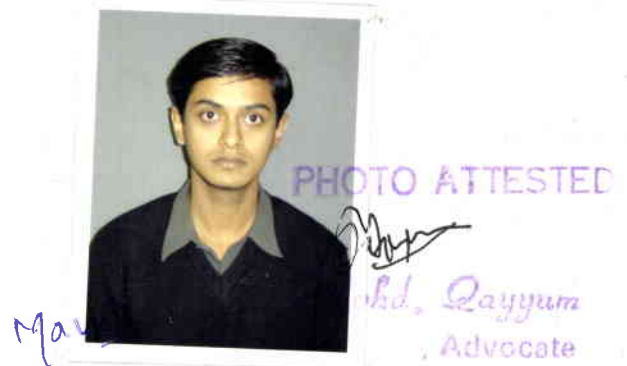




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PHOTO SMT. RAM RATI : PHOTO MANIK CHAKRAWARTI.



1. OFFICE NAME : SUB REGISTRAR, Zone-II
KANPUR NAGAR
2. Date of Presentation : 11.12.2003
3. Date of Execution : 11.12.2003
4. Name of Presentator : SMT. RAM RATI, wife of
Shri Sukhlal, resident of
Village Naramau, Kanpur
Nagar (Attorney of Sukhlal)
5. Nature of document : SALE DEED
6. Sale Consideration : Rs.12,50,000/-

नि.स. २१२२१

Manik

कोशागार कानपुर नगर

जलकर्म - स्टाम्प 25000 20000
कम संख्या 31 स्टाम्प का प्रकार 3 7
मूल्य रु. 25000 शामिल स्टाम्प रु. 0

नाम..... पल्लव डेवके सेंट एच हिलरी जॉबेर लिमिटेड
पिता/पति का नाम..... वेल्डिंग इंडिया लक आईएमएल युवा
पता.....
दिनांक..... हस्ताक्षर..... वेल्डिंग इंडिया लक

11/12/03

09
23

१२,५०,०००/-
 नि. शु. न. शु. व. शु. योग
 ५००० + ७५ = ५०७५ - २०००
 श्री माली रामरती पुत्र श्री सुखलाल
 निवासी नारायण कानपुर
 कि यह लेख पत्र

नि.अ. राशनी

आव दिनांक 11/12/83

प्रश्न प्रस्तुत करना।

3 व 4

कव विप्लवक-द्वितीय

कानपुर नगर

11/12/83

उत्तर राम रती व मानिक चक्रवर्ती
1250000 - रुबिना सा
रमेश चंद्र
गोमा दानगुल
राम कृष्ण
शिवराम 56 बबुजा 26-पकरत नगल दानगुल

मि. अ. रामरानी

Maurik

२०२५

नि. ३५. शिवराम

अस्यार्थ में उपरोक्त शब्दों साक्षी के अगुणत बिन्दु विनिवृत्त जिये गये ।

४० ति०-११

11/12/03



03DD 752434

:: 2 ::

7. Market Value for the purpose of stamp duty. : Rs.12,50,000/-
8. Name of the Seller : SUKHLAL, adult, son of Late Dhanna, resident of Village Naramau, Kanpur Nagar, through Attorney Smt. Ram Rati, wife of Sukhlal aforesaid.
9. Name of the Purchaser : PALLAVA DEVELOPMENT & REALITY PRIVATE LIMITED, having its registered office at Ballard House, 2nd floor, ADI Marzban Path, Ballard Estate, Mumbai-38 Through its Authorised Signatory Mr. MANIK CHAKRAWARTI, adult, S/o Shri S.N.Chakrawarti, R/o 601, 11th B.Road, Sardarpura, Jodhpur.

