



उत्तर प्रदेश UTTAR PRADESH

2 75422



- R.O.F. ✓
1. OFFICE NAME : SUB REGISTRAR, ZONE-II
 2. DATE OF PRESENTATION : 2 JUNE 2009
 3. DATE OF EXECUTION : 2 JUNE 2009
 4. NATURE OF DOCUMENT : SALE DEED
 5. SALE CONSIDERATION : Rs.55,00,500/-

10 June 2009

Bismillah

Signature

सही मागार कागजपुर मजदूर

जमरुल-रुजुम

रुजुल-रुजुम... (13) ... 25000 + 200
रुजुल-रुजुम... 22

मामा... 27.37 ... 27.37

पता... 11728 ... 11728

दिनांक... 20/10/2009 ... 20/10/2009

02/10/2009 ... 02/10/2009

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176443

6. MARKET VALUE : Rs.55,00,000/-

7. NUMBER OF VENDOR ONE

8. NUMBER OF VENDEE ONE

9. NAME AND ADDRESS OF VENDOR:

Shri Ashun Deo Kaur, S/O Late Vasudeo Kaur
previously resident of 7/77 Tikka Nagar, Kanpur
Nagar, R/o C-1/317 Indra Nagar, Kanpur Nagar.

Shri Ashun Deo Kaur *Bhau Singh*

Shri Ashun



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10. NAME AND ADDRESS OF CONSENTING PARTY:

Krishna Deo Kehr, S/o Late Shri/ Vasudeo Kehr
R/o 195, Ground floor, Greater Kailash, Part II,
New Delhi, through his regd. power of attorney
holder Shri Bhana Kehr, Adm/s/o Shri Arjun Deo
Kehr, R/o C-1/317 Indira Nagar, Kanpur Nagar.

11. NAME & ADDRESS OF VENDEE:

M/s. NEWDIME PROPERTIES (P) LTD having
its Regd. office at 15/79 Civil Lines, Kanpur
Nagar through its Authorised Director Shri Bharat
Garg, S/o Shri Dinesh, Narsin Garg, R/o 15/79
Civil Lines Kanpur Nagar

[Signature]

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उत्तर प्रदेश UTTAR PRADESH

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12. NATURE OF LAND

AGRICULTURE

13. VILLAGE

Village Bairi Akbarpur

Bangar, Tehsil & Distt. Kanpur

Nagar.

14. NATURE OF MEASUREMENT

HECTARE

15. DETAILS OF PROPERTY SOLD:

Sankramani Bhoomidhari Agriculture Araziyat No.

(A) Arazi No. 1116 admeasuring 0.505 hectares

(B) Arazi No. 1280 admeasuring 0.184 hectares.

Signature of Seller

Bhawan Kishor

Signature of Buyer



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of equivalent to each other & Total, amounting 3.788

Hectares.

- | | | |
|---------------------------------|---|-----------------------|
| 16. MAL GUJARI (Lagan) | : | Rs.23/- |
| 17. Sources of Water | : | Natural Rain |
| 18. Details of Road | : | Situated on Jampadiya |
| | | Marg, 150 ft. |
| 19. Nature of Use | : | Agricultural |
| 20. Whether it has construction | : | NO |

Signature

Bhanka Khatun

Signature



उत्तर प्रदेश UTTAR PRADESH

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21. Boundaries of Arazi Land Sold;

(A) Boundary of Arazi No. 1116;

NORTH : Arazi Village Baki Akbarpur Kachhar

SOUTH : Agriculture Arazi No. 1117, 1265, 1114 & 1113.

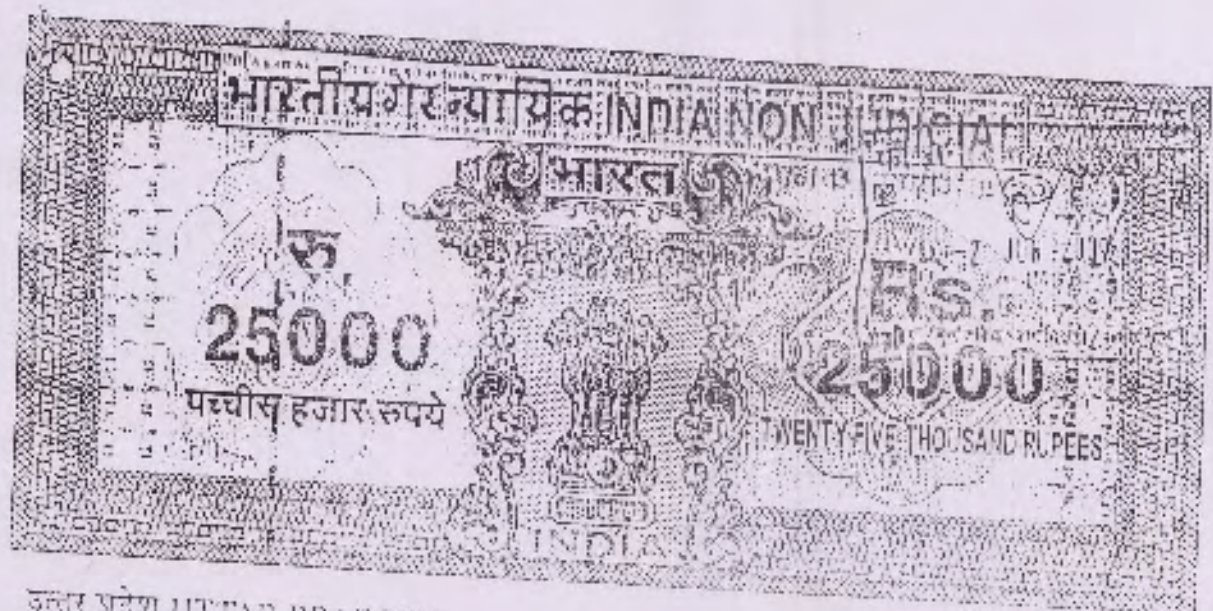
EAST : Nala No. 1267

WEST : Agriculture Arazi No. 1113, 1114, 1115 & 1117.

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उत्तर प्रदेश UTTAR PRADESH

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(D) Boundary of Arazi No. 1280:

NORTH : Agriculture Araz: Village Bairi Akbarpur Kachha:

SOUTH : Agriculture Arazi No. 1279

EAST : Agriculture Arazi No. 1281

WEST : Nala No. 1267

DETAILS OF PAYMENT OF STAMP DUTY:

- | | |
|--------------------|-------------------------------|
| 1. Fixed Land Rate | Rs. 1,20,00,000/- per Hectare |
| 2. Value of Land | Rs. 94,68,000/- |

(Signature)

Bhagat Kalia

(Signature)



उत्तर प्रदेश UTTAR PRADESH

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3. Stamp Payable : Rs. 6,63,000/-

4. Stamp Paid vide Regd. : Rs. 1,09,900/-

Agreement dt. 30/12/2018.

