

719

अमर 18-8-26 को केवल कृष्णदेवराय प्रमाणपत्रों

मो. 60000 ए. 26 ए. 934

म. व. 20/8/87

दिनांक 16/12/86 ए. 2845 Sep. 1986

ए. 2845 3 दिनांक अमर (वि. 2)

म. 2845 अमर (वि. 2) 26/12/86

म. 2845 16/12/87

राजकीय कोष

वै. 198000/- 237600/-

म. 2845

म. 2845

कोषाध्यक्ष

753+40

1600

9-

802-

20/8/87

इस कोष को श्री/श्रीमती वृज भूषण देवराय को

म. 2845 को 16/12/86 को 2845 म. 2845

म. 2845 को 16/12/86 को 2845 म. 2845

म. 2845 को 16/12/86 को 2845 म. 2845

म. 2845 को 16/12/86 को 2845 म. 2845

Broj Bhushan Dev

Broj Bhushan Dev 20-4-87

198000/- को 16/12/86 को 2845 म. 2845

म. 2845 को 16/12/86 को 2845 म. 2845

Broj Bhushan Dev

Broj Bhushan Dev 20-4-87

Kamal Rajan Singh Ray

20/8/87

47

H4000-5828

3000Rs.



THIS DEED OF SALE executed this the 20th.

day of April in the year 1987 by Shri Braj -

Bhushan Deva and Shri Shankarsan Deva, sons

of Late Shri Chandra Bhushan Deva, and Smt.

Omwati Devi, wife of Late Chandra Bhushan Deva,

through their General Attorney Shri Braj Bhushan

Deva, residents of Ulao, Begusarai (Bihar),

hereinafter referred to as the Vendors, which

term unless repugnant to the context includes

their heirs, legal representatives, executors,

administrators and assigns of the One Part ;

Braj Bhushan Deva
Attorney of Shriwati Omwati Devi and
Shri Shankarsan Deva

Braj Bhushan Deva
Attorney of
Smt. Anula Kauri
Smt. Mayra Kauri
Smt. Mridula Kauri
Smt. Reshmi Mohanta



- 2 -

In favourof Shri Kewal Khanna, son of Shri

Dwarka Das Khanna, resident of 9 Maharana

Pratap Nagar, Varanasi, hereinafter referred to as

the Purchaser, which term unless repugnant to

the context includes his heirs, legal represent-
atives, executors, administrators and assigns

of the Other Part; and (1) Smt. Anla Agarwal,

wife of Shri Brajendra Kishore, resident of

Daraganj, Allahabad; (2) Smt. Manju Rani, wife of

Shri Shyam Murari Agarwal; (3) Smt. Mridula Rani,

wife of Shri Murlī Khetan; (4) Smt. Rashmi Mohanta,

Braj Bhushan Das



- 3 -

wife of Sri Rakesh Mohanta, all presently
 residents of Ulao, Begu Sarai, (Bihar), herein-
 after referred to as the confirming party, which
 term unless repugnant to the context include their
 heirs, legal representatives, executors, adminis-
 trators and assigns of the Third Part.

WHEREAS in family partition dated 30.9.1955

between Sri Chandra Bhushan Deva, Chandra Choor
 Deva and Chandra Manli Deva the property detailed
 in Schedule hereunder along with other properties
 was allotted to the share of Sri Chandra Bhushan

Bray Bhushan Deva



- 4 -

Deva.

Braj Bhushan Deva

AND WHEREAS under another family arrangement dated 15.4.1982 between Chandra Bhushan Deva, his wife Smt.Omwati Devi and his sons Braj Bhushan Deva and Shankarsaran Deva, the property premises No. D.59/1A-2, Sheopurva, Varanasi, which contains no building, was allotted to Shri Braj Bhushan Deva, Shri Shankarsaran Deva and Smt.Omwati Devi.

AND WHEREAS Shri Chandra Bhushan Deva died on 18.10.1982, and the Vendors alone are the owners in actual occupation of the aforesaid property.



