



UNITED STATES

Department of Justice

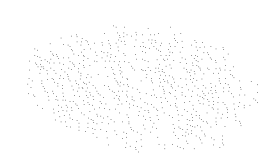
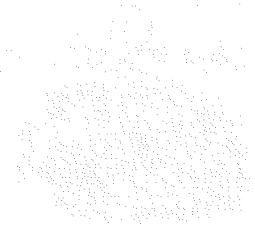
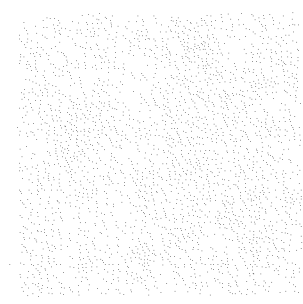
Attorney General



Washington, D.C.

MEMORANDUM FOR THE ATTORNEY GENERAL  
SUBJECT: [Illegible text]

RE: [Illegible text]



1278/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PR



AK 885129

Both photos and signatures identified by [Signature] 31/10/13

PRECIS OF THE DEED

- |   |   |   |
|---|---|---|
| 1. Nature of Land   | : | Residential   |
| 2. Ward/Pargana   | : | Sadar, Allahabad  |
| 3. Mohalla  | : | George Town, Allahabad  |
| 4. Details of property                                      | : | 246-E, 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
- West : Common Road
- South : Plot of M/s. Arpit Hospital Ltd.
- North : Land of Harshit Bansal

*Signature of Ranjan Agrawal*



*Signature of Ranjan Agrawal*



क्रमांक 2632 तिथि 30.12.2013 मूल्य 5000/- प्रायोजक बयनाभा

स्टाम्प क्रेता का नाम डा. इन्दिरा मिश्र, बिल्डिंग कालोनी सी. डी. ए. प्र. लि.,  
पी. व. ए. जे. न. मन्नाल पुत्र सतीश चन्द्र मन्नाल  
पूरा पता 19, गान्धी नगर, इलाहाबाद

स्टाम्प विक्रेता सुरेन्द्र कुमार जायसवाल जजमद न्यायालय परिसर-इलाहाबाद  
नं० 502 अवधि 31 मार्च 2014 तक

हस्ताक्षर  
805

पंजीकृत नं० 28

पंजीकृत नं० 28

महोदय को  
आपका पत्र  
प्राप्त हुआ  
आपके पत्र  
में जो बातें  
लिखी हैं  
उन्हें ध्यान  
में रखा जा  
एगा  
आपका  
धन्यवाद

महोदय को  
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आपके पत्र  
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एगा  
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धन्यवाद

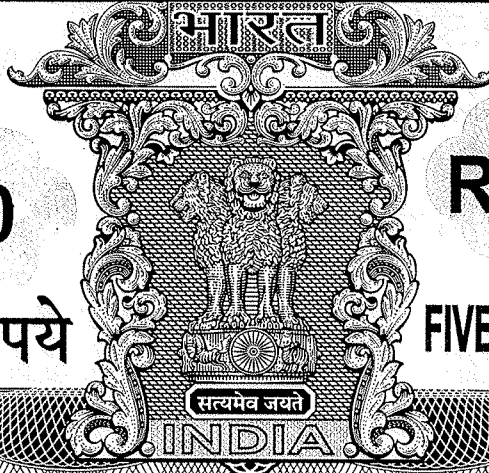
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

AK 885130

(2)

This Deed of sale is made this 31<sup>st</sup> day of December, 2013, by and between Arpit Bansal S/o. Dr. Ashwani Kumar Bansal (Dr. A.K. Bansal), R/o. 60, A.N. Jha Marg, Allahabad, hereinafter referred to as 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 Arpit 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 which 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,

Arpit Bansal



Piyush Ranjan Agarwal



क्रमांक 2633 तिथि 30/12/2013 मूल्य 50000/-  
 डायरेक्टर पियूष विजयकुमार गुप्ता  
 स्टाफ विकास को नाम पियूष रंजन अग्रवाल पुत्र स्व सतीश चन्द्र अग्रवाल  
 पूरा पता... 19 लाउदर रोड इलाहाबाद  
 स्टाफ विक्रेता सुरेन्द्र कुमार जायसवाल नगर न्यायालय परिसर-इलाहाबाद  
 ला० नं० 502 अवधि 31 मार्च 2014 तक  
 हस्ताक्षर  
 S.K.S.

