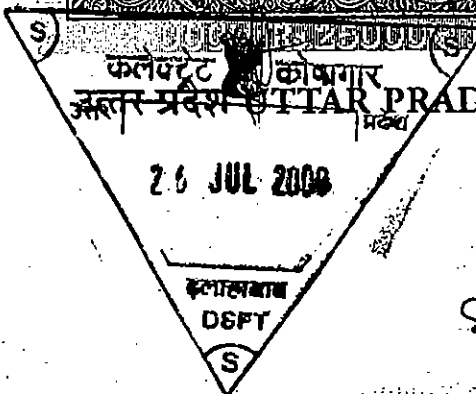


3630/00

53/2

17



642131

Suchi



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.) | - Part of Nazul (Now Free Hold)
Plot No.53 (Up Vibhajit Up Khand
Sankhya 53/2) Civil Station,
Allahabad and building situated
thereon bearing Municipal No. 37,
Elgin Road, Allahabad. |

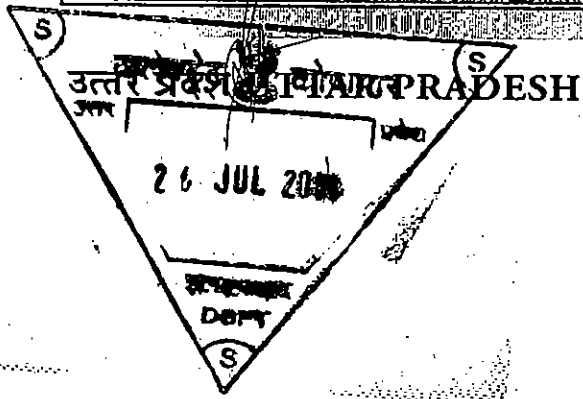
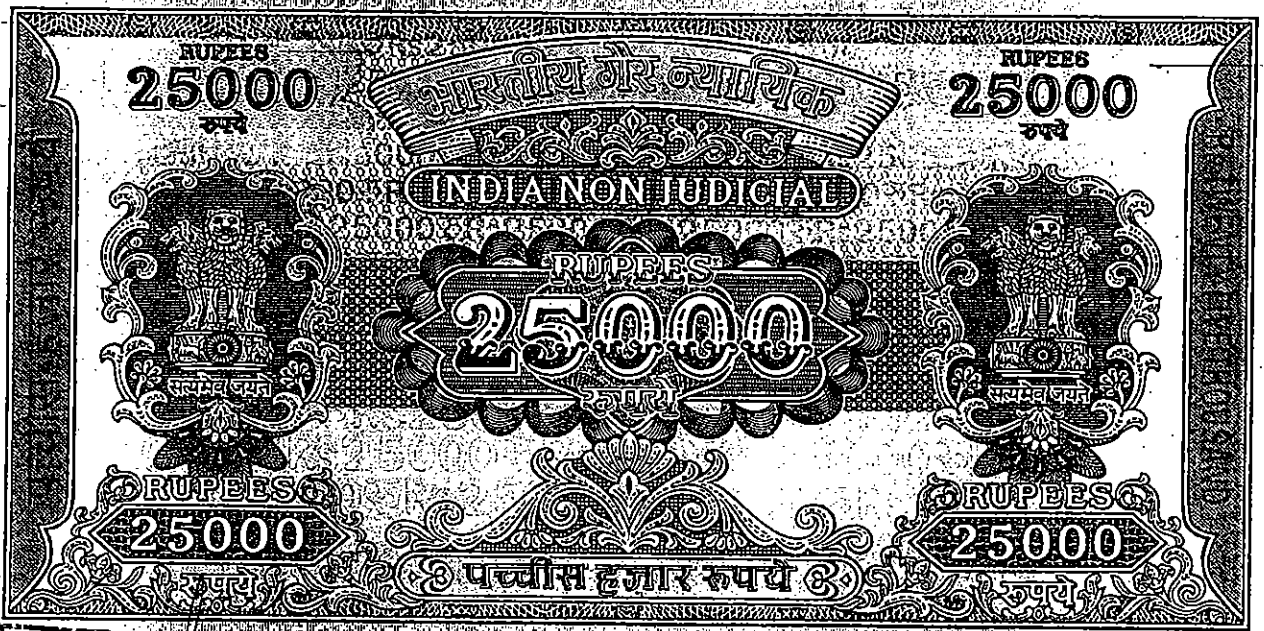
Identified the Photographs
Arun Kumar Singh
31-07-2008

Suchitra Tandon

Per Taland Constructions and Developers Ltd.

Ar K F

Managing Director



642130

- 2 -

- | | | | |
|-----|---|---|------------------------|
| 5. | Unit of Measurement
(Hectare/Sq. Meter) | - | Square Meters |
| 6. | Area of Property | - | 1102.86 Sq. Meters |
| 7. | Situation of Road | - | Internal road |
| 8. | Other Description
(9 Meters Road/ Corner etc.) | - | 30' wide Internal Road |
| 9. | Type of Property | - | House |
| 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 |

Suchitra Tandon

Amr Kumar

26/7/18

Handwritten notes and signatures at the top of the page.

विक्रय पत्र

12,200,000.00/ 11,162,000.00

5,000.00

20

5,020.00

800

प्रतिफल मालियत
श्री / श्रीमती सुचित्रा टण्डन स्वयं व मुआम जया मेहरोत्रा
पुत्र / पत्नी श्री स्व दिनेश चन्द्र टण्डन
पेशा व्यापार
निवासी स्थायी 57 रानी मंडी इलाहाबाद
अस्थायी पता
ने यह लेखपत्र इस कार्यालय दिनांक 2/8/2008 समय 5:24PM
वजे निवन्धन हेतु पेश किया।

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग



Suchitra Tandon

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

निष्पादन लेखपत्र बाद सुनने व सगझने 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 व्यापार
निवासी 57 रानी मंडी इलाहाबाद

क्रेता

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



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री विनय कुमार श्रीवारतव
पुत्र श्री एम सी श्रीवास्तव

पेशा व्यापार

निवासी 75 ए स्टेनली रोड इलाहाबाद

व श्री नीरज मेहरोत्रा

पुत्र श्री स्व एम सी मेहरोत्रा

पेशा व्यापार

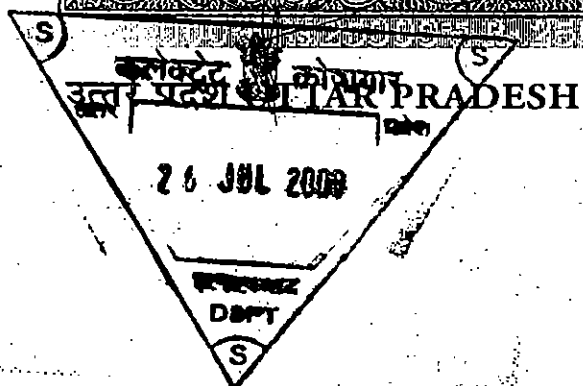
निवासी 11/3ए आकलैण्ड रोड इलाहाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



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



642129

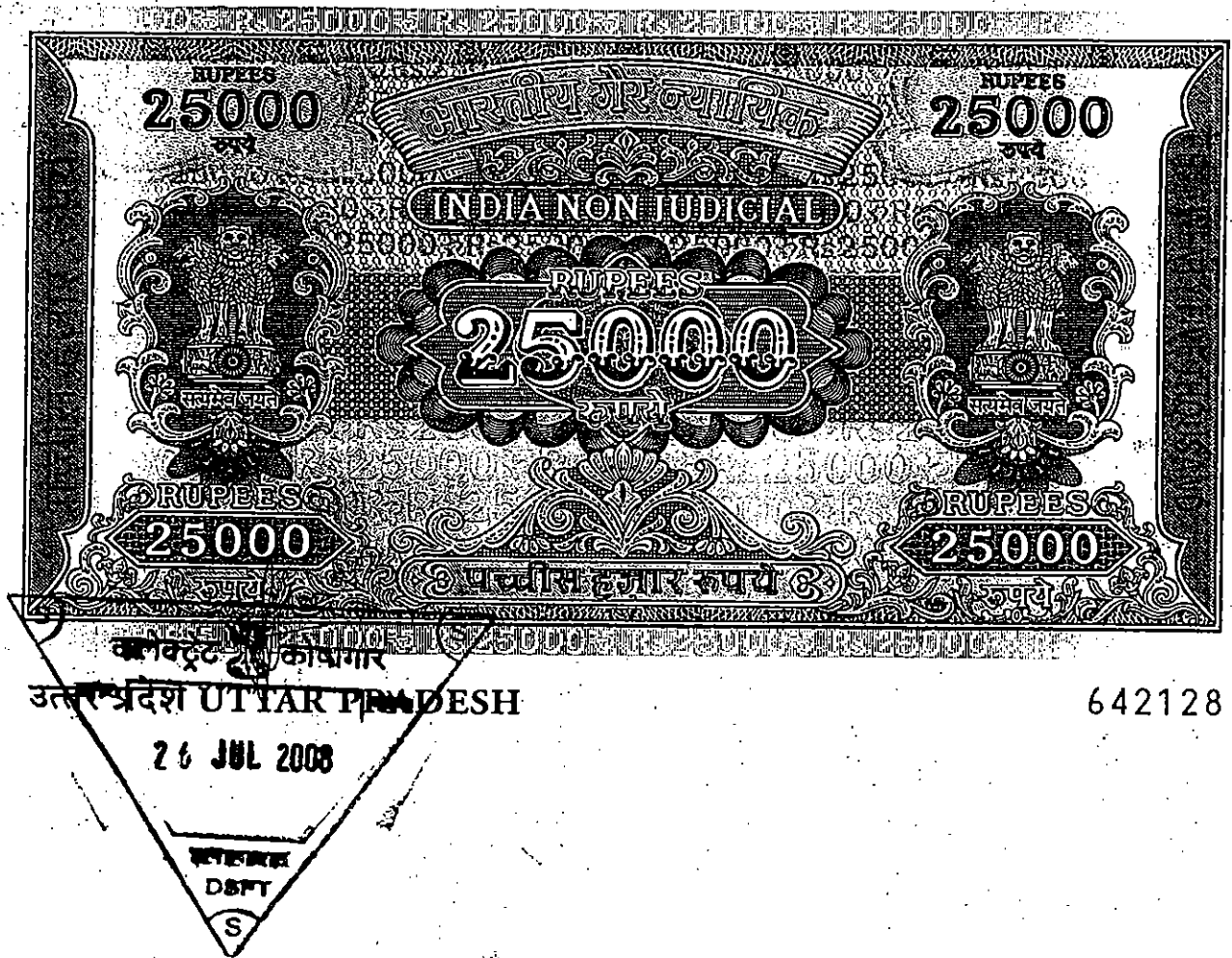
- 3 -

- | | | | |
|-----|--|---|-------------------------|
| 14. | Boring/well/Other | - | Nil |
| 15. | Constructed Area | - | 750 Sq. Meters |
| 16. | Year of Construction | - | More than 100 years old |
| 17. | Whether belong to member
of Co-operative Housing Society - No
Yes/No | | |
| 18. | (I) - Amount of sale consideration | - | Rs. 1,22,00,000/- |
| | (II) - Market Value | - | Rs. 1,11,62,000/- |
| | (III) Stamp Duty paid | - | Rs. 8,54,000/- |

Suchitra Tandon.

[Signature]





- 4 -

Boundary

North : Part of Nazul Site No. 53, Civil Station, Allahabad.
 South : Part of Free Hold Site No. 53/1, Civil Station, Allahabad
 East : Part of Free Hold site No.53/2, Civil Station, Allahabad
 West : Part of Nazul Site No.53, Civil Station, Allahabad

Numbers of First Party (1)

Numbers of Second Party (1)

Description of Vendor

Description of Purchaser

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

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

Suchitra Tandon

Anil Kumar Tulsiani

१६/११/०८
 नाम व पता: अनील कुमार तुलसीयानी, १३/१ पंजाबी कालोनी अलोपीबाग इलाहाबाद
 व्यापार
 २००८
 १

क्रेता

Registration No. 3630

Year: 2008

Book No. 1

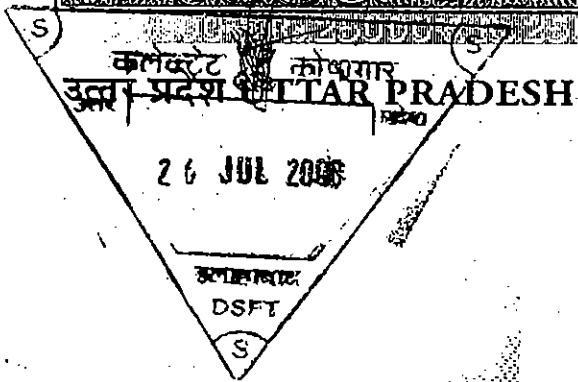
0201 अनिल कुमार तुलसीयानी
 सी एल तुलसीयानी
 13/1 पंजाबी कालोनी अलोपीबाग इलाहाबाद
 व्यापार

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642127

- 5 -

Permanent Address :

57, Rani Mandi,
Allahabad

Local Address - do -

Occupation

Permanent Address:

13/1, Punjabi Colony,
Alopibagh, Allahabad.