5. Stamp Payable after adjustment Rs. 5,53,100/-

6. Stamp Paid : Rs. 5,53,000/-

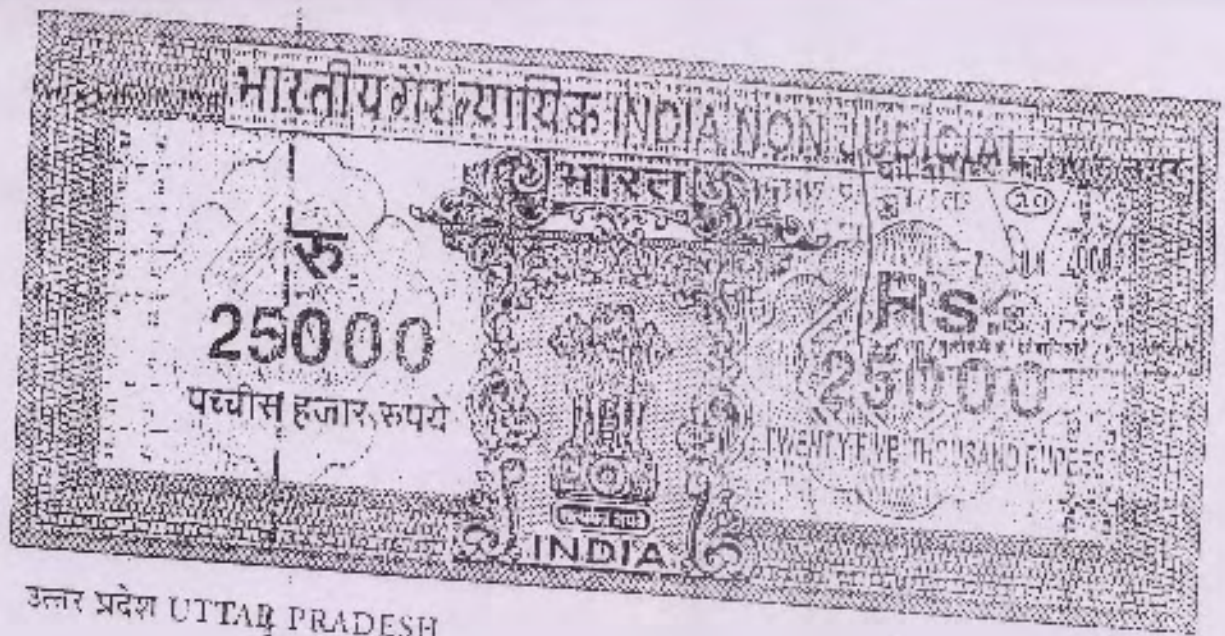
NOTE:

The Vendor or Vendee are not belonging to Schedule Caste and Schedule Tribe. The said land is purely Agricultural Land at the

Signature of Vendor

Signature of Vendor

Signature of Vendor



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present time and it is recorded in the relevant records as Agricultural Land. The entire area of the land is hereby sold and it is not being sold in part and/or on plot basis. There is no construction on it and it is no Tree, Well, Tube Well etc. A map of the said Land is being attached herewith. The said Land is not surrounded by Factories / Residential houses within 200 mtrs.

THIS INDENTURE OF ABSOLUTE SALE IS EXECUTED AT KANPUR NAGAR ON 2nd JUNE 2009 IN BETWEEN;

(1) Shri Arjun Deo Kehr, adult aged about 80 years, son of Late Shri Vasudeo Kehr previously resident of 7/77 Tilak Nagar,

Shri Arjun Deo Kehr

Bhawan Kehr

20/6/09



उत्तर प्रदेश UTTAR PRADESH

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Kanpur Nagar at present residing at C-1/317 India Nagar, Kanpur Nagar hereinafter called the "Vendor" which expression unless repugnant to the context shall include and mean his heirs, successors, legal representatives, Administrators and assigns etc etc the party of the FIRST PART;

(2) Krishna Deo Kehr, adult aged about 82 years, son of Late Vasudeo Kehr presently resident of 195 Ground floor Greater Kailash, Part II, New Delhi, through his regd. power of attorney holder Shri Bhanu Kehr, adult Son of Arjun Deo Kehr presently residing at C-1/317, Indra Nagar Kanpur vide regd. Power of

Arjun Deo Kehr

Bhanu Kehr

Khera



उत्तर प्रदेश UTTAR PRADESH

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attorney dated 23/04/2009 duly regd. in photo state Book no. 4
vol. no. 529 on page 197 to 199 at serial no. 1327 Regd on
28/1/2009 with the Sub Registrar VI-A, New Delhi (hereinafter
called confirming party which expression unless repugnant to the
context shall include and mean his heirs, successors legal
representatives, administrators and assignees etc etc the party of
the SECOND PART;

AND

(3) M/s. NEWDIME PROPERTIES (P) LTD (formerly M/s. New
Dimension Apartments (P) Ltd), name duly changed under section

Shri. M. K. Singh

Bhaskar

Loti



उत्तर प्रदेश UTAR PRADESH

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27 of the Indian Companies Act of 1956, as a company duly incorporated under the Indian Companies Act 1956 having its Registered office at 15/79 Civil Lines Kanpur Nagar through its Authorised Director Shri Bharat Garg, adult S/o Shri Dinesh Narain Garg, 3/o 15/79 Civil Lines Kanpur Nagar hereinafter referred to as VENDEE, which expression unless repugnant to the context shall mean and include its directors officers, Authorised representatives administrators and assignees etc the party of the THIRD PART.

Original Document

Blasius Kish

Kishor



उत्तर प्रदेश UTTAR PRADESH

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WHEREAS the vendor Arjun Deo Kehr the party of the First
part besides 10 Kita Sankramaniya Bhoomidhari Araziyats
Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115
total admeasuring 1.69 Hectares, is the absolute owner in
Actual physical possessions of following 2 Sankramaniya
Bhoomidhari Araziyats

(A) Arazi No. 1116 admeasuring (B) Arazi No. 1280
admeasuring 0.184 hectares, both adjacent to each other and
all situated in village Babi Akbarpur Bangar Tehsil & Distt.
Kanpur Nagar (Cawnpore), fully described and detailed at

Arjun Deo Kehr

Bhram Kehr

Robert Ray



उत्तर प्रदेश UTTAR PRADESH

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the foot of this Deed & for better clearness delineated by colour RED on the plan annexed hereto, hereinafter for the sake of brevity referred to as the aforesaid 2 Khas agricultural fields on the facts and circumstances given herein below.

2- AND WHEREAS vendor's father namely Shri Vasudeo Kehr obtained An Izazatnama from one Shri Suraj Prasad S/o Saurant the then Zamindar of Mohal Janak Singh Bairi Akbarpur, Bangar, of agricultural fields no. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280, all situated in Mohal Janak Singh, village Bairi Akbarpur

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उत्तर प्रदेश UTTAR PRADESH

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1. Kanpur, Cawnpore, vide Izazatnama dated 17/05/1942 and
2. aforesaid Shri Vasudeo Kehr Kanpur came into actual
3. physical actual physical possession of all the aforesaid
4. agricultural fields mentioned above.

3. AND WHEREAS in pursuance of the said Izazatnama dated
17/05/1942 the name of Shri Vasudeo Kehr son of Late
Shyam Deo Kehr was duly mutated and recorded as
"Damami" on all the aforesaid agricultural fields 1104, 1105,
1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all

Amir Singh

Shyam Kehr

Shyam Kehr



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is situated in Mohai Janak Singh village Bahri Akbarpur Bangar
Cawnpore in all the relevant revenue record.

4- AND WHEREAS the aforesaid Shri Vasudeo Kehr along with
his son Arjun Deo Kehr Vendor party of the first part was
carrying out work of Horticulture & Farming over the
aforesaid fields and the aforesaid Vasudeo Kehr after
leaving will dated 03/10/1975 died on 15/12/1975.

5- AND WHEREAS in pursuance of the aforesaid will, Shri
Vasudeo Kehr Party of the First part became the absolute
owner in actual physical possession of all the aforesaid 12

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Kita Sankramaniya Bhoomidhari Araziyats fields no. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Moha! Janak Singh, Village Bala Akbarpur Bangar, Cawnpore, total admeasuring and continues the business of farming over the aforesaid all the 12 agricultural fields.

