

8/2/2015

RUCHI PALIWAL
Designation
Stock Holding Corporation of India Ltd.
15/83, Krishna Tower, Ground Floor
Civil Lines, Kanpur-208001



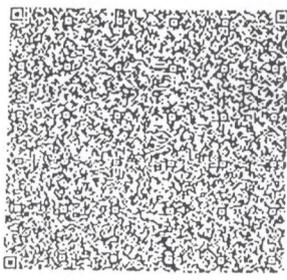
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

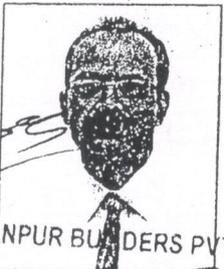
Certificate No.	: IN-UP00901659323827N
Certificate Issued Date	: 19-Feb-2015 02:41 PM.
Account Reference	: SHCIL (FI)/ upshcil01/ KANPUR/ UP-KNP
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101085494653809N
Purchased by	: MESSRS ARA INDIA LLP THRU PARTNER ARUN KUMAR GOEL
Description of Document	: Article 23 Conveyance
Property Description	: PREMISES NO. 16/14,CIVIL LINES,KANPUR,ADMEASURING 12399 SQ MTR.
Consideration Price (Rs.)	: 68,00,00,001 (Sixty Eight Crore And One only)
First Party	: KANPUR BUILDERS P LTD THR DIR SHAILENDRA AGNIHOTRI
Second Party	: MESSRS ARA INDIA LLP THRU PARTNER ARUN KUMAR GOEL
Stamp Duty Paid By	: MESSRS ARA INDIA LLP THRU PARTNER ARUN KUMAR GOEL
Stamp Duty Amount(Rs.)	: 4,76,00,070 (Four Crore Seventy Six Lakh And Seventy only)

2/11



मूल्यांकन जाँच हेतु पंजीकृत

Please write or type below this line



 For KANPUR BUILDERS PVT. LTD.




DIRECTOR


 For ARA INDIA LLP

 Designated Partner

0000358232

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.

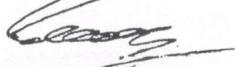


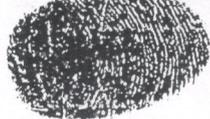
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1. Office Name : Sub- Registrar, Zone No.1st,
Kanpur Nagar.
2. Date of Presentation : 20-02-2015
3. Date of Execution : 20-02-2015
4. Nature of document : **SALE DEED**
5. Sale Consideration : Rs.68,00,00,001/-
6. Market Value : Rs.37,93,48,000/-
7. Number of Vendor : ONE
8. Number of Vendee : ONE
9. Name of Presenter : Shri Shailendra Agnihotri
S/o. Shri Prakash Narain
Agnihotri, R/o. House No.58
LIG, W. Block, Keshav Nagar,
Juhi Colony, Kanpur Nagar.
10. Name of the Vendor :

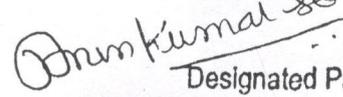
KANPUR BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 85, Cantt. Kanpur, Uttar Pradesh, through its **Director and authorized signatory Shri Shailendra Agnihotri**, adult, son of Shri Prakash Narain Agnihotri, resident of House No.58 LIG, W. Block, Keshav Nagar, Juhi Colony, Kanpur Nagar.
PAN - AAACK5779K

For KANPUR BUILDERS PVT. LTD.


DIRECTOR



For ARA INDIA LLP


Designated Partner



481 1511
11/02/15

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क्रमांक 68, 00, 00, 001/-/3793, 48, 000। $10000 + 25 + 25 = 10050$ फीट - 10050।
शब्द - 2500

श्री शैलेंद्र कनिंदाजी पुत्र श्री प्रकाश अय्यर कनिंदाजी मि० - 80, 70, 58 L.S.G.
W. लाव केशव का 2 नुही का लोनी, कानपुर मेल रोड, कानपुर जिला, उत्तर प्रदेश।
दि - 20-2-15 को अलग गैर मुद्रित पाक दस्तावेज नं० (73(1)) सिविल लाइंस कोर्ट कागदु (नया) में
समय व कर्तव्य प्रकृत किया।

