

3629/08

53/4

16



उत्तर प्रदेश UTTAR PRADESH

642325

31 JUL 2008
 उत्तर प्रदेश
 DSFI
 S



Suchitra



Arum

SALE DEED
Short Description

Identified the Photographs
 Arum Kumar Singh
 Adv
 01-08-2008

- | | |
|--|--|
| 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 (Up Vibhajit Up Khand Sankhya 53/4) Civil Station, situated in Mohalla Elgin Road, Allahabad. |
| 5. Unit of Measurement (Hectare/Sq. Meter) | - Square Meters |
| 6. Area of Property | - 381.77 Sq. Meters |
| 7. Situation of Road | - Internal road |
| 8. Other Description (9 Meters Road/ Corner etc.) | - 30' wide Internal 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 |

Suchitra Tandon

For Tulsani Constructions and Developers Ltd.
 Arum Kumar Singh

कलेक्ट्रेट कोषागार-इलाहाबाद

दिनांक 21/7/08 जनरल/कोर्ट फीस रुपया 1000/-

नाम व पता ~~अविनाश कुमार झा~~ मेरठ- Dist. Muzaffarnagar P.S.
131/1 प्रखण्ड पोलीस थाना इलाहाबाद जिला

31/7/08





उत्तर प्रदेश UTTAR PRADESH

642324

31 JUL 1998

हस्ताक्षर
DSPT

- 2 -

12. Status-Finished/Unfinished/Other - Not applicable
13. Value of Trees - Nil
14. Boring/well/Other - Nil
15. Constructed Area - Nil
16. Year of Construction - X
17. Whether belong to member of Co-operative Housing Society - No
Yes/No
18. (I) Amount of sale consideration - Rs. 30,00,000/-
(II) Market Value - Rs. 34,36,000/-
(III) Stamp Duty paid - Rs. 2,40,600/-

Boundary

North : Part of Nazul Free Hold Plot No. 53/4, Civil Station, Allahabad.
South : Part of Free Hold Plot No. 53/2, Civil Station, Allahabad
East : Part of Free Hold Plot No. 53/4, Civil Station, Allahabad
West : Part of Nazul Site No.53, Civil Station, Allahabad

Numbers of First Party (1)

Numbers of Second Party (1)

Suchitra Tandon

A. K. Sharma

कैलवट्ट कौषागर-इलाहाबाद

दिनांक 31/07/08

नाम व पता मेहरोत्रा सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा

13/1 अलोपीबाग इलाहाबाद

पुत्र/पत्नी श्री स्व दिनेश चन्द्र टण्डन
पेशा गृहिणी
निवासी 57 रानी मंडी इलाहाबाद

विक्रय पत्र

3,000,000.00/ 3,436,000.00

5,000.00

20

5,020.00

800

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत
श्री/श्रीमती सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा
पुत्र / पत्नी श्री स्व दिनेश चन्द्र टण्डन
पेशा गृहिणी
निवासी स्थायी 57 रानी मंडी इलाहाबाद
अस्थायी पता
ने यह लेखपत्र इस कार्यालय दिनांक 2/8/2008 समय 5:18PM
बजे निबन्धन हेतु पेश किया।



Suchitra Tandon

एम.के.त्रिपाठी (प्र०)
उप निबन्धक (प्रथम)
इलाहाबाद
2/8/2008

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

विक्रेता

श्री/श्रीमती सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा
पुत्र/पत्नी श्री स्व दिनेश चन्द्र टण्डन
पेशा गृहिणी
निवासी 57 रानी मंडी इलाहाबाद

क्रेता

श्री/श्रीमती अनिल कुमार तुलसियानी
पुत्र/पत्नी श्री सी एल तुलसियानी
पेशा व्यापार
निवासी 13/1 पंजाबी कालोनी अलोपीबाग इलाहाबाद



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विनय कुमार श्रीवास्तव
पुत्र श्री एम सी श्रीवास्तव
पेशा व्यापार

