

4899



5 OCT 2005  
DSPT



Dinesh Chandra Tandon



Identified -  
Savitri Gupta

01DD 473147



285

### SALE DEED

THIS DEED OF SALE is made this the 6<sup>th</sup> day of October, 2005.

### BETWEEN

Shri Purshottam Das Tandon S/o Late Manmohan Das Tandon R/o 57, Rani Mandi Allahabad through his legally constituted attorney Shri Dinesh Chandra Tandon S/o Shri Purshottam Das Tandon R/o 57, Rani Mandi Allahabad, by virtue of a registered power of attorney dated 24.09.2001 executed by Shri Purshottam Das Tandon (which is registered in Pustak Sankhya IV Khand 183 on Pages 303/310 at Serial No. 1108 in the office of Sub-Registrar Chail Sadar, Allahabad), herein after called the Vendor,

Dinesh Chandra Tandon  
(As attorney of Purshottam Das Tandon)

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

सवित्री गुप्ता  
सवित्री गुप्ता

Rajesh Gupta

Rajesh Gupta

(RAJESH GUPTA)

पढ़ने वाले  
सुनने वाले

सत्य सचिव

कलकत्ते कोणार-इलाहाबाद  
 दिनांक 05/10/05 जमरना कोर्ट फीस रु 5000/-  
 नाम व पता श्रीमती सावित्री गुप्ता 6/8 ग्रास 8 ग्रास गुप्ता  
 नम 1656 कलकत्ता इलाहाबाद  
 हस्ताक्षर

मैं एतद द्वारा घोषणा करता हूँ कि यह फोटो  
 स्टेट प्रति मूल दस्तावेज की सत्य एवं मयार्थ  
 प्रतिनिधित्व है।  
 निष्पादक

392450/-  
 बैनामा 4963000/- मुनि 5000/80 20/ योग 5020/ शब्द 1000  
 श्री दिनेश च-उ रु 5000/- पुत्र श्री पुढोत्तम दामर 2057  
 निवासी 57 शानी म-सी ल-इ-इलाहाबाद  
 ने यह लेखपत्र जिस पर छोटी दिनांक अंगुलियों के निम्न लगे हैं आज  
 दिनांक 7-10-05 को मध्य 120/ वजे न्याय उप निबंधक  
 इलाहाबाद प्रथम में प्रस्तुत किया।

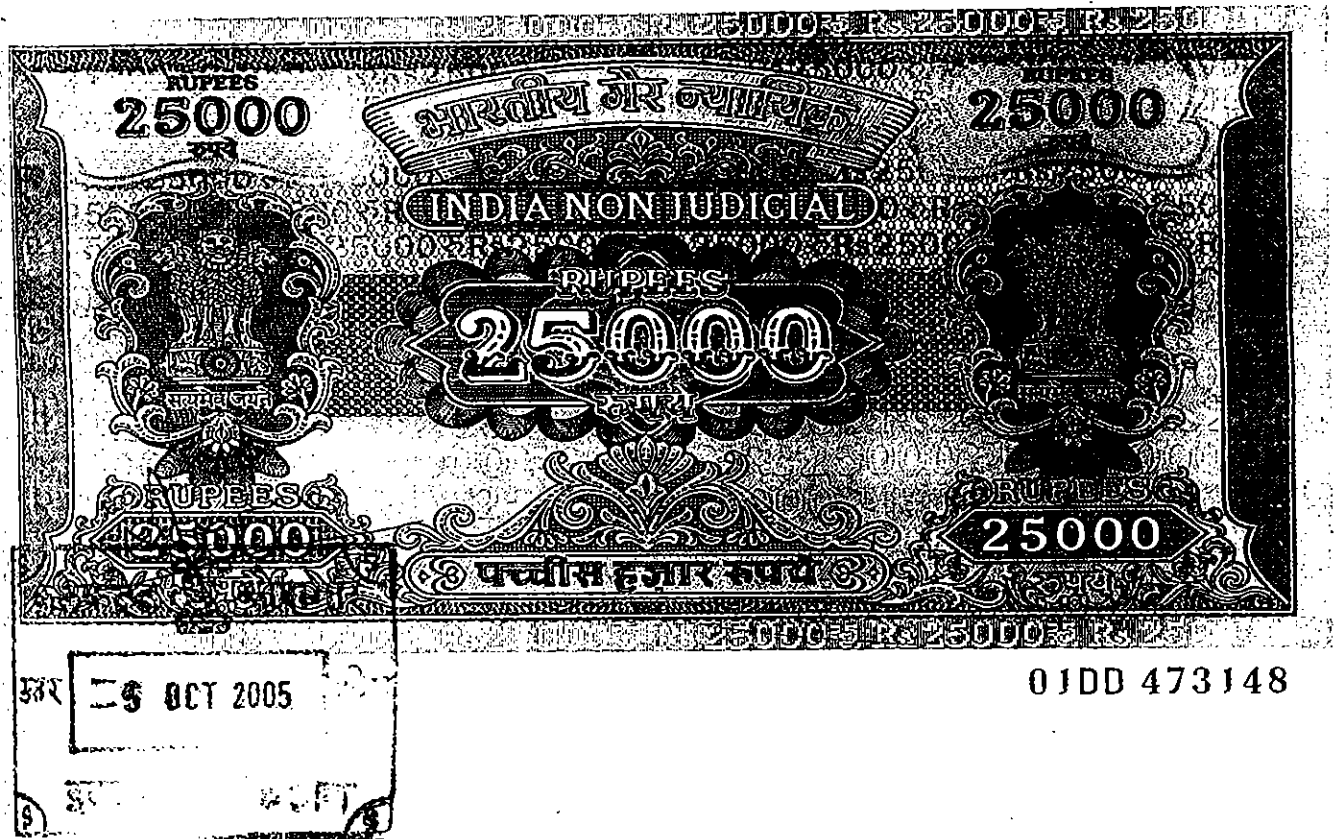
Dinesh Chandra Jand

उप निबंधक  
 इलाहाबाद-40000  
 7-10-05

लेखपत्र की संहिता व नियम धर्त को पुढो व 1.1.2. (वर्ग 1) लेखपत्र  
 का निष्पादन कक्षा एम्ब रु 392450/-  
 प्रत्येक लेखपत्र पर लेखपत्र प्राप्त करना

श्री दिनेश च-उ रु 5000/- 300 (900/-) श्रीमती सावित्री  
 गुप्ता 6/8 ग्रास 8 ग्रास गुप्ता व श्री राजेश  
 गुप्ता 5/1 ग्रास 8 ग्रास गुप्ता 800/-  
 ने स्वीकार किया।





(2)

which term unless excluded by the context shall mean and include his heirs, successor legal representatives and assigns.