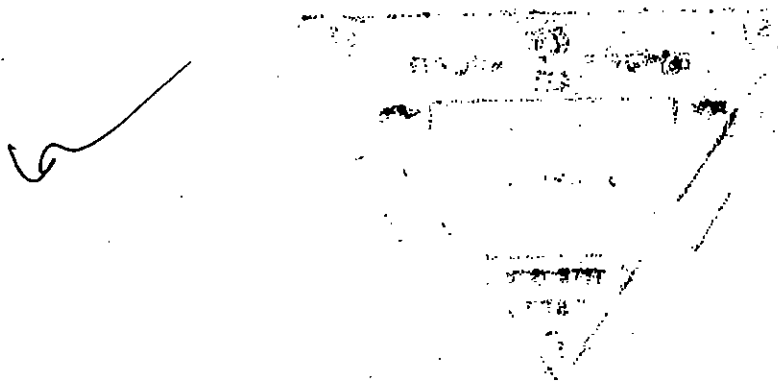
Local Address - do -

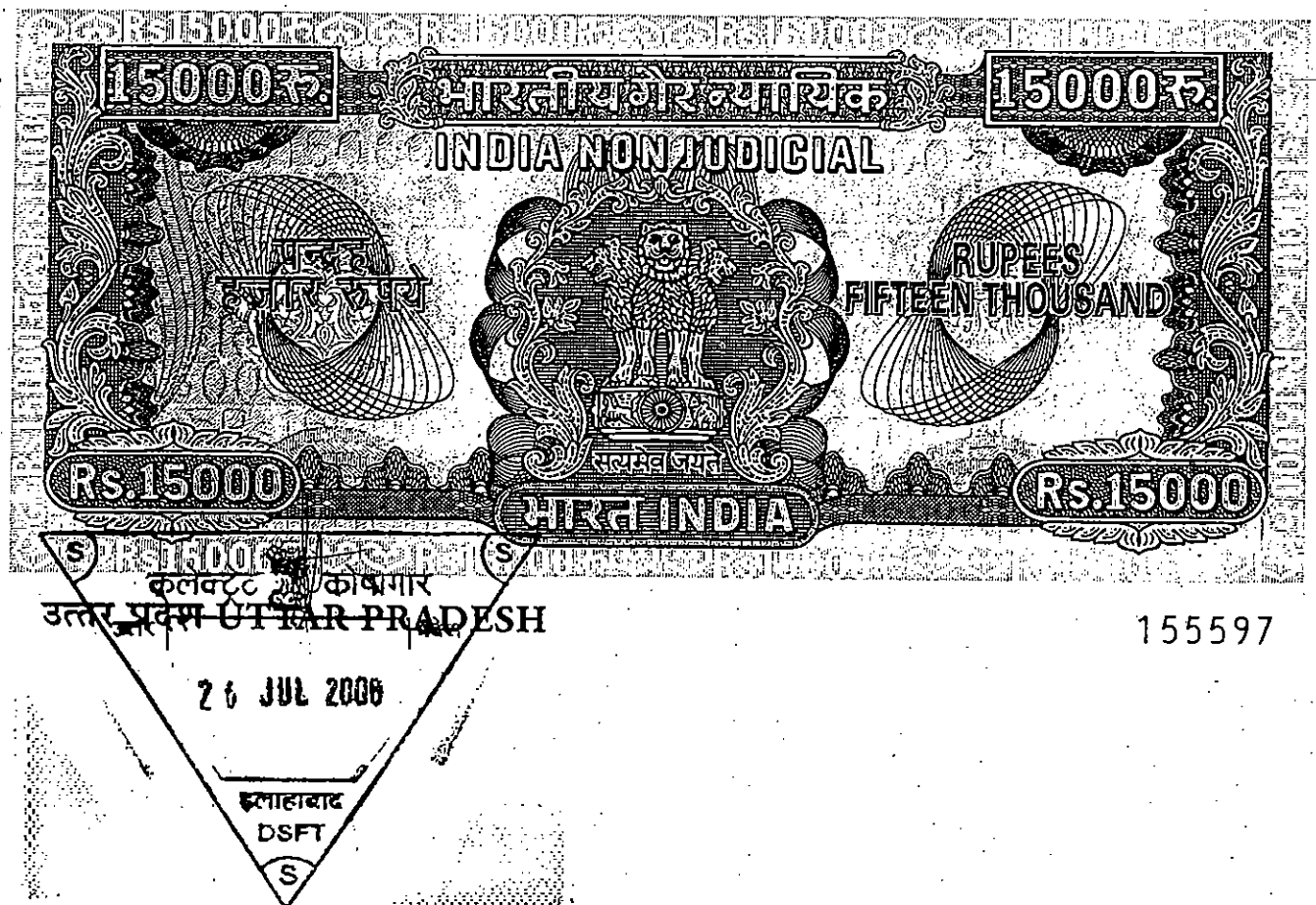
Occupation Business

At K. Tandon

Suchitra Tandon.

26/12/12
 The following is a list of the names of the persons who have been
 named in the above mentioned report.





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

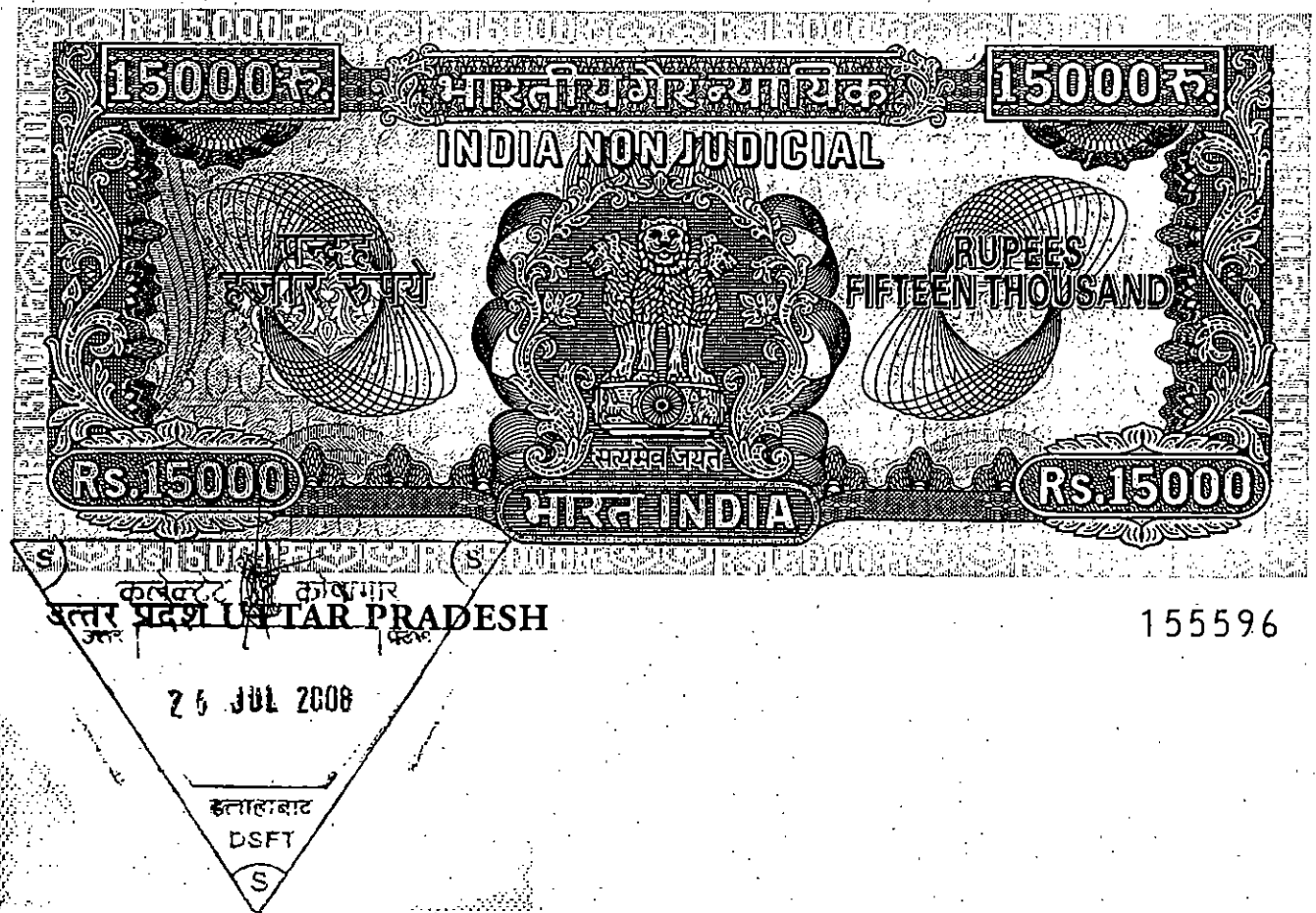
Daughter of Late Dinesh Chandra Tandon
Wife of Sri Neeraj Mehrotra,
Resident of 11/3-A, Auckland Road
Allahabad-211001.

Suchitra Tandon

Amal Kumar

26/1/18
13200
137, 26/1/18
26/1/18





- 7 -

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).

3. **SMT. JAYANTI SARIN**

Daughter of Late Dinesh Chandra Tandon
and Wife of Sri Chand Sarin

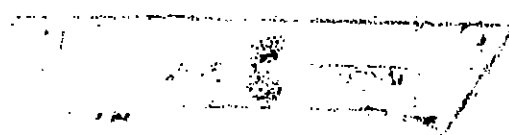
Resident of 57, Rani Mandi, Allahabad-211003

Presently residing at Flat Nos. # 103, Bukhatir Tower, Buhaira,
Corniche, P.O. Box-2545, Sharjah .

Suchitra Tandon

And her Father

26/11/80
 15000
 Pro. Sec. of the Ministry of
 187



ca





उत्तर प्रदेश-UTTAR PRADESH

155595

23 JUL 2008

सत्यमेव जयते
23 JUL 2008

- 8 -

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.

Suchitra Tandon.

Amal K. Tandon

24/1/8

1500
The amount of money received from the sale of the property
of the deceased is £1500.00
The amount of money received from the sale of the property
of the deceased is £1500.00

✓





उत्तर प्रदेश UTTAR PRADESH

155594

- 9 -

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.)

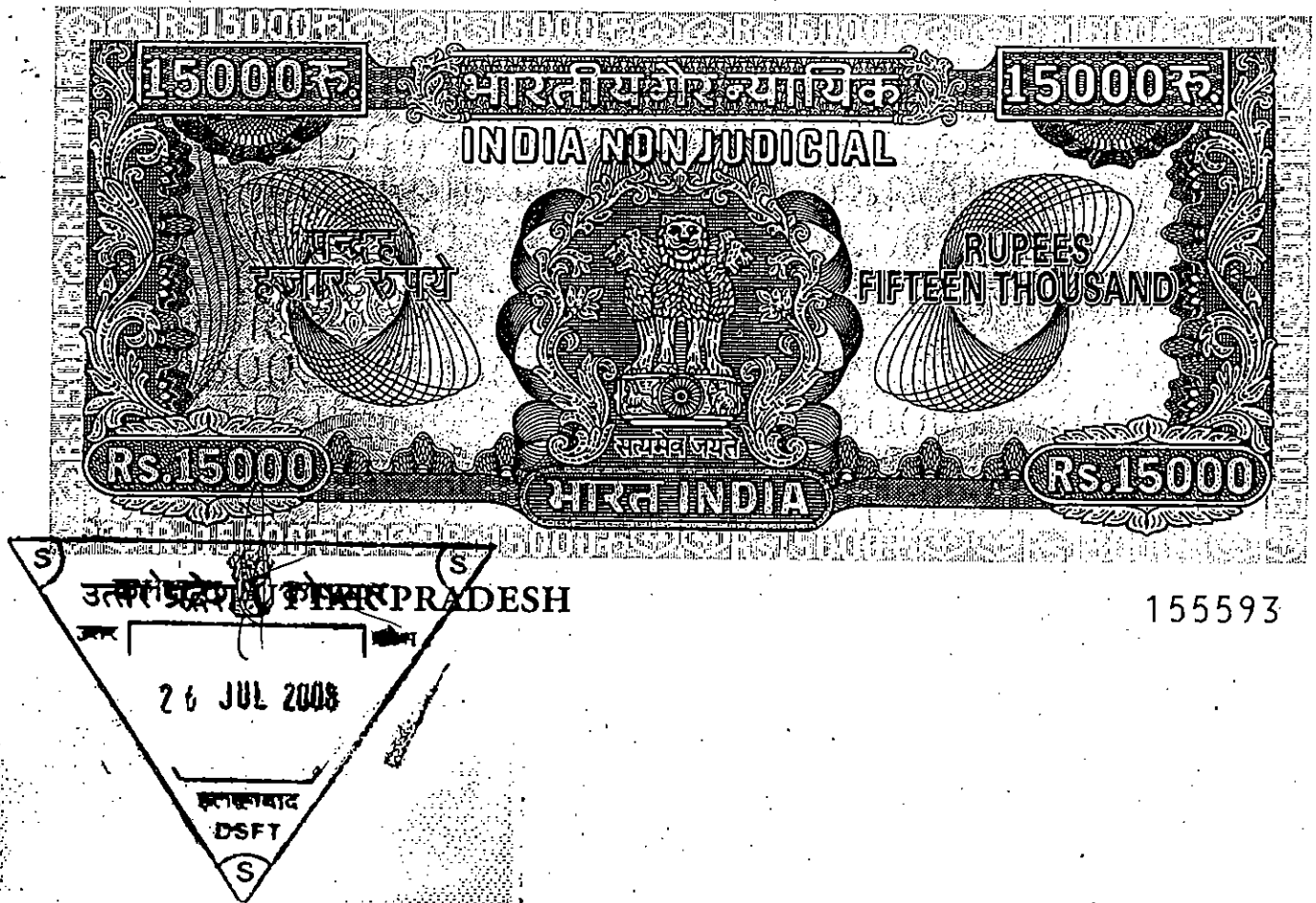
(HEREINAFTER, called 'The VENDORS'); which term shall always mean and include their heirs, legal representatives, executors and assignee; unless expressly excluded.

Suchitra Tandon.

W 171 B

1871 - 1872
The first year of the war was a very bad one for the country.
The weather was very dry and the crops were much damaged.





- 10 -

AND

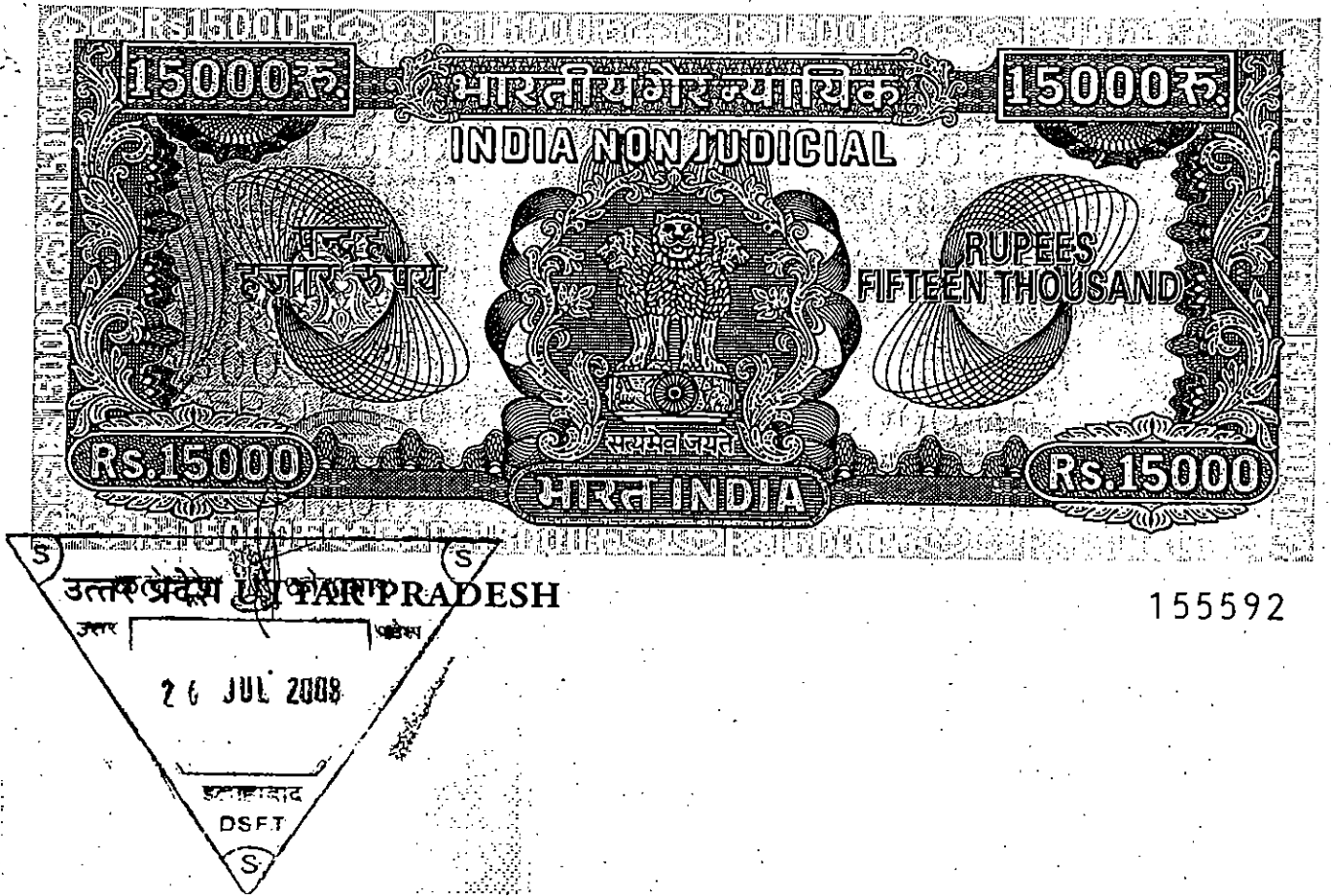
M/S TULSIANI CONSTRUCTIONS AND DEVELOPERS LIMITED, a duly incorporated company under the provisions of companies act, having its registered office at 13/1, Punjabi Colony, Alopibagh- Allahabad, through its Managing Director Sri Anil Kumar Tulsiani son of late C.L. Tulsiani, resident of 13/1, Punjabi Colony, Alopibagh, Allahabad;

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

Suchitra Tandon.

