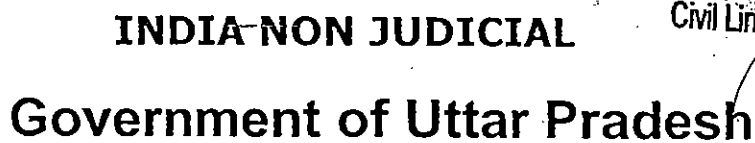


Ashutosh Jaiswal, Executive
SHCIL, G4, LDA Center, 2 SP Marg,
Civil Lines, Allahabad-211001

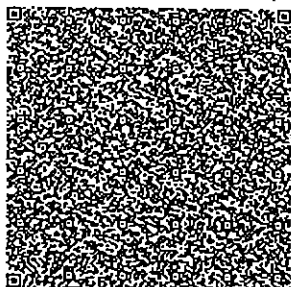


e-Stamp

53/64-53/7

संत्यमेव जयते

Certificate No.	: IN-UP00392232205107M
Certificate Issued Date	: 30-May-2014 11:55 AM
Account Reference	: SHCIL (FI)/ upshcil01/ ALLAHABAD1/ UP-AHD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100466023737928M
Purchased by	: ARUN KUMAR SINGH ADVOCATE
Description of Document	: Article 23 Conveyance
Property Description	: OpenLandPartOfNazulNowFreeholdPlotNo53CivilStationAldTotalArea764.95SqmtAlsoPartOfH.No37ElginRoadAld
Consideration Price (Rs.)	: 98,50,000 (Ninety Eight Lakh Fifty Thousand only)
First Party	: SURESH CHANDRA TANDON AND OTHERS
Second Party	: MsTulsianiConstructionAndDevLtdDirMaheshKrTulsiani
Stamp Duty Paid By	: MsTulsianiConstructionAndDevLtdDirMaheshKrTulsiani
Stamp Duty Amount(Rs.)	: 23,02,600 (Twenty Three Lakh Two Thousand Six Hundred only)



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Sumudu A. H.

Suchi bra Tandon

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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.





Sun

Sun

Suchitra Tandon

Mahesh Kumar

*Identified the photographs
30/5/14*

SALE DEED

Short Description

- | | | | |
|-----|--|---|--|
| 1. | Type of Land | - | Residential |
| 2. | Ward/Pargana | - | Sadar |
| 3. | Mohalla/Village | - | Elgin Road, Allahabad |
| 4. | Description of Property (Property No.) | - | Open land part of Nazul (Now Free Hold) Plot No.53 [Upvibhagit Up Khand Sankhya-53/6 and 53/7], Civil Station, Allahabad, situated in Mohalla- Elgin Road, Allahabad |
| 5. | Unit of Measurement (Hectare/Sq. Meter) | - | Square Meters |
| 6. | Area of Property | - | 764.95 Sq. Meters |
| 7. | Situation of Road | - | Elgin Road |
| 8. | Other Description (9 Meters Road/ Corner etc.) | - | More than 9 Meters Road |
| 9. | Type of Property | - | Open Land |
| 10. | Total area of property (in case of Multi story Building) | - | Not applicable |
| 11. | Total covered Area | - | Not applicable |
| 12. | Status-Finished/Unfinished/Other | - | Not applicable |
| 13. | Value of Trees | - | Nil |

Sun

Suchitra Tandon

Mahesh Kumar





[3]

14. Boring/well/Other - Nil
15. Constructed Area - Nil
16. Year of Construction - Not applicable
17. Whether belong to member
of Co-operative Housing Society - No
Yes/No
18. (I) Amount of sale consideration - Rs. 98,50,000/-
(II) Market Value - Rs. 3,28,93,000/-
(III) Stamp Duty paid - Rs. 23,02,600/-

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Mahesh Kumar Tandon



विक्रय पत्र

9,850,000.00 / 32,893,000.00

10,000.00

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10,020.00

800

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

सुरेश चन्द्र टण्डन स्वयं व मुआम पुष्पा सेठ व सुषमा मेहरोत्रा

पुत्र श्री

स्व पुरुषोत्तम दास टण्डन

व्यवसाय

निवासी स्थायी

57 रानी मण्डी इलाहाबाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

30/5/2014

समय

4:51PM

वर्ज निवन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ज्ञानेश कुमार

उप निबन्धक (प्रथम)

इलाहाबाद

30/5/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

[Signature]