**AND**

Smt. Savitri Gupta W/o Shri Sant Ram Gupta *And* Shri Rajesh Gupta S/o Shri Sant Ram Gupta both R/o 771/656, Old Katra, Allahabad, hereinafter called the Vendees, which term unless excluded by the context shall mean and include their heirs, successor, legal representatives and assigns.

**WHEREAS** the Vendor is the absolute owner in possession of Bungalow No. 37, Lal Bahadur Shastri Marg, Allahabad, which stand over Nazul Site No. 53, Civil Station, Allahabad measuring 2 Acres 3394 Sq. yards, together with lease hold rights in respect of the aforesaid

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta  
सवित्री गुप्ता  
सवित्री गुप्ता

Rajesh Gupta

Rajesh Gupta

करने वाले ..... सत्य प्रतीति

कलकत्ते के लोकार-इलाहाबाद  
 दिनांक 05/10/05  
 नाम व पता श्रीमती सावित्री गुप्ता 10/ मयूर आर गुप्ता  
 771656 कटरा, इलाहाबाद

निवासी 27-11-2005 गुप्ता (ने 27-11-2005 गुप्ता)  
 वसा नो 771656 गुप्ता नं 27-11-2005  
 निवासी मोहम्मद सादिक गुप्ता  
 निवासी निवासी इलाहाबाद में ही।

उप निबंधक  
 इलाहाबाद-प्रथम

7-10-05

Dinesh Chandra Jha

सावित्री गुप्ता

Lump

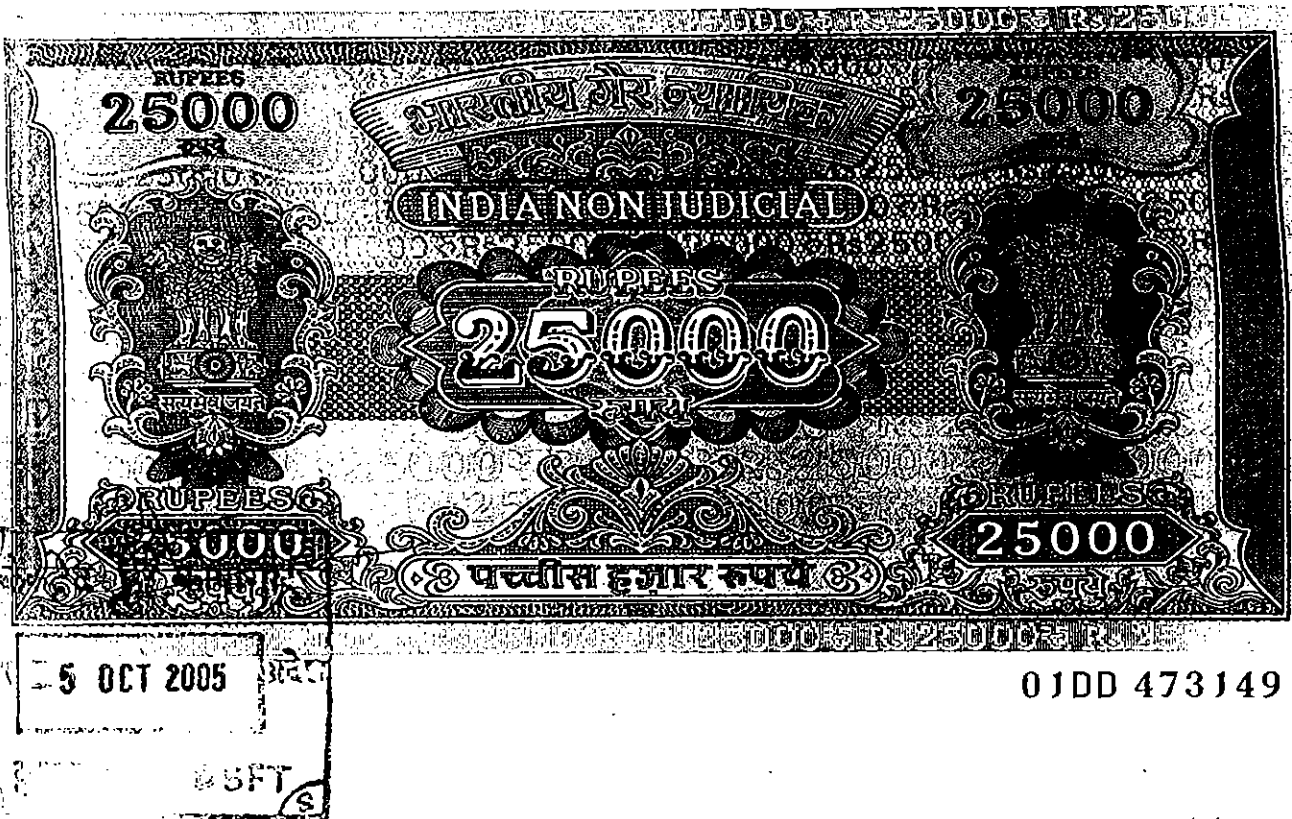
ARLP

Mohd Sahid  
 Ate



दस्तावेज प्रकटित: माल सहायता के अभाव में  
 आवेदन स्वीकार नहीं है।

उप निबंधक  
 इलाहाबाद-प्रथम



(3)

nazul land;