Anil Kumar Tulsiani



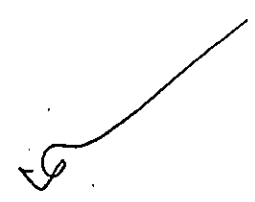
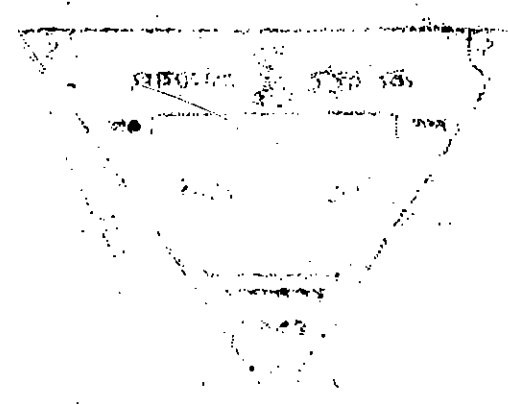


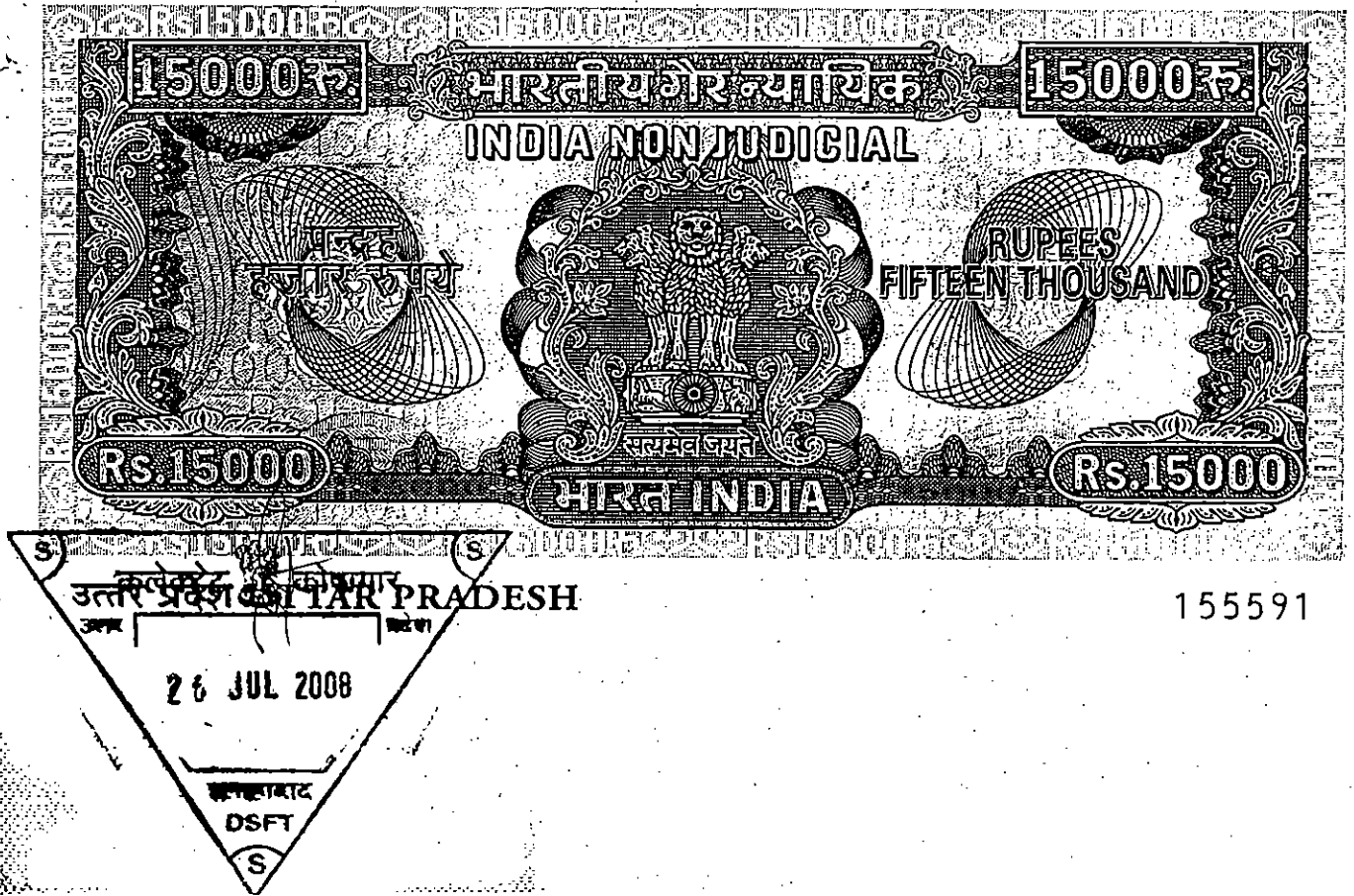
- 11 -

WHEREAS Late Dinesh Chandra Tandon, the husband of Vendor nos.1 and father of Vendor nos.2 to 4; was exclusive owner in possession of part of Nazul (now Free Hold) plot no. 53 (Upvibhajit Upkhand Sankhya-53/2) Civil Station, Allahabad Area 1699.99 Sq. Mts. situated at Mohalla - Lohia Marg, Allahabad by virtue of registered free hold deed dated 23.11.2004 and also the Old Structure/Building situated thereon bearing Municipal No.37 Elgin Road, Allahabad.

Suchitra Tandon

26718
 15000
 By, *[illegible]*
[illegible]





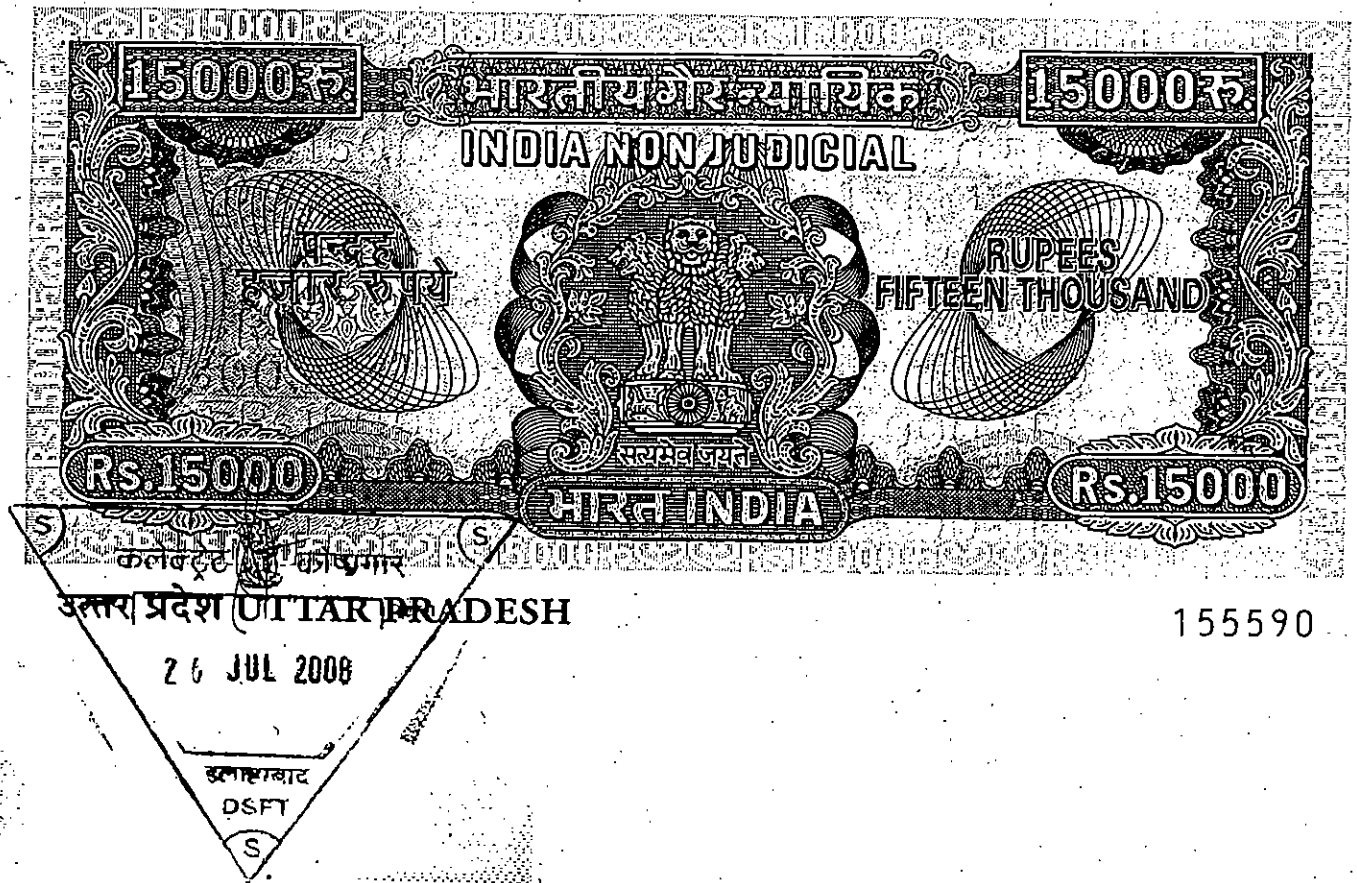
- 12 -

AND WHEREAS Shri Dinesh Chandra Tandon died on 07.1.2007 leaving behind his widow namely Smt. Suchitra Tandon, the vendor No.1 and three daughters namely Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon respectively as the vendor nos. 2 to 4, as his heirs and legal representatives and thus after his death, the vendors became exclusive owners in possession of the aforesaid property.

AND WHEREAS the Vendors being in urgent need of money decided to sell part of aforesaid Nazul free hold plot No. 53 (Upvibhajit Upkhand Sankhya 53/2), Civil Station- Allahabad and

Suchitra Tandon.

[Signature]



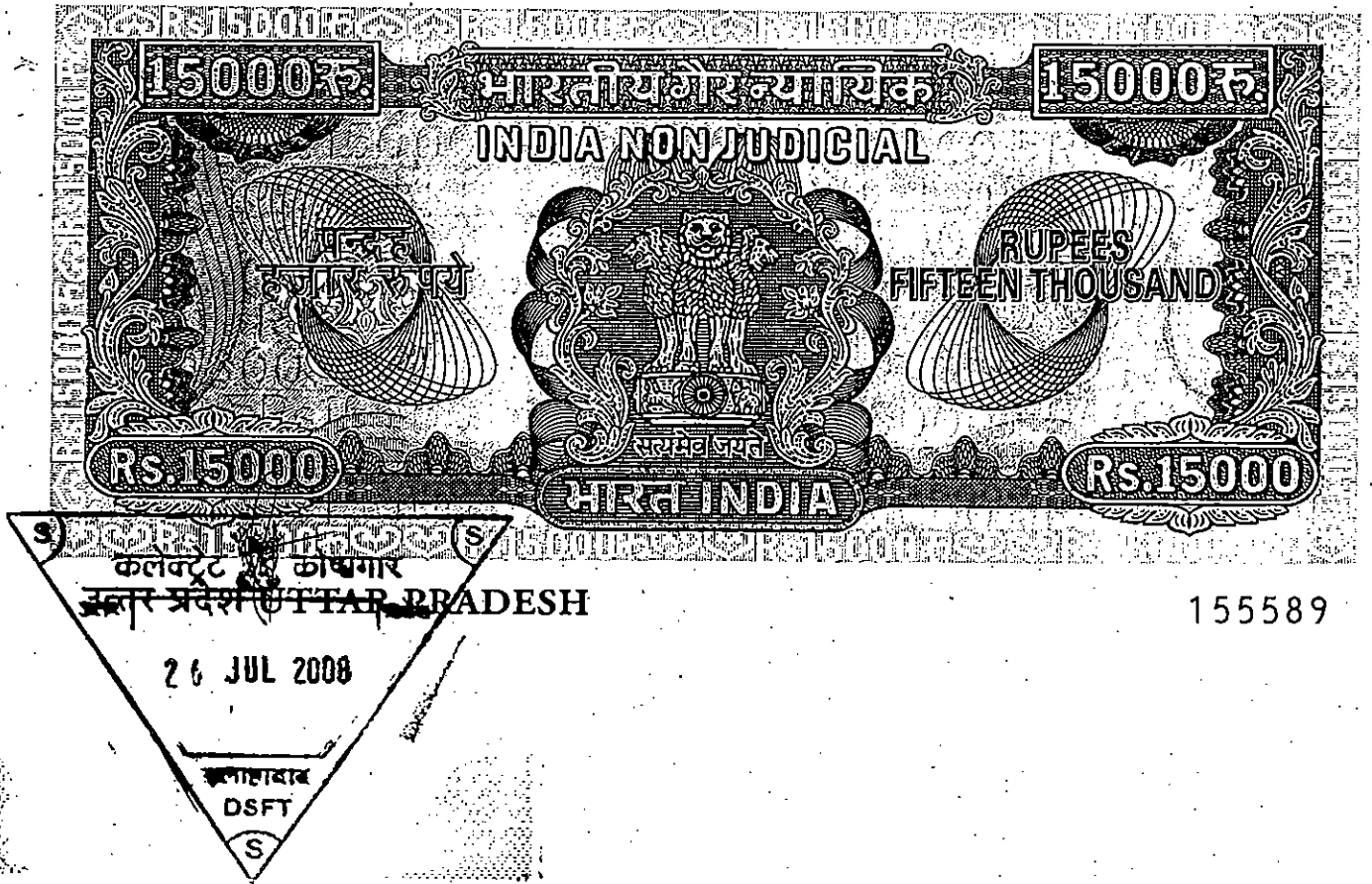
- 13 -

the old building situated thereon bearing Municipal no. 37, Elgin Road, Allahabad area admeasuring 1319.05 Sq. Yds or 1102.86 Sq. Meters. fully described at the end of this DEED. Knowing the idea of the vendors the vendee offered to purchase the aforesaid property fully described at the end of this Deed against total sale consideration of Rs. 1,22,00,000/- (Rupees One Crore Twenty Two Lacs only). This offer being quite reasonable and since nobody else is ready to pay the aforesaid amount or more than the said sum and therefore the VENDORS decided to sell the abovementioned property to the aforesaid VENDEE against a total sale consideration of Rs. 1,22,00,000/- (Rupees One Crore Twenty Two Lacs only). The

Suchitra Tandon.