Manik

वि.श्री. शिखरी

कोठागार कानपुर नगर

जन्म - स्टाम्प

कम संख्या (3) स्टाम्प का प्रकार 25000/- + 20000/-
मूल्य रु० 45000/- शामिल स्टाम्प रु०

नाम पल्लव देवदेव प्रसाद एवं निजामी आलिया देवी
पिता/पति का नाम देवदेव प्रसाद निजामी
पता नारायणपुरा पंच
दिनांक 11/12/07 हस्ताक्षर



देवदेव प्रसाद - देवदेव





03DD 752435

:: 3 ::

DETAILS OF PROPERTY :

- | | |
|---------------------|-----------------------------------------------------------------------------------------------|
| 1. Place | : NARAMAU KACHHAR ,TEHSIL & DISTRICT KANPUR NAGAR. |
| 2. Araj No./Area | : <u>Araj No.- Area in Hec.</u> |
| | 525 0.256 |
| | 533 0.277 |
| | 539 0.133 |
| | <hr/> |
| | 3 Nos. 0.666 Hec. |
| | <hr/> |
| | (1.6456 Acres) |
| 3. Lagan of Araj | : About Rs.20/- |
| 4. Nature of use | : Agricultural |
| 5. Sources of water | : Natural rain. |
| 6. Nature of Road | : There is no link marg, Janpadiya Marg,Rajya/Rashtriya Marg. The land is sorrounded by MEDH. |

Manik

मि.डी. रामरती

कोषागार कानपुर नगर

जलवायु - संशोधन

कठज संख्या

31

..संस्थाओं की प्रवृत्ति.

$$\frac{25000}{3} + \frac{20000}{1}$$

મૂલ્ય રૂ0.

