

16/2014

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



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP00208609632096M

Certificate Issued Date

: 01-Jan-2014 03:39 PM

Account Reference

: SHCIL (FI)/ upshcilm/ ALLAHABAD1/ UP-AHD

Unique Doc. Reference

: SUBIN-UPUPSHCIL0100232911122734M

Purchased by

: Shubham Agarwal

Description of Document

: Article 23 Conveyance

Property Description

: 246-G 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

: DR A K BANSAL HUF

Second Party

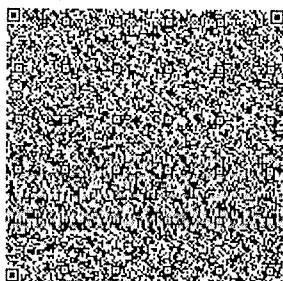
: PIYUSH BUILDCON INDIA PVT LTD THR DIR P R AGRAWAL

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.....


Deekhi Bansi


FOR PIYUSH BUILDCON INDIA PVT. LTD.
Piyush Ranjan Agarwal
DIRECTOR

0000020714

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.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



AK 885630

PRECIS OF THE DEED

DIRECTOR

1. Nature of Land	:	Residential
2. Ward/Pargana	:	Sadar, Allahabad
3. Mohalla	:	George Town, Allahabad
4. Details of property	:	246-G, 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/-
12. Valuation	:	Rs. 1,60,99,776/-
12. Stamp duty paid	:	Rs. 11,27,000/-

BOUNDARIES:

East : A.N. Jha Marg

South : Plot of Nav Jeevan Hospital

West : Common Road

North : Land of Jyoti Hospital

FOR PIYUSH BUILDCON INDIA PVT. LTD.

M. S. Bawali
Piyush Rangan Agarwal

DIRECTOR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

AK 885631

2

This Deed of sale is made this 01st day of January, 2014, by and between M/s. A.K. Bansal, (HUF), situated at 162, Bai Ka Bagh, (Lowther Road), Allahabad, through Karta Sri Ashwani Kumar Bansal, S/o. Late Som Dutt Bansal, R/o. 60, 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;

— VENDOR

AND

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. A.K. Bansal (HUF), through Karta Sri Ashwani Kumar Bansal S/o. Late Som Dutt Bansal, is the exclusive owner in possession of 415.80 Sq. Mtr. of open land, which is part portion of Bungalow No. 246/62, M.G. Marg, Allahabad of which present Nagar Nigam Number is 246-G, 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

FOR PIYUSH BUILDCON INDIA PVT. LTD.

A. K. Bansal

Piyush Ranjan Agarwal

स्टाप्प विकेता शिव अग्रही सिविल कोर्ट, हॉलाहाद
लाठ नं 508 अवां 31 शार्द 1 वर्षक
निवासी 19 लाईट हाईट, इलाहाद
रास्ता प्रक्रिया का नाम अग्रही सिविल कोर्ट, हॉलाहाद
संख्या 3632, तिथि 31.12.13 मूल्य प्राप्ति जन
राजस्थान

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1920-21. The first year of the new century was a year of great change and development for the University of Alberta.

Leanne Bessell

Agreeable to all concerned

KaranPandey

प्र वहात भर्ते रामियर्हो ए तारुक त्रिपुरा
निरामानुसार दिनो राये ।

କବି ପାତ୍ରମାଲା

01, 01, 2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
₹.1000

ONE THOUSAND RUPEES
Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

26 DEC 2013

L 312430

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. 8/608 (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 became 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. 1395 at pages 39 to 110 at Serial No. 3911 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 343 to 375 at Serial No. 3896 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.

Shelli Bawali

Piyush Ranjan Agarwal
DIL 2013

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क्रमांक संख्या १११४ मूल प्राविजनक

स्टाम्प क्रेता का नाम संख्या प्रियंग विठ्ठल उर्फ़िया छा लिहाजा वेदपुरी

निवासी १९ लालूपुरी, ५८१०८

स्टाम्प विक्रेता शिल्प भूमन अग्रहरी रिटार्न बोर्ड, इलाहाबाद

लालूपुरी ३१ मार्च १५ लालूपुरी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

उत्तर प्रदेश UTTAR PRADESH

L 312429

4

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)

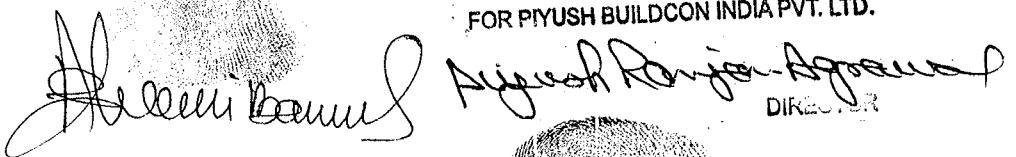
Whereas except subject to the above said encumbrance and charge by way of the above said mortgage by the Vendor in the favour of the above named bank/mortgagee the said property is otherwise free from all other encumbrance and charges.