[Signature]
श्री 20 I
20-2-15

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उक्त मुद्रित व इस लेख का वृत्त निरूपण को वाद मुद्रित व समुद्र विषय
लेख पर 2-वेका 2-वेका ~~विषय~~ एवं किरीट प्रसंगी अन्तर्गत पुस्तक
गोपल 1/0 रकम शक शलंगामल 1/0 म. नं० - 14/73 (1) सिविल लाइंस कोर्ट कागदु (नया)
नरकी पदनात्र श्री शिशिर जयदीपा 810 एच० डी० शापा (1) जयदीपा निवासी
A-9/24- वसुन्त विहा नई दिल्ली व श्री प्रकाश कानो डिया 810 एच० डी० कागदु (नया)
निवासी 365, हासगंज कागदु (नया)।

[Signature]
श्री 20 I
20-2-15

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[Signature]
Dhanraj Kumar



[Signature]

नई साक्षियों का अलग अलग उद्धार
लिखित है।
[Signature]
श्री 20 I
20-2-15

11. Name of the Vendee :

M/S. ARA INDIA LLP, situated at 51/91 Nayaganj,
Kanpur through designated Partner SHRI ARUN
KUMAR GOEL, adult, son of Late M. L. Goel, resident
of House No.14/73(1), Civil Lines, Kanpur Nagar.
PAN – ABAFA7377F

BRIEF FACTS OF THE SALE DEED

- | | | |
|--|---|--|
| 1. Place | : | Civil Lines, Kanpur Nagar. |
| 2. Municipal Number | : | Premises No.16/14 Civil Lines,
Kanpur Nagar, admeasuring
12399 Sq.Mts. |
| 3. Area of land | : | 12399 Sq.Mts. |
| 4. Covered Area | : | 2677 Sq.Mts. |
| 5. Number of floor | : | Only Ground Floor |
| 6. Nature of construction | : | R.B.C. (First Class) |
| 7. Year of Construction | : | Year 1921 |
| 8. Nature of use | : | Residential |
| 9. Details of Roads | : | 18.28 Mt., 9.14 Mt and 18.28
Mt. wide Roads |
| 10. Whether it has three side
Roads ? | : | Yes |
| 11. Whether it has park ? | : | No. |
| 12. Whether the Land is of
Nazul /Trust ? | : | No. |

For KANPUR BUILDERS PVT. LTD.

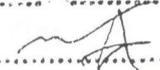

DIRECTOR



For ARA INDIA LLP


Designated Partner



4/11/2021


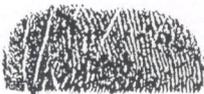
BOUNDARIES OF THE SOLD PROPERTY

NORTH : 60 ft = 18.28 Mt. wide Road
SOUTH : 30 ft = 9.14 Mt. wide Road
EAST : 60 ft = 18.28 Mt. wide Road
WEST : Premises No.16/15 Civil Lines,
Kanpur

DETAILS OF PAYMENT OF STAMP DUTY

1. Fixed Land Rate : Rs.38,500/- Per Sq.Mt.
2. Fixed Construction Rate : Rs.11,000/- Per Sq.Mt.
3. Value of Land : Rs.47,73,61,500/-
Deduction of 30% in
the rate of Land : Rs.14,32,08,450/-
Net Value of Land : Rs.33,41,53,050/-
4. 10% extra value for Roads : Rs.3,34,15,305/-
5. Scrap Value of Construction : Rs.1,17,78,800/-
6. Total Value : Rs.37,93,47,155/-
7. Sale Consideration : Rs.68,00,00,001/-
8. Stamp Duty Payable : Rs.4,76,00,070/-
9. Stamp Duty Paid : Rs.4,76,00,070/-
(Through E-Stamp Certificate No. IN-UP00901659323827N)

For KANPUR BUILDERS PVT. LTD.