नाम

पिता/पति का नाम

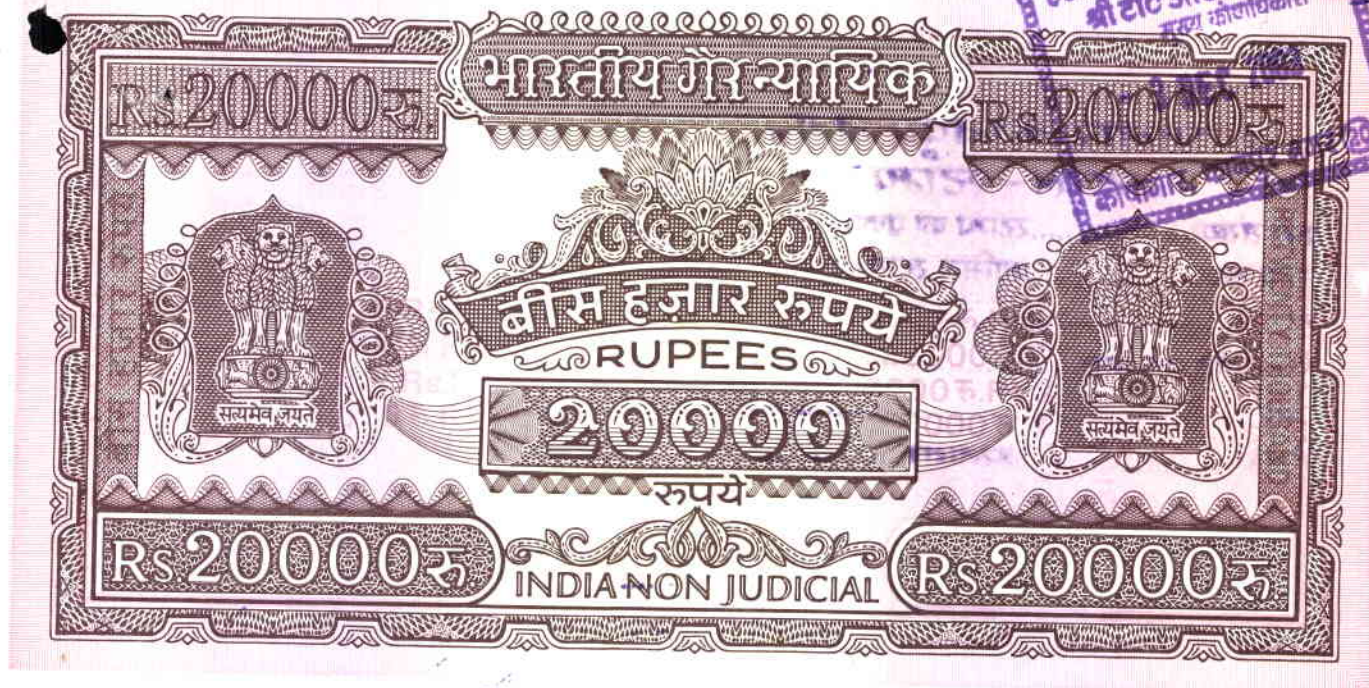
1451

पता....
दिनांक.

4. આવક વેત્તવ્ય પર દેવ પર

[illegible][illegible]

11/12/03



02CC 848968

:: 4 ::

7. Boundaries of Araji /
Agricultural land.

: Boundaries of Araji No. 525&533

EAST : Agriculture araji

No. 532 and 529

WEST : Agriculture Araji

No. 522

NORTH: Agriculture Araji No.

526 & 527

SOUTH: Agriculture Araji No.

534, 524 and 523

Boundaries of Araji No. 539

EAST : Araji No. 541 (Agriculture)

WEST : Agriculture Araji No. 538

NORTH: Agriculture Araji No. 537

and 540

SOUTH: Araji Agriculture No. 506

NOTE: The Vendor does not belong to Schedule Caste or
Schedule Tribe. The land is not attached in Abadi



नि.श. २०८१

Mavik

कोषागार कानपुर नगर

जमावत - स्टाम्प

कम संख्या..... (31) स्टाम्प का प्रकार..... 25000 + 20000
मूल्य रु0. 25000 शामिल स्टाम्प ल0..... 3 + 7

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक.....

हस्ताक्षर.....

11/12/03



कलेक्टर - उमेर

कलेक्टर - उमेर





:: 5 ::

82181

land and not attached with Nagar Nigam, Kanpur
The land is not of patta land and Bhudan Land.
The land does not belong to Gram Samaj. The
land is neither acquired, nor any compensation
is granted. The land is purely agricultural
land and is being purchased for agriculture
purpose. There is no Well, Tree on the land
It is recorded as Agricultural land in the
Tehsil record. The aforesaid land is not being
sold in different part and/or on plot basis.
A map of the land is being annexed with this
Sale Deed.

DETAILS OF PAYMENT OF STAMP DUTY

1. Fixed land rate	: Rs.7,50,000/-
2. Value of land	: Rs.12,35,000/-
3. Sale consideration	: Rs.12,50,000/-
4. Stamp payable/paid	: Rs.1,25,000/-



दि. २१/१२/११

Manik

32092

4000 24000

नं. 40000 के वे मपन-रस-द्विपरी 2187
वेमडे हन मपन

स्टाम्प वेन्डर्स को बि... का
दिनांक
10 DEC 2003
हस्ताक्षर.....
दिनेश कुमार जैन
सहायक रोकड़िया

90-923



:: 6 ::

82182

THIS SALE DEED IS MADE AND EXECUTED AT KANPUR NAGAR.