- 5 -

AND WHEREAS the Vendors are mostly residing
 at Begu Sarai and have given up any idea of residing
 at Varanasi or constructing any building over the
 land premises no.D.59/1A-2.

AND WHEREAS the said property is lying useless
 and without any income to the Vendors.

AND WHEREAS the Vendors are also in need of
 money to meet certain urgent requirements.

AND WHEREAS the Purchaser originally offered to
 purchase 3.56 Biswas of land for consideration of
 Rs.1,78,500/- (Rupees One Lac Seventy eight thousand

Begun Sarai
Bhuphan Devi



- 6 -

and five hundred), and likewise Mohit Khanna had offered to purchase 7.915 Biswas of land for Rs.3,16,500/- (Rupees Three Lac Sixteen thousand and five hundred) but Mohit Khanna actually purchased 7 Biswas and since only 0.40 Biswas further land only was available on the spot nominated the Purchaser for the sale of 0.40 Biswas, and thus the Purchaser has agreed to purchase 3.96 Biswas of total land for a nett sale consideration of Rs.1,98,000/- (Rupees One Lakh Ninety Eight Thousand only). It may be mentioned that on actual measurement further .515

Barry Bhushan Jena.

2000Rs.



- 7 -

Biswas was not available on the spot. The sale consideration of Rs.1,98,000/- is very reasonable and there is no higher offer.

AND WHEREAS the Vendors have obtained requisite permissions under Income Tax Act, as well as under Urban Land Ceiling Regulation Act.

NOW, therefore, the Vendors hereby execute this Deed of Sale and bind themselves with the following:-

- 1- That the Vendors hereby transfer by way of absolute sale all that land measuring 5382 sq.ft.

Bray Bhattacharya



- 8 -

part of Settlement Plot no. 601, Village Shekpurva,

Pargana Dehat Amanat, City and District Varanasi,

being part of premises no.D.59/1A-2, more fully

detailed and described in the Schedule hereunder,

unto the Purchaser for a total nett sale consideration

of Rs.1,98,000/- (Rupees One Lakh Ninety Eight

Thousand only).

2- That the Vendors have received the entire sale

consideration of Rs.1,98,000/- (Rupees One Lakh Ninety

thousand only) as detailed in the Memo of Consider-

ation hereunder mentioned, and now no part of sale

Brig. Bhushan Dev



- 9 -

consideration is due.

3. That the Vendors have put the purchaser in actual physical possession over the property hereby sold, and now the Purchaser is free to use the said property in such manner as the Purchaser may like.

4. That the property hereby sold is free from all claims, charges, encumbrances, litigations and disputes, and the Vendors alone are the full and absolute owners of the property hereby sold. No other person has any right, title, interest or claim over the same.

Prag Bhushan Dha



- 10 -

5. That if on account of any defect in the title of the Vendors or on account of discovery of any charge or encumbrance over the property hereby sold, the Purchaser suffers any loss or is required to pay any sum, the purchaser shall be entitled to recover all his losses and/or payments made with cost and interest from the Vendors.

6. That the Purchaser shall be entitled to get his name mutated in Revenue Records as well as in Municipal Records and also get a separate number allotted over the premises hereby sold.

Prag Bhushan Sen



- 11 -

7. That the confirming parties hereby confirm that the Vendors alone are the owners of the property hereby sold and the confirming parties have no interest or claim of any sort over the same.