6- AND WHEREAS the Kanpur Development Authority (KDA) Kanpur served a notice dated 22/01/1991 and 19/02/1991 and second notice dated 19/02/1991 on the vendor Ashok Das Kehr only, then residing at 7/77 Tilak

Ashok Das Kehr

Ashok Das Kehr

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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Nagar, Kanpur, threatening for taking forcible possession of all the 12 aforesaid Araziyats fields no. 1104, 1135, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal Janak Singh, Village Bahr Akbarpur Banger, Kanpur and seeing no other alternative the vendor Arjun Deo Kehr party of the first part filed a regular Civil Suit bearing no. 414/1991 in the court of Civil Judge (Senior Division) Kanpur Nagar on 3rd April 1991 as Arjun Deo Kehr Vs. Kanpur Development Authority, Kanpur, seeking permanent injunction, restraining the defendants, their

Arjun Deo Kehr

Bhawan Kehr

Li-101



उत्तर प्रदेश UTTAR PRADESH

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servants, agent, employees and representatives from interfering into the peaceful possession of Plaintiff (Vendor) at Arazhi No. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 measuring about 12 Bigha 1 Biswa.

Party of the first Part also filed an application under order 39 Rule 1 and 2 read with section 151 C.P.C. for restraining the defendant, Kanpur Development Authority and representative from interfering into the peaceful possession of Plaintiff over the Arazhi No. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal

Signature of Plaintiff

Bhram Kishor

Signature of Defendant



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1. Jank Singh Village Bairi Akbarpur Bangar, Kanpur, on
2. which the court was pleased to grant a temporary injunction
3. during the pendency of the Suit

7- 4. AND WHEREAS the defendant of the aforesaid Suit no.
5. 414/91 the Kanpur development Authority Kanpur did not
6. file any objections against the aforesaid injunction
7. application under order 39 Rule 1 C.P.C. but filed the
8. written statement alleging that vast area of villages Bairi
9. Akbarpur, Bangar including aforesaid agricultural fields
10. nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113,

Signature

Bhaskar Kishor

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उत्तर प्रदेश UTTAR PRADESH

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1115, 1116, 1280 all situated in Mohal Jarak Singh Village
Bairi Akbarpur Bangar, Kanpur, total admeasuring 12 Bigas
1 Biswa were acquired vide award no. 31 dated 30/12/1968
and obtained possession thereof on 09/09/1969 and also
alleged that vendor Arjun Deo Kehr the plaintiff of that Suit
is a trespasser and also illegal occupier and prayed the Suit
filed by vendor Arjun Deo Kehr be dismissed with cost.

8- AND WHEREAS the aforesaid Suit no. 414/91, Arjun Deo
Kehr Vs., Kanpur Development Authority was transferred
to the court of III Additional Civil Judge (Senior Division)

Arjun Deo Kehr

Bhawan Kehr

Kehr



उत्तर प्रदेश UTTAR PRADESH

11/6423

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Kanpur Nagar who framed about more than half a dozen
 issues and parties had documentary as well as oral evidence
 and the court heard arguments and delivered judgement
 dated 03/13/1956 holding that aforesaid Arazi No's 1104,
 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116,
 11280, in Suit i.e. Mohal Janak Singh, Village Bairi Akbarpur
 Bargar, Kanpur were never acquired nor the plaintiff Arjun
 Deo Kehr or his predecessor Vasudeo Kehr was ever
 dispossessed from the fields in Suit and thus decreed the

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उत्तर प्रदेश UTTAR PRADESH

H 694373

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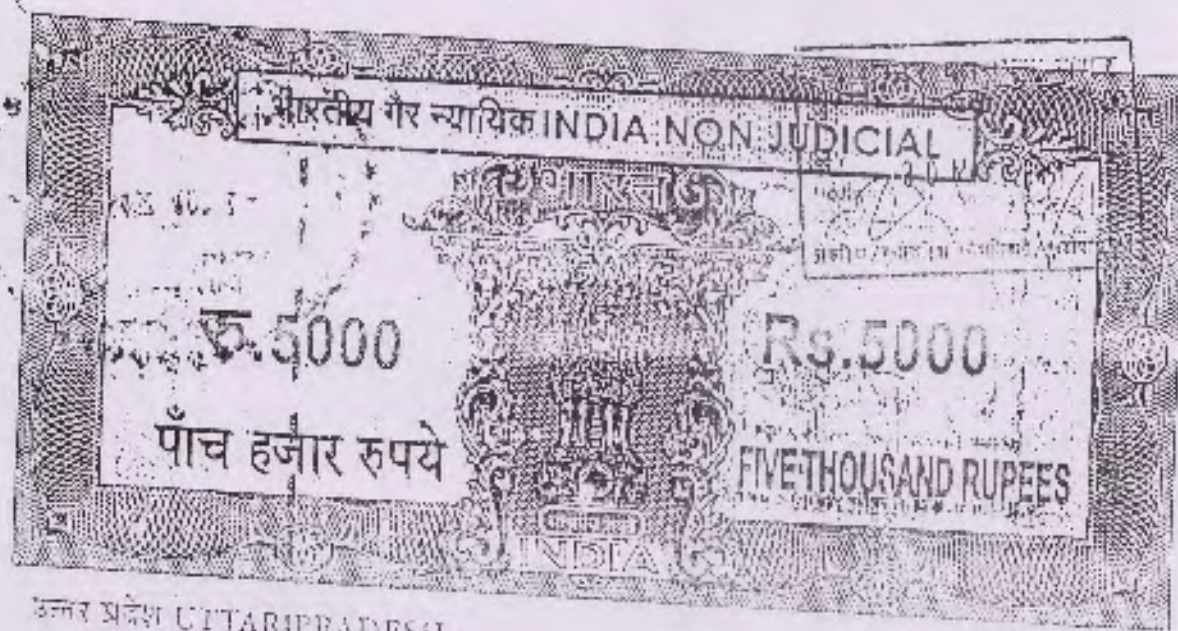
Suit no 414/1991 filed by the vendor Shri Arjun Deo Kehr
against Kanpur Development Authority, Kanpur.

9:- AND WHEREAS against the aforesaid judgement and
decree dated 03/10/96 passed by the Illrd Additional Civil
Judge (Senior Division) Kanpur in the aforesaid Suit no.
414/91 Arjun Deo Kehr Vs. Kanpur Development Authority
Kanpur, Defendant Kanpur Development Authority Kanpur
preferred First Appeal no. 286/98, in the court of District
Judge, Kanpur Nagar, which after transfer was also
dismissed by the 8th Additional District Judge Kanpur Nagar

Shri Arjun Deo Kehr

Arjun Deo Kehr

K. S. K.



उत्तर प्रदेश UTTAR PRADESH

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vide judgement and decree dated 28/04/2001 and confirmed the judgment and decree passed by the third Additional Civil Judge (Senior Division) Kanpur Nagar in aforesaid Suit no 414/1991 filed by the vendor Arjun Deo Kehr against K.D.A Kanpur.

