

4032

72

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

1 या प्रार्थना पत्र प्रस्तुत करने का दिनांक

ग का प्रकार

आदक का नाम

तेफल की धनराशि

1) रजिस्ट्रीकरण शुल्क

2) प्रतिलिपि करण शुल्क

3) निरीक्षण या तलाश शुल्क

4) मुख्तारनामा के अधिप्राणी करण के लिए शुल्क

5) कमीशन शुल्क

6) विविध

7) यात्रिक मत्ता

9 से 6 तक का योग

शुल्क वसूल करने का दिनांक

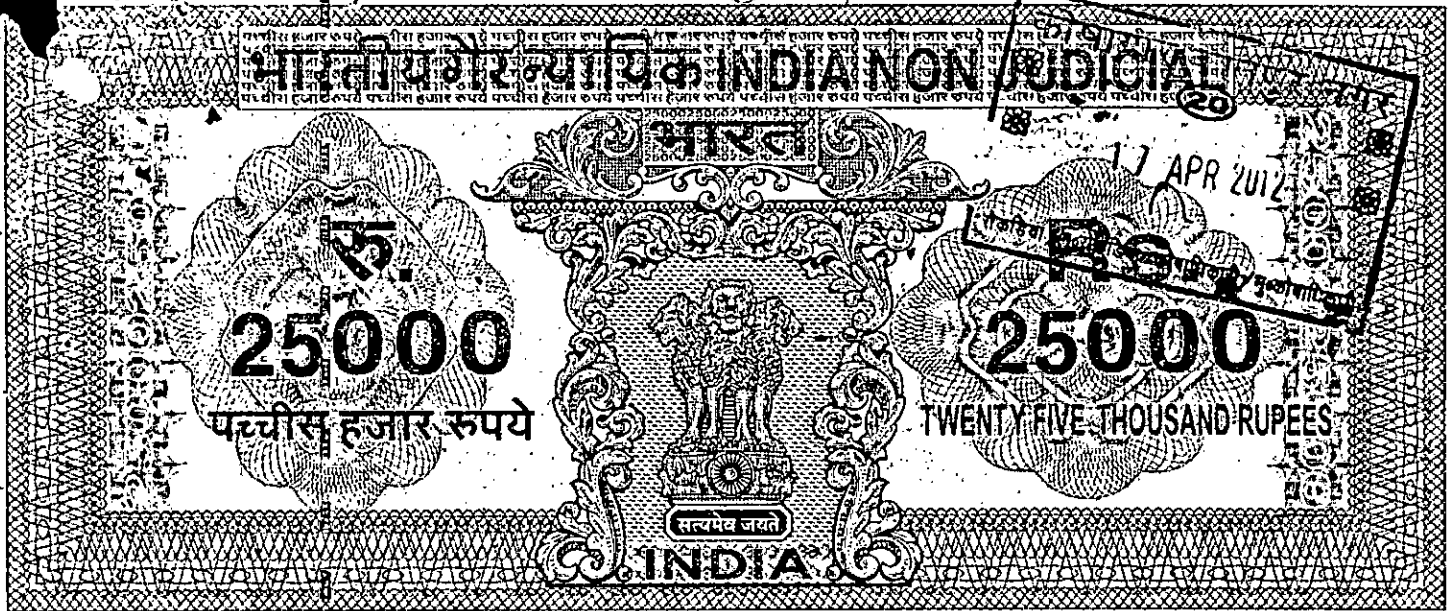
देनांक जब से लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने

के लिए तैयार होगा

जिस्ट्रीकरण अधिकारी के हस्ताक्षर

9

4032/uk



उत्तर प्रदेश UTTAR PRADESH

B 834144



हस्ताक्षर
586390/1



:: OM ::

NAME OF OFFICE

: Sub-Registrar of Zone No.IV
Kanpur

DATE OF PRESENTATION

: 28-04-2012

DATE OF EXECUTION

: 28-04-2012

For NIKHAR PALACE

Nihar Sanyal
Proprietor



उत्तर प्रदेश UTTAR PRADESH

B 834145

(2)

NATURE OF DOCUMENT

: SALE DEED

SALE CONSIDERATION

: Rs.1,25,00,000/-

VALUE AS PER D.M. CIRCLE RATE

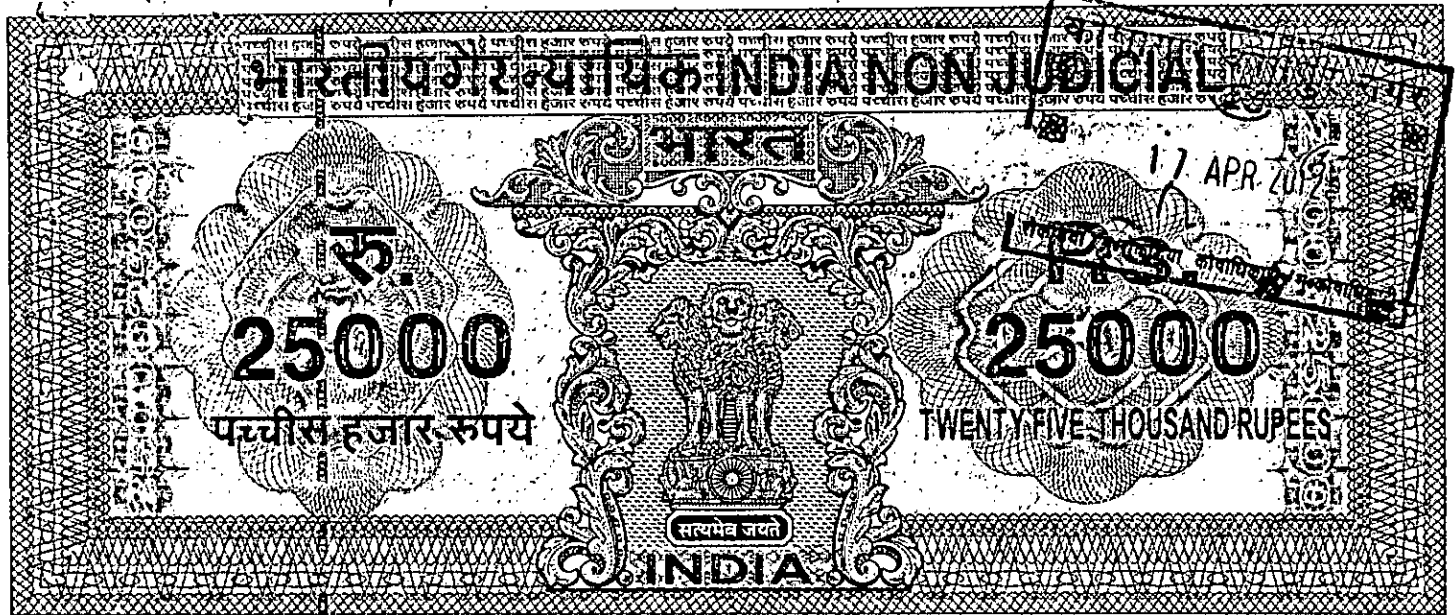
: Rs.1,69,34,540/-

For NIKHAR PALACE

Harish Saluja
Proprietor

S. J. V.

17/04/12



उत्तर प्रदेश UTTAR PRADESH

B 834146

(3)

SHORT DETAILS OF DOCUMENT:

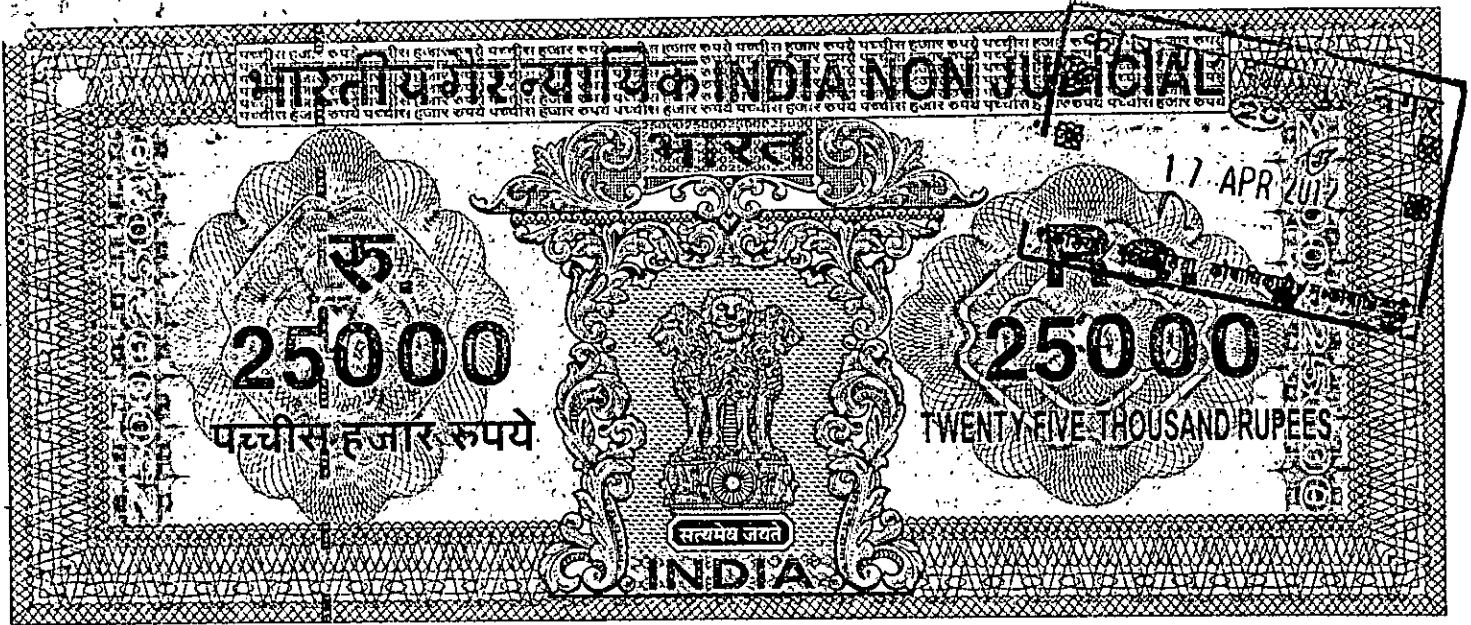
1. Ward area/Mohalla/village : Raipurwa, Kanpur Nagar
2. Description of the premises : Premises No.86/275-A, Raipurwa, Kanpur, admeasuring 1821 Sq.Yds. = 1523.14 Sq.Mtr.
3. Area of plot/property : 1821 Sq.Yds. = 1523.14 Sq.Mtr.
4. Nature of property : Residential

For NIKHAR PALACE

Haim Salvi
Proprietor

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 834147

(4)

5. Width of Road as per map : 3.65 Mtr. Wide road

6. Boundaries of Premises No.
86/275-A, situated at Raipurwa
Kanpur,

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

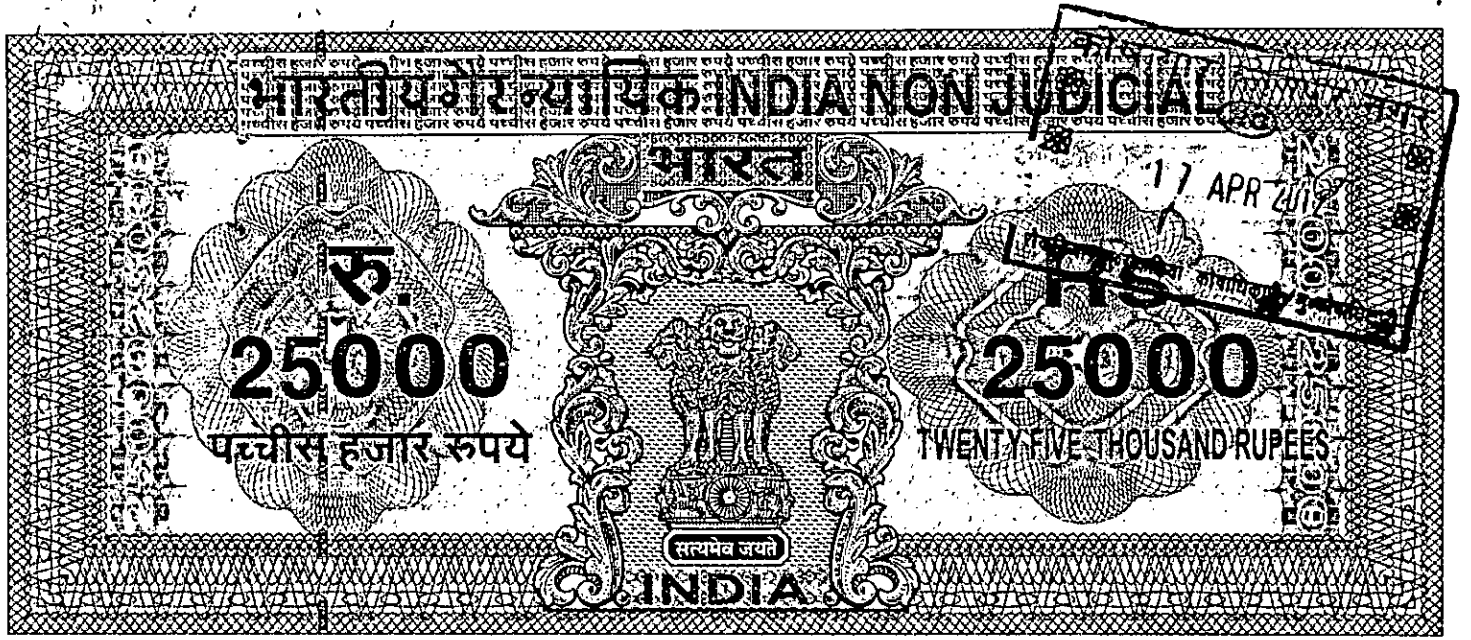
EAST :- Boundary wall of Premises No.86/275
Owned by Mr. Surjeet Singh

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

For NIKHAR PALACE
H. S. Saluja
Proprietor

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 834148

(5)

NUMBER OF VENDORS : Two

NUMBER OF VENDEE : One

NAME OF THE VENDORS - FIRST PARTY:

M/s. Nikhar Palace, a proprietorship firm, through its proprietor Smt. Naina Saluja W/o Mr. Surjeet Singh Saluja R/o 7/164-A, Swaroop Nagar, Kanpur.

Pan No.:ABLPS5534R (Smt. Naina Saluja)

Smt. Naina Saluja W/o Mr. Surjeet Singh Saluja R/o 7/164-A, Swaroop Nagar, Kanpur for self and as Prop. of Nikhar Palace, 7/164-A, Swaroop Nagar, Kanpur.

