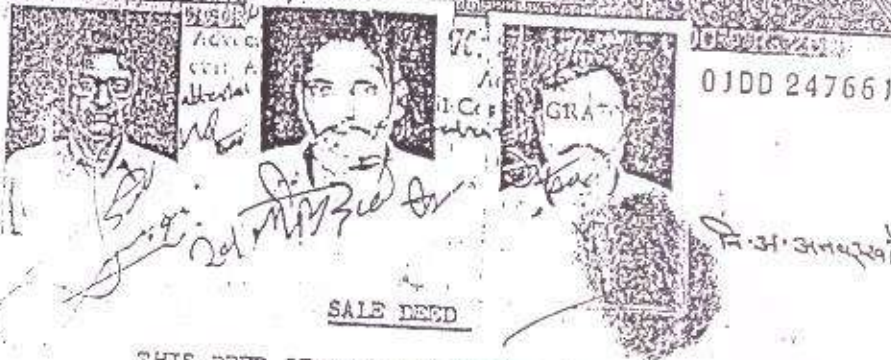




SALE DEED

THIS DEED OF SALE executed on this 3rd day of August, 2001 at AGRA, By:-

Shri JODHARAM, MUNNI LAL and RAMESH CHAND all Dubey sons of Late Shri Daulji and all residents of Basai Khurd Tajganj Tehsil and District Agra, through their Power of Attorney Shri Satya Narain Jain son of Late Shri Padam Chand Jain resident of 17, Gopal Kunj, Bye-Pass Road, Agra vide registered Power of Attorney dated 1.8.2001 (Hereinafter called the FIRST PARTY).

AND

Shri GHURE LAL, RAGHUVIR PRASAD, AND DEVI CHARAN all sons of Late CHHEDI LAL AND Shri Naresh CHAND, DEVESH KUMAR, Yogesh Kumar and MUKESH KUMAR all minors and sons of Late PREM CHAND son of Shri CHHEDI LAL through their Natural guardian and mother Smt. RESHAM DEVI wife of Late PREM CHAND all resident of BASAI KHURD, TAJGANJ, Tehsil and District AGRA through their Power of Attorney Shri SATYA NARAIN JAIN son of Shri PADAM CHAND JAIN resident of 17, Gopal Kunj, Bye-Pass Road, Agra vide registered Power of Attorney dated 27.7.2001.



[Handwritten signatures and dates]
24/8/01

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 3600000
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वैनागरिक 3600000 - (कि०.सी० पालीवाल) 2000
 किस्म दस्तावेज मा० मुख्य रोकटिया
 मु० शु० मु० शु० पांग० शुद्ध जमा मा० कोषागार, आगरा
 5000 5000

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सिल गानत जी० श्री प्रमोद जी०
 सेवा कोषागार कि० श्री प्रमोद जी० पांडे पांडे
 मे यह पत्र कि० श्री प्रमोद जी० पांडे
 मे यह पत्र कि० श्री प्रमोद जी० पांडे
 समय मा० 13-08-01
 बस्तुत किया
 अब दिनांक आगस्त 13-08-01

यह मकसद का दिनांक शुद्ध व समय कर
 श्री प्रमोद जी० पांडे जी० प्रमोद जी० प्रमोद जी०
 13-08-01 श्री प्रमोद जी० प्रमोद जी० प्रमोद जी०
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 दिनांक के स्वीकार किया

प्रधान श्री प्रमोद जी०
 पुत्र श्री प्रमोद जी०
 निवासी 13/13 कोषागार सेवा कोषागार
 प श्री प्रमोद जी०
 पुत्र श्री प्रमोद जी०
 निवासी 13/13 कोषागार सेवा कोषागार
 अब दिनांक 13-08-01

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Hereinafter called the SECOND PARTY)

AND

~~Shri Dhanu Lal son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the
THIRD PARTY)~~

~~Shri Dhanu Lal son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the FOURTH PARTY)~~

Shri KHALIL KHAN son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the ^{THIRD} PARTY)

AND

Shri ANWAR KHAN son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the ^{FOURTH} PARTY).

~~Shri Dhanu Lal son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the
THIRD PARTY)~~
~~Shri Dhanu Lal son of Shri RAHIM KHAN resident of Nagla
Newati, Tajganj, Agra (Hereinafter called the
FOURTH PARTY)~~
IN FAVOUR OF

M/S. R.M. Resort Pvt. Ltd. having its Office at Jai Mata

[Handwritten signatures and notes]
R.M. Resort Pvt. Ltd.



