



उत्तर प्रदेश UTTAR PRADESH

005193



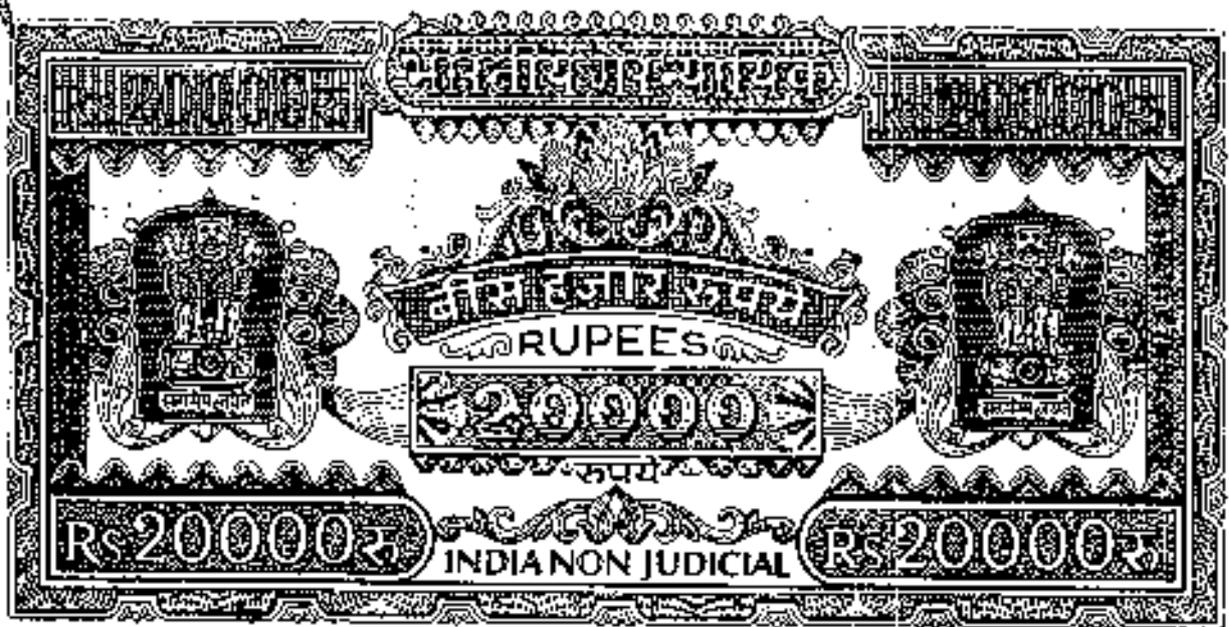
Valuation : Rs 1,19,24,134.20p
Consideration : Rs 1,80,00,000/-
Stamp Duty : Rs. 18,00,000/-
Ward : Vikramaditya

SALE DEED

This DEED OF SALE is made and executed at
Lucknow by Eldeco Housing and Industries Ltd,

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[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

005194

(2)

a company incorporated under Company Law having its registered office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its DGM (Administration) Sri T. K. Dikshit S/o Late C. S. Dikshit R/o B-703, Mahanagar, Lucknow who has been duly authorized by the board of director of the

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उत्तर प्रदेश UTTAR PRADESH

005195



(3)

company vide Resolution dated 05/05/2006 to sell the demised property and to execute the sale deed on behalf of the company (Hereinafter referred as the **VENDOR** which expression shall mean and include their respective successors, legal heirs, legal representatives, transferees, assignees and nominees etc.) IN FAVOUR OF

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उत्तर प्रदेश UTTAR PRADESH

005196



(4)

Jugal Kishore Infrastructure and Developer Pvt. Ltd. a company duly registered having registered office at 23/13, Gokhale Marg, Lucknow through its Managing Director Neeraj Rastogi S/o Sri Kamal Kishore Rastogi R/o 1, University Road, Lucknow duly authorized by the board of director

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उत्तर प्रदेश UTTAR PRADESH

005197



(5)

vide resolution dated 29/05/2006 (hereinafter referred as the **VENDEE/PURCHASER** which expression shall mean and include their respective legal heirs, successor, executors, administrators, nominee, attorney and assignees etc.)

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उत्तर प्रदेश UTTAR PRADESH

1115198



(6)

WHEREAS the vendor Eldeco Housing and Industries Ltd purchased the property 29/9 (earlier no. 15, Clyde Road) situated at Rana Pratap Marg, Lucknow measuring 2007.43 Sq. Mtr. from its previous owner Dr. Jai Raj Narain Rajan S/o Late Dr. T. Prasad and Mrs.

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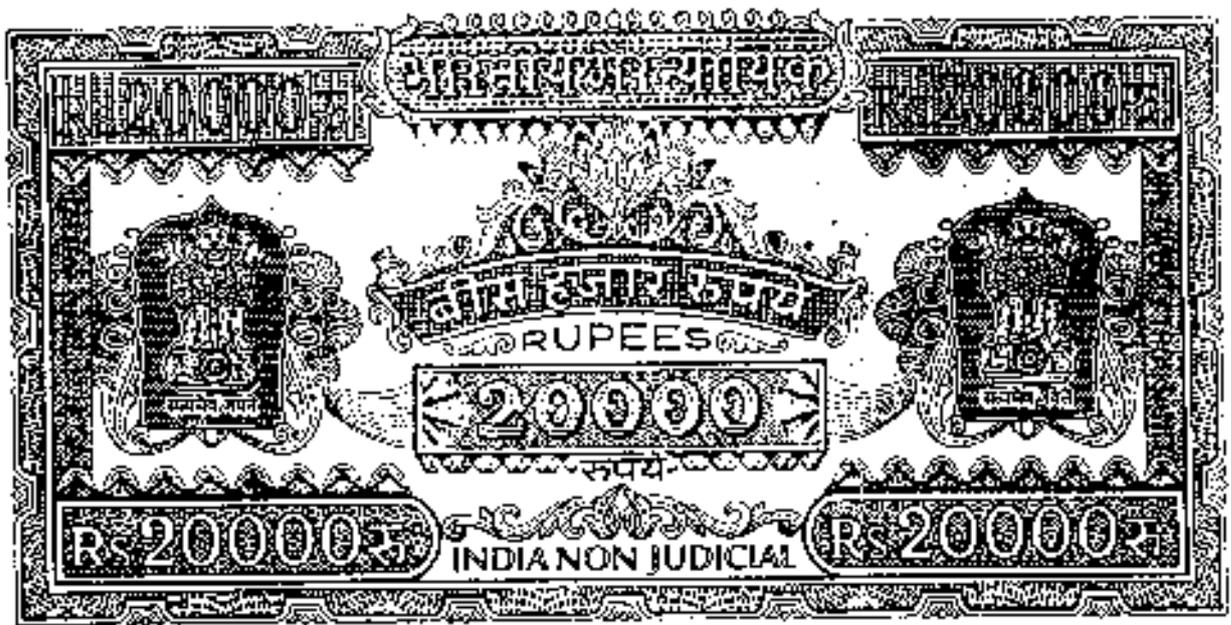
(7)

Raj Rani Bhatnagar through sale deed registered on 27/12/2004 at Book No. 1, Khand 6622 at page 111/192 at S.L. No. 11355 in the office of Sub-Registrar Ist, Lucknow.

