

BETWEEN

Sri Gyanendra Nath Srivastava S/o Late P.L. Srivastava, resident of 191/106, Bagh Sher Jung, Lucknow (hereinafter referred to as the VENDOR' which expression shall mean and include his heirs, legal representatives, successors, transferees, and assignees etc.) of the First Part;

Gyanendra Nath Srivastava *Surya Nath Srivastava*



03DD 201712

- 3 -

AND

M/s S.A.S Builders (P) Ltd., a company incorporated under the companies Act, 1956 having its registered office at the First Floor, Narang Building, Ashok Marg, Lucknow through its authorised representatives and Directors Sri Sarjoo Seth S/o Sri J.N. Seth, resident of Shalimar Apartment, Prag Nrain Road, Lucknow and

Sarjoo Seth
Sri J.N. Seth



03DD 201748



- 4 -

Sri Khalid Masood, as Director of SAS Builders (P) Ltd., S/o Sri Masood Ahmed R/o Ram Lal Chakraverty Road, Golaganj, Lucknow (hereinafter referred to as 'the PURCHASER' which expression shall mean and include its/their heirs, legal representatives successors, transferees, and assignees etc.) of the Second Part;

[Handwritten signature]

[Handwritten signature: Suraj Singh - Khalid Masood]



03DD 201770

[Faint, illegible handwritten text]

- 5 -

WHEREAS, the Vendor Sri Gyanendra Nalli Srivastava assured the purchaser that he is the sole owner of the **Freehold Bungalow No.14, Clyde Road, (Presently bearing**

[Handwritten signature]

[Handwritten signature: Suraj Singh - Khairi]



03DD 201747

- 6 -

Municipal No.29/11 and the said road is now known as Rana Pratap Marg), under Thana Hazratganj, Lucknow

[Faint handwritten signature]

Suzan Sam - *[Handwritten signature]*



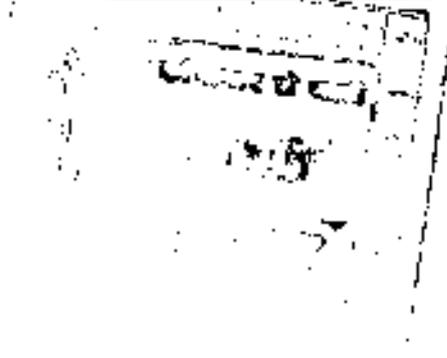
03DD 201749

7

bounded in the East by property of Sri Raj Naram, West By wall and Hala of Raja Dhamagryer, North by Bungalow of

[Handwritten signature]

Surya Lakshmi - Maaid
Handed



03DD 201753

- 8 -

Captain M.A. Khan and South by Clyde Road (hereinafter referred to as the Said Property) having purchased the same

Examination *Seen & Verified*
Wahid



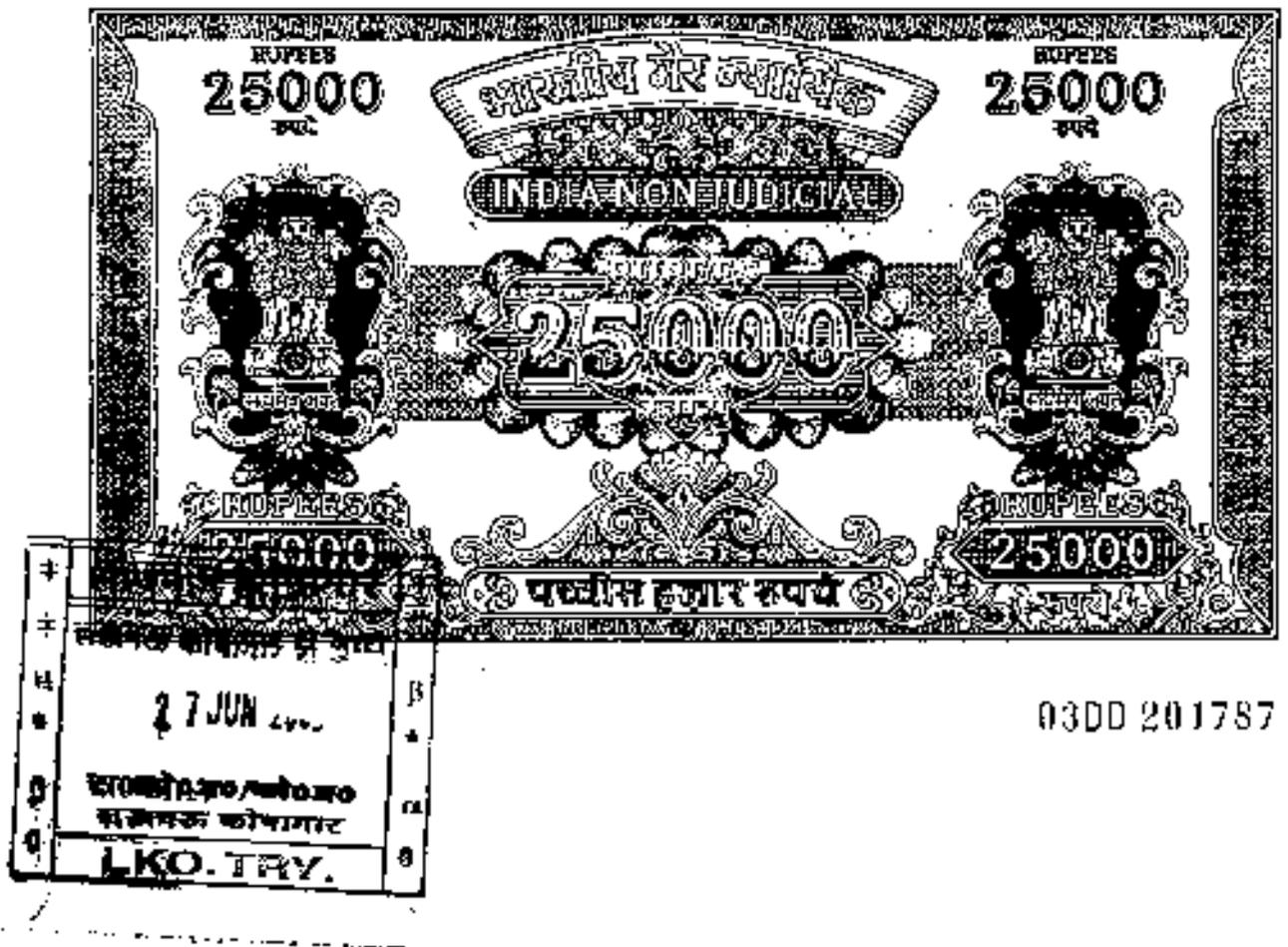
0300 201781

- 10

Vyas and others) as per the sale certificate dated 20th April 1957 issued by the Civil Judge, Lucknow in the said execution

[Handwritten signature]

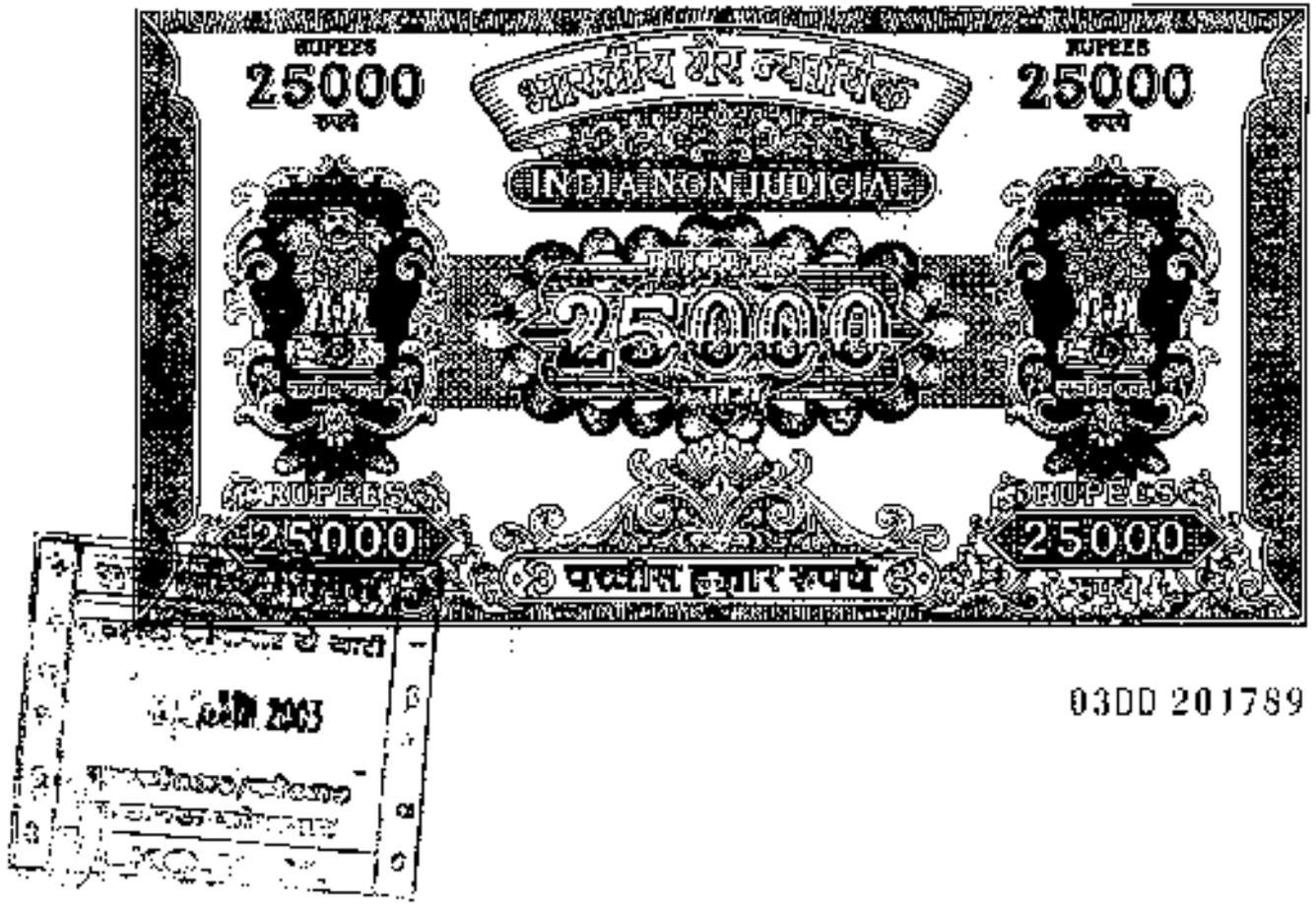
[Handwritten signature]



03DD 201787

case and it is being sold by the Vendor to the Purchaser on "as it is /where it is" basis.

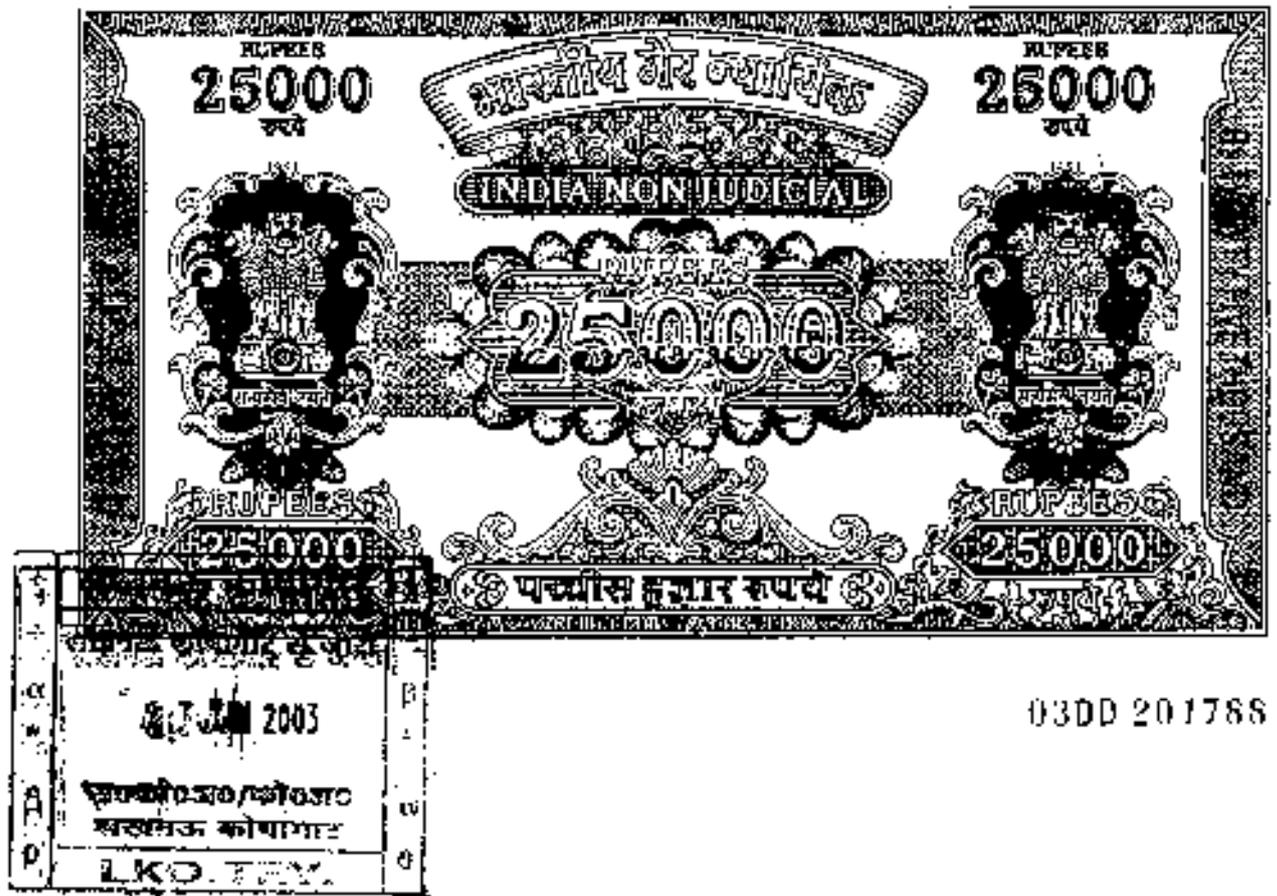
Sanjay Koushiki Pr. Pustak *Sanjay Koushiki Pr. Pustak*
Handwritten signature



knowledge of the Purchase: on the basis of the information furnished by the Vendor, visits to the property premises and

[Handwritten signature]

[Handwritten signature]



- 14 -

inquiries made. Furthermore, several litigations are pending in respect of the tenancy/unauthorised occupancy of the property in

[Handwritten signature]

Satyamaj - *[Handwritten signature]*



03DD 201786

- 15 -

various Courts, and the relevant copies/ particulars thereof have earlier been furnished to the Purchaser, his paisrokar/Counsel, from time to time as required by them;

[Faint handwritten signature]

[Handwritten signature: Gyan Sen - Shashi Handal]



