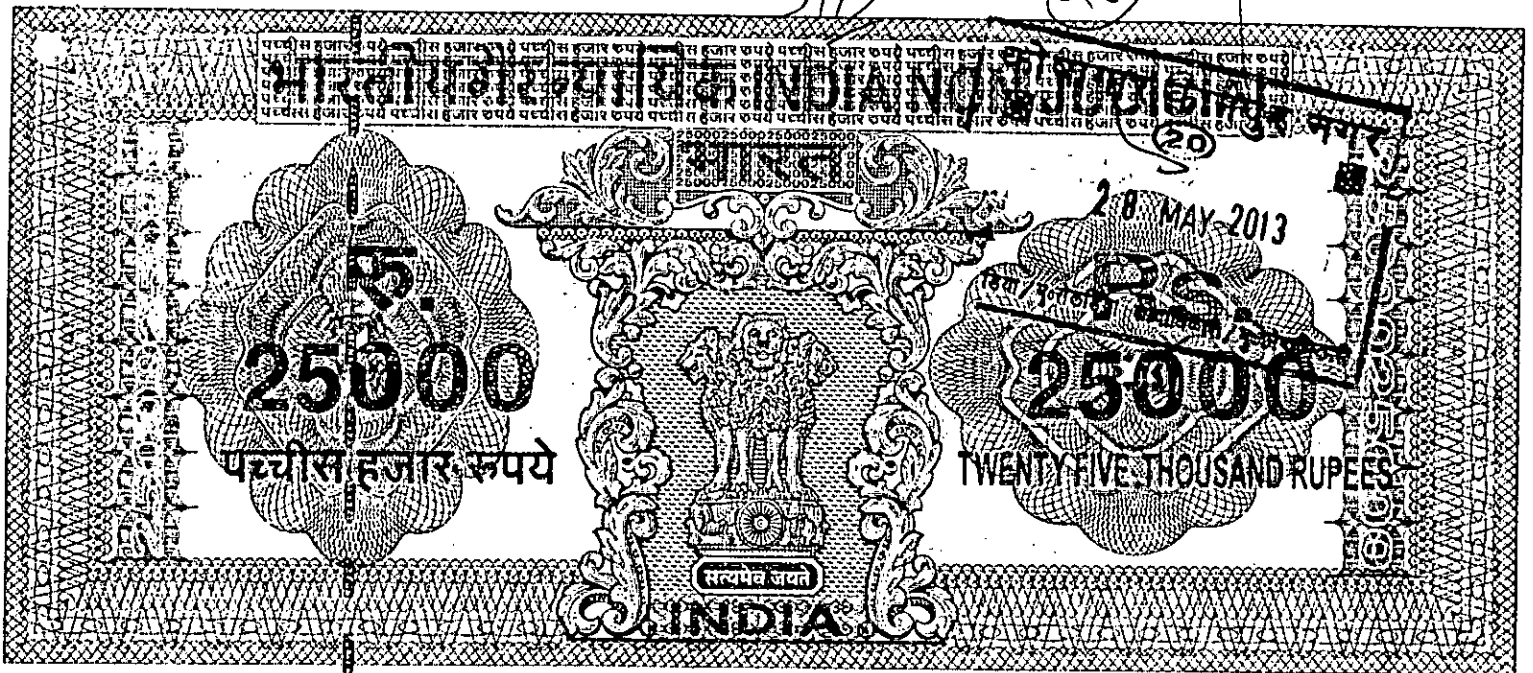


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26



उत्तर प्रदेश UTTAR PRADESH

D 179140



Name of the office

: Sub-Registrar,

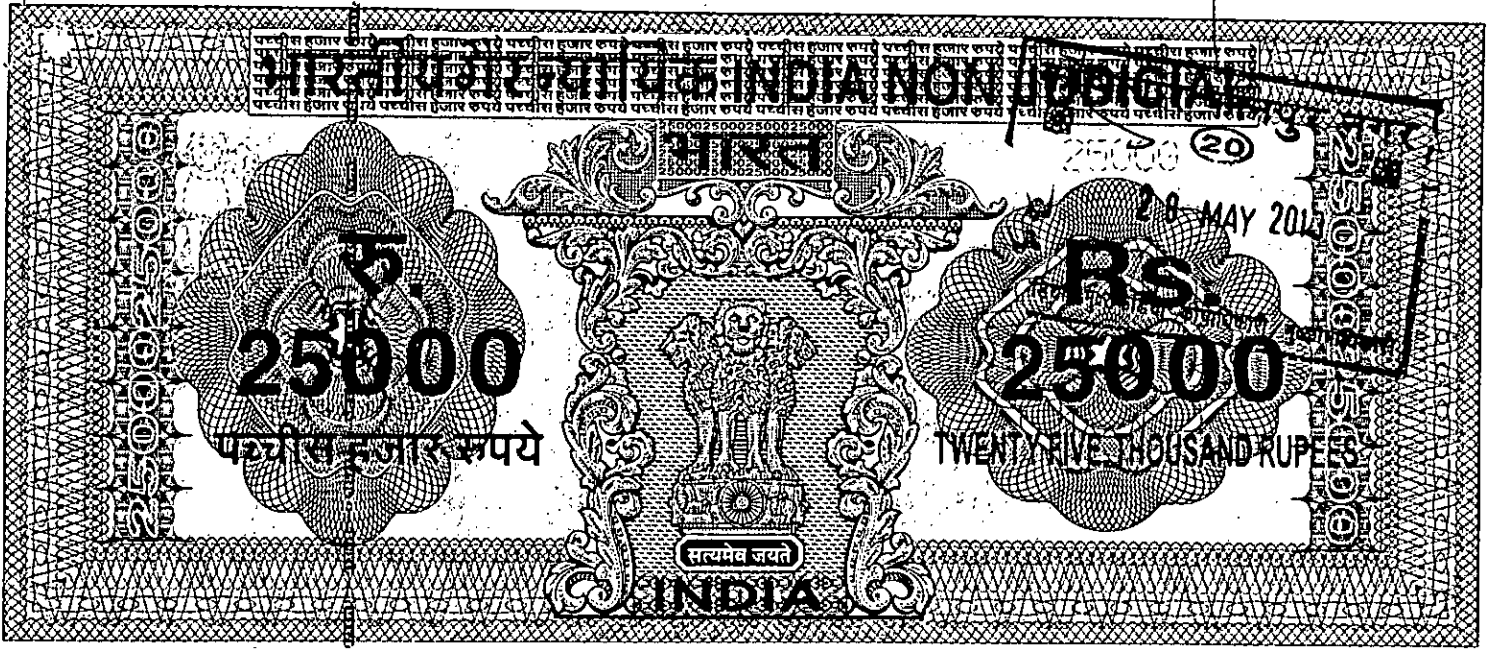
Zone No. II

Kanpur Nagar.