WHEREAS the Raja Mahavindeshwari Pratap Singh adopted son of late Raja Hukum Tej Pratap Singh

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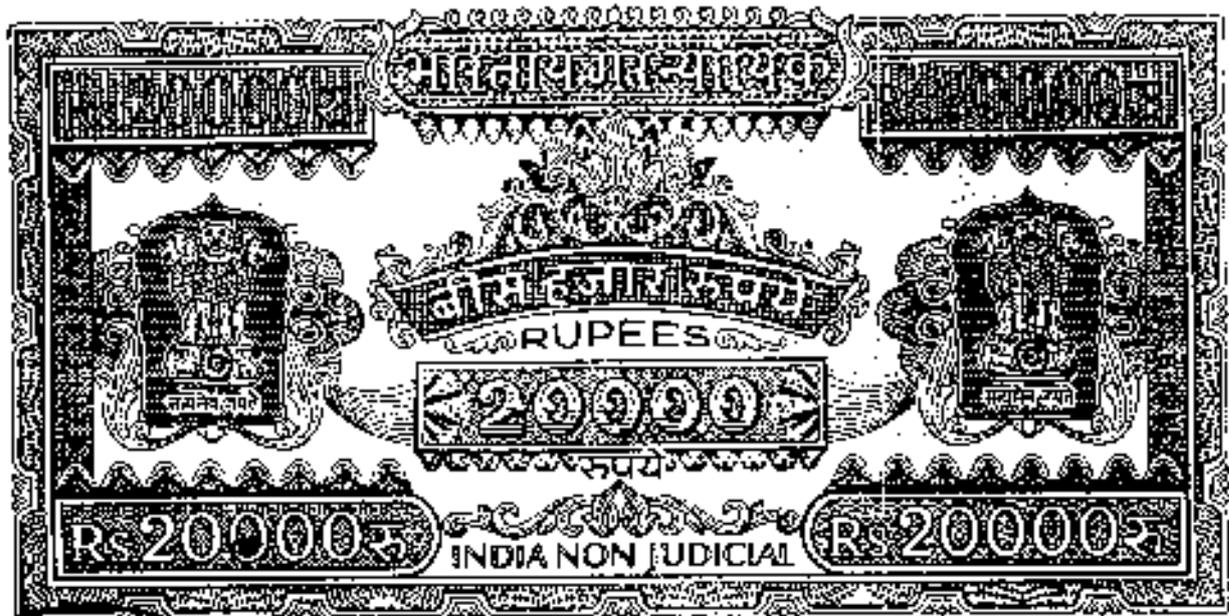
(8)

Bahadur was the owner in possession of the freehold property bearing no. 15-Clyde Road, now known as 29/9, Rana Pralap Marg, Lucknow measuring approx. 36590 Sq. Ft.

AND WHEREAS Rai Bahadur Raj Narain son of Late Dr. Shiam Saran Lal purchased the said property of Sri

Raj Bahadur

Raj Bahadur



UTTAR PRADESH

005211

(9)

Raja Mahavindeshri Pratap Singh through Court of Wards for United Province of Agra and Oudh through the then Collector T. Singh, In charge of Court of Wards Partapner Estate Ftawah vide Sale Deed dated 16th May 1930 registered in Book No. 1 Vol. 840 on pages 333/336 as document No. 1529 on 19th of May 1930.

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उत्तर प्रदेश UTTAR PRADESH

005202

(10)

AND WHEREAS Rai Bahadur Raj Narain died on 30th April 1962 leaving behind his daughter Mrs. Raj Kumari Prasad wife of Dr. T. Prasad as his only heir and legal representative i.e. Rai Bahadur Raj Narain had only issue namely Smt. Raj Kumari Prasad wife of Dr. T. Prasad.

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उत्तर प्रदेश UTTAR PRADESH

0072103

(11)

AND WHEREAS on the death of Rai Bahadur Raj Narain, the said property was inherited by his only daughter Smt. Raj Kumari Prasad wife of Dr. T. Prasad.

AND WHEREAS Smt Raj Kumari Prasad left for her heavenly abode on 14th of February 1997 leaving behind

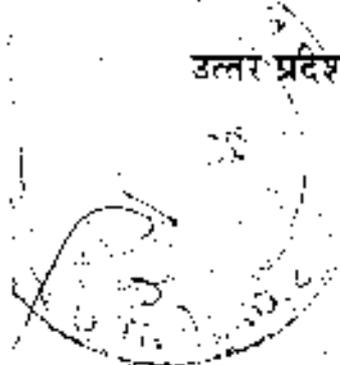
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उत्तर प्रदेश UTTAR PRADESH

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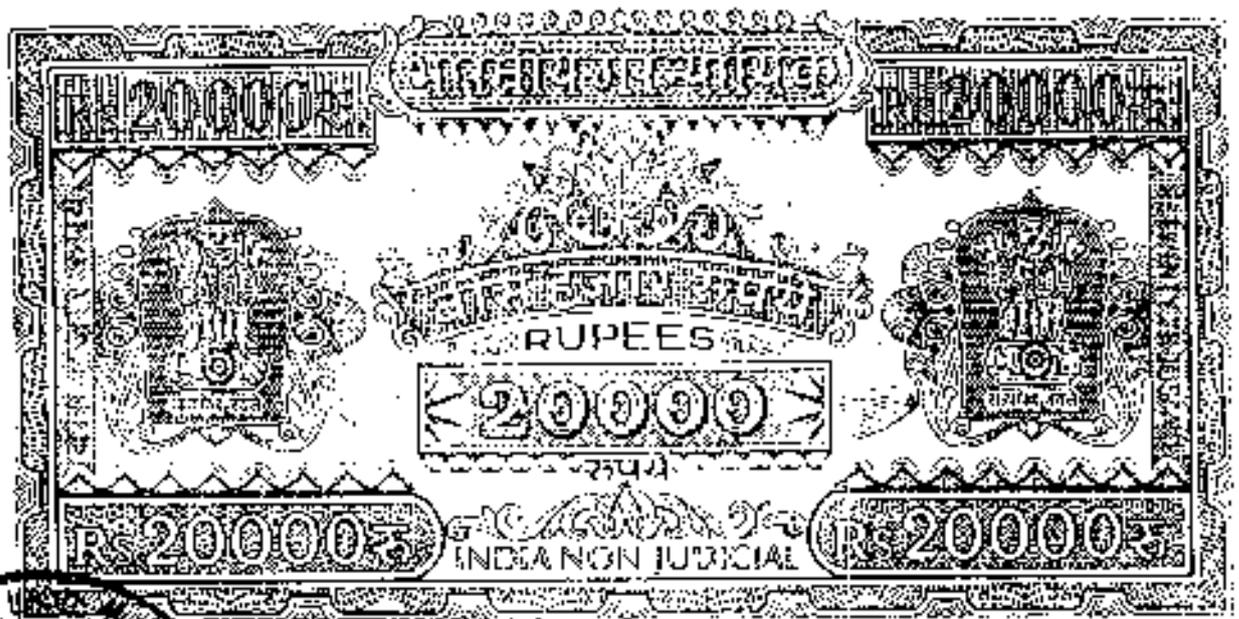


(17)

her son namely Dr. Jai Raj Narain Rajan and daughter Mrs. Raj Rani Bahadur as her only heirs and legal representatives. Dr. T. Prasad had predeceased his wife Smt. Raj Kumari Prasad. The vendor Eldeco Housing and Industries Ltd. purchased the property bearing 29/9,

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UTTAR PRADESH

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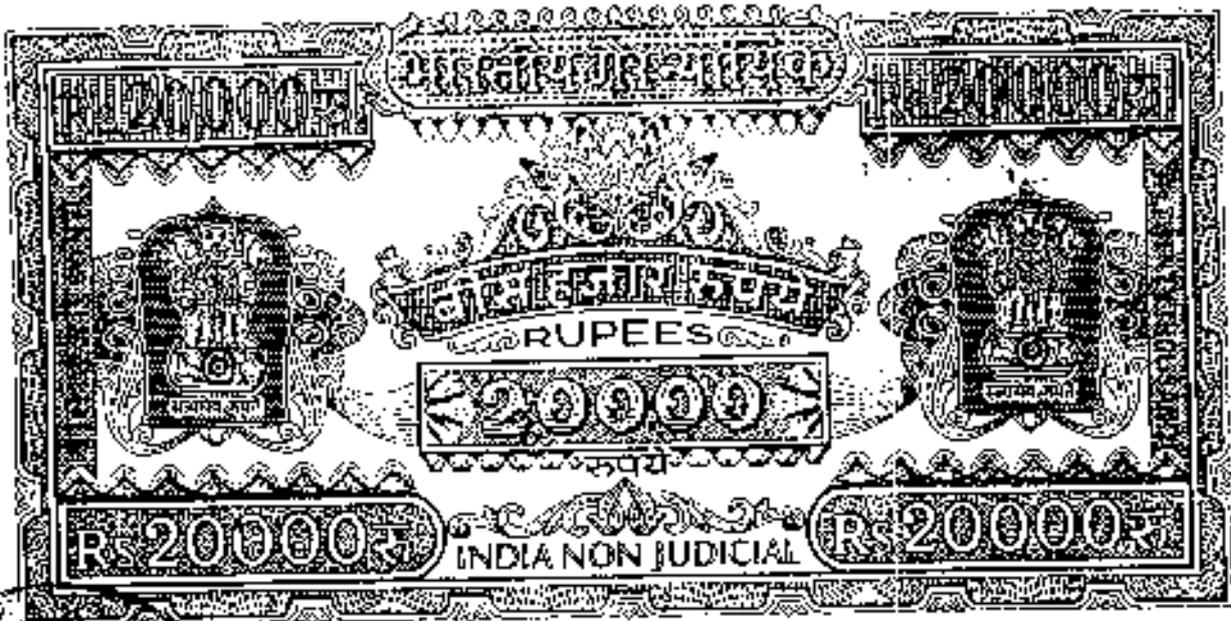
(13)

Rana Pralap Mary, Lucknow measuring 2007.43 Sq. Mtr. from the said Dr. Jai Raj Narain Rajan and Mrs. Raj Rani Bhatnagar and is fully empowered to execute the present deed.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the said land area

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उत्तर प्रदेश UTTAR PRADESH

005207

(15)

AND WHEREAS the vendor is the absolute owner and in possession of the said freehold property and is fully empowered to transfer the same. The vendor has assured the purchaser that the land is freehold and is free from all sort of encumbrances, charges, liens, court

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UTTAR PRADESH

003211

(16)

attachments etc and is not subject-matter of any court litigation and the vendor also assures the purchaser that the vendor has subsisting and transferable right in the said land and there is no impediment in the sale/transfer of the said property by the vendor to the purchaser.