निवासी 75 ए स्टेनली रोड इलाहाबाद

व श्री नीरज मेहरोत्रा
पुत्र श्री स्व एफ सी मेहरोत्रा
पेशा व्यापार

निवासी 11/3ए आकलैण्ड रोड इलाहाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिखे गये हैं।



एम.के.त्रिपाठी (प्र०)
उप निबन्धक (प्रथम)
इलाहाबाद
2/8/2008



उत्तर प्रदेश UTTAR PRADESH

642323

31 JUL 2003

-3-

Description of Vendor

Name - Smt. Suchitra Tandon

Husband's Name Late Dinesh Chandra
Tandon for self
and as Attorney of
Jaya Mehrotra,
Smt. Jayanti Sarin
and Supriya Tandon

Permanent Address:-

57, Rani Mandi
Allahabad

Local Address - do -

Occupation

Suchitra Tandon

Description of Purchaser

Name - M/s Tulsiani Constructions
and Developers Limited
Regd. Office- 13/1, Punjabi
Colony, Alopibagh, Allahabad.
Through its Managing Director
Sri Anil Kumar Tulsiani
Son of Late Sri C.L. Tulsiani

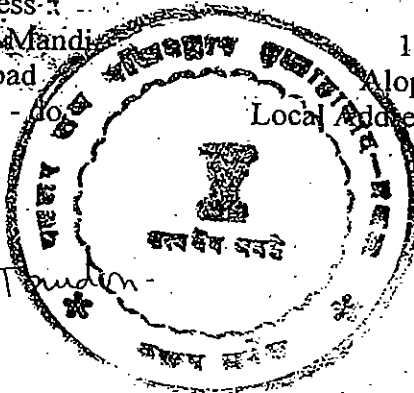
Permanent Address:

13/1, Punjabi Colony,
Alopibagh, Allahabad.

Local Address - do -

Occupation Business

Anil Kumar Tulsiani



कलान्तेड कोषागार-इलाहाबाद
दिनांक 31/12/08

नाम व पता मेजर पुष्पलाल/महेश्वरी पुष्पलाल 13/1 फाल्गुनी 1378
31/12/08

विक्रेता.

Registration No 3629

Year: 2008

Book No. 1

0101 सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा

स्व दिनेश चन्द्र टण्डन

57 रानी गंडी इलाहाबाद

गृहिणी

Suchitra Tandon



CO



उत्तर प्रदेश UTTAR PRADESH

642322

31 JUL 2008

-4-

SALE DEED

THIS INDENTURE made on this 31st day of July, 2008

BETWEEN

1. **SMT. SUCHITRA TANDON**

Wife of Late Dinesh Chandra Tandon
Resident of 57 Rani Mandi, Allahabad.

2. **JAYA MEHROTRA**

Daughter of Late Dinesh Chandra Tandon
Wife of Sri Neeraj Mehrotra,
Resident of 11/3-A, Auckland Road
Allahabad-211001.

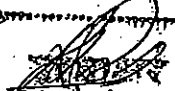
Through her duly constituted attorney Smt. Suchitra Tandon wife of Late Dinesh Chandra Tandon, resident of 57 Rani Mandi, Allahabad (vide registered deed of General Power of Attorney dated 21.8.2007, registered in Bahi Nos.4 Zild Nos.291 on pages 261 to 270 at Serial.Nos. 362 on 21.8.2007 in the Office of Sub-Registrar, Allahabad (First).

Suchitra Tandon

A. K. Tandon

कोषागार-इलाहाबाद
दिनांक 31/07/08 जनरल/पोर्ट फोस इमर्या 2008

नाम व पता मेकल हउरीकानी दस एनएसएम 13/1 अलोपीवाग इलाहाबाद
13/1 अलोपीवाग


31/07/08

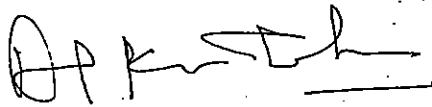
क्रेता

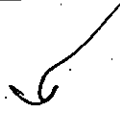
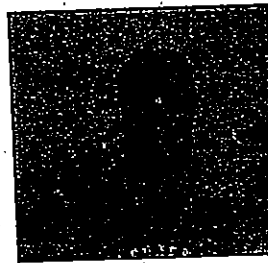
Registration No. 3629