AND WHEREAS the Vendor Shri Purshottam Das Tandon is the sole lessee of Nazul Site No. 53, Civil Station, Allahabad measuring 2 Acres 3394 Sq. yards by virtue of a lease deed dated 19.03.1996 which is registered in Pustak Sankhya IV Khand 770 on Pages 57/84 at Serial No. 1043 in the office of Sub-Registrar Chail Sadar, Allahabad, on 06.04.1996 and after expiry of the first term the lease was renewed for a term of thirty years with effect from 12.04.1990, by virtue of deed of renewal dated 31.12.1996 executed by Zila Adhikari Allahabad on behalf of the Governor of Uttar Pradesh which is registered in Pustak Sankhya I Khand 926 on Pages 89/102 at Serial No. 29 in the office of Sub-Registrar Chail Sadar, Allahabad on 04.01.1997, having absolute right title and interest in respect of the aforesaid property and the Vendor has all and every right to alienate

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon सवित्री गुप्ता  
Dinesh Chandra Tandon सवित्री गुप्ता

*[Handwritten signatures of Rajesh Gupta and Savitri Gupta]*

बदने वाले सुनने वाले सत्य प्रतिलिपि

कलजुट कोषागार-बलाहान

दिनांक ०५/०८/८८ कोषागार/कोर्ट फीस रु २५०००/-

नाम व पता श्रीमती सवित्री युप्ता फ/० मस० आर० युता  
मस/६५६ कटरी, इलाहाबाद

हस्ताक्षर





(4)

the same;

AND WHEREAS the Vendor needs money for paying conversion charges and other allied necessities and as such the Vendor is desirous of selling some portion of the aforesaid property to the needy person or persons;

AND WHEREAS the Vendees aforesaid wanted to purchase a plot portion of the aforesaid property measuring 234.67 Sq. yards = 196.21 Sq. metres described and detailed in the schedule below for their residence and offered a sum of Rs. 3,92,450/- (Rupees Three lacs ninety two thousand four hundred and fifty only) as its sale consideration which is the maximum and most adequate price which the said property could fetch at present and the Vendor has agreed to and with the Vendees for absolute sale of the aforesaid property with all his right, title and interest in respect of the said property

Dinesh Chandra Tandon

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

सवित्री गुप्ता  
सवित्री गुप्ता

Rajesh Gupta

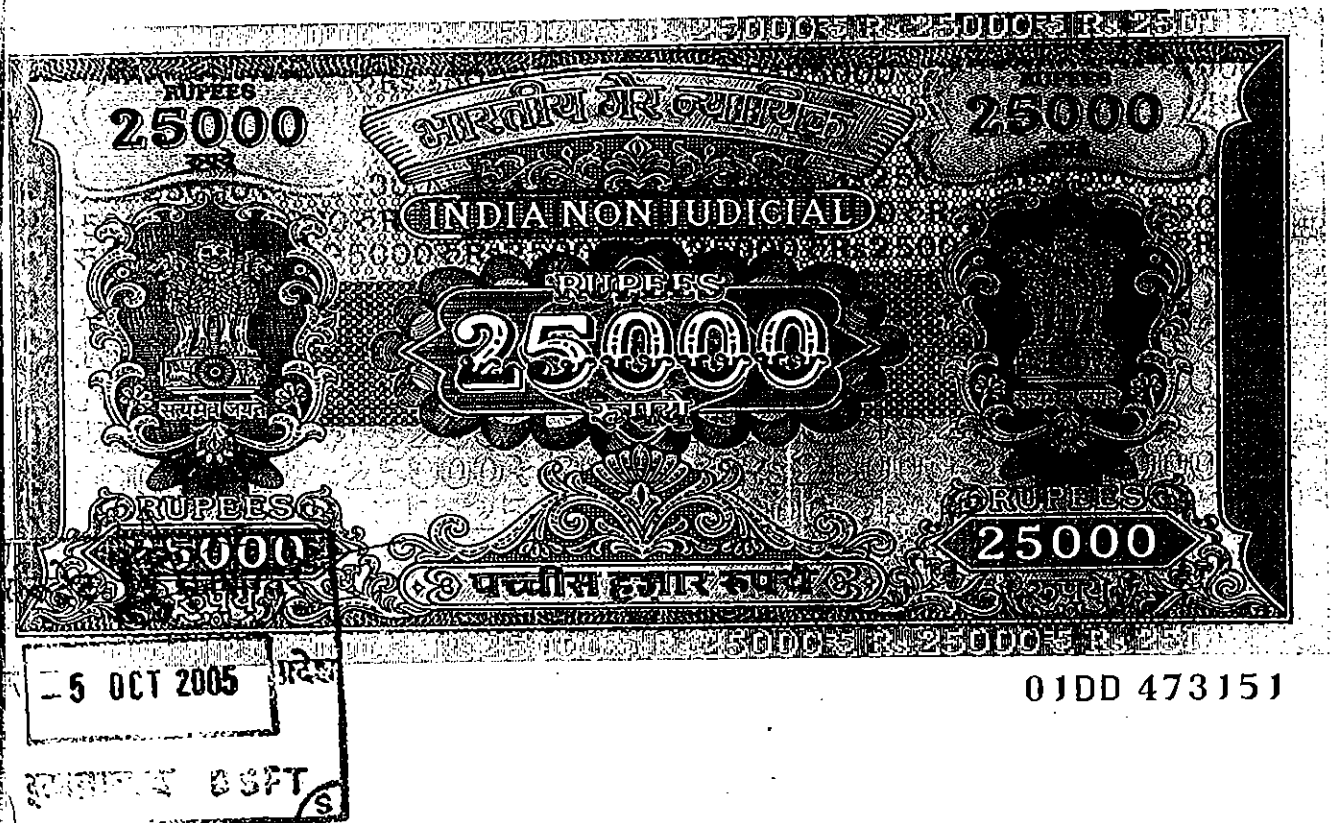
Rajesh Gupta  
Rajesh Gupta

हस्ताक्षर  
हस्ताक्षर

कलकत्ता नगरपालिका  
दिनांक ०५/०८/०५  
नाम व पता श्रीमती शाक्ती गुप्ता प/० असि. आर. गुप्ता  
नमो ६५६ कटवा, इलाहाबाद हुस्ता