क्रेता

श्री सुरेश चन्द्र टण्डन स्वयं व मुआम पुष्पा सेठ व सुषमा मेहरोत्रा

पुत्र श्री स्व पुरुषोत्तम दास टण्डन

पेशा

निवासी 57 रानी मण्डी इलाहाबाद



श्री महेश कुमार तुलसियानी

पुत्र श्री स्व सी एल तुलसियानी

पेशा

निवासी 13/1 पंजाबी कालोनी अलोपीबाग इलाहाबाद



Mahesh Kumar Tulsiani

श्रीमती सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा

आदि

पत्नी श्री स्व दिनेश चन्द्र टण्डन

पेशा

निवासी 57 रानी मण्डी इलाहाबाद



Suchitra Tandon



THIS INDENTURE made on this 30th day of May, 2014

BETWEEN

1. SURESH CHANDRA TANDON

Son of Late Purshottam Das Tandon

Resident of 57, Rani Mandi, Allahabad-211003

2. SMT. PUSHPA SETH

Daughter of Late Purshottam Das Tandon

and wife of Shri Amar Nath . Seth

Resident of BJ-154, SALT LAKE City II

KOLKATA, (West Bengal)

Through her duly constituted attorney Sri Suresh Chandra Tandon
Son of Late Purshottam Das Tandon, Resident of 57, Rani Mandi,
Allahabad [Vide Registered deed of General Power of Attorney
dated 07.9.2007 Regd. in Bahi No.IV at Serial. No. 4998 in the
Office of Sub-Registrar Assurance, Kolkata].

3. SMT. SUSHMA MEHROTRA

Daughter of Late Purshottam Das Tandon

and wife of Ganesh Mehrotra

Resident of 29/A, Vivekanand Road,

Near Girish Park, Kolkata, (West Bengal)

Through her duly constituted attorney Sri Suresh Chandra

Tandon, Son of Late Purshottam Das Tandon, Resident of 57,

Suresh Chandra Tandon



Suchitra Tandon



Mahesh Kumar Tandon



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री नीरज मेहरोत्रा

पुत्र श्री स्व एफ सी मेहरोत्रा

पेशा

निवासी 11/3ए आकलैण्ड रोड इलाहाबाद

व श्री अरुण कुमार सिंह

पुत्र श्री राजेंद्र सिंह

पेशा

निवासी सिविल कोर्ट इलाहाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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जयजित कुमार

रूप निबन्धक (प्रथम)

इलाहाबाद

30/5/2014



Rani Mandi, Allahabad [Vide Registered deed of General Power of Attorney dated 07.9.2007 Regd. in Bahi No.IV at Serial. No. 4997 in the Office of Sub-Registrar Assurance, Kolkata].

4. SMT. SUCHITRA TANDON

Wife of Late Dinesh Chandra Tandon

Resident of 57 Rani Mandi, Allahabad-211003.

5. SMT. JAYA MEHROTRA

Daughter of Late Dinesh Chandra Tandon

AND Wife of Sri Neeraj Mehrotra,

Resident of 11/3-A, Auckland Road, Allahabad-211001.

Through her duly constituted attorney Smt. Suchitra Tandon wife of Late Dinesh Chandra Tandon, resident of 57 Rani Mandi, Allahabad [vide registered deed of General Power of Attorney dated 21.8.2007, registered in Bahi Nos.4 Zild Nos.291 on pages 261 to 270 at Serial No. 362 on 21.8.2007 in the Office of Sub - Registrar, Allahabad (First)].

6. SMT. JAYANTI SARIN

Daughter of Late Dinesh Chandra Tandon

and wife of Sri Chand Sarin

Resident of 57, Rani Mandi, Allahabad-211003

Presently residing at Flat No. # 103, Bukhatir Tower, Buhaira, Corniche, P.O. Box-2545, Sharjah.

Suchitra Tandon
Shahid Kumar Tandon



विक्रेता

Registration No.: 2712

Year: 2,014

Book No.: 1

0101 सुरेश चन्द्र टण्डन स्वयं व मुआम पुष्पा सेठ व सुषमा मेहरोत्रा

स्व पुरुषोत्तम दास टण्डन

57 रानी मण्डी इलाहाबाद

Sah



0102 सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा आदि

स्व दिनेश चन्द्र टण्डन

57 रानी मण्डी इलाहाबाद

Suchitra Tandon



Through her duly constituted attorney Smt. Suchitra Tandon Wife of Late Dinesh Chandra Tandon, resident of 57, Rani Mandi, Allahabad [vide registered deed of General Power of attorney dated 31.03.2007 duly stamped by District Registrar/A.D.M.(F & R), Allahabad, on 30-5-2007.))

7. SMT SUPRIYA TANDON

Daughter of Late Dinesh Chandra Tandon
and wife of Sri Tripat Mehrotra

Resident of 57, Rani Mandi, Allahabad -211003

Presently residing at Flat No. # 201, ALSARI Building, behind New Gold Souk, Mankhool Area, DUBAI.

Through her duly constituted attorney - Smt. Suchitra Tandon w/o Late Dinesh Chandra Tandon, RESIDENT OF 57, Rani Mandi-Allahabad, [vide deed of General Power of Attorney dated 31.03.2007, duly stamped by District Registrar/A.D.M. (F & R), Allahabad, on 30-5-2007.]

(HEREINAFTER, called '**THE VENDORS**'); which term shall always mean and include their heirs, legal representatives, executors and assignee; unless expressly excluded.