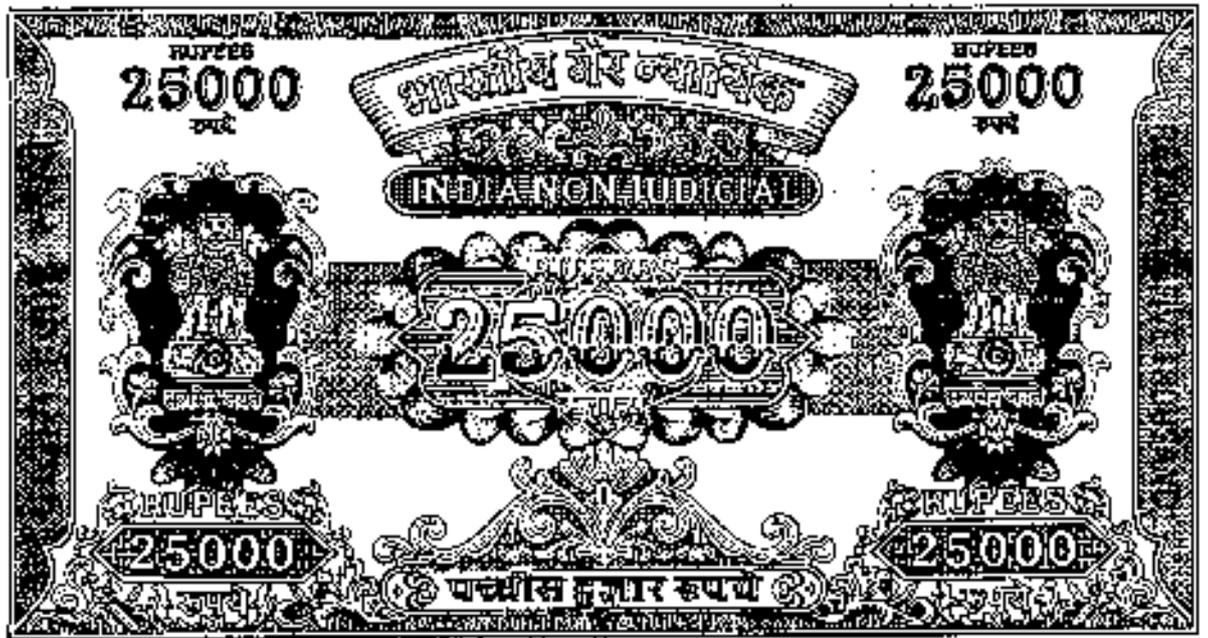
03DD 201785

- 16 -

WHEREAS the Vendor has assured the Purchaser that no litigation in respect of the said property challenging the

[Faint handwritten signature]

[Handwritten signature: Suresh Chandra Narad]



03DD 201784

[Faint, illegible text or stamp]

- 17 -

ownership /title of the Vendor is pending in any Court of Law and that he has further assured that he has good marketable

[Handwritten signature]
[Handwritten signature]



03DD 201783

[Faint, illegible text, possibly a stamp or signature]

subsisting, unencumbered and transferable right in the said property and that there is no impediment or restriction

[Handwritten signature]

[Handwritten signature: Suresh Chandra Harod]



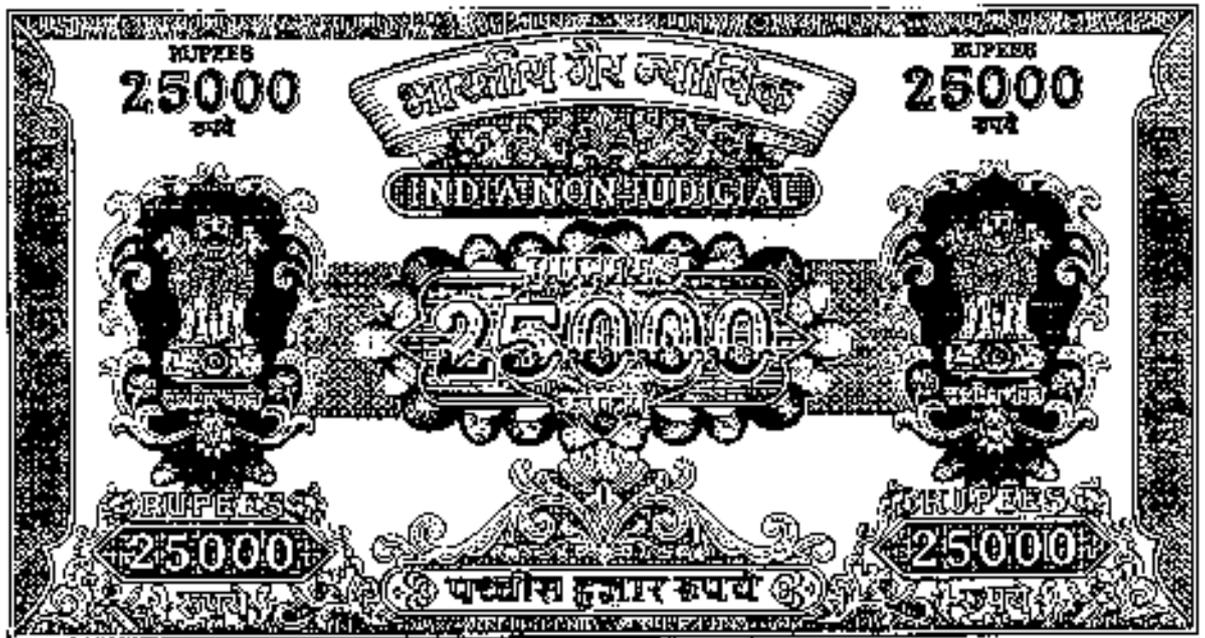
03DD 201782

- 19 -

whatsoever in the transfer of title to the said property by the Vendor to the Purchaser, the Vendor has also assured the

[Faint handwritten signature]

Sayam Saha - *Maaid*
Narbad



03DD 201780

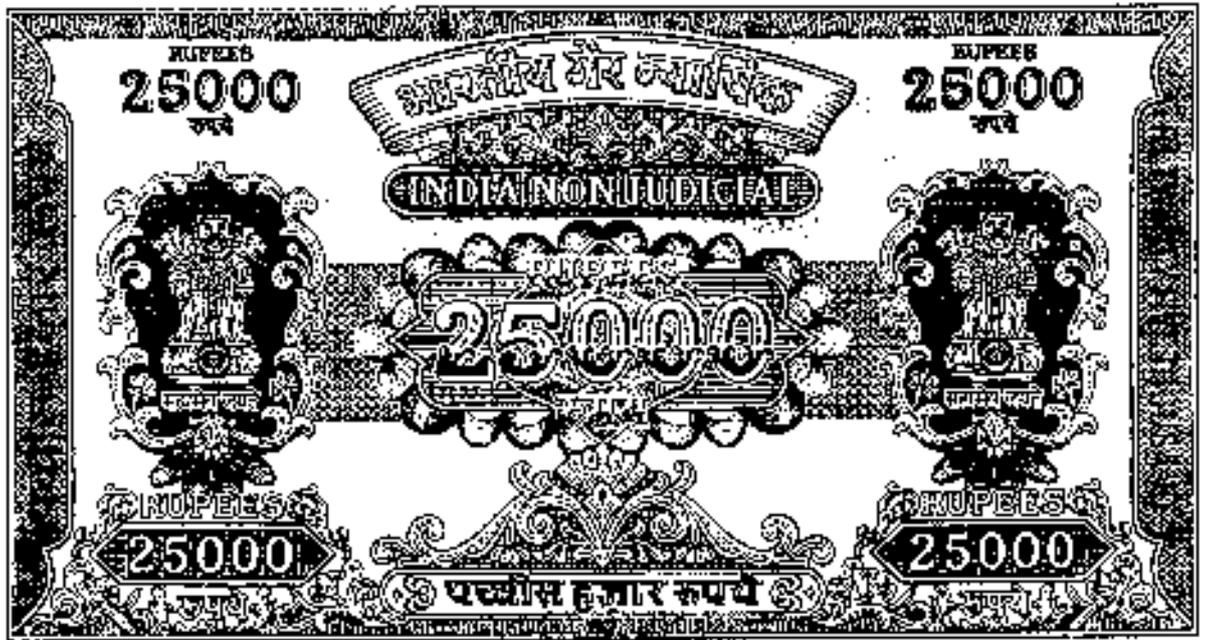


20 -

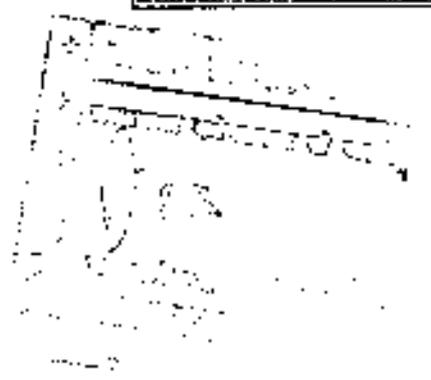
Purchaser that there are no pending claims of dues on the said property against the Vendor and except the litigations

[Faint handwritten signature]

*Suratika - Khadi
Narod*



0300 201779



referred to above, in his knowledge no other litigation in respect of the said property is pending in any court of law and

[Faint handwritten signature]

[Handwritten signature]

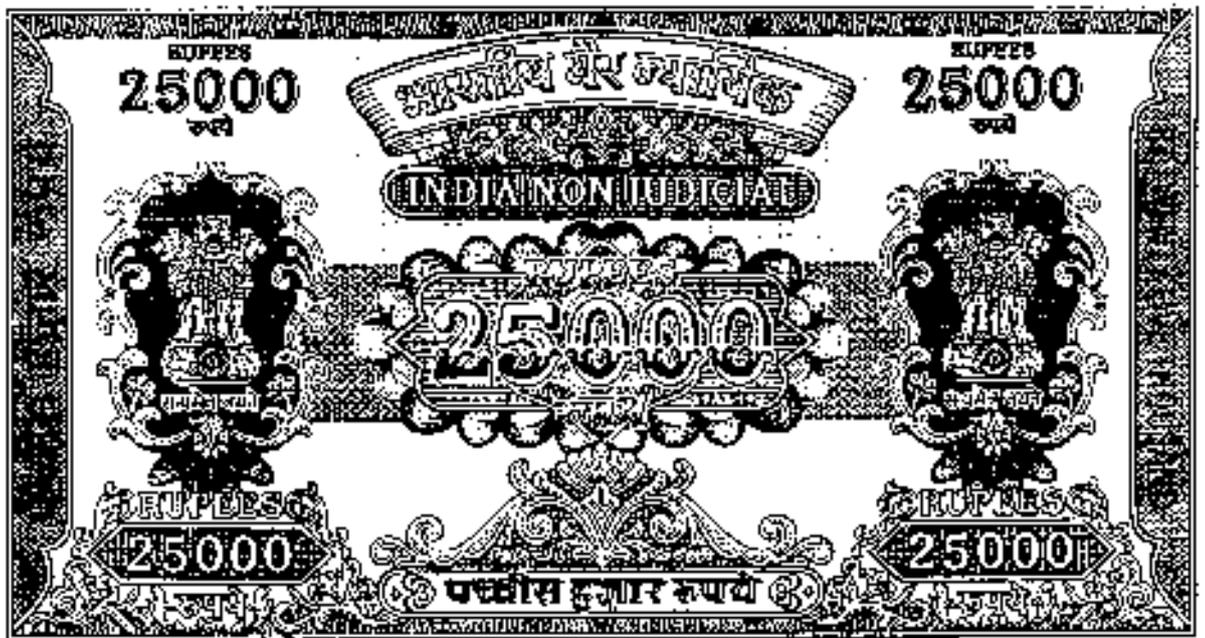


0300 201778

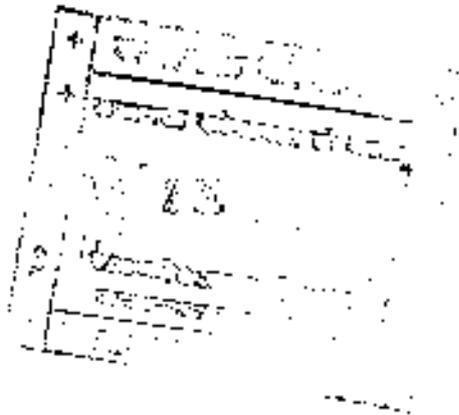
- 22 -

that the said property is free from all sorts of encumbrances and Court attachments etc.; and

Signature *Sunder Lal - Khadi*
Hand



03DD 201777

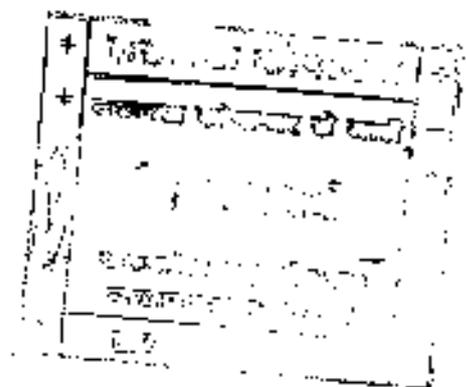
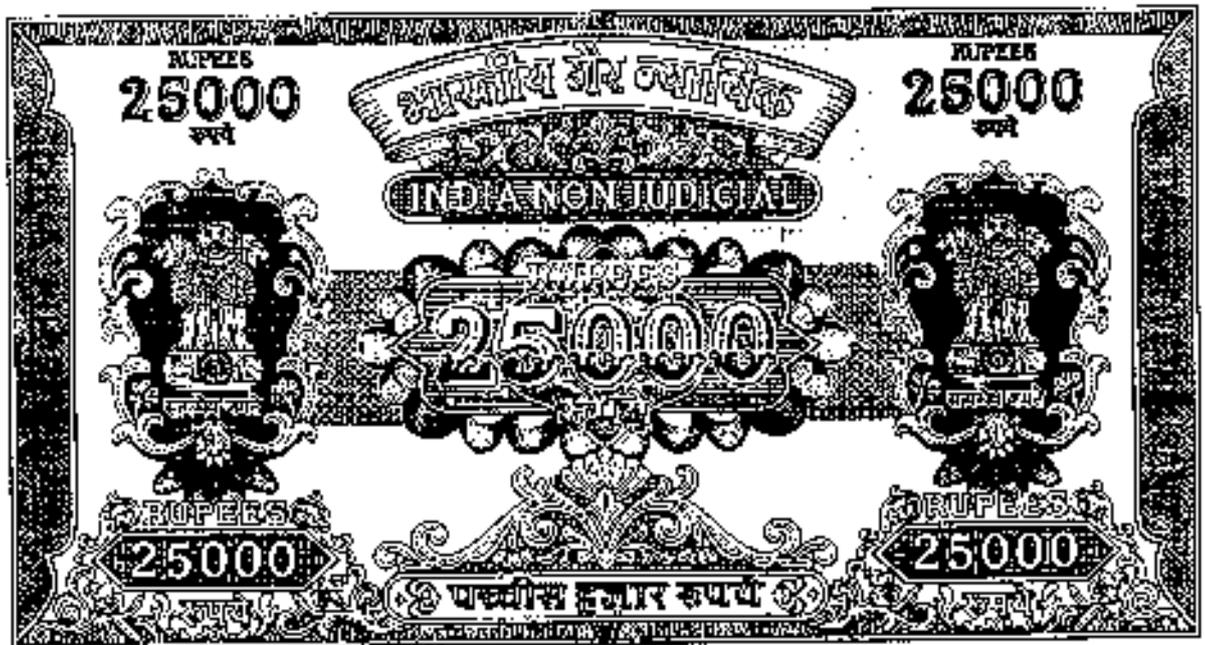


- 23 -

WHEREAS, since the said premises is in possession of different tenants, as number of litigations are pending in respect

[Handwritten signature]

