



उत्तर प्रदेश UTTAR PRADESH

BL 964617



THIS DEED OF SALE IS EXECUTED ON THIS 29 DAY OF Jan. 2016 BY M/S SUNRISE INSTITUTE OF MANAGEMENT & TECHNOLOGY [A Partnership firm duly constituted under the provisions of Indian Partnership Act 1932 having its registered office at 540 Faltoon Ganj, Bareilly [PAN NO. ACZFS0159H] through all its Partners namely Mr. Pramod Rana S/o Late Radhey Shyam Rana R/o 540 Faltoon Ganj, Bareilly; Dr. Rajeshwar Singh Yadav S/o Late Jhanna Singh R/o. 64-B, Udayan, Part-1, Mahanagar Colony, Filibhit Bye Pass Road, Bareilly; Mr. Gopil Kumar S/o Late Laxmi Shankar Saxena R/o 03, Residency Garden Colony, Stadium Road, Bareilly; Mr. Manoj Kumar S/o Mr. Shyam Bihari Lal R/o Harunagla, Post R.K.U. Bareilly; Mr. Hotam Singh S/o Mr. Ishwari Prasad R/o village Chandpur, Post R.K.U. Bareilly, duly authorized for the purpose of selling the partnership property

Govt
HA Gopind Narayan Singh

Govt



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under consideration (Hereinafter referred to as "The Vendors", which expression shall mean and include their Heirs, Legal Representatives, Successors, Administrators, Executors and Assigns etc.) of the **ONE PART** १११२१०७११०६

MR. PRAMOD RANA S/o Late Radhey Shyam Rana R/o 540 Faltoon Ganj, Bareilly (Hereinafter referred to as "The Vendee", which expression shall mean and include its Legal-Representatives, Successors, Executors, Administrators and Assigns etc.) of the **OTHER PART**. ११२१०७११०६

WHEREAS the Vendors hereto are the joint owners of open Land bearing Khasra No. 308 & 328 situated at village DOHRA, Pargana Tehsil & District Bareilly.

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WHEREAS the property Gata No. 308 Minjumla Village Dohra, Pargana Tehsil & District Bareilly in Schedule was belonged to Mrs. Bal Prabha w/o Harmesh Kumar. She had appointed Mr. Seemaant Patel s/o Kunwar Subhash Patel as her true and lawful attorney vides deed of Power of Attorney 28/08/2001, duly executed and registered with the office of Sub-Registrar, Bareilly in Photostate Prat Pustak No. IV Khard 51 Pages 55 to 58 at Sr. No. 549 on 28/08/2001. The Property Gata No. 328 situated in Village Dohra, Pargana Tehsil & District Bareilly was owned by Mr. Hulasi s/o Phool Chand.

AND WHEREAS the Vendors hereto have purchased the property bearing Gata No. 308 & 328, Pargana Tehsil & District Bareilly from Mrs. Bal Prabha & Mr. Hulasi above named. And a sale deed to this effect was executed by Mr.

Signature
Gopal Narayan, नमो 28/12/2015



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Seemaant Patel s/o Kunwar Subhash Patel on behalf of Mrs. Bal Prabha and Mr. Hulasi s/o Phool Chand for total land measuring 0.5060 Hectare. in the name of their partnership to run a training Institute in future vide sale deed dated 13/10/2004 duly executed and registered with the office of Sub-Registrar, Bareilly in Wahi No. 1 Zild 954 Pages 337 to 416 at Sr. No. 7542 on 13/10/2004.

AND WHEREAS the object of Partnership could not be achieved successfully and there remained no chance to alter land use for running an institution in that location. Now, all the partners have unanimously decided to dispose of the said agricultural property for the benefit of their partnership.

Signature
Gopal Narayan, नमो 28/12/2015



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AND WHEREAS the Vendors have exclusive title, rights and powers over their respective share in total joint property, to deal with their respective shares in said partnership Property in all manners, as they may like including transfer, alienation and sale thereof.

AND WHEREAS the Vendors hereto intend to sale a part of impugned agricultural property purchased in the name of Partnership, admeasuring 0.4300 Hectare. Total land of Khasra number 308, situated at Village Dohra, Farqana Tehsil & District Bareilly, more particularly detailed and described in Schedule hereunder and delineated in annexed Map to this Sale Deed, which forms part of this Sale Deed, (Hereinafter referred to as "the said Immovable Property") for a total sum of Rs. 1,77,75,000/- (Rupees One Crore Seventy Seven Lakhs Seventy Five Thousand

Done At Guphal Munim, notary sign [Signature] [Fingerprints]



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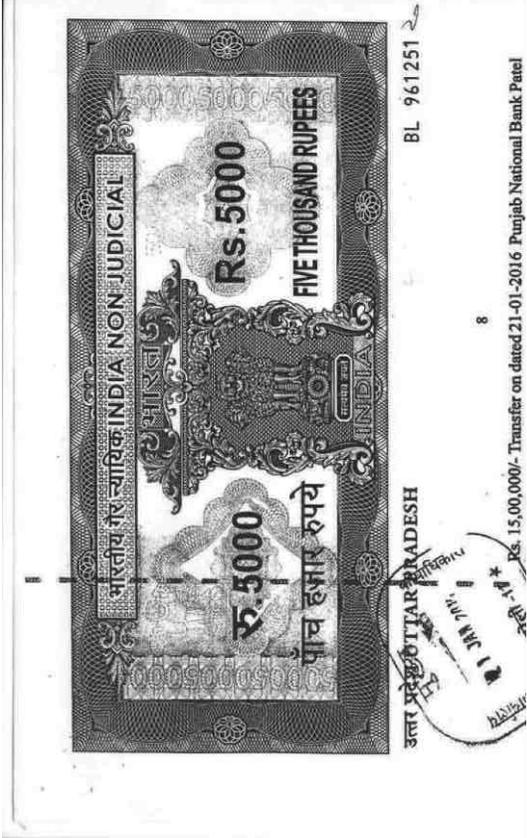
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and the Vendee hereto intends to purchase and has agreed to purchase the said Immovable Property free from all encumbrances, charges, liens and demands from the Vendors for the said Sale Price of Rs. 1,77,75,000/- (Rupees One Crore Seventy Seven Lakhs Seventy Five Thousand only .)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in consideration of the present agreement, the Sale Price of Rs. 1,77,75,000/- well and truly paid by THE VENDEE to THE VENDORS in the following manner

Done At Guphal Munim, notary sign [Signature] [Fingerprints]



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₹. 15,00,000/- Transfer on dated 21-01-2016 Punjab National Bank Patel