- 10- AND WHEREAS against the aforesaid Judgement and Decree dated 28/04/2001 passed in aforesaid First appeal no. 286 of 1998 defendant Kanpur Development Authority Kanpur preferred a Second Appeal no. 161/04 before the Hon'ble High Court of Judicature at Allahabad on 28/05/2004, much beyond the limitation, hence on application for condonation of delay under section 5 of the Limitation Act, the Hon'ble Chief Justice and his Companion Judges of the Hon'ble High Court of Judicature at Allahabad were please to issue notices to the Plaintiff/Respondent Arjun Deo Kehr the vendor of this Indenture, who preferred objections against the application for condonation of delay of 6 years and 305 days and after hearing arguments from both

Arjun Deo Kehr



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H 695157

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the sides the Hon'ble Judges of the Hon'ble High Court of Judicature at Allahabad dismissed the said second appeal also, as per judgement dated 20/09/07.

11:- AND WHEREAS against the aforesaid judgement dated 20/09/2007 passed by the Hon'ble High Court of Judicature at Allahabad in Second Appeal no. 161/04 Kanpur Development Authority V/s. Arjun Deo Kehr the aforesaid defendant appellant Kanpur Development Authority Kanpur preferred a Special Leave Petition (SLP) before the Hon'ble Supreme Court, New Delhi as numbered 2564/08 which was also rejected as per order dated 07/03/2008;

12:- AND WHEREAS as narrated above in the preceding paras it has been confirmed that all the Twelve Sankramani Bhoomidhari Arazis Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1288 all situated in Mohal Jank Singh Village Baidi Akharpur Bangar, Kanpur and all adjacent to each other and previously owned by Sri Vasudeo Kehr son of late Shyam Lal Kehr, in whose favour

Sd/-

Bhramar Singh



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H 695158

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Izafatnama dated 17/05/42 granted by the then Zamindar Shri Suraj Prasad son of Shivrām, was never acquired, nor the vendor or his predecessor Shri Vasudeo Kehr was ever dispossessed from the aforesaid all the Twelve Araziyats or from any of them and the judgement and decree dated 03/10/96 passed in O.S. No. 414/91 by the III Additional Civil Judge (Senior Division) Kanpur stood confirmed by all the first Appellate court, Second Appellate Court and the Hon'ble Supreme Court of India.

- 13:- AND WHEREAS the vendor Arjun Deo Kehr the party of the first part applied to the A.D.M. (Land Acquisition) for mutation of his name over all the aforesaid 12 Araziyats no. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal Jarak Singh Village Jairi Akbarpur Bangar, Kanpur Nagar. The Learned A.D.M. (L.A.) was pleased to issue order to the Tahsildar Kanpur Nagar to mutate the name of the Vendor Arjun deo Kehr on 10 Araziyats no.

Arjun Deo Kehr

Arjun Deo Kehr

Arjun Deo Kehr



उत्तर प्रदेश UTTAR PRADESH

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1104, admeasuring	0.389 Hectares
1105, admeasuring	0.072 Hectares
1107, admeasuring	0.256 Hectares
1110, admeasuring	0.297 Hectares
1111, admeasuring	0.133 Hectares
1112, admeasuring	0.133 Hectares
1113, admeasuring	0.236 Hectares
1115, admeasuring	0.092 Hectares
1116, admeasuring	0.605 Hectares
1280 admeasuring	0.184 Hectares
Total	2.397 Hectares

all situated in Mohal Janak Singh Village Bairi, Akbarpur Bangar, Kanpur Nagar and when the said order was not complied with, the vendor Arjun Deo Kehr the party of the first part again applied to the A.D.M. (Land

Arjun Deo Kehr



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Acquisition) per application dated 07/12/2008 approving all the orders and judgments referred to above, thereafter the learned A.D.M. (L.A.) sent an order dated 16/12/2008 as numbered 1671/8-a-g-(Bhu/Aa) Kanpur Nagar, on which the name of the vendor Arjun Deo Kehr party of the first part was mutated as recorded Sankramani Phocmidhar of the aforesaid 10 Araziyats no.

1104, admeasuring	0.389 Hectares
1105, admeasuring	0.072 Hectares
1107, admeasuring	0.256 Hectares
1110, admeasuring	0.297 Hectares
1111, admeasuring	3.133 Hectares
1112, admeasuring	0.133 Hectares
1113, admeasuring	0.236 Hectares
1115, admeasuring	0.092 Hectares
1116, admeasuring	0.605 Hectares

Dr. J. S. Singh

Dr. J. S. Singh

Dr. J. S. Singh



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H 494947

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1280 admeasuring 0.184 Hectares
Total 2.397 Hectares

- in Khata Khataini No. 30002, Since Fasli No. 1415, mentioned in Fasli Year 1410-1414.

- 14:- AND WHEREAS it shall not be out of place to mention that the aforesaid Vasudeo Kehr who beached his last on 12-12-1975 after leaving a Will dated 3-10-1975, bequeathing all the aforesaid 12 Araziyats in favour of his son Arjun Deo Kehr, he also left Two more sons namely Indra Deo Kehr and Krishna Deo Kehr and widow Smt. Laadrani and a daughter Smt. Reema W/o Rohit.
- 15:- AND WHEREAS not only the remaining two sons Indra Deo Kehr and Krishna Deo Kehr made various admissions regarding the absolute ownership of Arjun Deo Kehr, over all the aforesaid 12 Agricultural Araziyats and also did not claim any share in any portion of the said agricultural Araziyats while filing return before the competent

Blomfield K. J. E.



उत्तर प्रदेश UTTAR PRADESH

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Authority, Urban Land Ceiling and Regulation Act 1976, claimed only 1/3rd share in bungalow premises no. 7/77 Tilak Nagar, Kanpur and however they did not claim any part or portion out of any of the aforesaid 12 agricultural Bhoomihari Araziyats left by their predecessor Shri Vasudeo Kehr who died on 15-12-1975 and secondly Indra Deo Kehr, son of Late Vasudeo Kehr who died in 1995, during his life time Indra Deo Kehr admitted and acknowledge the Will left by his father vide his letter dated 21/4/1976.

However, since there was no written admission of Krishna Deo Kehr - the Party of the first Part, Shri Arjun Deo Kehr filed a regular Suit for declaration as Suit no. 659 /2009 as Arjun Deo Kehr versus Krishna Deo Kehr, in the Court of Civil Judge (Senior Division) Kanpur Nagar which was transferred to the Court of 1st Additional Civil Judge (Senior Division) Kanpur Nagar.

Arjun Deo Kehr

Bhram Kehr

Arjun Deo Kehr



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16. AND WHEREAS after receiving the summons of the aforesaid Suit, Shri Krishna Deo Kehr son of Late Vasudeo Kehr the defendant of the aforesaid Suit no. 659 /2009 executed a registered power of attorney dated 25/04/09 admitting the execution of WILL dated 03/10/1975 by his father Late Vasudeo Kehr bequeathing all the 12 aforesaid Sakasamariya Bhoomadhari Araziyats in favour of his son Arjun Deo Kehr and also authorised his attorney holder to admit the contents of the aforesaid Suit no. and to file written statement and a compromise, and also authorised his regd. attorney holder to execute any deed for on behalf of him as "Consenting Party", whereupon the regd. Attorney holder Shri Bhanu Kehr filed compromise petition in the aforesaid Suit no. 659 /2009 before the Transferee Court No. 1 Additional Civil Judge (Senior Division) Kanpur Nagar during hearing of the case, on which the court has been pleased to accept the compromise and decreed the plaintiff's Suit vide order dt. 30/5/2009.