[Signature]





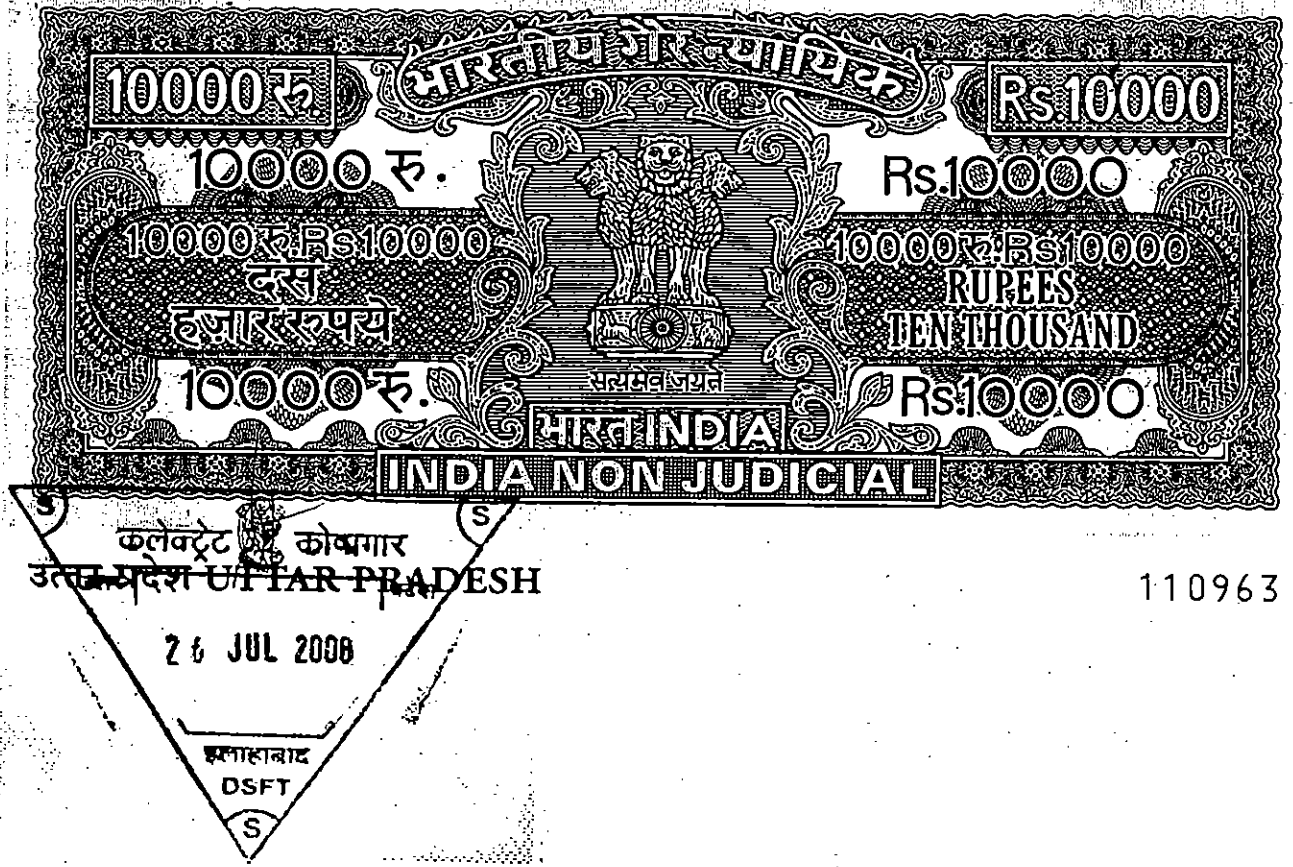
- 14 -

vendors have also executed registered Agreement to Sell dated 30/10.2007 presented for registration on 31.10.2007 registered in Bahi No.1 Zild No. 5810 on pages 1 to 58 at Sl.No. 4462 on 31.10.2007 in the office of Sub Registrar (Allahabad First) in favour of the Vendee in respect of the property hereby sold and and the vendee has paid Stamp Duty of Rs. 4,88,000/- at the time of execution of aforesaid registered agreement to sell dated 30.10.2007 which is liable to be adjusted in this sale deed.

Handwritten signature

Suchitra Tandon.





110963

- 15 -

NOW THIS SALE DEED WITNESSTH AS UNDER :

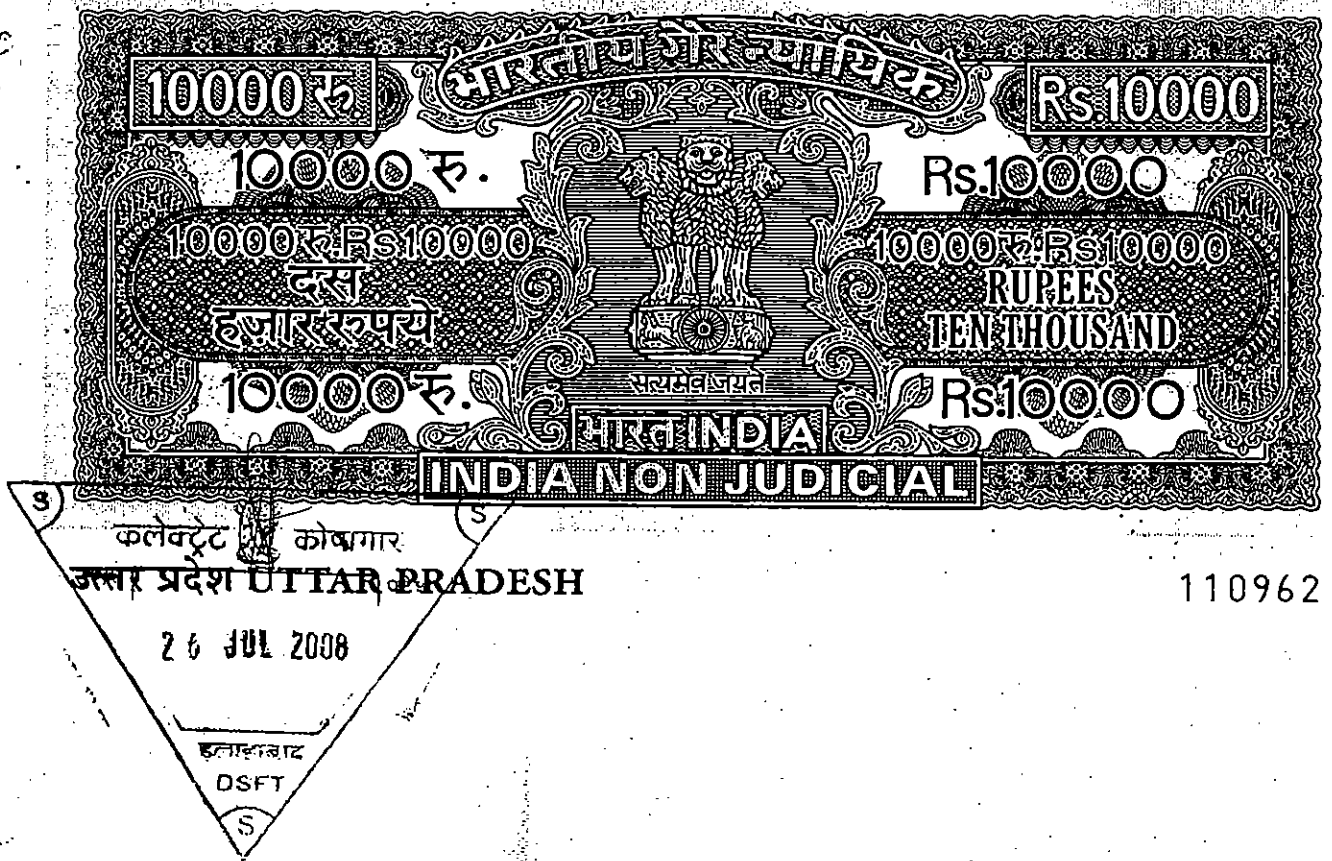
I. In consideration of Rs. 1,22,00,000/- (Rupees One Crore Twenty Two Lac) only paid by the Vendee to the Vendors as per details given in schedule of payment given at the end of this Deed; the receipt of which is hereby acknowledged by the Vendors, the Vendors hereby transfer, sell and alienate part of Nazul (Now Free Hold) Plot No.53 (Upvibhajit Upkhand

Suchitra Tandon.

Ant. K. Tandon

दि. २६/११/१८
 नाम व पता
 १८/११/१८





110962

- 16 -

Sankhya-53/2), Civil Station, Allahabad and the building situated thereon bearing Municipal No.37, Elgin Road, Allahabad area 1319.05 Sq. Yrds or 1102.86 Sq.Meters along with construction and appurtenant land 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

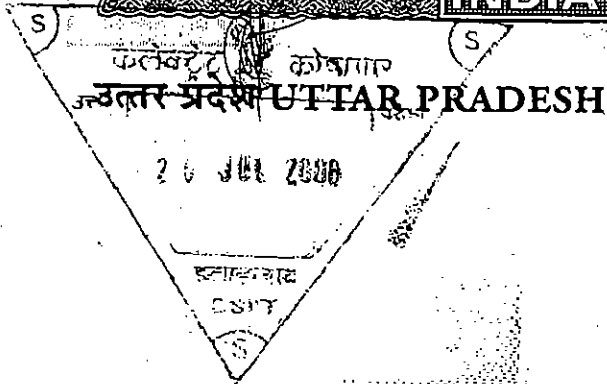
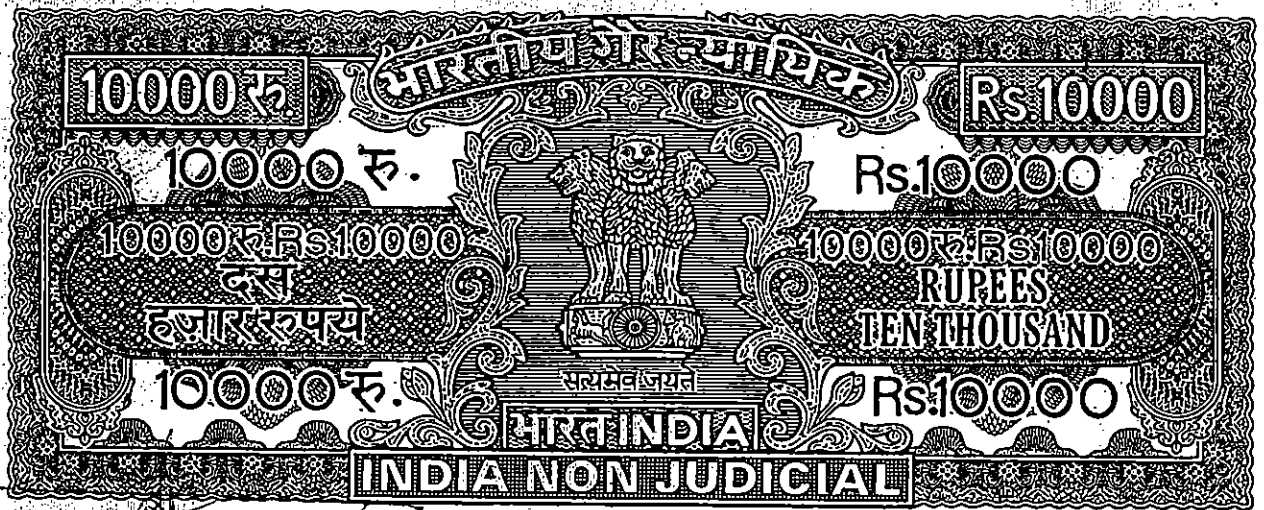
Suchitra Tandon.

Amir Khan

261712
[Illegible handwritten text, possibly a signature or date]

ca





110961

- 17 -

withdrawn their possession from over the vended property and have put the vendee in actual and physical possession over the same.

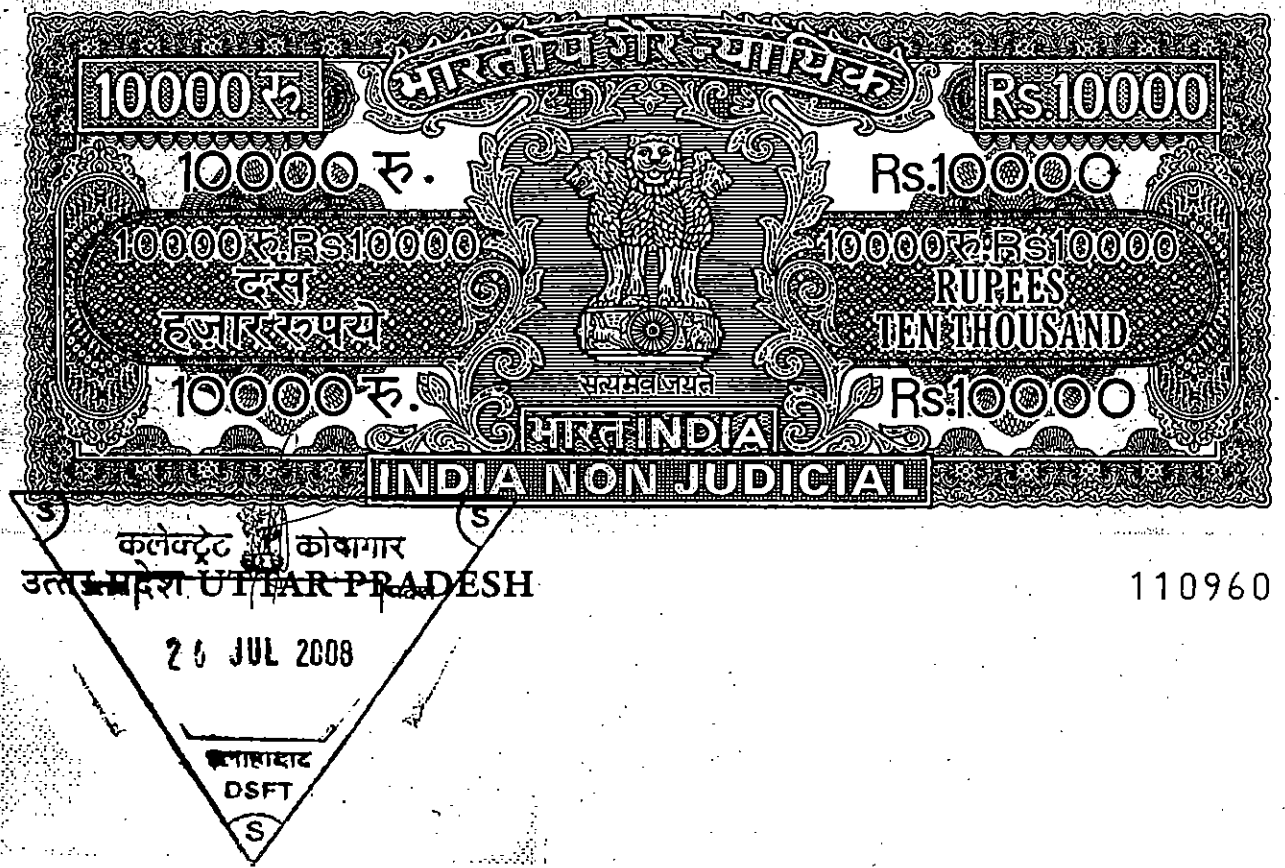
II. That vendors and the vendee hereby agree as under :-

Suchitra Tandon-

And K. K. Tuli

2617/8
The following are the names of the persons who have been
sent to the work of the 5th of March. The names are given in the
order in which they were sent.



