

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP84749426670944U
 Certificate Issued Date : 07-May-2022 03:29 PM
 Account Reference : NEWIMPACC (SV)/ up14104004/ MATHURA/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1410400460784112420988U
 Purchased by : RADHAMADHAV REALTORS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : RAMANRETI VRINDAVAN BANGAR VRINDAVAN DISTT MATHURA
 Consideration Price (Rs.) :
 First Party : SHREE PURUSHOTTAM JAN KALYAN NIDHI
 Second Party : RADHAMADHAV REALTORS PVT LTD
 Stamp Duty Paid By : RADHAMADHAV REALTORS PVT LTD
 Stamp Duty Amount(Rs.) : 75,00,000
 (Seventy Five Lakh only)



Please write or type below this line

Sriant DhanuL



0000528606

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



07-May-2022 03:29 PM IN-UP84749426670944U Radhamadhav Realtors Pvt Ltd Mathura

RADHAMADHAV REALTORS PVT LTD MATHURA



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II SHRI HARI II

SALE DEED

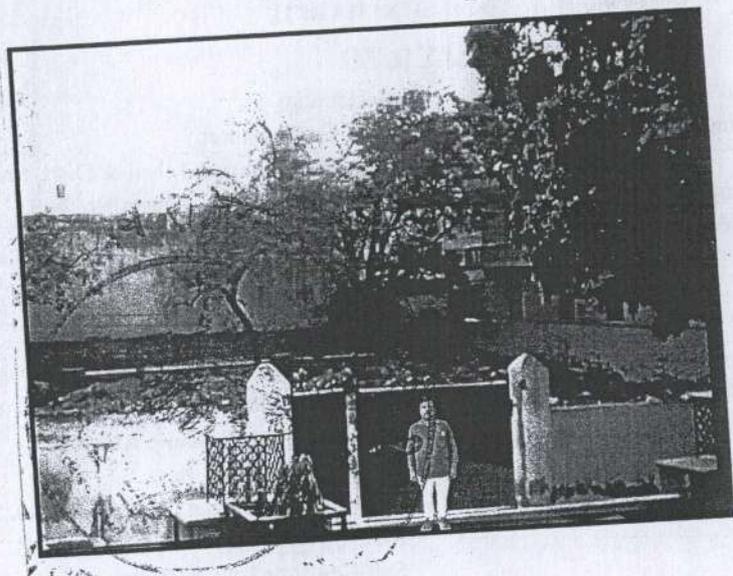
1.	Type of Land	:	Residential
2.	Mohalla/Village	:	Mohalla Ramanreti, Vrindavan Bangar, Tehsil & Distt. Mathura
3.	Details of Property	:	Khata No. 194 and Khasra No. 168T
4.	Area of Property	:	Land-2114.98 Sqm. = 0.211498 Hect., Covered Area-300 Sqm.
5.	Road	:	8.5344 mtr. wide
5.	Consideration	:	Rs. 10,71,33,159/-.
6.	Government Value	:	Rs. 6,50,85,000/
7.	Stamp Paid on Consideration	:	Rs. 75,00,000/- E-Stamp Attached
8.	Government rate of this area	:	Rs. 29,000/- Per sq. mtr. as per Rate List Page No. 9 Serial No. 59, Code No. 0069, RCC Covered Rate-12500/- Sqm. Sub-Registrar IInd, Mathura.