A N D

M/S TULSIANI CONSTRUCTIONS AND DEVELOPERS LIMITED, a duly incorporated company under the provisions of companies act, having its registered office at 13/1, Punjabi Colony, Alopibagh, Allahabad [w.e.f. from 31.7.2013 at Plot No.3, Block 'N', Green Park, New Delhi-110016] through its Director Sri Mahesh Kumar Tulsiani son of late C.L.Tulsiani, resident of 13/1, Punjabi Colony, Alopibagh, Allahabad.

Suchitra Tandon



Suchitra Tandon

Mahesh Kumar Tulsiani



क्रेता

Registration No. : 2712

Year : 2,014

Book No. : 1

0201 महेश कुमार तुलसियानी

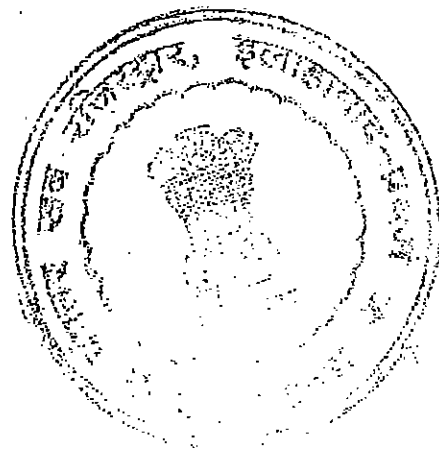
स्व सी एल तुलसियानी

13/1 पंजाबी कालोनी अलोपीबाग इलाहाबाद

Mahesh Kumar Tulsiyani



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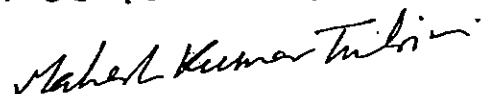


(HEREINAFTER called "**The VENDEE**"); which term shall always mean and include its successor, representatives, administrators, assignees and nominees; unless expressly excluded.

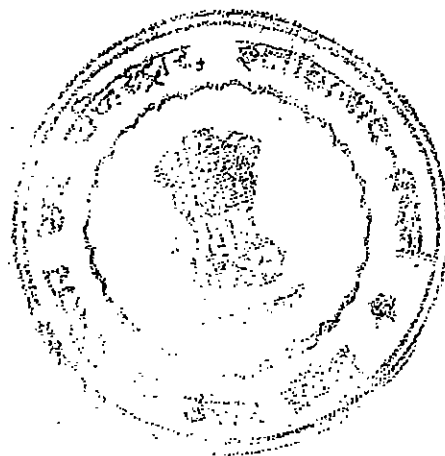
WHEREAS Late Purshottam Das Tandon, the father of the Vendor Nos.1 to 3, Father-in-law of Vendor No.4 and Grand Father of Vendor Nos. 5 & 6, was the sole lessee and in possession of part of Nazul Plot No. 53, Civil Station, Allahabad and the building situated thereon bearing Municipal No.37, Lal Bahadur Shastri Marg, Allahabad area 1465.74 Sq. Yrds or 1225.50 Sq. Meters by virtue of registered Lease Deed dated 19th March,1996 presented for registration on 06.04.1996 and registered on Bahi No.1 Zild 770 on pages 57 to 84 at serial No. 104 in the Office of the Sub Registrar, Tehsil Chail now Sadar, Allahabad for a period of 30 Years with effect from 12.04.1960 and renewed by registered lease deed dated 31.12.1996 for a period of 30 Years with effect from 12.04.1990 with right of renewal not exceeding 90 Years from the date of the original lease deed. He died on 07.03.2007, leaving behind one son namely the Vendor No.1 Shri Suresh Chandra Tandon, two daughters namely the Vendor Nos. 2 & 3 Smt. Pushpa Seth and Smt. Sushma Mehrotra respectively; his daughter-in-law namely Vendor No.4 Smt. Suchitra Tandon (wife of predeceased son Late Dinesh Chandra Tandon) and three grand daughters (daughters of predeceased son Late Dinesh Chandra Tandon) namely the Vendor Nos. 5 to 7 namely Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon respectively and thus after

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 Mahesh Kumar Tandon





the death Sri Purshottam Das Tandon, the Vendors became the co-lessee/ owners of the aforesaid property.

WHEREAS the vendors being in need of money agreed to sell the aforesaid property part of Nazul Plot No. 53, Civil Station, Allahabad and the building situated thereon bearing Municipal No. 37, Elgin Road, Allahabad area 1465.74 Sq. Yards or 1225.50 Sq. Meters after conversion of lease hold rights into Free Hold rights regarding the aforesaid Nazul land in their favour to the vendee, at the cost and expenses of the vendee against a total sale consideration of Rs. 1,00,00,000/- (Rupees One Crore) only and an Agreement to Sell dated 30.10.2007 was also executed between the parties containing the terms and conditions agreed between them.