Year: 2008

Book No. 1

0201 अनिल कुमार तुलसियानी
सी एल तुलसियानी
13/1 पंजाबी कालोनी अलोपीवाग इलाहाबाद
व्यापार







कलक्ट

उत्तर प्रदेश-UTTAR PRADESH

642321

31 JUL 2007

BSFT

-5-

3. **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 Nos. # 103, Bukhatir Tower, Buhaira,
Corniche, P.O. Box-2545, Sharjah .
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 31.3.2007,
duly stamped by District Registrar/A.D.M.(F & R), Allahabad, on 30-5-
2007.)
4. **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 Nos. # 201, AL SARI Building, behind New
Gold Souk, Mankhool Area, DUBAI.
Through her duly constituted attorney Smt. Suhitra Tandon w/o Late
Dinesh Chandra Tandon, resident of 57, Rani Mandi- Allahabad, (vide
Deed of General Power of Attorney dated 31.3.2007 duly stamped by
District Registrar/A.D.M. (F & R), Allahabad, on 30.5.2007.)

Suchitra Tandon.

[Signature]

उत्तर प्रदेश कोषागार-इलाहाबाद

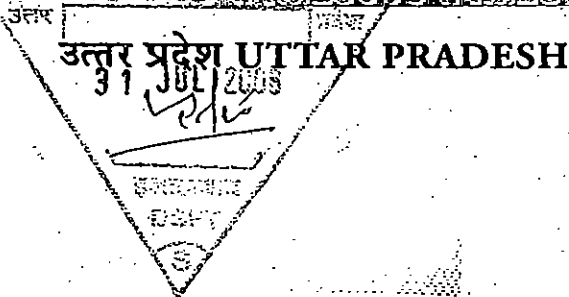
दिनांक 31/07/08

जनरल/कोर्ट फीस स्वयं

नाम व पता मेजर कुलकर्णी (मृत) पत्नी श्री ०३३ - बंगला हा
13/1 कचोरीमर


31/07/08





642320

- 6 -

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

AND

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, through its Managing Director Sri Anil Kumar Tulsiani son of late C.L.Tulsiani, resident of 13/1, Punjabi Colony, Alopibagh, Allahabad;

(HEREINAFTER, called 'The VENDEE'); which term shall always mean and include its successor, representatives, administrators, assignees and nominees.

WHEREAS, Vendors are exclusive owners in possession of part of Nazul (Now Free Hold) Plot No.53 (UPVIBHAJIT UPKHAND SANKHYA -53/4) Civil Station, Allahabad area - 1238.27 Sq. Meters. situated in Mohalla - Elgin Road, Allahabad by virtue of registered Free Hold Deed dated 25.2.2008.

AND WHEREAS the Vendors being in urgent need of money and there is no other option except to sell 381.77 Sq. Meters. Land part

Suchitra Tandon

Apk...