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उत्तर प्रदेश UTTAR PRADESH

005212

(1/)

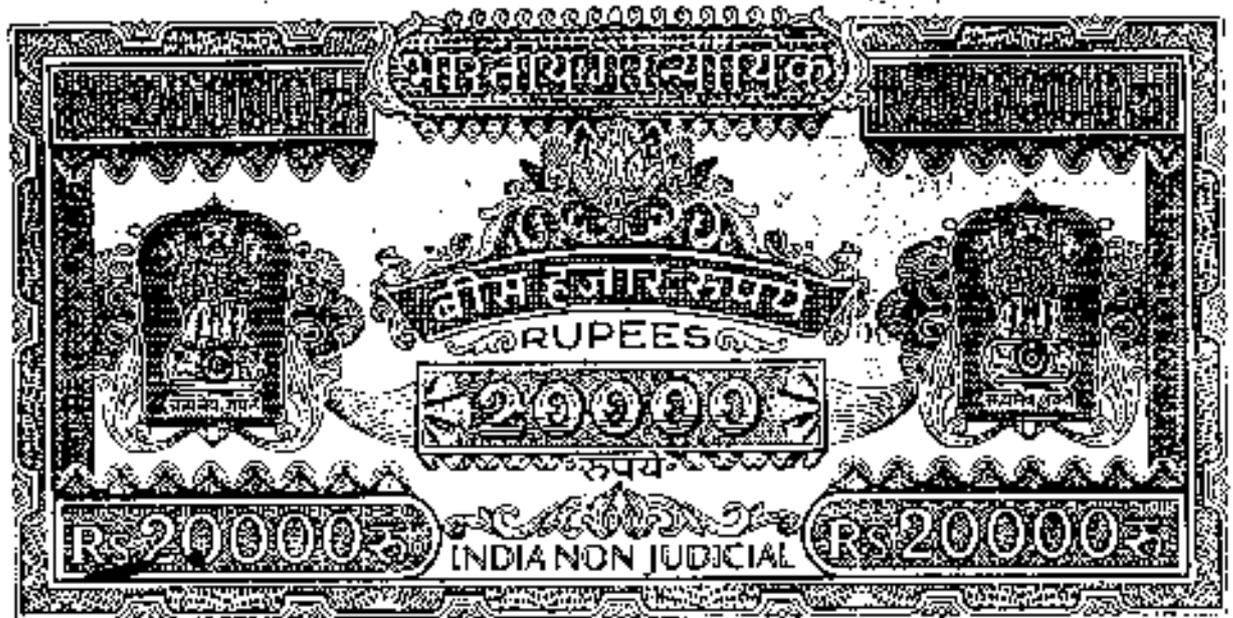
NOW THIS DEED OF SALE WITNESSETH AS

UNDER

1. That in consideration of Rs. 1, 80, 00000/- (Rs. One Crore and Eighty Lacs only) Paid by the vendee/ purchaser to the vendor the receipt whereof the vendor hereby acknowledges as per the details given

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UTTAR PRADESH

005213

(18)

at the foot of this deed of sale, the vendor hereby transfer, sell convey and assign by way of absolute sale the property bearing no. 29/9, Rana Pratap Marg, Lucknow having total land area 2007.43 Sq. Mtr. equivalent to 21600 Sq. Ft. described at the

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(19)

foot of this deed (hereinafter referred to as the "demised Premises") to the vendee/purchaser.

2. That through this deed, un-encumbered subsisting and marketable title in the aforesaid demised

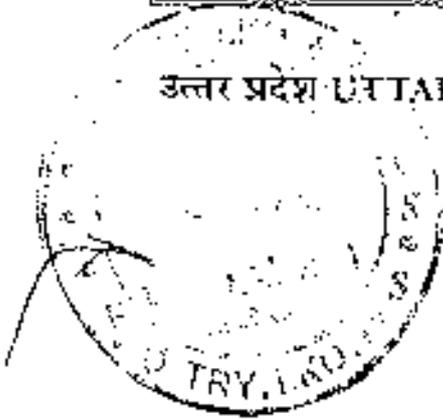
26/6/2013

Notary Public



उत्तर प्रदेश UTTAR PRADESH

05/17/22



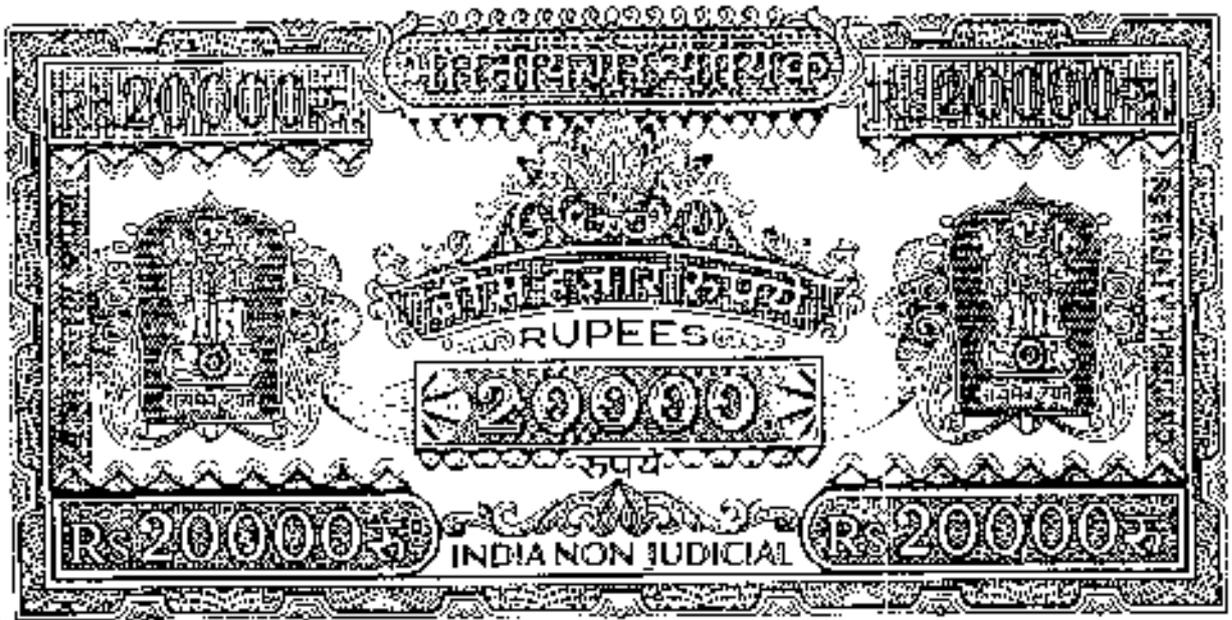
(71)

are no impediment and restriction for transfer of the demised property by the vendor to the vendee/ purchaser