01DD 247663

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Market, Tree Nagar, Delhi, through its Managing Director Shri R.S. GOYAL son of Late Shri M.C. GOYAL resident of 272, Sadar Bazar, Agra (Hereinafter called the PURCHASER).

1. WHEREAS the FIRST AND SECOND PARTIES are recorded as Bhumidhar with transferable right, in respect of Khasra Nos. (2048) measuring 1 Bigha 17 Biswa, Khasra No. (2049) measuring 19 Biswa, Khasra No. (2050) measuring 16 Biswa, Khasra No. (2051) measuring 14 Biswa, Khasra No. (2052) measuring 1 Bigha 9 Biswa, Khasra No. (2053) measuring 7 Biswa, Khasra No. (2054) measuring 18 Biswa, Khasra No. (2059) measuring 1 Bigha 8 Biswa, Khasra No. (2060) measuring 17 Biswa and Khasra No. (2061) measuring 1 Bigha 4 Biswa all consisting of 10 Nos. of Khasras and admeasuring in total 10 Bigha 9 Biswa land, situated at Mauza Basai Mustqil Tehsil and District Agra.

2. WHEREAS the FIRST PARTY have $\frac{1}{3}$ rd share in the aforesaid property and the SECOND PARTY have also $\frac{1}{3}$ rd share in the aforesaid property and thus they collectively owned $\frac{2}{3}$ rd share as Bhumidhar with transferable rights which stands conferred by operation of law as the name of these parties/ predecessors alongwith the other co-tenure holders finds mention in the records of rights since long before in the fasli year 1356 and for the Fasli Year 1382 to 1391 they are

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recorded as Sirdar, and thus they have been in continuous possession without any interruption or obstruction by any other person.

3. WHEREAS the aforesaid property is situated in unconsolidated area and the same was also excluded from the consolidation operation and never have been subject matter of consolidation since the Fasli Year 1356.

4. WHEREAS the land of Khasra No. 2053 measuring 7 Biswa and Khasra No. 2054 measuring 18 Biswa have been acquired by the AGRA DEVELOPMENT AUTHORITY for its Scheme under the name and style of TAJ NAGRI PHASE II and as a consequence thereof the area stands reduced by 1 Bigha 5 Biswa and at present is measuring 9 Bigha 4 Biswa land in the manner stated above.

5. WHEREAS a Road from North to South has also been carved out by Agra Development Authority passing through the clusture of Khasra Nos. 2049, 2050, 2051 and 2061 of aforesaid Mauza Basai Mustqil Tehsil and District Agra as a result thereof the area of Khasra Plot Nos. 2049, 2050, 2051 and 2061 stands partitioned in pieces and the land of Western side from the Road which comprises of Khasra Plot Nos. 2049, 2050, 2051 and 2061 alongwith the land of Khasra No. 2048 which previously was measuring 5 Bigha 10 Biswa now stands reduced to 3 Bigha 06 Biswa 13 Biswans which is only the subject matter of this Deed of Sale, and which is of the share of 1ST PARTY of SECOND PARTY of this DEED and includes the interest of 2nd and 3rd parties of this deed in

[Signature]

[Signature]



[Signature]



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-5-

6. ~~AND WHEREAS the FIRST PARTY had executed an agreement~~
~~of sale regarding his share in favour of Shri KHANWAR~~
~~PRASAD son of Shri Badar Chand Jain resident of Seth City,~~
~~Agre vide registered agreement dated 21.6.1991 which is~~
~~recorded in Yarnay Copy Book No. 1 Volume 306 on pages~~
~~22/26 dated 4.10.1991 at Document No. 1660 in the office~~
~~of Sub Registrar, Agre. Though the aforesaid agreement~~
~~stands lapse and barred by time yet in order to avoid~~
~~the dispute if any, they have been impleaded as a proper~~
~~necessary and legal party to this deed of sale to the~~
~~extent of once covered under this deed.~~
7. ~~AND WHEREAS Shri Bagnuda Dooda one of the persons of~~
~~SECOND PARTY as well as Shri Chookey Lal have also executed~~
~~two separate agreements in favour of Shri Rajendra Kumar~~
~~son of Shri Badar Chand resident of Chhiti Khana, Bawalnagar~~
~~Agre vide agreement to sell dated 25.5.1991 registered at~~
~~Document No. 10100 dated 25.9.1991 in Book No. 1 Vol. 737~~
~~pages 57/60 in the office of Sub Registrar, Agre and~~
~~agreement dated 25.6.1991 which is registered as Document~~
~~No. 10103 dated 25.9.1991 in Book No. 1 Vol. 737 pages~~
~~12/14 in the Office of Sub Registrar, Agre respectively~~
~~and thus Shri Rajendra Kumar have joined this deed of sale~~
~~as a proper necessary and legal party in order to avoid~~
~~future complications.~~
8. ~~AND WHEREAS Shri DEVI CHAMAN one of the persons of the~~
~~SECOND PARTY and Shri DECHAM DEVI have also executed~~