[Signature]

Bhanu Kehr

[Signature]



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17. AND WHEREAS as narrated above Vendor Arjun Deo Keir the party of the first part besides Araziyats no. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115 total admeasuring 1.69 Hectares, is the absolute owner in actual physical possession of Sankramaniya Bhoomidhari Araziyats nos. 1116, 1280 all total admeasuring 0.788 Hectares of Khatauni Khata No.30062 of village Bairi Akbarpur Bangar, Tehsil and District Kanpur Nagar, fully described and detailed at the foot of this Deed and for better clearness delineated by colour RED on the plan Annexed hereto and none else has any right, title or interest therein, which are free from all sorts of encumbrances, charge demands liens and neither has been mortgaged nor has been given in any security with any Bank or any other financial institution or with any other person, either by deposit of title deed or by any regd. Documents nor the aforesaid all the subjected two Kita Sankramaniya Bhoomidhari Araziyats or any of them or any portion thereof has been

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

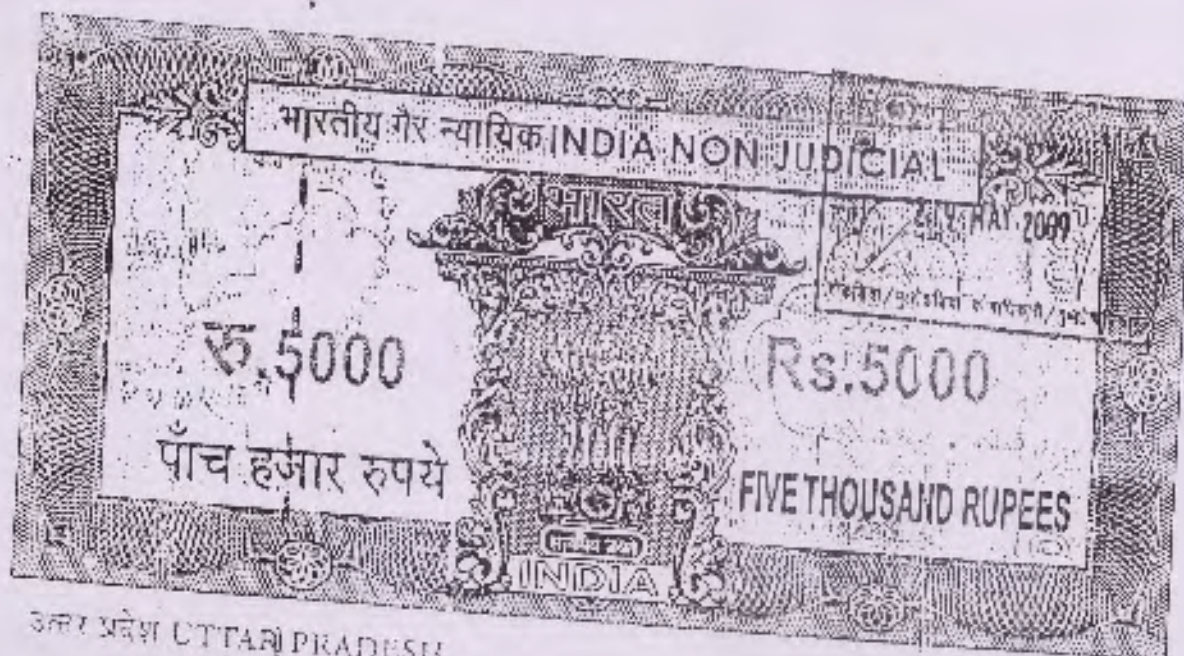
H 694981

53

attached hereto under any public auction under any order or decree of any court whatsoever whether Civil, Revenue, Criminal Income Tax, or Trade Tax etc., nor they are under any scheme of acquisition as no notice of acquisition has ever been received by the vendor, meaning thereby that the aforesaid all the subjected Sankramaniya Bhoomidhari Araziyats are free from all latent and patent defects, meaning thereby the vendor Shri Arjun Deo Kehr the party of the first part possessed all legal right to transfer assigns, convey and sell by way of absolute sale, his aforesaid all the subjected Sankramaniya Bhoomidhari Araziyats fully described and detailed at the foot of this Deed and for better clearness delineated by colour red on the plan annexed hereto.

AND WHEREAS on negotiation the vendor Arjun Deo Kehr the party of the first part entered into a regd. Agreement dated 3/2/2007 duly regd. in Photostat Book no. 1 Khand 3506 on pages 51 to 72 at serial no. 366 with the

Signature
Bharat Lal Kehr



उत्तर प्रदेश UTTAR PRADESH

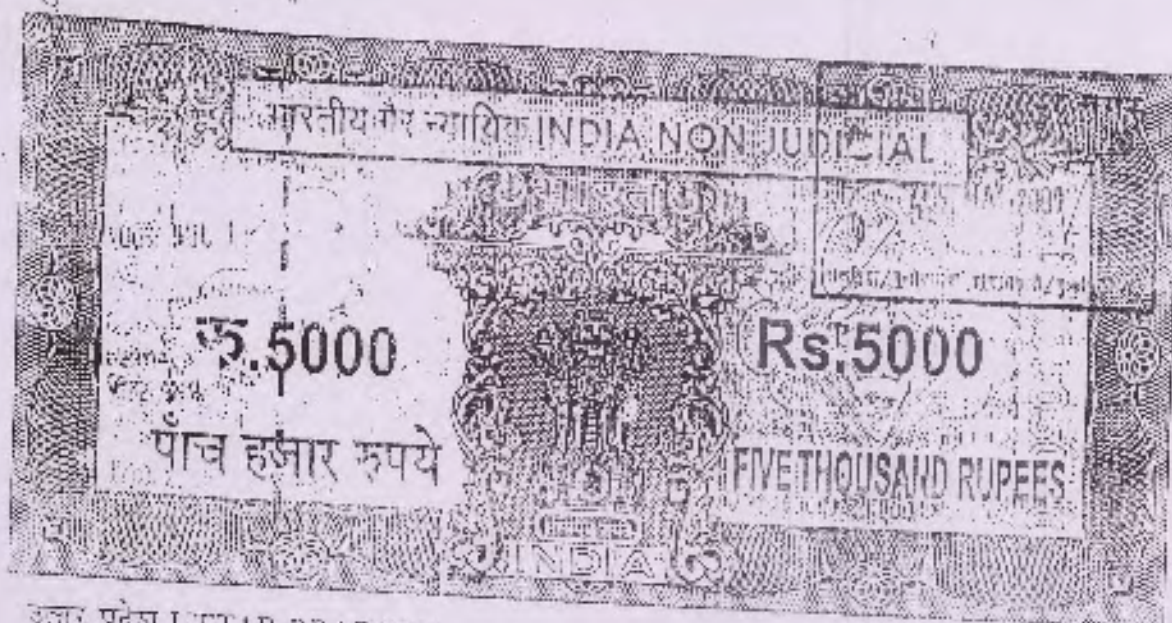
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34

Sub-Registrar Zone No. II, Kanpur Nagar on: 3/2/2007 agreed to sell his two Sankramaniya Bhoomidhari Arazmats no. 1116 and 1280 and both situated in Village Baim, Akbarpur Bangar of Tehsil and Dist. Kanpur Nagar for total consideration of Rs. 3.60 Lacs (Rupees Three Lac fifty thousand only) to Shri Yogesh Verma adult son of Shri Shiv Prasad Verma, R/C 119/132, Bamba Road, Dushanpurwa, Kanpur Nagar and when the said Yogesh Verma declined to get the sale deed executed in terms of the aforesaid Regd. Agreement dated 3/2/2007, then aforesaid Yogesh Verma got the Agreement to Sell Cancelled AS Cancellor and Arjun Deo Kehr as Vendor got the aforesaid Regd. Agreement of Yogesh Verma cancelled on 31/12/2008, Registered as Cancellation Deed with the Sub Registrar Zone No. II, duly regd. in Photostat Book No. 1 Volume No. 4548, Page No. 78 to 96, Serial no. 4673, on 31/12/08.