कोसगाव-इलाहाबाद

दिनांक 31/02/08

जमदार/मिर्च फौस रुपया

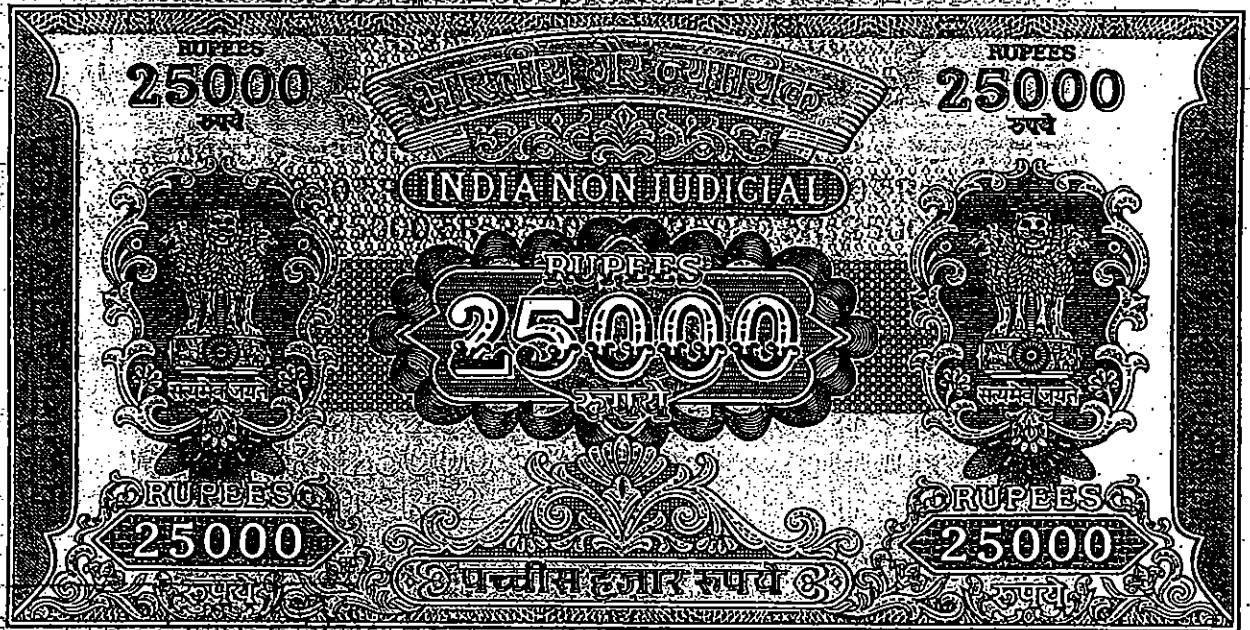
नाम व पता मेवळ पुढीलपान/महाराष्ट्र राज्य देवपदी लि० अन्वेषित कृष्ण
गुळीगाव १

13/1 प्रवेलीवाडा

31/02/08

6





उत्तर प्रदेश UTTAR PRADESH

642319

31 JUL 2008

इलाहाबाद
DSFT

-7-

of Nazul (Now Free Hold) Plot No. 53 (Upvibhajit Upkhand Sankhya 53/2), Civil Station situated in Mohalla 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 therefore they have decided to sell the same. Knowing the idea of the vendors the vendee has offered to purchase the aforesaid land/ property fully described at the end of this Deed against a total sale consideration of Rs. 30,00,000/- (Rupees Thirty Lac only); which sum is quite reasonable and as per prevailing market value and therefore the vendors have decided to sell the same to the aforesaid vendee against a total sale consideration of Rs. 30,00,000/- (Rupees Thirty Lac) only.

NOW THIS SALE DEED WITNESSTH AS UNDER :

I. In consideration of Rs.30,00,000/-(Rupees Thirty Lac) only paid by the Vendee to the Vendors as per details given in schedule of payment given at the end of this Deed; the receipt of which is hereby acknowledged by the Vendors, the Vendors hereby transfer, sell and alienate part of Nazul (Now Free Hold) Plot No.53 (Upvibhajit Upkhand Sankhya-53/4), Civil Station, situated in Mohalla- Elgin Road, Allahabad area - 381.77 Sq. Mtrs. 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 FOREVER and the Vendors have withdrawn their possession from over the vended property and have put the vendee in actual and physical possession over the same.

Suchitra Tandon

[Signature]