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THIS DEED OF CONVEYANCE is made on this 7th day of May Two Thousand Twenty Two

BY AND BETWEEN

SHREE PURUSHOTTAM JANKALYAN NIDHI (PAN: AADTS6742C), a public charitable Trust having its office at 19, R.N. Mukherjee Road, P.S. Hare Street, Kolkata - 700 001 through and represented by its trustee and authorized signatory Shri Srivrat Dhanuka S/o Sh. Om Prakash Dhanuka, R/o 12 Raja Santosh Road, 3rd Floor, Alipore Terrace, Alipore, Kolkata 700027, West Bengal Mob.-9831092166, as per Resolution dated 18th October, 2021 hereinafter referred to as "**The Vendor**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the trustees for the time being of the said Trust and their respective successors or successors-in-office) of the **ONE PART**

And

RADHAMADHAV REALTORS PVT. LTD. (PAN: AAKCR7910B), a company incorporated under the Companies Act, 1956 and having its registered office at Plot No A-222 Dwarka, Sector-8, Delhi, West Delhi, Delhi - 110077 through and represented by its Director, Sh. Mahesh Chand Baghel S/o Sh. Nathilal R/o Dangoli, Teh. Mant, Distt. Mathura Mob.-7906888859, hereinafter referred to as "**PURCHASER**" (which term or expression shall, unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective successors in office and successors in interest and assigns) of the **OTHER PART**

WHEREAS the land comprised in Khasra No. 168T was previously owned by Lilo urf Seth Liluram Kanodiya S/o Sh. Onkar Mal urf Seth Onkarmal.

AND WHEREAS Seth Liluram Kanodiya, sold the said property with other land to Seth Sitaram S/o Seth Maidhanji by virtue of sale deed dt. 05-07-1950 registered in the office of sub registrar Mathura in Book No. 1 Volume No. 468 pages 253-255 Document No. 824 on dt. 20-07-1950.

AND WHEREAS Seth Sitaram S/o Seth Maidhan through his attorney holder Ramjilal S/o Seth Rajeram ji sold the said property to Dhanuka Charity Trust represented by Ram Krishna Das Dhanuka, Hanuman Prasad Dhanuka & Kalicharan Ji Khemka vide Registered sale deed dt. 28-01-1954 which is registered in the sub registrar Mathura in Book No. 1 Volume No. 504 pages 85-87 Document No. 120 on dt. 12-02-1954.

AND WHEREAS Dhanuka Charity Trust represented by its then Trustees namely Purushottam Lal Dhanuka, Chandra Kumar Dhanuka, Shyam Sunder Dalmia & Smt. Aruna Dhanuka transferred by way of Gift the said property to Shree Purushottam Jan Kalyan Nidhi represented by Sri Bhagirathi Pasari, Sri. Omprakash Kanoi and Sri. Omprakash Dhanuka by virtue of the Deed of gift dated 16-08-1986 registered with the Registrar of Assurance at Calcutta in Book No. 1 volume No. 348 at pages 53 to 63 being document No. 10594 for the year

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1986 and by acceptance of the said Gift by the trustees of the Vendor trust of this deed, the Vendor as absolute owner became seized and possessed of or otherwise became well and sufficiently entitled to ALL THAT land measuring 10766 Sq. Yds be the same a little more or less together with two storeyed brick built dwelling house together with two small one storeyed buildings on the back side of the main building together with wooden godown and two gardens situate and lying at Vrindavan Bangar, Mohalla Ramanreti, Vrindavan, Tahsil & Distt. Mathura, being Khasra No. 168 (hereinafter referred to as "the Larger Property").

AND WHEREAS the Vendor herein has from time to time sold various parts and parcels out of the Larger Property and on actual measurement is presently seized and possessed of ALL THAT land in aggregate admeasuring 6047.82 Sq. Yds equivalent to 5056.75 sq. mtrs. be the same a little more or less comprised of the following:

- a. Vacant Land with Building admeasuring 3695.12 Sq. yards equivalent to 3089.59 sq. mtrs.
- b. Land admeasuring 1064 Sq. yards equivalent to 889.64 sq. mtrs being 28 ft. equivalent to 8.53 mtr. wide road used in Common with adjacent land owners.
- c. Land with Building admeasuring 1288.70 Sq. yards equivalent to 1077.52 sq. mtrs. where a School is being run and managed by the Vendor.

all situate and lying at Vrindavan Bangar, Mohalla Ramanreti, Vrindavan, Tahsil & Distt. Mathura, in Khata No. 194 and Khasra No. 168T (hereinafter referred to as "the Existing Property") more fully set out and described in the **First Schedule** hereunder written.