4. That the vendor has also further assured the vendee/ purchaser that the demised property has neither

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उत्तर प्रदेश UTTAR PRADESH

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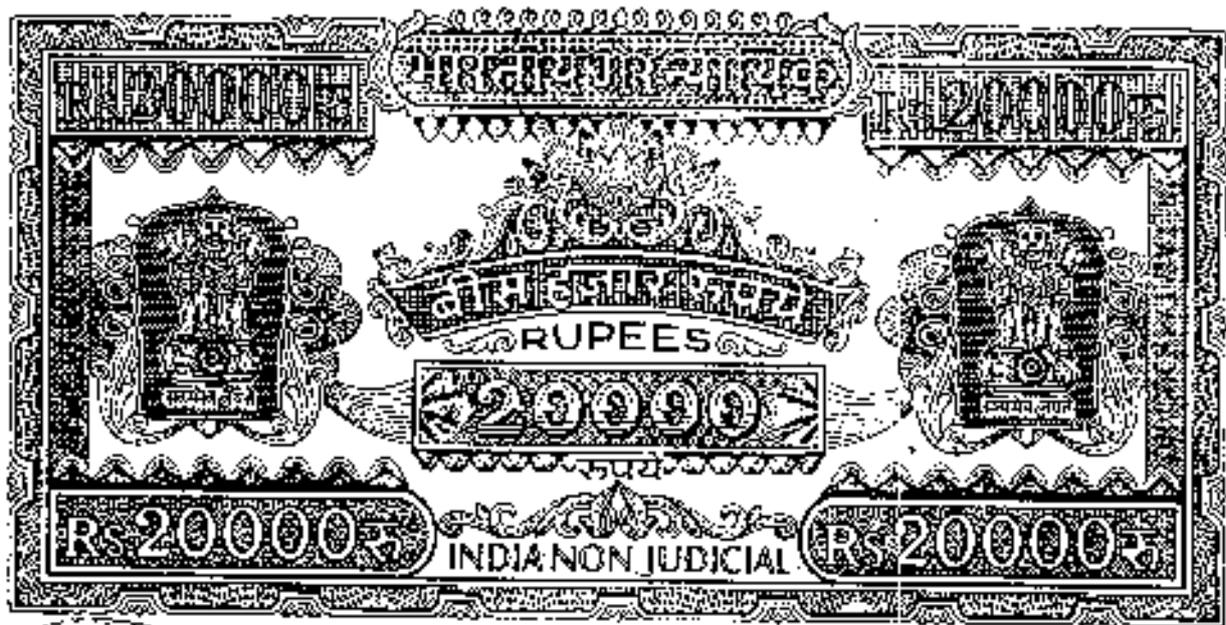
(22)

been notified for acquisition nor acquired nor requisitioned and that no acquisition and requisition proceedings in respect of the demised premises are pending

- 5. That the vendor states that all dues, taxes and water tax whatsoever liable to be paid with respect to the

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उत्तर प्रदेश UTTAR PRADESH

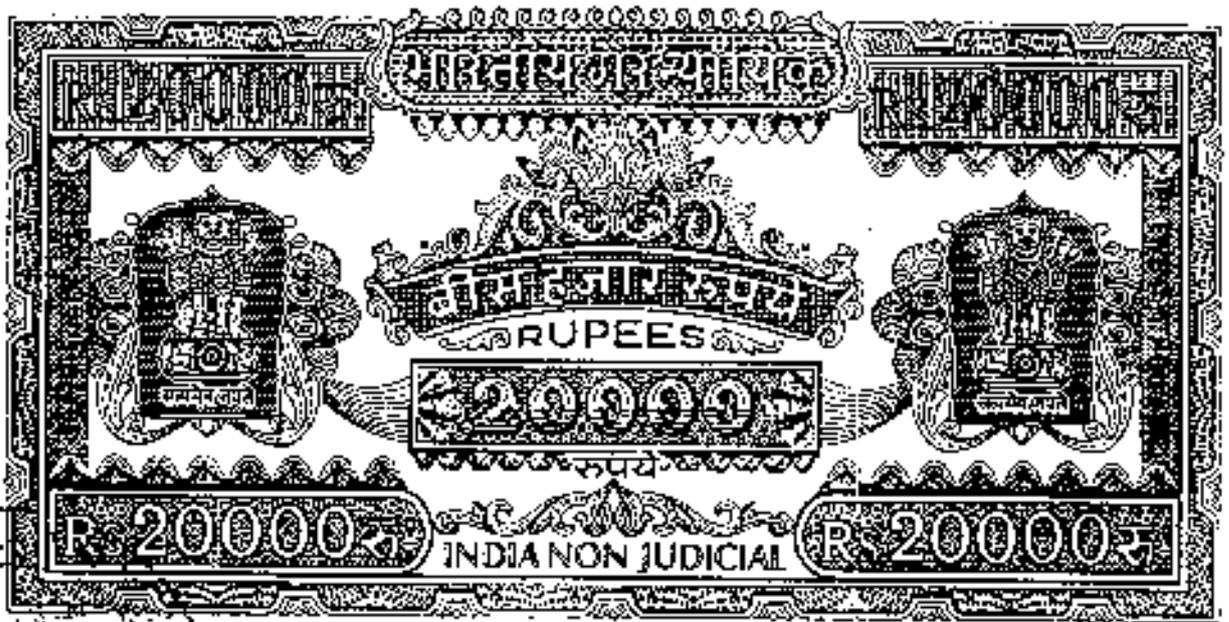
051724

(23)

demised property before the date of execution of this deed have been fully paid to the Local Authority and no charges, dues, demands and taxes etc. of any nature whatsoever are outstanding against the vendor before the execution of this deed of sale with

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उत्तर प्रदेश UTTAR PRADESH

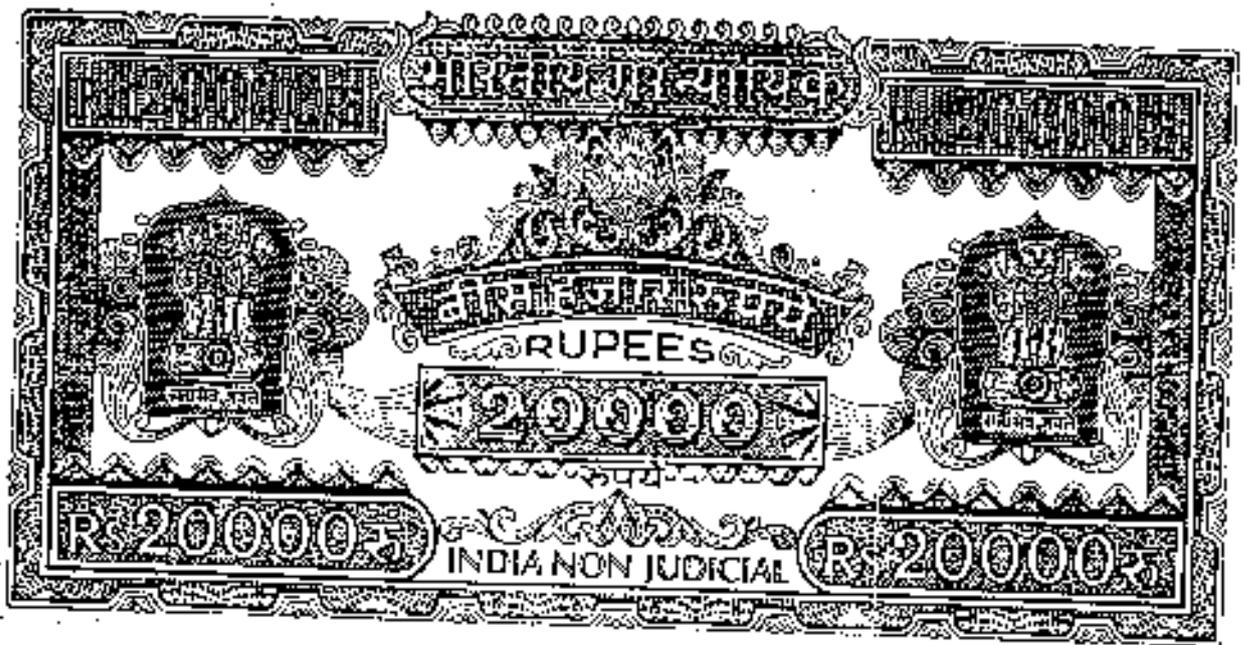
051725

(24)

respect to the demised property. In case the vendee/ purchaser have to pay any taxes, dues, rent, demand and charges etc. prior to the date of execution of this deed the vendor shall reimburse the same to the vendee/purchaser along with all expenses.

