

19/2014

Mang

Ashutosh Jaiswal Executive
SHCIL, G4, LDA Center, 2 SP Marg,
Civil Lines Allahabad, 211001

INDIA NON JUDICIAL

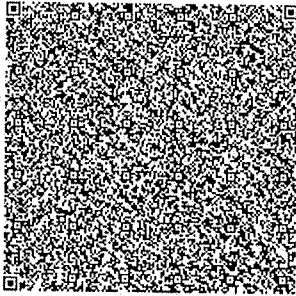
Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No. : IN-UP00208655375151M
Certificate Issued Date : 01-Jan-2014 03:46 PM
Account Reference : SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference : SUBIN-UPUPSHCIL0100232986950634M
Purchased by : Shubham Agarwal
Description of Document : Article 23 Conveyance
Property Description : 246-A M G Marg Allahabad Also Part Portion OF Freehold site no 61 George town Allahabad
Consideration Price (Rs.) : 1,33,06,000
(One Crore Thirty Three Lakh Six Thousand only)
First Party : Ms Arpit Hospital Ltd Thr Dir A K BANSAL
Second Party : PIYUSH BUILDCON INDIA PVT LTD THR DIR P R AGRAWAL
Stamp Duty Paid By : PIYUSH BUILDCON INDIA PVT LTD THR DIR P R AGRAWAL
Stamp Duty Amount(Rs.) : 8,46,000
(Eight Lakh Forty Six Thousand only)



-----Please write or type below this line-----

For ARPIT HOSPITAL LTD.
Ak BANSAL
Director



FOR PIYUSH BUILDCON INDIA PVT. LTD.
Piyush Agarwal
DIRECTOR

0000020713

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

19/2014

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

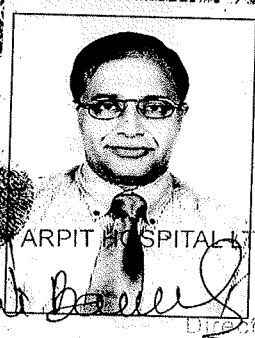
पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR
28 Oct 2013



ARPIT HOSPITAL LTD.



REYUSH BUILDCON INDIA PVT. LTD.

AK 885140

DIRECTOR

PRECIS OF THE DEED

- | | |
|---|---|
| 1. Nature of Land | : Residential |
| 2. Ward/Pargana | : Sadar, Allahabad |
| 3. Mohalla | : George Town, Allahabad |
| 4. Details of property | : 246-A, M.G. Marg, Allahabad, old Part portion premises No. 246/62, M.G. Marg, and also part portion of Free Hold Site No. 61, George Town, Allahabad. |
| 5. Mode of Measurement | : Square Meter |
| 6. Area of Property | : 415.80 Sq. Mtrs. |
| 7. Situation of Road | : A.N. Jha Marg, Allahabad |
| 8. Total Area of Property | : Open Land |
| 9. Sale Consideration | : Rs. 1,33,06,000/- |
| 10. Sale consideration to be paid after deducting 1% T.D.S. | : Rs. 1,33,060/- |
| 11. Sale consideration after deducting of T.D.S. | : Rs. 1,31,72,940/- |
| 11. Valuation | : Rs. 1,60,99,776/- |
| 12. Stamp duty paid | : Rs. 11,27,000/- |

BOUNDARIES:

East : A.N. Jha Marg

South : Land of Nav Jyoti Hospital

West : Common Road

North : Land of Dr. Arpit Bansal

[Signature]



FOR PIYUSH BUILDCON INDIA PVT. LTD.