AND WHEREAS the Purchaser herein approached the Vendor and proposed to purchase undivided and un-demarcated land admeasuring 2114.98 Sq. mtrs. out of the Vacant Land admeasuring 3089.59 sq. mtrs. forming part of the Existing Property for valuable consideration and upon considering such proposal, the Vendor has accepted the same and has agreed to sell and convey undivided and un-demarcated land admeasuring 2114.98 Sq. mtrs. out of the Vacant Land admeasuring 3089.59 sq. mtrs. forming part of the Existing Property (hereinafter referred to as "the said Property") more fully set out and described in the **Second Schedule** hereunder written at and for a total sale consideration of Rs. 10,71,33,159/- (Rupees ten crores seventy one lakhs thirty three thousand one hundred and fifty nine) and on "as is where is basis".

AND WHEREAS the Purchaser has also proposed and agreed to maintain, repair, keep secured and sanitized the 28 ft. equivalent to 8.53 mtr. wide road used in Common with adjacent land owners lying situate on the Eastern side of the said Property, without claiming any title thereof and agreeing to use the same in common with adjacent land owners.

Sriant Dhanu



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AND WHEREAS the Purchaser has also proposed and agreed to leave an open space of minimum 5 mtrs. or such open space mandated as per local building rules, whichever is higher, between any building that maybe be built at the said Property and the Land where presently School is being run and managed by the Vendor, that is to say on the Northern side of the said Property.

AND WHEREAS the Purchaser has satisfied itself with the title of the Vendor to the said Property and the Existing Property and as to the actual land area in possession of the Vendor and has caused independent survey of the Existing Property to be conducted and there are no further acts and/or deeds to be performed by the Vendor and accordingly the Purchaser has agreed to purchase and the Vendor has agreed to sell the said Property on "as is where is" basis.

AND WHEREAS by a resolution passed in the meeting of the board of trustees held on dt. 18.10.2021. The trustees decided to sale the above said property described in second schedule hereunder written and authorized Shri SrivratDhanuka S/o Sh. Om Prakash Dhanuka, R/o 12 Raja Santosh Road, 3rd Floor, Alipore Terrace, Alipore, Kolkata 700027, West Bengal, to execute this deed in favour of Vendee.

NOW THIS INDENTURE WITNESSETH

THAT in pursuance of the said agreement and in consideration of the premises as above and in further consideration of the sum of Rs. 10,71,33,159.00p (Rupees ten crores seventy one lakhs thirty three thousand one hundred and fifty nine) only paid by the Purchaser to the Vendor at or before the execution hereof in full payment of the agreed consideration (the receipt whereof the Vendor doth hereby and also by the memo hereunder written admit and acknowledge and of and from payment of the same and every part thereof do hereby acquit release exonerate and forever discharge the Purchaser as also the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) they the Vendor do hereby grant sell convey transfer assign and assure unto and in favour of the Purchaser on "as is where is" basis All That piece or parcel of undivided and un-demarcated land admeasuring 2114.98 Sq. mtrs. out of the Vacant Land admeasuring 3089.59 sq. mtrs. forming part of the Existing Property in Khata No. 194 and Khasra No. 168T situated at Vrindavan Bangar Mohalla Ramanreti, Vrindavan, Tahsil & Ditt. Mathura. (hereinafter referred to as "the said Property") morefully set out and described in the Second Schedule hereunder written and delineated on the map or plan annexed hereto and thereon shown within Red borders together with areas water courses liberties privileges easements and appurtenances whatsoever to the said Property or any part thereof belonging to in any way appertaining or usually held or enjoyed therewith or