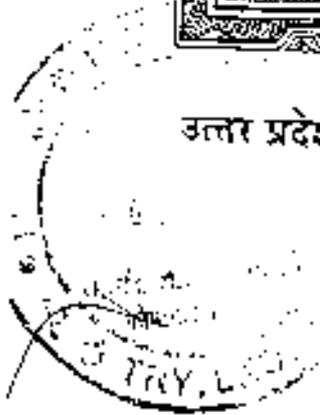
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उत्तर प्रदेश UTTAR PRADESH

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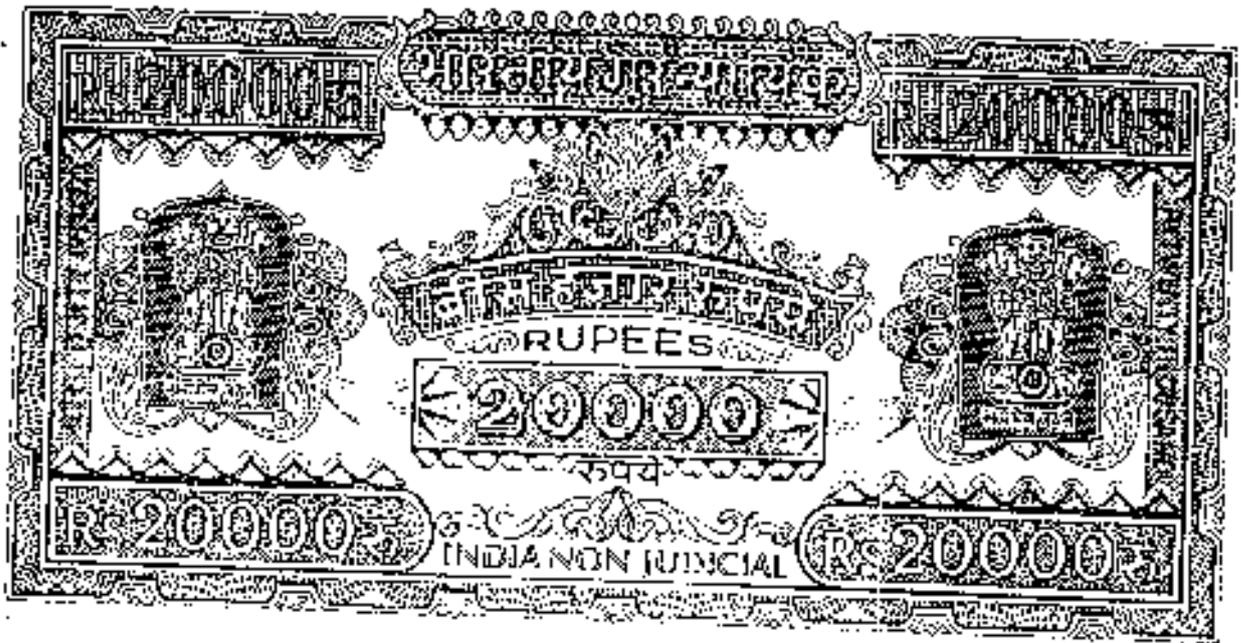


(26)

vendee/purchaser are put to any loss on this account, then the vendee shall have full right to recover the total amount of sale consideration of the said property along with cost and expenses from the vendor through the court of law at the cost of the vendor.

Mr. Bishan Lal

Muzfakar



उत्तर प्रदेश UTTAR PRADESH

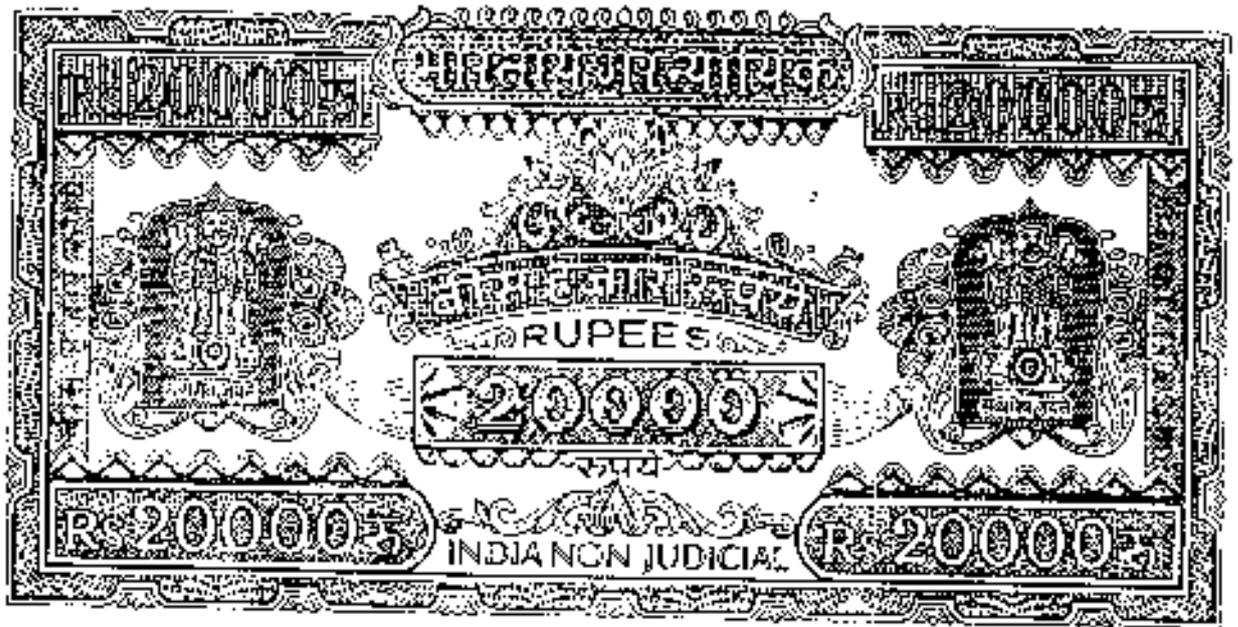
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(27)

along with damages and interest. The vendor further covenants that if any person or persons claim through or on behalf of the vendor any right privileges with respect to the demised property the same shall be rendered illegal and void by virtue of the present deed of sale.

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उत्तर प्रदेश UTTAR PRADESH

15/12/10

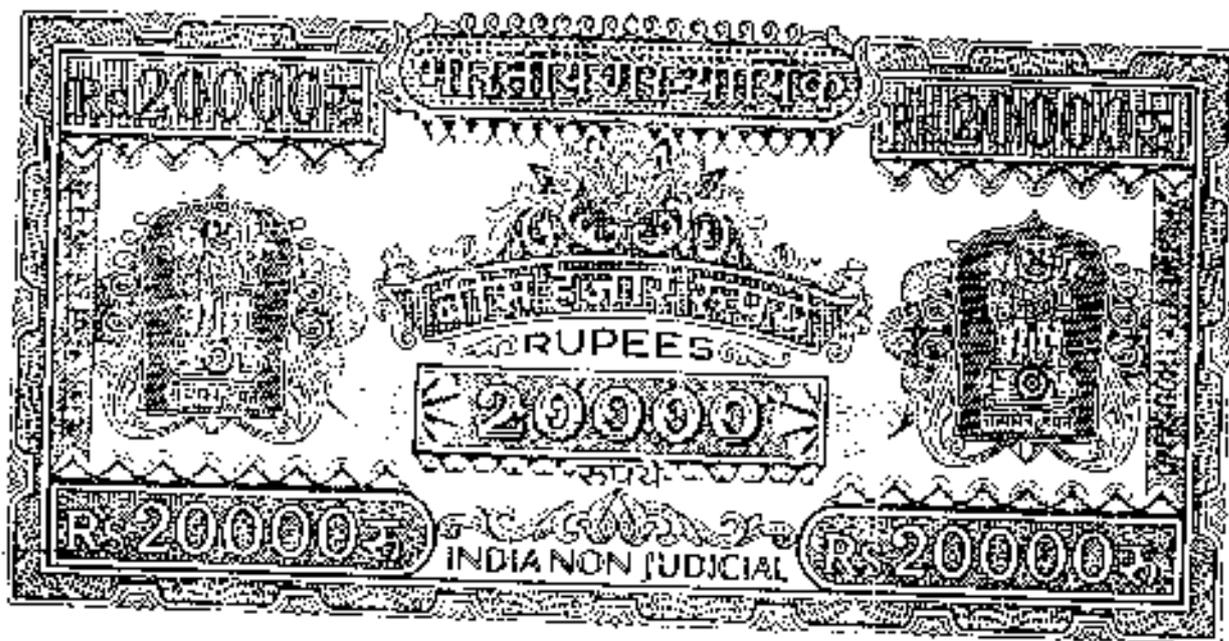


(28)

7. That the vendor has delivered the physical, peaceful and vacant possession of the demised property to the vendee today and acknowledges the same.
8. That the vendee/purchaser shall be entitled to get its name or its nominee's name mutated in the

