

430



उत्तर प्रदेश UTTAR PRADESH

18AC 766066

यह स्तम्भ रु०... 10/-... नं० 4222
वर्ष... 2013... के लिए लगाया है।

पृष्ठ 2... [Signature]

30/10

28 NOV 2013

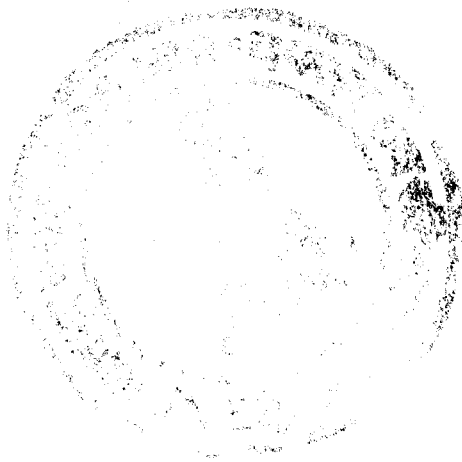
संस्थापक निदेश
संस्थापक निदेश
संस्थापक निदेश
पूरा पत्रिका

Wang

अशोक क. शर्मा (संस्थापक निदेशक)

ला० नं०-२२७/२०१३, विभाग-२, २-२

समीप कोटवाडी पर्वत, सिविल लाईन, जयपुर नगर



167

NOV 18 DEC 2003

कोषाभार, काबपुर नगर २०



03DD 752530

⋮ OM ⋮

PHOTO
RAM BABU

PHOTO
RAM PRAKASH

PHOTO
UTTAM RAI



PHOTO ATT

Mr. [illegible]
[illegible]



Advocate



PHOTO ATTESTED

~~Subd. Duggan~~
Advocate

1. OFFICE NAME : SUBREGISTRAR, ZONE-II
KANPUR NAGAR.
2. Date of Presentation : 21.01.2004
3. Date of Execution : 15.12.2003
4. Name of Presentator : RAM BABU, adult, son of
Late Baij Nath, resident
of Village Naramau, Kanpur
Nagar.
- Ram Babu*

राजधानी पुर्त



कोणाबाव कानपुर नगर

जनपद - स्टाम्प

क्रम संख्या 28 स्टाम्प का प्रकार 25000 + 15000 + 1000 + 100 + 100 + 2

मूल्य रु० 131200 शामिल स्टाम्प रु०

नाम पत्तनवी डेपुटी मेजर एसडीओ का पत्र

पिता/पति का नाम

पता वेल्ड हाउस 11 फ्लोरो आण्डीगुड मोन पक वेल्ड स्टेट गुम्हा

दिनांक 12-12-03 हस्ताक्षर

मे, एतहात कोषित नरता ई ल्ह यह दापापरी हापक
बयनामा लकी लप एवं यकार हापापरी है
21.01.04.

5/5

1550000
2391000

वि० शु० कोषी तु० शु० योग शब्द बरक

की कोषी तु० शु० वि० शु०
निवासी कोषी तु० शु०

मे यह लेख पत्र कार्यालय उप निबन्धक कानपुर नगर कोषी तु० शु०
के बाज दिनांक 21/1/04 को लप 12
के बयन प्रस्तुत किया

उप निबन्धक-दिही
कानपुर नगर 21/1/04

Stamp duty Worthy Rs. 7760 Paid in respect of the document no 128 of 2003 has been denoted on this document by under signed as collector u/s 16 of the stamp Act

S.R. Kanpur City

मे इस लेख पत्र का निष्पादन तथा

निष्पादन रु० 1550000/1550000 के उत्तर साब

प्राप्त कपडा कोषी तु० शु० जिना जिनकी कोषी

लेख पत्र नगर कोषी तु० शु०

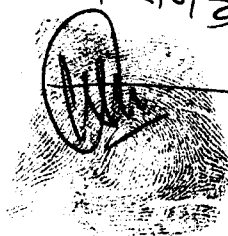
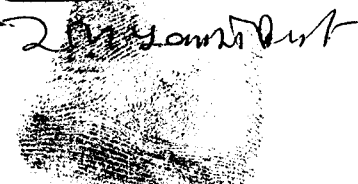
पुत्र श्री कोषी तु० शु०

के श्री कोषी तु० शु०

के की।

उप निबन्धक-दिही
कानपुर-नगर 21/1/04

कोषी तु० शु० कानपुर



विना पत्र 21/1/04

ओरा निवासी

प्रत्यक्ष में उपरोक्त भद्र साखी के अंगुष्ठ चिन्ह विधिवत लिखे गये

21/1/04



03DD 752531

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5. Nature of document : SALE DEED
6. Sale Consideration : Rs.15,50,000/-
7. Market Value : Rs.23,91,000/-
8. Name of the Sellers : 1. RAM BABU, adult,
2. RAM PRAKASH, adult,
both sons of Late Baij Nath,
resident of Village Naramau ,
Tehsil and District Kanpur
Nagar.
9. Name of the Purchaser : PALLAV DEVELOPMENT &
REALITY PRIVATE LIMITED,
having its registered office
at Ballard House, 2nd floor,
ADI Marzban Path, Ballard
Estate Mumbai. Through its
Authorised Signatory Mr. Uttam
Rai, S/o Shri S.K. Rai, R/o MIG
64 Indira Nagar, Kalyanpur, Kanpur

Uttam

श्री कल्याणपुर नगर

पक्ष... *(Signature)* ...

वहा

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म. नं. १०

कोषागार कानपुर दवाख

जन्म-स्टाम्प

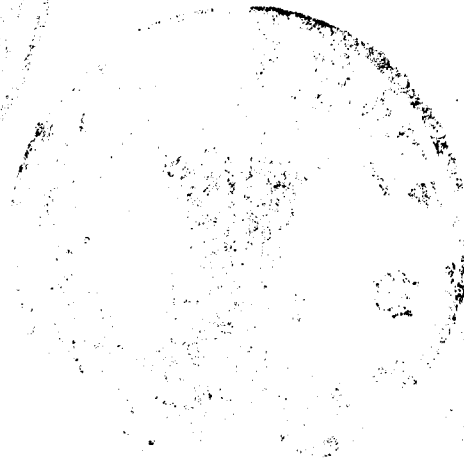
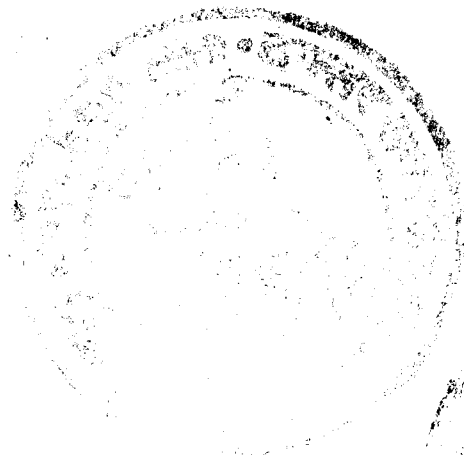
कम संख्या.....स्टाम्प का प्रकार.....