AND WHEREAS as per terms of aforesaid agreement to sell dated 30.10.2007 the vendor Nos. 4 to 6 have already sold 447.26 Sq. Mtrs. land part of Nazul (Now Free Hold) Plot No.53, (Up Vibhajit Upkhand Sankhya- 53/2), Civil Station, Allahabad by two registered sale deeds i.e. 65.49 Sq. Mtrs. land against a total sale consideration of Rs. 5,00,000/- (Rupees Five Lac) only by a registered sale deed dated 31.7.2008 and 381.77 Sq. Mtrs land against a total sale consideration of Rs. 30,00,000/- (Rupees Thirty Lac) only by another registered sale deed dated 31.7.2008 in favour of the aforesaid Vendee and thus the vendors had to sell remaining 778.24 Sq. Mtrs. land part of Nazul (Now Free Hold) Plot No. 53, Civil Station, Allahabad against a sale consideration of

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Suchitra Tandon.



Mahesh Kumar Tandon





Rs. 65,00,000/- (Rupees Sixty Five Lac only) to the aforesaid vendee as per aforesaid agreement to sell dated 30.10.2007.

AND WHEREAS as per Free Hold Policy of Govt. of U.P., the vendors applied for conversion of Lease Hold Rights into Free Hold rights in respect of 790.03 Sq. Mtrs. Land part of Nazul Plot No.53, Civil Station, Allahabad and A.D.M. (Nazul), Allahabad on behalf of and authorized by the Governor of U.P. executed registered Free Hold Deed dated 26.3.2012 registered in Photoprati Pustak Sankhya-I, Khand 7413 on pages 109 to 164 at Sl. No. 1709 on 28.3.2012 in the Office of Sub Registrar, Allahabad (First) in favour of the vendors in respect of only 764.95 Sq. Mtrs. land part of Nazul Plot No.53, Civil Station, Allahabad after deducting 25.08 Sq. Mtrs. land left for road widening AND thus the vendors are owners of open land part of Nazul (Now Free Hold) Plot No.53, (Upvibhajit Up Khand Sankhya-53/6, Area- 572.46 Sq. Mtrs; numbered as portion 'A' and Upvibhajit-Upkhand Sankhya – 53/7, area – 192.49 Sq. Mtrs.; numbered as portion 'B') Civil Station, Allahabad total area – 764.95 Sq. Mtrs. which is also part of House No. 37, Elgin Road, Allahabad fully described at the end of this Deed and also shown to be bounded by red lines in the annexed plan.

AND WHEREAS the aforesaid 1225.50 Sq. Mtrs. land part of Nazul Plot No. 53, Civil Station, Allahabad subject matter of aforesaid Agreement to Sell dated 30.10.2007 was Nazul land and 790.03 Sq. Mtrs. land; out of 1225.50 Sq. Mtrs. land is converted into Free Hold land from the Nazul land vide registered Free Hold Deed dated 26.3.2012 and due

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Maheer Kumar Tandon





to lapse of more than 7 years time, it is agreed between the parties that the vendors shall execute sale deed regarding the remaining 790.03 Sq. Mtrs. land in favour of the vendee against a total sale consideration of Rs. 98,50,000/- (Rupees Ninety Eight Lac and Fifty Thousand) only; hence this sale deed is being executed by the vendors in respect of open land part of Nazul (Now Free Hold) Plot No.53, (Upvibhajit Up Khand Sankhya-53/6, Area- 572.46 Sq. Mtrs; numbered as portion 'A' and Upvibhajit Upkhand Sankhya.- 53/7, area - 192.49 Sq. Mtrs. numbered as portion 'B') Civil Station, Allahabad total area - 764.95 Sq. Mtrs. which is also part of House No. 37, Elgin Road, Allahabad fully described at the end of this Deed and also shown to be bounded by red lines in the annexed plan against a total sale consideration of Rs. 98,50,000/- (Rupees Ninety Eight Lac and Fifty Thousand) only in favour of the vendee.

NOW THIS SALE DEED WITNESSTH AS UNDER :

I. In consideration of Rs. 98,50,000/- (Rupees Ninety Eight Lac and Fifty Thousand) only paid as per details given in schedule of payment, given at the end of this Deed by the Vendee to the Vendors and the receipt of which is hereby acknowledged by the Vendors; the Vendors hereby transfer, sell, assign and alienate open land part of Nazul (Now Free Hold) Plot No.53, (Upvibhajit Up Khand Sankhya-53/6, Area- 572.46 Sq. Mtrs; numbered as portion 'A' and Upvibhajit Upkhand Sankhya - 53/7, area - 192.49 Sq. Mtrs. numbered as portion 'B') Civil Station, Allahabad, total area - 764.95 Sq. Mtrs. which is also part of House No.

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Naresh Kumar Tandon

Suchitra Tandon -

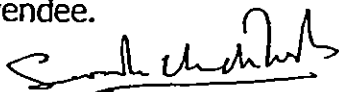




37, Elgin Road, Allahabad fully described at the end of this Deed and also shown to be bounded by red lines in the annexed plan UNTO THE VENDEE TO HOLD THE SAME AS ABSOLUTE OWNER FOR EVER and the Vendors have also delivered the actual, physical and proprietary possession of the vended property to the Vendee.