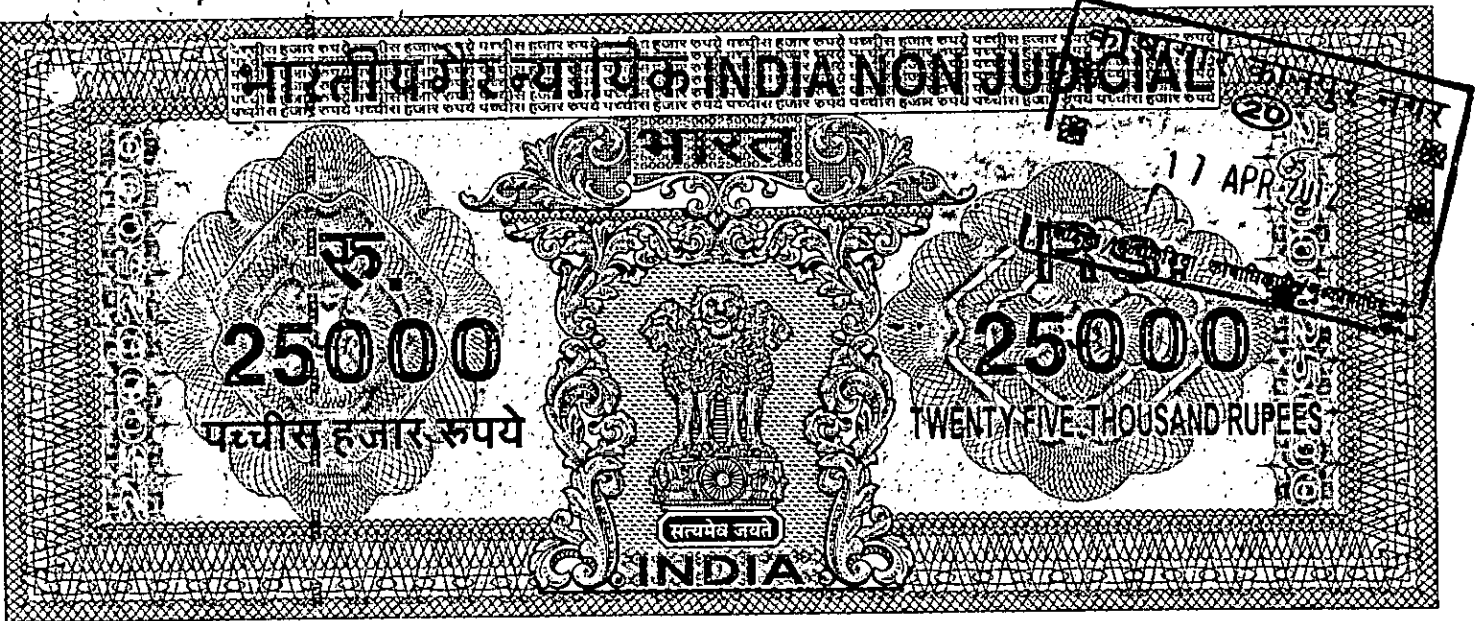
Pan No.:ABLPS5534R

For NIKHAR PALACE

Naina Saluja
Proprietor

S. Y. V.

Signature



उत्तर प्रदेश UTTAR PRADESH

B 834149

(6)

NAME OF THE CONFIRMING PARTY :

Mr. Surjeet Singh Saluja S/o Late Trilok Singh R/o 7/164-A, Swaroop Nagar, Kanpur.

Part No.:- AXYPS8138G

NAME OF THE VENDEE - SECOND PARTY :

M/s. Ratan Housing Development Ltd., a company duly incorporated under the companies act 1956 having its registered office, at 113/70, Swaroop Nagar, Kanpur through its Authorised Signatory Mr. Dhananjay Tiwari S/o Mr. R.C. Tiwari C/o 113/70, Swaroop Nagar, Kanpur Nagar, duly authorised by the Board of Directors vide its resolution dated 02-04-2012.

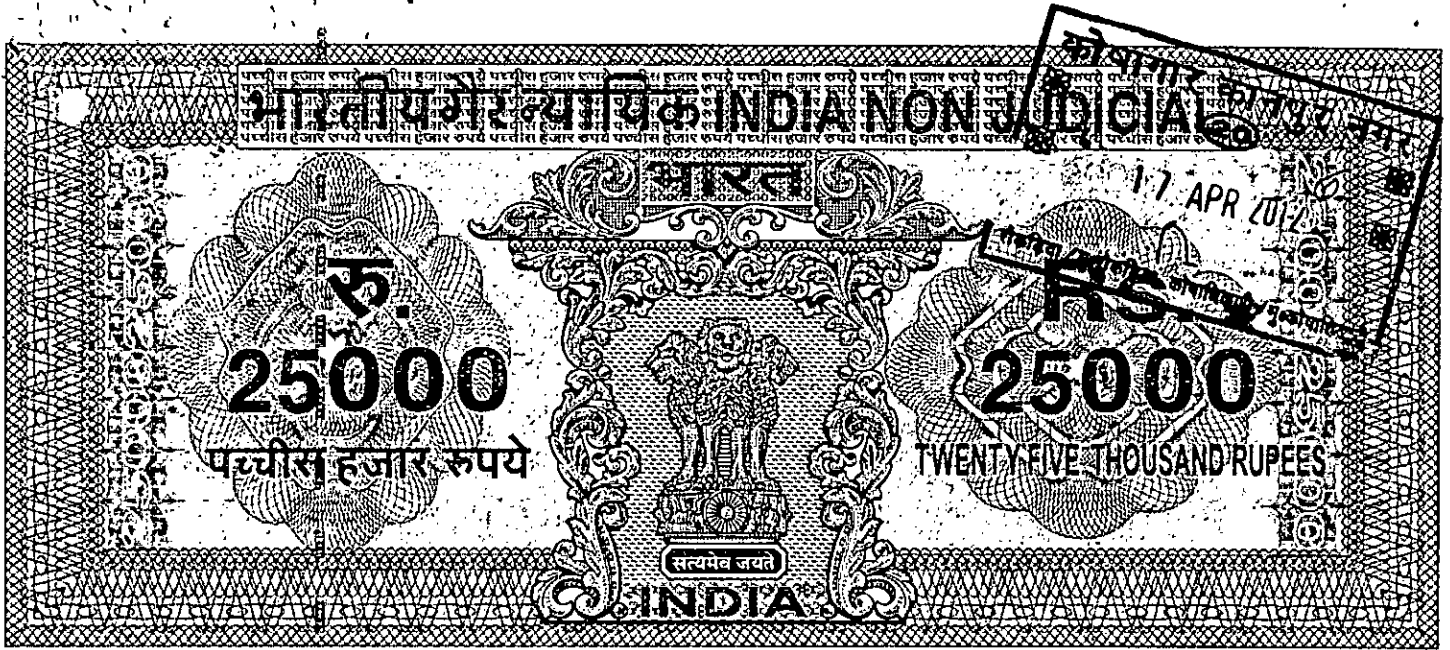
Part No.:- AACCR6099R

For NIKHAR PALACE

Surjeet Singh Saluja
Proprietor

S. Y. Y.

Signature



उत्तर प्रदेश UTTAR PRADESH

B 834150

(7)

DETAILS OF PROPERTY HEREBY SOLD :