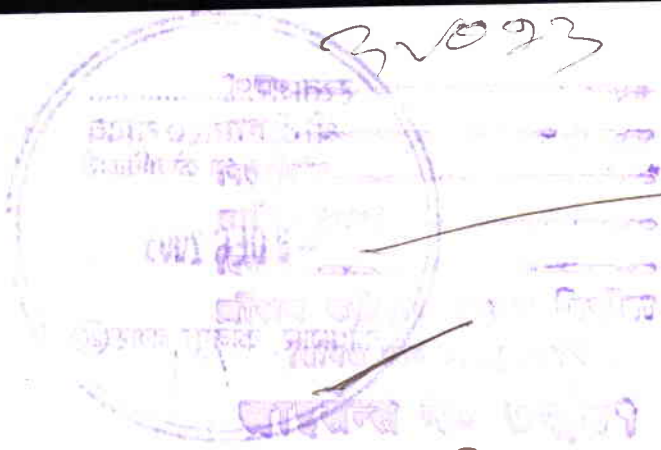
B E T W E E N

SUKHLAL, adult, son of Late Dhanna, resident of Village Naramau, Kanpur Nagar; hereinafter for the sake of brevity referred to as the " SELLER " (which expression shall mean and include unless repugnant to the context, his heirs, successors, legal representatives, executors and assigns etc.) of the ONE PART; through his attorney Smt. Ram Rati, adult, wife of Shri Sukhlal, resident of Village Naramau, Kanpur Nagar, vide Power of attorney dated 11.12.2003 duly registered in Book IV, Khand 127 page 137 to 146 at serial No. 529 on dt. 11.12.2003 in the office of Sub-Registrar, Kanpur, thereby the Attorney has empowered to sign and execute the Sale Deed on behalf of


मि. सु. राम (र)

Manik

32023



Handwritten signature

90-423

स्टाम्प वेन्डर्स को बिजे का
दिनांक
10 DEC 2003
हस्ताक्षर
दिनेश कुमार जैन
सहायक रोकड़िया





82183

:: 7 ::

the Seller, the said Power of attorney is still in order.
and has not been revoked.

A N D

PALLAVA DEVELOPMENT & REALITY PRIVATE LIMITED, having
its registered office at Ballard House, 2nd floor, ADI
Marzban Path, Ballard Estate, MUMBAI- 38 ; Through its
Authorised Signatory Mr. MANIK CHAKRAWARTI, adult, son of
Shri S.N.Chakrawarti, resident of 601, 11th B.Road ,
Sardarpura, Jodhpur, vide resolution dated 19.10.2003
hereinafter for the sake of brevity referred to as the
" PURCHASER " (which expression shall mean and include
unless repugnant to the context, its successors, successors-
in-interest , administra-tors, and assigns etc.) of the
SECOND PART.

Manik

मि.क. एनली

3-1078

7-8000

40-42-3

स्टाम्प वेन्डरों को रिकॉर्ड का दिनांक

19 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन

सहायक रोकड़िया





:: 8 ::

82212

WHEREAS the Seller is the absolute owner and Bhumidhar in possession of Arajai No. 525 admeasuring 0.256 Hectare, Arajai No. 533 admeasuring 0.277 Hectare and Arajai No. 539 admeasuring 0.133 Hectare, total 3 numbers and to tal admeasuring 0.666 Hectare, situated at Village Naramau Kachhar, Tehsil and District Kanpur Nagar (hereinafter referred to as the ' SAID PROPERTY ') which is free from all types of encumbrances, charges, lien, of every description and type of litigation etc. and the Seller has full and absolute title to the said property with the right to transfer the same in favour of the Purchaser.

AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase the said property for



नि. २०. (१०/८)

Manila

क्र.नं. ३२१४३
 भा.प्र. १४४४
 वि.प्र. १४४४
 सा.प्र. १४४४
 दि.नं. १४४४
 प्रो.नं. १४४४
 सि.प्र. १४४४

सा.प्र. नं. ७२/७१
 २५-१२-३

१४४४-१४४४

ज.प्र. १४४४
 प्रो.नं. १४४४

दिनांक १० DEC 2003
 हस्ताक्षर दिनेश कुमार जैन
 सहायक रोकड़िया





82213

:: 9 ::

a total sale consideration of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) .

AND WHEREAS the Seller is being paid by the Purchasers the agreed sale consideration of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand only) at the time of execution of this Sale Deed, in respect of the said property, as per details given at the foot of this Sale Deed, the receipt of which the Seller- hereby acknowledges and confirms.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed at the foot of this Sale Deed, the Seller doth hereby sell, convey and assign absolutely to the Purchaser the said property and all that it has

[Handwritten signature]

Manik.

