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India: Dhanush
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उत्तर प्रदेश UTTAR PRADESH

079132



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OFFICE OF SUB-REGISTRAR, ZONE-IV, KANPUR NAGAR

1. Date of Presentation : 31.01.2006
2. Date of Execution : 31.01.2006

[Handwritten signature]

For AISHWARYA COLONISERS PVT LTD
[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

079133

[2]

3. Name of presenter : M/s Motilal Padampat Udyog Ltd.

117/K/13, Gutaiya, Kanpur Nagar,

M. S. P. K. K. K. K. K.

For AISHWARYA COLONISERS PVT. LTD.

K. S. K. K. K.

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

079134

[3]

through its Director, Shri Mahendra

Kumar Jhunjhunwala Son of Late S. S.

Jhunjhunwala

For AISHWARYA COLONISERS PVT. LTD.

[Signature]

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

079135

[4]

Jhunjhunwala, resident of 117/K/13,

Gutaiya, Kanpur Nagar.

For AISHWARYA COLONISERS PVT. LTD.

Jhunjhunwala

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[६]

4. Nature of Document : SALE DEED
5. Sale Consideration : Rs. 3,57,99,165/-

For AISHWARYA COLONISERS PVT. LTD.
[Signature]
DIRECTOR

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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[6]

6. Market Value : Rs. 3,57,99,165/-

7. Name of Vendor : M/s Motilal Padampat Udyog Ltd.

117/K/13, Gutaiya, Kanpur Nagar,

[Handwritten Signature]

For AISHWARYA COLONISERS PVT. LTD.
[Handwritten Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[7]

through its Director, Sri Mahendra

Kumar Jhunjhunwala Son of Late S. S.

Kumar Jhunjhunwala

For ASHWARYA COLONISERS PVT. LTD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

07/39

[8]

Jhunjhunwala, resident of 117/K/13,

Gutaiya, Kanpur Nagar.

Jhunjhunwala

For AISHWARYA COLONISERS PVT. LTD.
[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[9]

8. Name of Vender

M/s Aishwarya Colonisers Private Ltd.

Regd. Off: 117/K/13, Sarvodaya,

Nagar Kanpur Nagar, through its

Directors, Shri Anand Kumar Gupta

son of Shri Ram Nath Gupta, resident of

1475, Civil Lines, Kanpur Nagar and

[Handwritten signature]

For AISHWARYA COLONISERS PVT. LTD.

[Handwritten signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

079141

[10]

Shri Raghvendra Garg sh Late M.L.
Garg Residence of 15/197, Ratan
Mahel, Civil Lines, Kanpur Nagar.

M. K. Sharma

For AISHWARYA COLONISERS PVT. LTD.
[Signature]
DIRECTOR



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[11]

9. DETAILS OF PROPERTY :

- (1) Place : Gutaiya, Kanpur Nagar
- (2) Plot No./Premises No. : Plot No.H-1 ('γ') and G-3 ('β') situated
in premises No.117/K/13, Gutaiya,
Kanpur

[Signature]

For AISHWARYA COLONISERS PVT. LTD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[12]

(3) Total Area of Plot : 7955.37 Square Meters.

(4) Covered Area of Plot : Nil

[Signature]

For AISHWARYA COLONISERS PVT. LTD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[13]

(5) Nature of use : Residential

(6) Width of Road : 60 Ft. wide Road
there is neither two side road nor
park facing the property.

[Handwritten signature]

For AISHWARYA COLONISERS PVT. LTD.

[Handwritten signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[14]

(7) Boundaries of Area 3685.51 sq. mts., Plot No.H-1 ('Y')

North

Temple thereafter Railway line

For AISHWARYA COLONISERS PVT. LTD.

DIRECTOR



उत्तर प्रदेश. UTTAR PRADESH

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[15]

South : 60 Feet wide Road thereafter others
Land

East : Part of Rave @ Moti Entertainment (p)
Ltd.

[Signature]

For AISHWARYA COLONISERS PVT. LTD.

[Signature]

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[16]

West : Partially Canal & Part of Land of Sellers

thereafter plot No. G-3. ('B')

(8) Boundaries of Area 4269.86 sq. mts., Plot No. G-3 ('B')

[Signature]

For AISHWARYA COLONISERS PVT. LD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[17]

North : Railway line

South : 60 Feet wide Road thereafter Sellers
others Land

M. K. Singh

For AISHWARYA COLONISERS PVT. LTD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[18]

East

: Partially canal & Partially Part of
Seller Land thereafter Plot no.H-1 ('7')

West

: Part of Sellers Land

[Handwritten signature]

For AISHWARYA COLONISERS PVT. LTD.

[Handwritten signature]

DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[19]

DETAILS OF PAYMENT OF STAMP DUTY :

1. D.M. Circle Rate : Rs. 4,500/- Per Sqr. Mtrs.
2. Rate of land for sale value : Rs. 4500/- per sq. Mtrs.
3. Value of Plot : Rs. 3,57,99,165/-

M. K. Singh

For AISHWARYA COLONISERS PVT. LTD.

[Signature]
DIRECTOR



उत्तर प्रदेश UTTAR PRADESH

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[20]

4. Sale consideration	: Rs. 3,57,99,165/-
5. Stamp Duty payable	: Rs. 35,80,000/-
6. Total Stamp Duty paid	: Rs. 35,80,000/-

M. K. Singh

For AISHWARYA COLONISERS PVT. LTD.