DIRECTOR

16/15

For ARA INDIA LLP

Dr. Kumar
Designated Partner



THIS SALE DEED IS MADE AND EXECUTED AT KANPUR NAGAR;

BETWEEN

KANPUR BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 85, Cantt, Kanpur, Uttar Pradesh, through its **Director and authorized signatory Shri Shailendra Agnihotri**, adult, son of Shri Prakash Narain Agnihotri, resident of 58 LIG, W. Block, Keshav Nagar, Juhi Colony, Kanpur Nagar, duly authorized **vide Resolution dated 16.02.2015**; hereinafter for the sake of brevity referred to as the "**VENDOR**" (which expression shall mean and include unless repugnant to the context their heirs, successors, successors - in - interest, legal representatives, executors and assigns etc.) of the **FIRST PART**;

AND

M/S. ARA INDIA LLP, a limited liability partnership firm situated at 51/91 Nayaganj, Kanpur through its designated Partner **SHRI ARUN KUMAR GOEL**, adult, son of Late M. L. Goel, resident of House No.14/73(1), Civil Lines, Kanpur Nagar, duly authorized **vide Resolution dated 11.02.2015**; hereinafter for the sake of brevity referred to as the "**VENDEE**" (which expression shall mean and include unless repugnant to the context his heirs, successors, legal representatives, executors and assigns etc.) of the **SECOND PART**;

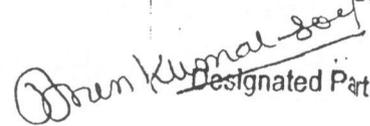
WHEREAS the Vendor is sole and absolute owner in possession of Premises No.16/14 Civil Lines, Kanpur Nagar, admeasuring 12399 Sq.Mts.

For KANPUR BUILDERS PVT. LTD.


DIRECTOR



For ARA INDIA LLP


Designated Partner



दा गया
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AND WHEREAS Firstly Swadeshi Cotton Mills Company Limited, an existing company within the meaning of the Companies Act, 1956, having its registered office at Swadeshi House No.2, 16/14 Civil Lines, Kanpur, Uttar Pradesh purchased the freehold plot of land admeasuring 12399 Sq.Mts. from Cawnpore Improvement Trust, vide Conveyance Deed 'executed on 17-08-1921. The said Conveyance Deed is duly registered as Document No.1724 on pages 209 to 212 Volume No.475 in Book No.1 with the Sub-Registrar of Assurances, Cawnpore (presently spelt as Kanpur) Uttar Pradesh.

AND WHEREAS thereafter in terms of said Sale Deed dated 17-08-1921 the Swadeshi Cotton Mill Company Limited constructed various buildings and structures on the aforementioned plot of land and the premises has since been numbered as 16/14 Civil Lines, Kanpur by Kanpur Nagar Mahapalika and presently, known as " Swadeshi House No.2" i.e. the Property herein.

AND WHEREAS the said Swadeshi Cotton Mills Company Limited through its Director / Authorized signatory B.S. Gupta sold and transferred Premises No.16/14 Civil Lines, Kanpur Nagar, admeasuring 12399 Sq.Mts. to Vendor **KANPUR BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 59/132-A, Purani Dalmandi, Kanpur, Uttar Pradesh, through its Director and authorized signatory **Shri Shailendra Agnihotri**, adult, son of Shri P.N.Agnihotri, resident of 58 LIG, W. Block, Keshav Nagar, Kanpur Nagar, vide Sale Deed dated 01-12-2003, which was duly registered in the office of Sub-Registrar, Kanpur at Book No.1, Khand 3323 Pages No.349 to 374 at Serial No. 4799 on dated 01-12-2003.

For KANPUR BUILDERS PVT. LTD.



[Signature]
DIRECTOR

FOR ARA INDIA LLP

[Signature]
Designated Partner



पदा '१२१'.....

पनास.....

AND WHEREAS. thus the Vendor is the sole and absolute owner in possession of the aforesaid Premises No.16/14 Civil Lines, Kanpur Nagar, admeasuring 12399 Sq. Mts.: hereinafter refereed to as the “ **said Property** ”, free from all encumbrances. charges. lien, claims, demands and/or lispens and the Vendor has proprietary right to sell and transfer the same and the Vendor has not been restrained by any order of any court or authority from Selling or alienating the said Property and there is no encumbrances of Sales tax, Income Tax and/or Bank Loan etc.

AND WHEREAS the Vendor is in urgent and pressing need of the funds for its own purpose; hence the Vendor has decided to dispose off the said Property. Accordingly the Vendor has passed Resolution in the Meeting of Board of Director held on 16.02.2015 decided to sell the aforesaid property and ultimately the Vendor approached a number of Prospective Vendee and ultimately the Vendee agreed to purchase the same for a total sale consideration of **Rs.68,00,00,001/- (Rupees Sixty Eight Crore One only)** which sum looking to the present market value seems more appropriate and none else has offered this amount; hence the Vendor has decided to sell and transfer the aforesaid Property, fully bounded and described hereinabove at the top of this Sale Deed and shown by RED colour in the map annexed with this Deed to the aforesaid Vendee.