(5)

more fully described in the schedule annexed hereto for a sale consideration of Rs. 3,92,450/- (Rupees Three lacs ninety two thousand four hundred and fifty only);

AND WHEREAS the vendor has executed an agreement for sale dated 19.10.2004 in favour of the Vendees aforesaid in respect of a part of Nazul Site No. 53, Civil Station, Allahabad, which is also a plot portion of bungalow No. 37, Lal Bahadur Shastri Marg, Allahabad, measuring 234.67 Sq. yards = 196.21 Sq. metres and has received a sum of Rs. 2,50,000/- as advance as mentioned in the deed of agreement dated 19.10.2004 and the remaining amount of Rs. 1,42,450/- was to be paid at the time of execution and registration of the sale deed. The aforesaid agreement dated 19.10.2004 is registered in Pustak Sankhya 1 Khand 4751 on Pages 11/30 at Serial No. 11923 in the office of Sub-Registrar

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

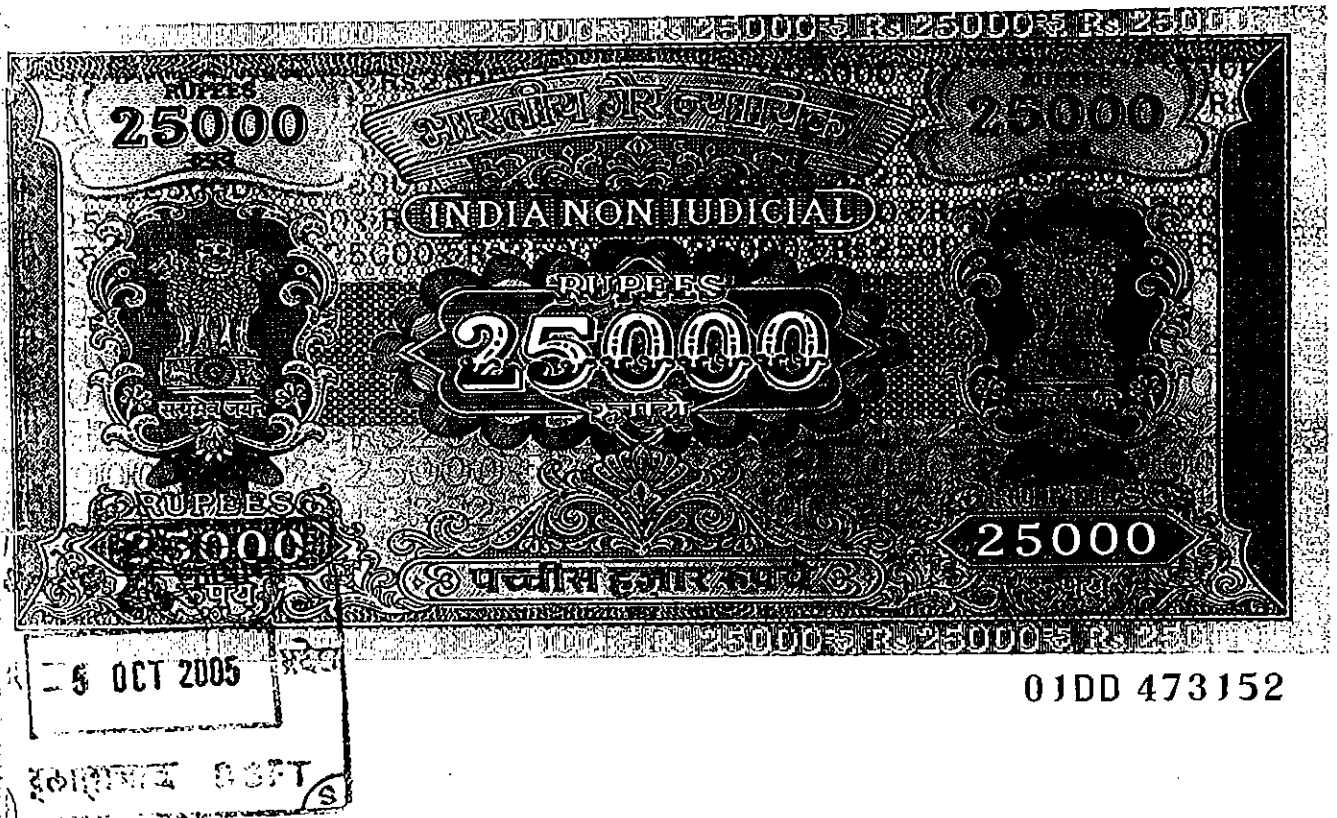
Dinesh Chandra Tandon सावित्री गुप्ता  
Dinesh Chandra Tandon सावित्री गुप्ता

*[Handwritten signature]*  
*[Handwritten signature]*

बढ़ने वाले सुनने वाले सत्य प्रतिलिपि

कलकट्टे कोषागार-इलाहाबाद  
दिनांक ०५/१०/७५ ज. ए. ल. कोट  
नाम व पता श्रीमती सावित्री गुप्ता ५१० ब्रह्म आरं गुप्ता  
नं० ६५६ कटग, इलाहाबाद हरि





(6)

Sadar, Allahabad on 17.11.2004. In the said agreement it was agreed that as soon as the aforesaid land will be converted into freehold land, the vendor shall execute the required sale deed in favour of the Vendees. The Vendor could not apply for conversion of the aforesaid nazul land into freehold as yet and the vendees are insisting that the vendor should execute the required sale deed. The Vendor has agreed to execute the required sale deed in favour of the vendees. At the time of the registered agreement dated 19.10.2004, the stamp duty of Rs. 16,000/- has been paid.

NOW it is necessary to execute the deed of sale in respect of the said property.