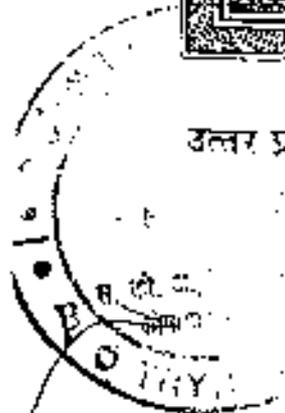
26. [Signature]

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उत्तर प्रदेश UTTAR PRADESH

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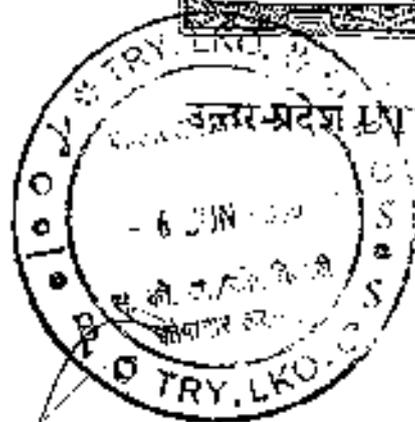
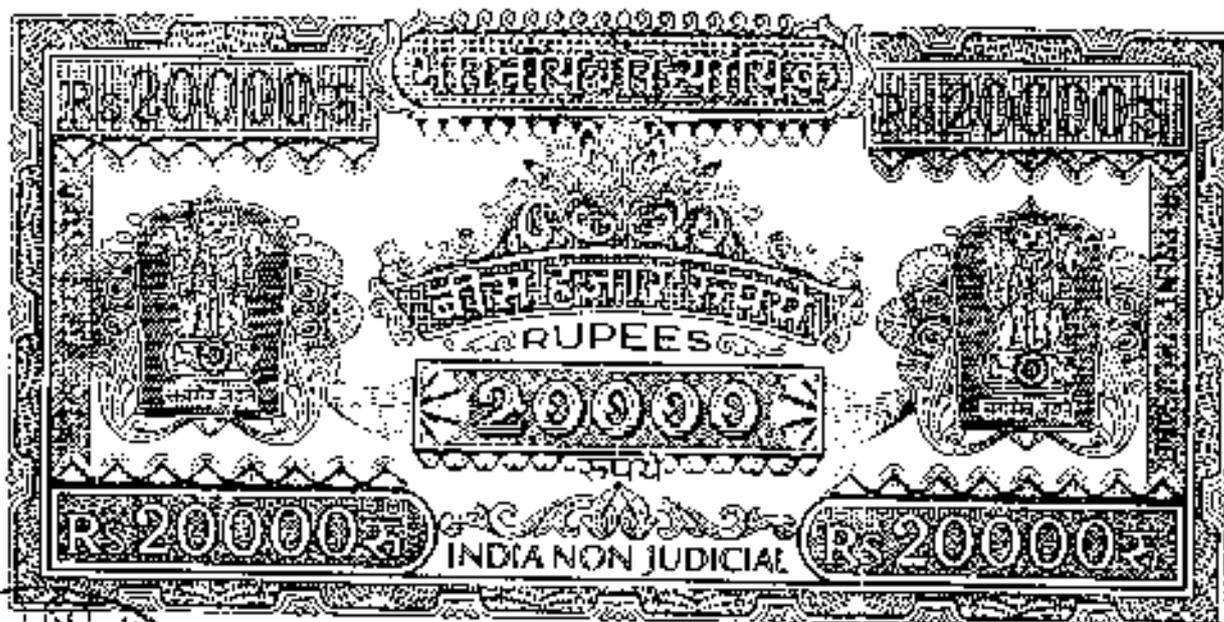


(29)

records of the Nagar Nigam Lucknow or before any authority or authorities on the basis of the present deed and the vendor shall ensure his full co-operation as required under Law in any of the proceeding which may be necessary for mutation of

U. K. Singh

M. J. Singh



उत्तर प्रदेश UTTAR PRADESH

103731

(30)

the name, in the official records with respect to the demised premises.

- 9. That the vendor will at the cost of the vendee/ purchaser do all such other act and things which

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उत्तर प्रदेश-UTTAR PRADESH

451782

(31)

may be necessary for further and more perfectly assuring the demised premises to the purchaser.

10. That the vendor has also assured the vendee that no litigation in respect of the demised premises is pending in any court of law with any person and the

W. S. S. S.

W. S. S. S.



उत्तर प्रदेश UTTAR PRADESH

051733

(32)

said property is free from all litigation and is not the subject matter of court attachment etc.

11. That the total land area hereby transferred through this deed Measures 2007.43 Sqr. Meter and the

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051734

(33)

present market value of land for the purpose of stamp duty in the locality fixed by the collector Lucknow for Residential/Housing Purpose is Rs. 5400/- per Sqr. Meter As such the value of land comes to $2007.43 \times 5400 = 1,08,40,122/-$. The road in front

26/11/2013

M. J. K. S. S.



UTTAR PRADESH

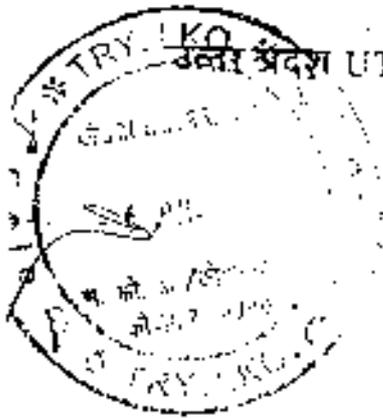
051735

(34)

of the said property is more than 9 meter as such the 10% extra is to be added which works out to be 1, 08,40,122.00 + 10,84,012.20 = 1,19,24,134.20p. on which highest value for the purpose of payment of stamp duty of Rs. 18,00000/- is being paid on sale consideration Rs. 1,80,00000/-.

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GOVERNMENT OF UTTAR PRADESH

051736

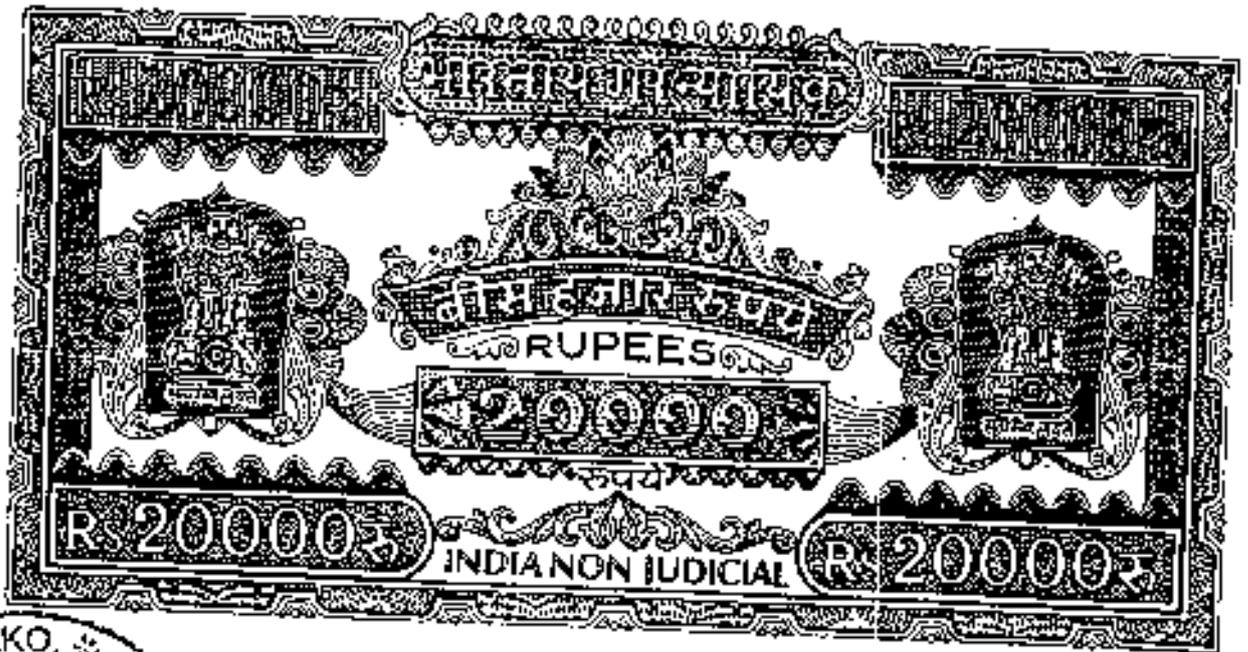
(35)