मूल्य रु०.....सामिल स्टाम्प रु० 1317.02

नाम.....पिता/पति का नाम.....

पता.....दिनांक.....हस्ताक्षर.....

1272-03





03DD 752532

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DETAILS OF PROPERTY :

1. Place

: VILLAGE NARAMAU KACHHAR,
TEHSIL AND DISTRICT KANPUR
NAGAR.

2. Araj No & Area

: ARAJI NO. - AREA IN HECTARE

293	0.716
542	0.256
543	0.318

<u>3 Nos.</u>	<u>1.290 Hec.</u>
---------------	-------------------

(3.1875 Acres)

3. Lagan of Araj

: Rs. 40/-

4. Nature of use

: Agriculture

5. Sources of water

: Natural rain

6. Details of Roads

: There is no link marg,

Janpadiya Marg, Rajya/Rashtriya

Marg. The Agriculture land

surrounded by MEDH.

20 Dec

पता

21 Dec 2003

2070



03DD 752533

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6. Boundaries of Arajis : Boundary of Araj No. 293
 NORTH : Agriculture Araj No. 280
 SOUTH : Agriculture Araj No. 225 and 292
 EAST : Agriculture Araj No. 285, 286, 292 & 287
 WEST : Agriculture Araj No. 300 and 294

BOUNDARY of Araj No. 543 & 543
 NORTH : Agriculture Araj No. 544
 SOUTH : Other Village's land
 EAST : Agriculture Araj Nos. 545, 551 and 552
 WEST : Agriculture Araj No. 541.

7. Details of Agreement to sell.

An agreement to sell was executed in between the

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

कोठागाव कानपुर नगर

जनसंख्या-स्टाम्प

क्रम संख्या.....स्टाम्प का प्रकार.....

मूल्य रु०.....शामिल स्टाम्प रु० 1317/12

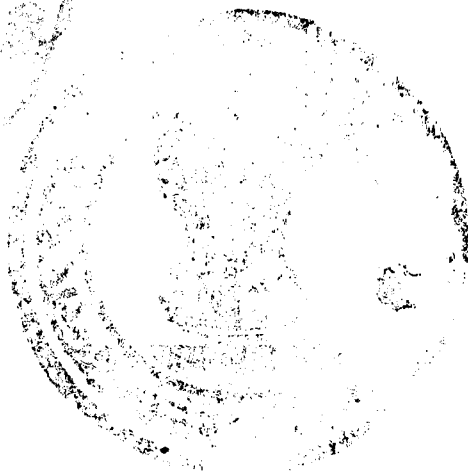
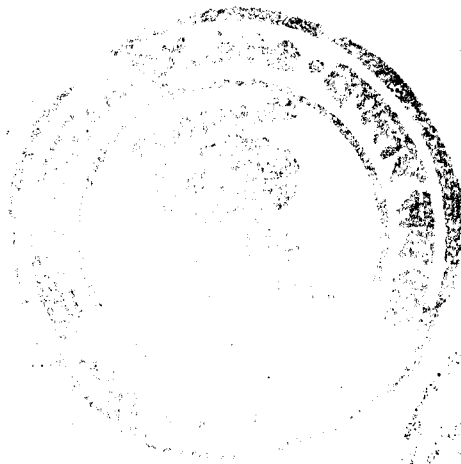
नाम.....

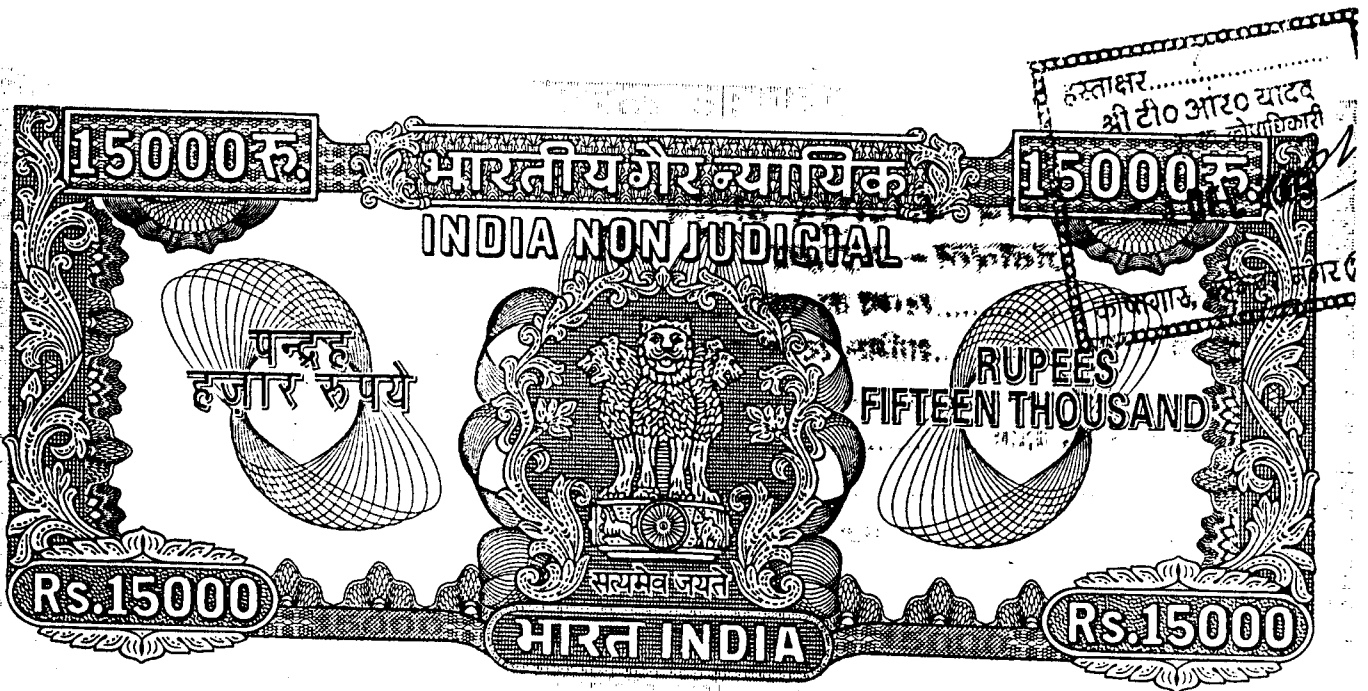
पिता/पति का नाम.....

