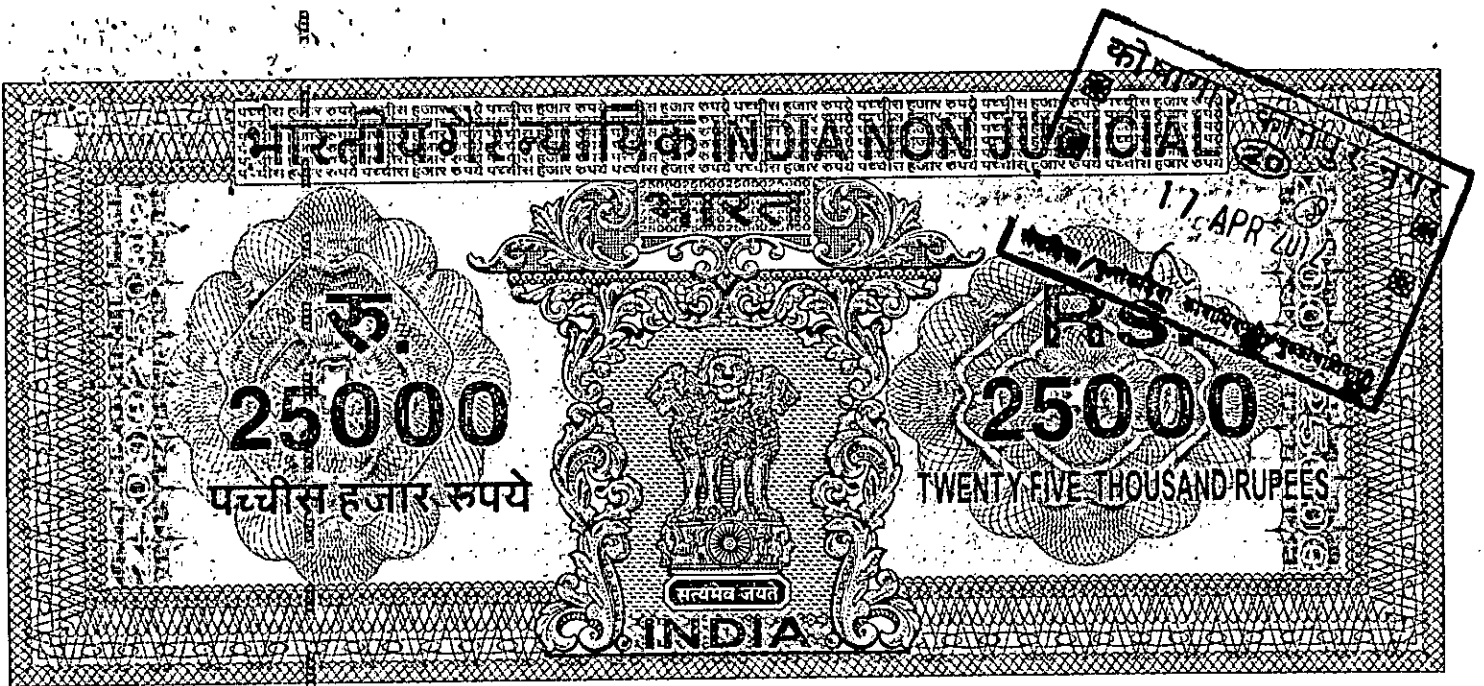




उत्तर प्रदेश UTTAR PRADESH

B 834181

(38)

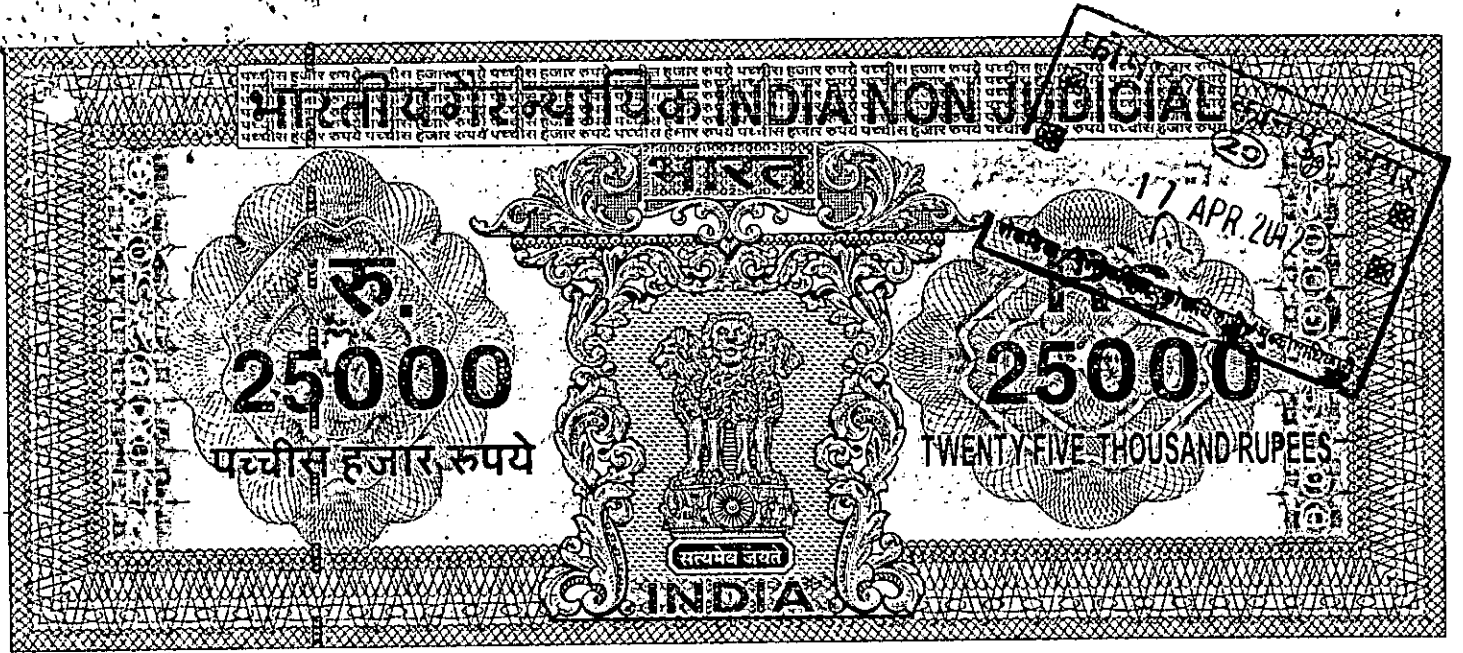
- (ii) there being any arrears of taxes or cesses;
- (iii) there being any mortgages, charges, lien, minor claims, suits, litigations or any proceedings, which effects marketability of the Said Property;
- (iv) misrepresentation/ breach of the covenants stipulated by the Vendors under this Sale Deed;

For NIKHAR PALACE

Manoj Kumar
Proprietor

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 834182

(39)

(v) any non-observance or non-performance of any provisions of Central and State and other applicable laws by the Vendors and against any consequential disturbance or interference to the peaceful possession of the Said Property by the Vendee or anyone claiming through the Vendee.