NOW THIS DEED WITNESSETH

1. That in consideration of a sum of Rs. 3,92,450/- (Rupees Three

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon

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Dinesh Chandra Tandon

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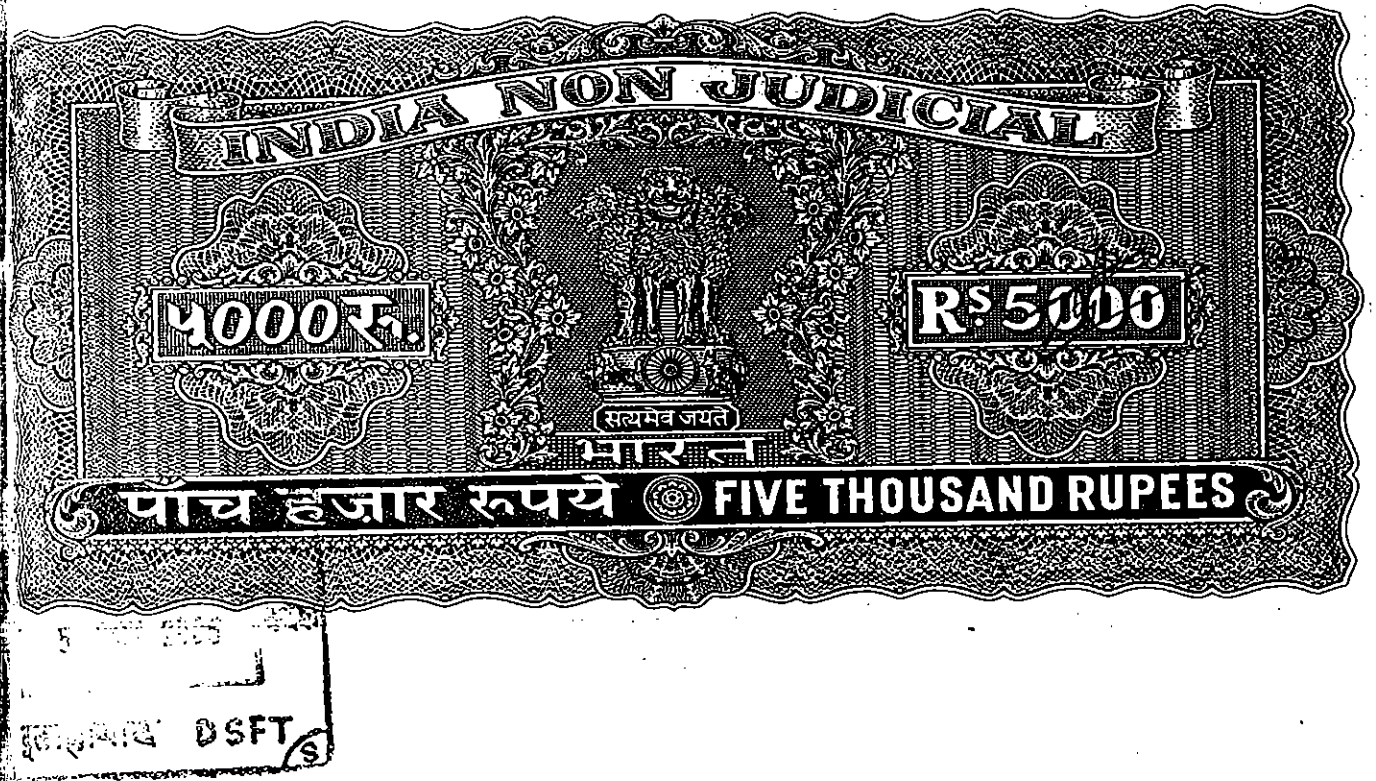
*[Handwritten signature of Rajesh Gupta]*

*[Handwritten signature of Dinesh Chandra Tandon]*  
सत्य प्रतिलिपि

कलकट कोषागार इलाहाबाद  
 दिनांक ०५/०५/६५ ज. र. ला. की रकम २५०००/-  
 नाम व पता श्रीमती सावित्री गुप्ता ६५/८ अस्. आ. गुप्ता  
 नमो ६५६ कटरा, इलाहाबाद

आक्षेप





(7)

lacs ninety two thousand four hundred and fifty only) out of which the Vendor has received a sum of Rs. 50,000/- through Cheque No. 349092 dated 17.05.2000 drawn on Banaras State Bank Ltd., Katra Allahabad and Rs. 1,00,000/- through Cheque No. 660713 dated 30.12.2003 drawn on Allahabad Bank, Katra Allahabad and Rs. 1,00,000/- through Cheque No. 812278 dated 30.12.2003 drawn on Punjab National Bank, Alopibagh, Allahabad at the time of agreement dated 19.10.2004 and Rs. 22,000/- through Cheque No. 660701 dated 02.01.2004 drawn on Allahabad Bank, Katra Branch, Allahabad and Rs. 1,20,450/- has been paid by the Vendees to the Vendor by cash and thus the vendor has received the total sale consideration of Rs. 3,92,450/- in the above manner, the receipt of which is hereby acknowledged by the Vendor, and the Vendor does hereby sell, transfer, convey and alienate to

Dinesh Chandra Tandon

Dinesh Chandra Tandon

Dinesh Chandra Tandon

Savitri Gupta

सवित्री गुप्ता

सवित्री गुप्ता

Rajesh Gupta

Rajesh Gupta

Rajesh Gupta

बिक्रे की बातें  
बिक्रे की बातें

प्रतिलिपि

कलकत्ता कोषागार इलाहाबाद  
दिनांक ०५/०६/५५ ज. मा. कीटी पीसा रुप नं 5000/-  
नाम ब पता श्रीमती लखिनी गुप्ता जं० यम० ओर० गुप्ता  
नं० 656 कटरा, इलाहाबाद

हस्ताक्षर





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(8)

unto and in favour of **Smt. Savitri Gupta** W/o Shri Sant Ram Gupta And **Shri Rajesh Gupta** S/o Shri Sant Ram Gupta both R/o 771/656, Old Katra, Allahabad, the Vendees, all his rights, title and interest in respect of a part of Nazul site No. 53, Civil Station, Allahabad, which is also a plot portion of Bungalow No. 37, Lal Bahadur Shastri Marg, Allahabad, measuring 234.67 Sq. yards = 196.21 Sq. metres, together with lease hold rights, morefully described and detailed in the schedule and shown and marked red in the Site plan annexed hereto and the Vendor does hereby declare and covenant with the said Vendees and their heirs, successors and assigns as follows:

2. That the Vendor hereby covenant that all right, title and interest in the said property heretofore enjoyed by the Vendor, shall hereafter

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon सावित्री गुप्ता  
Dinesh Chandra Tandon सावित्री गुप्ता

Rajesh Gupta

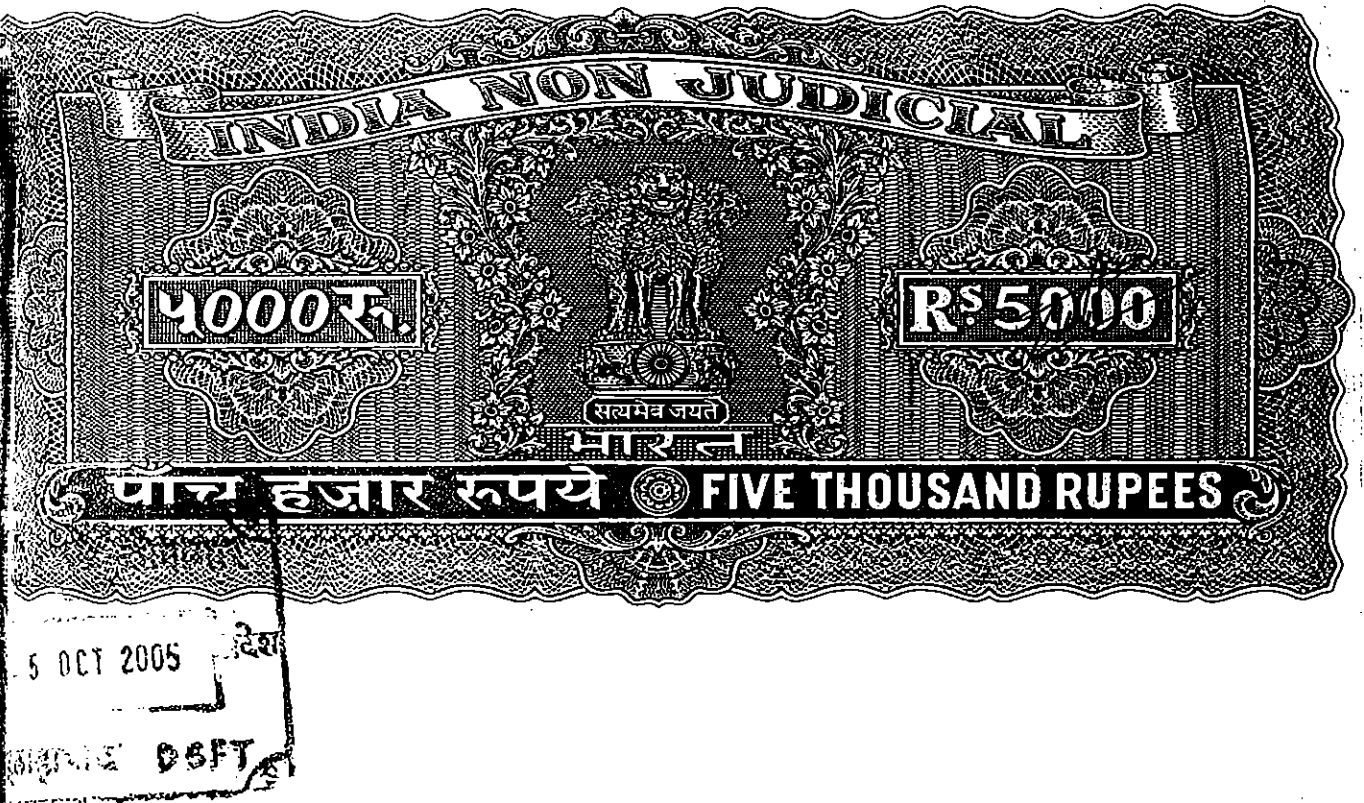
पहले वाले सुनने वाले

कलकत्ता नगरपालिका  
दिनांक ०५/१०/७५  
नाम व पता श्रीमती शशि कुमारी गुप्ता व/या श्रीमती गुप्ता  
मन/६५६ कटरा, इलाहाबाद

५०००/२  
हस्ताक्षर







(9)

vest in the Vendees who shall be the full and absolute owners thereof and the said Vendees and their heirs, successors and assigns shall and may possess and enjoy the said property without any hindrance and claim whatsoever from or by the said Vendor, his heirs or any other person or persons claiming through or under him.

3. That the Vendor has withdrawn his possession from the property hereby transferred and has handed over the vacant possession to the Vendees and the Vendees are now the absolute owners in possession of the property hereby transferred.
4. That the Vendor hereby further covenants that the Vendor has been the full and absolute owner of the property hereby transferred without

Dinesh Chandra Tandon

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

सवित्री गुप्ता  
सवित्री गुप्ता

Rajesh Gupta

Rajesh Gupta  
Rajesh Gupta

सुनने वाले  
सुनने वाले

सत्य प्रविधि

5000/-  
05/10/55  
श्रीमती सावित्री गुप्ता जी प्रसाद गुप्ता  
नं० 11/656 कटरा, इलाहाबाद





(10)

any co-sharer therein and that the said property is free from all and every kind of encumbrance and charges.

5. That the Vendor, his heirs and successors and representatives have no longer any claim or objection regarding the sale consideration which has been paid to the Vendor in full in the aforesaid manner. The Vendees are entitled to get their names mutated over the aforesaid property in the records of Nagar Nigam, Nazul Department Allahabad and in other relevant records.
6. That in case the Vendees' right, title and interest, possession and enjoyment of the said property is in any way questioned or otherwise disturbed by the Vendor, his heirs, successors and representative or any one claiming through or under him, the Vendor his heirs and

Dinesh Chandra Tandon

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

शक्ति गुप्ता  
शक्ति गुप्ता

Rajesh Gupta

Rajesh Gupta  
Rajesh Gupta

पढ़ने वाले

सुनने वाले

सत्यमेव जयते

महानगर कोषागार-इलाहाबाद  
दिनांक ०५/०८/८५ तक ५०००/२  
नाम व पता श्रीमती सावित्री गुप्ता ज/० यर्स आर० गुप्ता  
नं० ६५६ कटरा, इलाहाबाद





(11)

assigns shall be liable to make good the consequent loss and damages thus suffered by the Vendees, their heirs, successors and assigns.