पता.....

दिनांक.....

12-12-03





02BB 943034

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parties hereto in respect of the aforesaid Agriculture land , on dated 25.11.2003, duly registered on 25.11.2003 in Book I, Khand 2601 pages 235 to 264 at serial No.4551 in the office of Sub-Registrar, Zone-II, Kanpur. Thereby the Purchaser paid stamps worth Rs.77,600/- out of which the stamps worth Rs.77,500/- is hereby adjusted.

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DETAILS OF PAYMENT OF STAMP DUTY:

1. Fixed land rate	: Rs.7,50,000/- per Acre.
2. Value of land	: Rs.23,91,000/- ✓
3. Stamp payable	: Rs.2,39,100/-
4. Stamp adjusted	: Rs.77,500/-
5. Presently payable stamp	: Rs.1,61,600/-
6. Presently paid stamp	: Rs.1,61,700/-
7. Total stamp paid	: Rs.2,39,200/-

माना

माना गया है

माना

माना गया है

कोणागाव कानपुर नगर

जन्मपत्र-स्टाम्प

क्रम संख्या.....(25).....स्टाम्प का प्रकार.....

मूल्य रु०.....शामिल स्टाम्प रु० 131702

नाम.....

पिता/पति का नाम.....

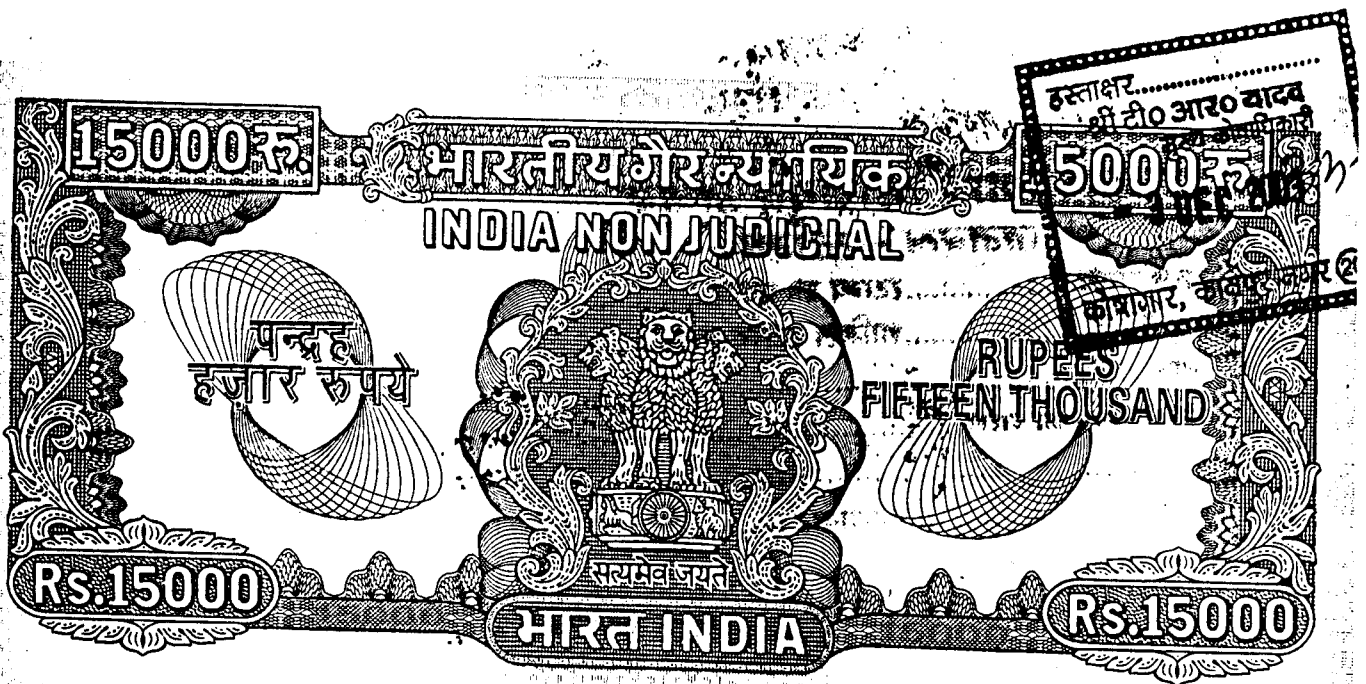
पता.....

दिनांक.....

हस्ताक्षर.....

12-12-83





02BB 943035

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NOTE: The Vendors do not belong to Schedule Caste or Schedule Tribe. The land is not attached in Abadi 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 purchased for agriculture purpose. There is no Well, Tree on the said land. It is recorded as Agriculture land in the Tehsil record. The aforesaid land is not being sold in different part and/or on the plot basis. A map of the land is being annexed with this Sale Deed.

THIS SALE DEED IS MADE AND EXECUTED AT KANPUR NAGAR.

B E T W E E N

1. RAM BABU, adult, son of Late Baij Nath, and
2. RAM PRAKASH, adult, son of Late Baij Nath, both

[Signature]

[Signature]

[Signature]

[Signature]

7

कोणागाव कानपुर नगर

जनसंख्या-स्टाम्प

क्रम संख्या..... २४..... स्टाम्प का प्रकार.....

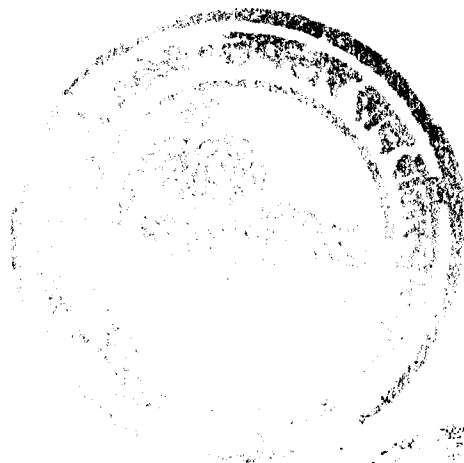
मूल्य रु०..... शामिल स्टाम्प रु० १३१७८५

नाम..... राजेश कुमार शर्मा पत्नी श्रीमती सुमित्रा देवी

पिता/पति का नाम.....