Any waiver, forbearance or indulgence granted by the Vendee or any one claiming through the Vendee shall not effect the liability of the

For NIKHAR PALACE

Ravi Gauri
Proprietor



उत्तर प्रदेश UTTAR PRADESH

B 834183

(40)

Vendors and this Indemnity shall bind the Vendors and their respective heirs, representatives, executors, successors and assigns and shall not be determined or affected by the death or incapacity of the Vendor.

11. That all taxes, i.e. House tax, water tax, drainage tax, electricity dues etc. in respect of said property, up to the date of execution of sale deed will be born and paid by the Vendors. In case any liability arises in future, it will be paid by the Vendors.

For NIKHAR PALACE

Owner
Proprietor

g-yh

Owner



उत्तर प्रदेश UTTAR PRADESH

B 834184

(41)

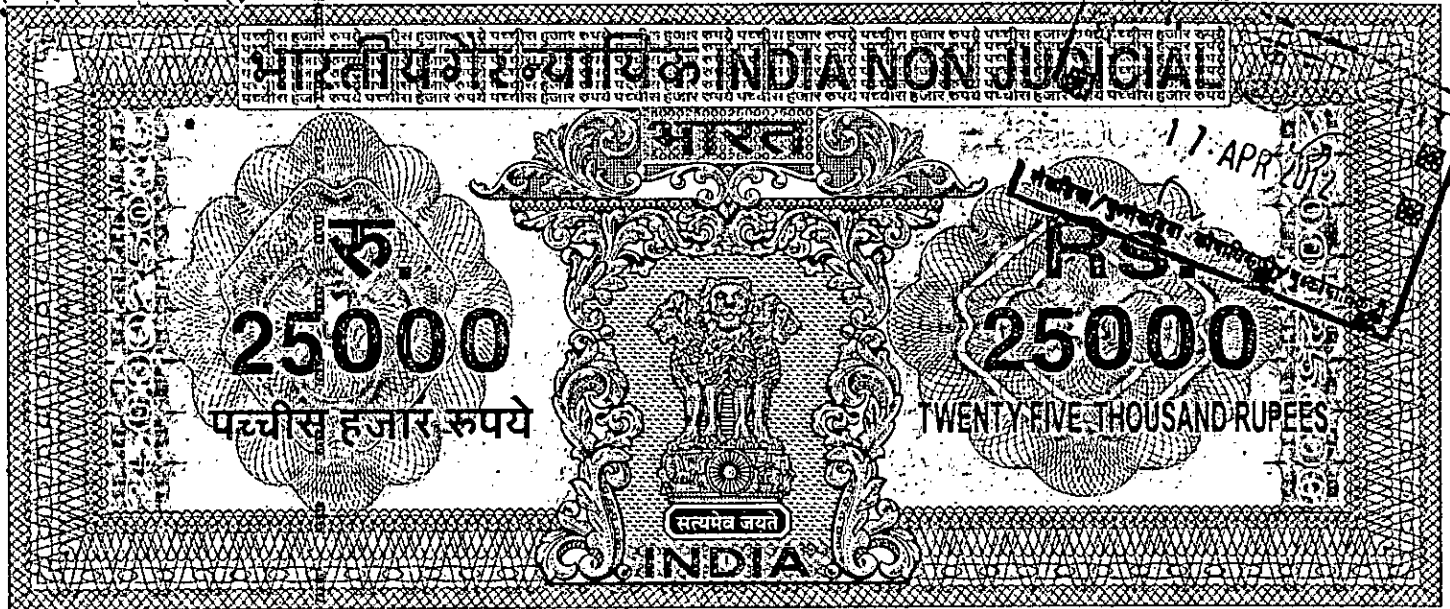
12. That original title deed dated 05-07-1980 and other relevant document of the property will be delivered at the time of registration of sale deed in favour of Vendee or its nominee.

13. That entire expenses for execution and Registration of sale deed will be borne by the Vendee.

14. That the peaceful and vacant possession of said property was handed over to the Vendee as per their satisfaction.

For NIKHAR PALACE

Harve Salvi
Proprietor



उत्तर प्रदेश UTTAR PRADESH

B 834185

(42)