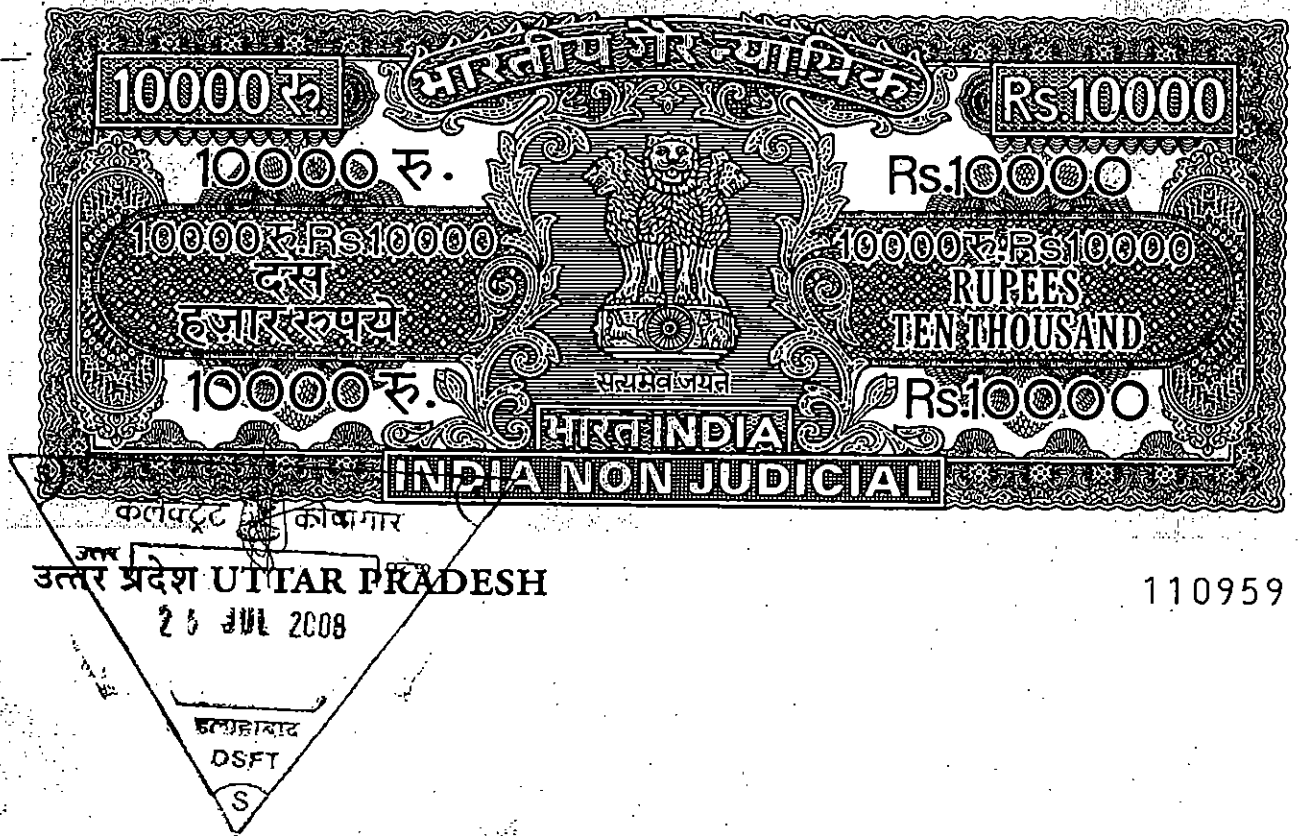


- 18 -

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..

Amir Tandon

Suchitra Tandon.



- 19 -

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.

Suchitra Tandon.

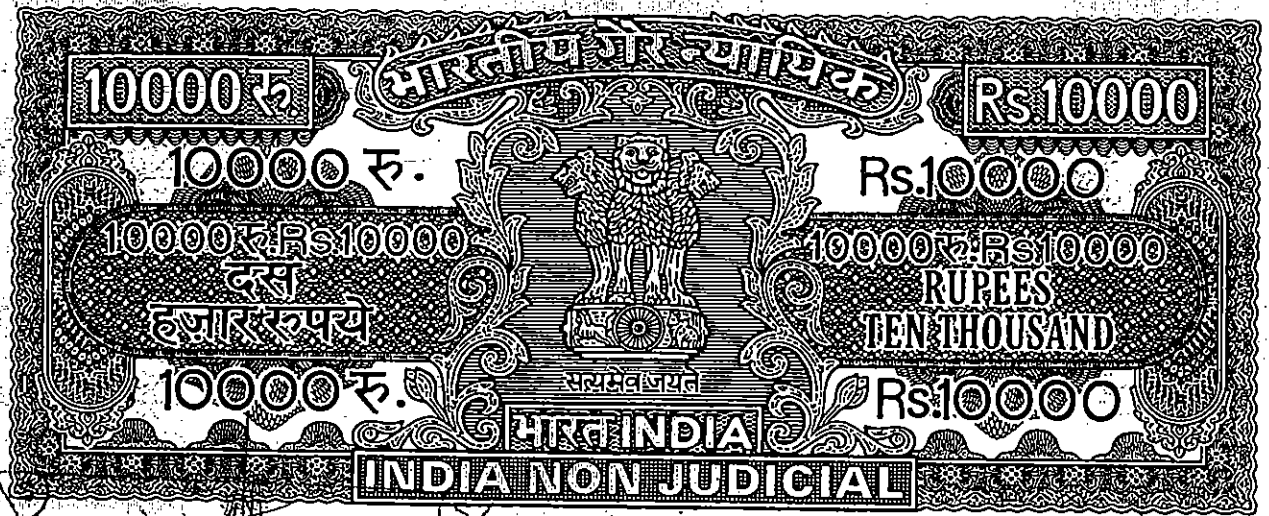
Ant K. Tandon

26018

Handwritten text, partially obscured by redaction boxes. Visible fragments include:
"about 1000 ft above the ground"
"the ground is very hard"
"the ground is very hard"
"the ground is very hard"

Handwritten signature or mark.





कलेक्टर कोषागार
उत्तर प्रदेश UTTAR PRADESH

110958

23 JUL 2008

इलाहाबाद
CSPT

- 20 -

4. That the property hereby sold is free from any encumbrance, lien or charge.

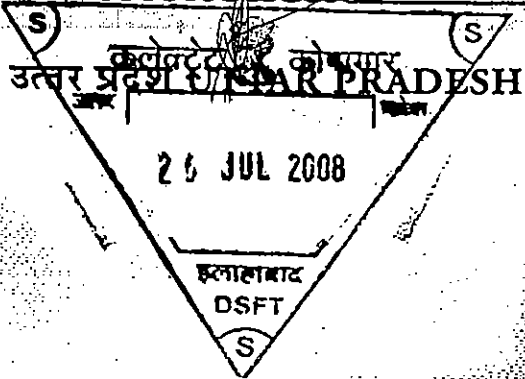
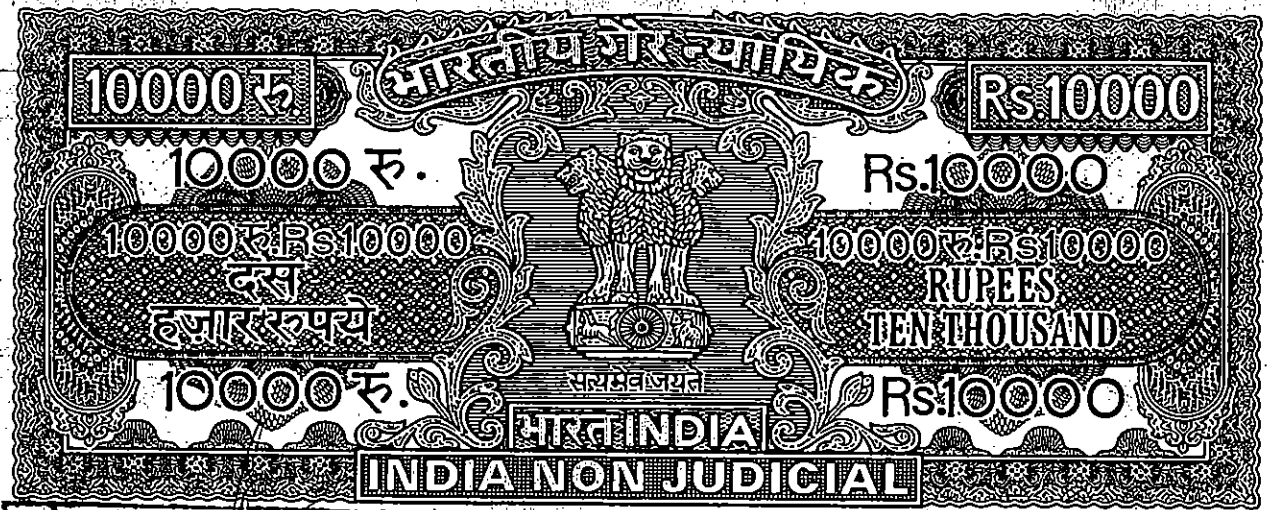
5. That liability to pay house tax, water tax or any other property tax in respect of property hereby sold upto the date of execution of this sale deed shall be exclusive liability of the vendors and from the date of execution of this sale deed the same shall be paid by the vendee.

Suechitra Tandon.

Am Kumar Tandon

[Handwritten signature]





110957

- 21 -

6. That there are some occupant in the vended property. The vendee alone shall be liable to evict them and the vendors shall have no concern with the same.

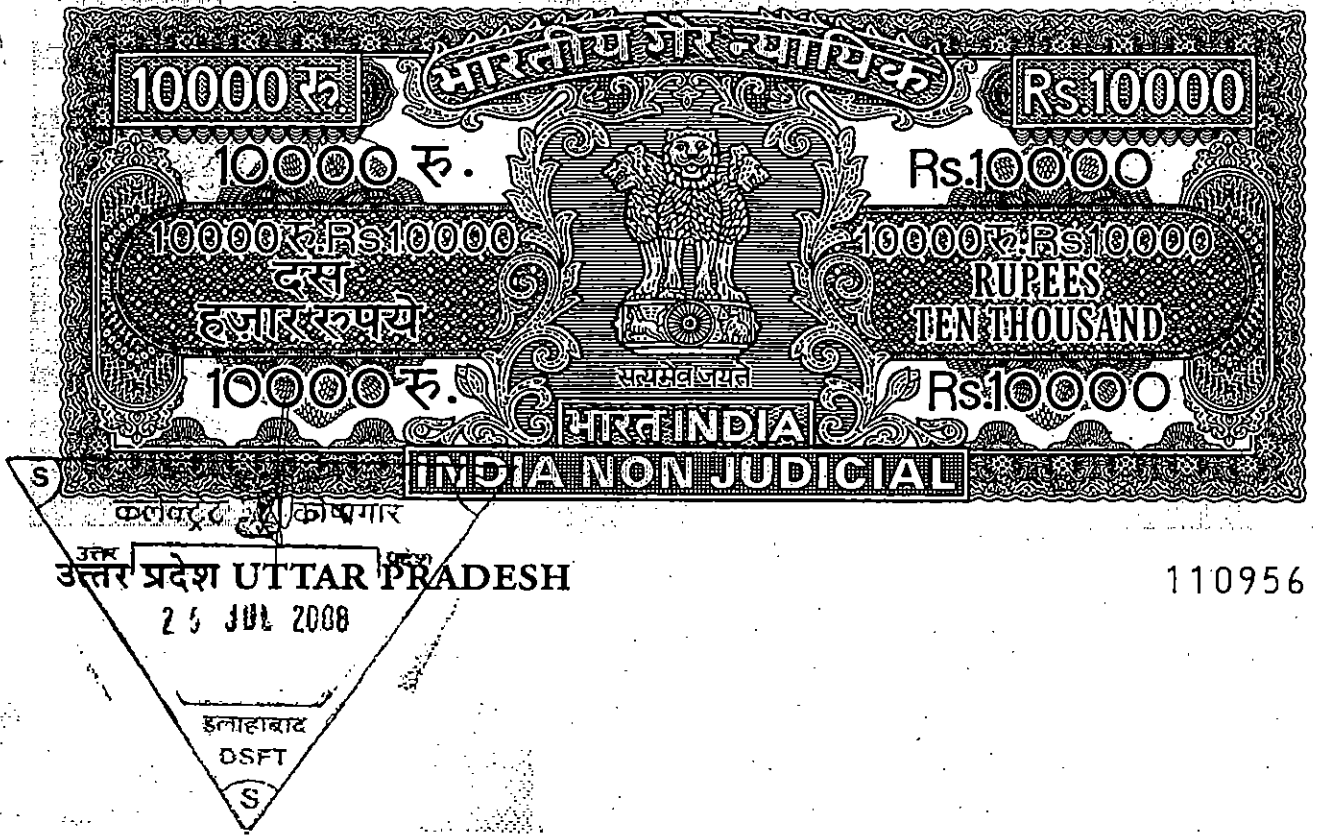
Suehitra Tandon

Amr K. S. S. S.