[Signature]

[Signature]
DIRECTOR

IN WITNESS WHEREOF the Vendor & Vendee have subscribed
their signatures in the presence of the witnesses and the witnesses too have
affixed their signatures in the presence of the parties to this deed, on day of
first aforementioned.

Witnesses

1. संविधान
 १- संविधान
 ११/१०/१९५०

2.

VIMAL KUMAR!

[illegible]

Drafted by me and print taken out from my personal Computer's Printer.

Kailash Nath Pal
(KAILASH NATH PAL) Advocate

31.01.06

VENDOR

M/s Motilal Padampat Udyog Ltd.

(M. K. Jhunjhunwala)
Director

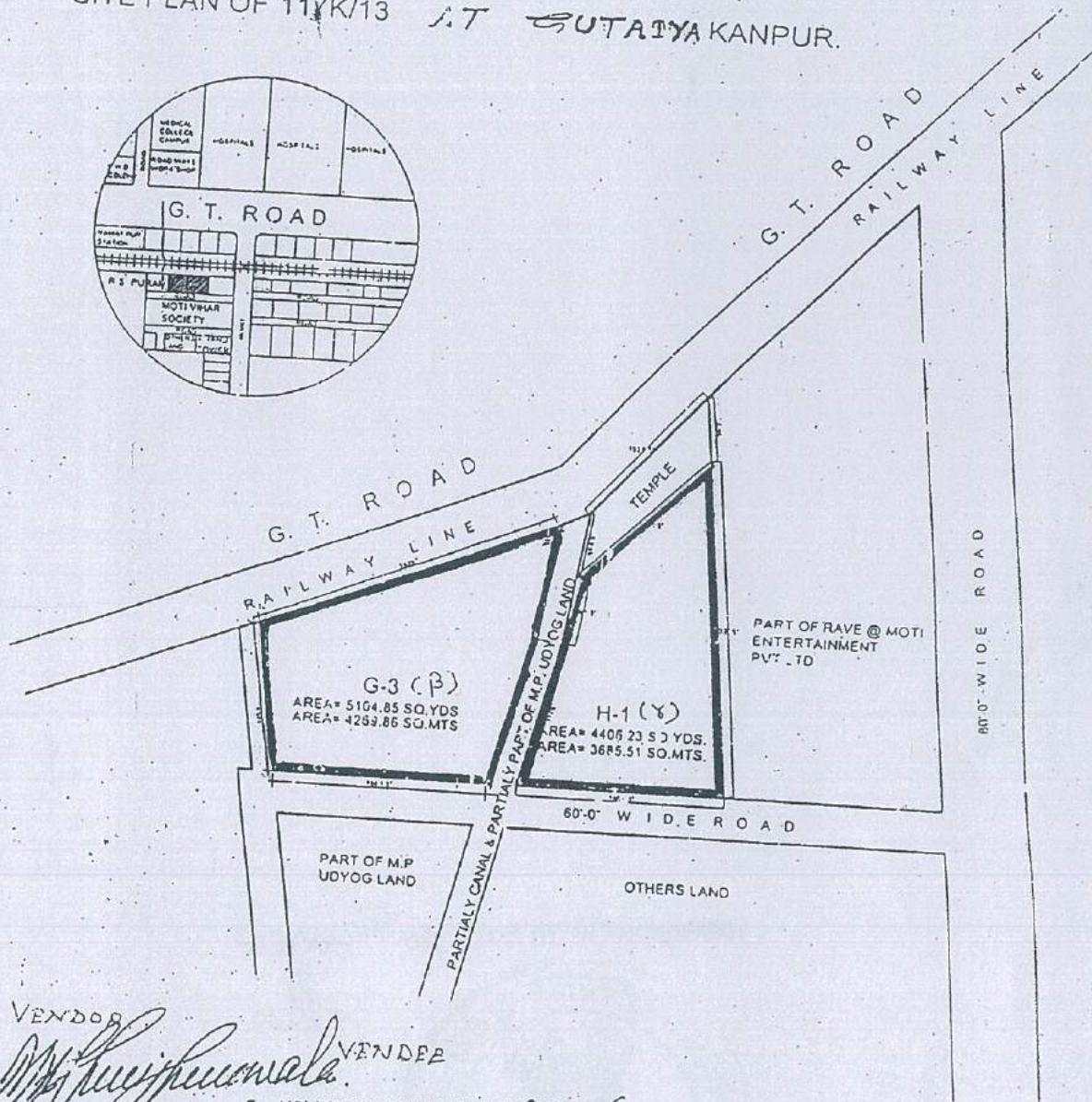
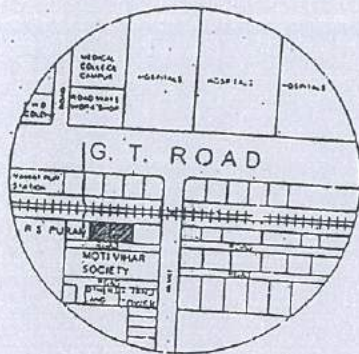
VENDEE

M/s Aishwarya Colonisers Pvt. Ltd.

(Anand Kumar Gupta)
Director

(Raghuvendra Garg)
Director

SITE PLAN OF 117K/13 AT SUTAIYA KANPUR.



VENDOR
[Signature]
 VENDEE
 For AISHWARYA COLONISERS PVT. LTD.
[Signature]
 DIRECTOR