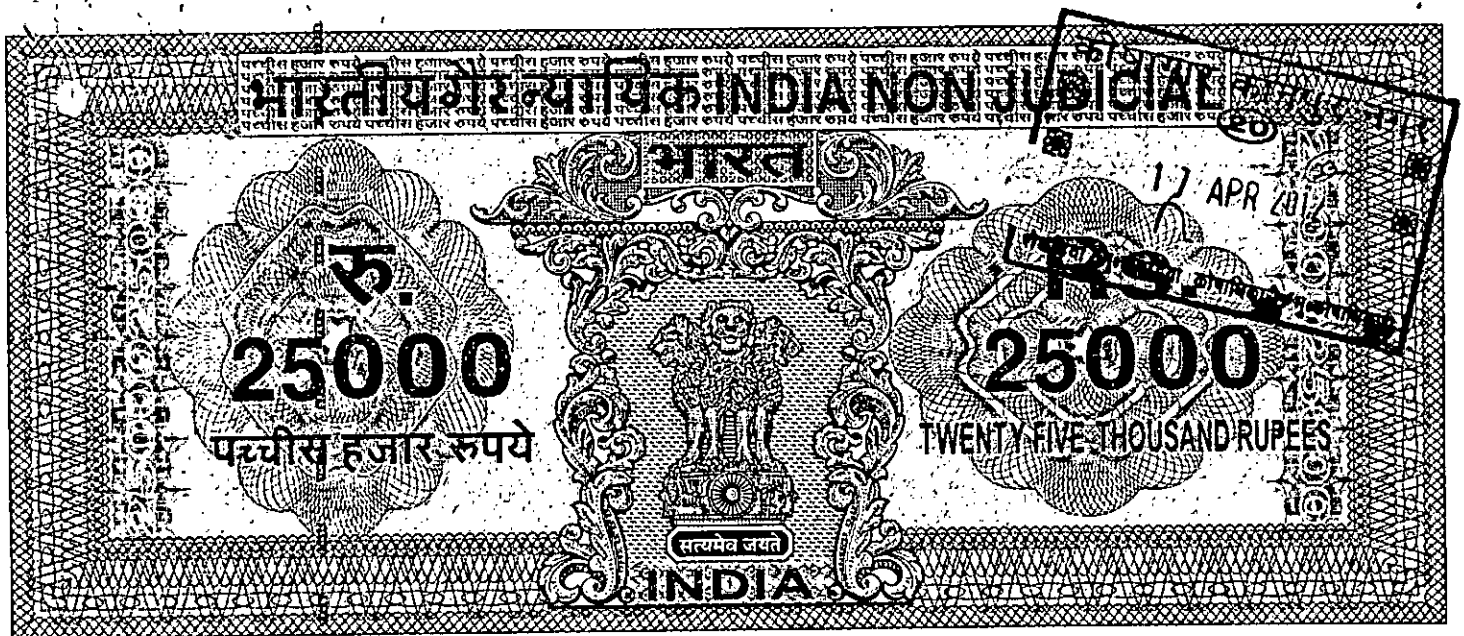
1. Place : Raipurwa, Kanpur Nagar
2. Premises No. : Premises No.86/275-A; Raipurwa, Kanpur, admeasuring 1821 Sq.Yds. = 1523.14 Sq.Mtr.
3. Land Area : 1821 Sq.Yds. = 1523.14 Sq.Mtr.
4. Covered area : 50 Sq.Mtr.

For NIKHAR PALACE

Kaive Salun
Proprietor

S-74

Signature



उत्तर प्रदेश UTTAR PRADESH

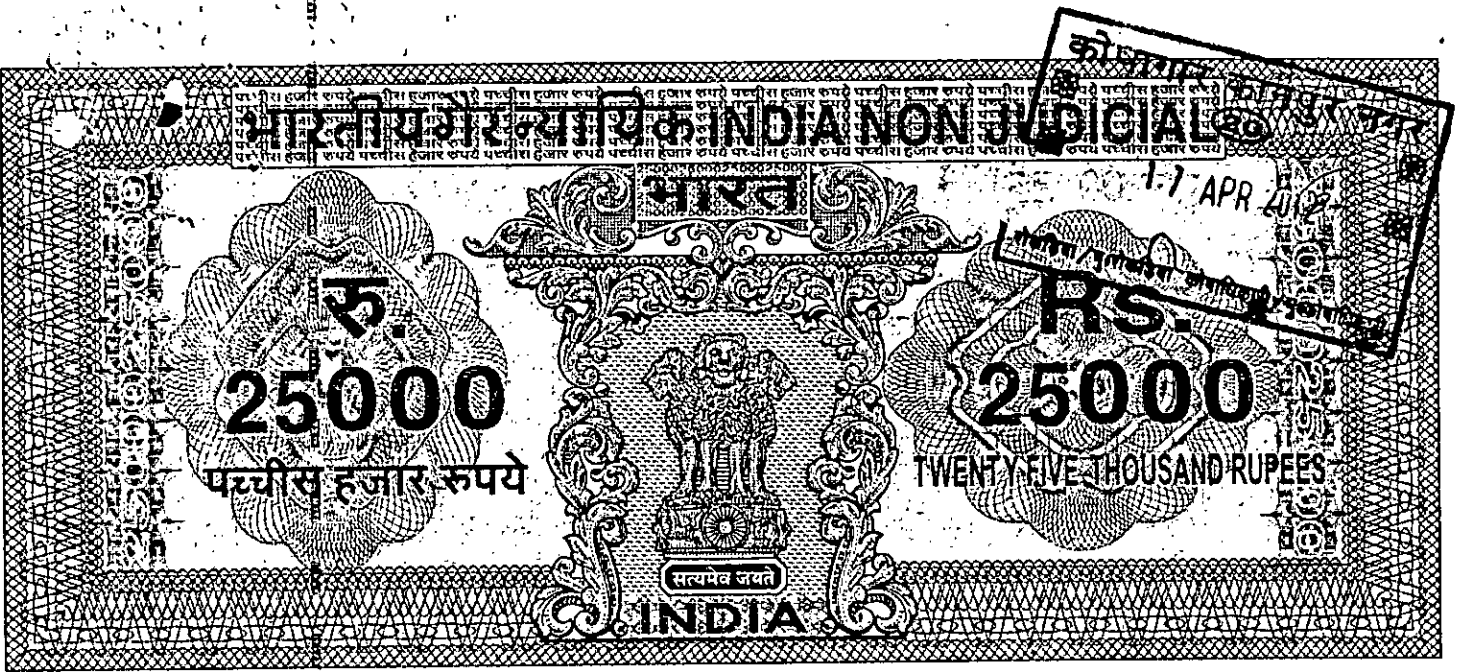
B 834151

(8)

5. Nature of construction : Khaprail
6. Year of construction : 1976 (Residential)
7. Number of floor : Ground floor only.
8. Nature of Construction : Khaprail
9. Double road situates over the boundary of property. : No
10. Details of park/road : N.A.