[Handwritten signature]
Savitri - Khairat
Mawad

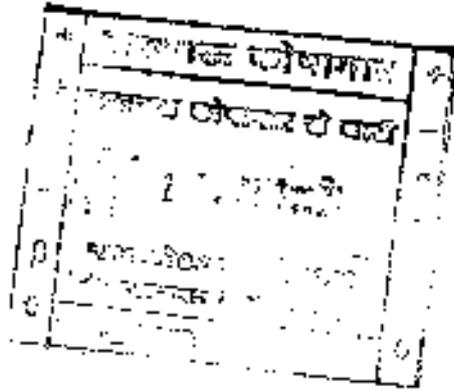
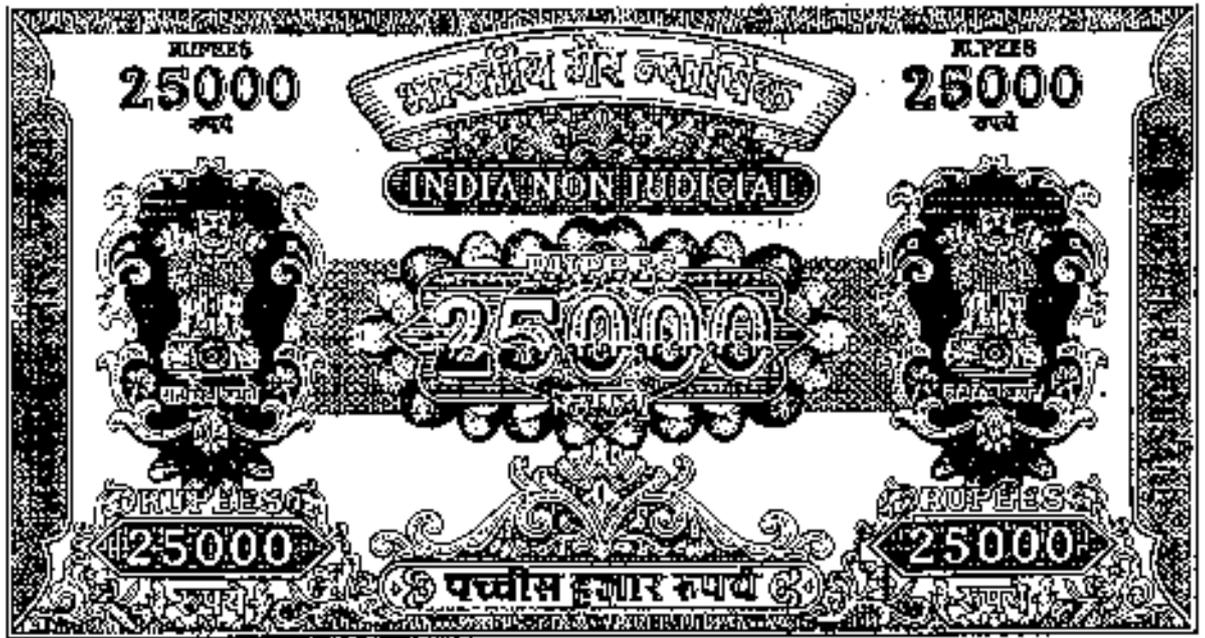


0300 201776

thereof and there is hardly any income out of the said property and the Vendor having become 86 years old, is now

[Handwritten signature]

Suresh Chandra Narain



03DD 201775

interested in the outright sale of the said property on "as it is /where it is basis"; and

Suresh Sora - In-charge
Ward



+ लक्ष्मण कोंडार
 + लक्ष्मण कोंडार से खाता
 2 JULY 2016
 साकोस/सीओ
 लक्ष्मण कोंडार
 E.K.O.

0300 201774

WHEREAS, the Purchaser, prior to the execution of this Deed, has inspected/perused the necessary papers/documents,

Handwritten signature
 (as per 2016 - valid)
 dated

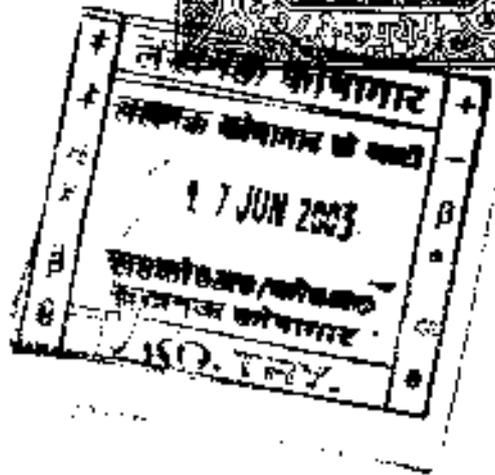
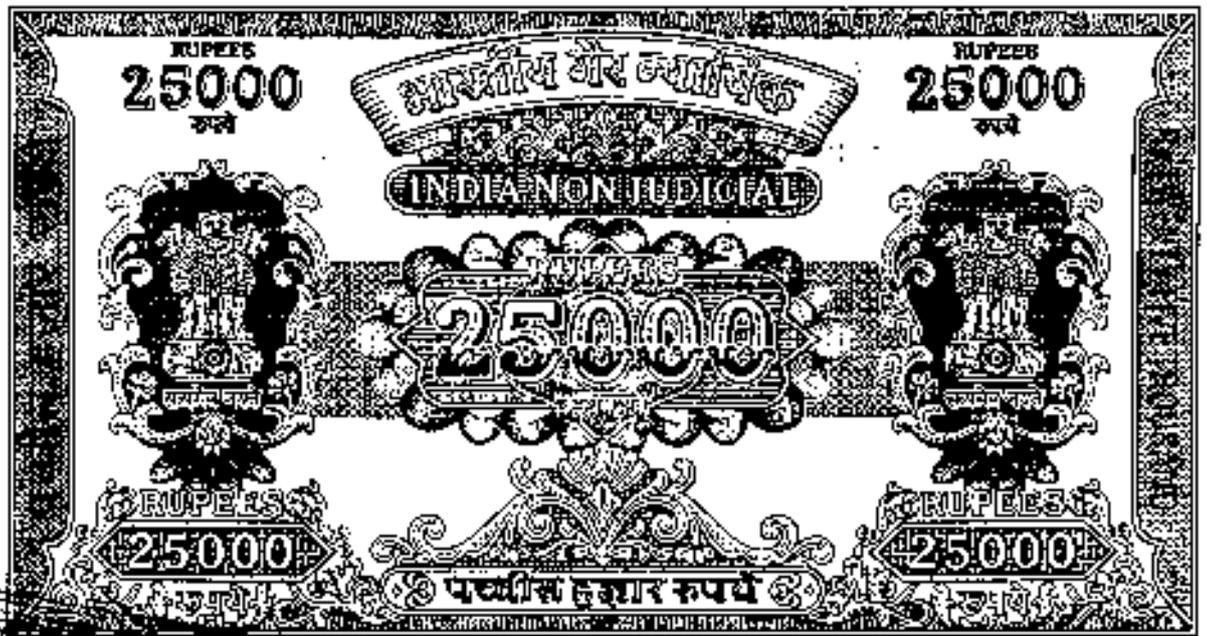


0300 201773

27 -

including the title of the Vendor in respect of the property/Bungalow hereby sold and the Vendors right to transfer the property/Bungalow.

[Handwritten signatures]



0300 201772

- 28 -

WHEREAS after negotiations, the Purchaser offered a price of **Rs.1,47,30,000/-** (Rs. One crore forty seven lacs thirty thousand only) for the purchase of the said Freehold

[Handwritten signature]

[Handwritten signature]



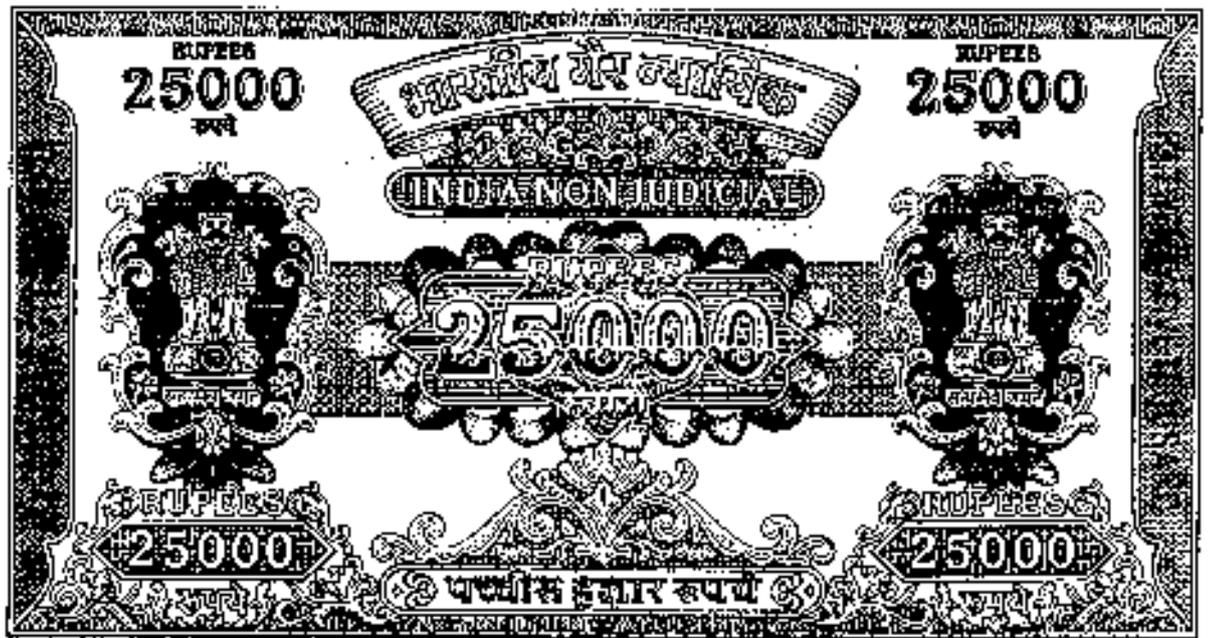
03DD 201771

- 29 -

property NO.14, Clyde Road, (now known as 29/11, Rana Pratap Marg,) Lucknow, measuring 40890 sq.ft. on 'as it is/where it is basis' irrespective of the recorded/

Handwritten signature

Suresh Saha - Incharge



0300 201769

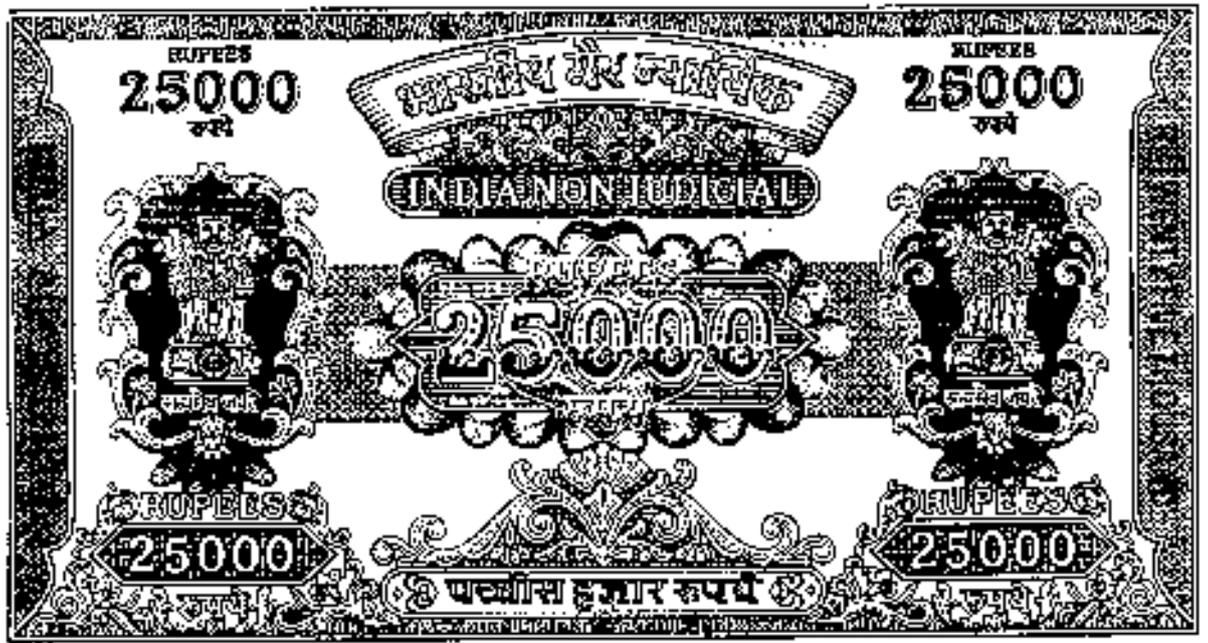
[Faint, illegible handwritten text]

- 30 -

actual area of the property, which offer the Vendor accepted on the terms and conditions agreed between the parties, which are reduced to writing in terms of this deed of sale; AND

[Faint handwritten text]

[Handwritten signature]
Suresh Kumar - *[Signature]*
Nasool



03DD 201761

- 31 -

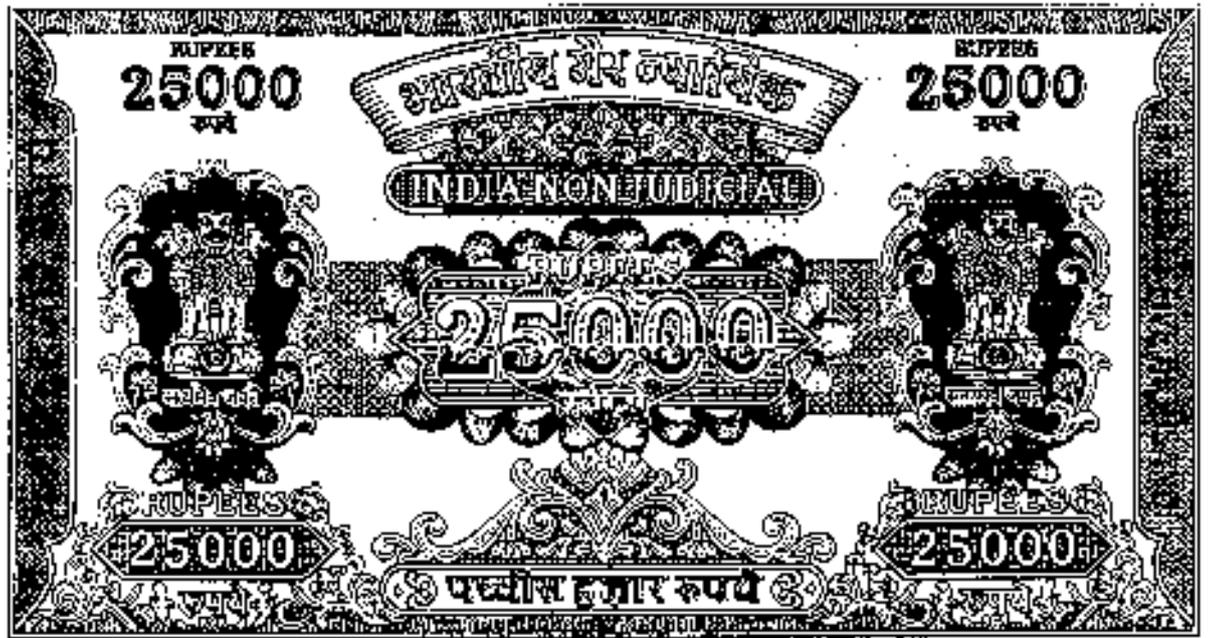
NOW THIS DEED OF SALE WITNESSETH AS

UNDER:-

1. That in pursuance of the above agreement and in consideration of a lumpsum price of Rs. 1,47,30,000/-

[Faint handwritten signature]

[Handwritten signature: Suresh - Mahesh Narwal]



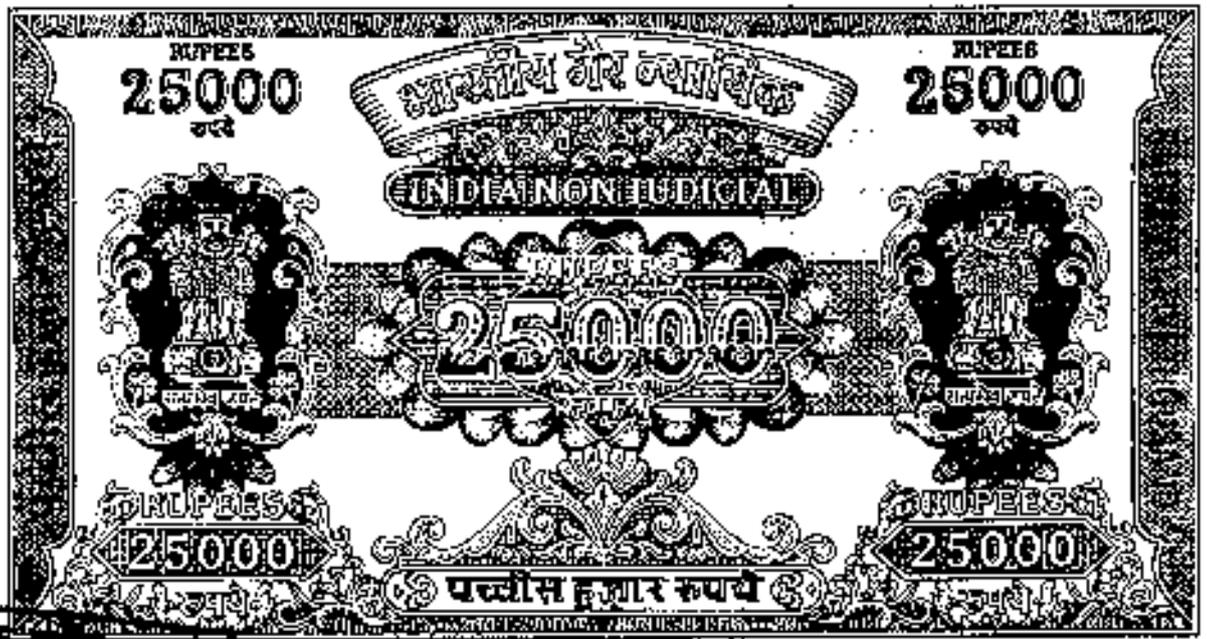
03DD 201768

[Faint, illegible handwritten text]

- 32 -

(Rs. One crore forty seven lacs and thirty thousand only) paid by the Purchaser to the Vendor as per

[Handwritten signature]
Saran Singh - *[Handwritten signature]*
Mansoor



अखिलेश कोषागार
 अखिलेश कोषागार से जारी
 27 JUN 2003
 अखिलेश कोषागार/अखिलेश कोषागार
 अखिलेश कोषागार
 INDIA.