1. Date of Presentation : 29.5.2013
2. Date of Execution : 29.5.2013
3. Nature of Document : SALE DEED
4. Sale consideration : Rs. 10,50,000/-

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उत्तर प्रदेश UTTAR PRADESH

D 179146

D 179146

2

5. Market value : Rs. 25,60,500/-

6. Name and address of the Presenter/Vendor: Smt. Meera Devi,
adult, W/o. Sri Kuwar Singh Bhadauria R/o. House No. 32,
Gaptam Vihar, Kalyanpur Khurd, Kanpur

7. Name and address of the Vendee/Purchaser : RATAN

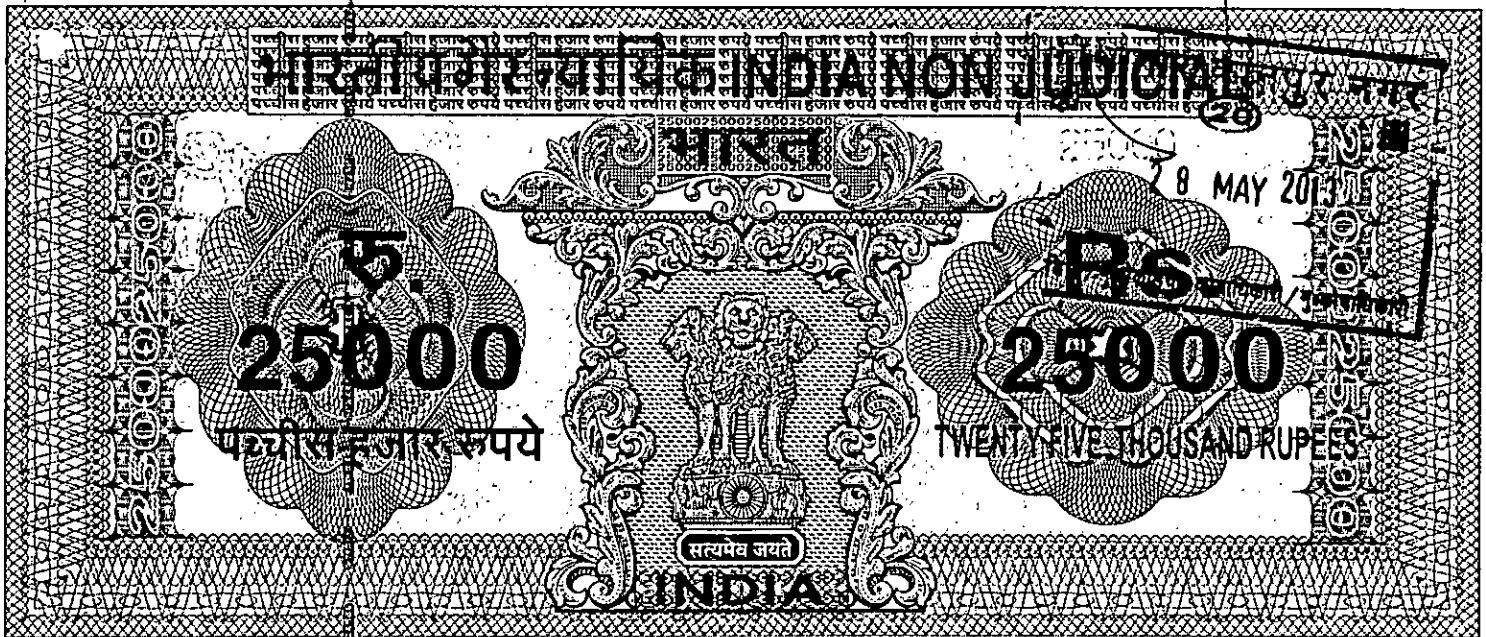
COLONIZER PRIVATE LIMITED, a company duly
incorporated under the Indian Companies Act having its registered
office at 113/70, Swaroop Nagar, Kanpur Nagar through its
authorized signatory Shri Dhananjay Tiwari, adult, son of Shri
R.C. Tiwari, C/o. 113/70, Swaroop Nagar, Kanpur Nagar

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— nam;





उत्तर प्रदेश UTTAR PRADESH

D 179145

D 179145

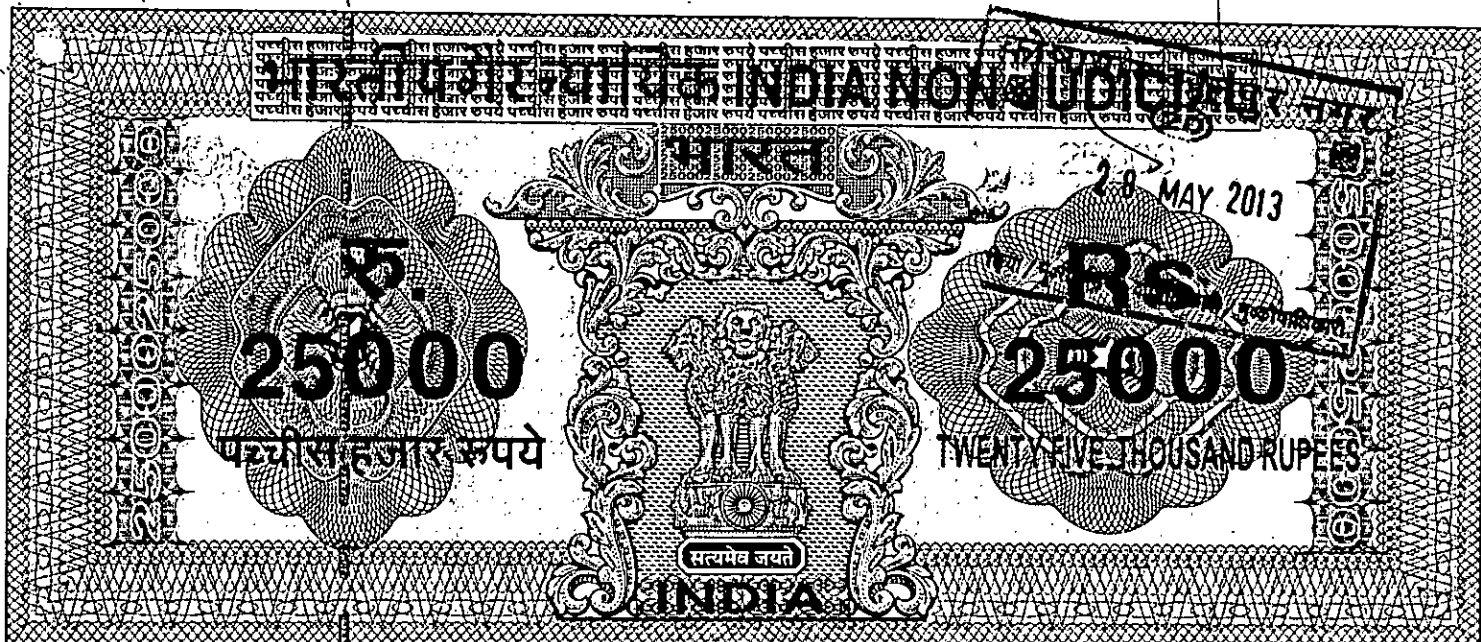
3

8. DESCRIPTION OF THE PROPERTY:

- 1) Place : Naramau Bangar, Kanpur Nagar.
- 2) Khata No./Chak No. : part of Arazi No. 10 Min. at Mauja
Naramau Banger, Kanpur Nagar
- 3) Land area : 256.05 Sq. Mtr.
- 4) Width of the Road. : 20 ft. Wide Road
- 5) Residential/ Semi Residential/: Residential
Commercial .
- 6) House/Plot/Agricultural : Plot

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उत्तर प्रदेश UTTAR PRADESH

D 179144

D 179144

4

- 7) Whether the property under : The property under sale
Sale is situated on two side is neither situated on two
Roads or facing to park. side Roads nor facing to
park.