7. That the Vendees shall also have the right to get the leasehold rights of the aforesaid Nazul Land converted into freehold land in their favour at their own cost and expenses for which the Vendors shall have no objection and shall cooperate by providing the necessary documents and in all other manner as may be required by the authorities concerned for conversion of Nazul land into freehold in favour of the Vendees.
8. That the expenses for conversion of Nazul land into freehold land shall be borne by Vendees.
9. That the vendor shall not be responsible to pay development charges

Dinesh Chandra Tandon

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

सावित्री गुप्ता  
सावित्री गुप्ता

Rajesh Gupta

Rajesh Gupta

बहुने बलि  
धुने बलि

सत्यमेव जयते

कलकत्ता को. वा. म. नं. ५०००/८  
दिनांक ०५/०८/५५  
नाम व पता श्रीमती सावित्री गुप्ता W/o ममो आर. गुप्ता  
नं. ६५६ कटरा, इलाहाबाद





(12)

to the vendee and any compensation or loss, if any area has to be kept open according to master plan or any other govt. bye-laws of the state and the vendor shall not be liable for any such loss.

10. That the market price of the aforesaid plot is Rs. 2000/- and paise 15 per Sq. meters and the total sale consideration is Rs. 3,92,450/-. According to the Circle rate fixed by the Collector Allahabad, the value of the aforesaid plot is Rs. 10,000/- per Sq. meters and total value of the aforesaid plot does not exceed Rs. 19,62,100/-. The stamp duty of Rs. 16,000/- has been paid at the time of registered agreement dated 19.10.2004 and the balance stamp duty of Rs. 1,80,300/- is paid in the present sale deed and thus the total stamp duty amounting to Rs. 1,96,300/- is paid.

IN WITNESS WHEREOF the parties hereto have signed this deed

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

शवित्री गुप्ता  
शवित्री गुप्ता

Rajesh Gupta  
Rajesh Gupta

प्राप्ति  
प्राप्ति

दिनांक ०५/१०/७५  
नाम श्रीमती सावित्री गुप्ता ज० मस० आर० गुप्ता  
नं० ७५६ कटरा, इलाहाबाद







(13)

of sale with their own good and free will and accord and without any coercion and in sound state of mind and health on this the 6<sup>th</sup> day of October, 2005 at Allahabad.

### SCHEDULE

PART OF NAZUL SITE NO. 53, CIVIL STATION, ALLAHABAD WHICH IS ALSO A PART OF PLOT PORTION OF BUNGALOW NO. 37, ELGIN ROAD (LAL BAHADUR SHASTRI MARG), ALLAHABAD, MEASURING 234.67 SQ. YARDS = 196.21 SQ. METRES, AS SHOWN AND MARKED RED IN THE SITE PLAN ANNEXED HERETO AND THE MEASUREMENT AND BOUNDARY IS GIVEN BELOW :-

### MEASUREMENT -

Towards North 33' feet

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon सावित्री गुप्ता  
Dinesh Chandra Tandon सावित्री गुप्ता

प्रहरी  
सुनय

कलकत्ता को जमाद-इलाहाबाद  
दिनांक ०५/०५/०५ को डी. पी. ए. ५१/००/२  
नाम व पता श्रीमती सावित्री गुप्ता ५१/० यम. आर. गुप्ता  
७७/५५६ कटरा, इलाहाबाद

इलाहाबाद





1 - 01, 2005

057

(14)

Towards *South* 33' feet

Towards *East* 64' feet

Towards West 64' feet

**BOUNDARY -**

**North:** - Elgin Road (Lal Bahadur Shastri Marg) Allahabad.

**South:** - Portion of Bungalow No. 37, Elgin Road (Lal Bahadur Shastri Marg), Allahabad of the Vendor.

**East:** - Portion of Bungalow No. 37, Elgin Road (Lal Bahadur Shastri Marg), Allahabad of the Vendor.

**West:-** Passage, portion of Bungalow No. 37, Elgin Road (Lal Bahadur Shastri Marg), Allahabad of the Vendor.

Dinesh Chandra Tandon

Dinesh Chandra Jena  
Dinesh Chandra Jena

**Savitri Gupta**

सावित्री गुप्ता  
सावित्री गुप्ता

**Rajesh Gupta**

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— प्रतिलिपि

कलकत्ता कोषागार इलाहाबाद  
दिनांक ०५/०५/५५  
नाम व पता श्रीमती सावित्री सुता ७/० यम अमरगुप्ता  
नका ६८६ कटरा, इलाहाबाद





4 OCT 2005

89FT

(15)

Finger prints as provided u/s 32A of the Registration Act, 1908

Finger prints of Vendor

(Dinesh Chandra Tandon)

Left Hand

Right Hand

	Little Finger	
	Ring Finger	
	Middle Finger	
	Index Finger	
	Thumb	

Dinesh Chandra Tandon

Dinesh Chandra Tandon  
Dinesh Chandra Tandon

Savitri Gupta

सवित्री गुप्ता  
सवित्री गुप्ता

Rajesh Gupta

Rajesh Gupta  
Rajesh Gupta

पहुँचे बाले

पहुँचे बाले

सत्य प्रामाणिक

दिनांक ०५/१०/८५  
आम ब. प्रेमती सावित्री गुप्ता ५/० ग्राम प्रेमती गुप्ता  
नं० ६५६ कटरा, इलाहाबाद





(16)

2005

Finger prints as provided u/s 32A of the Registration Act, 1908  
 Finger prints of Vendee

(Savitri Gupta)

(Rajesh Gupta)

Left Hand

Right Hand

Left Hand

Right Hand

		Little Finger		
		Ring Finger		
		Middle Finger		
		Index Finger		
		Thumb		

Dinesh Chandra Tandon

Savitri Gupta

Rajesh Gupta

Dinesh Chandra Tandon सवित्री गुप्ता

Witnesses-

1. (HIMANSHU SRIVASTAVA) S/o. SRI J. N. SRIVASTAVA  
 R/o. 1143-A, ALLAPUR, ALLAHABAD (U.P.)