II. The vendors and the vendee hereby agree as under :-

1. That the property hereby sold shall be quietly entered into, upon and held and enjoyed by the vendee without any hindrance from the vendors or any person claiming through/or under the vendors.
2. That the vendee shall be entitled to get its name mutated in the relevant records of Nagar Nigam, Allahabad and in any other Government Department.
3. That the property hereby sold is free from any encumbrance, lien or charge.
4. That if at any time in future, the property hereby sold goes out of possession of the vendee due to defect in the title of the vendors, the vendors shall indemnify the vendee of such losses.
5. That the vendors will at the cost of the vendee shall execute and do every such assurance, deed or things that may be necessary for more perfectly assuring the title to the Vendee as and when required by the vendee.



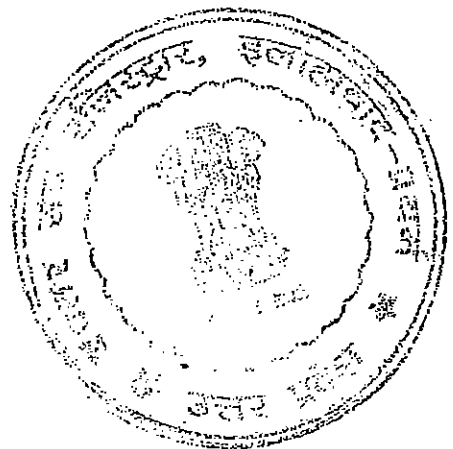


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6. That the taxes and all other charges in respect of the property hereby sold up to the date of execution of this Sale Deed shall be payable by the vendors and thereafter the same shall be paid by the vendee.

SCHEDULE OF PAYMENT

<u>Amount</u>	<u>Details of Payments</u>
i) Rs. 10,00,000/-	Vide Cheque No. 581873 dated 30.7.2008; drawn on The Federal Bank Limited, Civil Lines, Allahabad.
ii) Rs. 88,50,000/-	Vide Demand Draft No. 955782 dated 29.5.2014; drawn on the Federal Bank Limited, Civil Lines, Allahabad.

Total Rs. 98,50,000=00 (Rupees Ninety Eight Lac and Fifty
Thousand only)

SCHEDULE OF PROPERTY HEREBY SOLD

Open land part of Nazul (Now Free Hold) Plot No.53, (Upvibhajit Up Khand Sankhya-53/6, Area- 572.46 Sq. Mtrs; numbered as portion 'A' and Upvibhajit Upkhand Sankhya - 53/7, area - 192.49 Sq. Mtrs. numbered as portion 'B') Civil Station, Allahabad total area - 764.95 Sq. Mtrs. which is also part of House No. 37, Elgin Road, Allahabad .

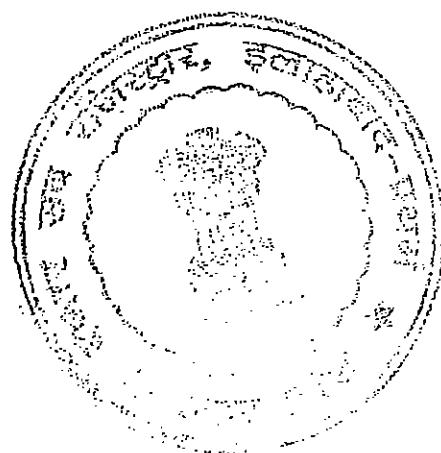
Suchi Tandon



Shaher Kumar Tandon

Suchi Tandon





Boundary of Portion 'A'

- North - Land affected for road widening and thereafter Lal Bahadur Shastri Marg, Allahabad and Up Vibhajit Upkhand Sankhya- 53/5, Civil Station, Allahabad.
- South - Upvibhajit Upkhand Sankhya- 53/2, Civil Station, Allahabad.
- East - Upvibhajit Upkhand Sankhya- 53/4, and 53/5, Civil Station, Allahabad.
- West - Upvibhajit Upkhand Sankhya-53/3, Civil Station, Allahabad.

Boundary of Portion 'B'

- North : Upvibhajit Upkhand Sankhya- 53/3, Civil Station, Allahabad.
- South : Upvibhajit Upkhand Sankhya- 53/3, Civil Station, Allahabad.
- East : Upvibhajit Upkhand Sankhya- 53/1, and 53/2, Civil Station, Allahabad.
- West : Upvibhajit Upkhand Sankhya-53/3, Civil Station, Allahabad.


AND also shown to be bounded by red lines in the annexed plan.