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 PIYUSH BUILDCON INDIA PVT. LTD.


Signature: Piyush Buildcon India Pvt. Ltd.
Dated: 30-12-2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

CHITRAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

28 DEC 2013

L 312428

5

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-G. 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 309 to 324 at Sl. No. 4498.

The vendor in the interest of justice and equity has decided to executed the sale deed in respect of open land measuring 431.16 sq. mtrs. of which present Nagar Nigam, Allahabad No. 246-G, 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. 973560 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 sale 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

FOR PIYUSH BUILDCON INDIA PVT. LTD.

Hemali Bawali

Piyush Ranjan Agarwal

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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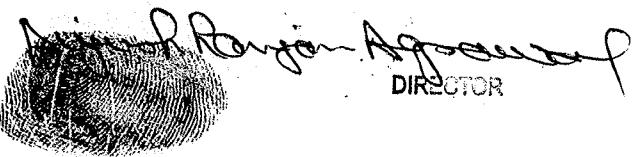
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in favour to the bank / mortgagee to debit the said current account by the said deposited sum and credit the same into the above various loan accounts of the above principal borrowers and thus the total sale consideration agreed hereby has been paid by the vendee to the vendor and now nothing and 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 under him..
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.

FOR PIYUSH BUILDCON INDIA PVT. LTD.


Neelam Bansal


Nitish Rangan Agarwal
DIRECTOR

o nascido em 1960, é o autor da obra "Aprendendo a ler", que é o resultado de um projeto de extensão da Universidade Federal de São Paulo (Unifesp) que visa a alfabetização de crianças de 4 a 6 anos.

Segundo o autor, o projeto surgiu da necessidade de criar um material didático que pudesse ser usado por pais e professores para ensinar crianças a ler. O resultado é um livro com 30 páginas, que contém textos curtos e simples, ilustrados com desenhos de animais e objetos comuns.

Além de ensinar a leitura, o livro também ensina a escrita, com exercícios de círculos e traços. O autor afirma que o projeto é uma iniciativa que visa contribuir para a educação infantil, que é uma área que ainda precisa de muita atenção e investimento.

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उत्तर प्रदेश UTTAR PRADESH

K 391239

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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.
9. That all taxes and charges whatsoever payable to Nagar Nigam, Allahaba or Jal Shanstan, 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-G, 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-G, 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.

FOR PIYUSH BUILDCON INDIA PVT. LTD.

M. S. Patel *Piyush Patel*
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

K 391238

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Boundary

East : A.N. Jha Marg

South : Plot of Nav Jeevan Hospital

West : Common Road

North : Land of Jyoti Hospital

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-UP00208609632096M on dated 01-01-2014 and balance amount of Rs. 15,000/- is being paid through INDIA NON JUDICIAL STAMP.

FOR PIYUSH BUILDCON INDIA PVT. LTD.