पता..... मेमडिहा काली मठ कानपुर नगर सीट नं० ३३३

दिनांक..... १२-१२-८३ हस्ताक्षर.....





:: 7 ::

82478

resident of Village Naramau ,Kanpur Nagar; hereinafter
for the sake of brevity referred to as the " SELLERS "
(which expression shall mean and include unless
repugnant to the context, their heirs, successors,
legal representatives, executors, administrators, and
assigns etc.) of the ONE PART.

A N D

PALLAV DEVELOPMENT & REALITY PRIVATE LIMITED, having
its registered office at Ballard House, 2nd floor,
ADI Marzban Path, Ballard Estate, Mumbai-38. A Private
Limited Company duly registered under the Companies
Act 1956, through its Authorised Signatory Mr. UTTAM RAI,

2/11/2003

पल्लव डेवलपमेंट प्राइवेट लिमिटेड

उत्तम राय, राई

Uttam Rai

३२४३.६
पुष्प-२४०००
नाम
पिता/पति
सांगित्व स्टाम्प
दिनांक

वीराय कटियार
सिगिल कोड

साहसेन्स न० ७२/४१

१२-१२-०३

पुष्प-२४०००

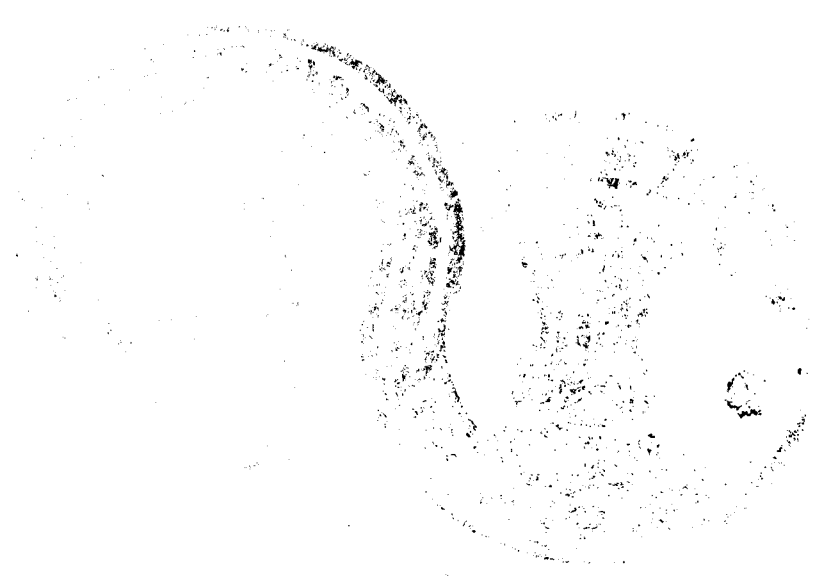
जायल

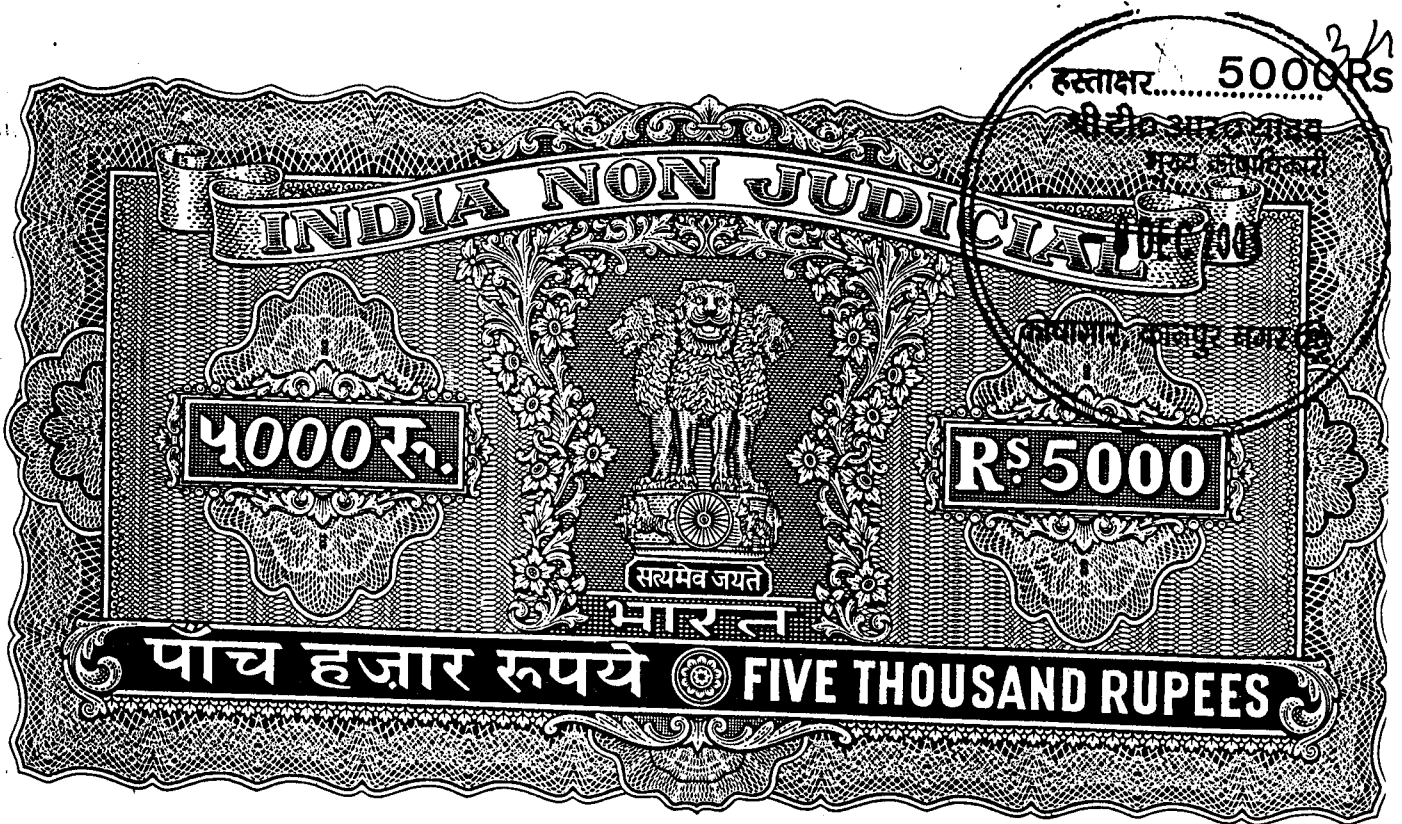
स्टाम्प वेल्डिंग को विपरीत की

दिनांक ११ DEC 2003

हस्ताक्षर

दिनेश कुमार जैन
सहायक रोकड़िया





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82607

adult, sonof Shri S.K.Roy, resident of House No. MIG-64
INDIRA NAGAR, Kalyanpur, Kanpur Nagar, dully appointed
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,
administrators, executors, and assigns etc.) of the
OTHER PART.