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reputed to belong or be appurtenant thereto or with the same or any part thereof now are or hereto before were used occupied or enjoyed and all the reversion or reversions remainder or remainders, profits thereof and all the estate right title interest claim and demand whatsoever, of the Vendor into and upon the said Property or any part thereof together with all photocopies of all deeds of title whatsoever in anyway relating to or concerning the said Property or any part thereof and to hold the said Property hereby granted or expressed so to be unto and to the use of the Purchaser forever and the Vendor doth hereby covenant with the Purchaser that notwithstanding in any act deed or thing by the Vendor or by any of its predecessors in title done or executed or suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby granted or expressed so to be and every party thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that the Vendor has good alienable right full power and absolute authority to grant sell, transfer and convey the said Property hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid and the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said Property and receive the profits thereof without any lawful interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of its predecessors in title and that free from all encumbrances whatsoever made or suffered by the Vendor or any of its predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said Property or any of them or any part thereof from under or in trust for the Vendor or from or under any of their predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said Property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required at the cost of the Purchaser.

And for the consideration as paid by the Vendor for the sale in pursuance of this Indenture the Vendor has put the Purchaser in complete peaceful possession of the said Property and the Purchaser has taken possession of the same.

And the Purchaser hereby declares that it is fully satisfied with the title of the Vendor to the said Property and the Existing Property and as to the actual land area in possession of the Vendor and the sale of the said Property by the Vendor in favour of the Purchaser is on "as is where is" basis.

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And the Purchaser hereby covenants and assures the Vendor that the land on the Eastern side of the said Property admeasuring 1064 sq. yds equivalent to 889.64 sq. mtrs comprised in the Existing Property being 28 ft. equivalent to 8.53 mtr. wide road used in Common with adjacent land owners comprised in the Existing Property and delineated on the map or plan annexed hereto and thereon shown within Green borders shall continue to be used as common road with adjacent land owners and not form part of the present sale and the Purchaser shall at all times be liable and responsible to maintain, repair, keep secured and sanitized the same at its own costs and expenses without claiming any reimbursement thereof and shall not claim any title over and in respect thereof and/or any part thereof and shall use the same in common with adjacent land owners including the Vendor herein and shall not block and/or barricade and/or encroach on any part of the aforesaid common road lying on the Eastern side of the said Property.

And the Purchaser hereby covenants and assures the Vendor that the land on the Northern side of the said Property admeasuring 1288.70 Sq. yards equivalent to 1077.52 sq. mtrs. comprised in the Existing Property where presently a School is being run and managed by the Vendor and delineated on the map or plan annexed hereto and thereon shown within Blue borders shall also not form part of the present sale and that the Purchaser and/or its assignees shall neither claim any right title interest in either of the aforesaid portions of the Existing Property in any manner whatsoever or howsoever nor create any disturbance or impediment thereat and shall not encroach on any part thereof and the Purchaser hereby undertakes and shall ensure that they leave an open space of minimum 5 mtrs. or such open space mandated as per local building rules, whichever is higher, between any building that maybe be built at the said Property and the Land where presently School is being run and managed by the Vendor, that is to say on the Northern side of the said Property.

Sruant Dhanu



Dr. E. S. S.



THE FIRST SCHEDULE ABOVE REFERRED TO

All that land with brick-built building in aggregate ad-measuring 6047.82 Sq. Yds equivalent to 5056.75 sq. mtrs. be the same a little more or less comprised of (a) Vacant Land with Building admeasuring 3695.12 Sq. yards equivalent to 3089.59 sq. mtrs.; (b) Land admeasuring 1064 Sq. yards equivalent to 889.64 sq. mtrs being 28 ft. equivalent to 8.53 mtr. wide road used in Common with adjacent land owners; and (c) Land with Building admeasuring 1288.70 Sq. yards equivalent to 1077.52 sq. mtrs. where a School is being run and managed by the Vendor, all situate and lying at Vrindavan Bangar, Mohalla Ramanreti, Vrindavan, Tahsil & Distt. Mathura, in Khata No. 194 and Khasra No. 168T and butted and bounded as follows:-