For NIKHAR PALACE
Haim Salim
Proprietor

5-75/1



उत्तर प्रदेश UTTAR PRADESH

B 834152

(9)

DETAILS OF PAYMENT OF STAMP DUTY :

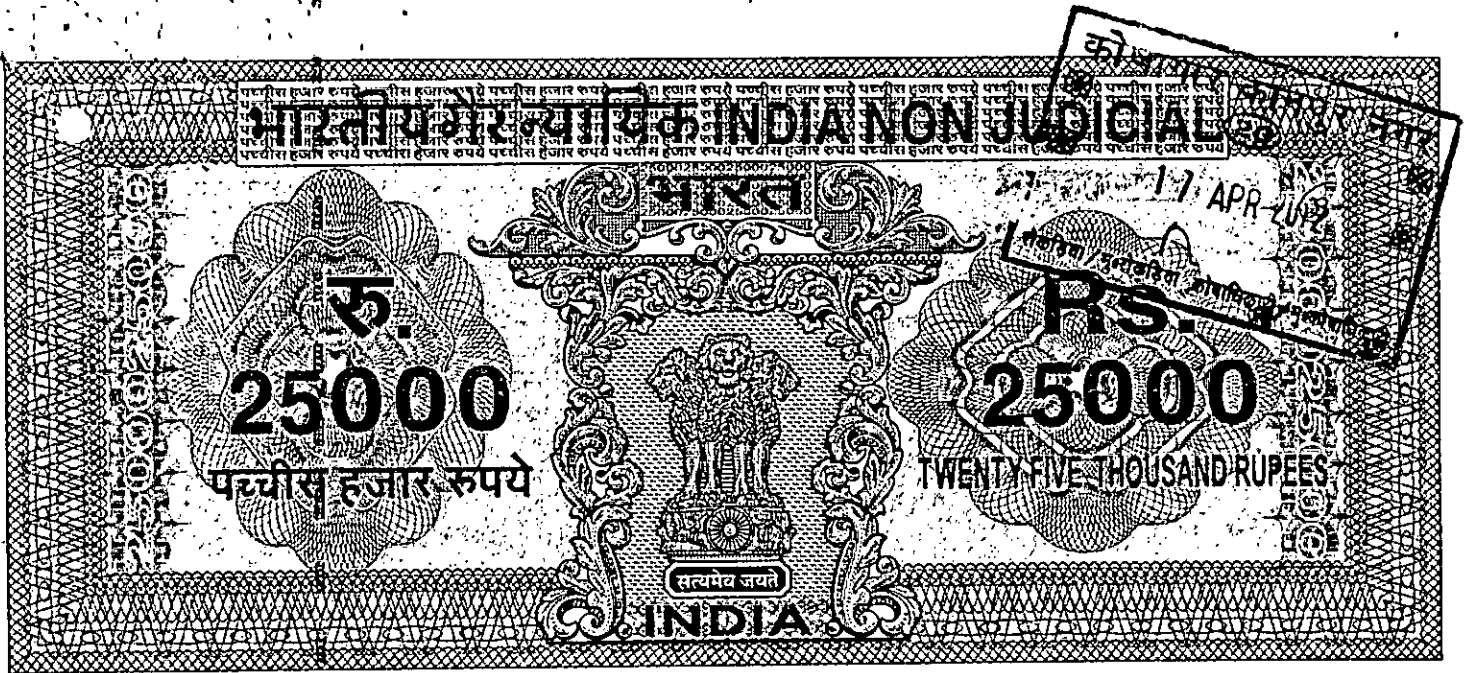
- 1) Land rate fixed by District
Magistrate : Rs.11,000/- Per Sq.Mtr.
- 2) Rate of Construction : Rs.9000/- Per Sq.Mtr.
- 3) Cost of Land : Rs.1,67,54,540/-
- 4) Value of Construction : Rs.4,50,000/-

For NIKHAR PALACE

Hans Salve
Proprietor

S-771

mission



उत्तर प्रदेश UTTAR PRADESH

B 834153

(10)

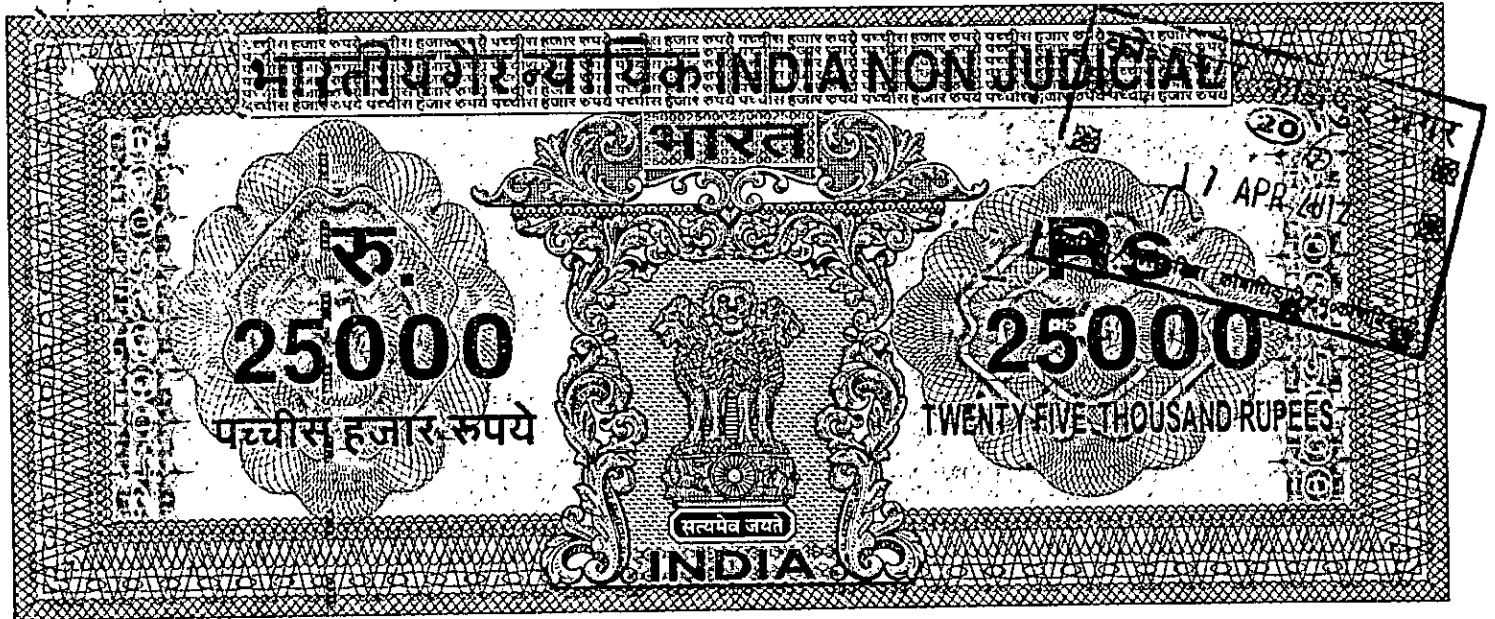
- 5) Depreciated value of construction : Rs.1,80,000/-
- 6) Total market value : Rs.1,69,34,540/-
- 7) Sale Consideration : Rs.1,25,00,000/-
- 8) Stamp Duty Payable : Rs.11,85,418/-
- 9) Stamp Duty Paid : Rs.11,86,000/-

For NIKHAR PALACE

Narain Kumar
Proprietor

574

Union



उत्तर प्रदेश UTTAR PRADESH

B 834154

(11)

THIS SALE DEED is made on this day of 28th April, 2012 at Kanpur Nagar.