जम्मू काश्मीर कोषागार-दलाह-कदम

दिनांक 31/01/08 कारवाही/निर्देश की वरुपया

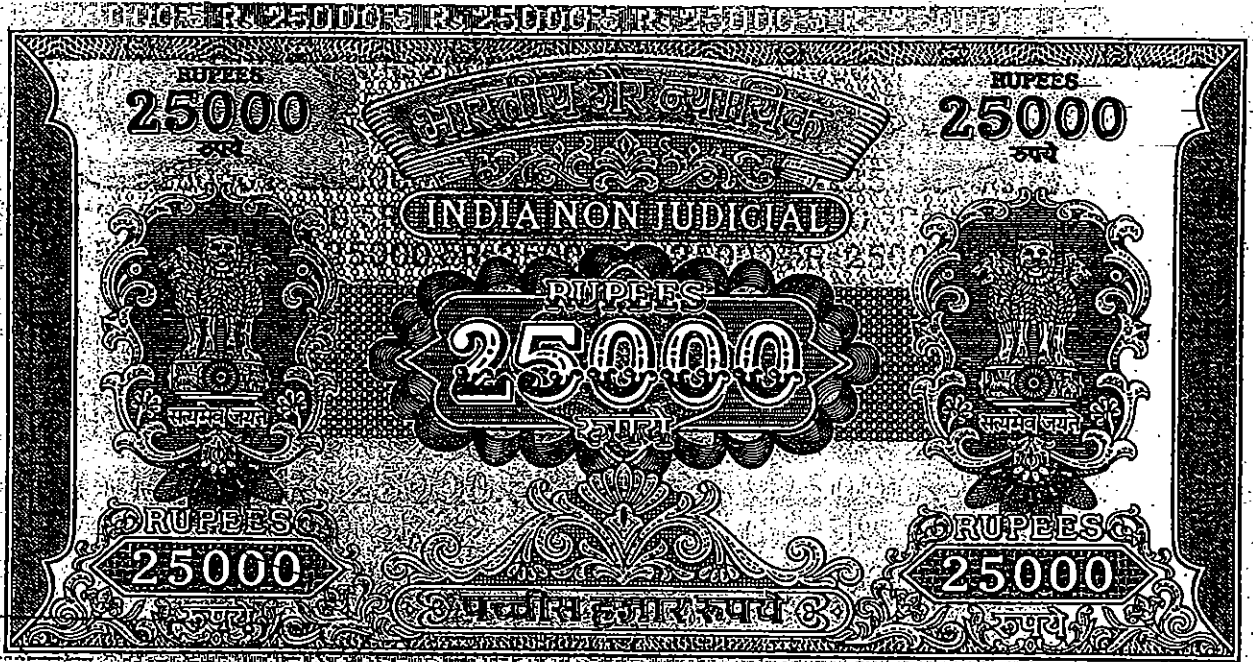
नाम व पता मेजर श्री प्रदीप कुमार वर्मा एडवोकेट 660328 इलाहाबाद
उत्तर प्रदेश

15/1 इलाहाबाद

31/01/08

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उत्तर प्रदेश UTTAR PRADESH

31 JUL 2009

642318

-8-

- II. That vendors and the vendee hereby agree as under :-
1. That the land / 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 it's name mutated in the relevant records of Nagar Nigam, Allahabad and in any other Government record.
 3. That the interest hereby subsist and the owners have power to sell the same.
 4. That the property hereby sold is free from any encumbrance, lien or charge.
 5. That liability to pay any other property tax in respect of property hereby sold upto the date of execution of this sale deed shall be exclusive liability of the vendors and from the date of execution of this sale deed the same shall be paid by the vendee.
 6. 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.

Suchitra Tandon.

A. K. Singh

कौशल कौशल कौशल
दिनांक 31/07/08
नाम व पता मेरुत गुजरात का राज्य 135 Baria 000 000 000
13/1 अजमेरी बजार
31/07/08





उत्तर प्रदेश UTTAR PRADESH

490301

31 JUL 2008

उत्तर प्रदेश
DSFY

- 9 -

7. 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.