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~~Agreement to sell in favour of Shri Satya Narain Jain of~~
~~Shri Satya Narain Jain resident of Dhuleti, Agra, vide~~
~~agreement to sell dated 25.9.1991 which is duly registered~~
~~on 25.9.1991 at Xerox copy Book No. 1 Vol. 1227 pages 65/66~~
~~62/64 of Serial No. 20202 and agreement dated 25.9.1991~~
~~which is duly registered on 25.9.1991 at Xerox Copy Book~~
~~No. 1 Vol. 1227 pages 65/66 of Serial No. 20202 in the~~
~~office of Sub-Registrar, Agra respectively and thus~~
~~Shri Satya Narain Jain have joint this Deed as a proper necessary~~
~~and legal party in order to avoid future complications.~~

9. AND WHEREAS Shri Satya Narain Jain in trust and as agent of FIRST PARTY AND SECOND PARTY also executed documents in favour of Shri KHALIL KHAN AND Shri ANWAR KHAN who also have been joined as a necessary and proper party to this Deed in order to avoid future complications vide document dated 24.5.2000 which is duly registered as Document No. 1389 dated 24.5.2000 in Bahi No.1 Vol. 1227 on pages 165/174 in the office of Sub-Registrar, Agra in favour of Shri KHALIL KHAN son of Shri RAHIM KHAN resident of Nagla Mewati Tajganj, Agra AND another Document dated 24.5.2000 which is duly registered as Document No. 1390 dated 24.5.2000 Xerox Book No. 1 Vol.1227 on pages 175/184 in the office of Sub-Registrar, Agra in favour of Shri Anwar Khan son of Shri Rahim Khan resident of Nagla Mewati, Tajganj, Agra and as such they have been joined as a proper and legal party in the manner stated above.





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NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That all the VENDORS i.e. PARTIES NO. 1 to 4 do hereby collectively, jointly, severally, separately and individually transfer, sale and alienate their all right, title and interest in the property i.e. Khasra Nos. 2048 measuring 1 Bigha 17 Biswa, 2049 measuring 19 Biswa, 2050 measuring 17 Biswa, 2051 measuring 9 Biswa, 2061 measuring 13 Biswa to the extent of 2/3rd share i.e. 3 Bigha 08 Biswa 13 Biswansi and which excludes the area gone in the road carved by Agra Development Authority, all situated at Mauja Basai Mustqil Tehsil and District Agra, against a total consideration of Rs. 36 Lacs (Rupees thirty six lacs) only to the purchaser to have hold use and enjoy the same alongwith all easements, access and approaches and requirements as its true and lawful owner for ever.

2. That the Purchaser has paid entire amount of sale consideration of Rs. 36 Lacs (Thirty six lacs only) in the following manner:-

PARTICULARS

AMOUNT (RS.)

1. Cheque No. 051121 dt. 9.7.2001	Rs. 1 Lac
2. Cheque No. 051122 dt. 9.7.2001	Rs. 1 Lac
3. Cheque No. 051125 dt. 4.8.2002	Rs. 5 Lac
4. Cheque No. 051126 dt. 4.8.2002	Rs. 5 Lac
5. Cheque No. 051127 dt. 4.8.2002	Rs. 2 Lac
6. Cheque No. 051128 dt. 4.8.2002	Rs. 2 Lac

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7. Cheque No. 051129 dt. 4.8.2002	Rs. 2 Lac
8. Cheque No. 051130 dt. 4.8.2002	Rs. 2 Lac
9. Cheque No. 051131 dt. 4.8.2002	Rs. 2 Lac
10. Cheque No. 051132 dt. 4.8.2002	Rs. 2 Lac
11. Cheque No. 051133 dt. 4.8.2002	Rs. 2 Lac
12. Cheque No. 051134 dt. 4.8.2002	Rs. 2 Lac
13. Cheque No. 051135 dt. 4.8.2002	Rs. 2 Lac
14. Cheque No. 051136 dt. 4.8.2002	Rs. 2 Lac
15. Cheque No. 051137 dt. 4.8.2002	Rs. 2 Lac
16. Cheque No. 051138 dt. 4.8.2002	Rs. 2 Lac