10.20.2021

3-988
कृ.सं. १४००२
नाम
पिता/पति
साक्षि
दिनांक

ओराम कृष्ण
सिबिल कोर्ट

माइसेन्स नं० ७२/८१

११-१२-३

स्टाम्प वेब्लरों को बिक्री का
दिनांक

10 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन
सहायक रेकर्डिस्ट





:: 10 ::

82214

including all rights of easements and appurtenances attached thereto TO HOLD and possess the same UNTO and to the use and the enjoy the same as absolute owner thereof.

2. That the Seller has handed over the peaceful possession of the said property to the Purchaser with all rights and privileges so far held and enjoyed by the Seller TO HOLD and enjoy the same forever, free from all encumbrances, whatsoever by the Purchaser.

3. That if any person claims through the Seller, any rights, or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present Sale Deed and if the Purchaser is deprived of the said property or any part thereof or any proprietary right therein by reason of any defect in the title, the

नि-डा. (1/1/60)

Manik

32985

क०स०

नाम

पिता/पति

साक्षिण स्टाम्प

दिनांक

प्रीतिपत्र सत्यापन सहायक विच्छेद

सिनिम काट नगपुर नगर

साहसेन्स न० ७२/८१

११-१२-३

स्टाम्प वेपर्स को बिक्री का
दिनांक

10 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन

सहायक रेकड़िया



:: 11 ::

Seller undertakes to indemnify the Purchaser to the extent of such loss or losses as the case may be from other movable and immovable property of the Seller wherever found in existence at that time.

4. That if the Sale Deed is declared null and void by any Competent Authority, Court, Forum or any other Authority, the Purchaser shall have the right to recover from the Seller, the entire consideration in respect of the said property alongwith 18% interest thereon till the date of actual payment.
5. That any dues, taxes, cesses, etc. payable to the concerned authorities upto the date of execution of this Sale Deed, the same shall be the liability of the Seller and shall be recoverable from the movable and immovable properties of the Seller.
6. That the Seller and the Purchaser both, are not the members of Schedule Caste and Schedule Tribe.
7. That entire expenses of this Sale Deed like stamp duty, registration and counsel fee etc. is being borne by the Purchaser.

SCHEDULE OF PAYMENT:

Rs.3,30,696/- paid by cash by the Purchaser to the Seller



म.न.पु.न.ल.)

Mavik.



:: 12 ::

Rs.4,59,652/- paid vide D.D.No. 499668 dt.11.10.2003

Rs.4,59,652/- paid vide D.D.No.499669 dt. 11.10.2003

both drawn on Punjab National Bank,Kapoorthala
Chauraha, Aliganj, Lucknow; by the Purchaser
to the Seller.

Rs.12,50,000/-

IN WITNESS WHEREOF the parties hereto have put
and subscribed their hands on this Sale deed, after fully
reading and understanding the contents, in the presence
of witnesses on the day, month and year first above written.

THUMB/FINGERS IMPRESSIONS OF SMT. RAM RATI (ATTORNEY)

LEFT HAND

THUMB

INDEX

MIDDLE

RING

LITTLE



RIGHT HAND

THUMB

INDEX

MIDDLE

RING

LITTLE



THUMB/FINGERS IMPRESSIONS OF MANIK CHAKRAWARTI.

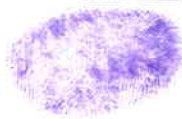
THUMB

INDEX

MIDDLE

RING

LITTLE



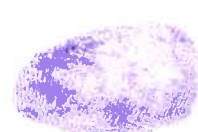
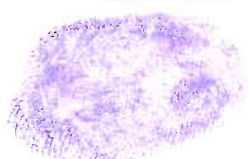
THUMB

INDEX

MIDDLE

RING

LITTLE



राम रति

Manik



WITNESSES:

रमेशचन्द्र

1. रमेशचन्द्र पुत्र रामकृष्ण
मि. मोना के. श्रीमसेन
फिल्म - कागपुल गोल



2. शिवराम पुत्र बलुआ
मि. चक्रवर्तुल
फो. मन्धन, कागपुल गोल

SELLER

(SUKHLAL)
Through his attorney
Smt. Ram Rati

PURCHASER

Manik

(MANIK CHAKRAWARTI)
Authorised signatory

Drafted by: MOHD. QAYYUM,
ADVOCATE

Typist: Kaushal Kishore Gupta

L.No.15 D.J.K.N.