BETWEEN

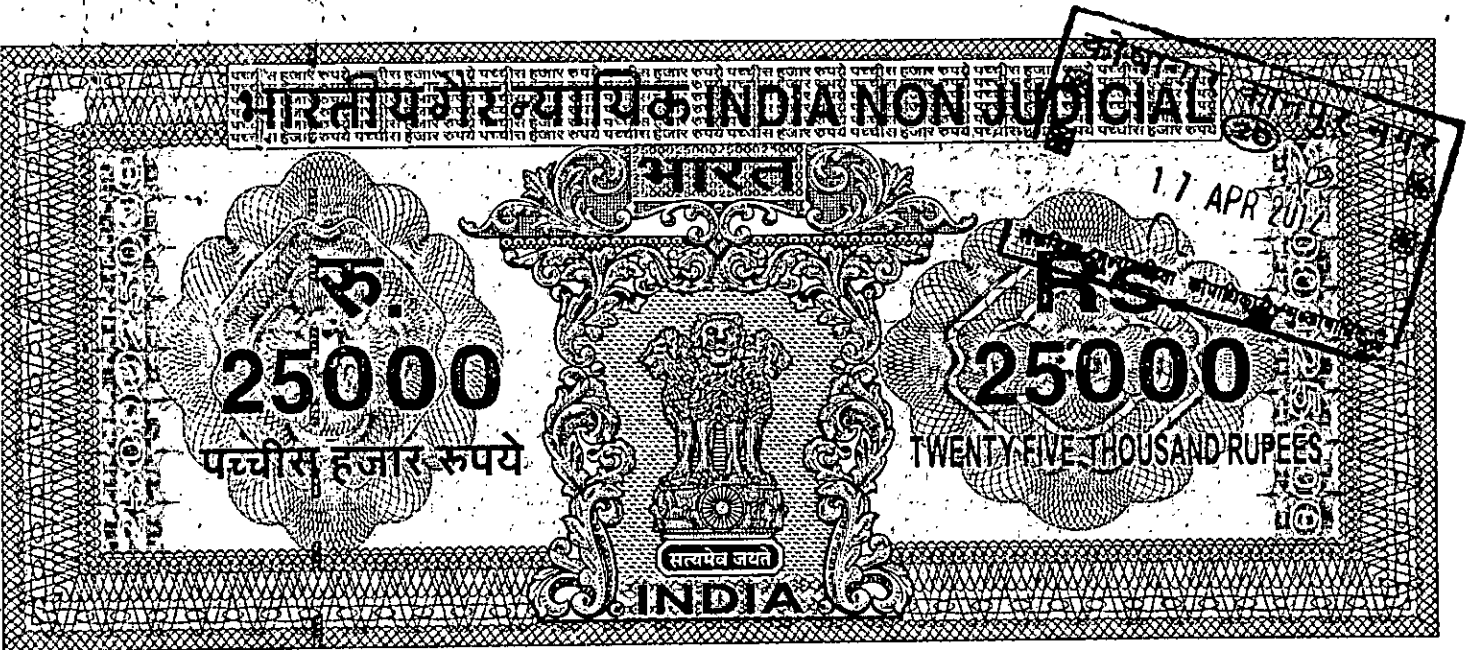
1. M/s. Nikhar Palace, a proprietorship concern, through its proprietor Smt. Naina Saluja W/o Mr. Surjeet Singh Saluja R/o 7/164-A, Swaroop Nagar, Kanpur.
2. Smt. Naina Saluja W/o Mr. Surjeet Singh Saluja R/o 7/164-A, Swaroop Nagar, Kanpur for self and as Prop. of Nikhar Palace, 7/164-A, Swaroop Nagar, Kanpur., hereinafter collectively referred as Vendors, which terms shall mean and include their heirs successors, assigns, representative etc. of the One Part.

For NIKHAR PALACE

Naina Saluja
Proprietor

S-74

Signature



उत्तर प्रदेश UTTAR PRADESH

B 834155

(12)

AND

Mr. Surjeet Singh Saluja S/o Late Trilok Singh R/o 7/164-A, Swaroop Nagar, Kanpur, hereinafter referred as Confirming party, which terms shall mean and include his heirs successors, assigns, representative etc. of the Second Part.

AND

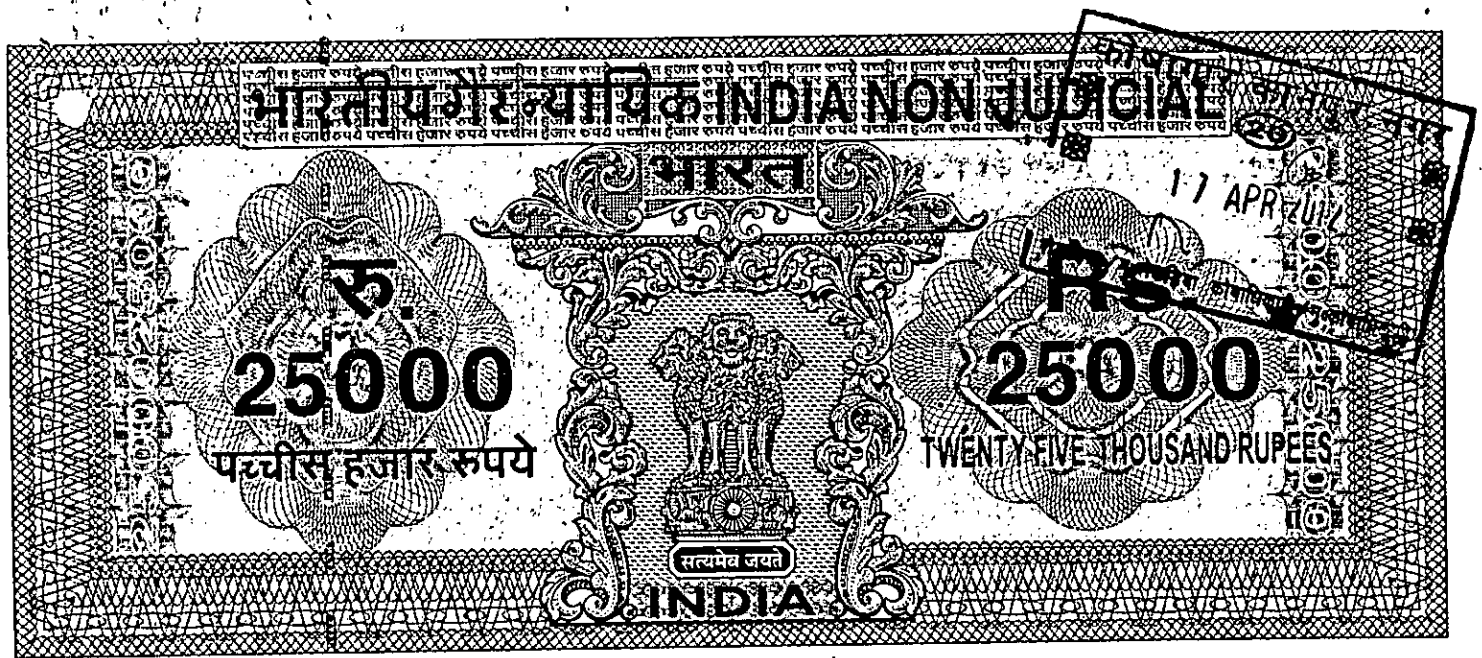
M/s. Ratan Housing Development Ltd., a company duly incorporated under the companies act 1956 having its registered office, at 113/70, Swaroop Nagar, Kanpur through its Authorised Signatory Mr. Dhananjay Tiwari S/o Mr. R.C. Tiwari C/o 113/70, Swaroop Nagar, Kanpur Nagar, duly authorised by the Board of Directors vide its resolution dated 02-04-2012, hereinafter referred as Vendee, which terms shall mean and include his heirs successors, assigns, representative etc. of the Other part.

For NIKHAR PALACE

Hanin Saluja
Proprietor

S. J. V.

Signature



उत्तर प्रदेश UTTAR PRADESH

B 834156

(13)

WHEREAS Mr. Ved Swaroop was joint owner of premises No.86/193, presently numbered as 86/275 and 86/275-A, situated at Raipurwa, Kanpur and the same was partitioned through court in suit number 103 of 1928 decided by the Court of the First Civil Judge, Kanpur and the share of Mr. Ved Swaroop and his real brother Mr. Ved Brat was separated from the portion falling to the share of their father Shri Rameshwar Prasad.