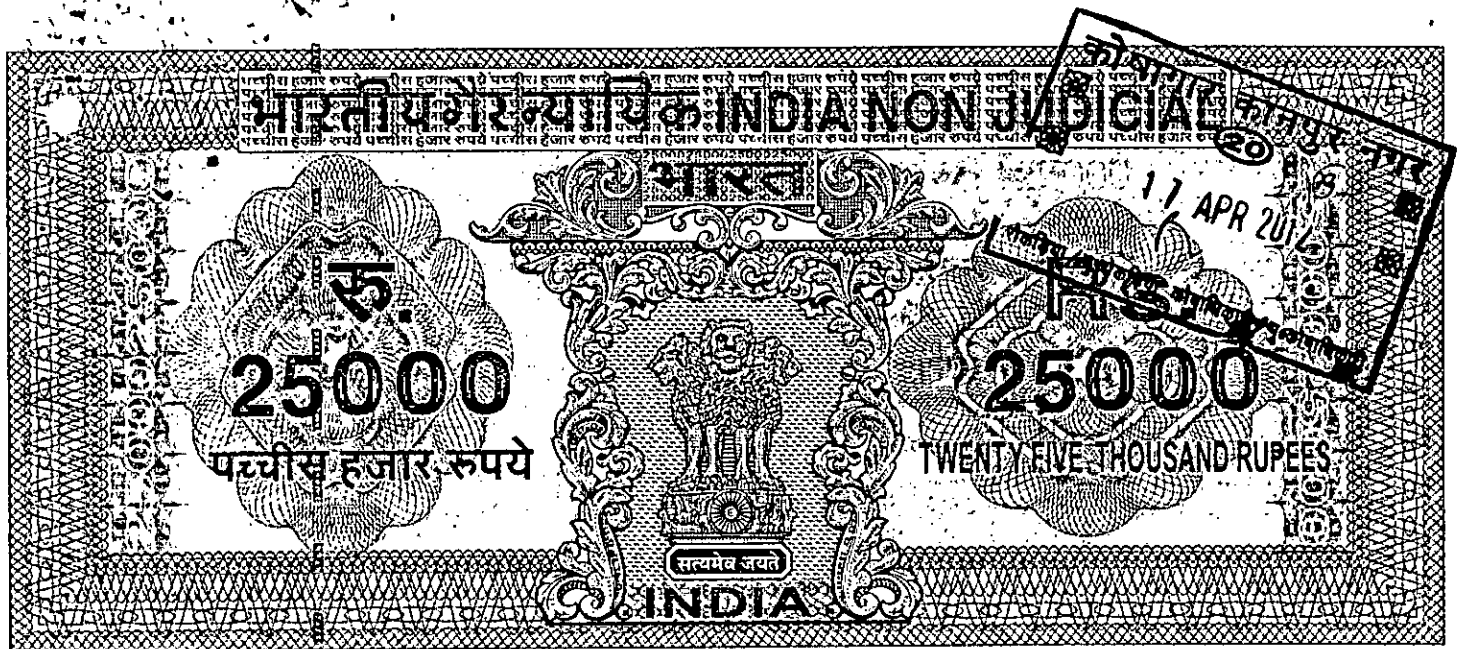
SCHEDULE - A

Boundaries of Premises No.86/275-A, Raipurwa, Kanpur, admeasuring 1821 Sq.Yds. = 1523.14 Sq.Mtr. together with existing construction, bounded as below:-

For NIKHAR PALACE
Ramesh Kumar
Proprietor

[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

B 834186

(43)

NORTH :- 3.65 Mtr. (12 Ft.) wide private common passage

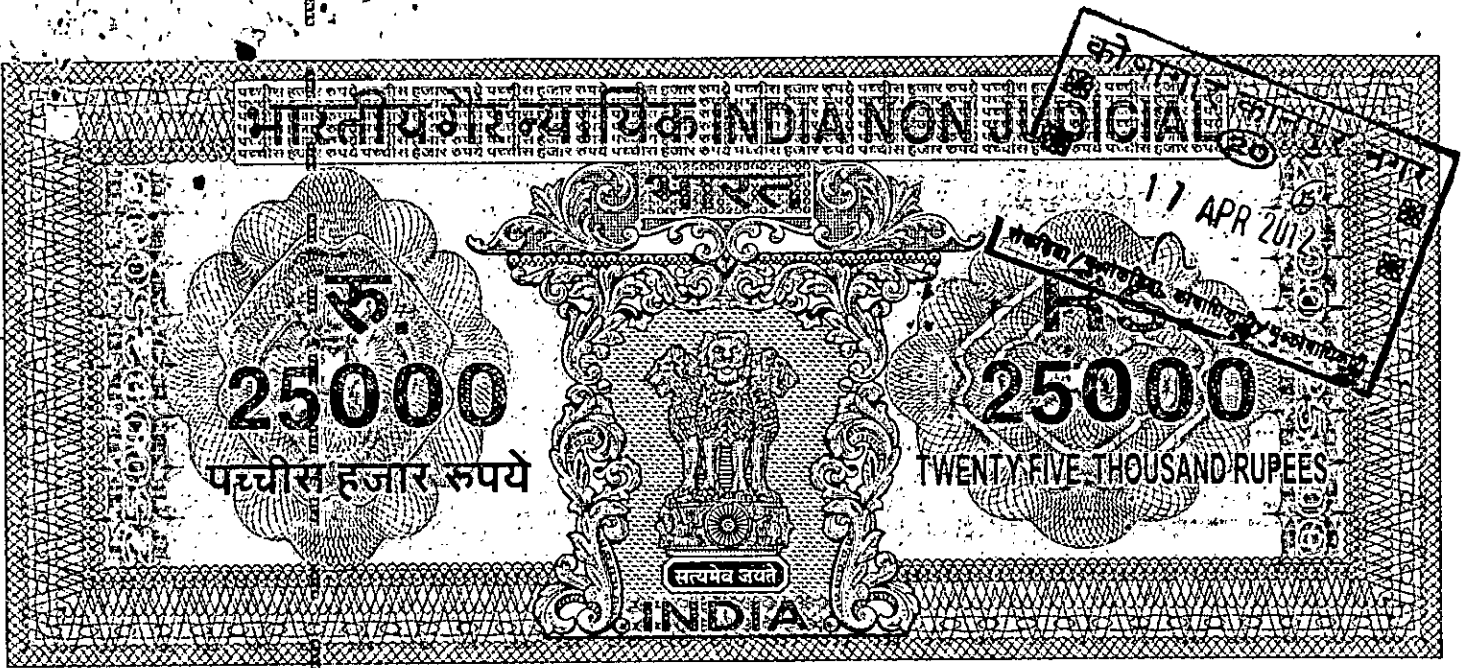
SOUTH :- Portion retained by erst while owner Rajesh Kumar Sharma
and others of H.No.86/275-A

EAST :- Boundary wall of Premises No.86/275 Owned by Mr. Surjeet Singh

WEST :- Boundary wall of Premises No.86/275-A, Raipurwa, Kanpur,
thereafter Post Office Building.