Valuation of property for the purposes of payment of Stamp Duty

Area - 764.95 Sq. Meters

Value of land

@ Rs. 43,000/- per Sq. Mtrs. = 764.95 X Rs. 43,000/-

 = Rs. 3,28,92,850/-

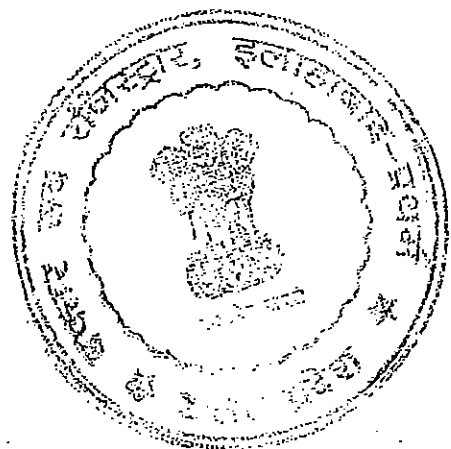


Suchitra Tandon.

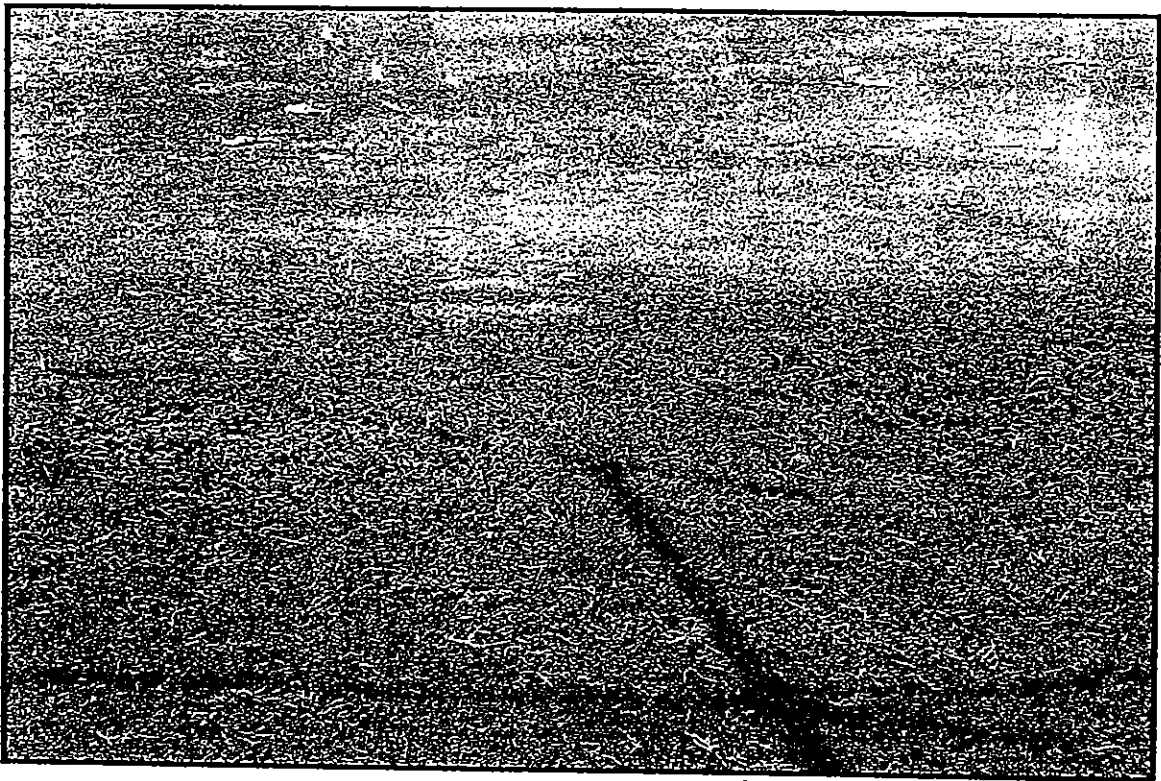


Mahesh Kumar Tandon





Photographs of open Land Part of Nazul (Now Freehold)
Plot No. 53 Kupki Bhajit Khan Sankhya 53/6 Area
572.46 Sq Meters numbered as Portion 'A' Civil
Station, Allahabad