11/12/2003 को फोटोस्टेट प्रोवि
I 2611 को फोटो संख्या
159/186 व फोटो संख्या 450/ पर
एपिस्टोला किन वस्तु। निम्नलिखित
कानपुर-नगर



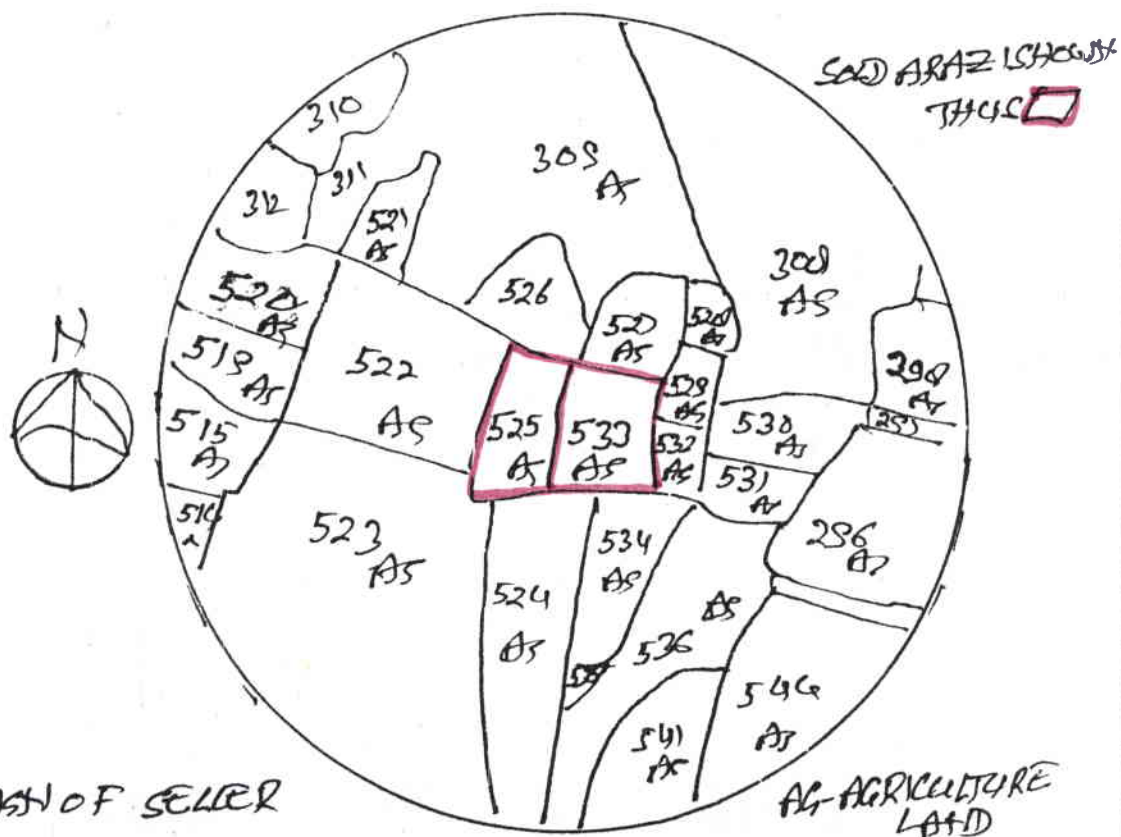
LOCATION PLAN OF ARAZI NO-525, 533 & 539

AT NARAMAUKACHHAR TEH/DISTT- KANPUR (NAGAR)