All drawn on Bank of Baroda, M.G. Road Main Branch, Agwa

Thus the sellers do hereby admit and acknowledge to have received the entire amount of sale consideration in the manner stated above and shall further admit and acknowledge the same before the Registering Authority at the time of Registration of this Deed. There remains nothing to be paid to either of the sellers against the sale consideration whatsoever. *The aforesaid cheques stands issued in favour of Javed Iqbal Khan & Anwar Khan, the 2nd & 3rd Party of this deed through whom the 1st & 2nd Party acknowledge the receipt of sale consideration.*

3. That all the right, title and interest of all and each sellers i.e. Parties No. 1 to 4 of this Deed stands extinguished and vested in favour of PURCHASER consequent to this Deed OF SALE, and Sellers have been left with no interest in the property mentioned above.

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4. That the PURCHASER have been put into actual and physical possession of the property which is free from any encroachment, litigation, attachment under any decree of any Court, security against any debt etc. The Sellers do hereby admitted and acknowledge to have transferred and sold perfect clear and marketable title to the property in favour of Purchaser which is free from all charges, liens and encumbrances whatsoever.

5. That the aforesaid property is not subject to any acquisition or requisition proceedings either by the State Government or any other local body created under any law and bears a good clear and marketable title.

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6. That the Purchaser is free to get its name mutated in all the concerned revenue records of the State Government and the other authorities and this document of sale shall be conclusive proof of possession of the Purchaser and shall always be read henceforth against the sellers and in favour of the Purchaser and although proceedings related to any suit shall be deemed to be void ab-initio in presence of this Document of sale.

7. That in the eventuality of the right, title and interest of the Purchaser being assailed and impinged due to any lacuna or defect in the title of the property sold hereby or and or occasioning any loss or damage to the Purchaser the Sellers do hereby

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severally, jointly and collectively undertake to reimburse and indemnified the Purchaser against all such losses and damages alongwith the guarantee and warrantee of removing the such defect of lacuna and defect of title at their own costs and expenses.

8. That the Sellers hereby also undertake and admit to return and refund the entire amount of sale consideration alongwith ^{by interest at 1%} the prevailing market rate with further consequential damages and all expenses separately in the eventuality of any breach of

warrantee and guarantee given hereby. ^W All the documents ^E pertaining to the land have been inspected which were produced before the purchaser and the purchaser have satisfied himself from the same. ^W

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9. That there are no dues of any tax, outstanding against the aforesaid property being sold hereby and henceforth all the future taxes shall be paid by the Purchaser.
10. That the stamp duty and registration expenses incurred are exclusively born by the Purchaser.
11. That this Deed of Sale has been executed out of the free will, consent and volition of each parties and is not subject to any misrepresentation, coercion or duress whatsoever and shall always have bindings force and effects on the legal heirs, successors of each parties.

[Signature]
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IN WITNESS WHEREOF THE PARTIES TO THIS DEED has set forth
and scribed their respective hands on the aforementioned
day, date month and year in presence of the following
witnesses:-

WITNESSES:-

1. Shri Nafis Ahmed
S/o Shri Beharwal Khan
To 43/143, Nagla Mevati, Fajgar, Agri.
2. Shri Kallu Khan
S/o Shri Ishag Khan
To 43/156, Nagla Mevati, Fajgar, Agri.

Kallu Khan

SELLERS/VENDORS.

PURCHASER.



02AA 156547

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DETAILS OF PROPERTY:-

2/3rd share of Khasra Nos. 2049 measuring

19 Biswa, 2050 measuring 16 Biswa, 2051

measuring 14 Biswa, 2061 measuring ~~14 Biswa~~ 14

14 Biswa and (entire) Khasra No. 2048 measuring

1 Bigha 17 Biswa Total measuring 3 Bigha 05 Biswa

13 Biswas which falls towards Western Side of

Road carved by Agra Development Authority and

does not include the area of these numbers gone

and covered in road situated at Mbuja Basai Mustqil

Tehsil and District AGRA.