For NIKHAR PALACE

hansu Gauri
Proprietor



उत्तर प्रदेश UTTAR PRADESH

B 834187

(44)

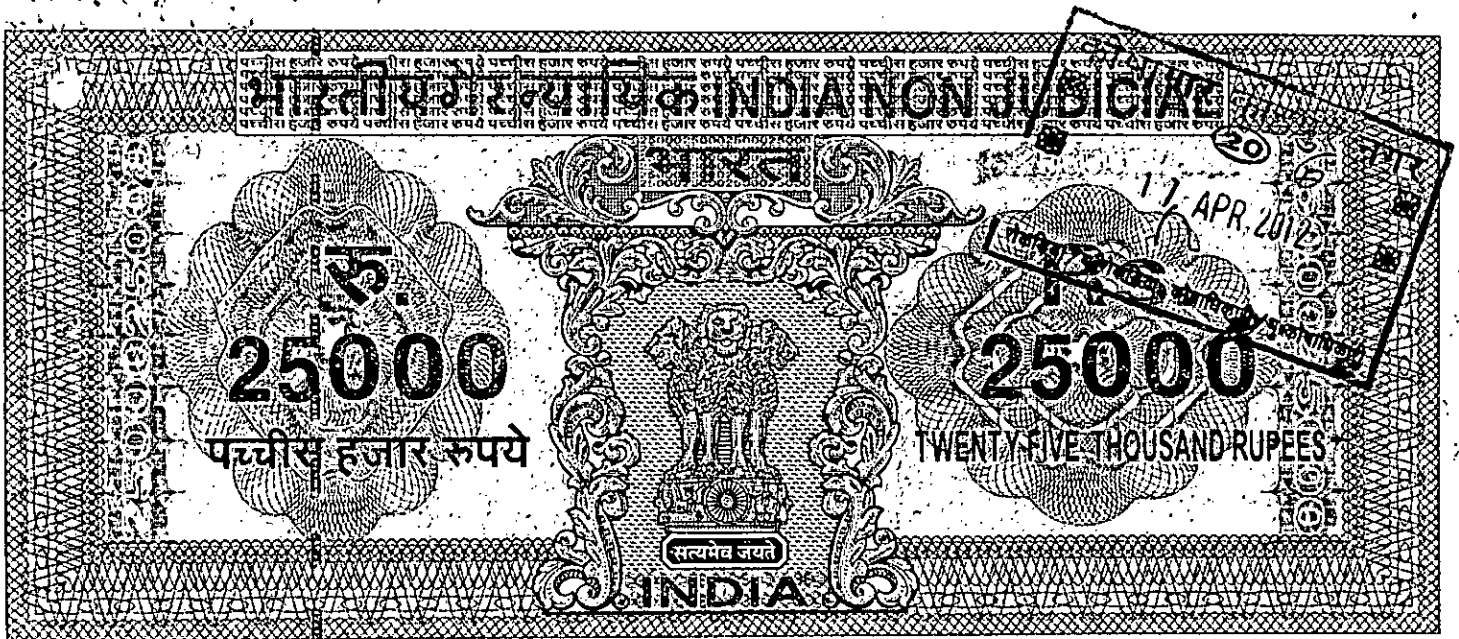
SCHEDULE - B

PAYMENT DETAILS

<u>S.No.</u>	<u>Date</u>	<u>Cheque No./D.D. No.</u>	<u>Amount Rs.</u>	<u>Bank's Name</u>
1.	27-04-2012	285501	1,25,00,000/-	Union Bank of India, Generalganj, Kanpur.
		Total	1,25,00,000/-	

(Rs. One Crore Twenty Five Lacs only)

For NIKHAR PALACE.
Nihar Galiya
Proprietor



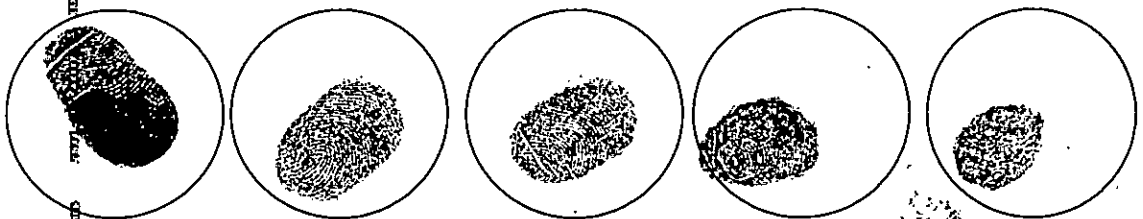
उत्तर प्रदेश UTTAR PRADESH

B 834188

(45)