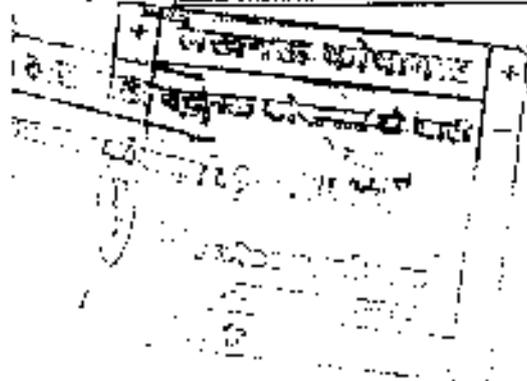
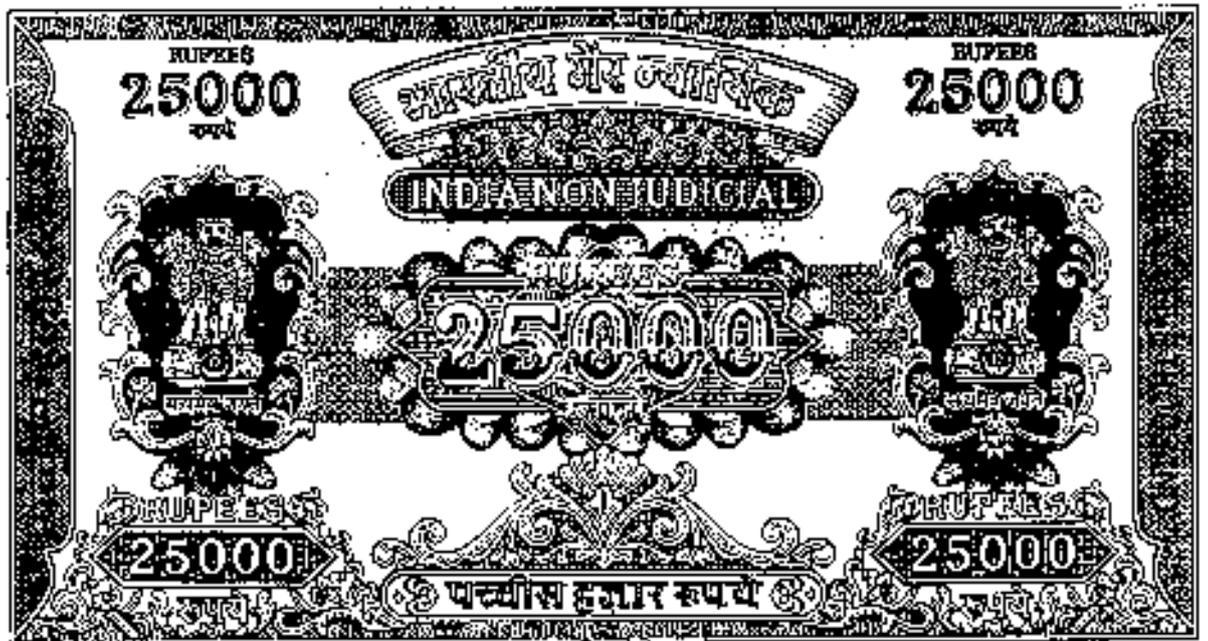
0300 201762

- 33 -

details given at the foot of this deed, the receipt whereof the Vendor doth hereby acknowledge, the

[Faint handwritten signature]

Suman Lata - Khairat



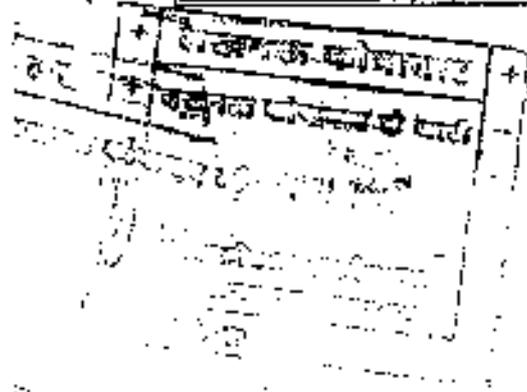
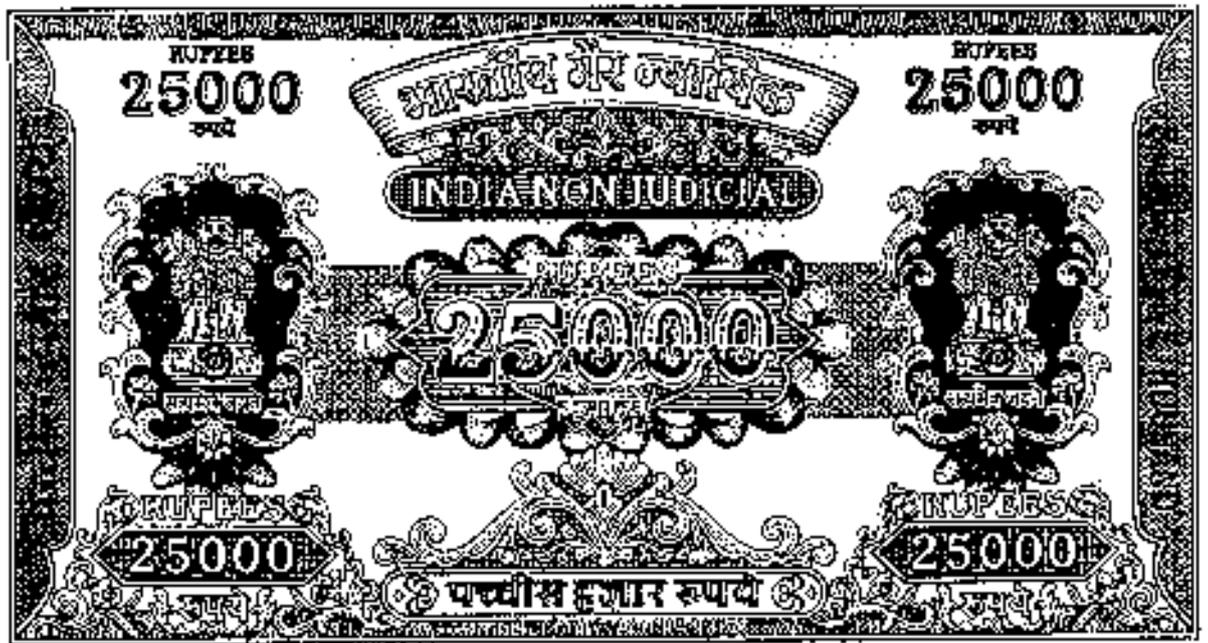
0300 201765

- 35 -

Municipal No. 29/11 and the said road is now known as Rana Pratap Marg, under (naria Hazratganj, Lucknow) on "as it is/ where it is" basis and measuring about

[Handwritten signature]

*Suresh Singh - Ghazal
Mawad*



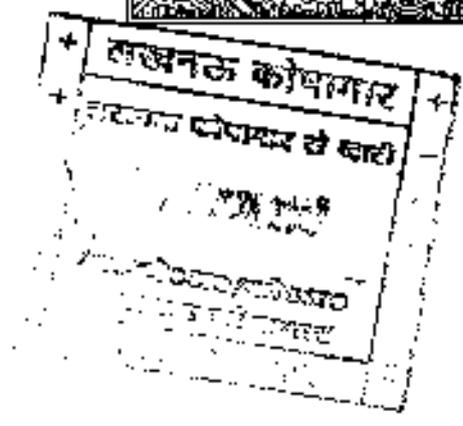
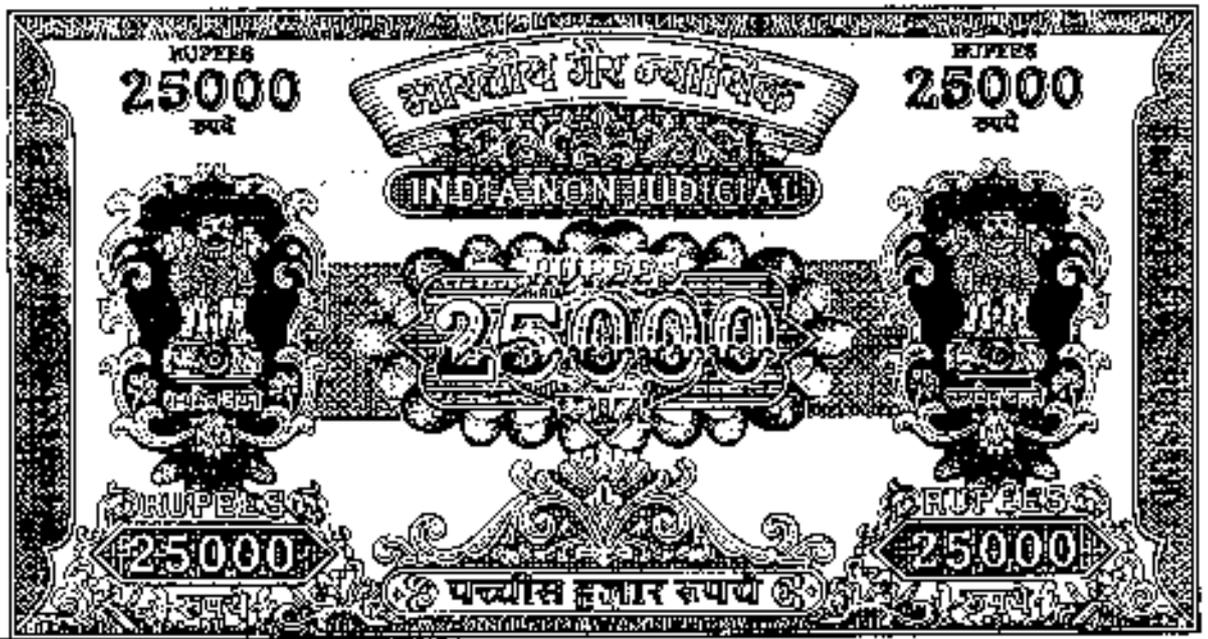
03DD 201765

- 35 -

Municipal No. 29/11 and the said road is now known as Rana Pratap Marg, under Thana Harratganj, Lucknow) on "as it is/ where it is" basis and measuring about

[Handwritten signature]

*Sensar Seth - Ghazid
Hawad*



03DD 201764

- 36 -

40890 sq.ft. (as got measured by the Purchaser) along with residential house and out houses constructed thereon bounded and more fully detailed in the

[Signature]
 Suresh Chandra - Khairi
 Khairi



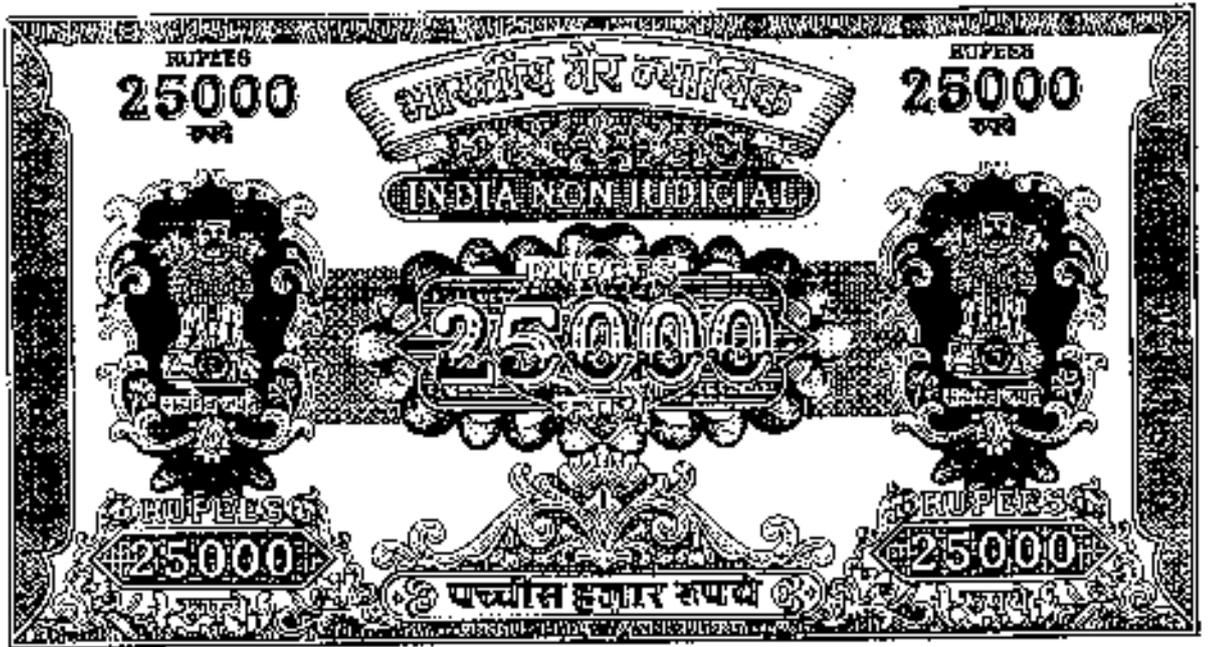
+ कौशिक कोषागार +
 + कौशिक कोषागार से बंधी
 17 JUN 2021
 कोषागार/कोषागार
 कोषागार

03DD 201763

- 37 -

Schedule of this deed and shown in red strips in the plan annexed herewith (hereinafter referred to as the property) with all connected, permanent, sewage,