DETAILS OF PAYMENT

Received from the purchaser/Vendee Rs.
1,80,00,000/- (Rs. One Crore and Eighty Lacs Only)
as under:

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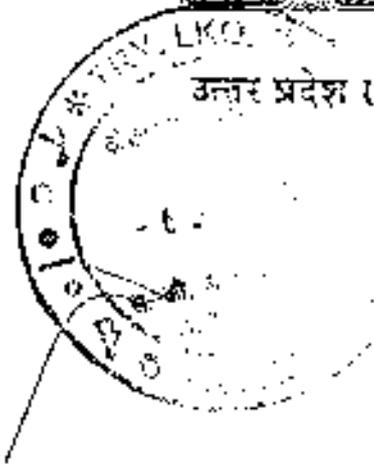
051737

(35)

1. Received a sum of Rs 20, 00, 000/- (Rs Twenty Lacs) through Cheque/ no. 469610 Dated 13/04/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

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उत्तर प्रदेश UTTAR PRADESH

001738

(3 /)

2. Received a sum of Rs 15, 00, 000/- (Rs Fifteen lacs) through Cheque no. 469611 Dated 13/04/2006 drawn on Bank of Rajasthan Ltd, Kapoorkhala Branch, Lucknow.

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उत्तर प्रदेश UTTAR PRADESH

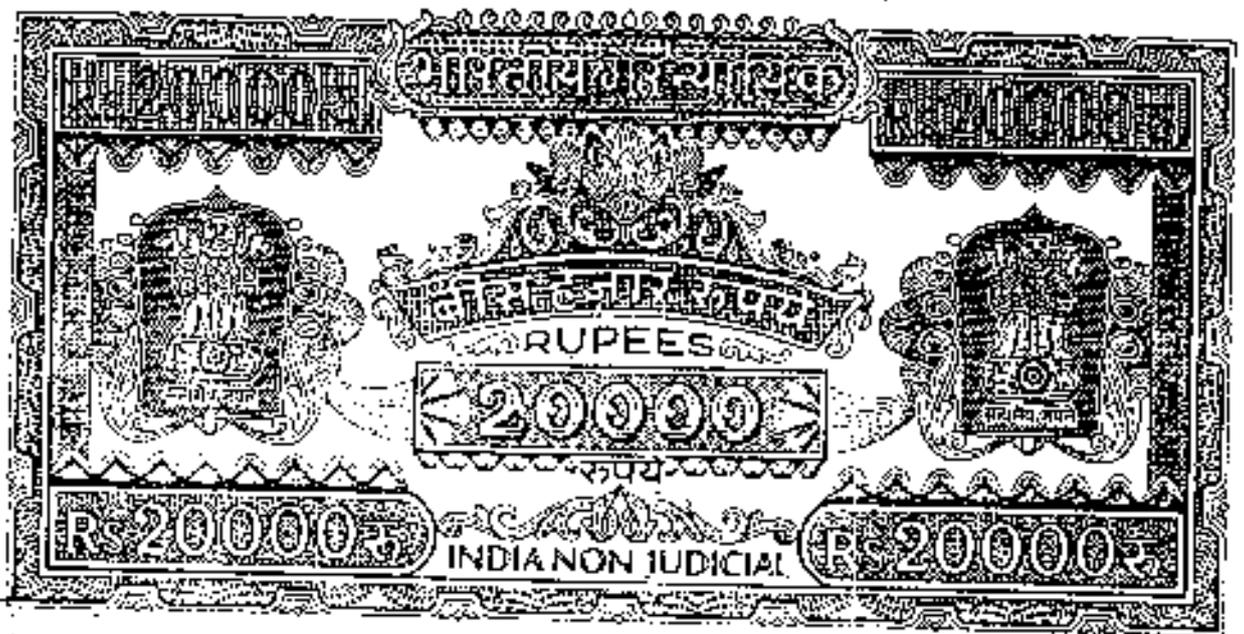
051739

(38)

3. Received a sum of Rs 20, 00, 000/- (Rs Twenty Lacs) through Cheque/ no. 469612 Dated 13/04/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

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उत्तर प्रदेश UTTAR PRADESH

051740

(39)

4. Received a sum of Rs 25,00,000/- (Rs Twenty Five Lacs) through Cheque/ no. 469613 Dated 13/04/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

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उत्तर प्रदेश UTTAR PRADESH

031741

(40)

5. Received a sum of Rs 25,00,000/- (Rs Twenty Five Lacs) through Cheque/ no. 469036 Dated 01/06/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow,

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उत्तर प्रदेश UTTAR PRADESH

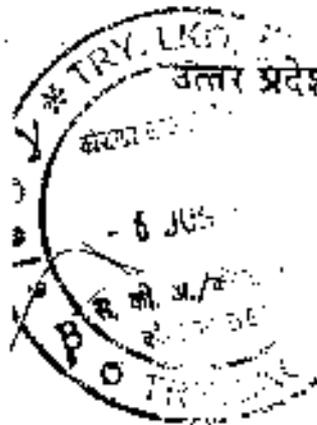
051712

(41)

6. Received a sum of Rs 25,00,000/- (Rs Twenty Five Lacs) through Cheque/ no. 469637 Dated 01/06/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

[Handwritten Signature]

[Handwritten Signature]



051743

(42)

7. Received a sum of Rs 25, 00, 000/- (Rs Twenty Five Lacs) through Cheque/ no. 469638 Dated 01/06/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

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UTTAR PRADESH

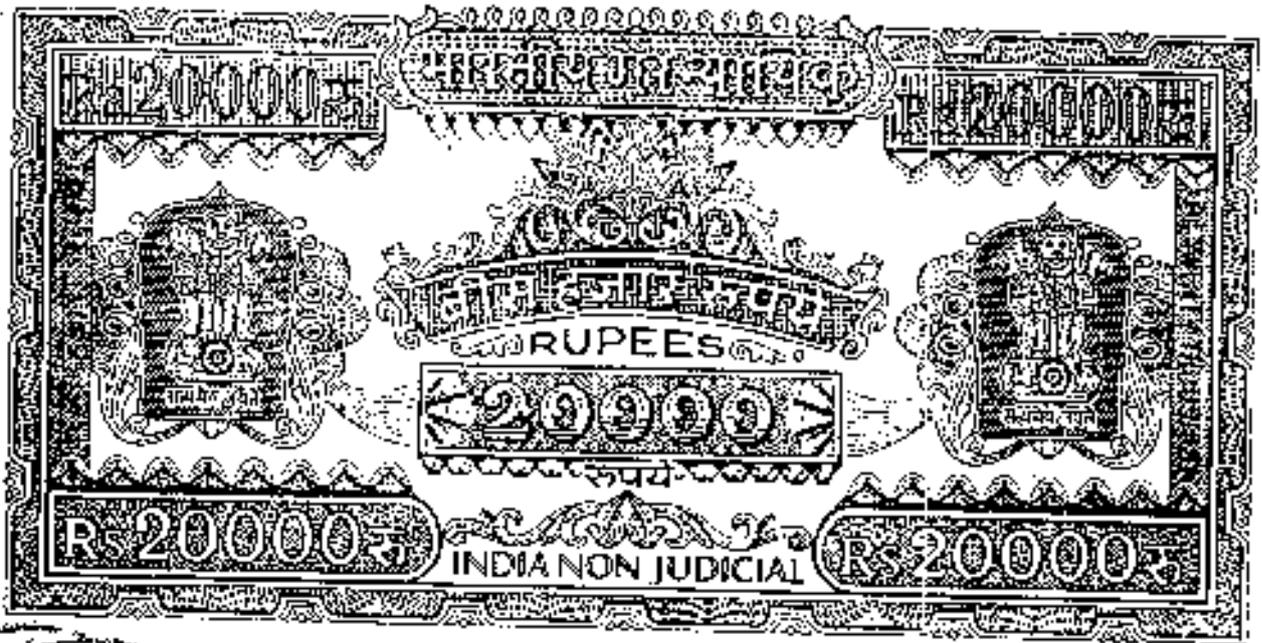
051741

(43)

8. Received a sum of Rs 25, 00, 000/- (Rs Twenty Five Lacs) through Cheque/ no. 469639 Dated 01/06/2006 drawn on Bank of Rajasthan Ltd, Kapoorthala Branch, Lucknow.