Boundaries of part of Arazi No. 10 Min. at Mauja Naramau Banger,
Kanpur Nagar admeasuring 256.05 Sq. Mtr.

North: 20 Ft. wide Road

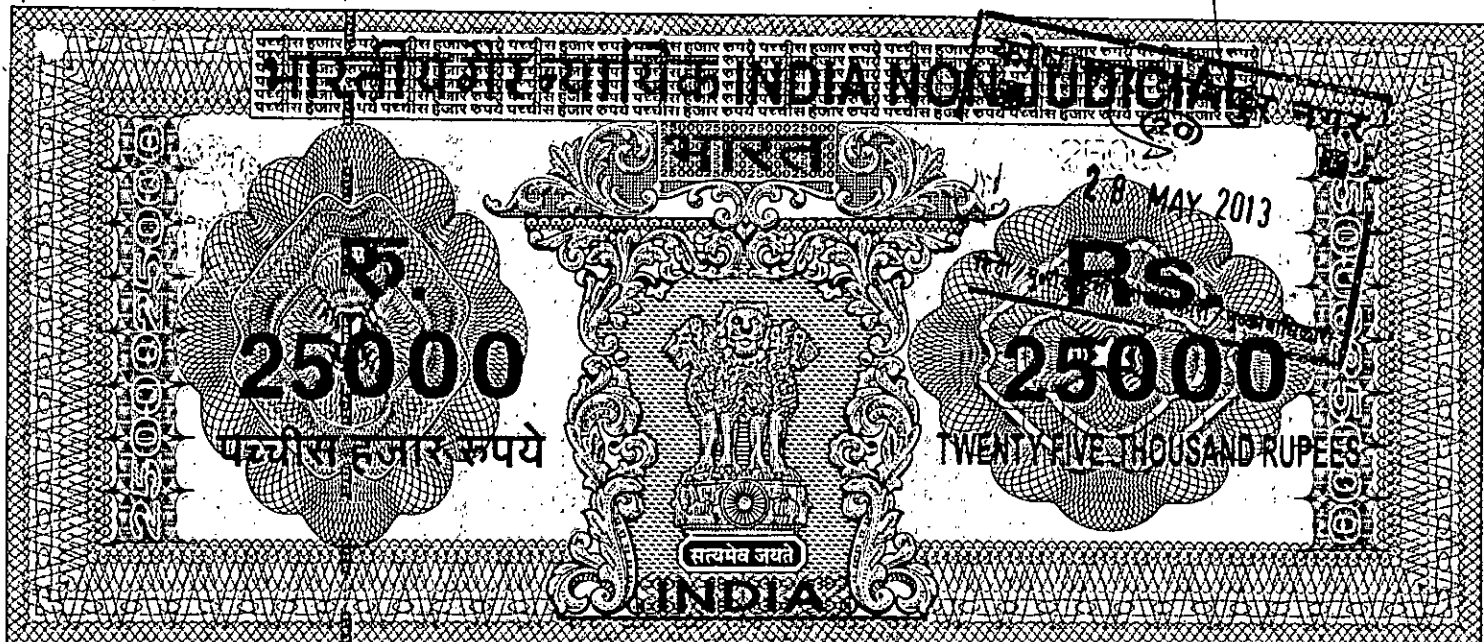
South : Arazi No. 11 and 36

East : Part of Arazi

West : Arazi No. 9

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उत्तर प्रदेश UTTAR PRADESH

D 179143

D 179143

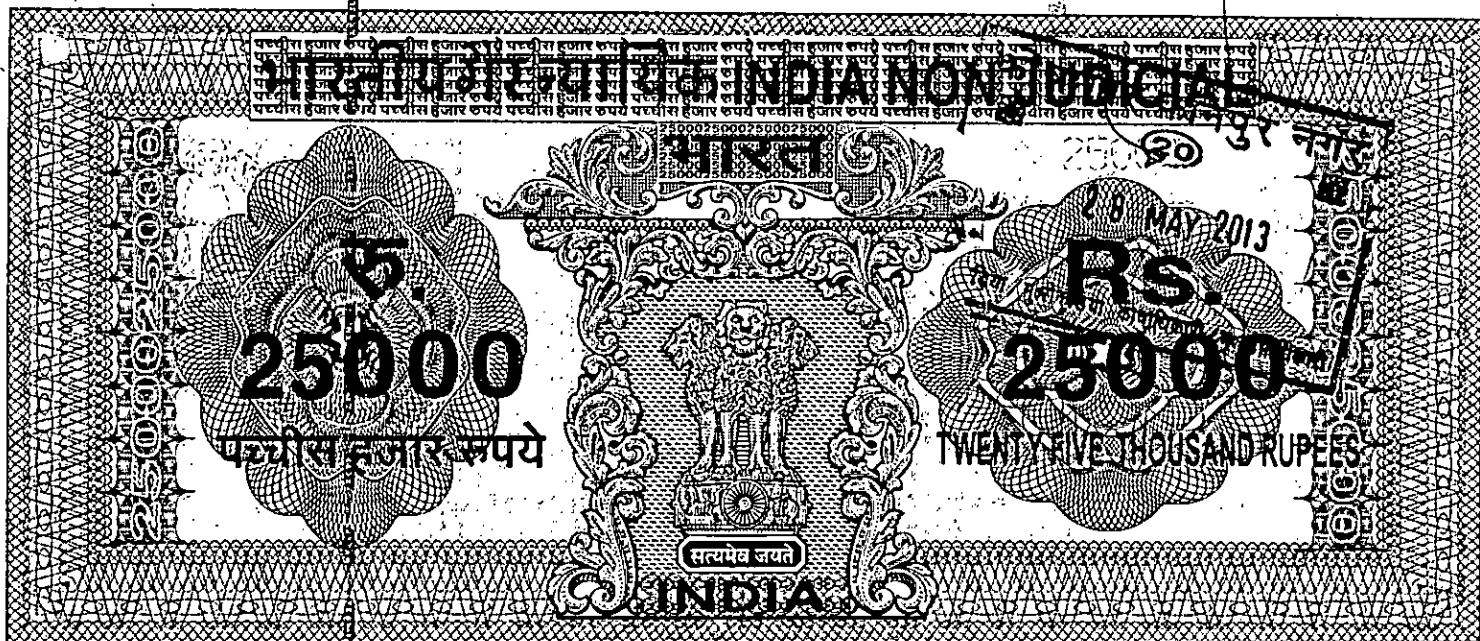
5

9. DETAILS OF PAYMENT OF STAMP DUTY :

- 1) D.M.'s rate of the land : Rs .10,000.00 per Sq. Metre.
- 2) Value of the land : 256.05x Rs. 10,000.00
=Rs. 25,60,500/-
- 3) Stamp duty payable : Rs. 1,79,270/-
according to the D.M.'s rate
- 4) Stamp duty paid at the time : Nil
of Agreement to sell.

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उत्तर प्रदेश UTTAR PRADESH

D 179142

D 179142

6

5) Stamp duty payable after : NA.

Adjustment.