8. That Shankarsan Deva has duly executed a Power of Attorney dated 24.10.1983, registered in the Office of Sub-Registrar, Begu Sarai, in Book No. IV Volume 2 at pages 79/82 at No. 67 on 5.3.1984, and Smt. Omwati Devi has also executed a Power of Attorney dated 7.10.1983 registered in the Office of Sub-Registrar, Begu Sarai, in Book No. IV, Volume 2

Begum Shankar Deva



- 12 -

at pages 69/72 at No. 62 on 1.3.1984 authorising
 Braj Bhushan Deva to execute and register the sale
 Deed. The confirming parties Smt. Amla Agrawal by
 Power of Attorney dated 10.12.1986, and Smt. Manju
 Rani, Smt. Mridula Rani and Smt. Rashmi Mohanta by
 Power of Attorney dated 26.12.1986 have authorised
 Braj Bhushan Deva to execute this Deed of Sale as
 confirming party. This Deed, therefore, has been
 signed and executed by Braj Bhushan Deva for self
 and as General Attorney of the vendors and as
 Attorney of Confirming Party.

Braj Bhushan Deva



- 13 -

MEMO OF CONSIDERATION.

Rs. 66,000.00 Through Demand Draft No. 0087342

25/1930, dated 18.4.87 Bank of

India, Patna. —

Rs. 66,000.00 Through demand Draft No. 0087340

25/1928, dated 18.4.87 Bank of

India, Patna. —

Rs. 66,000.00 Through Demand Draft No. 0087341

25/1929, dated 18.4.87 Bank of

India, Patna.

Rs. 1,98,000.00 Total.

Prady B. B. B. B. B.



- 14 -

SCHEDULE.

All that land measuring 5382 sq. ft. equivalent

to 500.52 sq.mtres, equivalent to 3.96 Biswas

out of land bearing Settlement Plot no. 601 and

out of premises No.D.59/1A-2, Village Sheopurva,

Pargana Dehat Amanat, District Varanasi, bounded

as below:-

North : Land of Rajan.

Bray Bhushan Das



- 15 -

South : Road.

Braj Bhushan Deva

WEST

House of V.P. Agarwal.

Braj Bhushan Deva

EAST

Land of Shri Dwarka Das Khanna.

In witness whereof Braj Bhushan Deva

Contd...16.

100Rs.



- 16 -

for self and as General Attorney of Smt. Omwati

Devi and Shankarsan Deva, and as A-ttorney for

Smt. Amla Agarwal, Smt. Manju Rani, Smt. Mridula Rani

and Smt. Rashmi Mohanta, has executed this Deed of

sale this the day and month of the year first above

written.

Pray
Bhaskaran
Jena

100Rs.



- 17 -

Note :- The property hereby sold is vacant land.

The Agreement of sale was entered into one year back. But since the rate according to stamp rules has increased w.e.f. 1.4.87 Stamp duty is being paid according to rules.

Brij Bhushan

Handwritten notes:
 Drafted by: - [Signature]

Brij Bhushan

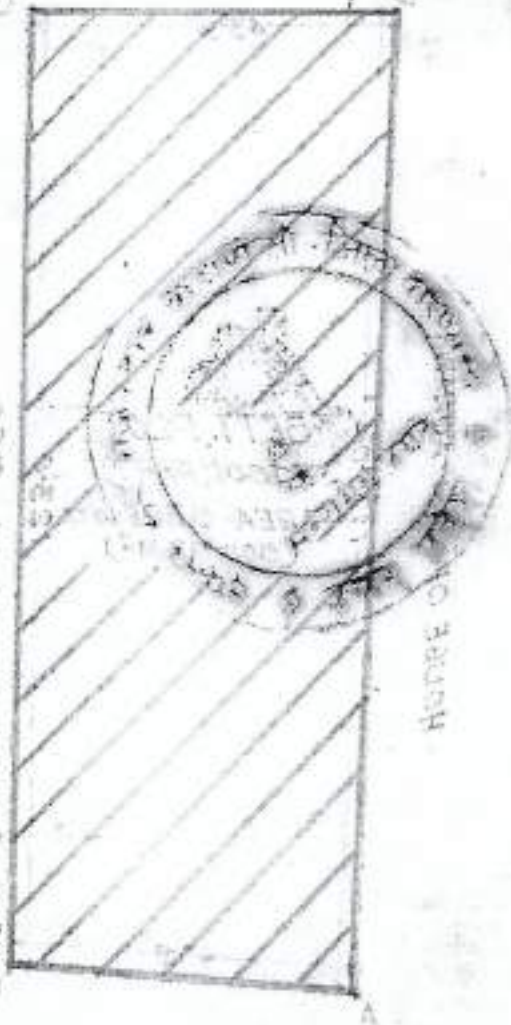
Typed by:-

Birbhadra Lal
20/4/87
(Birbhadra Lal)
Typist,
Civil Courts, Varanasi.