2/10/18
I have been thinking of you very much lately and wondering how you are getting on. I hope you are well and happy. I am still the same old me. Love, Mary

o





- 22 -

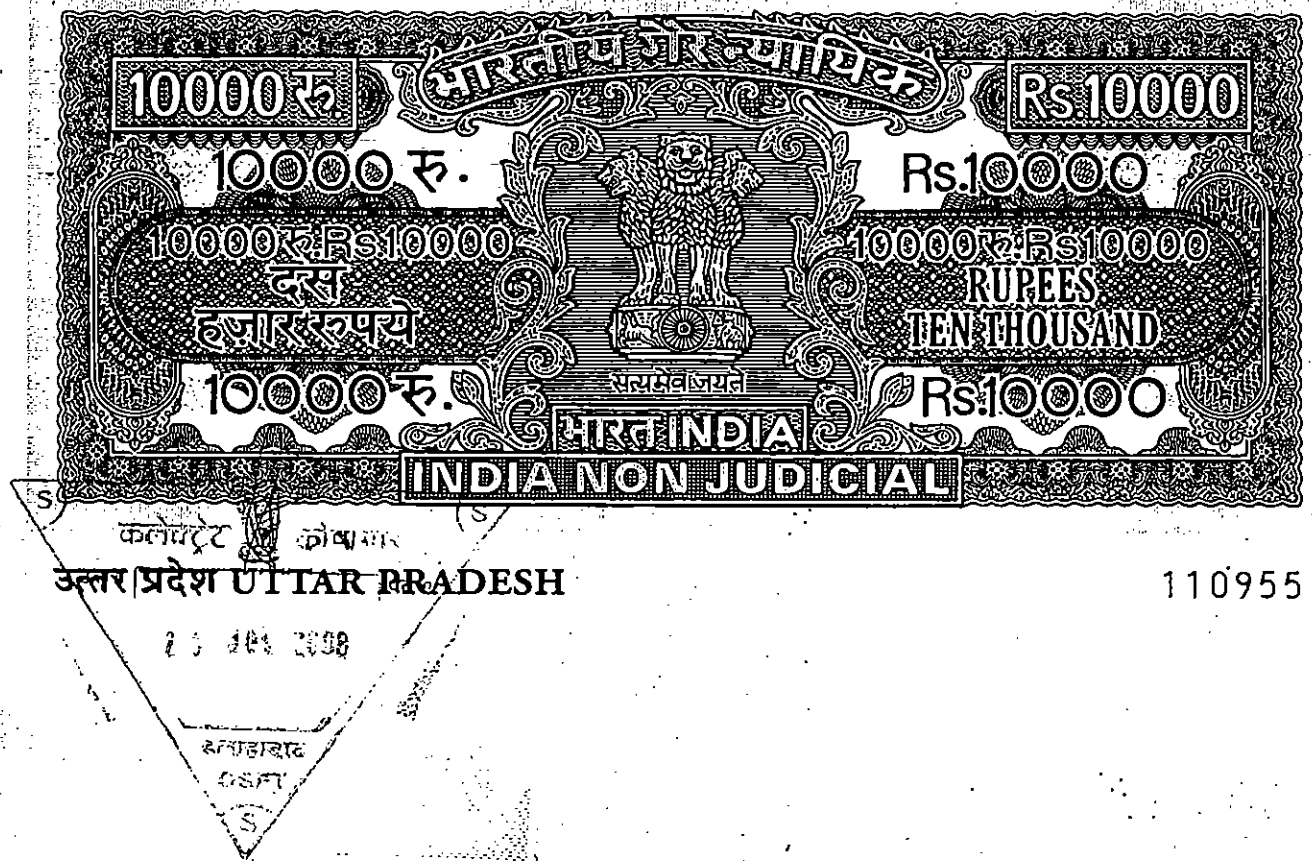
7. That if at any time in future, the property hereby sold goes out of possession of the vendee due to defect in the title of the vendors, the vendors shall indemnify the vendee of such losses.

8. 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.

Suehira Tandon.

Amrinder Singh





- 23 -

SCHEDULE OF PAYMENT

- | | | |
|------|-----------------|---|
| I) | Rs. 20,00,000/- | Vide cheque No. 181409 dated 06.8.2007 drawn on The Federal Bank of India, Civil Lines, Allahabad. |
| II) | Rs. 25,00,000/- | Vide cheque No. 892327 dated 12.5.2008 drawn on HDFC BANK Limited, Sardar Patel Marg, Allahabad. |
| III) | Rs. 25,00,000/- | Vide cheque No. 579384 dated 17.6.2008 drawn on Federal Bank of India, M.G. Marg, Civil Lines N.P.A. ARCADE, Allahabad. |
| IV) | Rs. 52,00,000/- | Vide cheque No. 581856 dated 24.7.2008 drawn on Federal Bank of India, M.G. Marg, Civil Lines N.P.A. ARCADE, Allahabad. |

Total Rs. 1,22,00,000/- (Rupees One Crore Twenty Two Lacs) only.

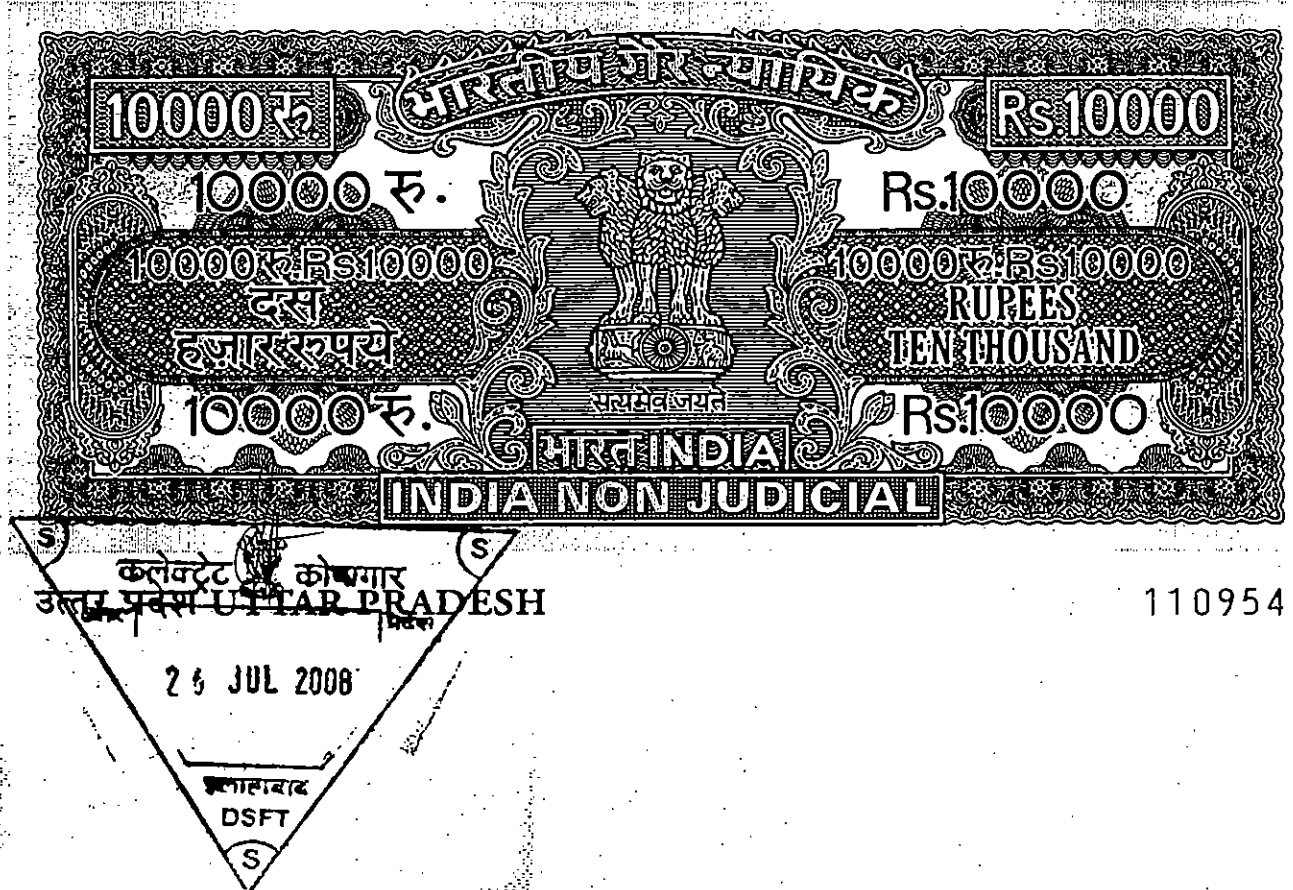
Suchitra Tandon.

Amal Kumar Tandon

26/12/22
The undersigned is a member of the
Board of Directors of the
Company and is authorized to
sign the above certificate on behalf of the
Company.

✓





- 24 -

SCEHDULE OF PROPERTY HEREBY SOLD

Part of the Nazul (now Free Hold) Plot Nos.53 (Upvibhajt Upkhand Sankhya-53/2) Civil Station, Allahabad, and the building situated thereon bearing Municipal No.37, Elgin Road, Allahabad area 1319.05 Sq. Yrds or 1102.86 Sq. Meters. along with construction and appurtenant land.

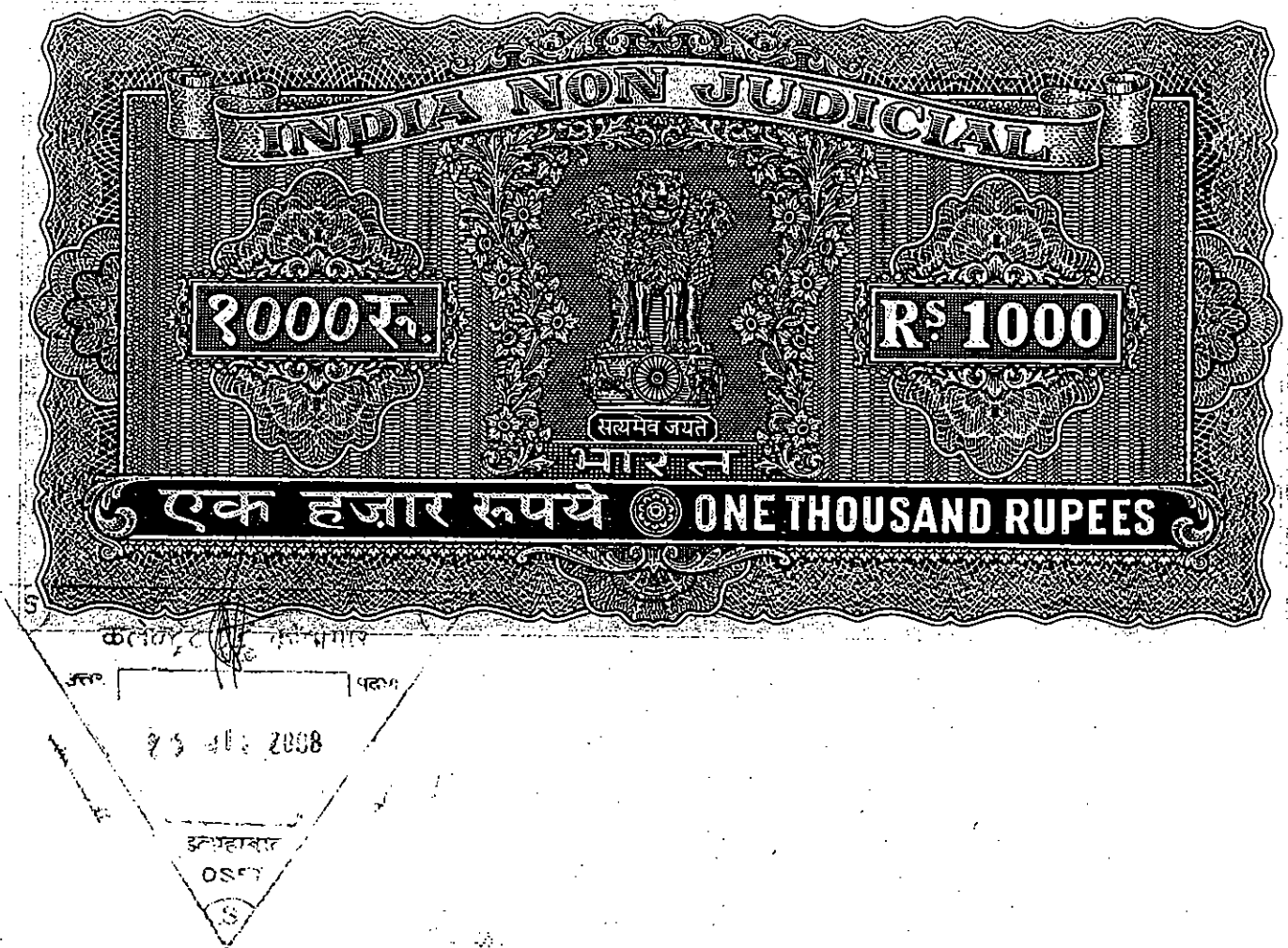
Covered Area : 750 Sq. Meters. having more than 100 years old ordinary construction in dilapidated condition and bounded as below:

Suchitra Tandon.

[Signature]

✓





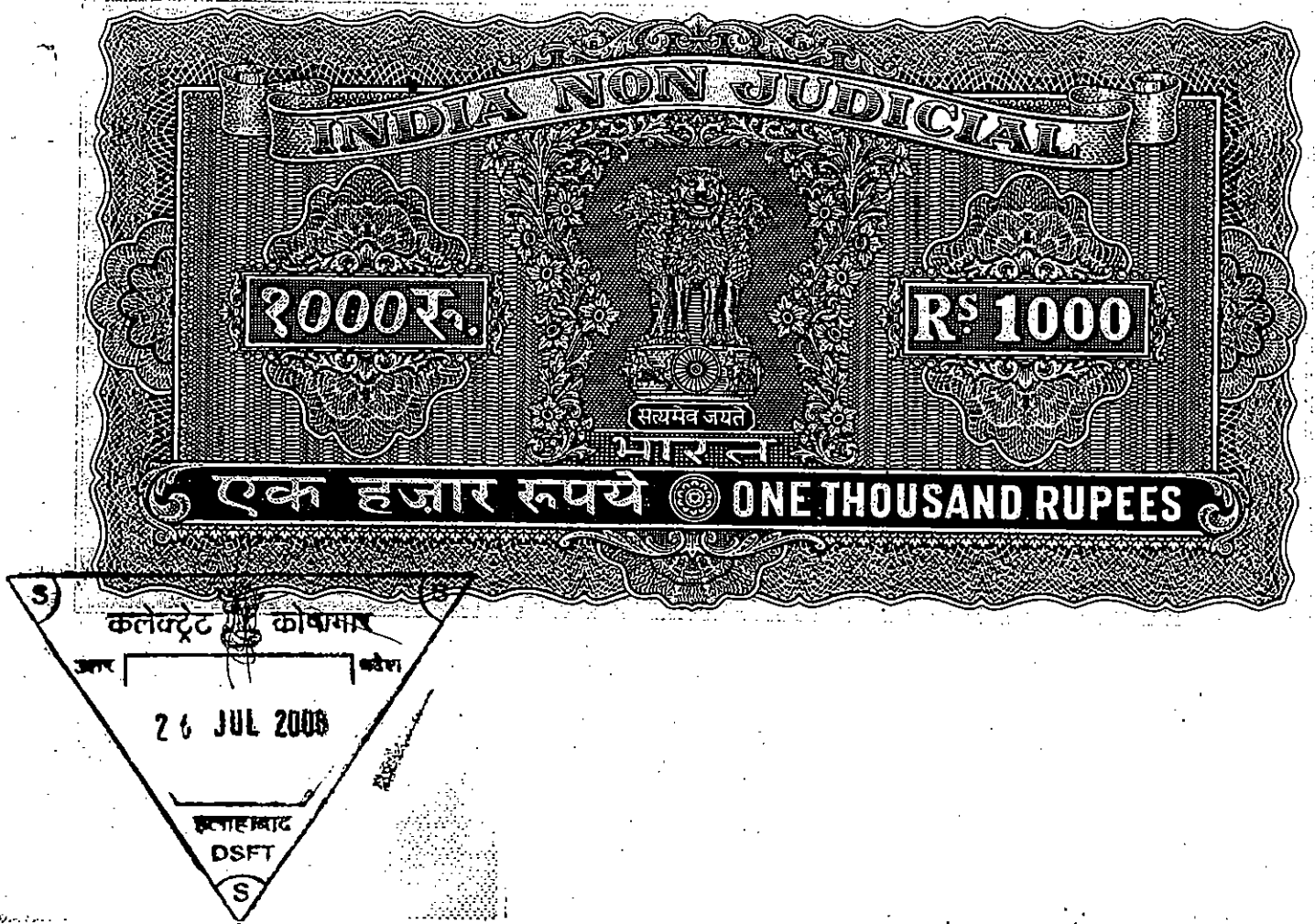
- 25 -

- North : Part of Nazul Site No. 53, Civil Station, Allahabad.
- South : Part of Free Hold Site No. 53/1, Civil Station, Allahabad
- East : Part of Free Hold site No.53/2, 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.