On the East By - 28 feet common road and adjacent thereto land owned by different owners namely Kanak Dhara, Bhakti Dham, Radha Mohan Bhawan and Parking of Iskcon Temple Management

On the West By - Advait Mandir, Giriraj Mandir, Nimark Sadan

On the North By- Shree Vrindavan Dham (Russian House)

On the South By- Kailash Mishra Master Land

THE SECOND SCHEDULE ABOVE REFERRED TO

All that undivided and un-demarcated land admeasuring 2114.98 Sq. mtrs. out of the Vacant Land admeasuring 3089.59 sq. mtrs. forming part of the Existing Property described in First Schedule above, consisting of open land with one storeyed building and boundary wall and gate together-with undivided share in the covered area to the extent of 300 Sqm.. be the same a little more of less situate and lying at Vrindavan Bangar, Mohalla Ramanreti, Vrindavan, Tahsil & Distt. Mathura, in Khata No. 194 and Khasra No. 168T and butted and bounded as follows:-

On the East By - 28 feet common road and adjacent thereto land owned by different owners namely Kanak Dhara, Bhakti Dham, Radha Mohan Bhawan and Parking of Iskcon Temple Management

On the West By - Advait Mandir, Giriraj Mandir, Nimark Sadan

On the North By- School & Building

On the South By- Part of Property sold to Second Party

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आवेदन सं०: 202200764019440

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6813

वर्ष: 2022

प्रतिफल- 107133159 स्टाम्प शुल्क- 7500000 बाजारी मूल्य - 107134000 पंजीकरण शुल्क - 1071340 प्रतिलिपिकरण शुल्क - 80 योग : 1071420

श्री श्री पुरूषोत्तम जनकल्याण निधि द्वारा
श्रीवृत धानुका अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री ओम प्रकाश धानुका
व्यवसाय : अन्य
निवासी: 12 राजा सन्तोष रोड 3तल अलीपोर टेरेस अलीपोर कोलकाता पश्चिम बंगाल

Smit Dhanu L

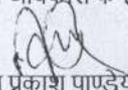


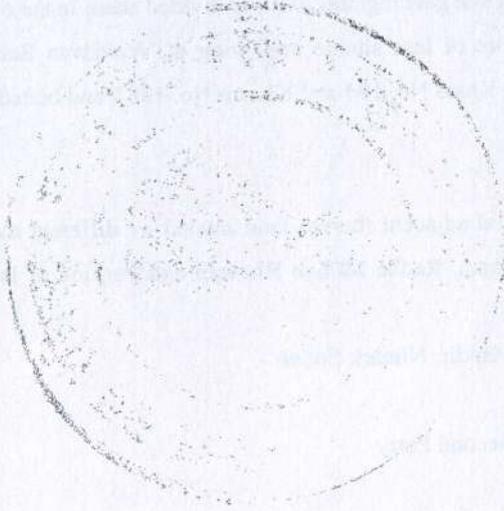
श्री, श्री पुरूषोत्तम जनकल्याण निधि द्वारा

श्रीवृत धानुका अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
07/05/2022 एवं 04:25:27 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


विजय प्रकाश पाण्डेय
उप निबंधक :सदर द्वितीय
मथुरा
07/05/2022
कमलेश सिंह,
निबंधक लिपिक
07/05/2022



IN WITNESS WHEREOF the Parties hereto have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the
VENDOR abovenamed in the presence of:-

Sruat Dhanal



SIGNED SEALED AND DELIVERED by the
PURCHASER abovenamed in the presence of:-

श्री २१-५-९



बही सं०: 1

रजिस्ट्रेशन सं०: 6813

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री श्री पुरुषोत्तम जनकल्याण निधि के द्वारा श्रीवृत्त धानुका,
पुत्र श्री ओम प्रकाश धानुका