SCHEDULE OF PAYMENT

- | | | |
|-----|-----------------|---|
| i) | Rs. 20,00,000/- | Vide Cheque No. 181408 dated 06.8.2007 drawn on the Federal Bank Limited, M.G. Marg, Civil Lines, Allahabad. |
| ii) | Rs. 10,00,000/- | Vide Cheque No. 581871 dated 30.7.2008, Drawn on the Federal Bank Limited, M.G. Marg, Civil Lines, Allahabad. |

Total Rs. 30,00,000/- (Rupees Thirty Lac) only

SCEHDULE OF PROPERTY HEREBY SOLD

Open land Part of the Nazul (now Free Hold) Plot Nos. 53 (Upvibhajit Upkhand Sankhya- 53/4), Civil Station, Allahabad which is also part of House No. 37, Elgin Road, Allahabad area- 381.77 Sq. Meters. and bounded as below:

- | | |
|---------|--|
| North : | Part of Nazul Free Hold Plot No. 53/4, Civil Station, Allahabad. |
| South : | Part of Free Hold Plot No. 53/2, Civil Station, Allahabad |
| East : | Part of Free Hold Plot No.53/4, Civil Station, Allahabad |
| West : | Part of Nazul Site No.53, Civil Station, Allahabad |

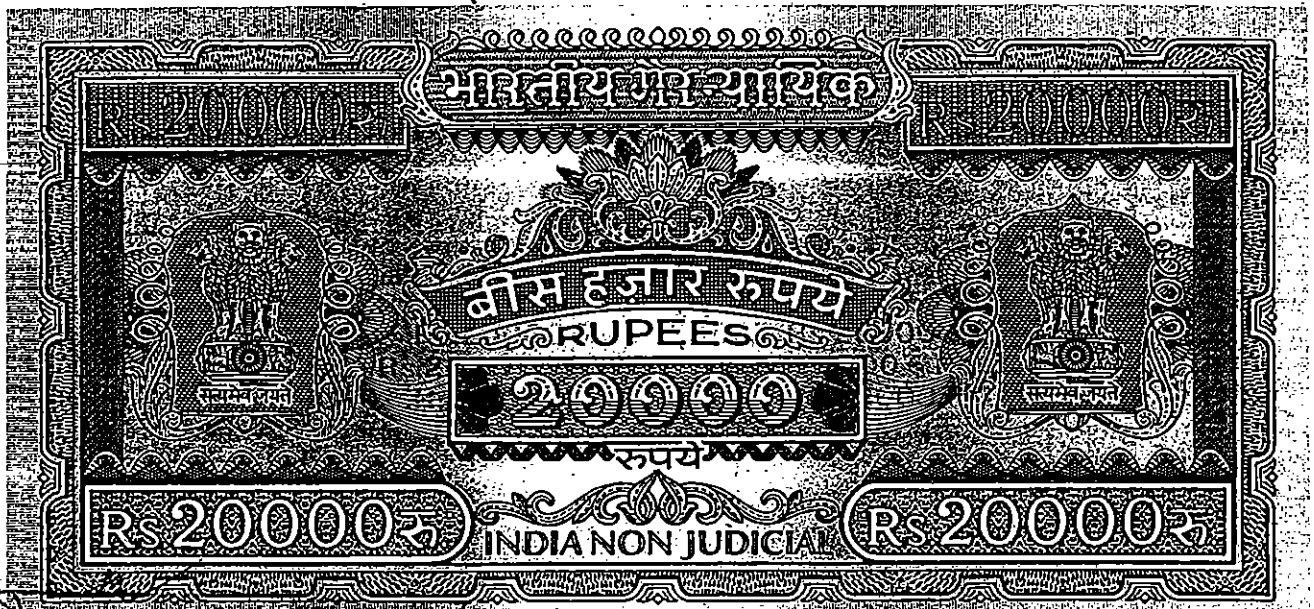
AND also shown to be bounded by red lines in annexed plan.

Suchi tra Tandon

[Signature]

दिनांक 31/07/09 कोलकाता इलाहाबाद
 नाम व पता मेजर पुर्नोदित झाततडाशम एड डेवपुनर डी० डी० डी०
 डा० कलपीनाडा
 31/07/09





उत्तर प्रदेश UTTAR PRADESH

490300

31 JUL 2008

-10-

Valuation of the property for the purposes of payment of Stamp Duty

Area = 381.77 Sq. Meters

1. Value of land @ Rs. 9,000/- per Sq. Meters = $381.77 \times \text{Rs. } 9,000/-$
= Rs. 34,35,930/-
Or Rs. 34,36,000/-

Stamp of Rs. 2,40,520/- is payable on Rs. 34,36,000/-

Stamp of Rs. 2,40,600/- is paid.