6727-755/756

ॐ श्री गुरुभ्यो नमः । निम्नलिखित ६६०००० वृत्त संख्या १६३/१६४ के दस्तावेज
नं० ~~११३४६६~~ ५४२८ पर अंगन शिबिर २-३-४४४० को
सहायक निरीक्षक तथा नं० का.सु.नं० १/१६०००० वृत्त
संख्या ७५५/७५६ पर नोटिस है।

B. B. Shrivastava
दि. २०

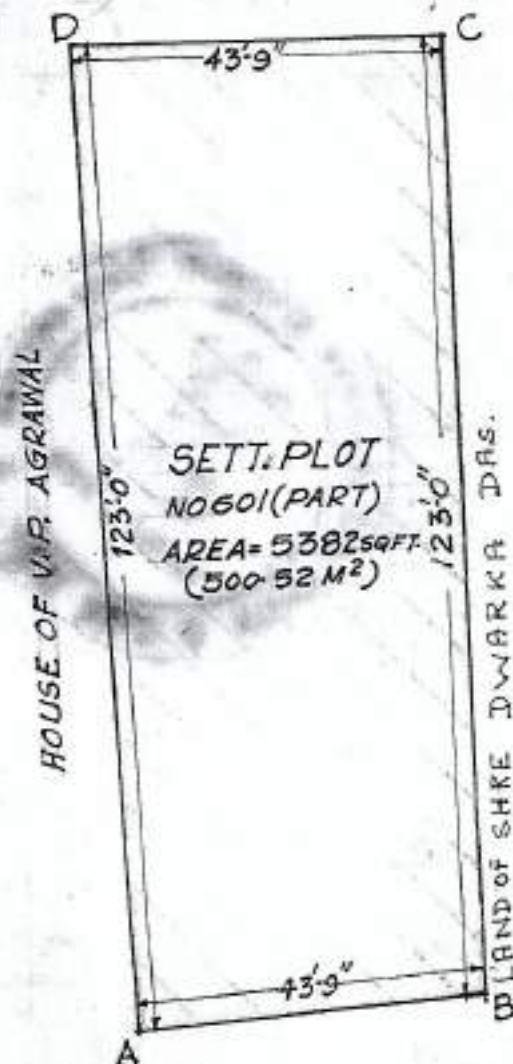


TO THE DIRECTOR

SITE PLAN OF S.M. PLOT NO. 601(PART) AND
PREMISES NO. D-59/1A-2 VILL SHIVPURWA
PARGANA DEHAT AMANT, DISTT, VARANASI

NOTE :-

1. PORTION SOLD IS SHOWN IN RED HATCHED LINE ☐
2. AREA IS 5382 SQFT. (500.52 M²)



By Bhabha Das

R O A D ➔ TO RATHYATRA XING

Q.
drawn by:-



उत्तर प्रदेश UTTAR PRADESH

27AD 753649

FORM B

(See rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of Mr./Ms./M/s KHANNA ENTERPRISES Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated..13.08.2017

I, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. KHANNA ENTERPRISES has a legal title to the land on which the development of the proposed project is to be carried out.

(contd..2..)

Land title

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31.03.2018.
4. That SEVENTY PERCENT of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by a Engineer, an Architect and a chartered accountants in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(contd..3..)

Handwritten signature

3.

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

[Signature]
Deponent

VERIFICATION

The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of.....

[Signature]
Deponent.

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislaid or wrong, the authority may reject the registration.

[Signature]