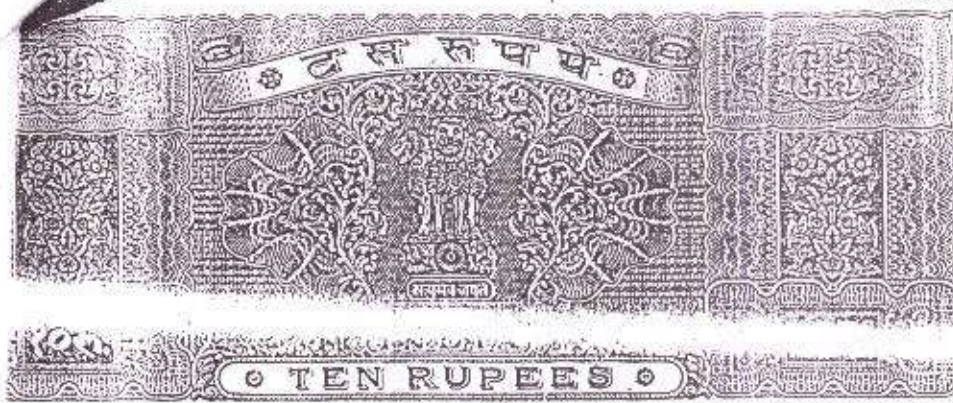
NOTE:-

The Stamp duty has been paid on the sale consideration of Rs. 36 Lacs which is higher than the market value/circle rate fixed by Collector, Agra of Mbuja Basai Mustqil for agriculture properties which comes to Rs. 30,73,000/- at the rate of Rs. 40 Lacs per hectare.

This Deed has been drafted by Shri Devendra Tripathi Advocate, Civil Courts, AGRA in accordance with the version and assertions of the sellers who having read and understood the contents in their fully receptive senses have signed this Deed. In this deed of sale

Signature of Shri Devendra Tripathi





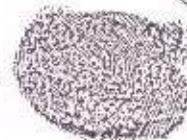
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There are following amendments and corrections

- (i) At Page No. 2, the line nos. 3 to 9 (three to nine) & 15 to 19 (line nos. fifteen to nineteen) have been deleted and in line no. 11 (eleven) between the words "the" & "Party" the word "THIRD" have been inserted and in like manner in line no. 14 (fourteen) after the word "the" and before the word "Party" the word "Fourth" has been inserted, and in line no. 20 (twenty) after the word "in favour of" the line stands deleted.
- (ii) At Page No. 4 Para No. 5 the area have been corrected as three Bigha six Biswa thirteen Biswasai & six Kanakhwasai and in last line "and includes the interest of 3rd and Fourth Party of this deed" have been added in handwriting.
- (iii) The full contents of Para ten, seven & 8 (eight) at Page No. five and partly on Page No. six have been deleted.
- (iv) At Page No. 7 Para 10, line no. 1 figure "4" (four) is corrected and in line five & six of this Page have been corrected as "Three Bigha six Biswa thirteen Biswasai & six Kanakhwasai" and in Para eleven line no. one "fill date" is added and in line two and three three words have been deleted and in line six the figure "four" is corrected and in last "fill date" is added.
- (v) At Page No. 8, Para one, line one the figure "four" is corrected. In line eight and nine the area has been written as "Three Bigha six Biswa thirteen Biswasai & six Kanakhwasai, which we admitted."
- (vi) On this page in Para 3, line two the figure "four" have been corrected.
- (vii) At Page twelve Para eight, line three "interest at" have been added and in last "all the documents pertaining to the land have been inspected which were produced before the Panchayat and the purchaser have satisfied himself from the same" have been added.

Signature

11/11/1911





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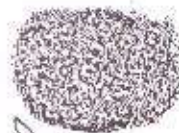
(viii) At Page number fifteen, in line No. 11, the area of the property have been corrected as Three Bigha Nin Biswa thirteen Biswas and Six Kanchwas which are admitted.

At Page No. 8 and 15 the area of Khanna No. 2061 be read to have been written as fourteen Biswa only which has also been corrected in writing.

All the deletions, additions, insertions and cuttings enumerated with point one to eight of note of this deed of sale are hereby admitted and acknowledged and stands initialed and signed. This deed of sale may be deemed to be construed with such deletion, additions, insertions and cuttings.

[Signature]

[Signature]
D. K. Tripathi
Advocate
Civil Court, Allahabad



मि. न. नारायण

2837 2.8.2007

10/11/14

13-8-2007
 बाब निर्वाह 14/11/14
 के दो प्रविष्टि 14/11/14
 के नम्बर 2579

पर निर्वाह-113
 बाबदा