विक्रय पत्र  
 13,306,000.00 / 16,100,000.00 10,000.00 20 10,020.00 800

प्रतिफल मालियत  
 श्री अर्पित बंसल  
 पुत्र श्री डा० अश्वनी कुमार बंसल

Amrit Basal

नकल व प्रति शुल्क योग शब्द लाभ

विभागीय श्यायी 60 ए एन झा मार्ग इलाहाबाद  
 अश्यायी पता  
 ने यह लेखपत्र इम कार्यालय में दिनांक 31/12/2013 समय 4:46PM  
 वक़ निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
 मदनमाहन तिवारी (प्र)  
 उप निबन्धक (प्रथम)  
 इलाहाबाद  
 31/12/2013

निष्पादन लेखपत्र वाद मूचने व समझने मजमून व प्राप्त धनराशि रू पंजीयानाथ उकेल  
 विक्रेता  
 श्री अर्पित बंसल  
 पुत्र श्री डा० अश्वनी कुमार बंसल  
 पेशा  
 निवासी 60 ए एन झा मार्ग इलाहाबाद

Amrit Basal

श्री पियूष रंजन अग्रवाल  
 पुत्र श्री स्व सतीश चन्द्र अग्रवाल  
 पेशा  
 निवासी 19 लाउदर रोड इलाहाबाद

Piyush Ranjan Agrawal

ने निष्पादन स्वीकार किया।  
 शिनकी पहचान श्री विजय कुमार गुप्ता  
 पुत्र श्री रव शम्भूनाथ गुप्ता  
 पेशा

Vijay Kumar

निवासी 6/8 टी बी सप्रू रोड सिविल लाइंस इलाहाबाद  
 व श्री करन पाण्डेय  
 पुत्र श्री स्व राम संजोग पाण्डेय  
 पेशा  
 निवासी टीकरडीह भरवारी कौशाम्बी

Karan Pandey

ने की।  
 प्रत्यक्षतः भद्र साक्षियों के निशान अंगूटे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
 मदनमाहन तिवारी (प्र)  
 उप निबन्धक (प्रथम)  
 इलाहाबाद  
 31/12/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 312719

(3)

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 29<sup>th</sup> 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 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. 1393 at Serial No. 3913 in the office of the Sub Registrar Chail,

*Arunjit Barua*

*Ajaya Ranjan Agrawal*



क्रमांक 2634 तिथि 30/12/2013, मूल्य 10000/- बच्चा/बच्चियां

स्वास्थ्य क्रेता का नाम डा. इन्दर प्रियंका शिन्धु कांत उडिया प्रा. लि०  
पूरा पता पीपल्स ट्रेडिंग एजेंसी, एन.ए. रोड, इलाहाबाद

स्वास्थ्य विक्रेता सुरेश कुमार जायसवाल न्यायालय इलाहाबाद  
ब्या० नं० 502 अवधि 31 मार्च 2014 तक

हस्ताक्षर

*(Signature)*

विक्रेता

Registration No.: 7278

Year: 2013

Book No.: 1

0101 अर्पित बंसल

डा0 अश्वनी कुमार बंसल

60 ए एन झा मार्ग इलाहाबाद

*(Signature)*



*(Faint, mostly illegible text, likely a legal notice or affidavit regarding the sale of health insurance.)*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 312720

(4)

Allahabad, to the vendor/1<sup>st</sup> 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 311 to 341 at Serial No. 3895 in the office of Sub-Registrar, Chail, Allahabad.

Whereas on the basis of and by the above two sale deeds, the vendor/1<sup>st</sup> 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;

Whereas after purchasing the said property, the vendor/1<sup>st</sup> 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/1<sup>st</sup> 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.

Arpit Bansal



Ajit Ranjan Agrawal



क्रमांक 2635 तिथि 30/12/2013 मूल्य 10000/-

स्टाम्प क्रेता का नाम: श्री. सुरेश कुमार अग्रवाल निवासी: बंडीगा 77710  
पियूष रंजन अग्रवाल और श्री. सतीश चन्द्र अग्रवाल  
पूरा पता: 19 लाउदर रोड इलाहाबाद

स्टाम्प विक्रेता सुरेश कुमार जायसवाल जनपद न्यायालय कांठार-2010  
नां० नं० 502 अद्ययि 31 मार्च 2014 तक

हस्ताक्षर  
SCT

क्रेता

Registration No. : 7278

Year : 2013

Book No. : 1

0201 पियूष रंजन अग्रवाल  
रच सतीश चन्द्र अग्रवाल  
19 लाउदर रोड इलाहाबाद

*Piyush Ranjan Agrawal*



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 312721

28 DEC 2013

(5)


Whereas the vendee / 2<sup>nd</sup> 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;

**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.

*Anant Bansal*  


*Rajesh Ranjan Agrawal*  




भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

L 312722

(6)

A-1-678/nl-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 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/1<sup>st</sup> party hereby covenant that all right title and interest in the said property heretofore enjoyed by the vendor/1<sup>st</sup> party, shall hereafter vest in the vendee/2<sup>nd</sup> party who shall be the full and absolute owner thereof are the said vendee/2<sup>nd</sup> 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/1<sup>st</sup> party his heirs or any other person or person's claiming through or underhim..
4. That the vendor/1<sup>st</sup> 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/1<sup>st</sup> party hereby further covenant that the vendor/1<sup>st</sup> 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/1<sup>st</sup> party in full in the aforesaid manner. The vendee/2<sup>nd</sup> 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.