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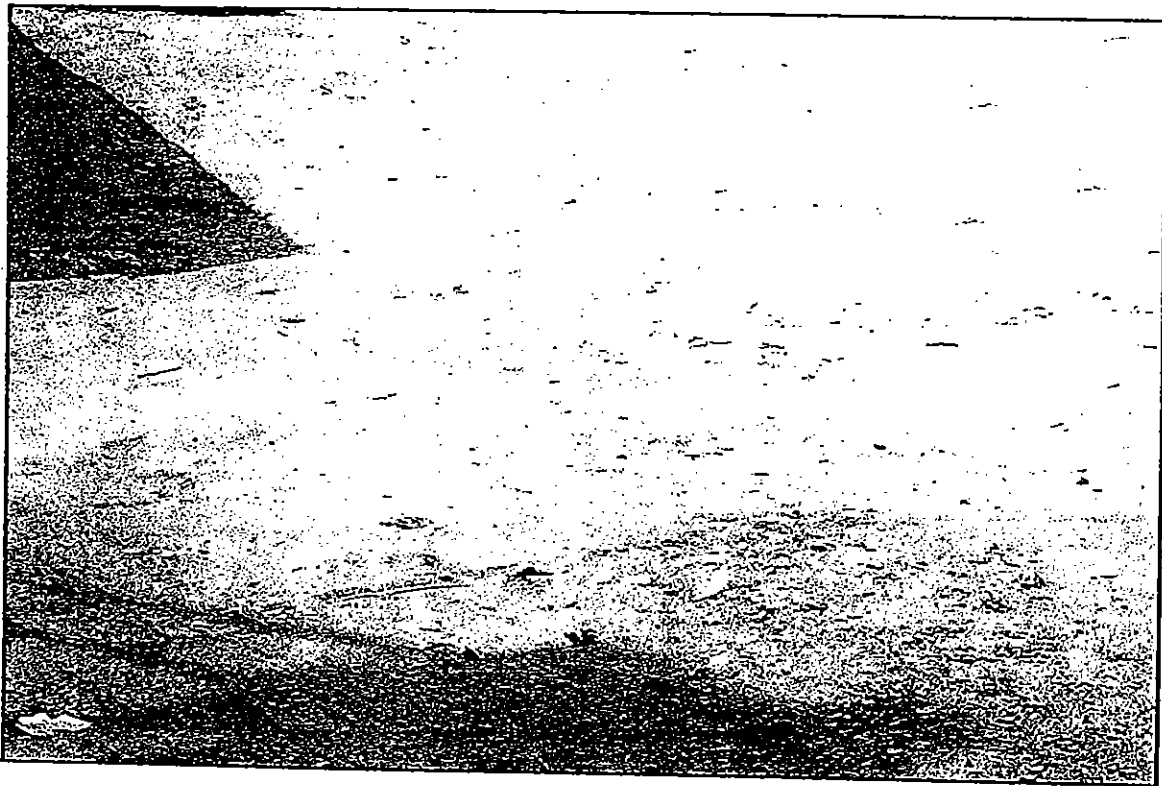


Mahesh Kumar Tuli-





Photographs of open Land Part of MAZUL (Now Freehold)
Plot No-53 (up Vibhaji Khand Sankhya 53/7) are
192.49 Sq meters numbered as Portion 'B' Civil Sta
Allahabad.



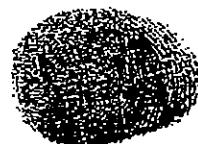
Suchitra Tandon



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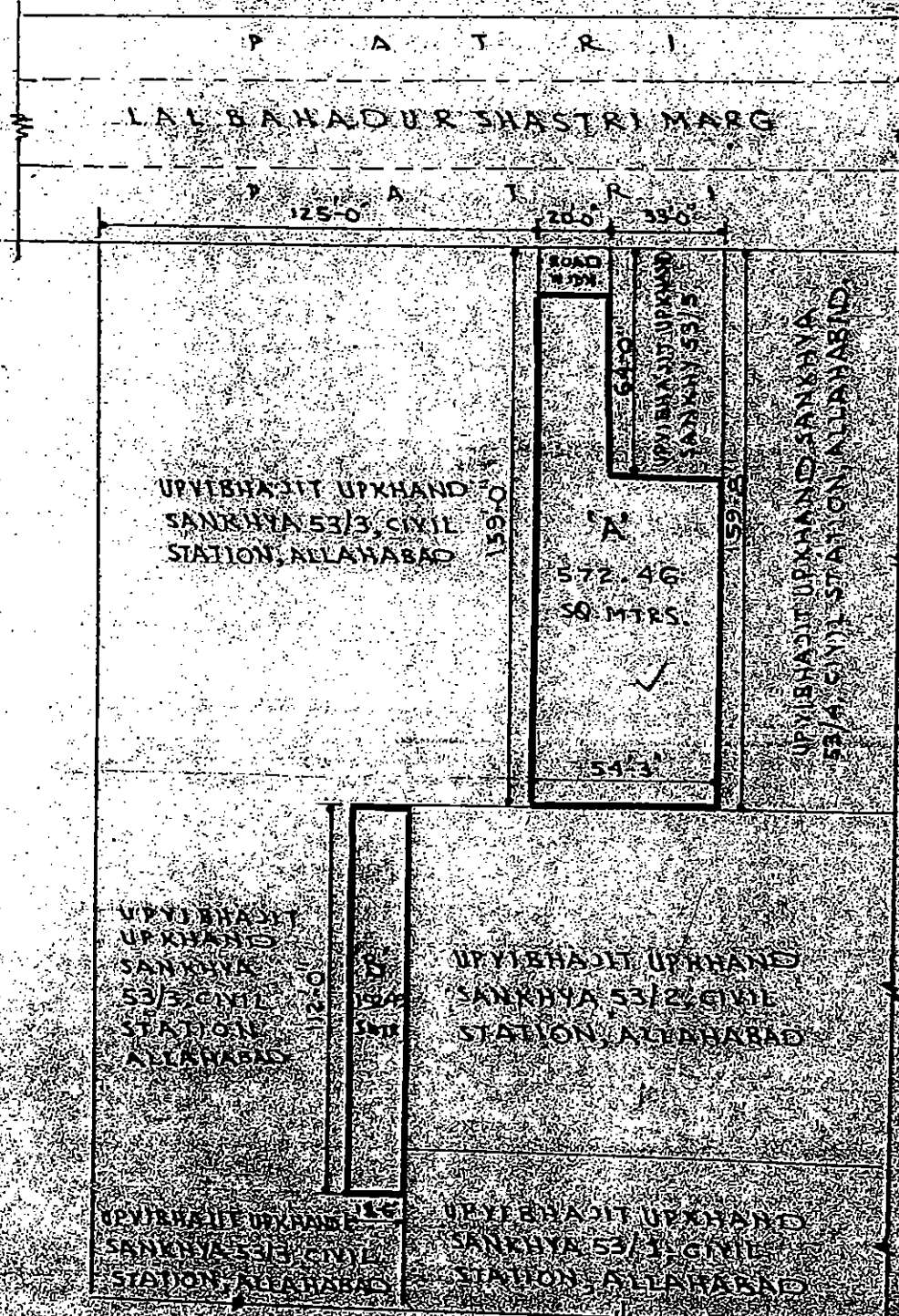