6) Total stamp duty paid : Rs. 1,79,300/-

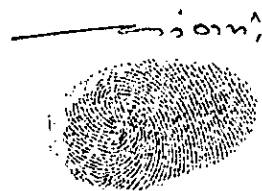
:: SALE DEED ::

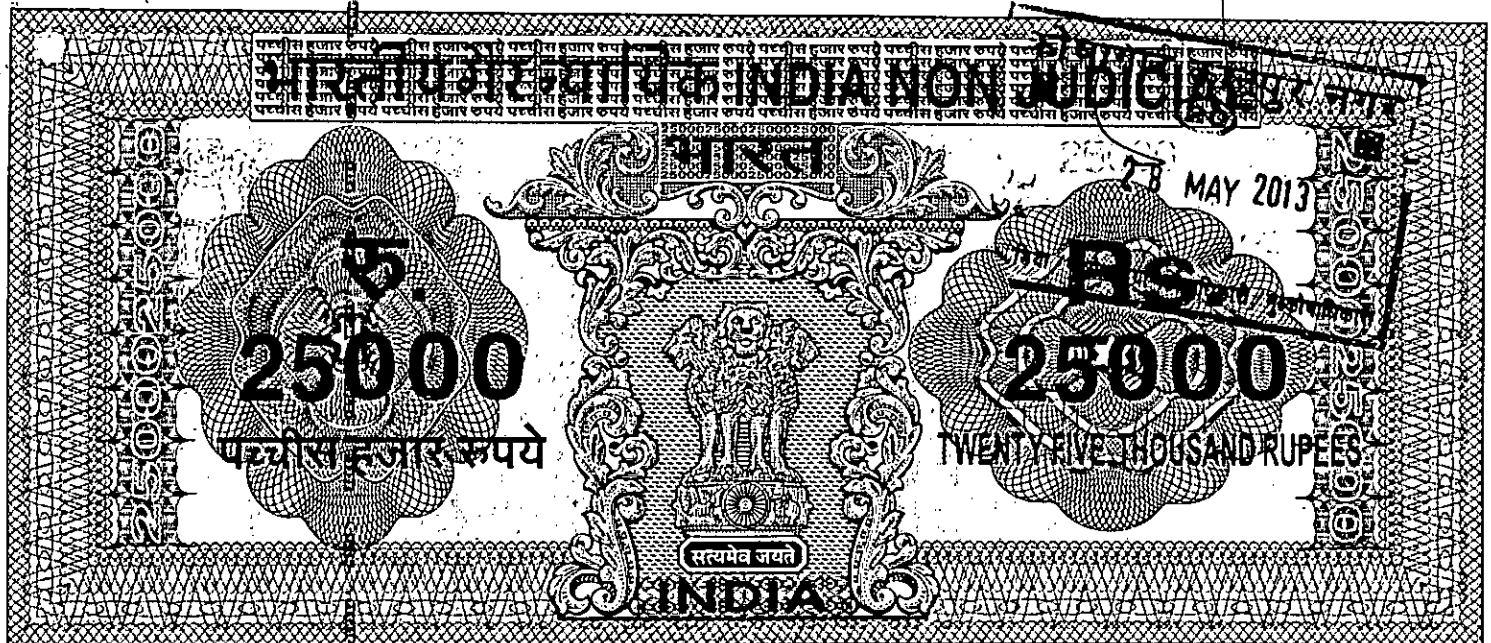
THIS DEED OF SALE is made on this 29 th day of May, 2013; at Kanpur Nagar:

BY

Smt. Meera Devi, adult, W/o. Sri Kuwar Singh Bhadauria R/o. House No. 32, Gautam Vihar, Kalyanpur Khurd, Kanpur; hereinafter referred to as the "VENDOR" (which expression unless repugnant to the

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उत्तर प्रदेश UTTAR PRADESH

D 179141

D 179141

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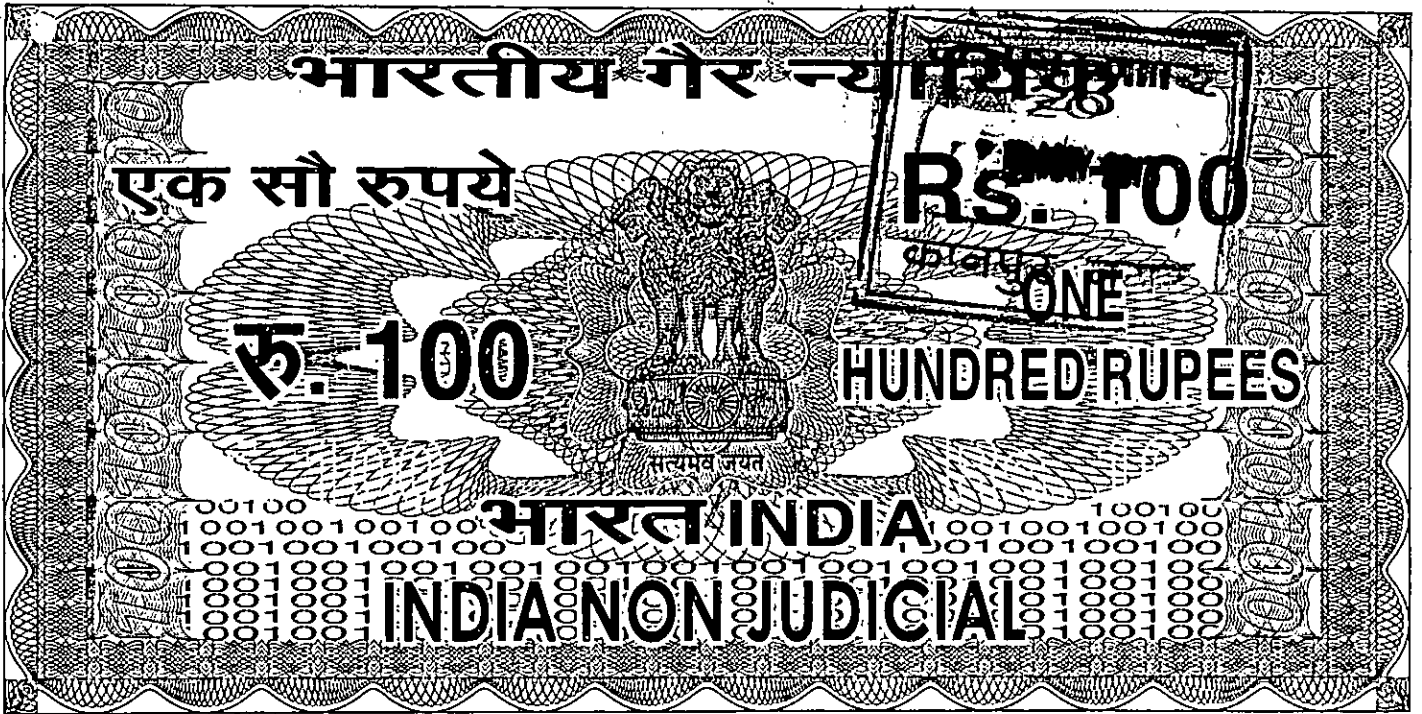
context shall mean and include her heirs, legal representatives, successors and assignees etc.):

:: IN FAVOUR OF ::