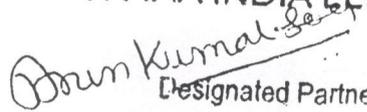
AND WHEREAS the Vendor has disclosed all material facts to the Vendee and Vendee is satisfied with his due diligence about the Vendor's right to sale the said Property.

For KANPUR BUILDERS PVT. LTD.


DIRECTOR

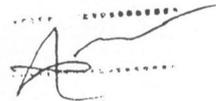


For ARA INDIA LLP


Designated Partner



दि १३



**NOW THEREFORE THIS SALE DEED WITNESSETH AS
HEREUNDER :**

1. THAT in pursuance in consideration of Rs.68,00,00,001/- (Rupees Sixty Eight Crore One only) paid by the Vendee to the Vendor as per details given at the foot of this sale deed, the receipt of which the Vendor hereby acknowledges and confirms before Sub-Registrar, Kanpur, The Vendor as full and absolute owner and in his full senses, hereby transfers, conveys, sells, and assigns to the Vendee by way of absolute sale / transfer **Premises No.16/14 Civil Lines, Kanpur Nagar, admeasuring 12399 Sq.Mts.,** fully detailed and the boundaries of which are given at the top of this Sale Deed and more fully delineated and shown in the map by colour RED annexed herewith, together with absolute use of ways, drains, waters, water courses lights, liberties, privileges, etc. in the premises belonging or in any way appertaining to or usually held or enjoyed therewith or reported to belong to the said property hereby demised and all the estate, rights, title and interest whatsoever of the Vendors in the said premises are free from all charges, and encumbrances TO HOLD the same UNTO and to the use of the Vendee forever and as absolute owner thereof without let or hindrance.

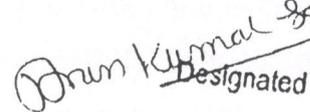
2. THAT the entire ownership rights upon constructions and land of the said property shall vest in the Vendee from the date of these presents.

For KANPUR BUILDERS PVT. LTD.


DIRECTOR



For ARA INDIA LLP


Designated Partner



दा गये.....
सुनागया.....

3. THAT the Vendor has this day handed over the vacant and peaceful possession of the said premises to the Vendee and now the Vendee is the exclusive owner of the property, has right to make any addition, alteration or new constructions within the premises hereby demised and conveyed and further has right to sell, mortgage and assigns the property aforesaid
4. THAT the Vendee being the owner of the premises, has right to get his name mutated in the relevant records of Nagar Nigam Kanpur, Jal Sansthan Kanpur as well as Kanpur Development Authority, in place of the Vendor, for which the written consent of the Vendor shall be deemed sufficient by these present.
5. THAT the Vendor and all persons claiming through him shall at the request and cost of the Vendee do and execute all such acts and deeds as may be reasonably required for more effectively to transfer and secure the property hereby demised and conveyed to the Vendee.
6. THAT the said premises shall be quietly entered upon held and enjoyed by the Vendee without any interruption or disturbance whatsoever by the Vendor his heirs, legal representatives or assigns or any person claiming through or under him.
7. THAT the Vendor has full and absolute right to sell the aforesaid property hereby conveyed and demised and is lawfully and absolutely seized and possessed and fully entitled to the property described hereinabove and to every part hereof.

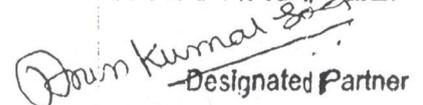
For KANPUR BUILDERS PVT. LTD.