AND WHEREAS thereafter vendor Arjun Deo Kehr, the party of the first part, per regd. Agreement dated

Arjun Deo Kehr



उत्तर प्रदेश UTTAR PRADESH

H 694963

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31/12/2008 duly regd. in Photostate Book No. 1, volume no. 4048, on pages 97 to 128 at serial no. 4374 with the Sub Registrar Zone-II, Kanpur Nagar on 31/12/08, agreed to sell off his aforesaid two Sakaramaniya Bhoomidhari Araziyats 1116 and 1280 both situated in village Bairi Akbarpur Bangar of Tehsil and District Kanpur Nagar for total sale consideration of Rs. 55 Lacs (Fifty five lac only), with the vendee the party of the third part and vendor the party of the first part received Rs. 35,00,000/- (Thirty five lac only) as advance out of the agreed total sale consideration of Rs. 55 Lacs and agreed to receive the balance sale consideration of Rs. 20,00,000/- (Twenty lac only) at the time of execution, and registration of the deed of sale before the Registration Authority Kanpur.

AND WHEREAS the name of the vendee M/s. New Dimension Apartments Pvt. Ltd. Under section 21 of the Indian Companies Act 1956, has been changed to Newline Properties Pvt. Ltd with the same regd. office at 15/79 Civil

Sham Singh

Sham Singh



उत्तर प्रदेश UTTAR PRADESH

694786

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Lines, Kanpur and came directors meaning thereby that all the rights title and interest and obligations of M/s. New Dimension Apartments Pvt. Ltd. statutorily, shall remain vested in Newdime Properties Pvt. Ltd and Registrar of Companies Uttar Pradesh & Uttaranchal issued a certificate dt. 22/5/2009 to the effect of change of name. vendee is authorized to get the sale deed registered in pursuance of aforesaid Regd. Agreement dated - 31/12/2006.

AND WHEREAS now there is no impediment or hurdle in execution and registration of this deed of sale.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

- 1- That in pursuance of the above Regd. Agreement dated 31/12/2006 and in total sale consideration of Rs. 55,00,000/- (Fifty five lacs only) received by the vendor Arjun Deo Kehr, the party of the First part, from the vendee the party of the Third part, as detailed in schedule of payment given at the foot of this deed, the receipt whereof is hereby acknowledge

Arjun Deo Kehr

Blam... Kehr



उत्तर प्रदेश UTTAR PRADESH

H 694786

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and confirmed by the vendor the party of the first part before the registering authority Sub-Registrar Zone no II, Kanpur Nagar and now nothing remained due to the vendor the party of the first part from the vendee the party of the Third part, the Vendor Arjun Deo Kehr, Son of late Shri Vasudeo Kehr, the party of the first part Doth hereby alienate convey, assign and transfer by way of absolute sale, his foresaid Two Sankamuniya Eheomadhari Araziyats no 1116 admeasuring 0.635 hectares and 1283 admeasuring 3.184 hectares, both adjacent to each other and both total admeasuring 0.789 hectares and both situated in Village Baiji Akbarpur Bangar of Tehsil and Distt. Kanpur Nagar fully described and detailed at the foot of this deed and for better clearness, delineated by colour red on the plan annexed hereto alongwith all its Basements and appurtenances to and in favour of the vendee the party of

Signature of Vendor

Arjun Deo Kehr



उत्तर प्रदेश UTTAR PRADESH

H 674787

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the third part and the vendor the party of the first part have put the vendee the party of the third part in actual and physical possession over two Sankramaniya Bhoomidakri Araziyats no. 1116 admeasuring 0.605 hectares and 1280 admeasuring 0.184 hectares described and detailed below: hereby sold by way of absolute sale and now the Vendor the party of the First part or his heirs and successors and representatives have left no right, title or interest therein and now the vendee the party of the Third part and its successors, Assignees, etc are fully competent and authorised to use, enjoy the property hereby purchased, which is fully described and detailed below at their own charter and property without any interruptions, hurdles and impediments by the vendor or anyone claiming through the vendor or by anyone claiming title paramount to the vendor in any way wise or manner.

Signature

Bhama Kishor

Signature



उत्तर प्रदेश UTTAR PRADESH

H 684704

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2. That the vendor Arjun Deo Kehr the party of the first part hereby further covenant and declare that the Sankramaniya Bhoomidhari Araziyat situated village Bairi Akbarpur Bangar Bahal & Dist. Farukh Nagar hereby sold for cash at absolute sale to the vendee the party of the third party is absolutely owned by the vendor and none has any right title or interest therein and the property hereby demised is free from all sorts of encumbrance charges demand liens any agreement nor the same have been mortgage nor giving any security to any bank or any other financial institution or any their person either by the deposit of title deed or by any registered instrument nor the same has been attached nor is under auction nor the vendor has been restrained from transferring the same or any portion thereof by any order of any court where civil revenue criminal income tax, trade tax etc etc. nor the said demised the property is any

Arjun Deo Kehr

Arjun Deo Kehr



उत्तर प्रदेश UTTAR PRADESH

H 694537

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Under scheme of acquisition nor any notice of acquisition have been received by the vendor meaning thereby the aforesaid demised Araziyats all free from all latent and patent defect meaning thereby vendor Arjun Deo Kehr have all absolute and legal title to aliened convey assignee and transfer by way of absolute his aforesaid 2 kitta Sankramaniya Bhoomidhar fully described at foot at this deed and for better clearness delineated by the colour red on the plan annexed hereto if any think of version at all or ever found to be untrue the vendor Arjun Deo Kehr the party of the first part shall be liable for all legal consequences.

- 3- That vendor the party of the third part is now entitled to get his name mutated as Sankramaniya Bhoomidhar after deleting the name of the vendor from Araziyats no. 1116 admeasuring 0.603 hectares and 1286 admeasuring 0.184

Arjun Deo Kehr

Bhim Kehr *Arjun Deo Kehr*



उत्तर प्रदेश UTTAR PRADESH

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11

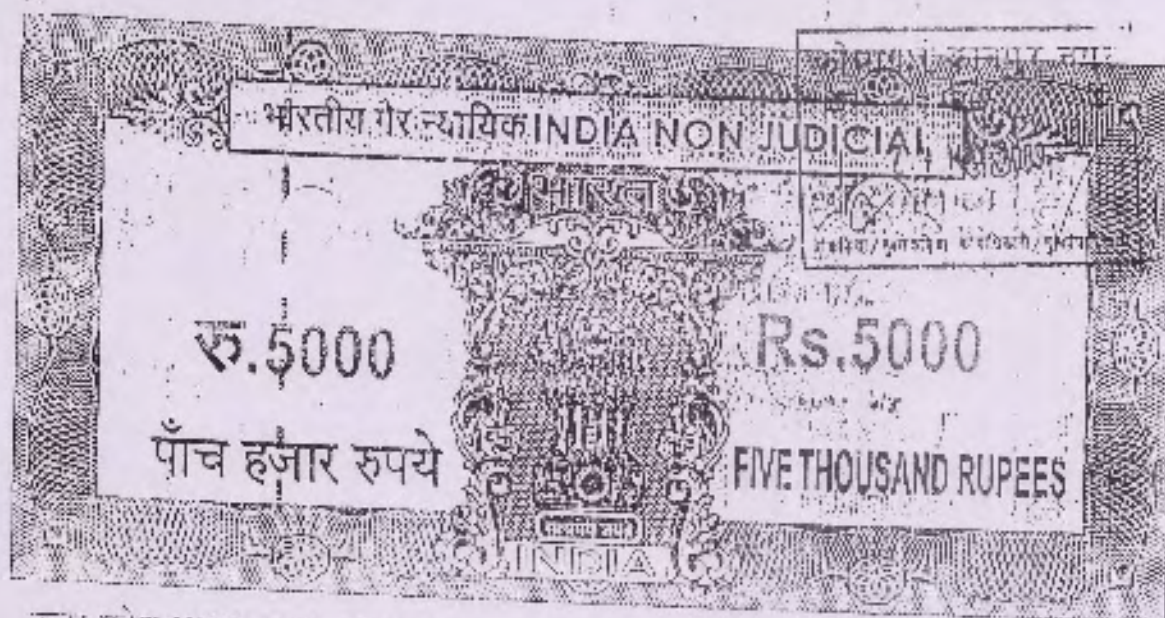
1 hectares, both situated in village Batri Akbarpur Bangar of
2 Tehsil and Distt Kanpur Nagar hereby purchased by the
3 vendee and sold by the vendor in all the relevant revenue
4 records and if for the said purpose any consent oral or in
5 writing shall be ever required vendor the party of the first
6 part shall be ever ready to give such consent and this deed of
7 sale duly executed and got regd. by the vendor the party of
8 the first part shall also be deemed to be construed as due
9 consent of the vendor for the same.