[Signature]
DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AK 885141

2

This Deed of sale is made this 01st day of January, 2014, by and between M/s. Arpit Hospital Limited, having its registered office at 162 Bai Ka Bagh, (Lowther Road), Allahabad, through one of the Director Sri Ashwani Kumar Bansal, S/o. Late Som Dutt Bansal, R/o. 61, A.N. Jha Marg, Allahabad, hereinafter called the "VENDOR" which expression shall unless contrary to context mean and include his heir, successors, executors and assignees;

AND

— VENDOR

M/s. Piyush Buildcon India Private Limited, having its registered office at Flat No. 13, First Floor, Ansari Market, in front of Ram Mandir, Dariyaganj, Delhi - 110002 and branch office at 19, Lowther Road, Allahabad through one of the Director, Sri Piyush Ranjan Agarwal, S/o Late Satish Chandra Agarwal, R/o. 19, Lowther Road, Allahabad, Hereinafter referred to as the "VENDEE". Which term mean and include its heirs, successors, legal representatives and assignees.

— VENDEE

Whereas the vendor namely M/S. Arpit Hospital Limited, one of the Director Sri. Ashwani Kumar Bansal S/o. Late Som Dutt Bansal, is the exclusive owner in possession of 415.80 Sq. Mtr. of open land of which present Nagar Nigam number is 246-A, M.G. Marg, Allahabad which is part portion of Bungalow No. 246/62, M.G. Marg, Allahabad of which present Nagar Nigam Number is 246-A, M.G. Marg, Allahabad is also part portion of Free Hold Site No. 61, George Town, Allahabad.

Whereas previously one Sri Suraj Prasad was the lessee of the lease hold rights of site No. 61, M.G. Marg, (George Town), Allahabad, vide registered lease deed dated 04.04.1919, which is registered in the office of the Sub-Registrar, Allahabad. Later on, the Collector, Allahabad, on behalf of the Rajyapal, Uttar Pradesh, vide his order dated 10.02.1922, allowed the lessee Suraj Prasad to transfer the lease hold rights of Nazul Site No. 61, George Town, Allahabad, in favour of Late Jagmal Raja. The said Suraj Prasad on 29th March, 1922, executed the registered sale deed regarding the lease hold right of site No. 61, George Town, Allahabad, in favour of Jagmal Raja, and after the purchase of

[Signature]

FOR PIYUSH BUILDCON INDIA PVT. LTD.

[Signature]

DIRECTOR

क्रमांक. 17 तिथि. 1-1-14 मूल्य. ५०००/- प्रायोजन. विन्यास

स्टाम्प केता का नाम. श्री. सुनील विष्णु विठ्ठल शिंदे

पूरा पता. १०८, ला. ३४२, २२६, लुमाहावा

स्टाम्प विन्यास सुरेन्द्र कुमार जायसवाल जायसवाल पालेसर-इला०

ला० नं० 502 अर्थात् 31 मार्च 2014 तक

हस्ताक्षर

8143

विन्यास विन्यास श्री. वि. सुनील विठ्ठल शिंदे

निवासी. 6/8 T.B. 12 226

च. श्री. १०८-१०१३४२

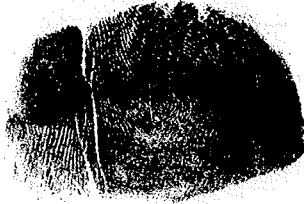
निवासी. १०८-१०१३४२

उप निदेशक

इलाहाबाद (प्रथम) 01.1.2014

Piggeesh Rengam Ag...

vijay k...



Karan Pandey



इलाहाबाद (प्रथम) 01.1.2014

उप निदेशक

इलाहाबाद (प्रथम)

01.1.2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

L 312724

3

the lease hold rights Jagmal Raja constructed a house on the said land and the Nagar Nigam, Allahabad allotted its number as 246/62, George Town, Allahabad.

Whereas, after the death of Jagmal Raja, the Collector, Allahabad, vide his order S.N.L. 8/603 (95-96) dated 28-02-1997, sanctioned to mutate the names of his heirs (1) Dheeraj Shyamji Chauhan, (2) Jayanti Lal Shyamji Chauhan, (3) Arun Shyamji Chauhan, (4) Gautam Shyamji Chauhan, all sons of late Jagmal Raja, in the records of Bhukhand Sankhya 61, George Town, Allahabad, in place of Late Shyamji Jagmal Raja and thus they became the lessee of said land.