निवासी: 12 राजा सन्तोष रोड 3तल अलीपोर टेरेस
अलीपोर कोलकाता पश्चिम बंगाल

व्यवसाय: अन्य

क्रेता: 1

Sriant Dhane L



श्री राधामाधव रियल्टर्स प्रा० लि० के द्वारा महेशचन्द बघेल,
पुत्र श्री नत्थीलाल

निवासी: डांगौली मांट मथुरा मो०-7906888859

व्यवसाय: अन्य

महेशचन्द



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

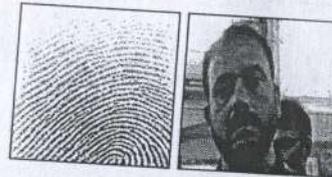
श्री अमित कुमार शर्मा, पुत्र श्री गिराज प्रसाद शर्मा

निवासी: छीपी गली वृन्दावन

व्यवसाय: अन्य

पहचानकर्ता: 2

Amit Kumar



श्री रामकृष्ण तिवारी, पुत्र श्री सत्यदेव तिवारी

निवासी: प्रेम गली अठखम्बा वृन्दावन

व्यवसाय: अन्य

Rameshwar Tiwari



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय प्रकाश पाण्डेय
उप निबंधक : सदर द्वितीय
मथुरा

07/05/2022

कमलेश सिंह,
निबंधक लिपिक मथुरा
07/05/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 10,71,33,159.00p (Rupees ten crore seventy one lakhs thirty three thousand one hundred and fifty nine) only being the total Consideration for sale of the Second Schedule property as per Memo below:-

MEMO OF CONSIDERATION:

Cheque No.	Date	Bank Details	Amount (Rs.)
000916	18.10.21	ICICI Bank, Kashmiri Gate Branch, Delhi	3,00,00,000.00
ICICR52022050700277480	07.05.2022	ICICI Bank	7,60,61,827.41
Income Tax deducted at source U/s.194IA of Income Tax Act,1961 @ 1% through Challan Sr. No. 29304 dt. 07-05-2022			10,71,331.59
GRAND TOTAL			10,71,33,159.00

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Witnesses:



VENDOR

1. Amit Kumar Sharma S/o Girraj Prasad Sharma
R/o Chhipi Gali Vrindavan M.-9412728323

Amit Sharma



2. Ramkrishna Tiwari S/o Sh. Satydev Tiwari
R/o Prem Gali Athkhamba Vrindavan M.-9359810205

Ramkrishna Tiwari



आवेदन सं०: 202200764019440

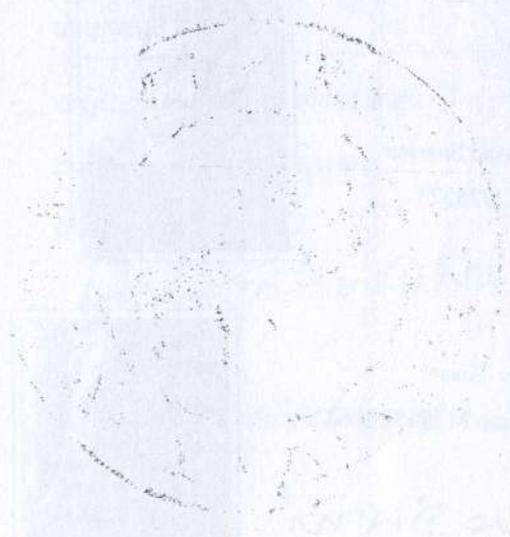
बही संख्या 1 जिल्द संख्या 11048 के पृष्ठ 111 से 132 तक क्रमांक
6813 पर दिनांक 07/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