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

For Dahanu Constructions and Developers Ltd.

[Signature]
(VENDEE)

[Signature]

(VENDORS)

WITNESSES

Managing Director

1. *[Signature]* VINAY KUMAR SRIVASTAVA S/o Mr. M. C. Srivastava
75, A. Stanley Road, Allahabad
2. *[Signature]* NETAJ MEHROTRA S/o LATE F. C. MEHROTRA
11/3A, SUCCHAND ROAD, BUSHABAD-211001

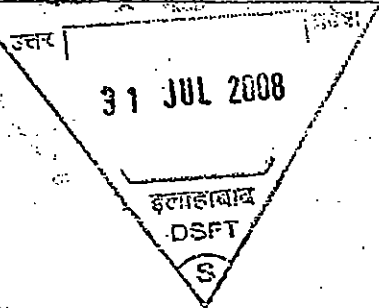
Typed by-

Arun Kumar Singh Advocate
Civil Court, Allahabad

Drafted by-

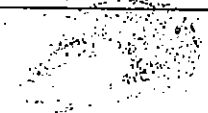
कलकत्ता कोषागार-इलाहाबाद
दिनांक 31/07/00 जनरल/कोर्ट फीस रुपया 2000
नाम व पता मेजर गुरुबहादुर सिंह बहादुर सिंह बहादुर सिंह बहादुर सिंह
13/1 कोषागार 2000
31/07/00





-11-

Finger Prints of Smt. Suchitra Tandon
LEFT HAND

	Little Finger	
	Ring Finger	
	Middle Finger	
	Index Finger	
	Thumb	

For Tulsani Constructions and Developers Ltd.


(Vendee)
Managing Director

Suchitra Tandon
(Vendors)

कमलदेव कोषागार-इलाहाबाद

दिनांक 31/07/08

आगत/गोटे पीस रुपया

Sal

नाम व पता ब्रेकल पुर्निकाणी कावळकरा ३ डेकरा १०० ३२०० अगिरा मुमल
१४/१ कलेपीवडा गुमलगाव

31/07/08

Co





उत्तर प्रदेश UTTAR PRADESH

N 411783

31 JUL 2008

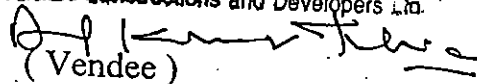
-12-

Finger Prints of Sri Anil Kumar Tulsiani
LEFT HAND

RIGHT HAND

	Little Finger	
	Ring Finger	
	Middle Finger	
	Index Finger	
	Thumb	

For Tulsiani Constructions and Developers Ltd.


(Vendee)

Managing Director

Suchiwa Tandon
(Vendors)