Whereas the heirs of Late Raja Jagmal under the scheme of the government for the conversion of the lease hold rights into free hold applied for the conversion of the lease hold rights of Site No. 61, George Town, Allahabad, into free hold. The Collector, Allahabad, after taking the free hold conversion amount/charge from Sri Dheeraj Shyamji Chauhan and others on 19-08-1997, executed a free hold deed in favour of Sri Dheeraj Shyamji Chauhan and others which is registered in Book No. 1, at Serial No. 2778, in the office of Sub-Registrar, Allahabad and thus the said land has become the free hold land and Sri Dheeraj Shyamji Chauhan and others became the absolute owners of the said Nazul Plot No. 61, George Town, Allahabad with full rights.

Whereas on 29-10-1998, the said Dheeraj Lal Shyamji Chauhan and others sold part portion of free hold Site No. 61, George Town, Allahabad, which is also part portion of premises No. 246/62, Mahatma Gandhi Marg, Allahabad, measuring 207.90 Sq. Mtrs., which is registered in Book No. 1, Volume No. 1394 at pages 339 to 374 at Serial No. 3906 in the office of the Sub Registrar Chail, Allahabad, to the vendor/1st party and again on 31-10-1998, the said Dheeraj Lal Shyamji Chauhan and others sold to the Vendor 207.90 Sq. Mtrs. out of the above same free hold site No. 61, George Town, Allahabad, and part of premises No. 246/62, M.G. Marg, Allahabad, which is registered in Book No. 1, Volume No. 1393 on pages 01 to 32 at Serial No. 3898 in the office of Sub-Registrar, Chail, Allahabad.

Whereas on the basis of and by the above two sale deeds, the vendor/1st party became absolute owner in possession of the said property i.e. 415.80 sq. mtrs. and has got his name mutated over in the record of Nagar Nigam, Allahabad and other records of other departments as owner in possession thereof.

FOR PIYUSH BUILDCON INDIA PVT. LTD.
Signature: Piyush Rajan Agarwal
Fingerprint: [Fingerprint]

FOR PIYUSH BUILDCON INDIA PVT. LTD.

Signature: Piyush Rajan Agarwal
Fingerprint: [Fingerprint]
DIRECTOR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

28 DEC 2013

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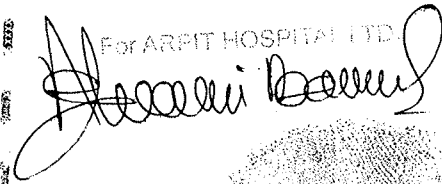
Whereas after purchasing the said property, the vendor/1st party mortgaged the same by way of original deposits of title deeds with Punjab National Bank, Civil Lines, Allahabad at Sangam Place, Civil Lines, Allahabad (hereinafter referred to as the Bank/Mortgagee) with intent to secure repayment of the various credit/loan facilities granted by the bank/mortgagee to the borrowers M/s. Jyoti Hospital Pvt. Ltd. having its registered office at 162, Bai Ka Bagh, Allahabad through one of its directors Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal) and M/s. Arpit Hospital Ltd. having its registered office at 162, Bai Ka Bagh, Allahabad through one of the Directors Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal)

Whereas except subject to the above said encumbrance and charge by way of the above said mortgage by the Vendor in the favour of the above named bank/mortgagee the said property is otherwise free from all other encumbrance and charges.

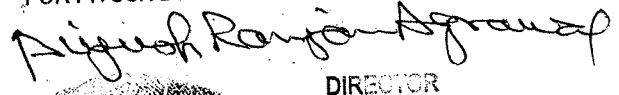
Whereas the vendor/1st party is in need of money to regularize and pay the outstanding dues in the various loan accounts of the above principal borrowers and without selling away the said property (morefully detailed and described here into below hereinafter referred to as the property being soled) the vendor is unable to arrange the liquid fund thereof.

Whereas the vendee / 2nd party has offered to purchase the said property morefully detailed and described below for Rs. 1,33,06,000/- (One Crore Thirty Three Lakhs and Six Thousand only) which is very reasonable price at the current prevailing rate of the market and no one else is ready and willing to pay more than this price.