RATAN COLONIZER PRIVATE LIMITED, a company duly incorporated under the Indian Companies Act having its registered office at 113/70, Swaroop Nagar, Kanpur Nagar through it's authorized signatory Shri Dhananjay Tiwari, adult, son of Shri R.C. Tiwari, C/o. 113/70, Swaroop Nagar, Kanpur Nagar (authorized vide resolution dated 01.05.2013, passed in the meeting of Board of Directors); hereinafter referred to as the "VENDEE" (which expression unless repugnant to the context shall mean and include it's heirs, legal representatives, successors and assigns etc.);

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उत्तर प्रदेश UTTAR PRADESH

BR 398829

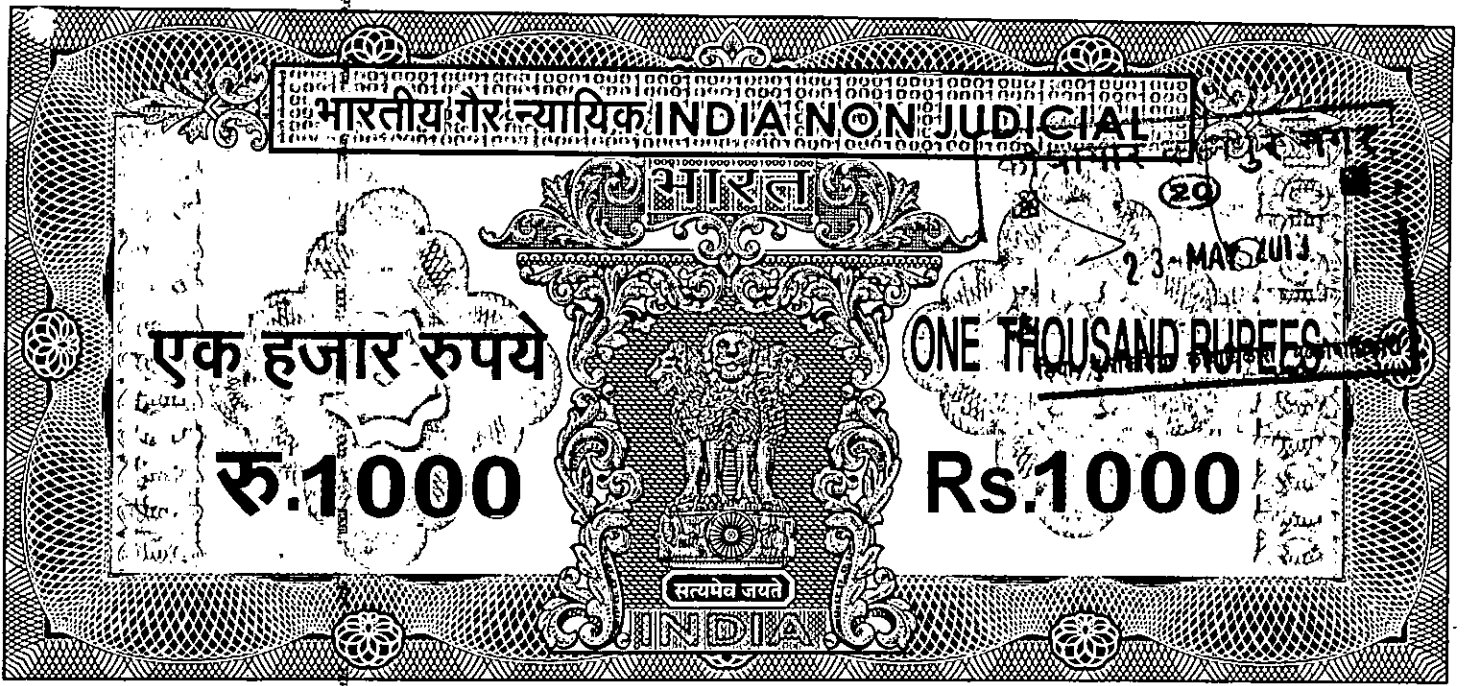
8

WHEREAS the vendor purchased part of Arazi No. 10 Min. at Village Naramau Banger Kanpur Nagar admeasuring 256.05 Sq. Mtrs. from its erstwhile owner Shyam Ji Nigam S/o. Shri Lalta Prasad Nigam R/o. 104-A/152 Ram Bagh, Kanpur through his attorney Ravinder Kumar S/o. late Dharmendra Swaroop R/o. 1541 Awas Vikas Scheme No. I Kalyanpur Kanpur vide Registered sale deed dated 6.6.2008 which is Registered at Book No. I Volume 3874 at pages 385 to 408 at serial No. 1718 on 06-06-2008 in the office of Sub Registrar Kanpur;

AND WHEREAS the Vendor became the absolute owner in possession of part of Arazi No. 10 Min. at Village Naramau Banger Kanpur Nagar admeasuring 256.05 Sq. Mtrs. fully bounded and detailed earlier in schedule of this deed hereinafter referred with the word demised plot, the name of the vendor has also been recorded in