FINGER IMPRESSION OF VENDORS: SMT. NAINA SALUJA FOR SELF AND AS PROPRIETER OF M/S. NIKHAR PALACE

LEFT HAND



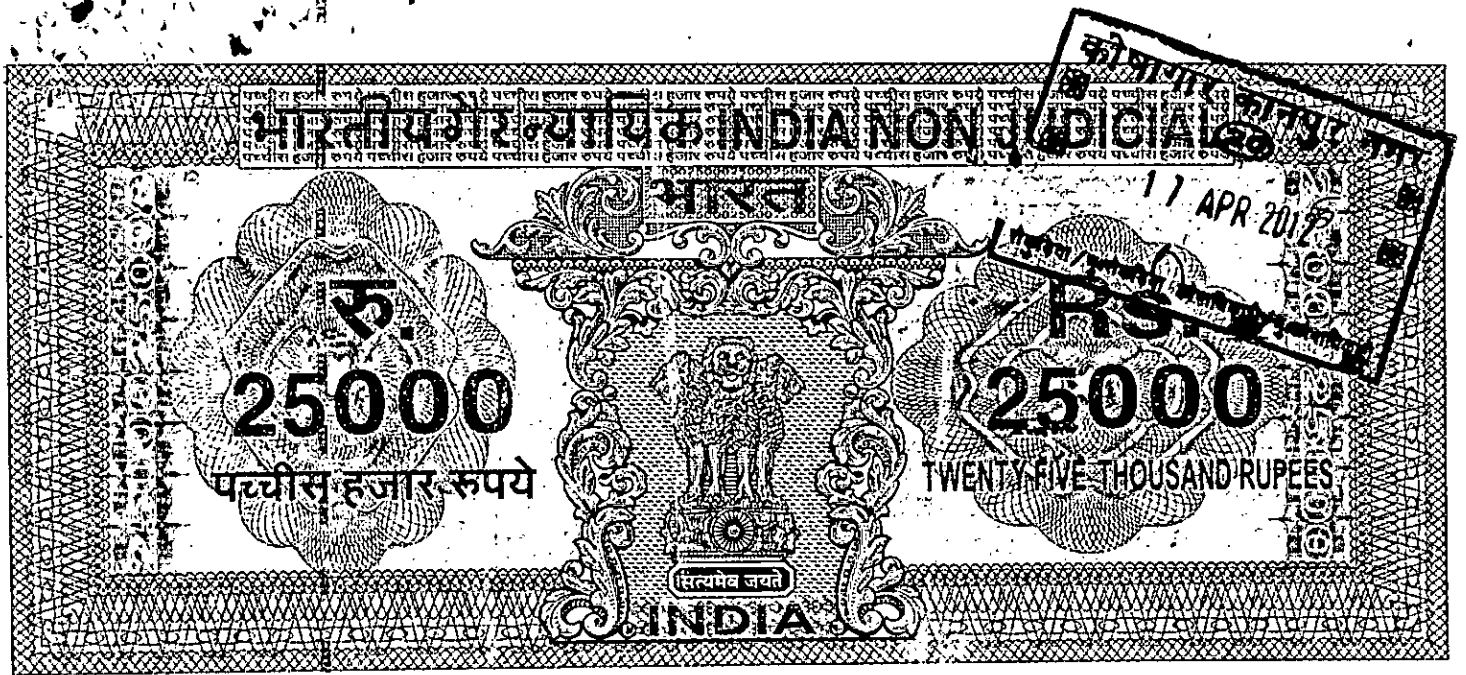
RIGHT HAND



For NIKHAR PALACE
Naina Saluja
Proprietor

97

— Naina



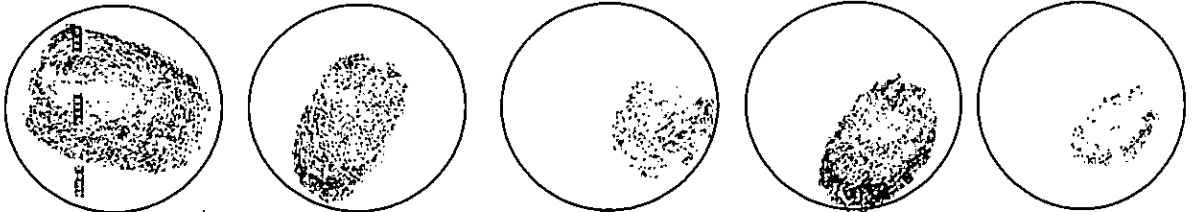
उत्तर प्रदेश UTTAR PRADESH

B 834189

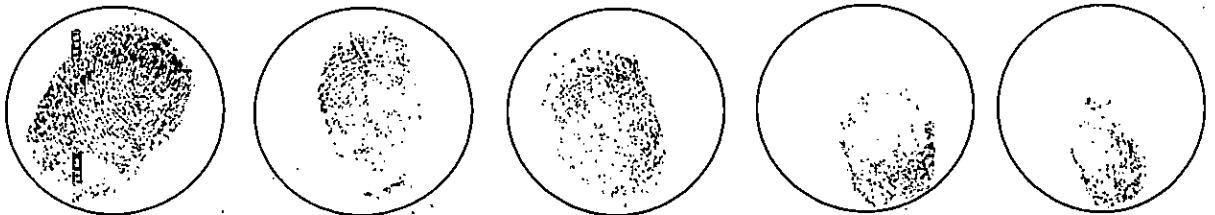
(46)