Suchitra Tandon.

[Signature]



- 26 -

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

Area = 1102.86 Sq. Meters

$$1. \quad \text{Value of land @ Rs. 9,000/- per Sq. Meters} = 1102.86 \times \text{Rs. 9,000/-} \\ = \text{Rs. 99,25,740/-}$$

2. Value of ordinary Construction

$$\text{@ Rs. 4,500/- per Sq. Meters} = 750 \times \text{Rs. 4,500/-}$$

$$= \text{Rs. 33,75,000/-}$$

Suchitra Tandon.

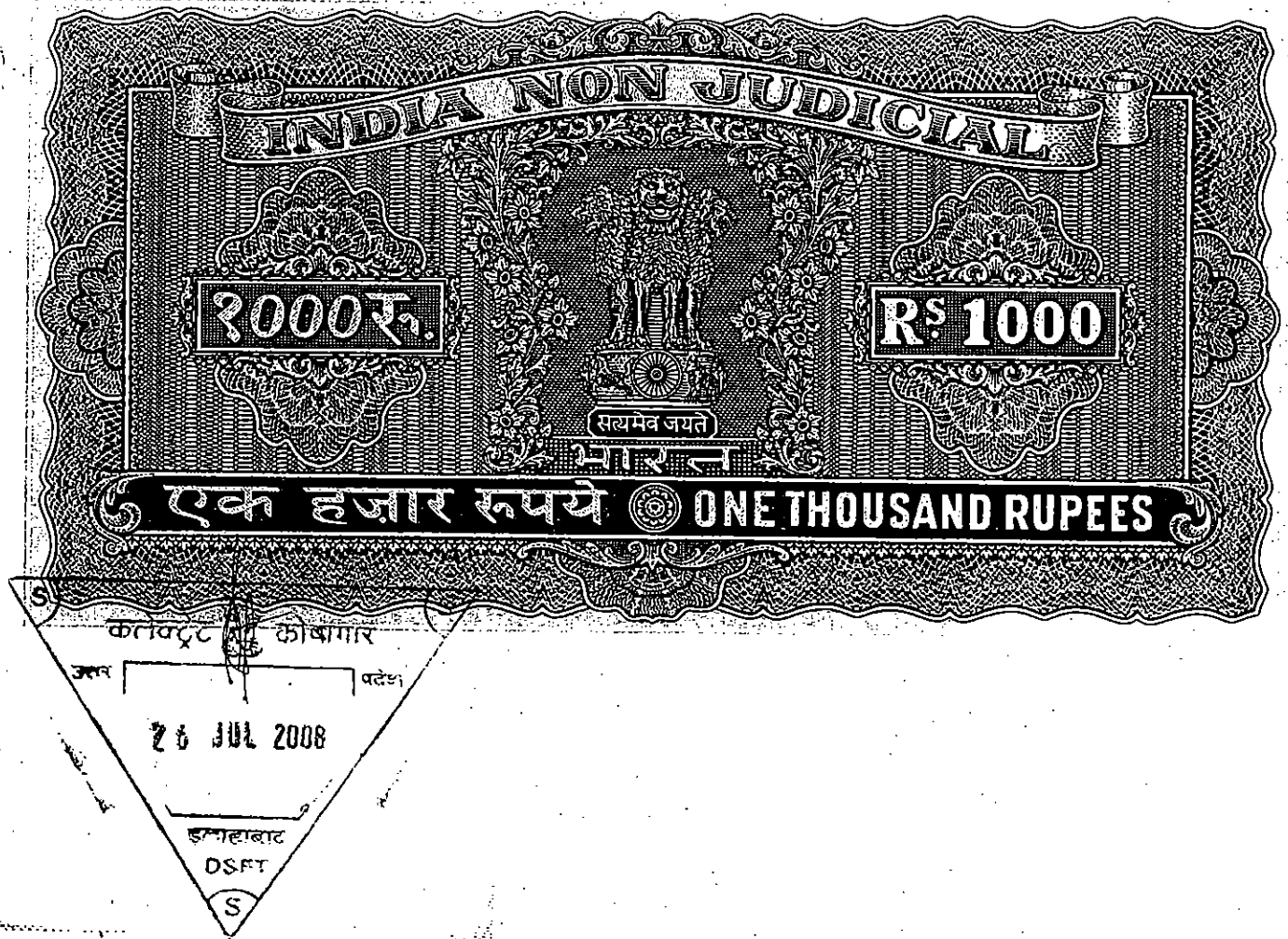
Ant K. Tandon

24/18

Handwritten text, possibly a signature or name, written in a cursive script. The text is partially obscured by a horizontal line and a vertical line. The text appears to be "Handwritten text" and "Handwritten text".

Handwritten mark or signature.





- 27 -

3. Value of more than 100 years old
ordinary construction in dilapidated
condition = Rs. 33,75,000/- X 0.366032
= Rs. 12,35,358/-

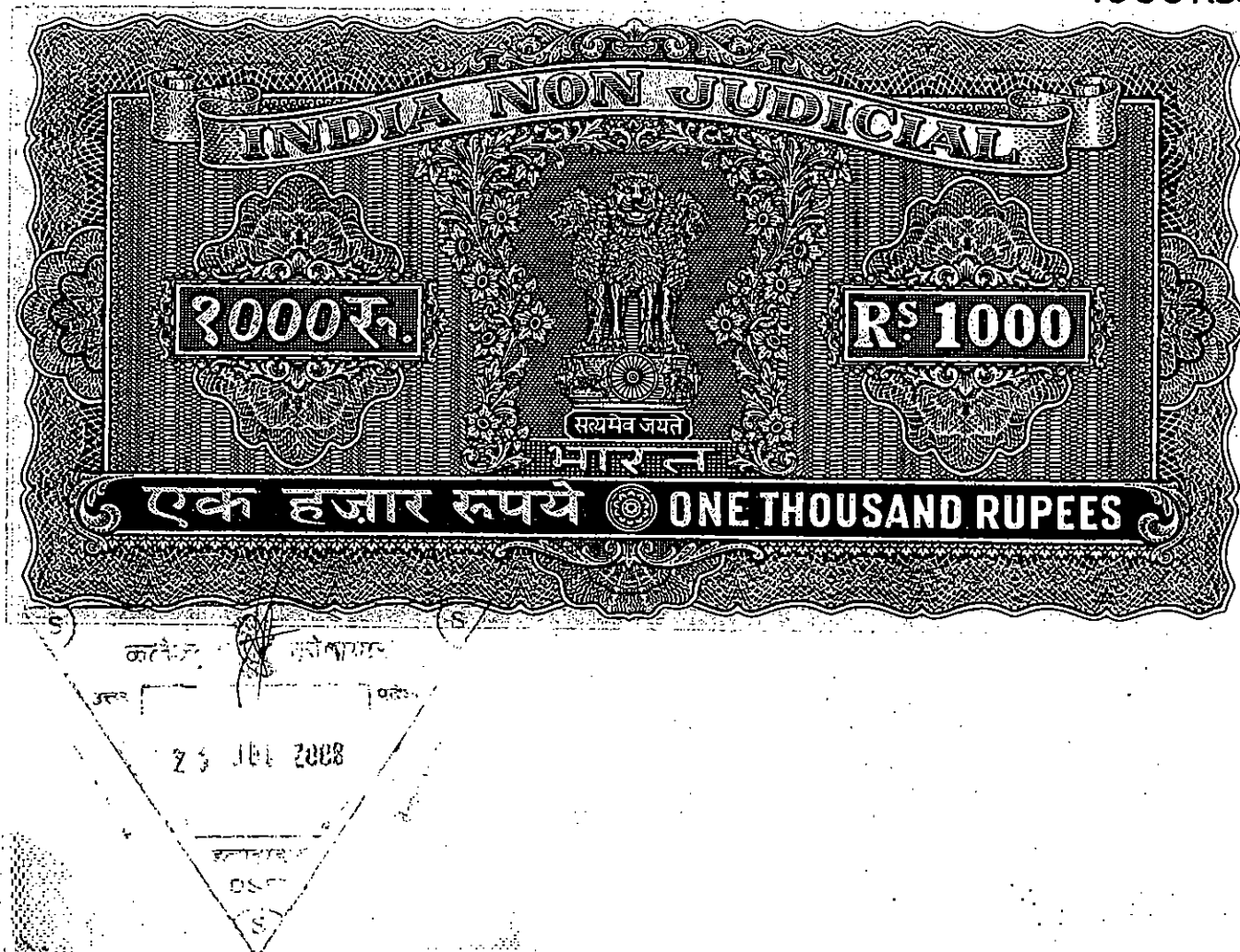
Total value of property = (1) + (3)

= Rs. 1,11,61,098/- or Rs. 1,11,62,000/-

Suchitra Tandon.

[Signature]

[illegible]



- 28 -

Actual sale consideration is Rs. 1,22,00,000/-

Total Stamp of Rs. 8,54,000/- is payable on Rs. 1,22,00,000/-

Stamp of Rs. 4,88,000/- has already been paid at the time of execution of registered agreement to sell dated 30.10.2007 and thus after deducting the stamp of Rs. 4,87,900/- Stamp of Rs. 3,66,100/- is paid on this Sale Deed.

Suchitra Tandon

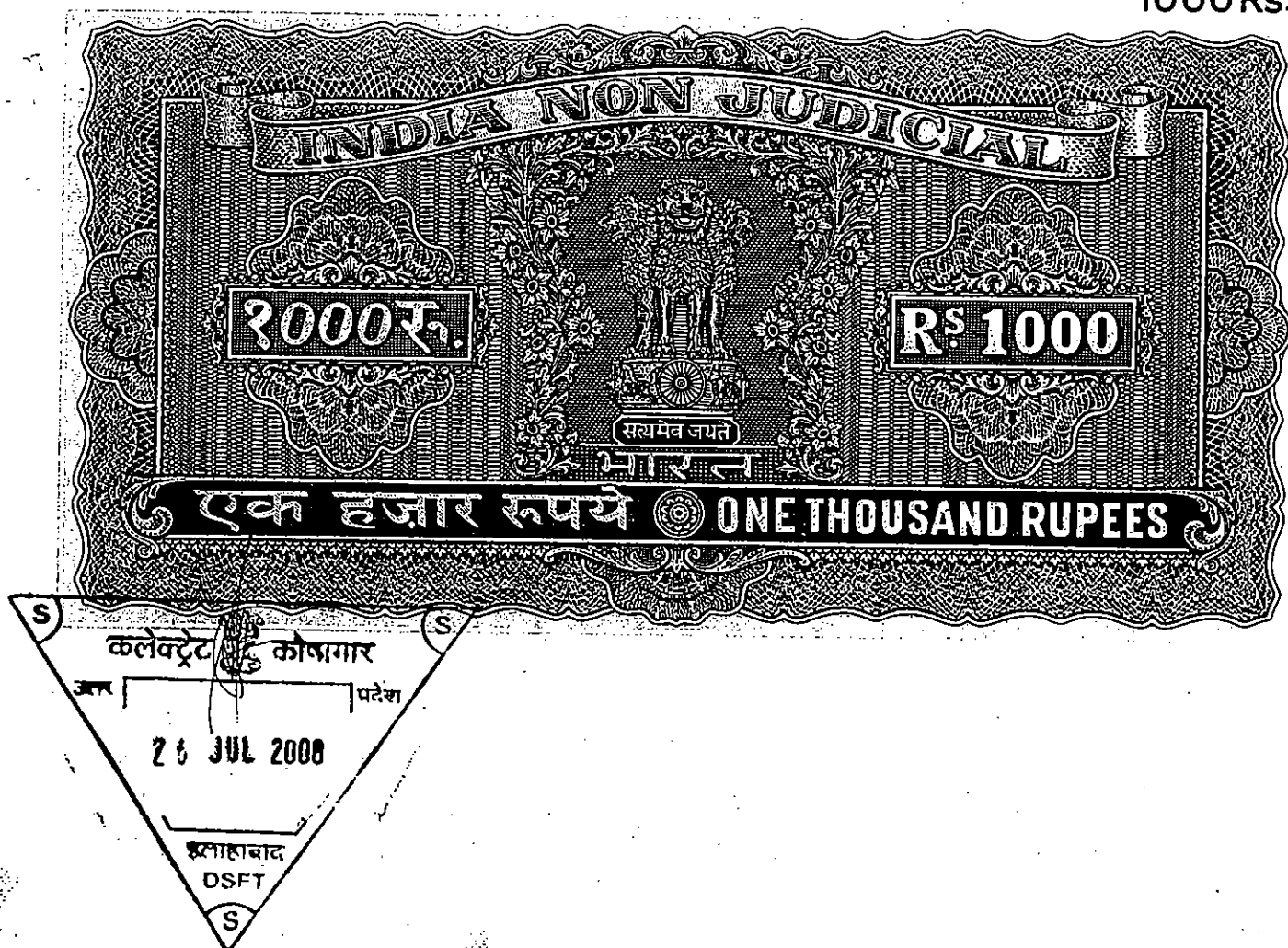
Art K. Folia

26172
 21.12.2019
 By _____
 ताक्षर

21.12.2019
 21.12.2019
 21.12.2019

6





- 29 -

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 Tulsare Constructions and Developers Ltd.