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उत्तर प्रदेश UTTAR PRADESH

AE 984336

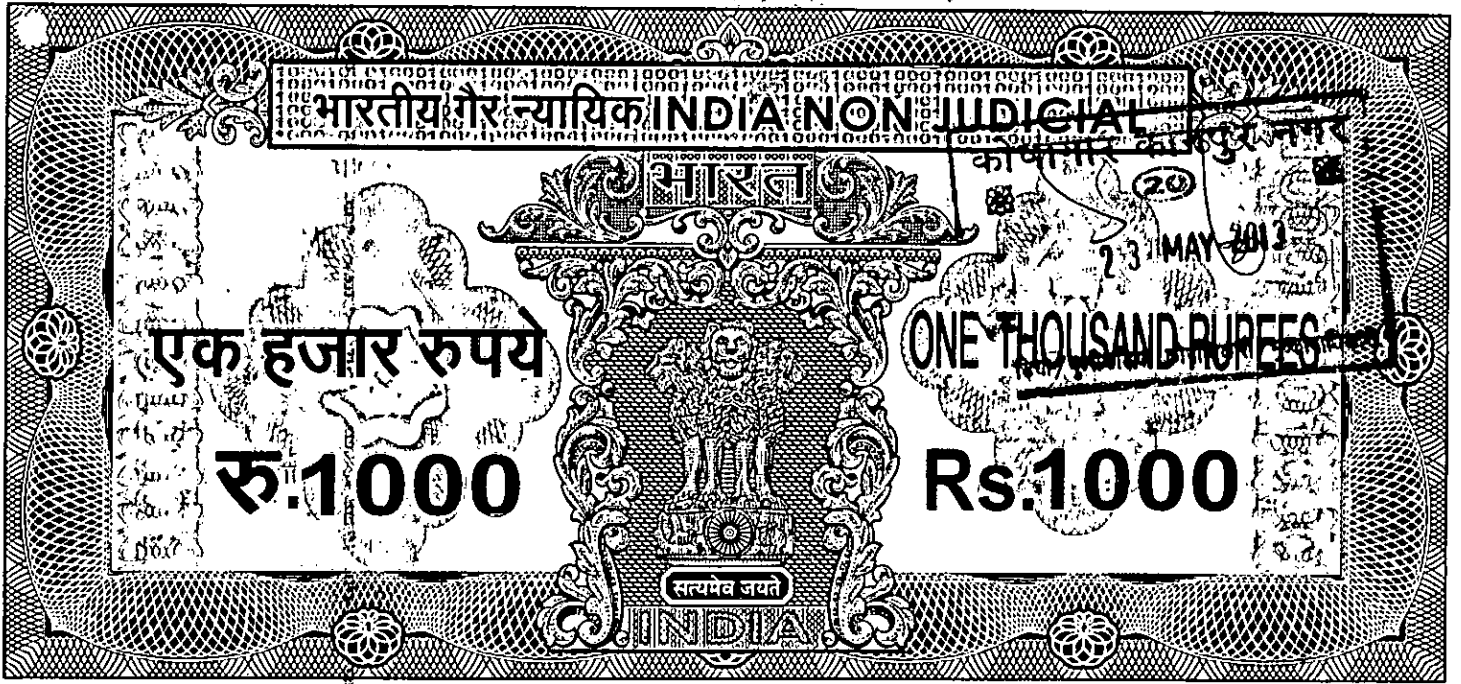
9

revenue record as Sankramaniya Bhoomidhar and no one else has any right, title or interest except the vendor which is free from all sorts of encumbrances, charges, demands, liens, litigation, mortgages, attachments, prior agreement to sell, acquisition and requisition etc. The vendor has also not been restrained from selling or transferring the demised plot by way of any injunction order of any Court or Authority and the vendor has got absolute right, title and interest to sell and transfer the same in any manner what so ever.

AND WHEREAS the vendor requires money to fulfill her commitments but there is no way to get money except from selling the demised plot and she offered to sell the same, the vendee having come to know the offer of the vendor, is agree to purchase the demised plot at the sale consideration of Rs. 10,50,000/- (Rupees Ten Lacs fifty thousand only) the price offered by the vendee is most reasonable

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उत्तर प्रदेश UTTAR PRADESH

AE 984335

10

proper and genuine from the market value which none has offered and the vendor is also agree to sell her aforesaid demised plot to the vendee at the said sale consideration.

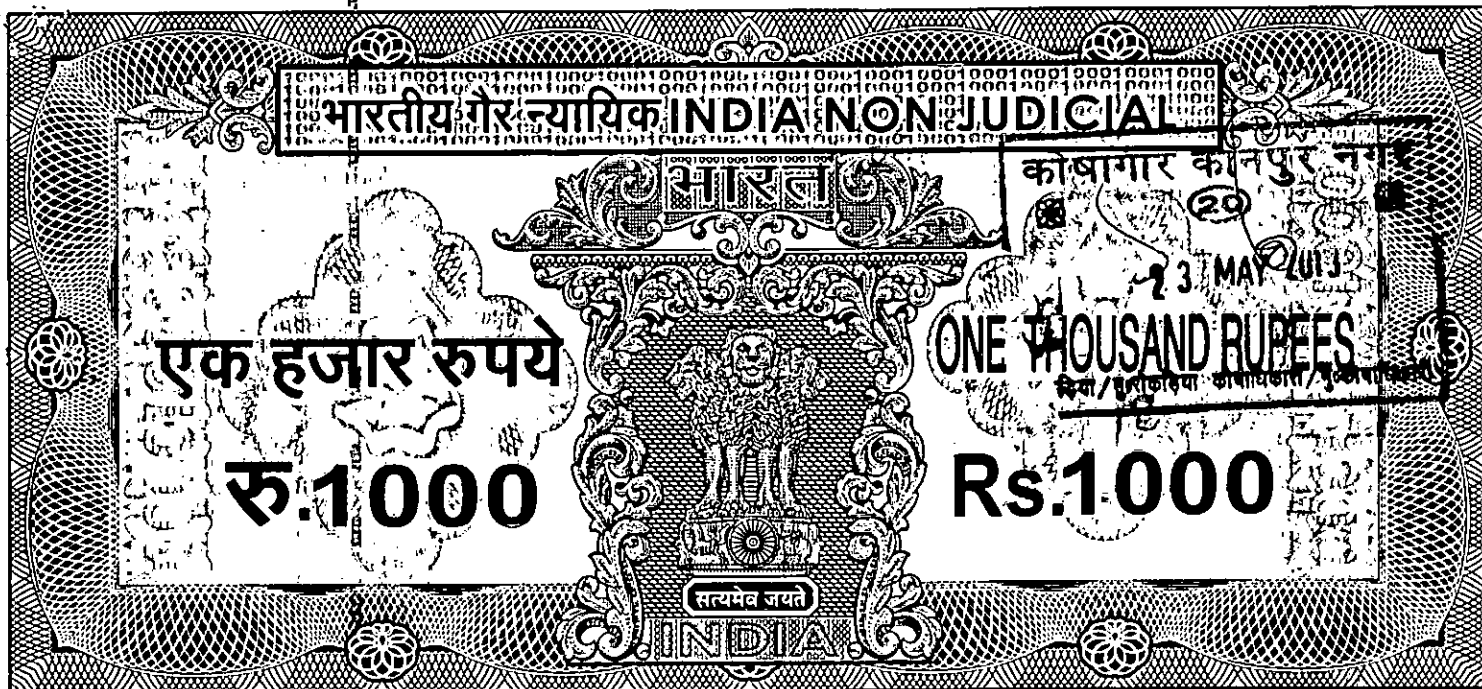
Now there is no impediment in execution of the sale deed hence this deed of sale.

:: NOW THIS DEED OF SALE WITNESSETH AS UNDER ::

1. That in consideration of Rs. 10,50,000/- (Rupees Ten Lacs fifty thousand only) paid by the Vendee to the Vendor in the manner detailed and described in Schedule 'A' of this Deed, the Vendor does hereby acknowledge and confirm the receipt of the entire Sale consideration and the Vendor does hereby sell and transfer the demised plot i.e. part of Arazi No. 10 Min. situated at Naramau Bangar Tehsil & Distt. Kanpur Nagar admeasuring 256.05 Square Meters fully bounded and detailed earlier in Schedule of this Deed