Mahesh Kumar Tandon





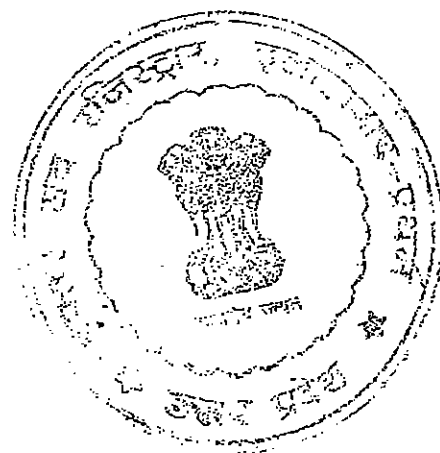
SITE PLAN OF OPEN LAND PART OF NAZUL (NOW FREE HOLD) PLOT NO. 53,
(UPVIBHAJIT UPKHAND SANKHYA 53/6, AREA 572.46 SQ. MTRS. NUMBERED
AS PORTION 'A' AND UPVIBHAJIT UPKHAND SANKHYA 53/7, AREA 192.49
SQ. MTRS. NUMBERED AS PORTION 'B') CIVIL STATION, ALLAHABAD,
TOTAL AREA 764.95 SQ. METRES WHICH IS ALSO PART OF HOUSE
NO. 37, ELGIN ROAD, ALLAHABAD, BOUNDED BY RED LINES.



Mahesh Kumar Tuli

Sunil Kumar
Guchhbra Tandon

PURCHASER VENDOR



[14]

Or Rs. 3,28,93,000/-

Stamp of Rs. 23,02,510/- is payable on Rs. 3,28,93,000/- as per
G.O. No. 2756/11 dated 30.6.2008 of U.P. Government.

Total Stamp of Rs. 23,02,600/- is paid.

IN WITNESS WHEREOF we the vendors and vendee have signed
and executed this deed of Sale, out of our own free will and accord in
the presence of each other and in the presence of witnesses.

(VENDEE)

Mahesh Kumar Tuli-



(VENDORS)

1. *Suchi Tandon*

2.



Suchi Tandon

Witnesses:

1.

Neeraj

NEERAJ MEHARWA
STUDIOS. P. C. MEHARWA
11/3A WICKHAM ROAD
MUMBAI 400 021

2.

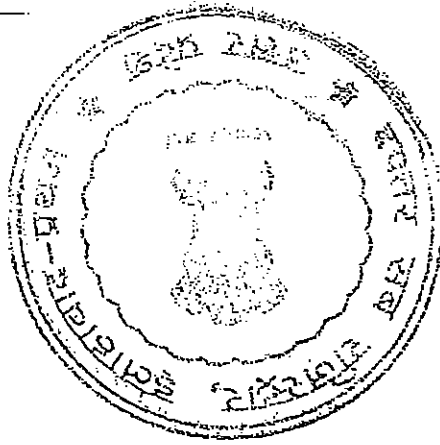
Arunkumar Singh Advocate
Civil Court, Allahabad

Drafted by -

Rajendra Prasad

Typed by -

Civil Court, Allahabad
Advocate



आज दिनांक 30/05/2014 को

वही सं. 1 जिल्द सं. 8339

पृष्ठ सं. 1 से 34 पर क्रमांक 2712

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


जगन्मोहन कुमार

उप निबन्धक (प्रथम)

इलाहाबाद

30/5/2014