FINGER IMPRESSION OF CONFIRMING PARTY : MR. SURJEET SINGH SALUJA

LEFT HAND



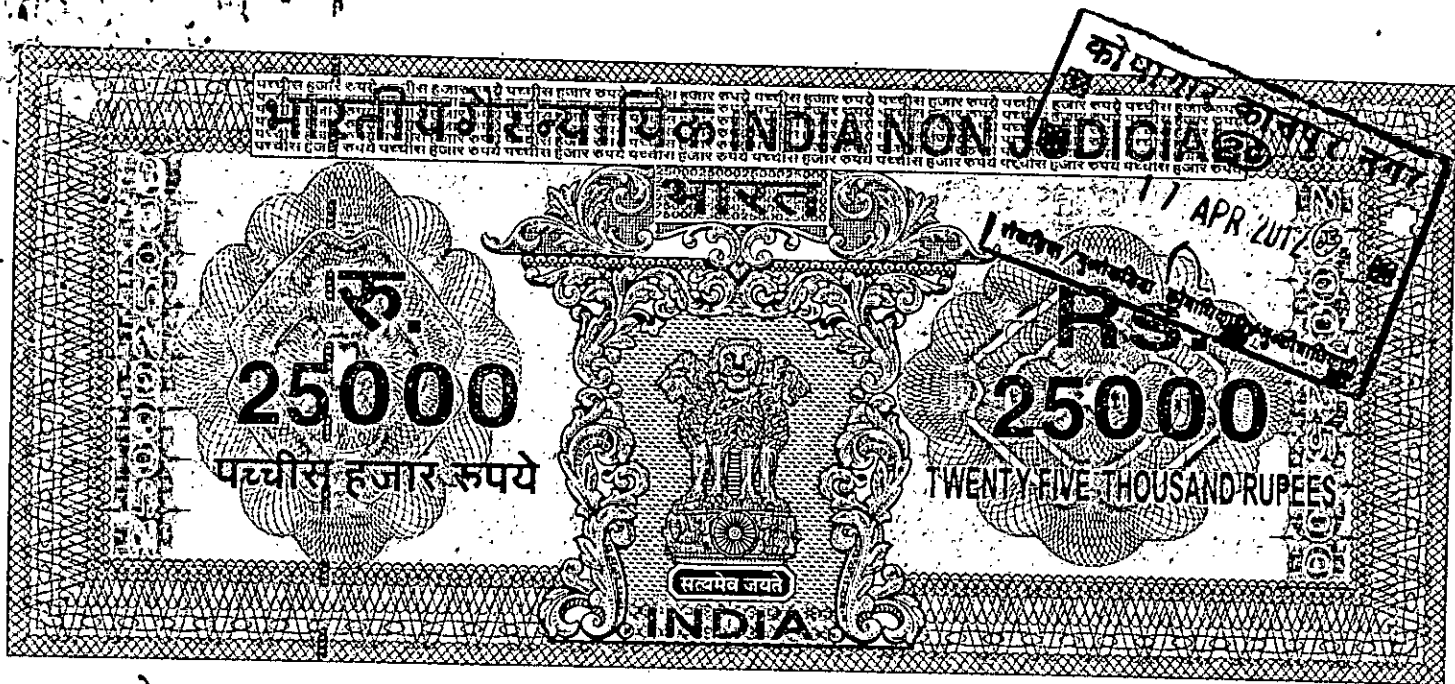
RIGHT HAND



For NIKHAR PALACE
Ramesh Saluja
Proprietor

Surjeet Singh

Signature



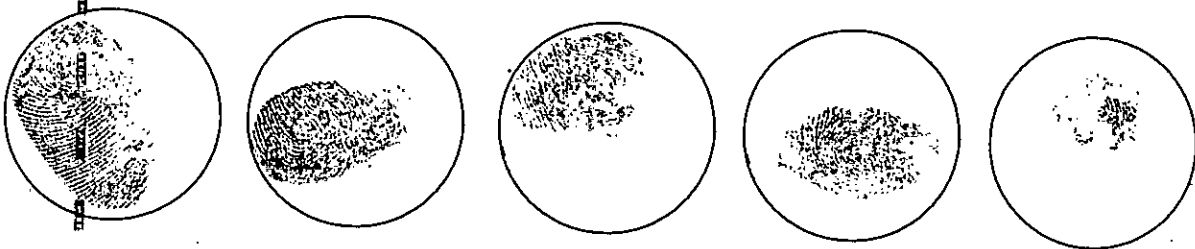
उत्तर प्रदेश UTTAR PRADESH

B 834190

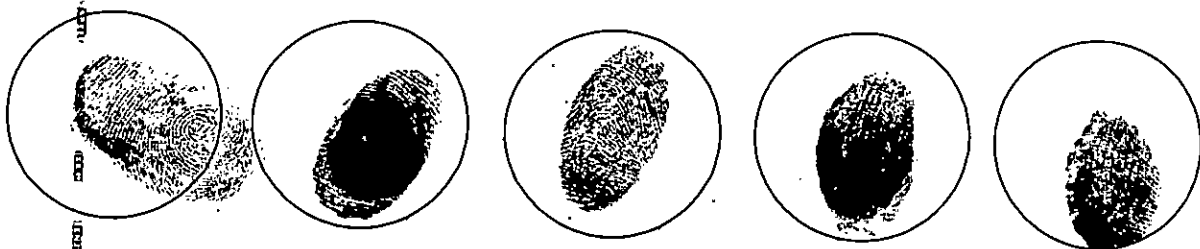
(47)

FINGER IMPRESSION OF VENDEE'S AUTHORISED SIGNATORY :
MR. DHANANJAY TIWARI

LEFT HAND

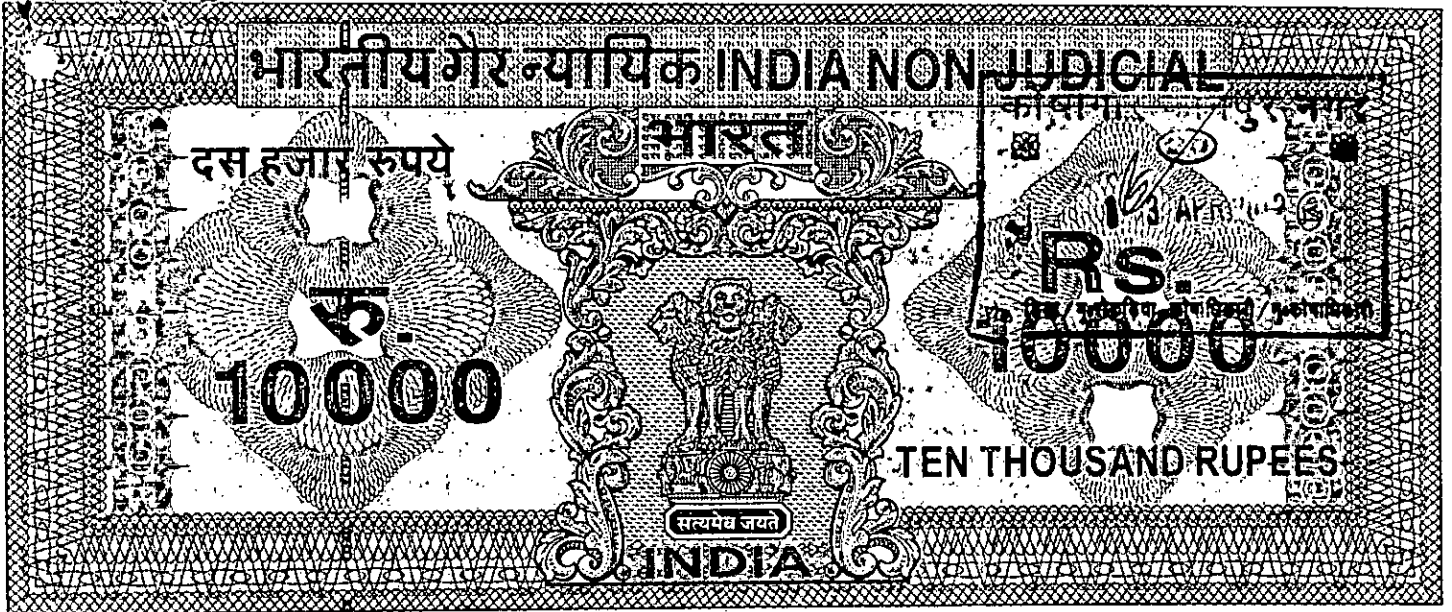


RIGHT HAND



For NIKHAR PALACE

Dhananjay Tiwari
Proprietor



उत्तर प्रदेश UTTAR PRADESH

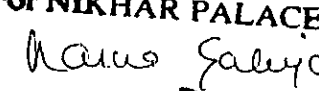
444018

(48)

IN WITNESS WHEREOF the parties have put their respective signature on this deed of sale in the presence of witnesses on the date, month and year first above written.