- 4- That for all the dues and obligations over the property
hereby demised upto the date of this deed shall be of the
vendor and since after the date of this deed, shall be the
liability of the vendee the party of the third part.
- 5- That the vendor the party of the first part hereby further
covenant and declare to do and/or causes to be done and to

[Signature]

Bhram Kachra

[Signature]



उत्तर प्रदेश UTTAR PRADESH

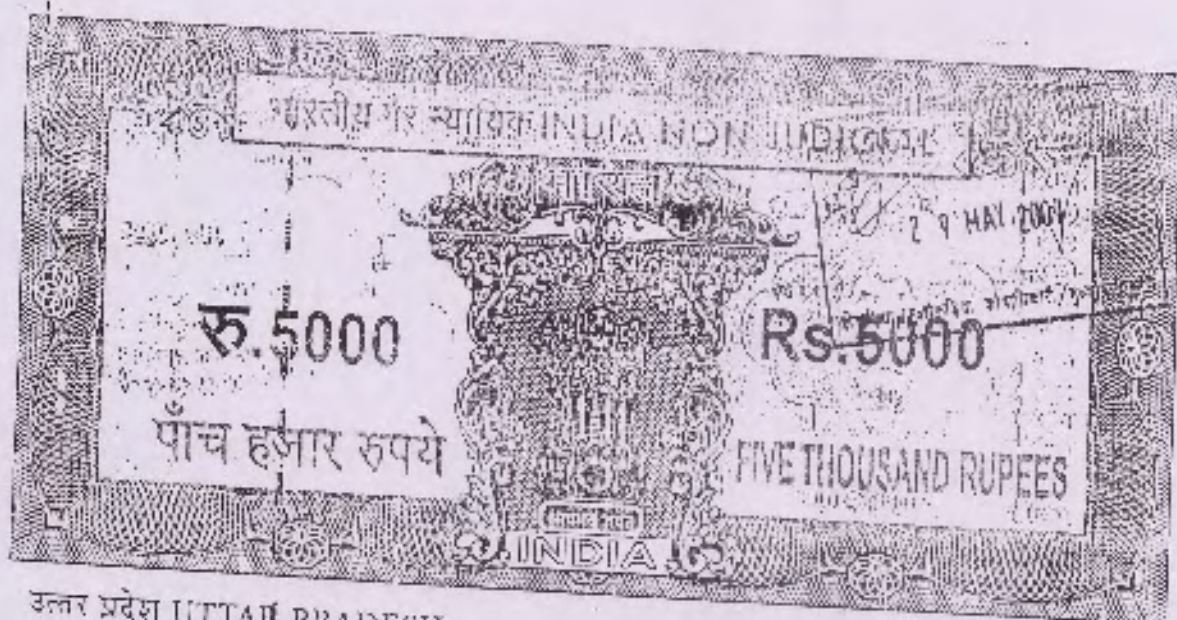
11 694536

42

- execute and/or causes to be executed all other and further documents which may be reasonably required to give the perfect title and possession to the vendor as may be reasonably required in accordance with true intent and meaning of these presents at the cost and expenses of the vendee the party of the third part.
6. That the Power of Attorney dated 23/04/2019 duly Regd. at serial no. 1327 additional book no. 1 volume no. 529 page no. 197 to 199 Registered with the Sub - Registrar W.A. New Delhi on 28/4/2019, executed by the party of the Second Part Krishna Deo Kher, is still subsisting and has not been revoked and hereby covenant and declare that he or his heirs and successors have no right, title or interest in the demised property nor shall ever claim.

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

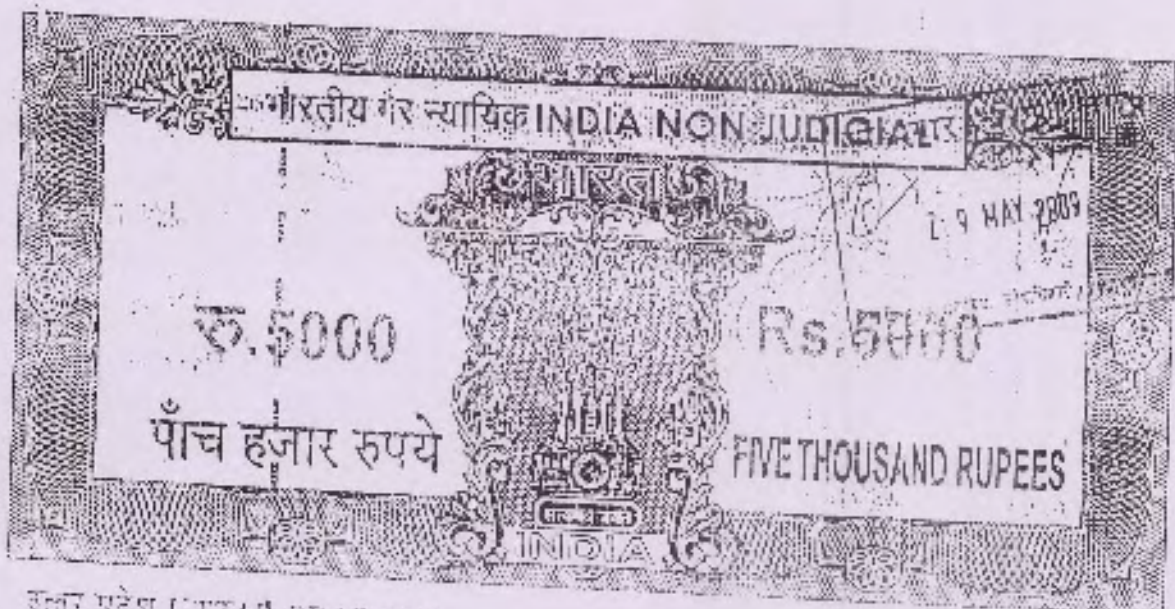
H 694918

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- 7- That neither the Vendor nor the Vendee belong to any Schedule Caste and Schedule Tribe.
- 8- That there is neither any tree or well or any construction over the property hereby transferred by sale.
- 9- That the property hereby transferred is situated on the Jangpodiya Road.
- 10- That if due to any act, omission or commission on the part of the vendor and/or if due to the defect in the title of the vendor and/or if due to any version of the vendor stated above, shall be ever found to be incorrect, the property hereby purchased or any portion thereof be lost by the vendee or his heirs, successors and assigns, etc. they shall be entitled to realise all there losses and damages with interest

Original to be kept

Bhawan Kishore Singh



उत्तर प्रदेश UTTAR PRADESH

5213

4

18% p.a. from the person and other properties whether moveable or immovable of the vendor in which the vendor or his heirs and successors shall have no objection.