DIRECTOR



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For ARA INDIA LLP


Designated Partner



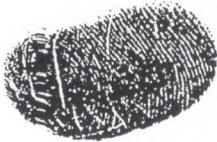
DETAILS OF PAYMENT OF SALE CONSIDERATION :

- 1- Rs.5,00,00,000/- Paid vide UTR No. VIJBH 14228034397 dated 16.08.2014 drawn on Vijaya Bank, Halsey Road, Kanpur.
- 2- Rs. 5,05,051/- Paid vide TDS Challan No. 10293 dated 02.01.2015 drawn on Vijaya Bank, Halsey Road, Kanpur.
- 3- Rs.9,85,00,000/- Paid vide UTR No. VIJBH 15037055699 dated 06.02.2015 drawn on Vijaya Bank, Halsey Road, Kanpur.
- 4- Rs. 9,94,950/- Paid vide TDS Challan No. 11557 dated 06.02.2015 drawn on Vijaya Bank, Halsey Road, Kanpur.
- 5- Rs.52,47,00,000/- Paid vide Pay Order No. 049643 dated 19.02.2015 drawn on Vijaya Bank, Halsey Road, Kanpur.
- 6- Rs. 53,00,000/- Paid vide TDS Challan No. 10029 dated 19.02.2015 drawn on Vijaya Bank, Halsey Road, Kanpur.

Total Rs. 68,00,00,001/-(Rs. Sixty Eight Crores One Only)

For KANPUR BUILDERS PVT. LTD.


DIRECTOR



For ARA INDIA LP


Designated Partner



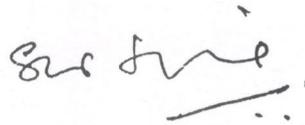
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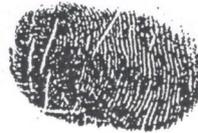


IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands on this Sale Deed, after fully reading and understanding the contents, without any coercion or undue influence in the presence of the witnesses on the day, month and year first above written.

WITNESSES



1. Shishir Jaipuria
S/o Late Dr. Rajaram Jaipuria
R/o : A-9/24, Vasant Vihar
New Delhi-110057



VENDOR

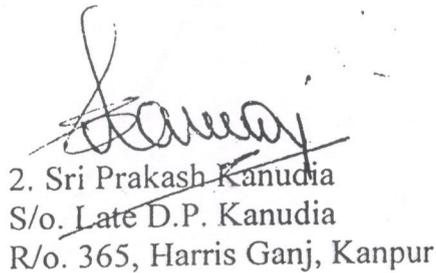
For KANPUR BUILDERS PVT. LTD.


DIRECTOR

(KANPUR BUILDERS PRIVATE LIMITED),
through its Director and authorized signatory
Shri Shailendra Agnihotri

VENDEE

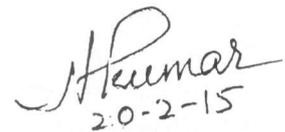
For ARA INDIA LLP


Designated Partner
2. Sri Prakash Kanudia
S/o. Late D.P. Kanudia
R/o. 365, Harris Ganj, Kanpur