And whereas in order to sale of the said property to the vendee by the vendor free from all encumbrance and charge created by the vendor in favour of the bank/mortgagee, there has been executed a tripartite agreement dated 30-12-2013 by and among the vendor, vendee and bank / mortgagee whereby it has been agreed, besides discharging other obligations agreed thereby by and among the said parties thereto, that the vendee shall deposit the balance sale consideration in its Current Account maintained with the bank / mortgagee under lien of the bank / mortgagee with further right and power in favour of and to the bank / mortgagee to debit the said Current Account by the said sum and credit the same into the above various loan accounts of the above principal borrowers in order to redeem the said mortgage;

FOR ARPIT HOSPITAL LTD.


FOR PIYUSH BUILDCON INDIA PVT. LTD.


DIRECTOR





उत्तर प्रदेश UTTAR PRADESH

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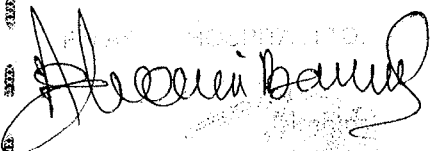
Whereas on dated 07-08-2013 the vendor has entered into Registered Agreement to Sell the property mentioned at the foot of the deed numbered is 246-A. M.G. Marg, Allahabad a part portion of Bungalow No. 246/62, M.G. Marg, Allahabad which is also part portion of the free hold site No. 61, George Town, Allahabad in favour of the vendee which is registered at Sub-Registrar of Allahabad (First) on dated 07-08-2013 as book No. 1, Volume 8027 pages 341 to 356 at Sl. No. 4500.

The vendor in the interest of justice and equity has decided to executed the sale deed in respect of open land measuring 415.80 sq. mtrs. of which present Nagar Nigam, Allahabad No. 246-B, M.G. Marg,, Allahabad for a net sale consideration of Rs. 1,33,06,000/- in favour of vendee.

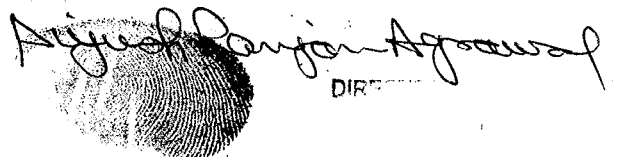
As per agreement of sell the vendee has already paid Rs. 10,00,000/- (Ten Lakhs only) vide cheque No. 973558 dated 07-08-2013 of State Bank of Bikaner & Jaipur at the time of Registered Agreement to sell thus vendee is to pay the remaining amount i.e. Rs. 1,23,06,000/- (One Crore Twenty three Lakh and Six Thousand only) according to the aforesaid agreement to sell.

NOW THEREFORE, THIS INDENTURE OF SALE WITNESSETH AS UNDER:

1. That in consideration of sale price Rs. 1,33,06,000/- paid as per the details given hereunto below receipt whereof the vendor acknowledges hereby, the vendor hereby sells away and transfers absolute to the vendee the said property (morefully detailed and described in the schedule given hereunto below and hereinafter referred to as the property sold) with his all rights, title and interest and delivers the possession thereof to vendee with absolute right, title and interest.
2. That as per the above said tripartite agreement dated 30-12-2013 executed by among the vendor, vendee and bank / mortgagee, the vendee has deposit the balance sale consideration after deducting 1% T.D.S. of the sle consideration as per G.O. No. A-1-678/दस-2013-10 (17) 97 Lucknow dated 26-08-2013 Under Section 194/P, of Income Tax Act 1961, i.e. Rs. 1,33,060/- so Rs. 1,31,72,940/- in its current account maintained with the bank / mortgagee under lien of the bank/mortgagee with further right and power in favour to the bank / mortgagee to debit the said current account by the said deposited sum and credit the same into the above various loan accounts of the above principal borrowers and thus the total sale consideration agreed hereby has been paid by the vendee to the vendor and now nothing and



FOR PIYUSH BUILDCON INDIA PVT. LTD.