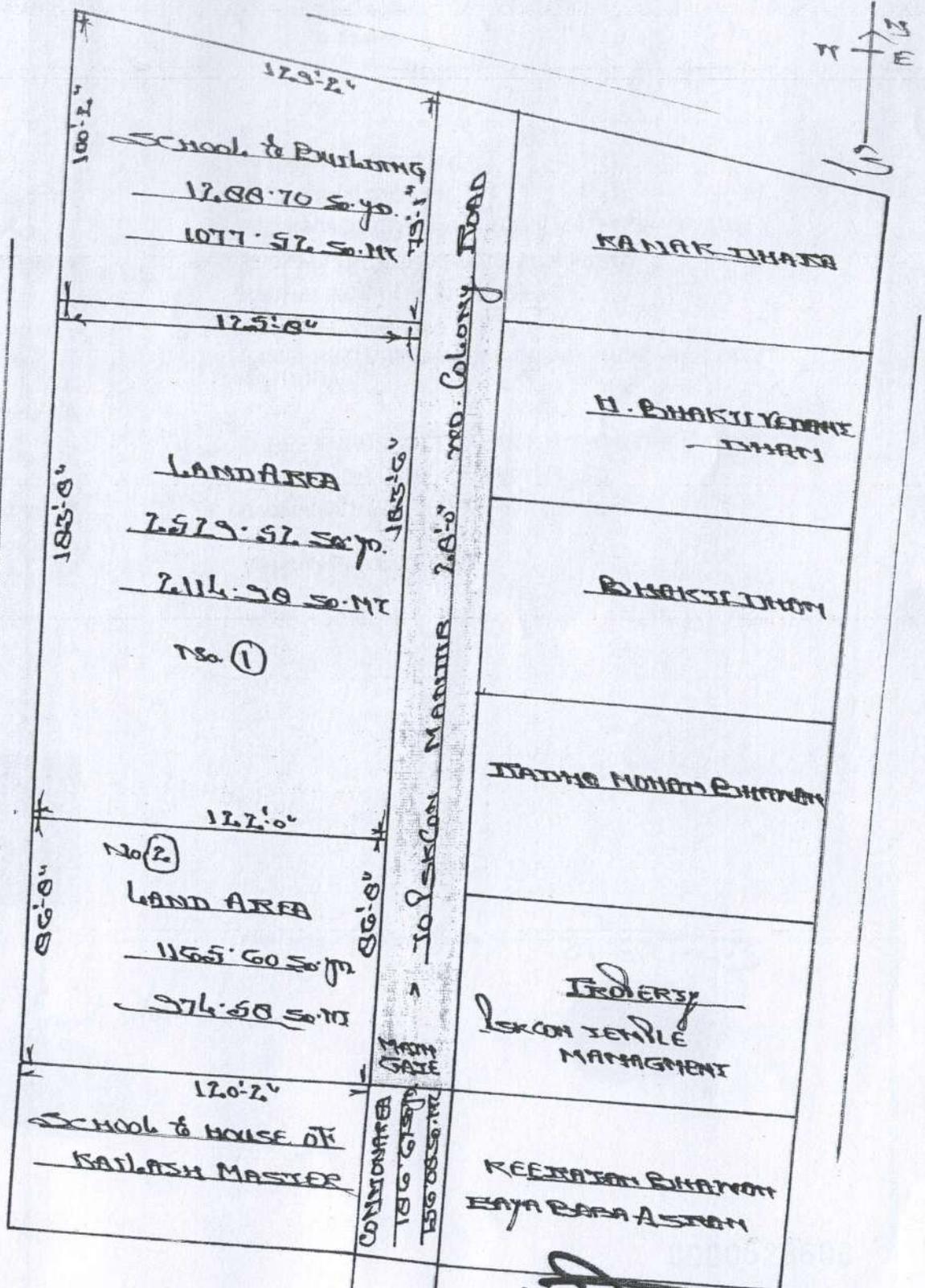


विजय प्रकाश पाण्डेय
उप निबंधक : सदर द्वितीय
मथुरा

07/05/2022



SITE PLAN OF THE PLOT NO. 1 SITUATED AT
 MOHALLA BIRMAN BILAI, VERINDABAN BANGAR, KHASRA
 NO. 111 & DIST. MATHURA U.P.
 OWNER: SHREE PURSHOTTAM JAN KALYAN NIJMI
 A PUBLIC CHARITABLE TRUST



Sri Dhanu

M. H. D. S.

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