(ARA INDIA LLP)
through designated
Partner
Shri Arun Kumar Goel



Drafted by me & Computer Typed in my Office


20-2-15

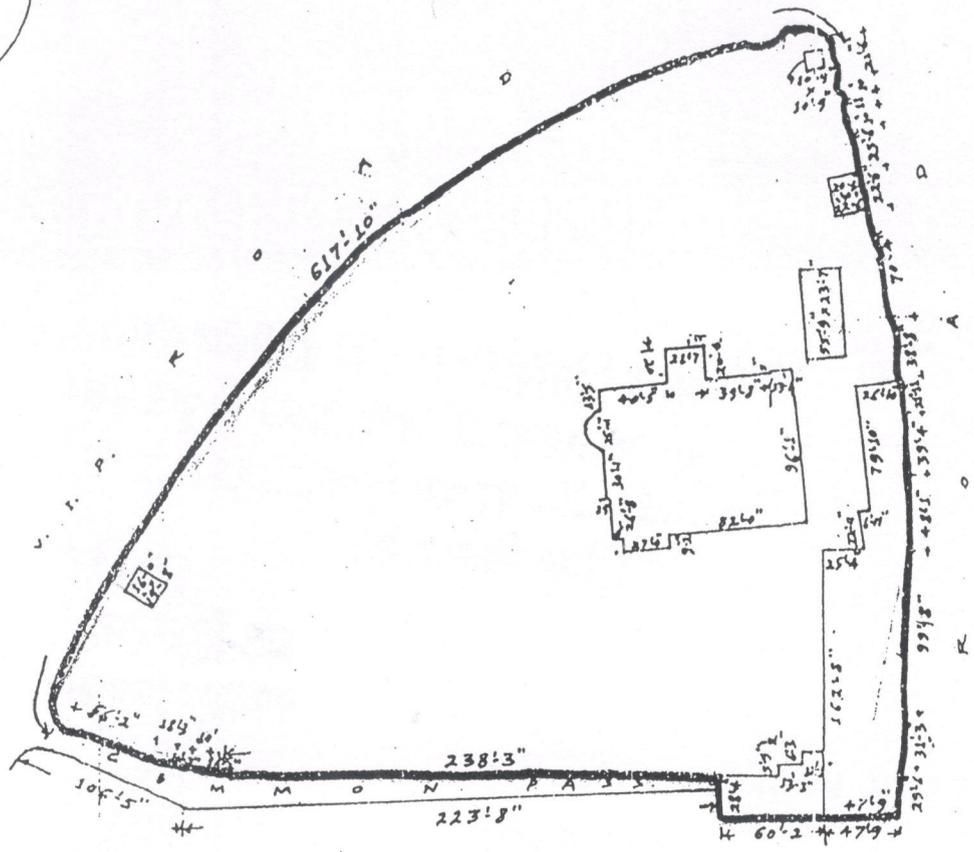
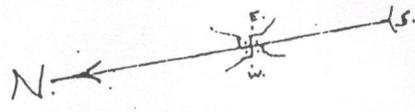
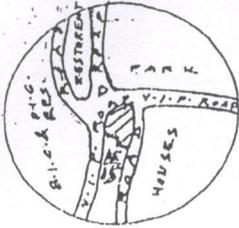
AASHOK SRIVASTAVA
Advocate
Reg No-1019/06

WITNESSES
.....
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MAP OF PREMISES NO. 16/14, CIVIL LINES, KANPUR-NAGAR ALONG WITH LOCATION OF 50 M. RADIUS.

 -PORTION TO BE SOLD
 AREA OF LAND : 12399 M.²
 COVD. AREA : 2677 M.²

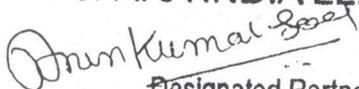


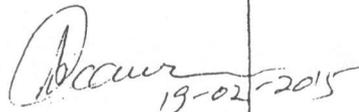
PREMISES NO. 16/14

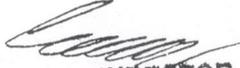
SCALE: 1:500

For KANPUR BUILDERS PVT. LTD.

For ARA INDIA LLP


 Designated Partner


 19-02-2015


 DIRECTOR

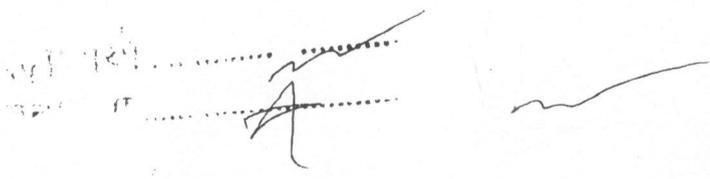
Anoop Kumar
 App. Draughts Man
 Sub Registrar Office Court Kan.
 Res. 166, Shiv Katra, Lai Bn.
 KANPUR-NAGAR



SELLER'S SIG.

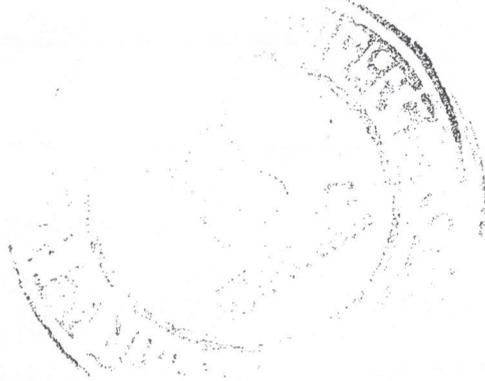


PURCHASER'S SIG.



आज दिनांक 20-2-15 को कोर्टोस्टेड 715
सुप्रीम संस्था...T. सप्ट. 2153 के पृष्ठ संख्या:
387-412 पर सप्त संख्या 838 ॥
गतिस्वीकृत किया गया

Rathall
उप निबन्धक
कानपुर (प्रथम)



यथा
मिलान किया.....

सत्य छाया प्रति

JK
उप निबन्धक (प्रथम)
कानपुर- नगर
25-5-15