(Signature)
 Sonu Lal - *(Signature)*
 Mumbai



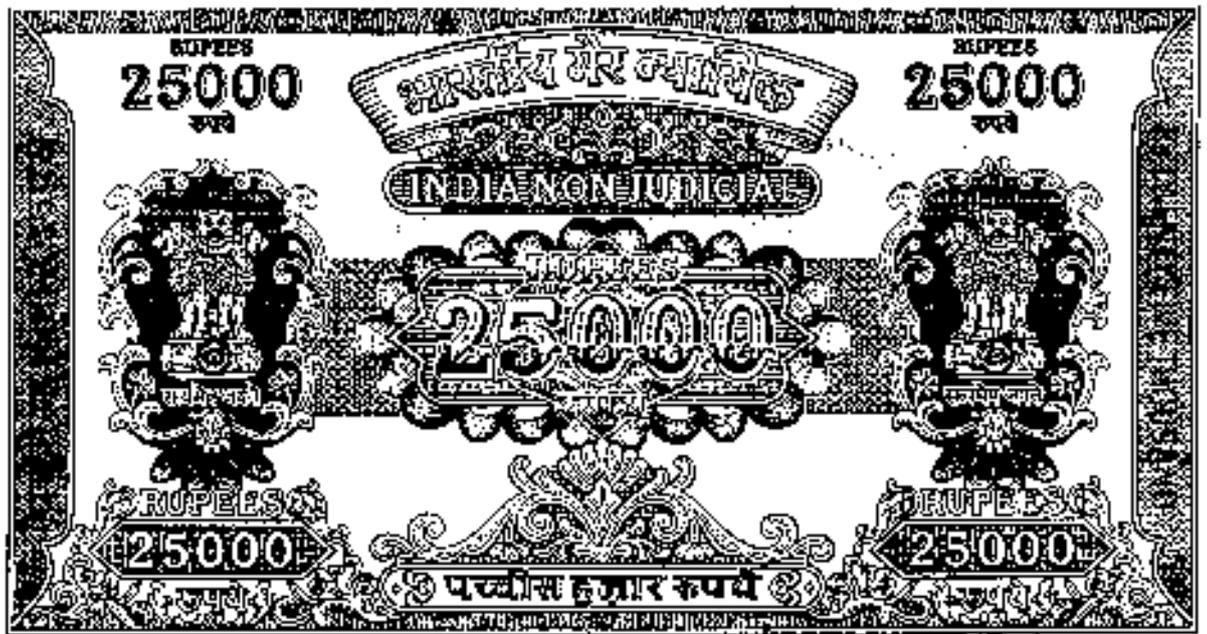
03DD 201760

[Faint, illegible handwritten text]

- 38 -

fences, drains, ways, baths, passage, water connections, liberties rights, easements and appurtenance whatsoever to the said property, or any

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



0300 201759

- 39 -

part thereof belonging to or otherwise pertaining thereto without reserving any right whatsoever in relation to the same, to hold the same as absolute

[Handwritten signature]
Seyan Saha - Khairi
Mansoor



03DD 201758

- 10

owner thereof with all rights title and interest attached to or open the said premises without any sort of hindrances, interferences or interruptions from anybody

[Handwritten signature]
Suresh Chandra - *[Handwritten signature]*
Mawad



0300 201757

- 41 -

whomsoever in its "as it is/ where it is" condition.

2. That it is made clear that only constructive and legal possession of the said property is being transferred by

Manoj Kumar
Surya Singh - Khairi
Harood



0300 201755

42

way of this deed of sale to the Purchaser and actual physical possession has not been transferred by the

Suresh Kumar Khairi
Suresh Kumar Khairi



0300 201754

- 43

Vendor to the Purchaser, as no part of the said property is in actual physical possession of the Vendor.

[Signature]
Suresh S. Khande
Vendor

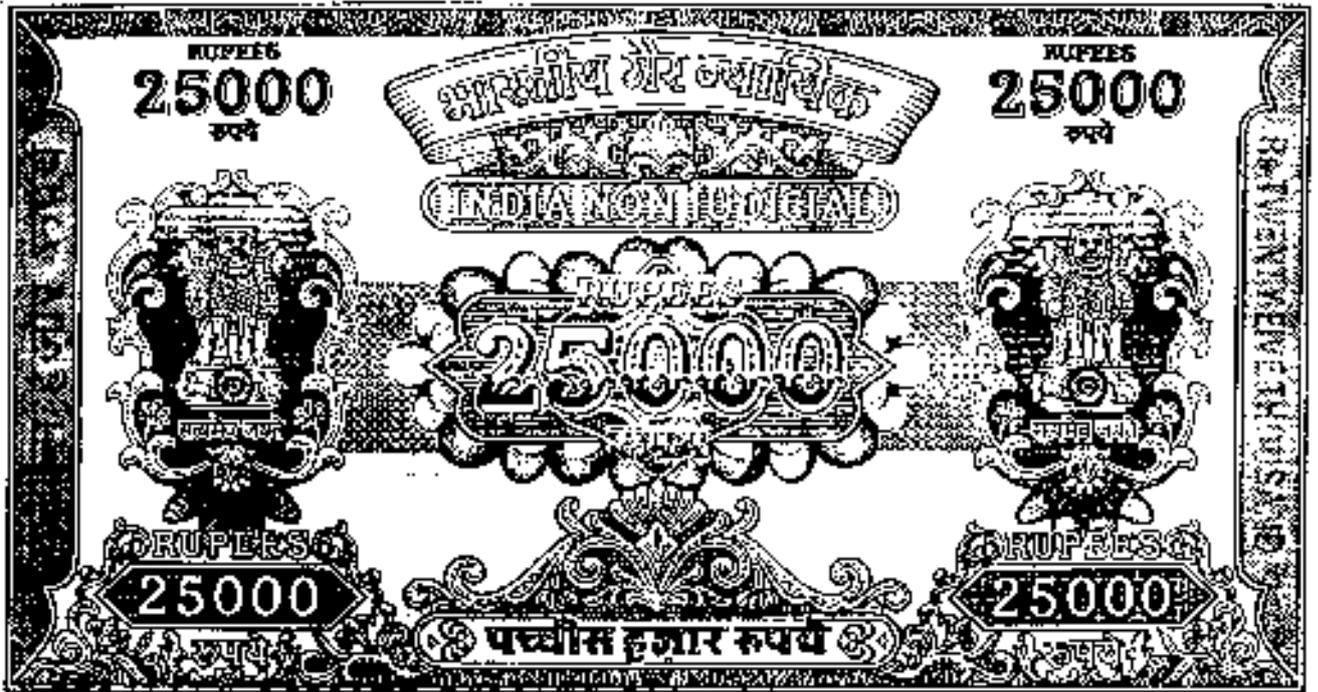


03DD 201752

- 44 -

3. That it is agreed that up to the day of this deed of sale taxes, and dues, if any, on the said property payable by

Sarwan Singh - Khair
Mansoor



03DD 201751

- 45 -

the owner would be borne by the Vendor and for the period after the execution of this deed all taxes and

[Handwritten signatures and text]

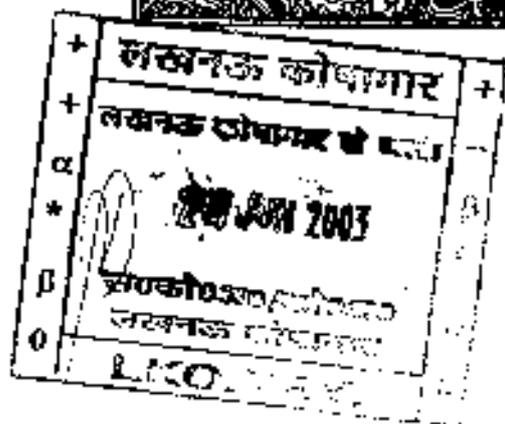


03DD 201750

- 46 -

dues in respect of the said property shall be borne by the Purchaser.

[Signature] *[Signature]* - *[Signature]*
Yarwood

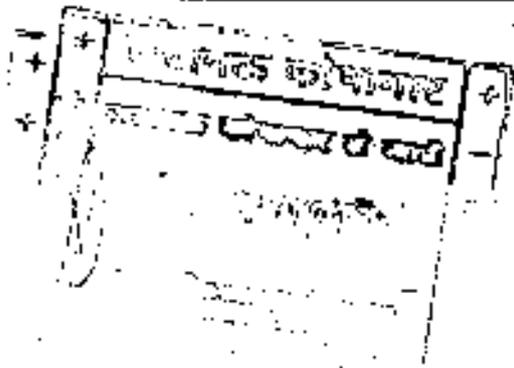


03DD 201746

- 47 -

4. That the Vendor has assured the Purchaser that the property hereby sold is neither under acquisition

[Signature] *[Signature]*



03DD 201766

48 -

relating to compulsory acquisition nor it is subject matter of any dispute with any third party relating to

Sasmita Das - Mridul Das



+ लखनऊ कोषागार +
 + लखनऊ कोषागार से जारी -
 α 27 JAN 2003 β
 * सॉफ्टकोपी/कोपी/कॉपी *
 β लखनऊ कोषागार α
 3 LKOU. INDIA. 3

0300 201745

- 49 -

title of the property and that the Vendor has good subsisting unencumbered and transferable rights

[Handwritten Signature]
 ... Suresh Chandra ...
 ...



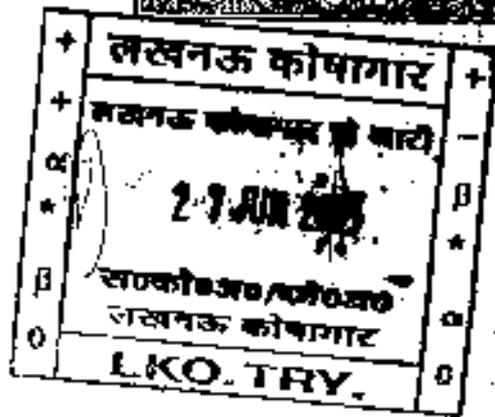
+ लखनऊ कोषागार +
 + लखनऊ कोषागार के बाटी -
 17 JUN 2015
 सरकारी जगह/जो जगह
 लखनऊ कोषागार
 L.C.O. TRV.

0300 201744

- 50 -

therein, save and except the property being under the possession of the tenants/other occupants.

Signature: *Sayed Saif-Masud Masud*



03DD 201743

- 51 -

5. That from this date the purchaser shall have all the rights in the said property which the Vendor had in the same.

[Signature] *[Signature]*
[Signature] *[Signature]*



+ लखनऊ कोषागार +
 लखनऊ कोषागार के बाटी
 29.11.2018
 साफ़ीकरण/खोला
 लखनऊ कोषागार
 LKO. TRY.

03DD 201742

6. That from this date the Purchaser shall have right to deal with the tenants of the said property in the

...
 Sanjay Singh
 Mawad

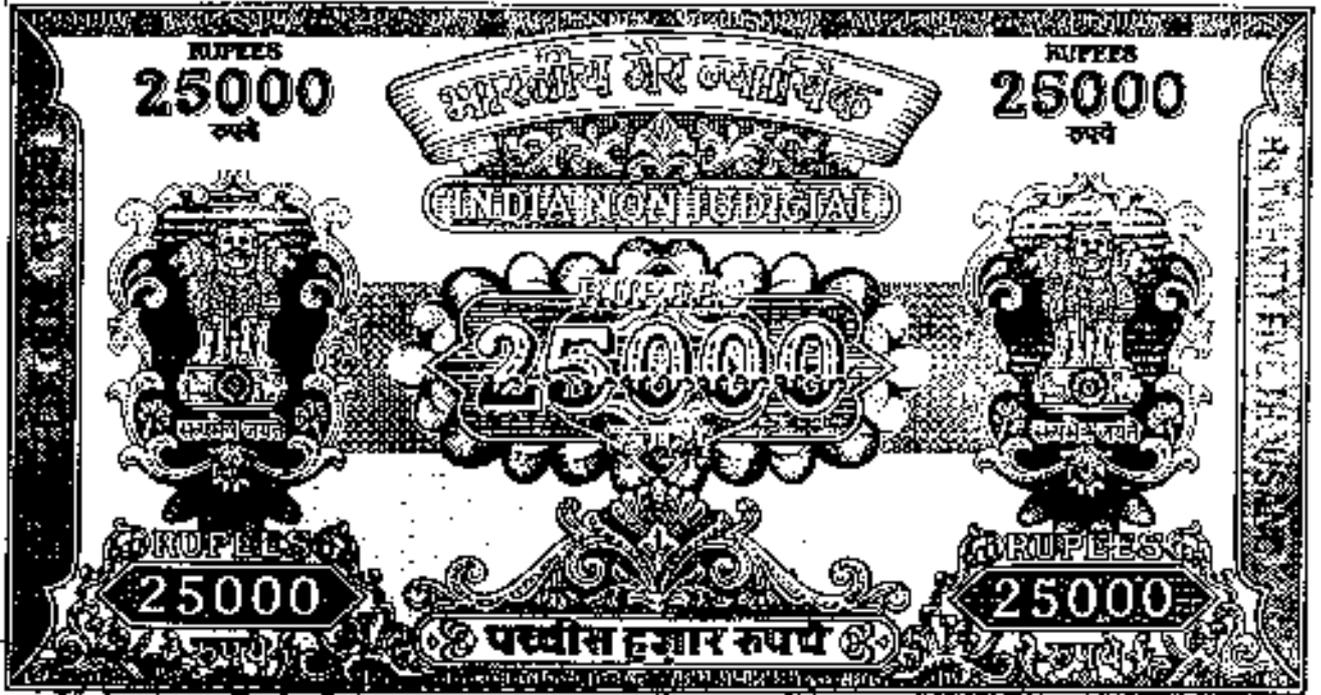


03DD 201741

- 53 -

manner the Purchaser may consider proper. From this day the Purchaser shall be entitled to realize

(as per) *David*
Wood

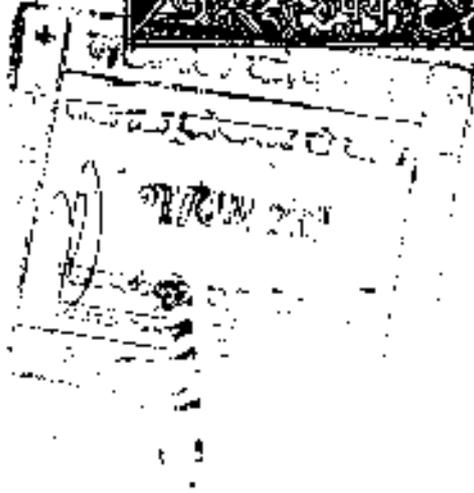


03DD 201740

- 54 -

rent/damages from the tenants/occupiers of the said premises in respect of the period from the date of this

*Commissioner Survey Secy. Haid
Haid*



03DD 201738

- 56 -

period prior to the date of this Sale Deed. The Purchaser shall also be entitled to get them substituted

S. Anand
Sanyal Sen - *Khairud*
Yalwad



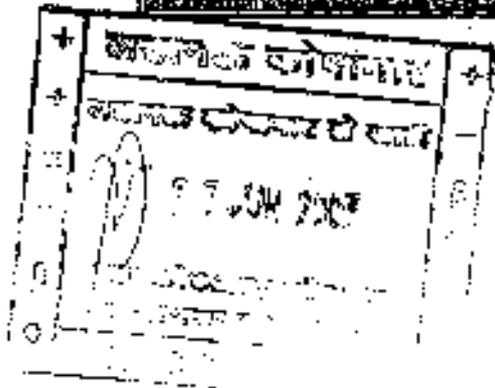
03DD 201737

- 57 -

in the petitions/appeal/Revision pending in different courts of Law in respect of the said property in place of the Vendor and pursuc the same in the manner the Purchaser may consider proper.

(Handwritten signature)

Surinder Singh - Handwritten signature



0300 201736

58 -

1. That this deed itself will amount the Vendor's consent to the Purchaser to have the mutation in its favour in

[Handwritten signature]
Suresh Kumar Khatri
Karnal



0300 201735

- 54 -

respect of the said property.