WHEREAS the Sellers are the sole and absolute
owners in possession of Agriculture land being field
No. 293 admeasuring 0.716 Hectare, Field No. 542

2/2/2004 21/5/2004

Wm

2/2/2004

2/2/2004

3836

नाम

पिता/पति

सामान्य स्टाम्प

दिनांक

श्रीराय कटियार सामान्य विद्युत

सिद्धि विद्युत नगर

साइसेन्स नं ७२/८१

१२-१२-०३

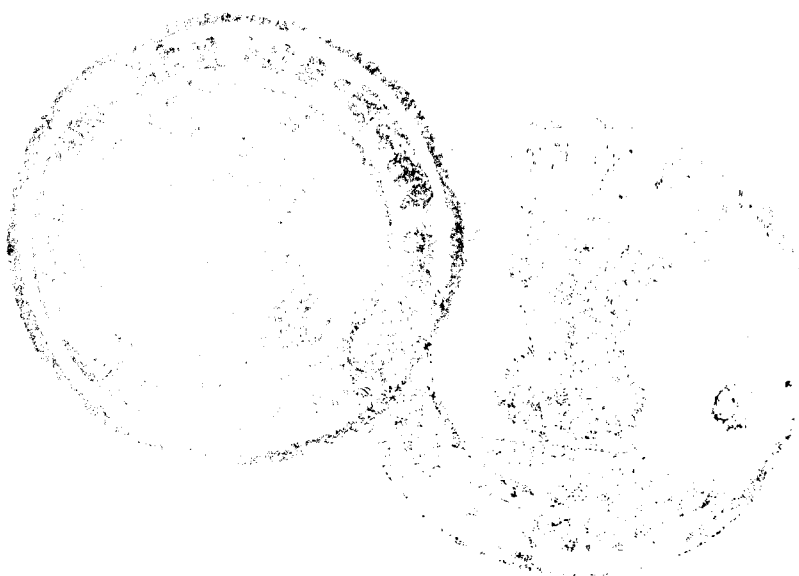
स्टाम्प वेन्डर्स को बिक्री का
दिनांक

12 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन

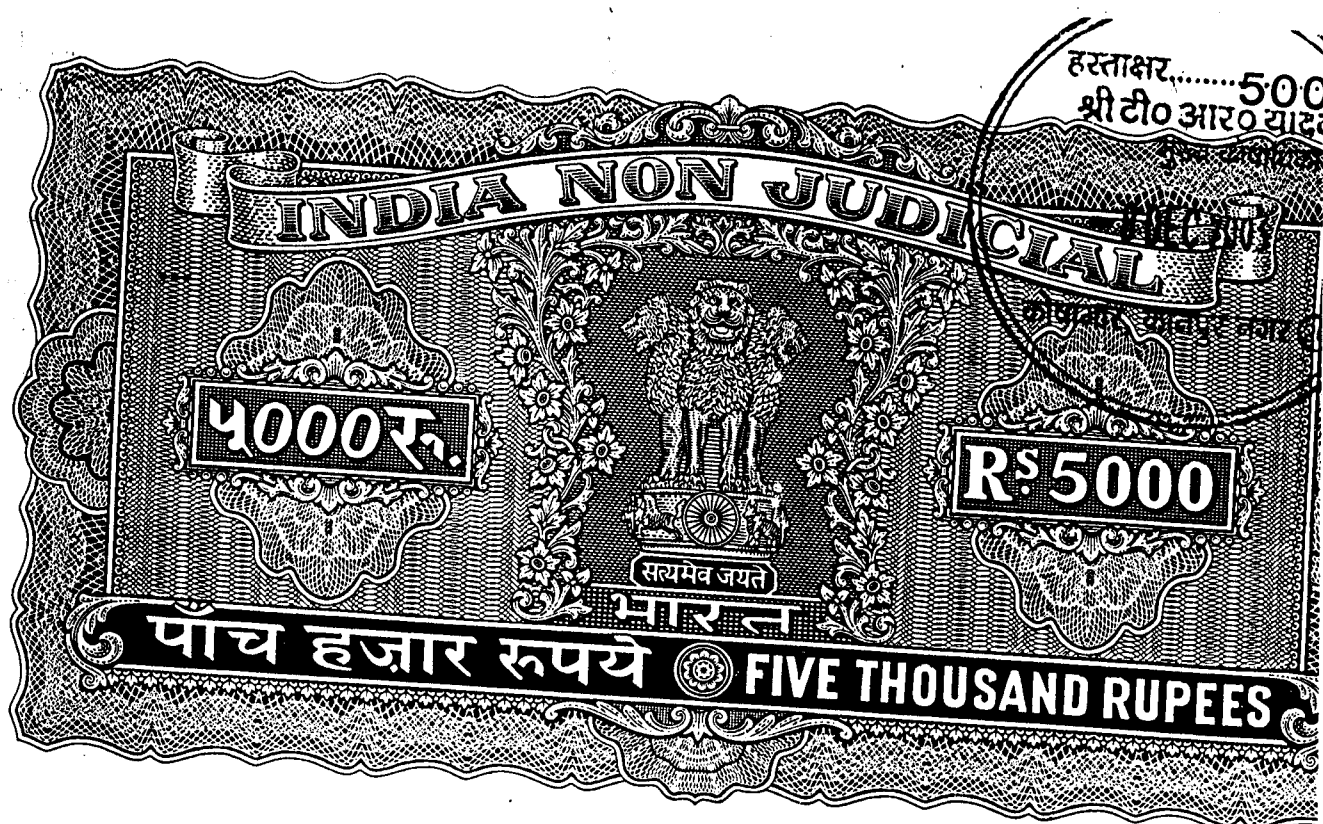
सहायक सेक्रेटरी



को बिक्री का

C 2003

कुमार जैन
क रोकड़िया



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admeasuring 0.256 Hectare and Field No.543 admeasuring 0.318 Hectare, total 3 numbers and total admeasuring 1.290 Hectare, situated at Village Naramau Kachhar, Tehsil , Pargana 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 Sellers have full and absolute title to the said property with the right to transfer the same in favour of the Purchaser.