Arun Kumar Singh

(VENDEE)

Managing Director

Suchitra Tandon

(VENDORS)

WITNESSES

1. *Vinay Kumar Srivastava* S/o Mr. M. C. Srivastava
75. A, Stanley Road Allahabad
2. *Nehru Mehrotra* S/o Late F. C. Mehrotra
11/3A, Anand Road, Allahabad-211001

Typed by- *L*

Drafted by-

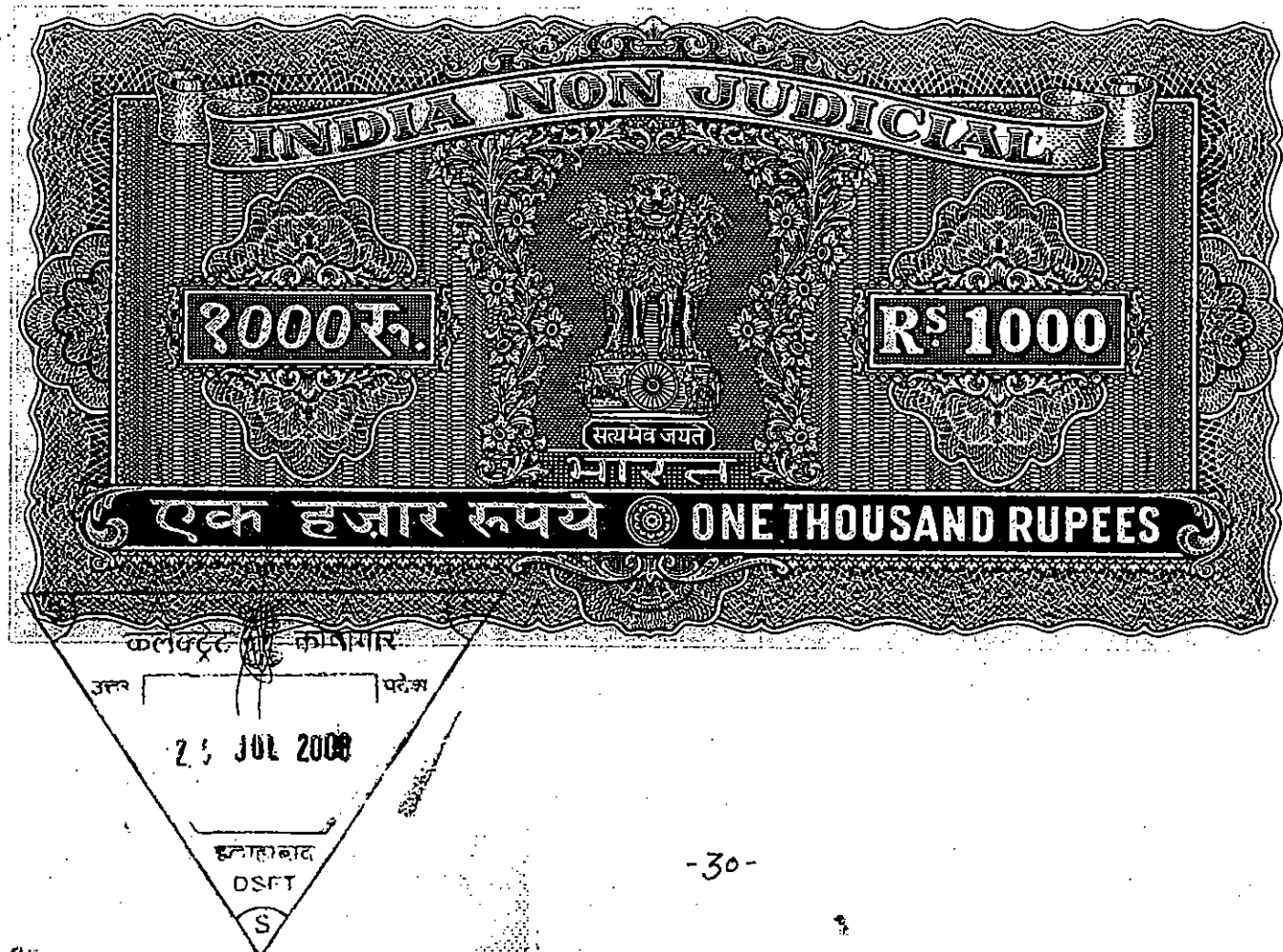
Arun Kumar Singh Advocate
Civil Court, Allahabad.

26/7/12

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Handwritten mark, possibly a signature or initials.



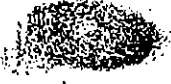
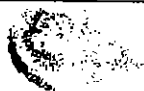
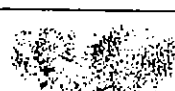
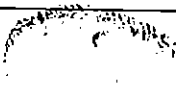


-30-

Finger Prints of Smt. Suchitra Tandon

LEFT HAND

RIGHT HAND

	Little Finger	
	Ring Finger	
	Middle Finger	
	Index Finger	
	Thumb	

For Tulsiani Constructions and Developers Ltd.

And K. P. Tandon
(Vendee)

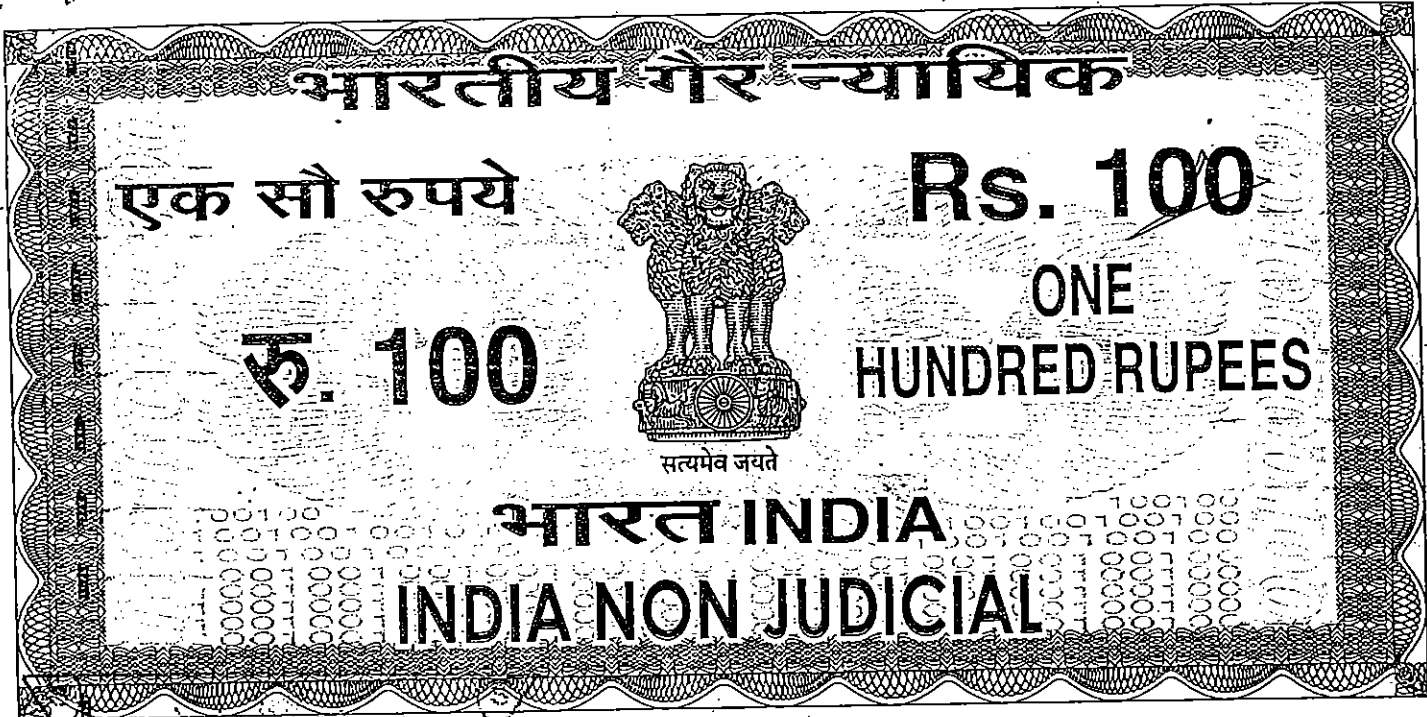
Managing Director

Suchitra Tandon
(Vendors)

26/7/8
 श्री गुरुजी के लिये प्रार्थना करने के लिये
 श्री गुरुजी के लिये प्रार्थना करने के लिये
 श्री गुरुजी के लिये प्रार्थना करने के लिये

✓





उत्तर प्रदेश UTTAR PRADESH

N 411130

26 JUL 2008

- 31 -

इलाहाबाद
DSFT
S

Finger Prints of Sri Anil Kumar Tulsiani

LEFT HAND

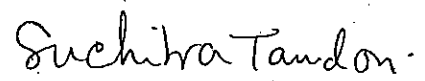
RIGHT HAND

	Little Finger	
	Ring Finger	
	Middle Finger	
	Index Finger	
	Thumb	

For Tulsiani Constructions and Developers Ltd.


(Vendee)

Managing Director

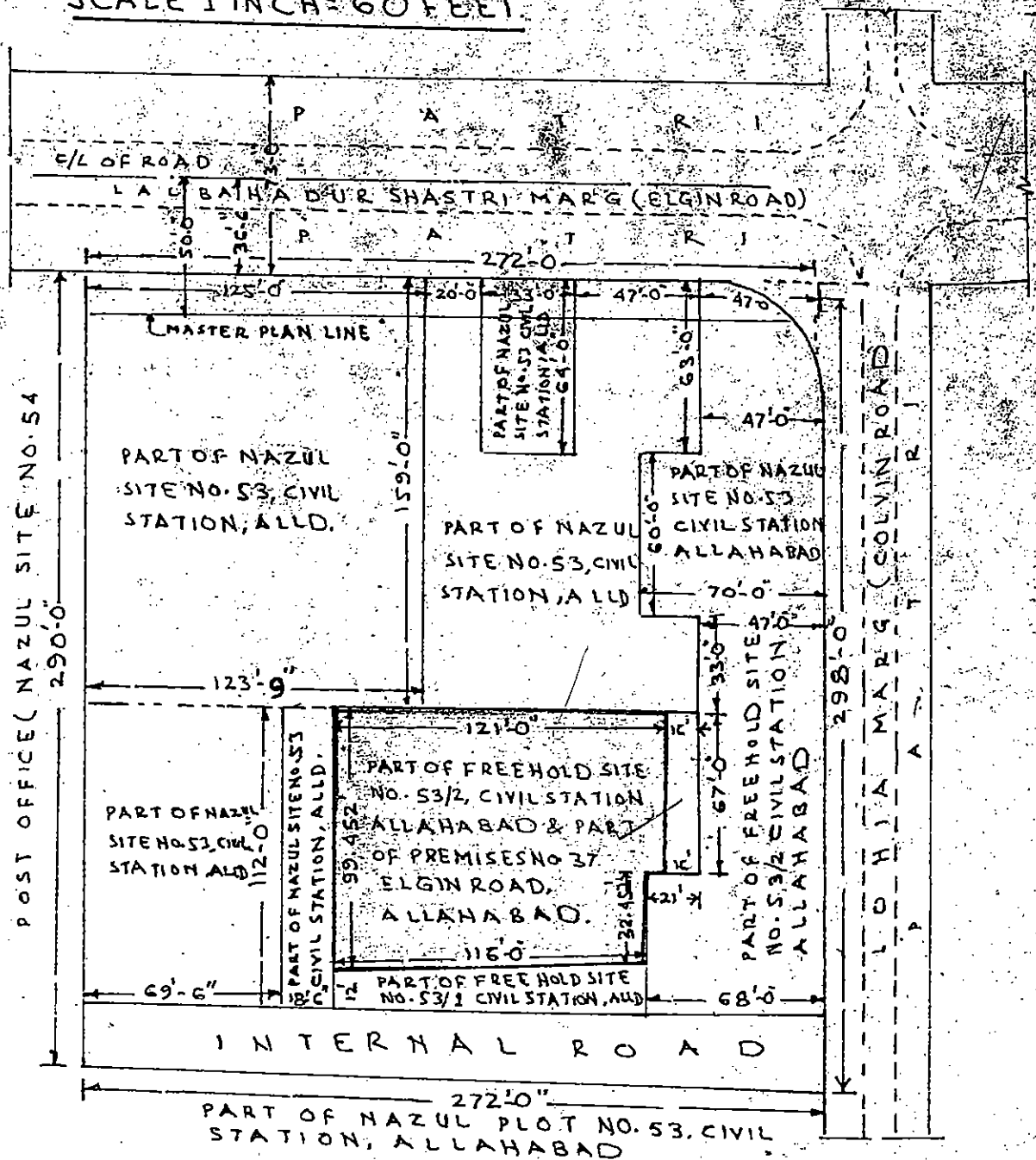

(Vendors)

241718
The following are the names of the persons who were present at the meeting held on the 1st day of June 1892.

✓



SITE PLAN OF PART OF NAZUL (NOW FREEHOLD) PLOT NO. 53
(UP VIBHA JIT UPKHAND SANKHYA 53/2) CIVIL STATION
ALLAHABAD AND THE BUILDING SITUATED THEREON
BEARING MUNICIPAL NO. 37 ELGIN ROAD, ALLAHABAD
AREA 1319.05 SQ. YARDS OR 1102.86 SQ. METERS, SHOWN
IN RED COLOUR.
COVERED AREA OF BUILDING = 750 SQ. METERS
SCALE 1 INCH = 60 FEET



Snehitra Tandon,

[Signature]

✓



Photographs of Part of the Nazul (Now Free Hold) Plot Nos
53 (up Vibhaji upkhand Sankhya - 53/2) Civil Station, Allahabad
and the building situated thereon bearing Municipal No.
37 Elgin Road Allahabad area 1319.05 sq yards or 1102.86
sq meters along with construction and appurtenant land
covered area 750 sq meter.



Dr. K. S. Tandon

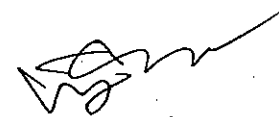
Suchitra Tandon.

आज दिनांक 02/08/2008 को

बही सं 1 जिल्द सं 6074

पृष्ठ सं 365 से 430 पर क्रमांक 3630

रजिस्ट्रीकृत किया गया ।



एम.के. त्रिपाठी (प्र०)

उप निबन्धक (प्रथम)

इलाहाबाद

2/8/2008

प्रमाणित किया जाता है कि इस निबन्ध के द्वारा

कुल अंक सं 487900... के

पूर्व निबंधित निबन्ध (संख्या 4462/08)

में दिया जा चुका है। अब में इसे रजिस्ट्री

ऑफिस स्टॉम्प अधिनियम की धारा-16 के

अनुसार सत्यापित करता हूँ ।