8. That in case the purchaser is deprived of the property hereby conveyed to the Purchaser on account of any

Suresh Kumar - Kharia
Haridwar



+ हारिबल्लभ कोषागार +
 कानून की दृष्टि से जारी
 27 JUN 2003
 कोषागार की ओर से
 जारी किया गया है

03DD 201734

- 60

defect restricted to the title of the Vendor, the purchaser shall be entitled to recover from the Vendor,

(Signature)

Current Seta - *(Signature)*



भारतीय रिजर्व बैंक का कार्यालय
 नया दिल्ली
 7 JUN 2003
 भारतीय रिजर्व बैंक का कार्यालय
 नया दिल्ली

03DD 201733

- 61 -

his heirs, executors etc. the whole of the sale consideration to the extent the Vendor's property devolves on them.

Signature *Signature* *Signature*



पद्मनाभ कोषागार
पद्मनाभ कोषागार से जारी
7 JUN 2003
कोषागार/पत्नीकोषागार
पद्मनाभ कोषागार
पद्मनाभ कोषागार

0300 201732

9. That the Vendor will at the cost of Purchaser, if required, help the Purchaser in the different litigations

[Handwritten signatures and text]



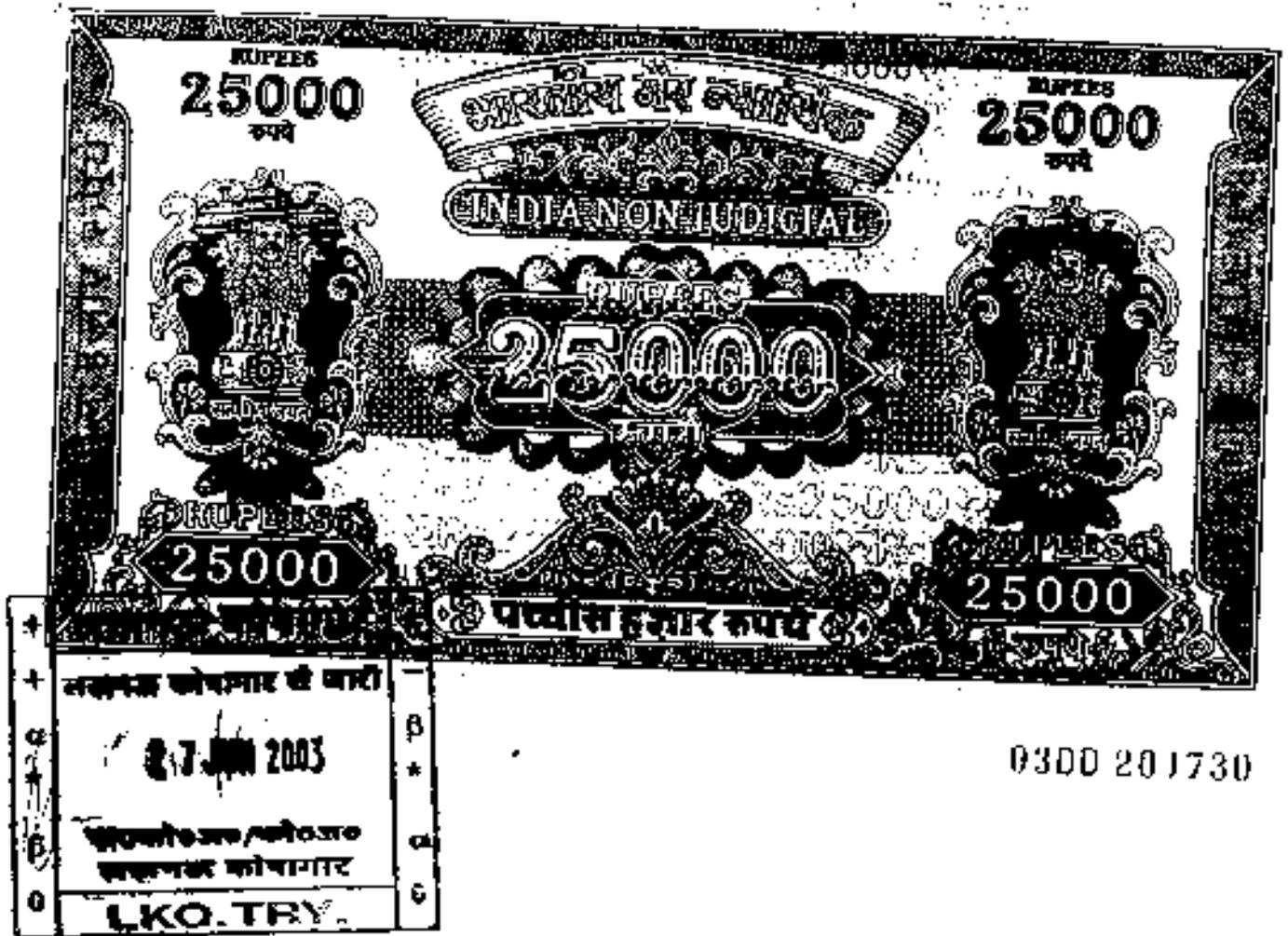
+	लखनऊ फोर्मागार	+
+	लखनऊ फोर्मागार से जारी	-
α	27 JUN 2003	β
*		संको 030/को 030
β	लखनऊ फोर्मागार	α
0	LKO. 1993	0

03DD 201731

63

pending in respect of the said property. However, the Vendor shall not be answerable or liable for any liability

Signature Surendra Singh - *Signature*
Handwritten



0300 201730

or litigation in relation to the said Bungalow and or any liability or litigation because of the area or use and

Suknara Kachmar V. Vary
 Suknara Kachmar - *Mahesh*
Mahesh



0300 201729

- 65 -

occupation of the Bungalow and the consequences
whatssoever of the litigations.

[Signature] *Sarwan Lal Khatri*
Haridwar



0300 201728

- 66

10. That expenses towards the stamp duty and registration charges for this deed has been borne by the Purchaser.

[Signature]
Surya Saha - Incharge
Yard



19 July 2025
25000

03DD 201727

- 67 -

11. That the total plot area of the said property (as got measured by the Purchaser) hereby sold is

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



0300 201726

- 68 -

approximately 40,890 sq. ft. (3798.77sq.mt.) it is situated at over 9 meter wide road and as such the

[Handwritten signature]

[Handwritten signature]
Surya Singh - *[Handwritten name]*
Haldwari



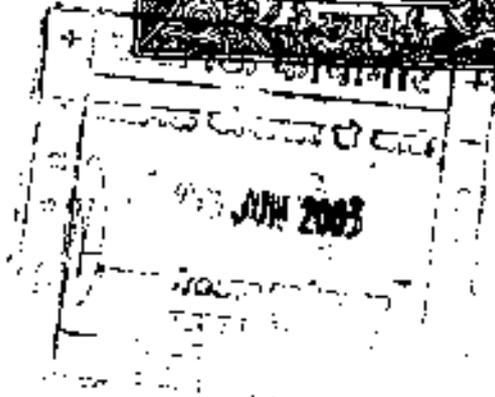
03DD 201725

- 69 -

value of the land for the purposes of stamp duty and registration @Rs.5610/- per square meter comes to Rs.2,13,11,100/ (Rupees Two Crore Thirteen Lacs

[Signature]

Suresh K. - *[Signature]*



03DD 201724

Eleven Thousand one Hundred Only). The total covered area of 3635 sq.ft. (337.7 sq.mts.) as got measured by

[Handwritten signature]

[Handwritten signature: Suresh Singh - Khairat Yastad]



+ लक्ष्मी कापगार
 + लक्ष्मी कापगार ही बाटी
 7 JUN 2005
 ०५००/०५००
 लक्ष्मी कापगार
 ०५००/०५००

0300 201723

- 71 -

the purchaser, of the demised premises having always being in possession of tenants and also under

Goswami *Suresh Chandra*
Mahar



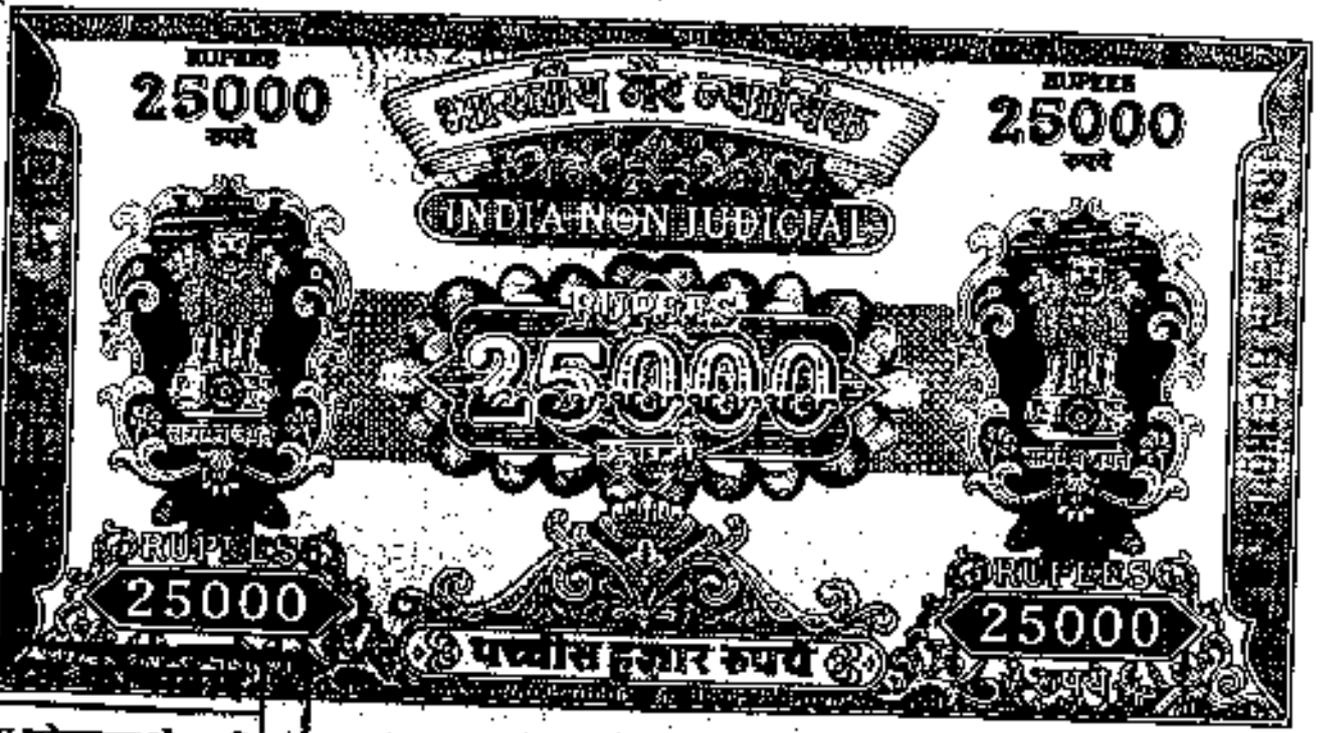
लखनऊ कोषागार
लखनऊ कोषागार से जारी
7 JUN 2003
लखनऊ कोषागार

03DD 201722

prolonged litigations the same having not been duly maintained and the construction being over 50 years old poor (third) category, the value of construction

[Handwritten signature]

[Handwritten signature]



+ लखनऊ कोषागार से जारी +
+ 7 JUN 2003 +
+ को/को/को/को/को/को +
+ कोषागार +
+ कोषागार +

03DB 201721

comes to 11,79,500/-, the total value of the land and construction comes to Rs.2,24,90,600/- the sale

Signature
Suresh Seth - Khadi
Khadi



+ लखनऊ कोषागार

+ लखनऊ कोषागार से जारी

27 JUN 2003

लखनऊ कोषागार

LKO. TRY.

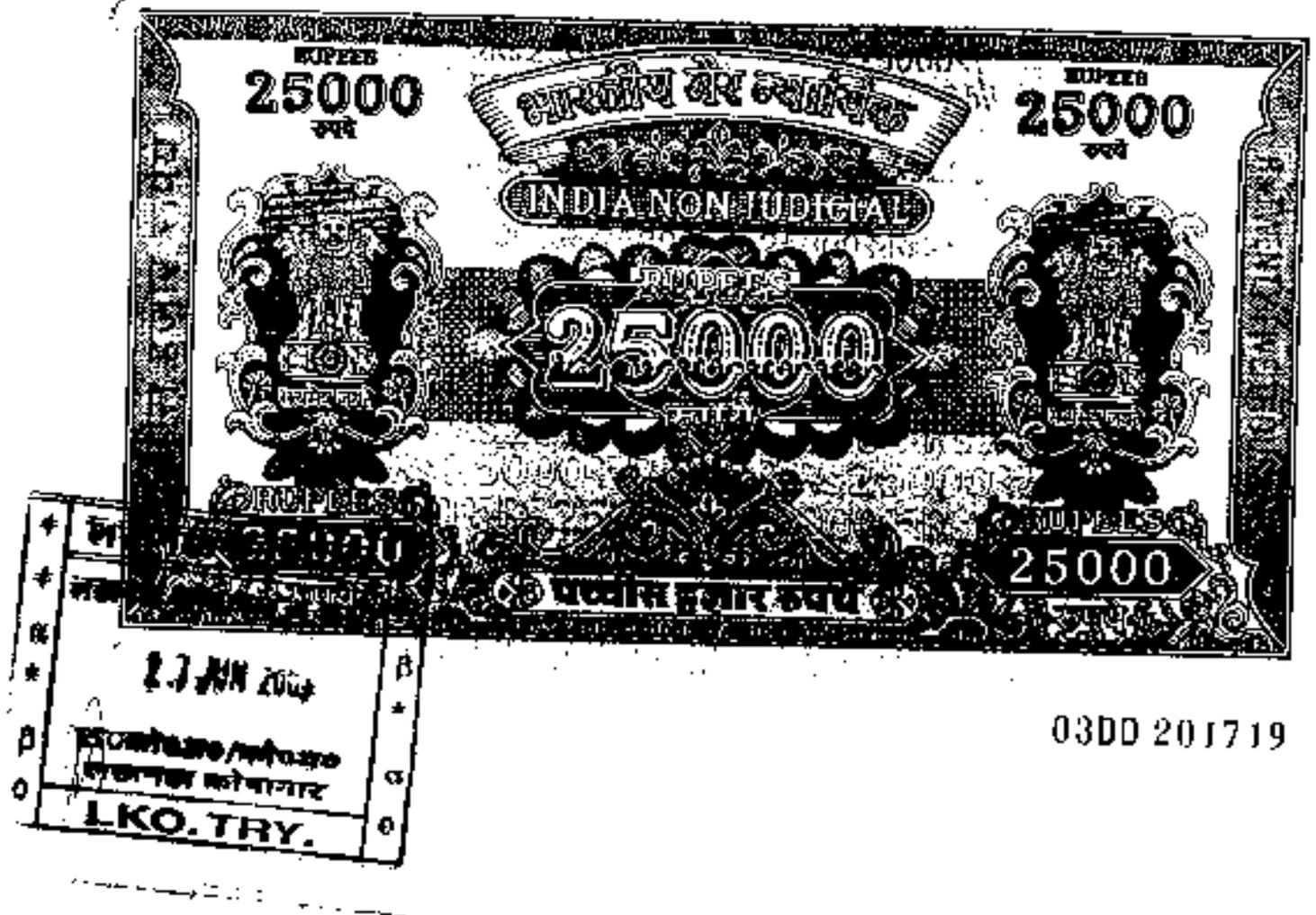
03DD 201720

- 14 -

consideration agreed is 1,47,30,000/- as such stamp duty of Rs.22,50,000/- on this deed of sale has been paid.