AND WHEREAS the Sellers have agreed to sell and the Purchaser has agreed to purchase the said property for a total sale consideration of Rs.15,50,000/- (Rupees

[Signature]

[Signature]

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हो/पति -

मिलि स्टाप्प -

दनांक -

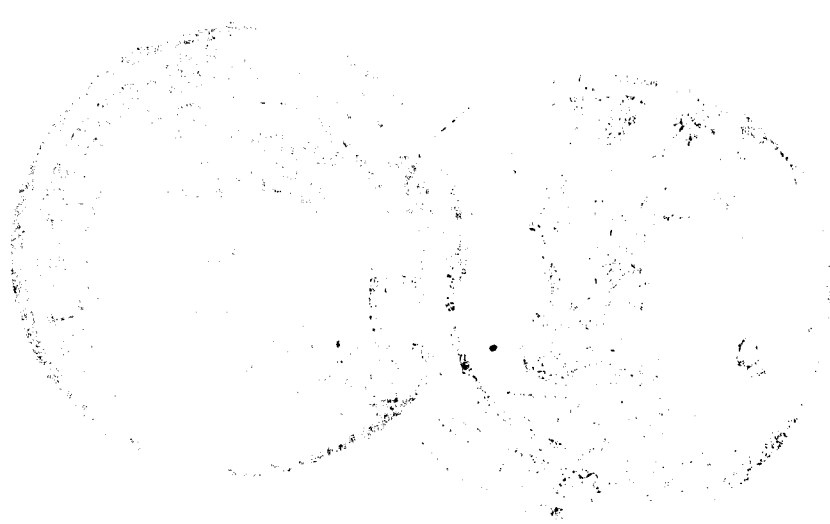
मोराय कटिहार स्टाप्प विप्लव

सिक्किम कोर्ट कागपुर नगर

साइसेन्स न० ७२/८१

१२-१२-०३

स्टाम्प वेन्डर्स को बिक्री का
दिनांक
12 DEC 2003
हस्ताक्षर.....
दिनेश कुमार जैन
सहायक रोकडिया





82449

:: 10 ::

Fifteen Lakhs Fifty Thousand only) vide Agreement to
sell dated 25.11.2003. duly registered at Book No.I
Khand 2601 at document No.4551 on dated 25.11.2003 in
the office of Sub-Registrar, Kanpur.

AND WHEREAS the Sellers are being paid by the
Purchaser the agreed Sale consideration of Rs.15,50,000/-
(Rupees Fifteen Lakhs Fifty Thousand only) as per details
given at the foot of this Sale Deed, at the time of
execution of this Sale Deed in respect of the said property.
the receipt thereof is being acknowledged by the Sellers.
NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER.