SELLER - SRI SUKHA LAL S/o - LATE DHANNA THROUGH
ATTORNEY - SMT RAM RATI

PURCHASER - PALLAVA DEVELOPEMENT & REALITY (PVT)
THROUGH AUTH SEC - SRI MANIK CHAKRABARTI

AREA OF ARAZI NO- 525 - 0.256 HECTARE
533 - 0.277 "
539 - 0.133 "



SIGN OF SELLER

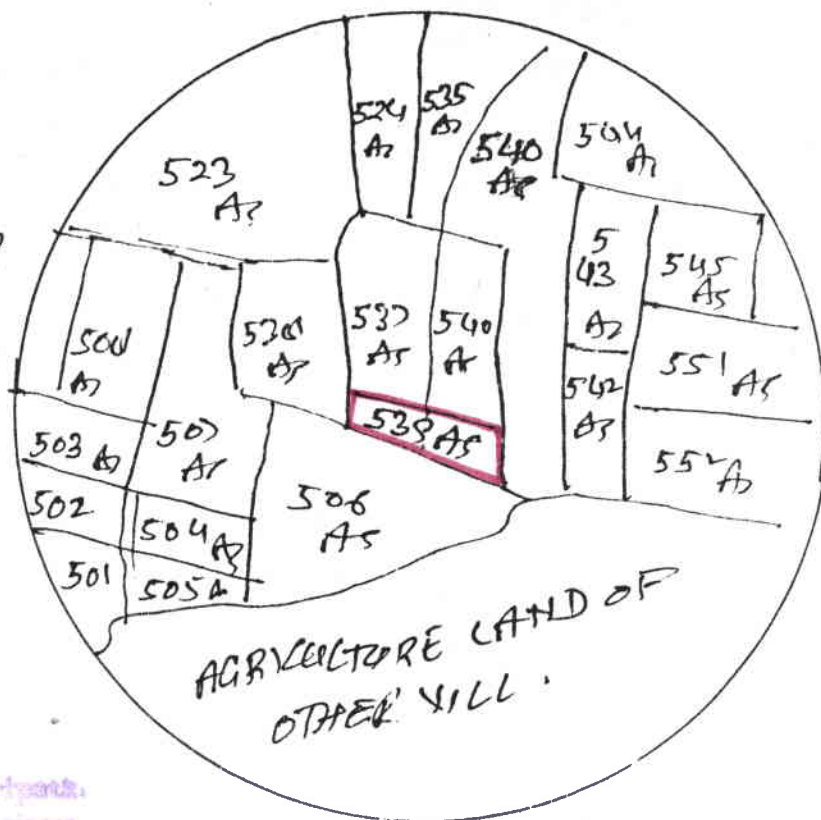
AG- AGRICULTURE LAND

SIGN OF PURCHASER

Manik

SIGN OF ENGINEER

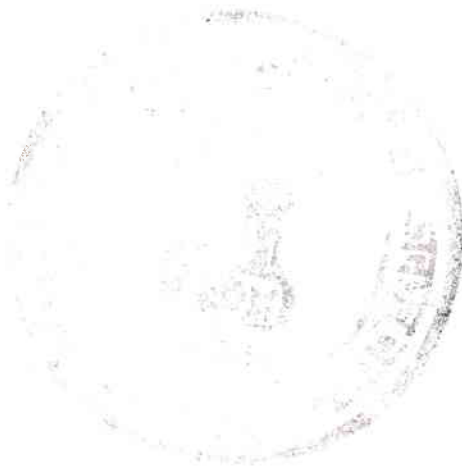
Dr. Ram Kish Tripathi
Civil Engineer
Ap. Draught Master I.D.A.
B/S. Chaudhary Gali
Nayagaon, Kanpur



Manik

Presented Volume 4501... of 2003

 S.A.M.



434

AREA OF ARAZINO 525 - 0.256 HECTARE
 90 533 - 0.277 "
 90 539 - 0.133 "



SIGN OF ENGINEER

Marib.