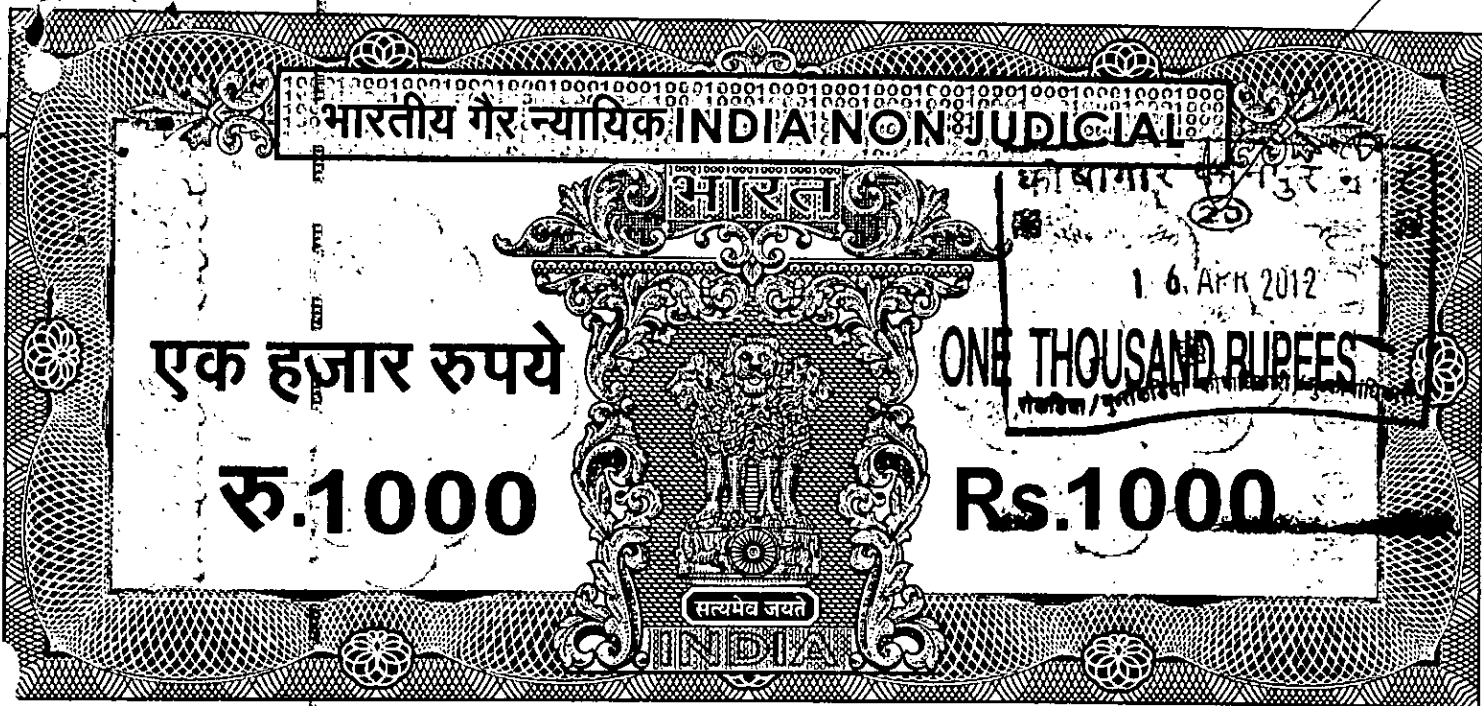
WITNESSES:-

1. 
Deepak Singh
C/O Anand Arthana Properties
2/100 Sakroop Nagar
Kanpur

VENDORS
FOR NIKHAR PALACE

Proprietor
(Smt. Naina Saluja)
For self and as Prop. of Nikhar Palace


CONFIRMING PARTY

(Mr. Surjeet Singh Saluja)



उत्तर प्रदेश UTTAR PRADESH

X 258540

(49)

VENDEE

M/s. Ratan Housing Development Ltd.
Through its Authorised Signatory

(Mr. Dhananjay Tiwari)

2. *[Signature]*
Rajesh Sinha
Civil Court Khar

Signed and delivered by

[Signature]
(Sarvesh Chandra Dubey)
Advocate



Seller

FOR NIKHAR PALACE

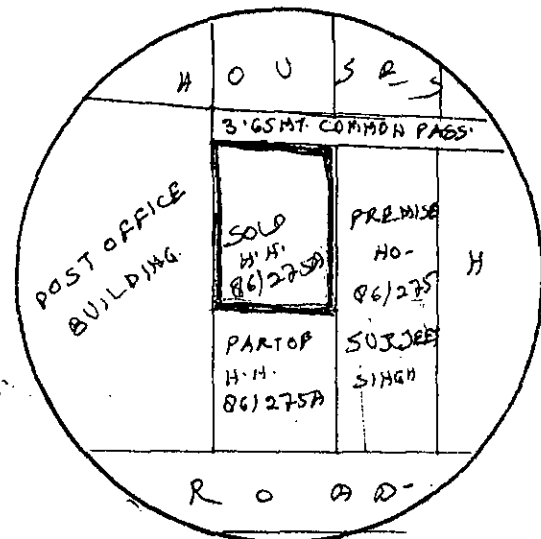
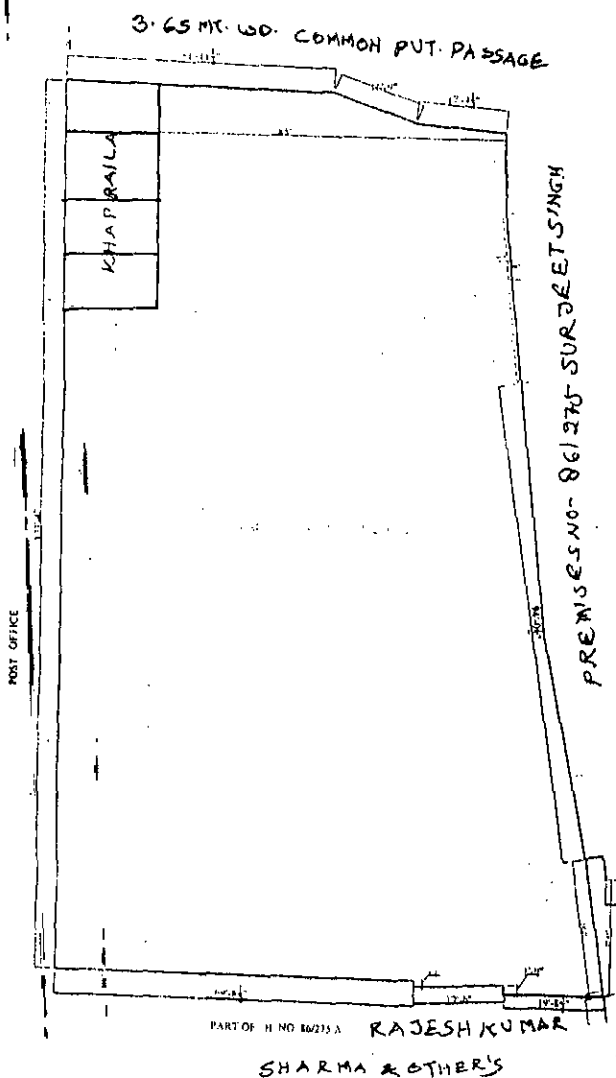
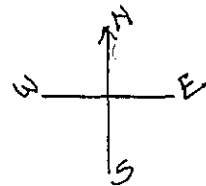
Naresh Gauri
Proprietor