[Signature]

[Signature]



- 75 -

DETAILS OF PAYMENT OF SALE CONSIDERATION

1. Paid Rs.11,00,000/- (Rupees Eleven lacs only) through Cheque No.94551 dated-7.6.2003 and drawn on

[Handwritten signature]

[Handwritten signature]



03DD 201718

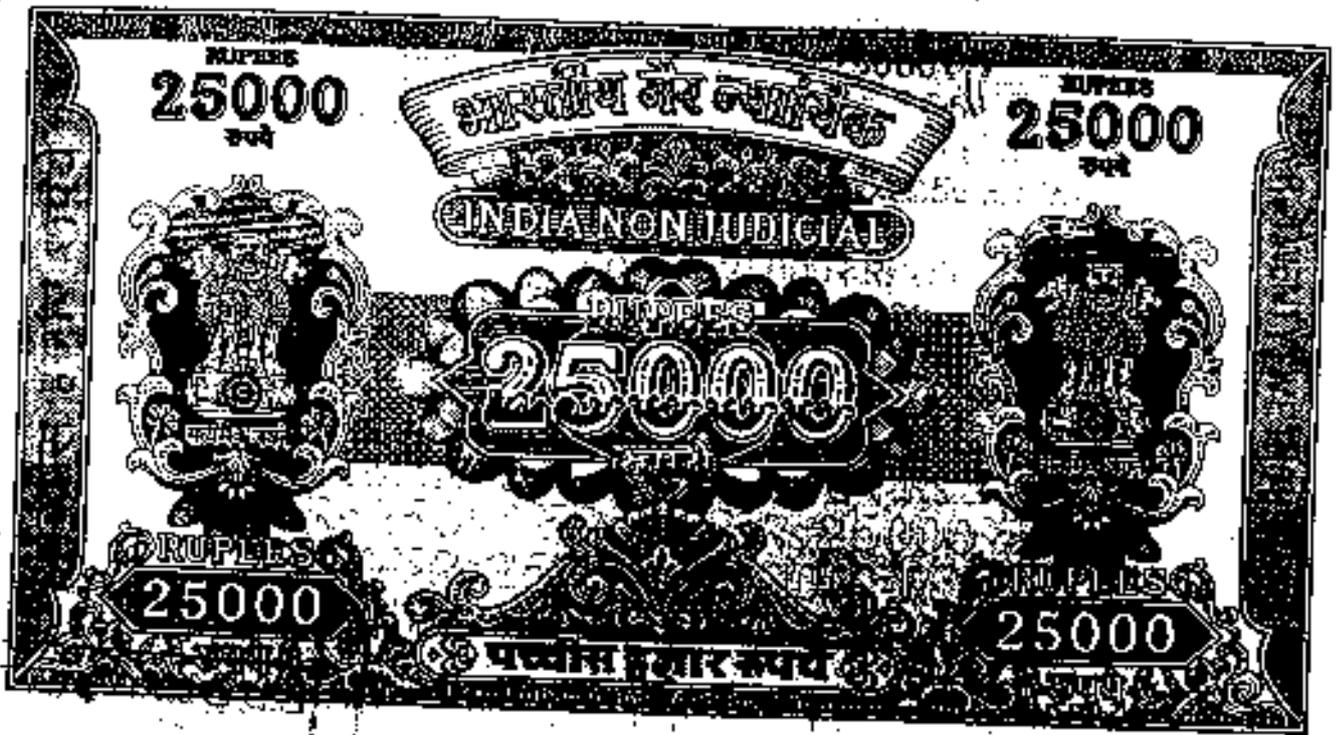
76

Karnataka Bank, Lucknow favouring Vendor.

2. Paid Rs.50,00,000/- (Rupees Fifty Lacs only) through

[Handwritten signature]

[Handwritten signature: Laxman - Khairi]

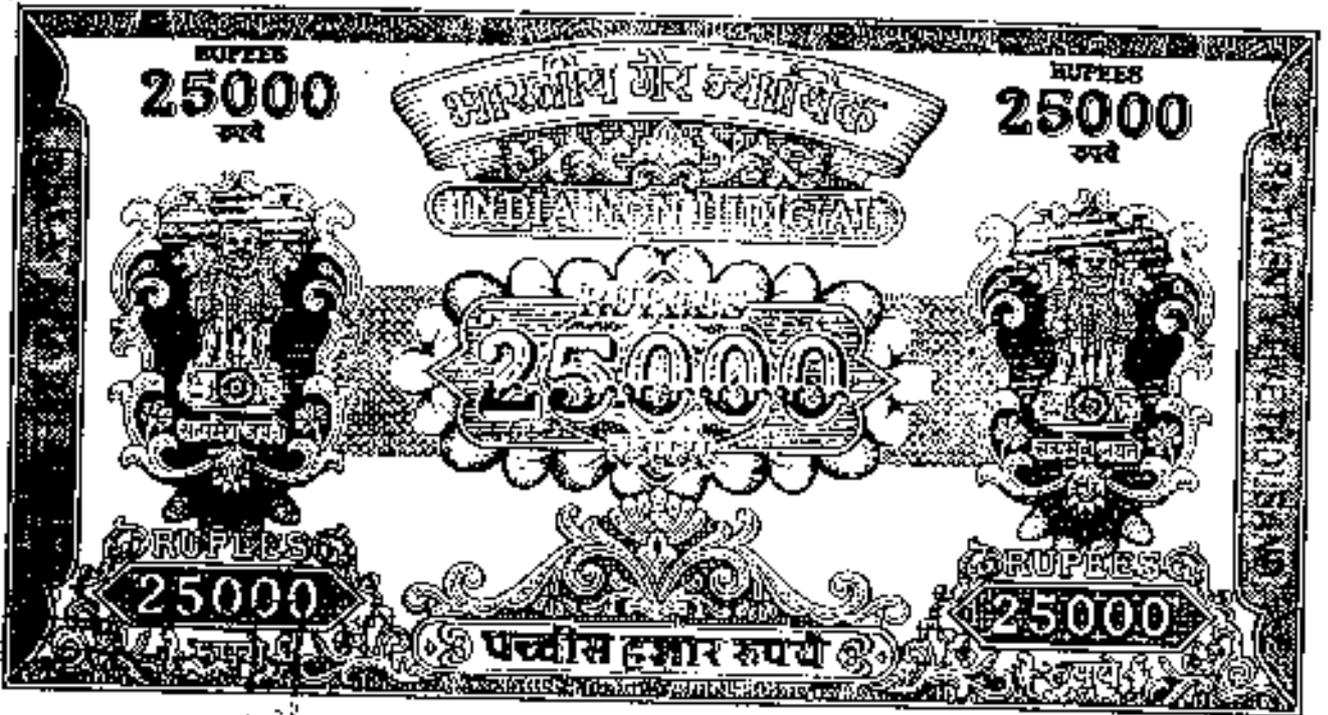


03DD 201717

- 77 -

Cheque No. 94552 dated 16.6.2003 and drawn on
Karnataka Bank, Lucknow, favouring vendor.

[Handwritten signature]
Suresh Saha - Brahma
Mishra



03DD 201716

- 78

3. Paid Rs. 25,00,000/- (Rupees Twenty five lacs only) through Cheque No. 94553 dated 17.6.2003 and

[Handwritten signature]

[Handwritten signature]
Suresh Chandra - *[Handwritten name]*
Yasod



03DD 201715

- 79 -

drawn on Karnataka Bank, Lucknow , favouring vendor.

4. Paid Rs. 61,30,000/- (Rupees Sixty one lacs thirty thousand only) through Cheque No. 94554 dated

[Handwritten signature]

[Handwritten signature: Surve Seta - Inward Navad.]



03DD 201714

- 80 -

19.6.2003 and drawn on Karnataka Bank, Lucknow ,
favoring vendor.

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



03DD 201713

81 -

Total amount paid Rs.1,47,30,000/- (Rs. One crore forty seven lacs thirty thousand only)

[Handwritten signature]

[Handwritten signature]



Handwritten notes and a signature on the left side of the page, partially overlapping the stamp's border.

03DD 201711

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of FREE HOLD land measuring about 40,890 sq.ft. with constructions made thereon bearing

Handwritten signature

Sanjay Lal - Khairi
Ward



03DD 201710

- 83 -

municipal No. 29/11 situated at Rana Pratap Marg, Lucknow
(Previously known as Clyde Road and also know as Bungalow)

[Signature] Suran Lal - Grand
Verod



0300 201709

84-

No.14) together with all houses and out houses thereon shown by red strips in the Annexed Plan and bounded as Under:-

[Signature]
Survey No. 14 - *[Signature]*

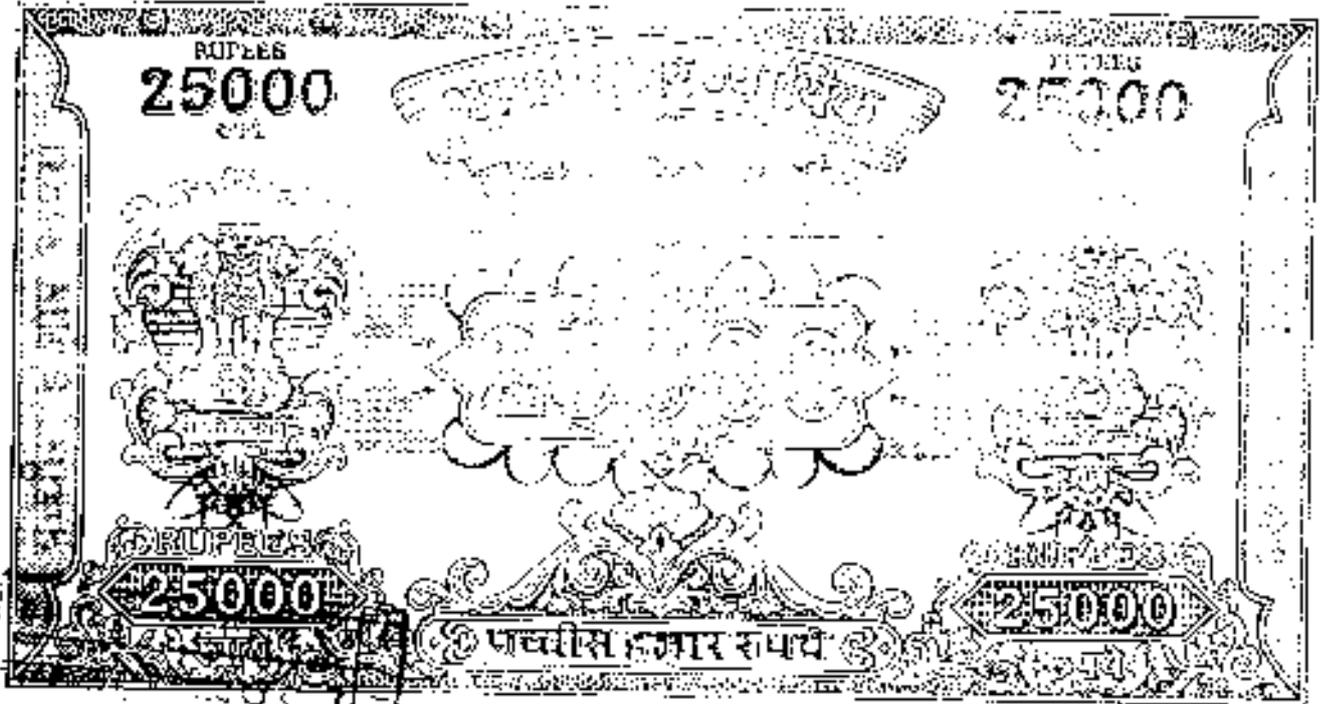


03DD 201708

- 85 -

North: Kothi of Capt. M.A. Khan,

Sarwar Singh - Ghandi
Wazirabad

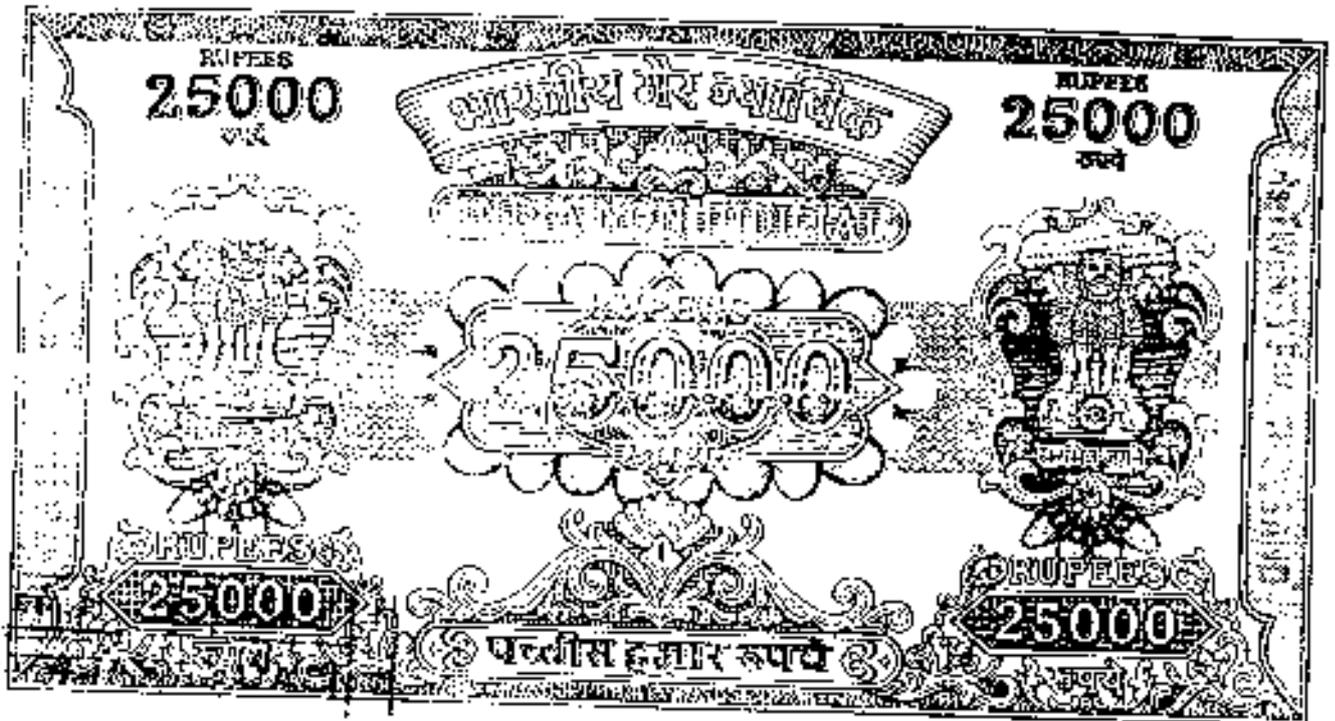


03DD 201707

- 86 -

South: Rana Pratap Marg

Signature *Signature* *Khair*
Yarosa



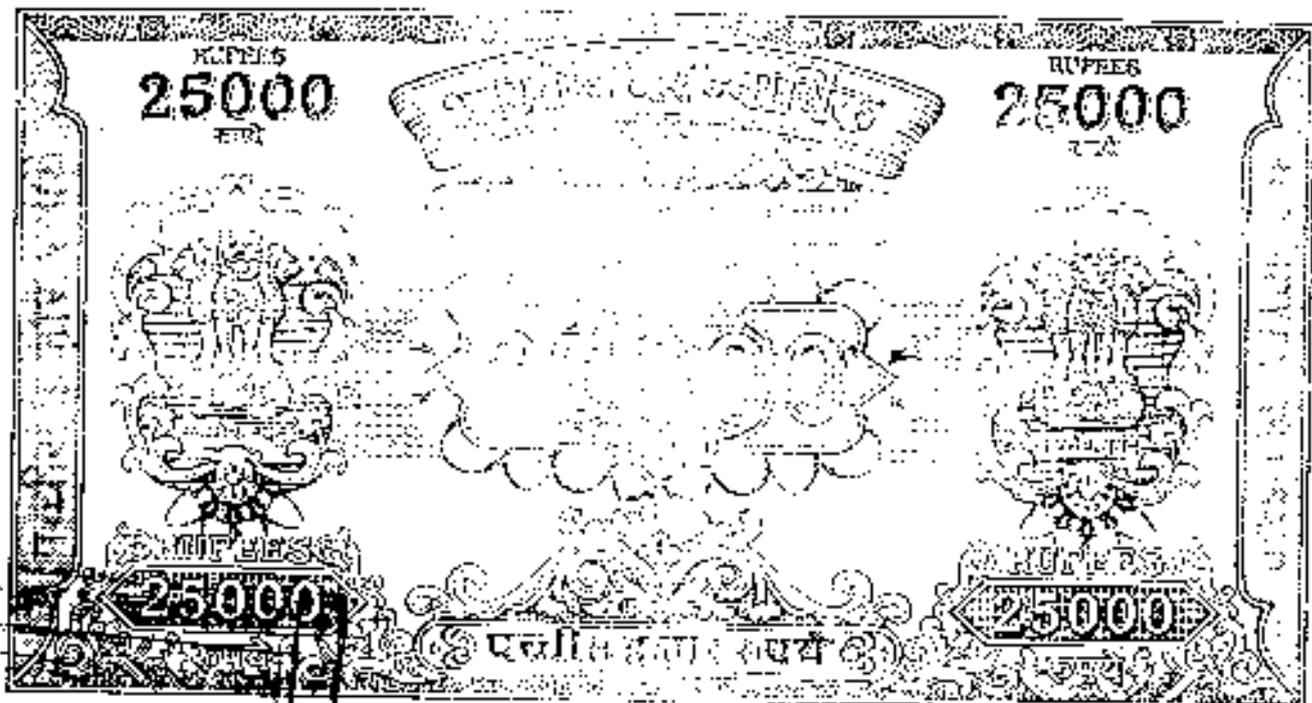
0300 201706

- 87 -

Fact : Kothi of Raj Narain presently owned by Raj Chambers
& D.S. Bhatnagar.