AND WHEREAS Mr. Ved Swaroop and his brother Mr. Ved Brat, subsequently jointly purchased the remaining portion of premises which was fallen to the share of Shri Rameshwar Prasad vide sale deed dated 11th Nov. 1929 registered at number 2435 in Bahi Number-I, Volume No.653 at pages 243 to 245

For NIKHAR PALACE

W. S. Swaroop
Proprietor

S. S. Swaroop

Signature



उत्तर प्रदेश UTTAR PRADESH.

B 834157

(14)

and in this manner Mr. Ved Swaroop and his brother Mr. Ved Brat, became full owners of the whole Ihata which subsequently was allotted municipal Number 86/223 and latter 86/249 excluding the portion purchased by Kedar Nath and others only, presently numbered as 86/275 and 86/275-A.

AND WHEREAS by virtue of settlement deed dated 2nd March, 1948 registered at number 1350 in Bahi No. I Volume No. 1443 at pages 175 to 181 on 14th June, 1948 between Mr. Ved Swaroop and his brother Ved Brat, said Ved Swaroop has become the full and exclusive owner of the portion of Premises

For NIKHAR PALACE

Kaviraj Salunke
Proprietor

g-y

g-y



उत्तर प्रदेश UTTAR PRADESH

B 834158

(15)

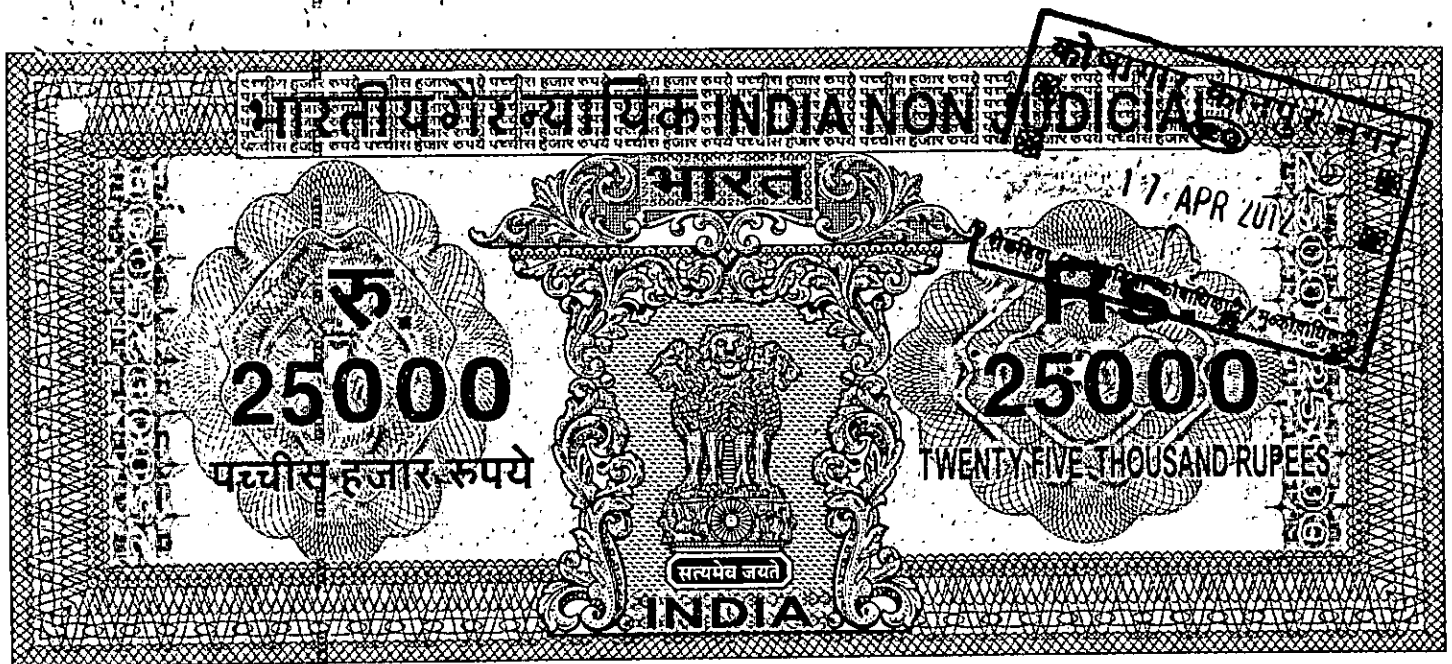
No.86/275 which fell to the share of his share Mr. Ved Brat bears became absolute owner of the portion fallen to their share, the portion fallen to the share of Ved Swapoop retained original number 86/275 and portions fallen to the share of Mr. Ved Brat has allotted separate municipal No.86/275-A, Raipurwa, Kanpur, total admeasuring 3507 Sq.Yds.

AND WHEREAS said Ved Brat died intestate leaving behind his wife Smt. Kamla Devi and three sons namely Mr. Rajesh Kumar Sharma, Mr. Ashok Kumar Sharma and Mr. Kameshwar Sharma and three daughters namely Smt Shashi, Meena, Smt. Suman Sharma as his legal heirs, and after his death they have inherited the property.

For NIKHAR PALACE
Kamla Devi
 Proprietor

S. 74/1

Signature



उत्तर प्रदेश UTTAR PRADESH

B 834159

(16)

AND WHEREAS aforesaid co-owners of premises on 21-12-1978, namely Mr. Ashok Kumar Sharma, Smt. Meena Smt. Suman Sharma had jointly appointed Mr. Rajesh Kumar Sharma as their common constituted attorney for sale of their respective shares in the said premises, said power of attorney is duly registered in the Office of Sub-Registrar Kanpur in Book No.IV Volume No.786 at pages 6 to 12 with its duplicate No.896 dated 22-12-1978.

AND WHEREAS the aforesaid co-owners of property through their common constituted attorney Mr. Rajesh Kumar Sharma have jointly executed a sale deed on 05-07-1980 in respect of duly demarcated portion of Premises No.86/275-A, admeasuring 1821 Sq.Yds. to the Vendors i.e. Mrs. Naina Salula W/o Mr. Surjeet Singh Saluja, and she was sole proprietor of Nikhar Palace, proprietor ship concern

For NIKHAR PALACE

Naina Salula
Proprietor

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

B 834160

(17)

in 1980, said sale deed is duly registered in the Office of Sub-Registrar Kanpur in Book No. I Volume No. 3534 at pages 275 to 293 at serial No. 7759 with its duplicate Nos. 7760, 7761, 7762 on 22-07-1980. It is noteworthy that said firm of Vendor Nikhar Palace is a proprietorship firm. The alongwith confirming party has also formed a partnership firm named as Nikhar Palace, however said partnership firm is having no concern or interest in the property sold to the Vendee through this instrument of sale.