Purchaser

SITE PLAN OF PREMISES NO. 06/275 A SITUATED AT RAI PURWA, KANPUR NAGAR

LAND AREA -
GROUND FLOOR KHAP. COV. AREA -

1523.14 SQMT.
50.00 SQMT.



For NIKHAR PALACE
Rajesh Kumar
Proprietor

SIG. OF SELLER

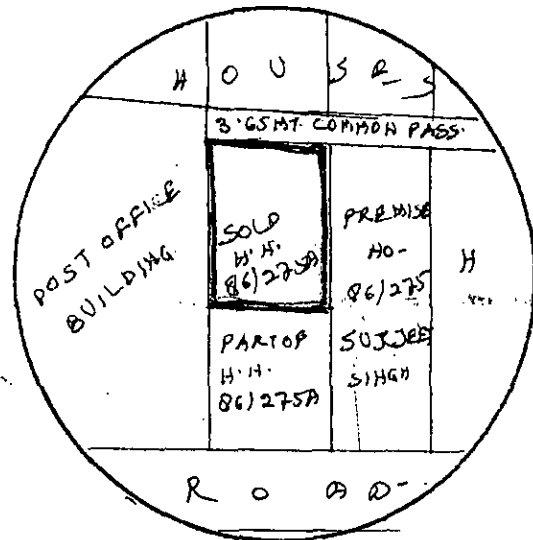
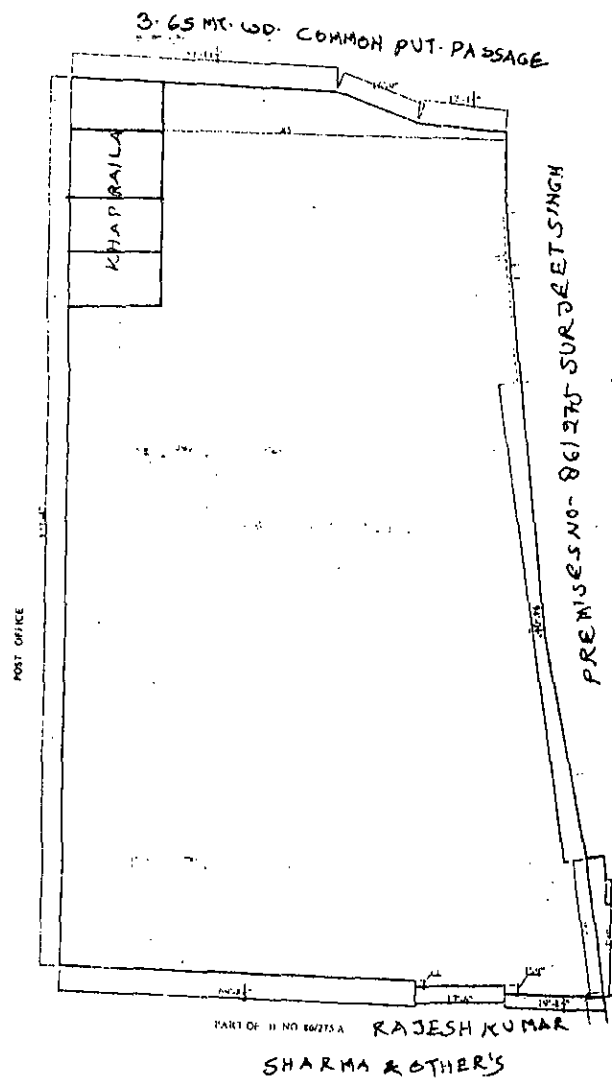
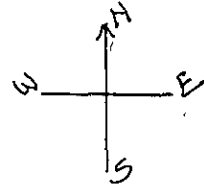
SIG. OF PURCHASER

Anil Kumar Saxena
Mob. 8839213832 (Civil Engrg.)
Approved K.D.A. Surveyor
Near Bar Association Small Staircase
First Floor

SITE PLAN OF PREMISES NO- 06/275A SITUATED AT RAIPURWA, KANPUR NAGAR

LAND AREA-
GROUND FLOOR KHAP COV. AREA-

1523.14 SQMT.
50.00 SQMT.



For NIKHAR PALACE
Ramp Singh
Proprietor

SIG. OF SELLER

SIG. OF PURCHASER

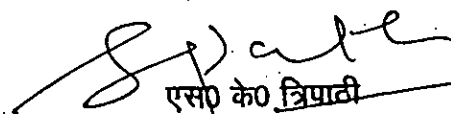
Anil Kumar Saxena
Mob. 9839213832 (Civil Engg.)
Approved K.D.A. Surveyor
Near Bar Association Small Staircase
First Floor

आज दिनांक 04/05/2012 को

वही सं 1 जिल्द सं 6774

पृष्ठ सं 223 से 324 पर कमांक 4032

रजिस्ट्रीकृत किया गया ।



एस0 के0 त्रिपाठी

उप निबन्धक

जोन-4 कानपुर

4/5/2012