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उत्तर प्रदेश UTTAR PRADESH

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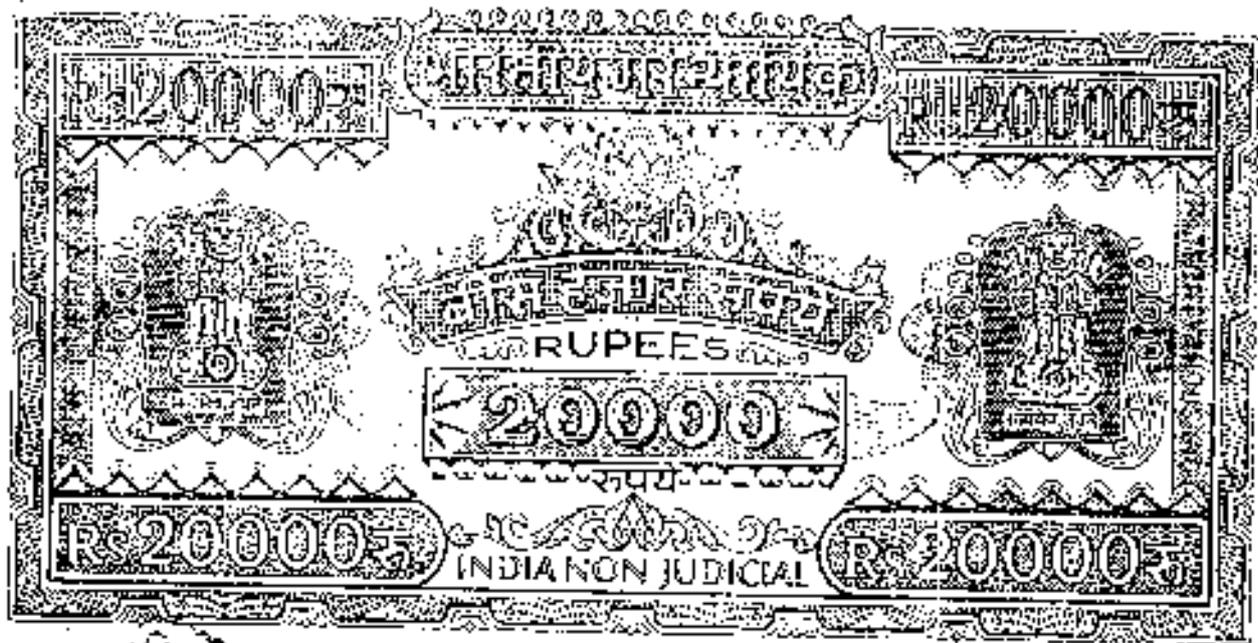
(44)

**DETAILS AND DESCRIPTION OF THE
DEMISED PREMISES**

Land/Plot bearing no. Municipal No. 29/9, situated at Rana Pratap Marg Lucknow measuring 2007.43 Sq. Mtr. equivalent to 21, 600 Sq. Ft. Bounded as below:-

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उत्तर प्रदेश UTTAR PRADESH

1113112



(45)

- East : Jopling Road
- West : Property of Jugal Kishore
Infrastructures and Developers (P) Ltd.
- North : House of Late Siraf Uddin
- South : Raj Chamber thereafter Rana Pratap
Marg

[Handwritten signature]

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IN WITNES WHEREOF the vendor and vendee have signed this deed without any pressure in the presence of the following witnesses on this 13th day of June, 2006 at Lucknow.

Witnesses

1. Signature Laxman
10-B Faizabad Road
Lucknow

Laxman
VENDOR

2. Signature Hemant Kumar
HEMANT KUMAR
S/O - Kalyan Mohan Upadhyay
Nilabadi Jute Works

Hemant Kumar
Vendee

Typed by :

Amit Rastogi
(Amit Rastogi)
Civil Court, Lucknow.

Drafted By :

Rakesh Pandey
(Rakesh Pandey)
Advocate

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

0203 846314

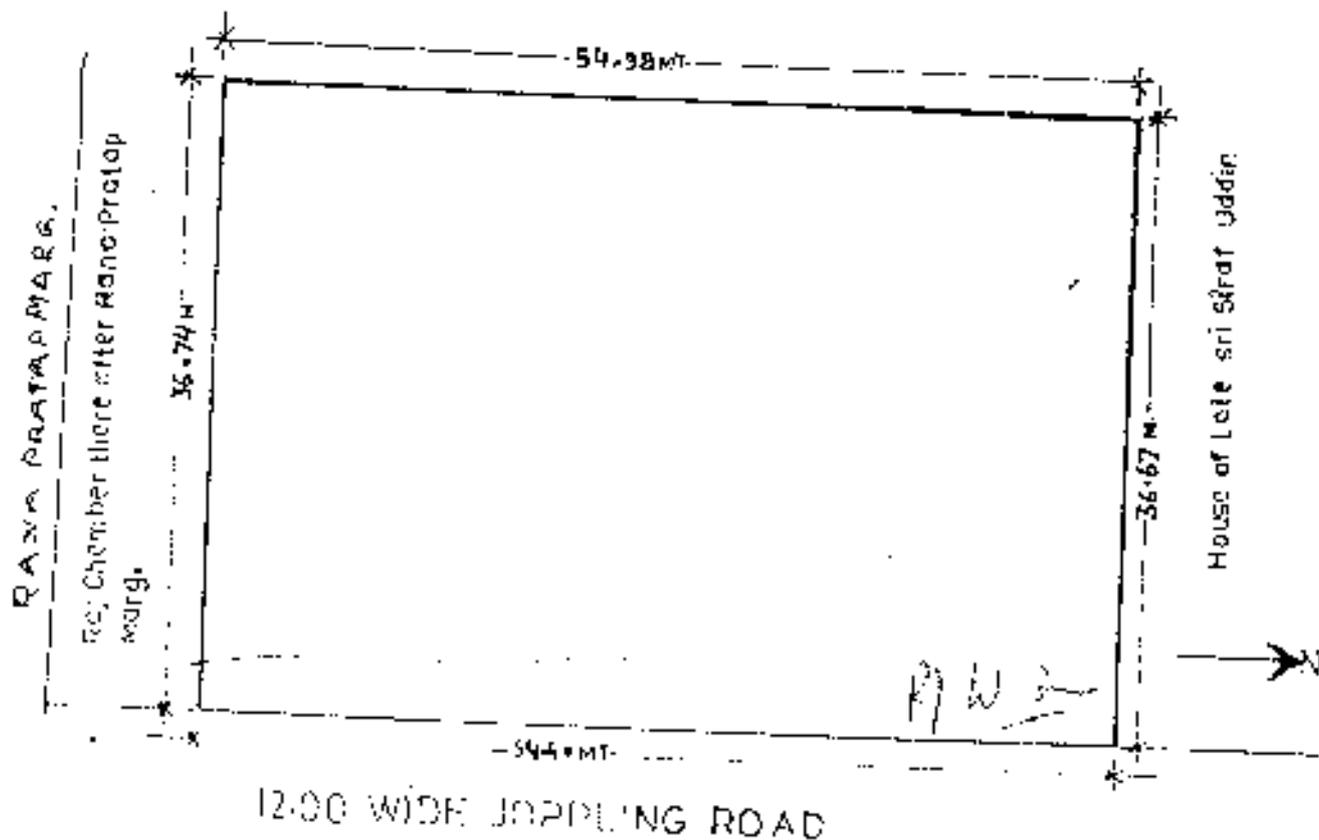
In pursuance of the order of the collector No. 646..... Dated 10/06/2006.. Passed under Section 10-A of the Stamp Act is certified that an amount of Rs.9,00,000/-..... in words *Rs. Nine Lakhs Only*..... has been paid in cash as stamp duty in respect of this instrument in the sub treasury/State Bank of India, Lucknow by challan No. C-64:..... Dated 09/06/2006 a copy of which is annexed herewith

Dated : 10/06/06

Chief Treasury Officer

Lucknow /MLD/MLG

PROPERTY OF Jugal Kishore colonisers co. Ltd.



Plan
SITE PLAN OF FREE HOLD PREMISES NO 25/1, RANA
PRATAP MARG LUCKNOW

TOTAL PLOT AREA = 2007.43 M²

- NORTH --- House of Late Sri Sifat Uddin
- SOUTH --- 12.00m wide Jopling Road
- EAST --- Jopling Road
- WEST --- Property of Jugal Kishore colonisers co. Ltd.

[Signature]
Vendor

[Signature]
Vendor

आज दिनांक 3/6/06

पत्रांक 2 7633
संख्या 241/368 SAS/