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- no part of the sale consideration is due and payable by the vendee to the vendor and the vendor hereby acknowledges receipts thereof.
3. That the vendor/1st party hereby covenant that all right title and interest in the said property heretofore enjoyed by the vendor/1st party, shall hereafter vest in the vendee/2nd party who shall be the full and absolute owner thereof are the said vendee/2nd party and its heirs, successors and assignees shall and may possess and enjoy the said property without any hindrance and claim whatsoever from or by the said vendor/1st party his heirs or any other person or person's claiming through or underhim..
 4. That the vendor/1st party have withdrawn his possession from the property hereby sold and have handed over the vacant possession to the vendee and the vendee is now the absolute owner in possession of the property hereby sold.
 5. That the vendor/1st party hereby further covenant that the vendor/1st party have been the full and absolute owner of the property hereby transferred without any other co-sharer therein.
 6. That the vendor, his heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the vendor/1st party in full in the aforesaid manner. The vendee/2nd party is entitled to get its name mutated over the aforesaid property in the records of Nagar Nigam, Nazul Department, Allahabad and in other relevant records.
 7. That except and subject to the above encumbrance and charge by way of the above said mortgage by the vendor in favour of the above named bank/mortgagee, the said property sold hereby is otherwise free from all other encumbrance and charge, is free from all sorts of encumbrances and charges and even by making payment to the bank/mortgagee in the manner stated herein above the said mortgage has also been redeemed.
 8. That in case the vendee/2nd party right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the vendor/1st party, his heirs, successors and representatives or any one claiming through or under him, the vendors / 1st party its heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the vendee/2nd party, its heirs and assigns.



FOR PIYUSH BUILDCON INDIA PVT. LTD.
[Signature]

FOR PIYUSH BUILDCON INDIA PVT. LTD.

[Signature]
DIRECTOR



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9. That all taxes and charges whatsoever payable to Nagar Nigam, Allahaba or Jal Shansthan, Allahabad or Allahabad Development Authority, Allahabad or any other authorities upto the date of this sale deed shall be payable by the vendor/1st party and from the date of this sale deed and onwards it will be the liability of the vendee/2nd party.
10. That the vendee/2nd party has seen and verified the documents of title of the vendor/1st party and has satisfied himself about the title of the vendor/1st party.
11. That the aforesaid property is part portion of old premises No. 246/62, M.G. Marg, Allahabad where is also part portion of free hold site No. 61, George Town, Allahabad whose present Nagar Nigam, Allahabad No. is 246-A, open land measuring 415.80 Sq. Mtrs. and according to the circle rate fixed by the Collector, Allahabad for purchased of Stamp Duty after adding the 10% of two side roads the value of the aforesaid plot does not exceed Rs. 1,60,99,776/-. As the vendee is male person and thus valuation of the stamp duty is in rounding of Rs. 11,27,000/- i.e. on Rs. 1,61,00,000/- is hereby paid.

In witness whereof having read and having got read this sale deed and having understood terms and conditions thereof, the parties hereto have signed this deed of sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this 31st day of December, 2013 at Allahabad.

Schedule of the property hereinafter transferred

415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-A, M.G. Marg, Allahabad which is also part portion of old premises No. 246/62, M.G. Marg, Allahabad which is also part portion of free hold site no. 61, George Town, Allahabad.

Boundary

East : A.N. Jha Marg

South : Land of Nav Jyoti Hospital

West : Common Road

North : Land of Dr. Arpit Bansal

[Handwritten Signature]

FOR PRIVATE USE ONLY INDIA PVT. LTD

[Handwritten Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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Valuation of the property

Total area of open land property – 415.80 Sq. Mtrs. as the property is residential the circle rate as per Government rate is Rs. 35,200/- per sq. mtrs.

So 415.80 X 35,200 = 1,46,36,160.00

As the plot is situated in two (2) side road so 10% should be added in valuation is Rs. 14,63,616/- i.e. Rs. 1,60,99,776/-

As the buyer is the male person so stamp duty is comes to @ 7% = 11,26,984.32

but is paying in the rounding figure Rs. = 11,27,000/-

stamp duty paid at the time of agreement to sell of Rs. 2,66,120/-

So balance of stamp duty to be paid of Rs. 8,60,880/-

is rounding of Rs. 8,61,000/-

So the total required Stamp Duty is paid by the e-stamping of valued Rs. 8,46,000/- bearing No. IN-UP00208655375151M on dated 01-01-2014 and balance amount of Rs. 15,000/- is being paid through INDIA NON JUDICIAL STAMP.