2nd Jan

21/11/2003

Ull

1/11/2003

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34282

पूरा = 24000

पिता/पति
संस्थान स्थापना
दिनांक
वीराम जी
विशेष अधिकारी

साइसेन्स नं० ७२/८१
११-१२-३

समय वेबरी को विदेश का
दिनांक

11 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन
सहायक रोकड़िया



3284

नाम

पिता/पति

पता

दिनांक

कोषाध्यक्ष

सिनिधि

पाइसेन्स नं० ७२/६१

११-१२-०३

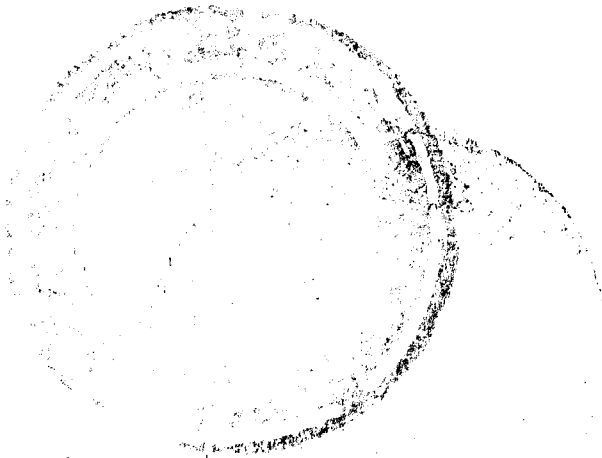
स्यम्प वेल्डरों को बिक्री का
दिनांक

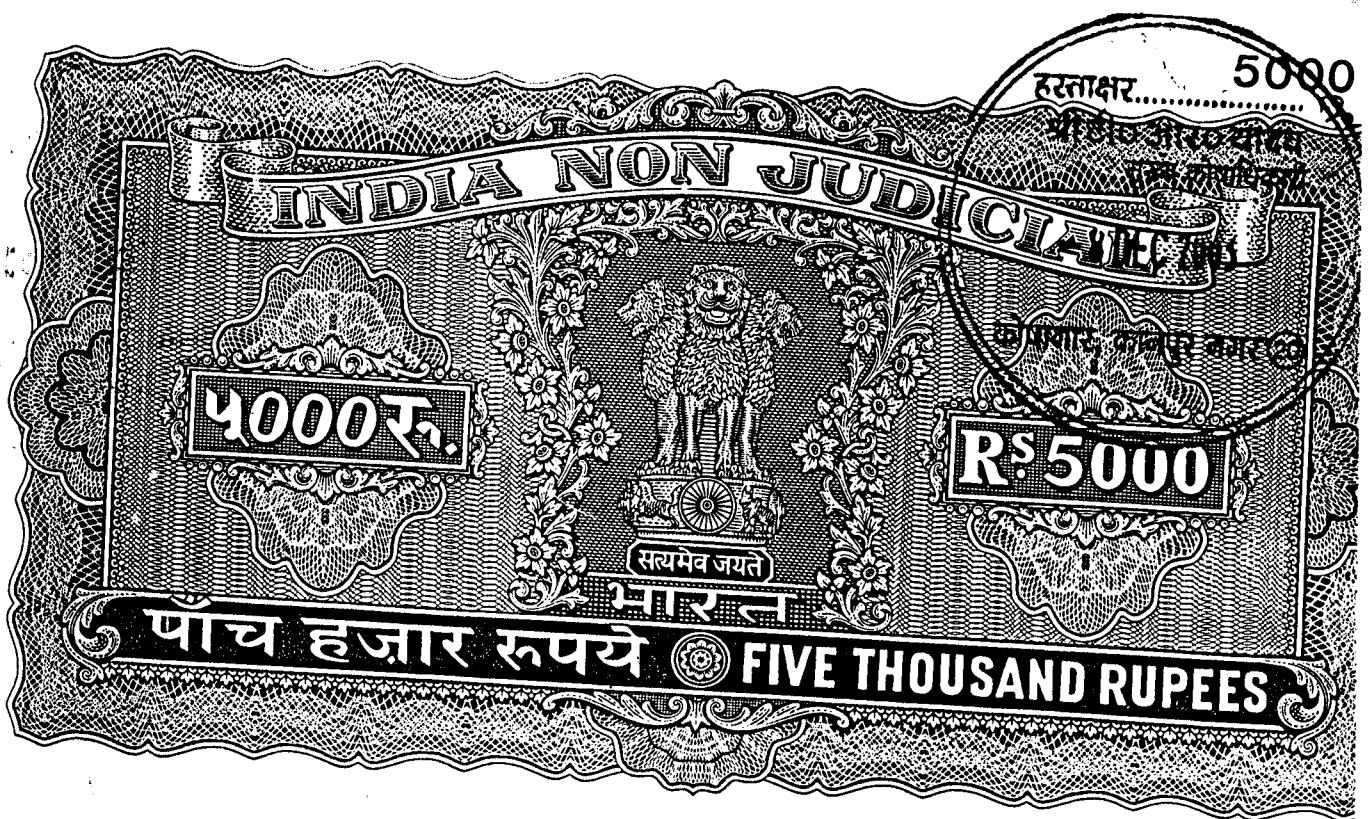
11 DEC 2003

हस्ताक्षर

दिनेश कुमार जैन

सहायक रोकड़िया





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82451

3. That if any person claims through the Sellers any right 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 Sellers undertake 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

[Handwritten signature]

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99-92-3

दिनेश कुमार जैव
सहायक लेकटि



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95600

Authority, the Purchaser shall have the right to recover from the Sellers, 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 SaleDeed, the same shall be the liability of the Sellers and shall be recoverable from the movable and immovable property of the Sellers.

6. That the Sellers 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 and registration fee is being borne by the Purchaser.

[Signature]

[Signature]

[Signature]

[Signature]

कोठावाव कानपुर नगर

जनपद - स्टांप

क्रम संख्या..... स्टांप का प्रकार.....

मूल्य रु०..... शामिल स्टांप रु० 131747

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक..... हस्ताक्षर.....

12-7-03





:: 14 ::

SCHEDULE OF PAYMENT.

Rs.1,55,000/- paid by the Purchaser to the Sellers as advance, as per details given at the foot of Agreement to sell.

Rs.13,95,000/- paid by the Purchaser to the Sellers at the time of execution of this Sale Deed.

Rs.15,50,000/-

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/FINGER IMPRESSION OF SELLER RAM BABU
LEFT HAND

THUMB

INDEX

MIDDLE

RING

LITTLE

2/11/2015

2/11/2015

2

Kod

M

W

कोल्हागाव काठपुर नगर

जन्मस-स्टाम्प

क्रम संख्या..... 28 स्टाम्प का प्रकार.....

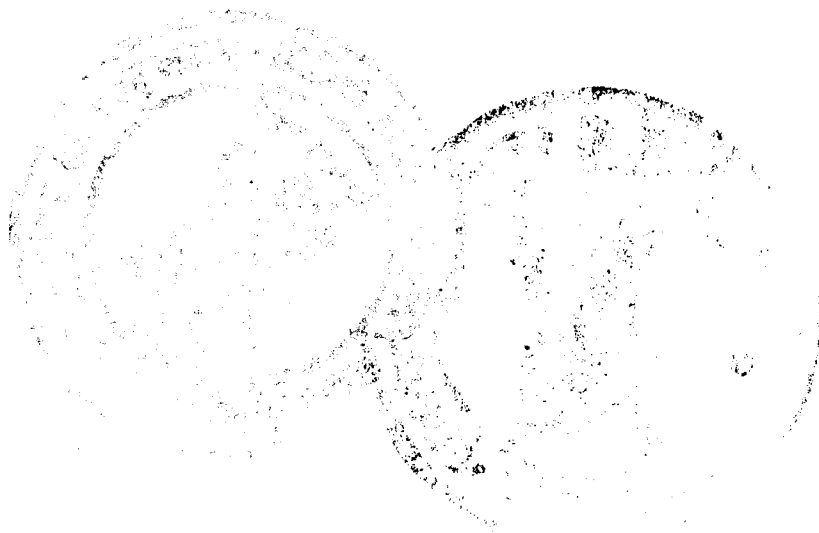
मूल्य रु०..... शामिल स्टाम्प रु० 1317

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक 12-12-03 हस्ताक्षर



100Rs.



:: 15 ::

RIGHT HAND

THUMB INDEX MIDDLE RING LITTLE

THUMB/FINGER IMPRESSIONS OF SELLER RAM PRAKASH

LEFT HAND

THUMB INDEX MIDDLE RING LITTLE

RIGHT HAND

THUMB INDEX MIDDLE RING LITTLE

THUMB/FINGER IMPRESSION OF UTTAM RAI

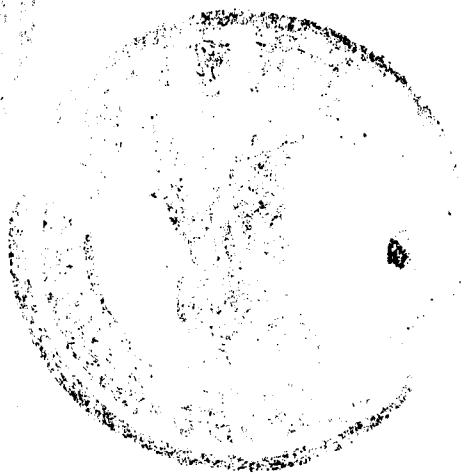
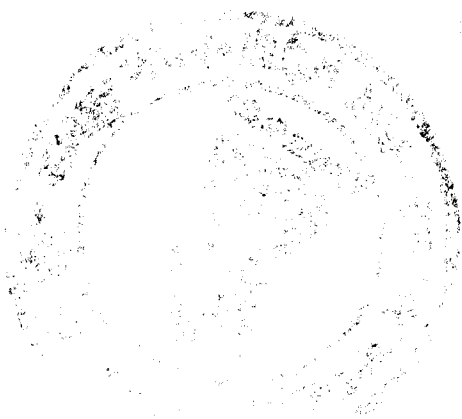
LEFT HAND

THUMB INDEX MIDDLE RING LITTLE

20/05/2015
20/05/2015
पु. 2
[Signature]

कोशागार कानपुर नगर
जनवरी-स्टाम्प

संख्या..... 28 स्टाम्प का प्रकार.....
रु०..... शामिल स्टाम्प रु० 1317
नाम.....
पता/पति का नाम.....
ता.....
नांक 12-12-83 हस्ताक्षर



कोषागाव कातपुर नगर

जनरल-स्टाम्प

क्रम संख्या.....38.....स्टाम्प का प्रकार.....
मूल्य रु०.....शामिल स्टाम्प रु०.1312.....
नाम.....
पिता/पति का नाम.....
पत्ता.....
दिनांक.....12-12-03.....हस्ताक्षर.....