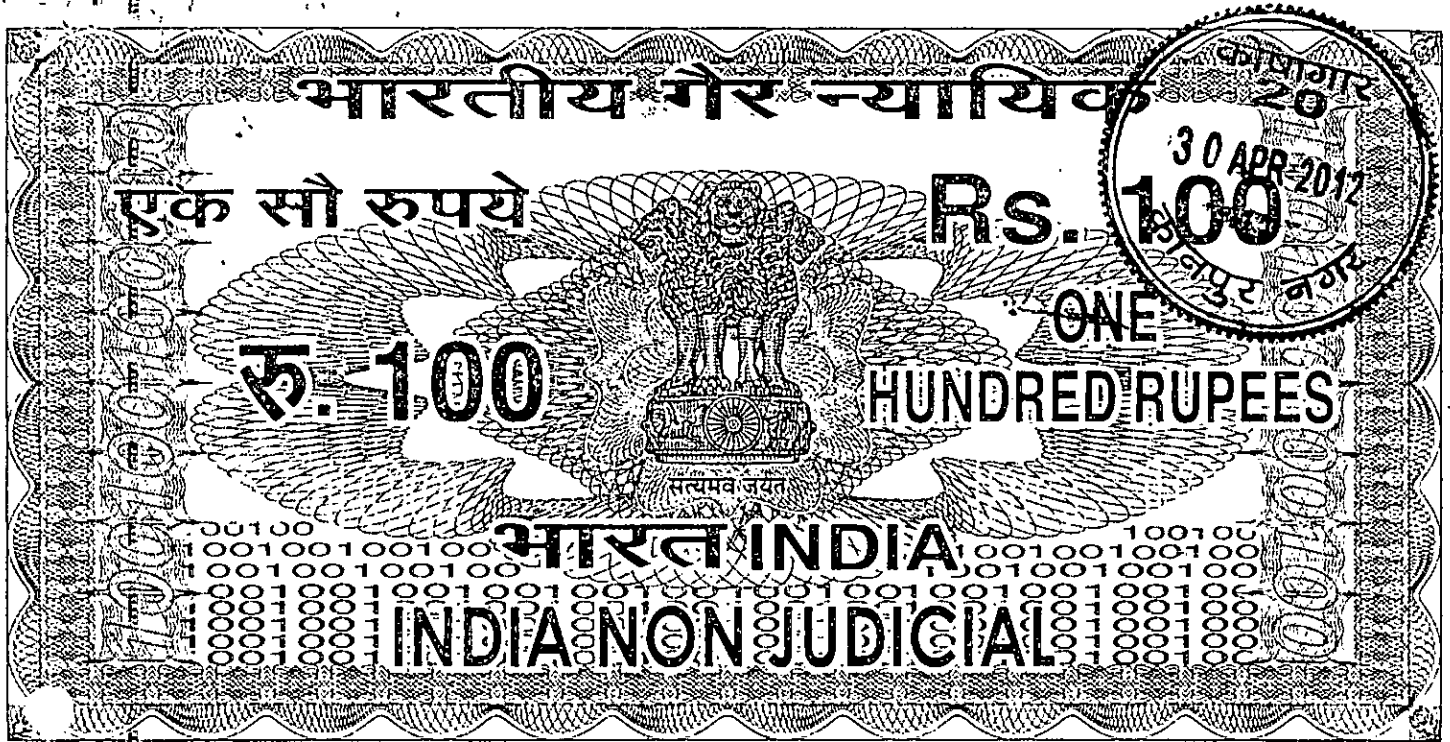
AND WHEREAS the entire investment at the time of purchase of said property was made by Smt. Naina Saluja, hence she is fully authorised to receive the payment of agreed sale consideration of said property from the Vendee.

For NIKHAR PALACE

Naina Saluja
Proprietor

g-1 m

omi



उत्तर प्रदेश UTTAR PRADESH

AZ 986695

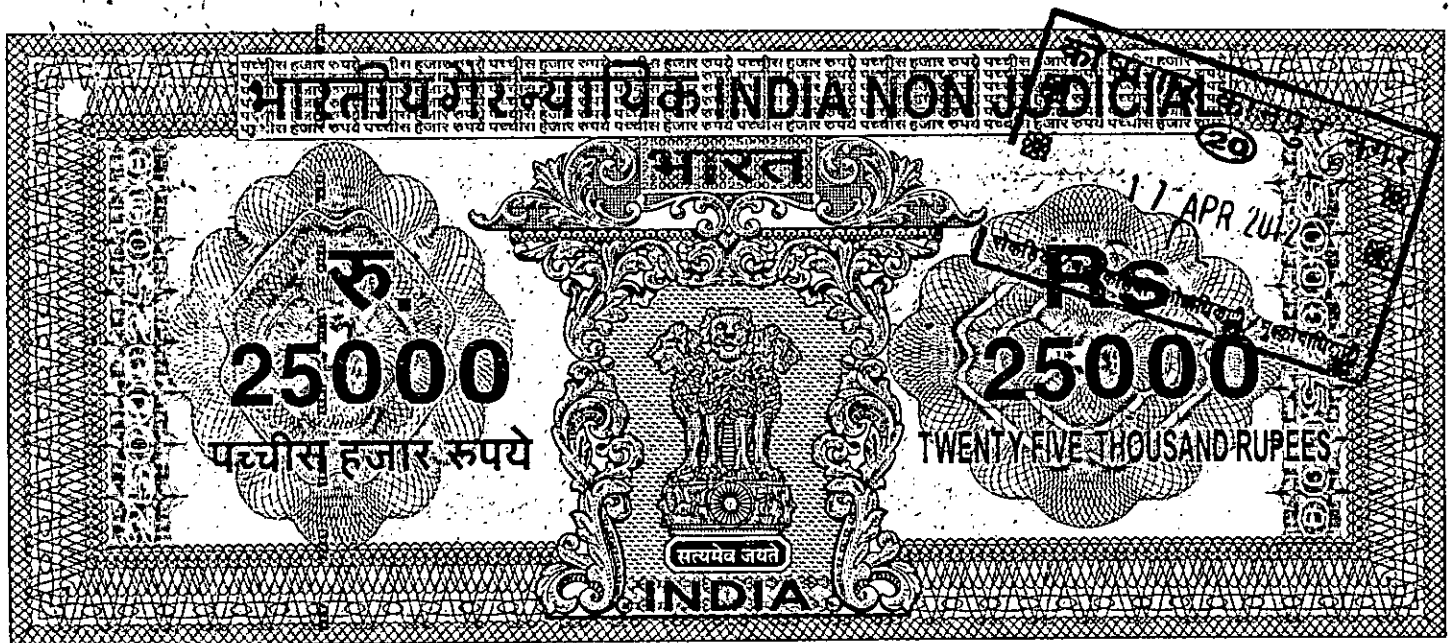
(17-A)

AND WHEREAS at the time of purchase, the aforesaid premises was in the shape of residential Ahata and 36 (Thirty Six) tenants were residing therein, who were paying very meager rent below then Rs.10/-. The list of the tenants who were in the occupation of the aforesaid residential premises at the time of purchase was already annexed with the sale deed dated 05-07-1980.

AND WHEREAS after purchase of the aforesaid premises the Vendor has not carried out any alterations and additions in the said premises rather then in due course of time the existing construction of khaprail was ruined and collapsed, consequently the tenants residing therein, have vacated their respective accommodation and migrated somewhere else and at present only 50 Sq.Mtr. khaprail construction exist at site rest entire plot is open. The existing construction is duly assessed as residential in the Nagar Nigam and Jal Sansthan.

NIK HAR PALACE

Kame Salgi
Proprietor



उत्तर प्रदेश UTTAR PRADESH

B 834161

(18)

AND WHEREAS the Vendors do hereby declares that said property, which is hereby transferred to the Vendees, is free from all type of mortgage, encumbrances, charges or liens of every sorts and description whatsoever, and is in no way, under any attachment at the instance of Revenue Authorities or under any authorities or under any attachment before judgment in any suit or decree against the Vendors. The Vendors have got absolute and unrestricted and unimpeachable right, title in the said property and the Vendors have full right and authority to transfer it, and no one except the Vendors are having any right, title or interest over it.

For NIKHAR PALACE

Uttar Pradesh
Proprietor

Signature

Signature