2.

Mohd. Shahid ADVOCATE  
 CIVIL COURT ALLD.

Drafted by:

Shahid Advocate

Abdul Jalil Advocate

Typed by:

Yahish Mohd

Tabish Mohd.

Dinesh Chandra Tandon

सवित्री गुप्ता

पहुने बाले  
 सुपने बाले

स्टाम्प विनियम की तिथि 22/2/56

स्टाम्प प्रत्य करने का प्रयोजन

स्टाम्प प्रेता का नाम व पूरा पता श्रीमती सोविता गुप्ता मनी सन्तराम

स्टाम्प की धन राशि 100/- प्रान कटरा इलाहाबाद

स्टाम्प विक्रेता-राजिनी जायसवाल

आईसेन्स नम्बर-467 31/3/06

आईसेन्स की अवधि

अधिकृत विनियम करने का स्थान व पूरा पता

दीवानी कचेहरी-इलाहाबाद  
मुद्रित एपन 502

प्रमाणित किया जाता है कि इस विज्ञापन में देय स्टाम्प

शुल्क अंक 15500/- प्रत्य करने वाले

पूरे विनियम के अनुसार (इसका नाम) संख्या 11828/06

में दिया जा रहा है। कल: 11 अप्रैल 1956

कलेक्टर का निवास की पोल-16 के

अन्तर्गत

इलाहाबाद

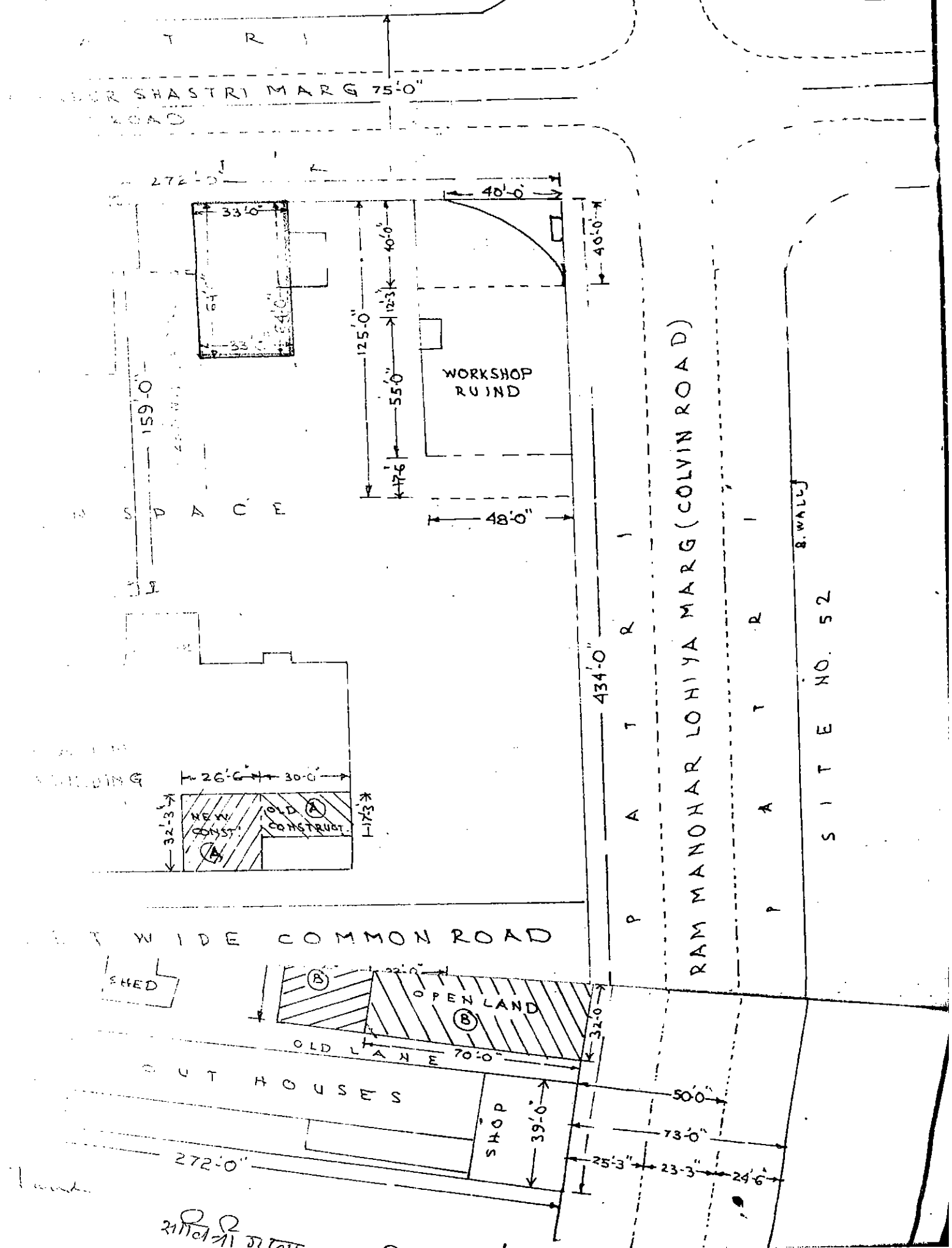




METERS SHOWN IN RED COLOUR.

2402

28



8 WALL

S I T E NO. 52

21/11/21

स्टाम्प

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ठाईसे

अधिकृत

दीवाना

मुद्रा

320

गण दिनांक

खण्ड संख्या

कम संख्या

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4899

की पुस्तक संख्या

के पृष्ठ संख्या

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287/320

पर रजिस्ट्रार किया गया ।

रजिस्ट्रार अधिकारी

दस्तावेज नं. 10000

