur Electric Supply

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Company AND HENCE the VENDEE shall not be responsible towards the payment of the past dues in existence prior to the transfer of the demised property in favour of the VENDEE AND THAT the VENDOR further makes it clear that no tassertion of it contained in this SALE DEED suffers with suggestio – falsi and suppretio – varie AND if due to any deliberate default of the VENDOR any loss or injury is suffered by the VENDEE pertaining to this deal the VENDOR shall relimburse and/or indemnify the VENDEE for the same AND THAT The VENDOR has handed over all the original papers and documents which are in its possession relating to the property to the VENDEE AND THAT the entire payment/ expenses of this SALE DEED inclusive of Stamp Duty, Registration, Counsel Fee and other allied expenses are being borne by the VENDEE alone.

SCHEDULE OF PAYMENT

Through Account Payee Cheque dt. 04-9-2006 of Canara Bank, The Mall, Road.

Kanpur as Cheque No. 590301 amounting to Rs. 1.40,00.000/- (Rupees One

Crore and Forty Lacs in the name of Rama Krishna Mission, Ashrama.

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ATTORNEY HOLDER OF RAMAKRISHNA MISSION ASHRAMA

- 1. Thumb
- 2 Index Finger
- 3 Middle Finger
- 4 Ring Finger
- 5. Little Finger





Impression of LEFT HAND OF VENDOR SWAMI KEDARANANDA ATTORNEY

HOLDER OF RAMAKRISHNA MISSION ASHRAMA

1 Thumb



2 Index Finger



3 Middle Finger



4 Ring Finger



5 Little Finger



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1 Thumb

- 2 Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5 Little Finger



Impression of LEFT HAND OF VENDEE UNITED TRADE NET PYT. LTD.

THROUGH SHRI NIRAJ KUMAR GOEL AUTHORISED POWER OF ATTORNEY

HOLDER OF THE VENDEE

- 1. Thumb
- 2 Index Finger
- 3 Middle Finger
- 4. Ring Finger
- 5. Little Finger

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14,000,000 for 5,160,000,00

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युव अनी शा

पत्ना अन्द

निवासिंग्धायां राज्य कृष्ण समार कानपुर

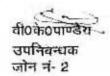
बम्बाद्यां पना

ने यह लेग्यक इस कार्यालय - रिनाम - 6/0/2006 -

ममय 3:01 PM

नात विक्रमण हतु पेत्र किया।





6.9.2006

विष्याद्य सेप्यपत्र कद मनमे व संभवने मणपुर व पाप्त धनगाति से पेन्यानुसार उन्ह

चेक्सा

श्री/श्रीयती स्वामी केंद्राराजन्द प्रतिभिश्चि श्री रामकृष्ण गिशन पुत्र/पत्नी श्री पेशा अन्य



श्री/श्रीमती नीरज वृग्मार गोयल प्रतिनिधि श्री यूनाईटेंड द्रेश नेट प्राव्तिक पुत्र/पत्नी श्री स्वव केव्सीवर्गायल गेशा ज्याधार निधासी एमठअसईंठजींठ 20 इन्द्रा नगर कानपुर



न निष्पादन म्हेंकार किया

जिनकी पहलान था। विजय प्रशास सिंह पुर श्रा स्थावीकएनावसिंह

ध्या व्यापार

विवास 16/271-शी सिविल लाइन्स कानपुर

ः श्री रामधसाद

पुत्र श्री स्वर्धनन्हा प्रसाद

ध.म नोकरी

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प्रवक्षता भड़ गामियों के जिलान झंगुटे जिल्लामुखार लिये गये है





वी0के0पाण्डेय उपनिबन्धक जोन नं- 2 विकेता

Registration No

3485

Year

2006

Hook No.

0101 रवामी केवारानन्द प्रतिनिधि रामकृष्ण मिश्रान

राम कृष्णा नगर कानाहर





In witness whereof the parties hereto have put and subscribe their hand on this

SALE DEED on the day amonth up year auge first above written.

WITNESSES:

VENDOR

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2 nd - Caucacare SURESH KUMPR KAKARIA. STO-CATE SMRI V. P. KAKANIA 109/546, RAENAGPR. KANKUR-200012

Praffed by me

P. N . Chara

EXISTING RESIDENTIAL BUILDING PLAN OF LOUSE NO. 4/285-A (4) (COURT DIVISION NO. 2)

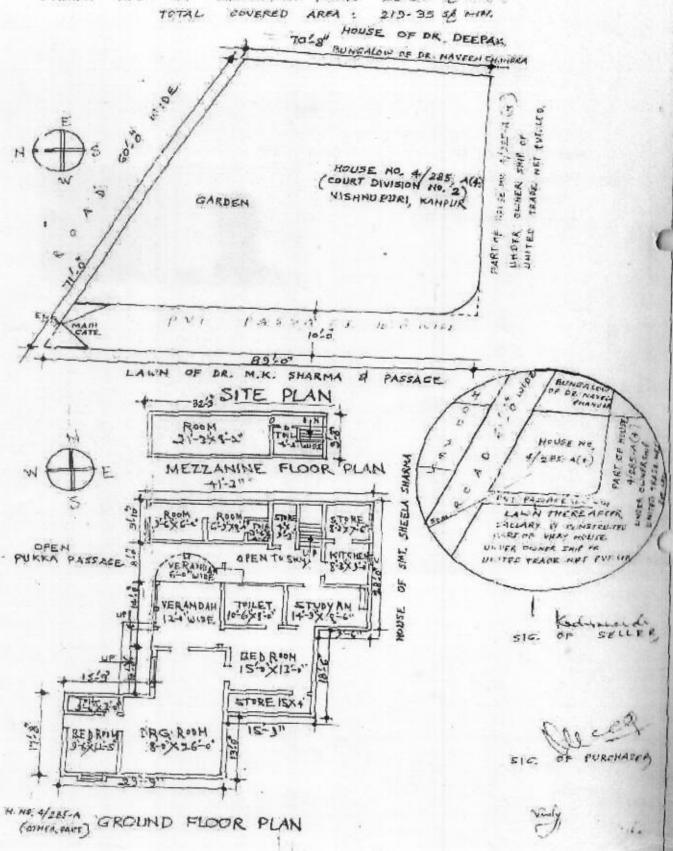
SITUATED AT VISHNUPURI, KANPUR NAGAR.

TOTAL AREA OF PLOT 809.63 SE YARDS OR GTG. 33 SE MIN.

TOWERED AREA ON GROUND FLOOR 190.41 SE MIN.

TOWERED AREA ON MEZZANINE FLOOR 28.94 SE MIN.

TOTAL COVERED AREA: 219.33 SE MIN.



Registration No.

3485

Year:

2006

Hook No

0201 नीर्थं कुमान गोवल प्रतिनिधि गुनाईरोड देखं नेट प्राप्तिक स्वयं कार्याराज्यम्

पुमार्कस्थादिकीर ३० इन्द्रा नवर शन्त्रपृष्

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आज दिनांक <u>06/09/2006</u> की वहीं में <u>1 जिल्ह</u> में <u>3390</u> पुष्ट में <u>1</u> में <u>122</u> पर कमांक <u>3485</u> रिजन्होंकन किया गया ।

> ची0के0पाण्डय उपनिधन्धक जोन में- 2