[Handwritten signature]

Suras Sen - *[Handwritten signature]*
Maid
Yarod

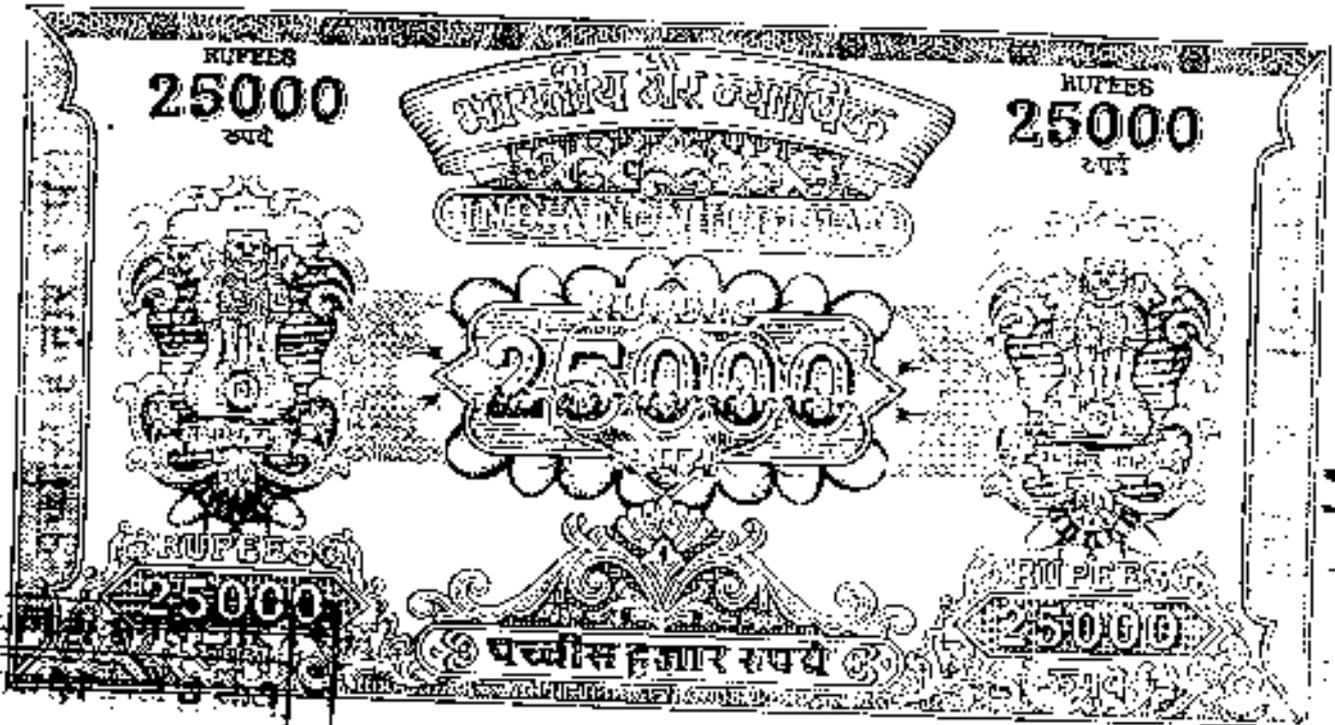


0300 201705

SS -

West: Kothi of Raja Dhamajron.

Examination *Caron Laha* *brand*
Yasod



2308
2000/10000
10000/10000

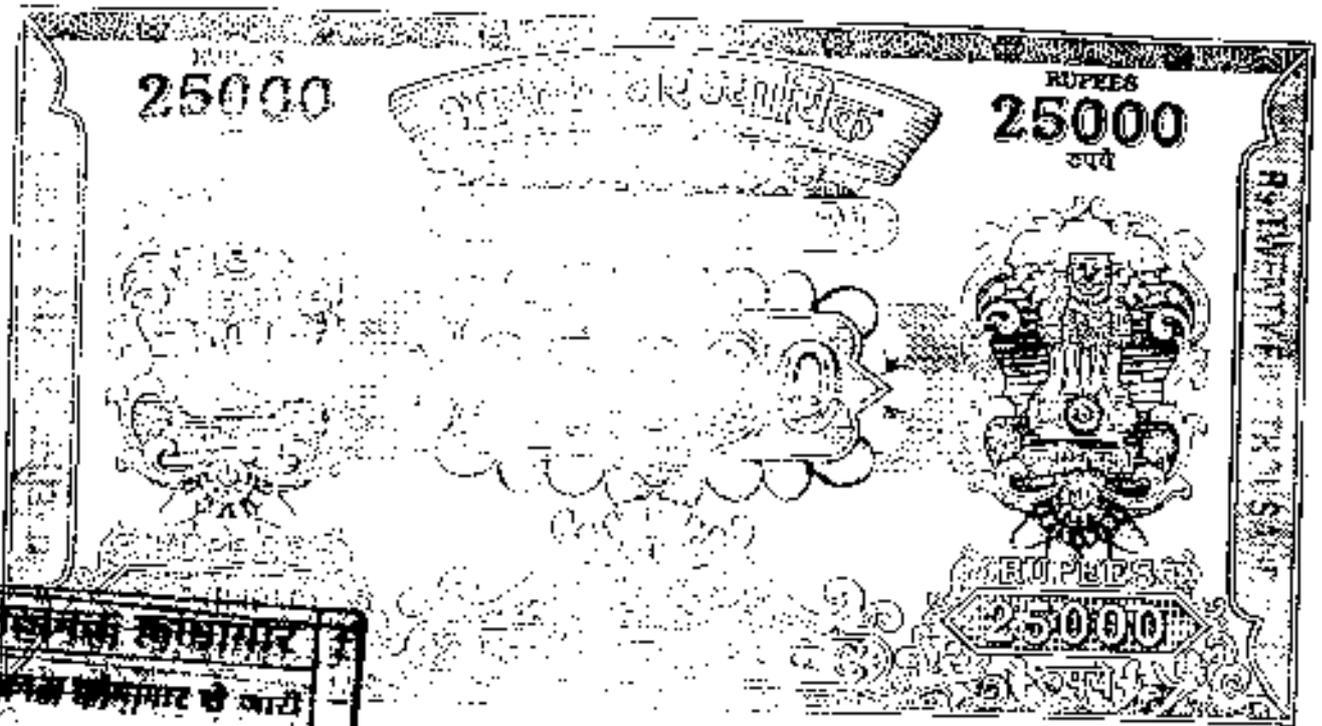
0300 201701

- 89 -

IN WITNESS WHEREOF, parties have put their respective signatures and thumb impression on this 30th day of June

[Handwritten signature]

[Handwritten signature: Suraj Kumar Bhandari]



+ राजनिक कोषागार	
+ राजनिक कोषागार से जारी	
27 JUN 2003	
साफो ३०/को ०२०	
राजनिक कोषागार	
100.00	

0300 201702

- 90

2003 after reading and understanding the same with their free will without any pressure, coercion or misrepresentation.

Gyanendra Nath Srivastava
(Gyanendra Nath Srivastava)

VENDOR

WITNESSES:-

1.

Sanjay Seth

A. S. S. Builders
Hiranagar, Mumbai 400017
Partner, Mumbai 76

2.

Khalid Masood

H. P. S. Builders
K. S. Builders, Mumbai

Sanjay Seth
(SANJAY SETH)

Director of S.A.S Builders (P)

Khalid Masood
(KHALID MASOOD)

Director of S.A.S Builders

PURCHASER

Typed By:

R.S. Verma
(R.S. Verma)

Drafted By:

Triloki Nath Misra
(Triloki Nath Misra)
Advocate

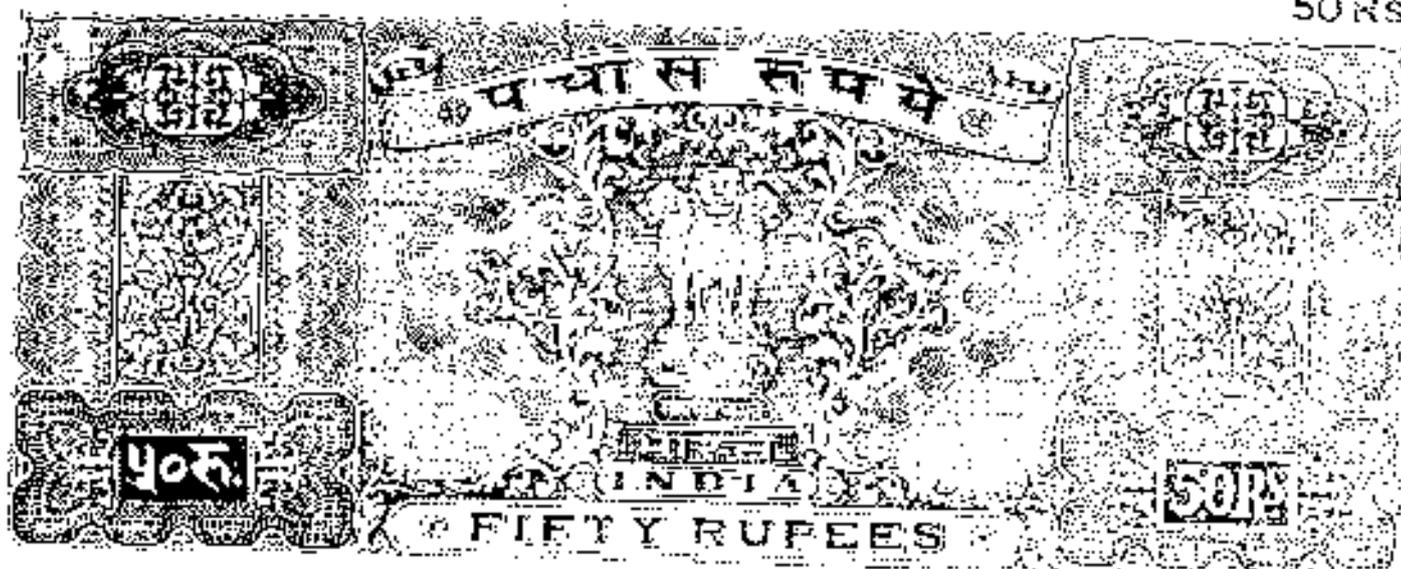


That the total valuation of the land is
 Rs.2,13,19,042.74 and since the construction is

(Faint handwritten text)

Suresh Chandra Kharia

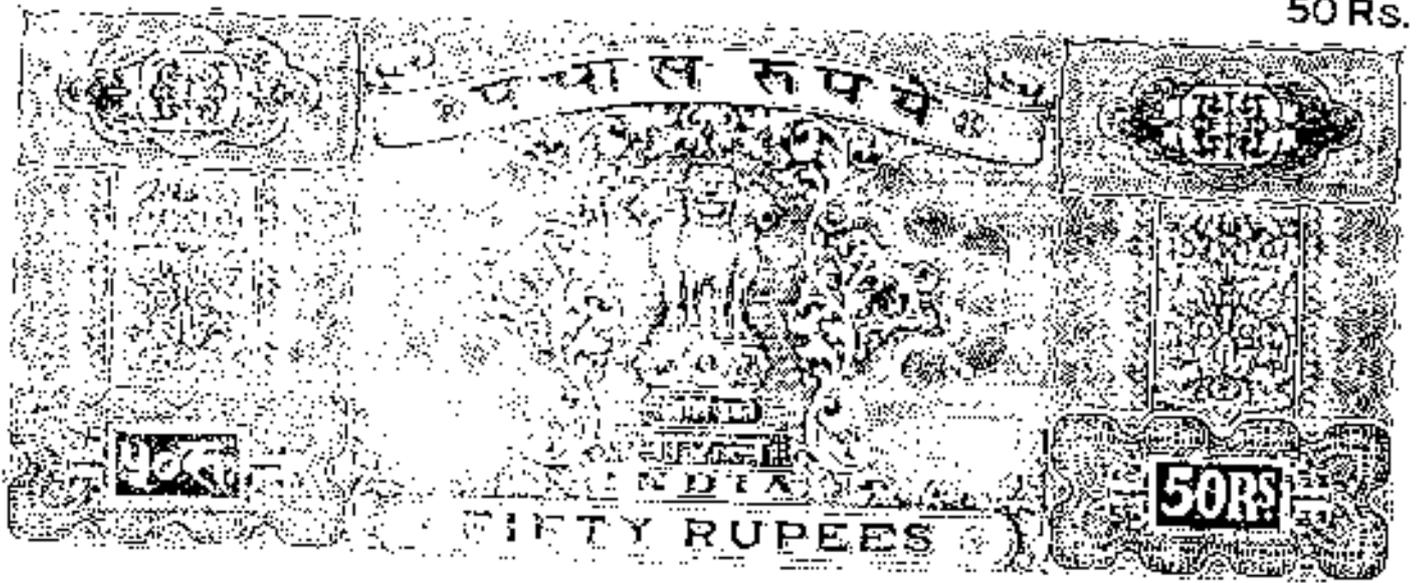
50 RS.



comes to Rs.11,82,388.47 and the total valuation of

Handwritten signature *Cons Secy - Baidi*
Handwritten signature *Handwritten signature*

50 Rs.



land and Building is Rs.2,25,01,430/- on which stamp
duty is paid.

Sumit Kumar
Suman Kumar
Khand
Khand

09/7/2003
ब्रांच दिनांक को 3850
पुस्तक संख्या खण्ड 9/14/3
क. पुस्तक पर क्रम सुख्या
पर खर्च किसे दिया ।
रजिस्ट्रीकरण अधिकारी (दिल्ली)
सदर