Mallik Banu

Piyush Raju Agarwal
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

K 391237

9

A.K. Bansal

Signature of Vendor/1st party

Witness -1

Piyush Ranjan Agarwal

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

Witness -2

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

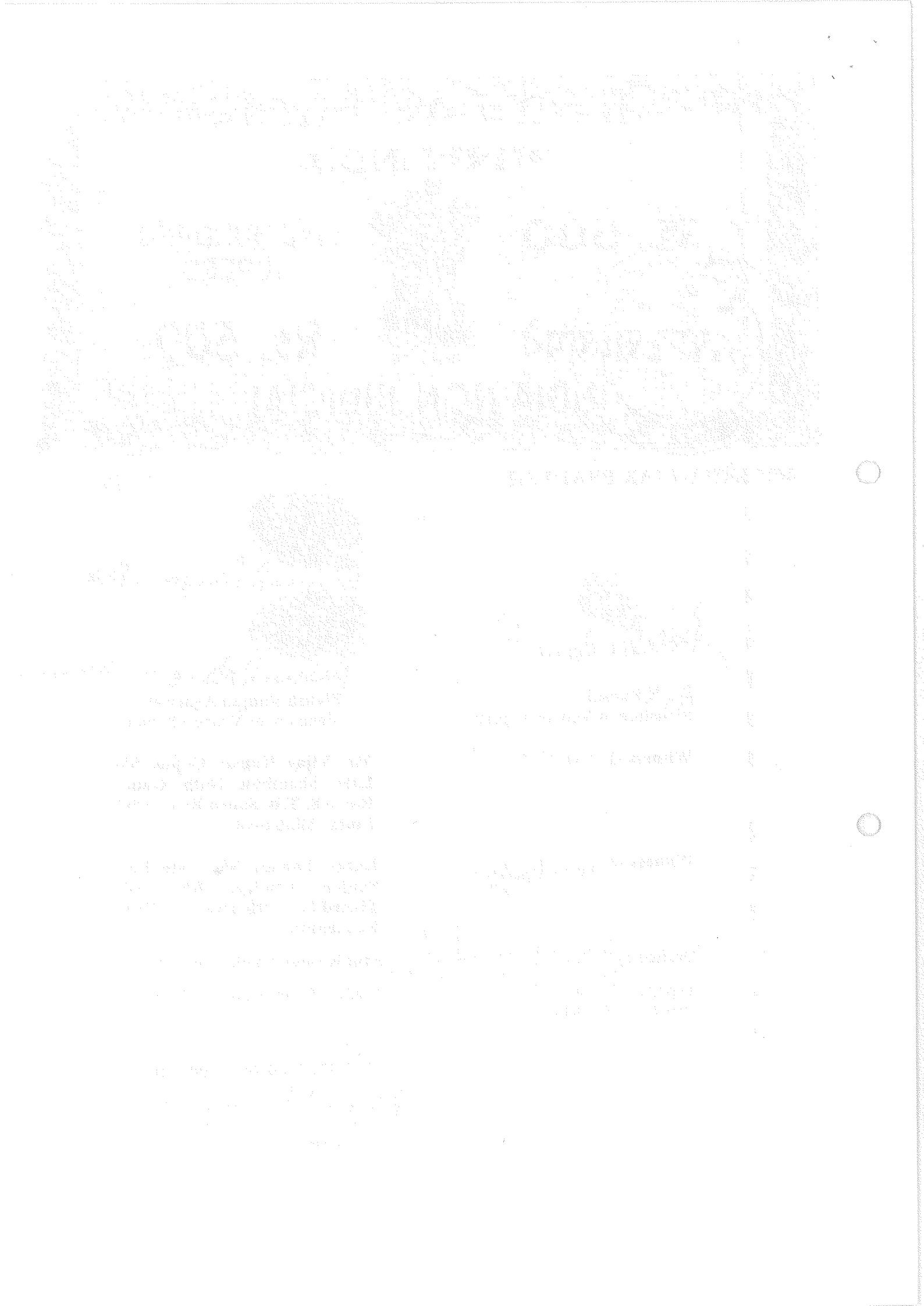
Drafted by
Typed by
Dated: 01-01-2014

Atul Kumar Singh, Advocate

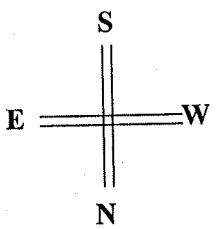
Joydev, District Court, Allahabad

FOR PIYUSH BUILDCON INDIA PVT. LTD.

DIRECTOR



415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-G, 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	
1. Dr.	A.K. Bansal
2. Dr. (Smt.)	Vandana Bansal
3.	Nav Jeevan Pediatrics Pvt. Ltd.
4. Dr. A.K.	Bansal (HUF) 246-G, M.G. Marg, Allahabad
5.	M/s. Jyoti Hospital Pvt. Ltd.
6.	Arpit Hospital Ltd.
7.	Plot of Dr. Arpit Bansal
8.	Plot of Harshit Bansal

A.N. Jha Marg
193 ft.

192 ft.
Common Road

167 ft.

Signature of Vendor

FOR PIYUSH BUILDON INDIA PVT. LTD.

 Signature of Vendee

 DIRECTOR

न दिनांक 1-1-2014 को कोटो प्रति

मुत्तक सं. I..... अमु..... 8185 के

पृष्ठ 229 से 250 तक संख्या 16

पर रजिस्टरीकृत किया गया ।

उप निवायक

उत्तराखण्ड (पूर्वांश)

मात्र १ का भूमि ५ एकड़ी

966120/

परमार नाम/ ४४९८/१३

सं. 1