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AE 984334

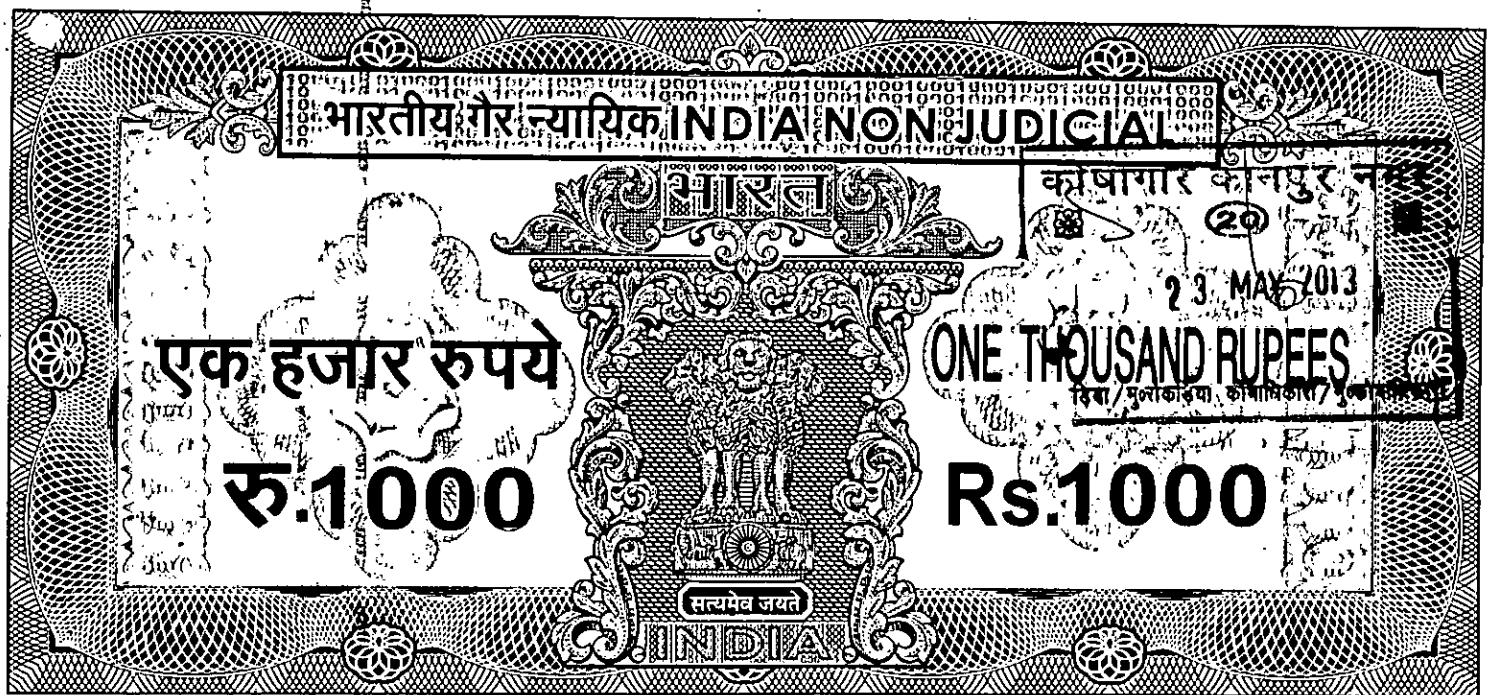
41

and also shown in the map annexed hereto with all right, title and interest UNTO AND UPON the demised plot TO HAVE AND TO HOLD the same absolutely and for ever in favour of the Vendee.

2. That the vendor does hereby make covenant and declare that she has delivered the actual, physical and vacant possession of the demised plot to the Vendee through this deed of sale, now the vendee is entitled to use, occupy, possess and enjoy the demised plot as the owner thereof without any interference, disturbance or interruption either by the vendor, or by any person claiming through or under her. The vendee shall also be entitled to use the demised plot in any manner whatsoever without any prior permission or objection either from the vendor or from any person claiming through or under her.
3. That the vendor does hereby make covenant and declare that the rights hereby transferred through this deed subsists and the vendor

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उत्तर प्रदेश UTTAR PRADESH

AE 984333

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has right to sell and transfer the same and now the vendee shall have the same rights as the vendor had and shall always be entitled to sell and transfer the same without any prior permission or objection either from the Vendor or from any person claiming through or under her.

4. That the parties to this deed do hereby make covenant and declare that the vendor has paid all the dues etc. in regard of the demised plot upto today and the vendee shall be responsible to pay henceforth if the vendee has to pay any thing on account of the vendor the same shall be indemnified by the Vendor to the Vendee.

5. That the vendor does hereby make covenant and declare and gives her consent through this Deed of Sale that the vendee shall get it's name mutated in the records of the Tehsil Kanpur or at any other place in place of the vendor's name. If any thing or deed is further

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उत्तर प्रदेश UTTAR PRADESH

BR 397063

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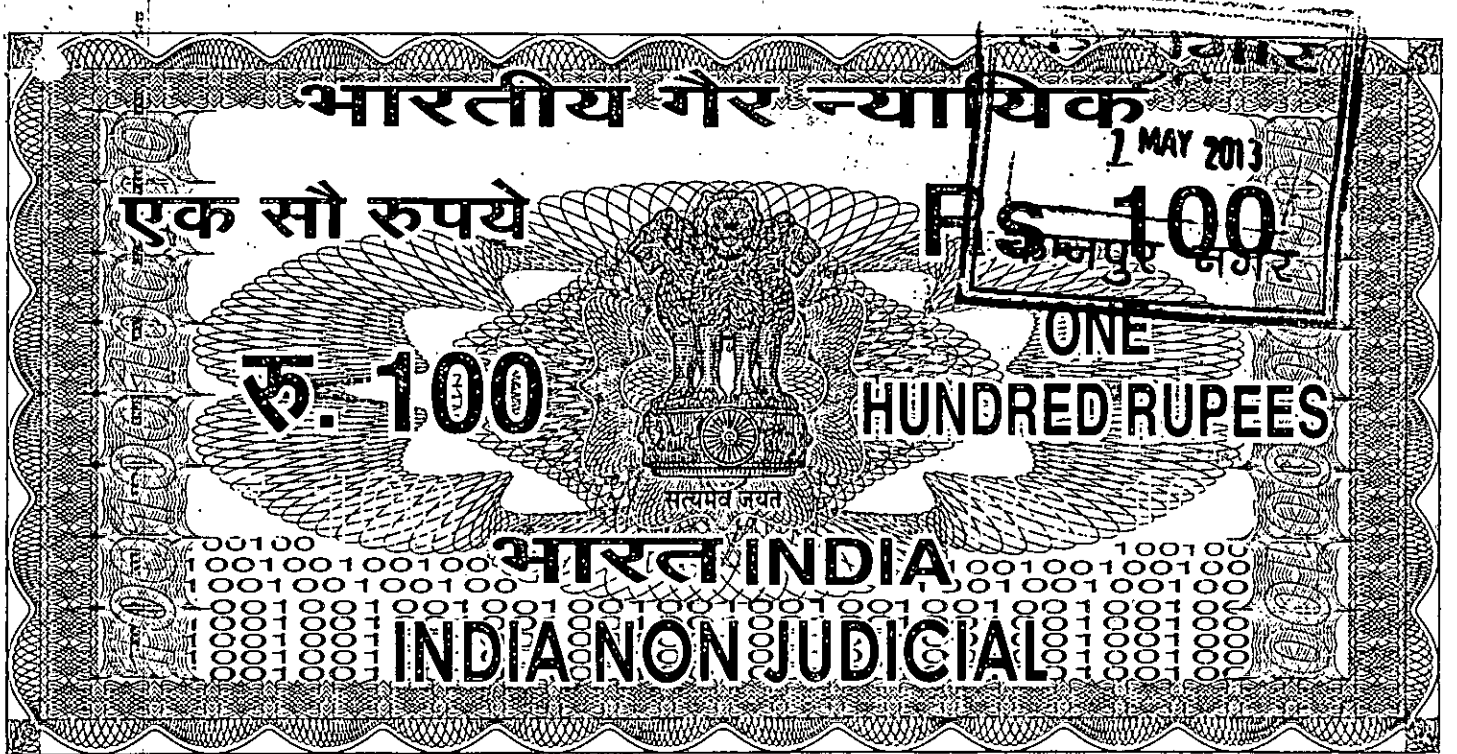
required for more perfectly assuring the demised plot, the vendor shall execute all such things or deeds at the request of the vendee.

6. That the Vendor does hereby make covenant and declare that she has not done any such thing whereby the demised plot hereby transferred be lost from the hands of the vendee either in part or in full. If the vendee suffers any loss due to any act or omission committed by the vendor or on account of anything found contrary to the covenants and declarations made in this deed in such event the vendee shall be entitled to realize all the cost of the demised plot with interest and investment from the person and property of the vendor.