प्राप्त दिनांक 21/1/04 को को-जेस्टेट प्रांति
पुस्तक संख्या 2633 को संख्या
33-368 पर
एजिसट्रीकृत किया गया है।
एजिसट्रीकृत
कातपुर-नगर

पता 2 (Manjiv Singh)
मिलान किया.....
श्रेष्ठता (Raj)

30-11-13



26
LOCATION PLAN OF ARAZI NO-542, 543, & 293 AT
NARAMAU KACHHAR TEH/DIST- KANPUR (NAGAR)

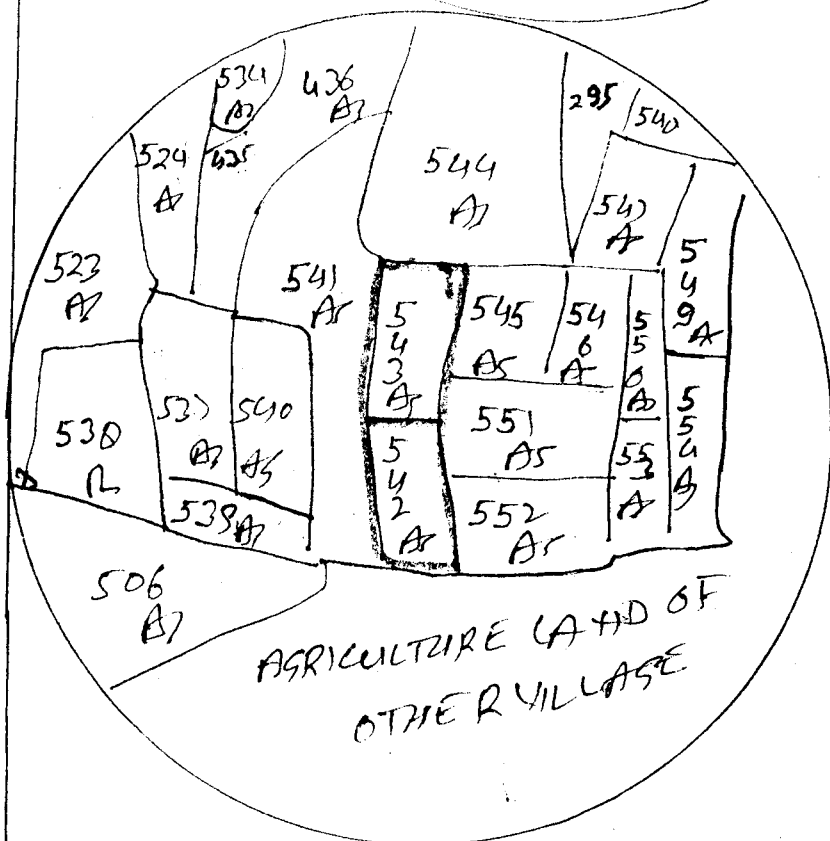
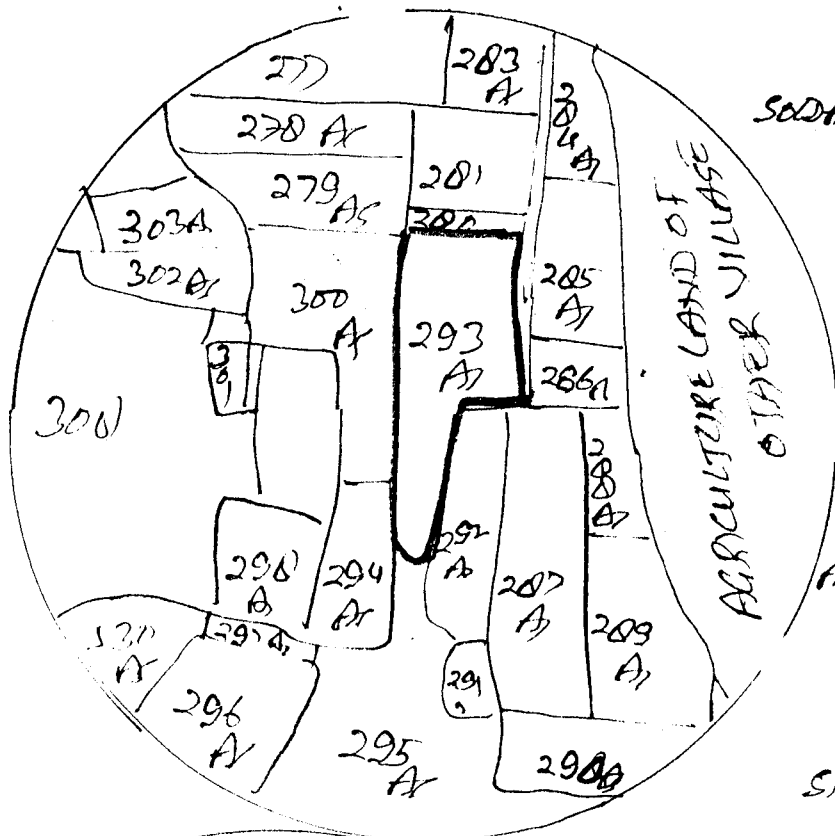
SELLER- SRI RAM PRAKASH & SRI RAM BABU S/O SRI
BAIJ NATH

PURCHASER- PALLAVA DEVELOPEMENT & REALITY (P) LTD
THROUGH AUTH. SEC - SRI UTTAM RAY

AREA OF ARAZI NO- 542 - 0.258 HECT.

do 543 - 0.318 "

do 293 - 0.716 "



22/2/2015
SIGN OF PURCHASER

SIGN OF ENGINEER

4/2/2015

Presented With D... N

167 of 04

S.R.II