*Ankit Bansal*

*Ajay Ranjan Agrawal*



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

L 312723

28 DEC 2013

(7)

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/2<sup>nd</sup> party right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the vendor/1<sup>st</sup> party, his heirs, successors and representatives or any one claiming through or under him, the vendors / 1<sup>st</sup> party its heirs and assigns shall be liable to make good the consequent loss and damages thus suffered by the vendee/2<sup>nd</sup> party, its heirs and assigns.
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/1<sup>st</sup> party and from the date of this sale deed and onwards it will be the liability of the vendee/2<sup>nd</sup> party.
10. That the vendee/2<sup>nd</sup> party has seen and verified the documents of title of the vendor/1<sup>st</sup> party and has satisfied himself about the title of the vendor/1<sup>st</sup> 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-E, 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.

*Amrit Bensa*



*Ajaya Ranjan Agarwal*



WINDING UP WITH YOU INDIVIDUAL

WINDING UP WITH YOU INDIVIDUAL

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WINDING UP WITH YOU INDIVIDUAL

WINDING UP WITH YOU INDIVIDUAL





उत्तर प्रदेश UTTAR PRADESH

K 391303

(8)

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-E, 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

West : Common Road

South : Plot of M/s. Arpit Hospital Ltd.

North : Land of Harshit Bansal

**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/-

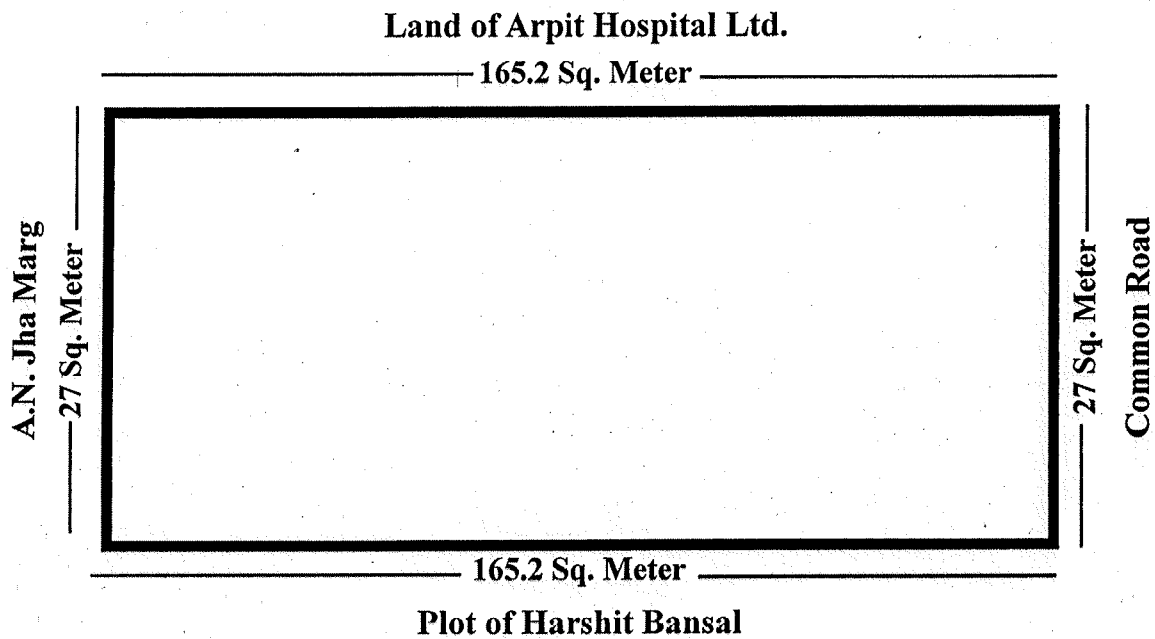
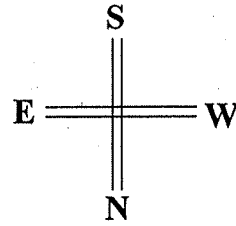
So the total required Stamp Duty is paid by the e-stamping of valued Rs. 11,11,000/- bearing No. IN-UP00207819020083L on dated 31-12-2013 and balance amount of Rs. 16,000/- is being paid through INDIA NON JUDICIAL STAMP.

Arpit Bansal  


Signature of Ranjan Agrawal  




Site Plan of 415.80 Sq. Mtrs. open land of which present Nagar Nigam, Allahabad No. is 246-E, 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.



*Armit Bansal*

Signature of Vendor/1st Party

*Ajaya Ranjan Agarwal*

Signature of Vendee/2nd Party

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उत्तर प्रदेश UTTAR PRADESH

K 391304

(9)



*Arpit Bansal*  
Arpit Bansal  
Signature of Vendor/1<sup>st</sup> party

Witness -1 *Vijay Kumar*

Witness -2

*Karan Pandey*

Drafted by: *Atul Kumar Singh*  
Atul Kumar Singh, Advocate

Typed by: *Joydev*

Dated:



*Piyush Ranjan Agarwal*  
Piyush Ranjan Agarwal  
Signature of Vendee/2<sup>nd</sup> 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