7. That the vendor has delivered all the original title deeds to the vendee through this deed of sale which is hereby acknowledged and confirmed by the vendee.

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उत्तर प्रदेश UTTAR PRADESH

BR 397062

14

8. That it is agreed by and between the parties that all the expenses incurred in execution of this sale deed i.e. stamp duty, registration fee, counsel fee, typing charges and Photostat copy charges etc. have been borne by the vendee and the vendor has no concern with any of the expenses herein before written.

:: SCHEDULE 'A' ::

DETAIL AND DESCRIPTION of the Sale consideration of Rs. 10,50,000/- (Rupees Ten Lacs fifty thousand only) paid by the Vendee to the Vendor.

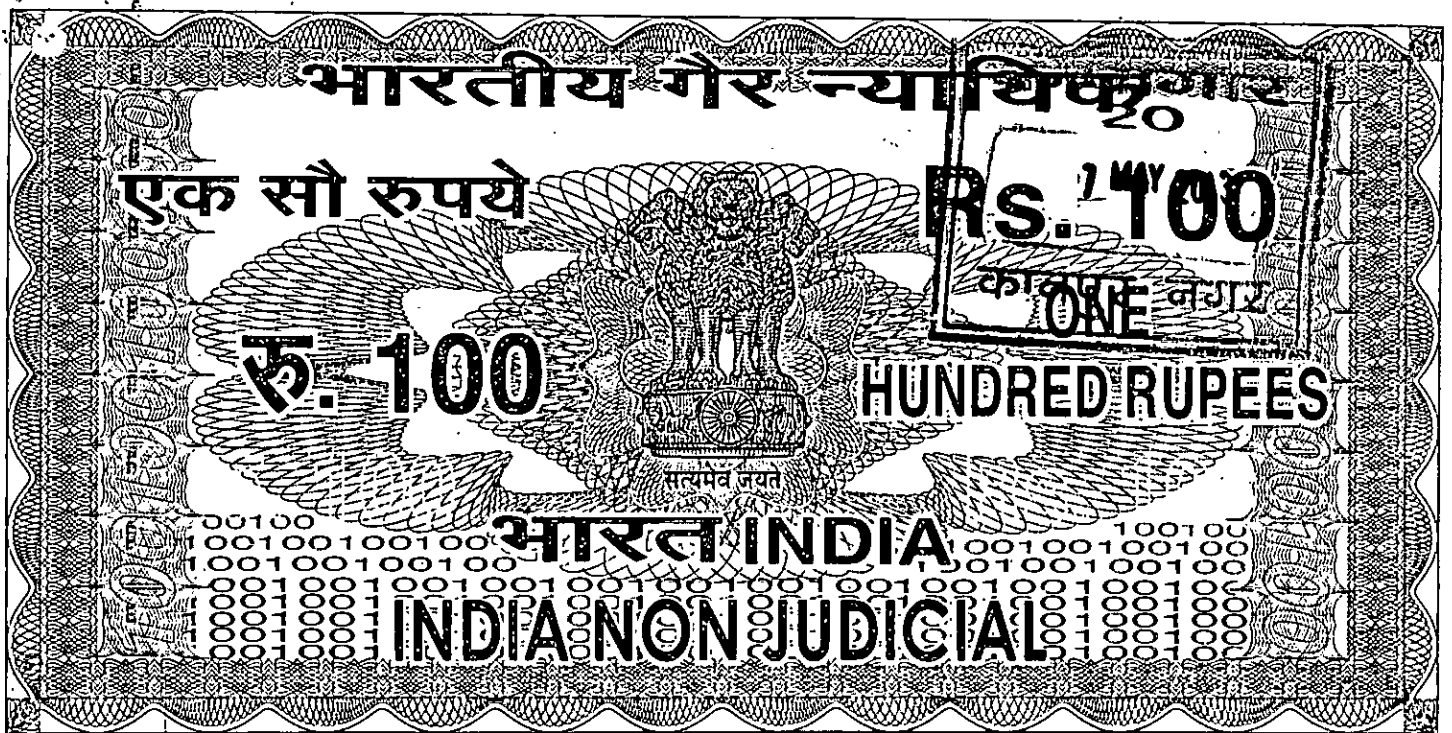
Rs. 10,50,000/- vide D.D. No. 183315 dated 28.5.2013 of Union Bank of India, General Ganj, Kanpur.

Rs. 10,50,000/- Total Rupees ten lacs fifty thousand only.

PAN OF VENDOR : Not Allotted

PAN OF VENDEE : AADCR7537F

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उत्तर प्रदेश UTTAR PRADESH

BR 397061

15

IN WITNESS WHEREOF the parties hereto have put their respective signatures on this deed of sale on the day, month and year first above written in presence of the following witnesses without any coercion, undue influence, pressure, bar or any interruption in any manner whatsoever.

WITNESSES:

1. Name : विजय विमल शर्मा
Father's Name : विमल शर्मा
Address : मो २२ रावतपुरा
मधुगढ़ जिला
राज्य (UP)

VENDOR

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2. Name : श्रीमान सिंह शर्मा
Father's Name : लालू राम शर्मा
Address : २०३ लालू राम शर्मा रास्ता
रामपुर

VENDEE

Drafted by me and typed in my office.

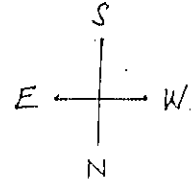
(Arvind Kumar Srivastava)
Advocate.

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SITE PLAN OF PVT. PLOT SITUATED AT PART ARAZI
NO. 10 ~~10~~ NARMAU BANGAR, KANPUR NAGAR.

TOTAL AREA :- 306.25 Sq. Yard OR 256.05 Sq. Mts.

ARAZI NO. 11 F 36



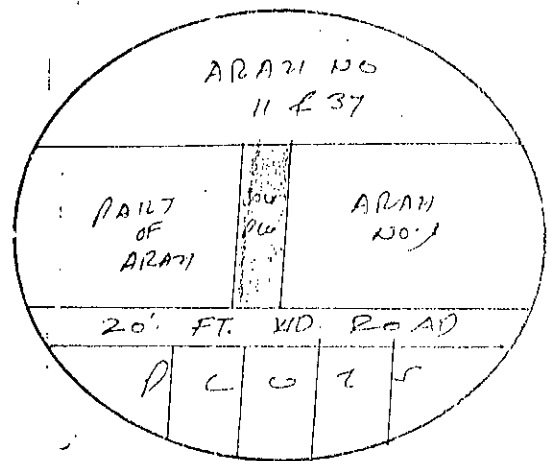
PART OF ARAZI

SOLY
PLOT

114' 10"

ARAZI NO. 9

24' 0"
20' FT. WID. ROAD



LOCATION PLAN

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SIG. OF SELLER

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SIG. OF PURCHASER

K. K. SHIVASTAVA
DRAUGHTSMAN
NEAR NEW HANUMAN GANDE
CIVIL ENGINEER
KANPUR

आज दिनांक 30/05/2013 को

वही सं. 1 जिल्द सं. 6033

पृष्ठ सं. 267 से 298 पर क्रमांक 3113

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

↓
वन्दना सिंह

उप निबन्धक (जोन-2)

कानपुर नगर।

30/5/2013