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FOR PIYUSH BUILDCON INDIA PVT. LTD.

[Handwritten Signature]
DIRECTOR


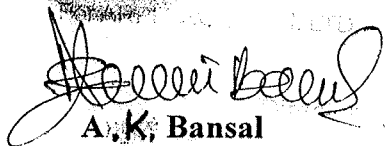




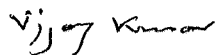
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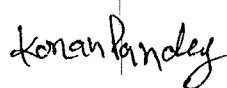
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A.K. Bansal
Signature of Vendor/1st party

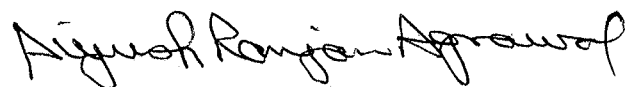
Witness -1 

Witness -2 

Drafted by:

Typed by 

Dated: 01-01-2014



Piyush Ranjan Agarwal
Signature of Vendee/2nd party

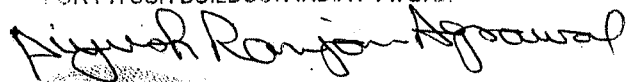
Mr. Vijay Kumar Gupta, S/o. Late
Shambhu Nath Gupta, R/o. 6/8,
T.B. Sapru Road, Civil Lines,
Allahabad

Karan Pandey S/o. Late Ram
Sanjog Pandey, R/o. Vill. Tikardih,
Bharwari, Distt. Kaushambi

Atul Kumar Singh, Advocate

Joydev, District Court, Allahabad

FOR PIYUSH BUILDCON INDIA PVT. LTD.



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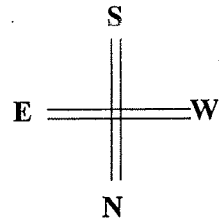
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415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-A, M.G. Marg, Allahabad which is also part portion of old premises No. 246/62, M.G. Marg, Allahabad which is also part portion of free hold site no. 61, George Town, Allahabad.




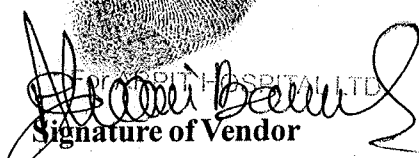
M.G. Marg
166 ft. 6 Inch

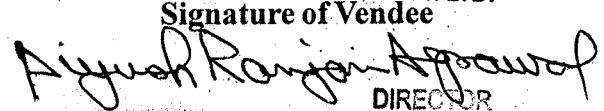
A.N. Jha Marg
193 ft.

1. Dr. A.K. Bansal	
2. Dr. (Smt.) Vandana Bansal	
3. Nav Jeevan Pediatrics Pvt. Ltd.	
4. Dr. A.K. Bansal (HUF)	
5. M/s. Jyoti Hospital Pvt. Ltd.	
6. Arpit Hospital Ltd. 246-A, M.G. Marg, Allahabad	
7. Plot of Dr. Arpit Bansal	
8. Plot of Harshit Bansal	

192 ft.
Common Road

167 ft.



Signature of Vendor
Director

FOR PIYUSH BUILDCON INDIA PVT. LTD.
Signature of Vendee

DIRECTOR



1-1-2014 को जोटे प्रति

1-1-2014 को जोटे प्रति

पुस्तक सं. I 8185

पृष्ठ 301 से 322 में लेखपत्र सं. 19

पर अभिलेखित किया गया।

उप निबन्धक
इलाहाबाद (प्रथम)

प्रमाणित किया जाता है कि यह पुस्तक

संख्या 266120/

संख्या 4500/13

अंग्रेजी में है। शेष में

प्रमाणित किया जाता है।

प्रमाणित करता है।

महोदय