कमलेश्वर लोहागार-इलाहाबाद

दिनांक 31/07/08

वा. पी. टी. फौज रुपया 100

नाम व पता मेहता पुष्पकिशोर / का. ला. इ. प्र. प्र. 3. सामान्य नि. 0 521 311

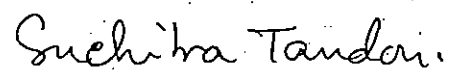
13/1 प्रलोपी बाजा

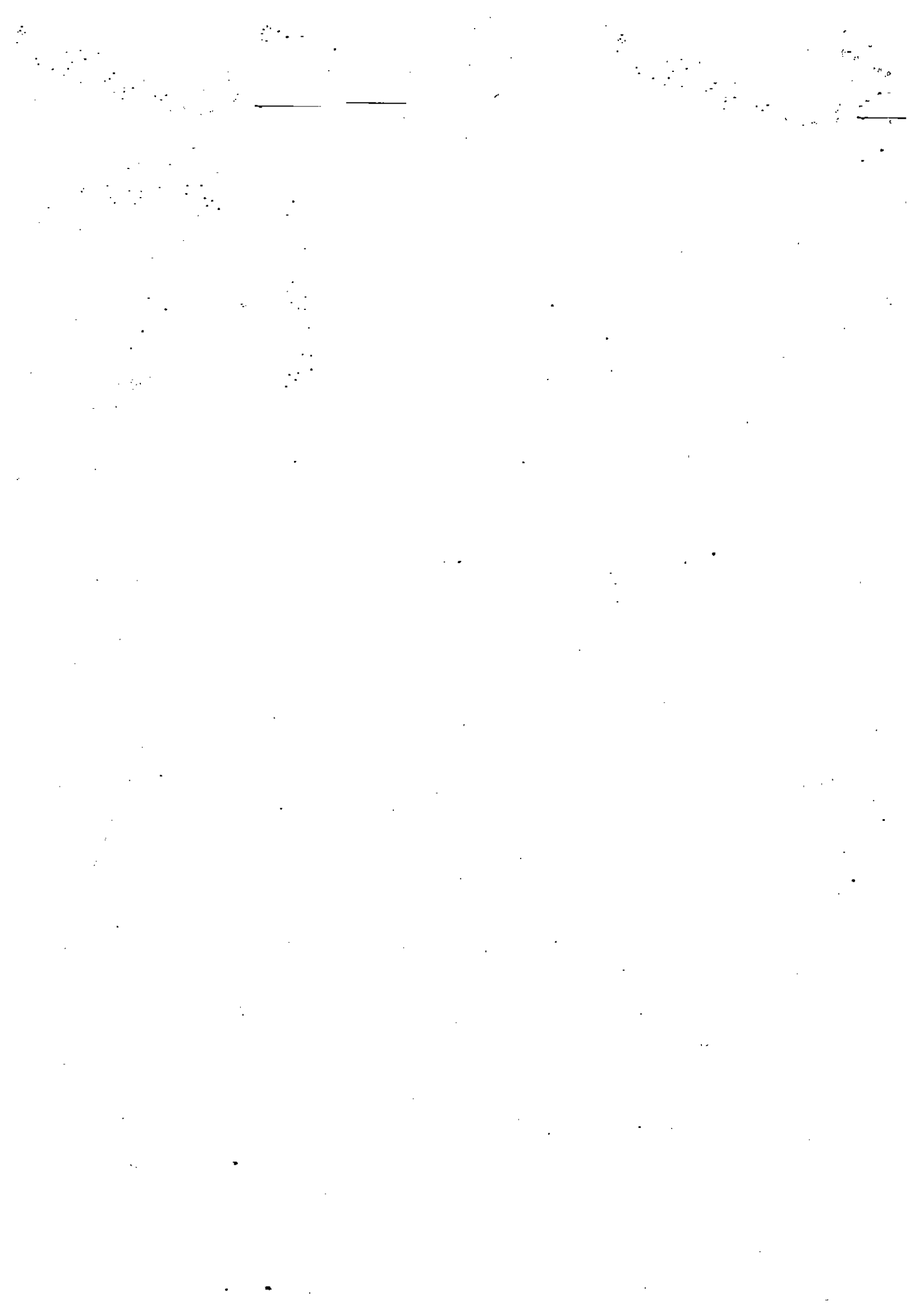
31/07/08

6



SCALE 1 INCH = 40 FEET.





Photographs of open Land Part of Nazul (Now Free Hold) Plot No.s. 53 (Upvibhaji Upkhand Sankhya - 53/4), Civil Station Allahabad which is also Part of House No. 37, Elgin Road Allahabad. area 381.77 Sq Meters.



For Tulsiani Constructions and Developers Ltd.

Suchitra Tandon -

At Kumar Tulsiani

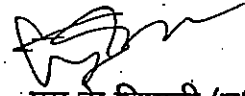
Managing Director

आज दिनांक 02/08/2008 को

बही सं 1 जिल्द सं 6074

पृष्ठ सं 337 से 364 पर क्रमांक 3629

रजिस्ट्रीकृत किया गया ।



एम.के.त्रिपाठी (प्र०)

उप निबन्धक (प्रथम)

इलाहाबाद

2/8/2008