SCHEDULE OF PROPERTY

Hereby transferred by way of absolute sale Two kita Sanikramaniya Bhooniddhari Araziyats no. (A) Araz No. 1116 admeasuring 0.605 hectares (B) Araz No. 1280 admeasuring 0.184 hectares, both adjacent to each other and total admeasuring 0.789 hectares, all situated in village Bairi Akbarpur Bangar, Tehsil & Dist. Kampur Nagar, fully delineated by colour RED on the plan annexed hereto bounded as above.

[Signature]

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उत्तर प्रदेश UTTAR PRADESH

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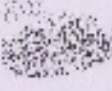
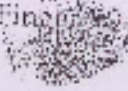
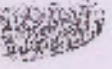
45

SCHEDULE OF PAYMENT

- (1) Rs.25,00,000/- (Twenty five Lac only) vide Bankers cheque no. 169782 - The Jammu & Kashmir Bank Ltd, dated 31/12/2008.
- (2) Rs.10,00,000/- (Ten Lac only) vide Bankers cheque no. 032532 - HDFC Bank, Kanpur, dated 31/12/2008.
- (3) Rs.20,00,000/- (Twenty lacs) vide Bankers cheque No. 035521 - HDFC BANK, Kanpur, dated 2/6/2009.
- TOTAL AMOUNTING TO RS. 55,00,000/- (RUPEES FIFTY FIVE LAC ONLY).

[Signature]
[Signature]
[Signature]

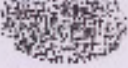
Left palm impression of the Vendor

- 1- Thumb 
- 2- Index Finger 
- 3- Middle Finger 
- 4- Ring Finger 
- 5- Little Finger 

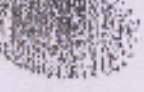
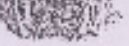
Right palm impression of the Vendor

- 1- Thumb 
- 2- Index Finger 
- 3- Middle Finger 
- 4- Ring Finger 
- 5- Little Finger 

Left palm impression of the Consenting Party

- 1- Thumb 
- 2- Index Finger 
- 3- Middle Finger 
- 4- Ring Finger 
- 5- Little Finger 

Right palm impression of the Consenting Party

- 1- Thumb 
- 2- Index Finger 
- 3- Middle Finger 
- 4- Ring Finger 
- 5- Little Finger 

Signature of Vendor

Signature of Consenting Party

Wiley

Left palm impression of the
Vendee

1- Thumb



2- Index Finger



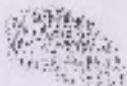
3- Middle Finger



4- Ring Finger



5- Little Finger



Right palm impression of the
Vendee

1- Thumb



2- Index Finger



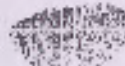
3- Middle Finger



4- Ring Finger



5- Little Finger



I / WITNESSES WHEREOF all the parties to this indenture that the vendor Arjun Dev Kehr the party of the First part and consenting Party Shri Krishna Dev Kehr, through his registered attorney holder Shri Bhannu Kehr the party of the Second part and the vendee through his authorized and nominated Director Smt. Bharat Garg the party of the Third part, with there respective free Will, without any force or coercion, after taking due advise from there well wishers, family members, advisors and after reading and understanding the entire content of this deed, have put their signature on all the pages and have also put the impression of the all the Ten Fingers of there both the hands on the last page in

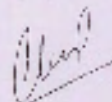
Arjun Dev Kehr

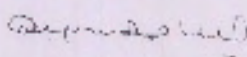
Bhannu Kehr

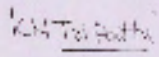
Bharat Garg

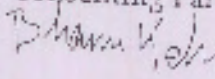
presence of witnesses on the day month and year first above mentioned.

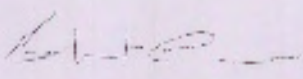
Witnesses:-

1- 
Kaushal Chandra Joshi
S/o Late Damodar Joshi
R/o L4/42 Ganga Gani, Colony
Panki, Kanpur Nagar.

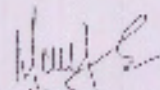
Vender


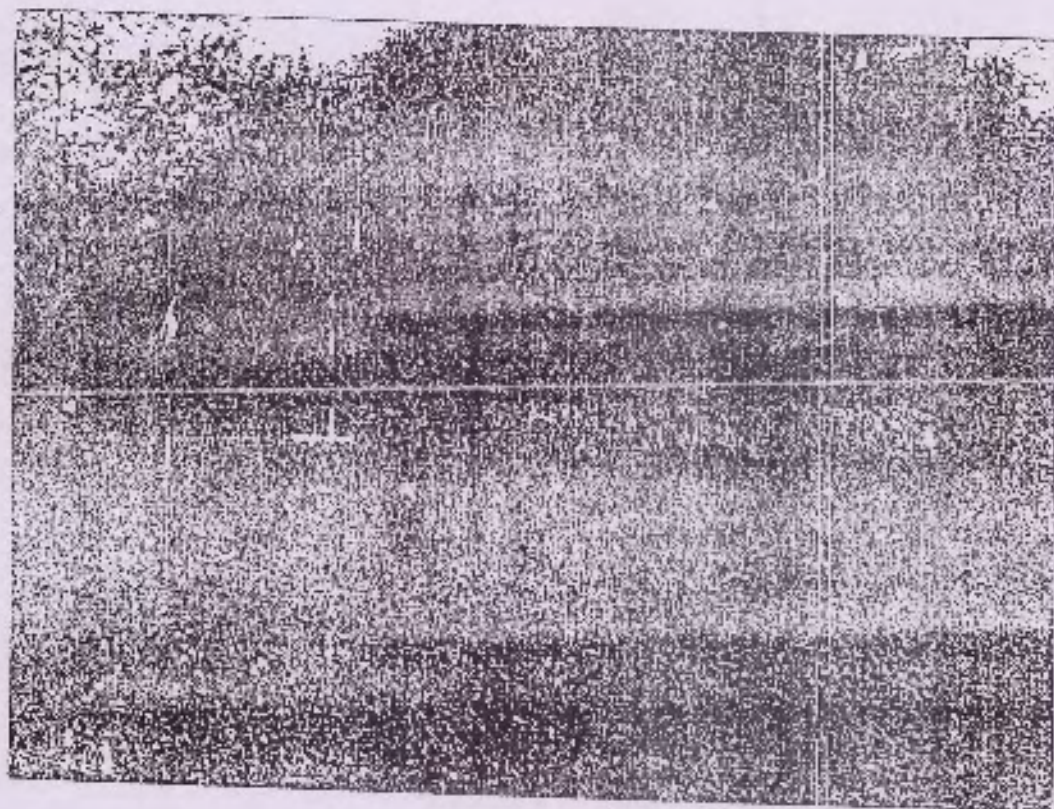
2- 
Kailash Nath Tripathi,
S/o Sri Murlidhar Tripathi,
R/o 707 E.W.S., Bara-2,
Kanpur Nagar.

Consenting Party



Vendee

Drafted by me & Typed in my office


(Manoj Kumar Mishra)
Advocate
Court Compound, Kanpur Nagar



SELLER

George A. Smith

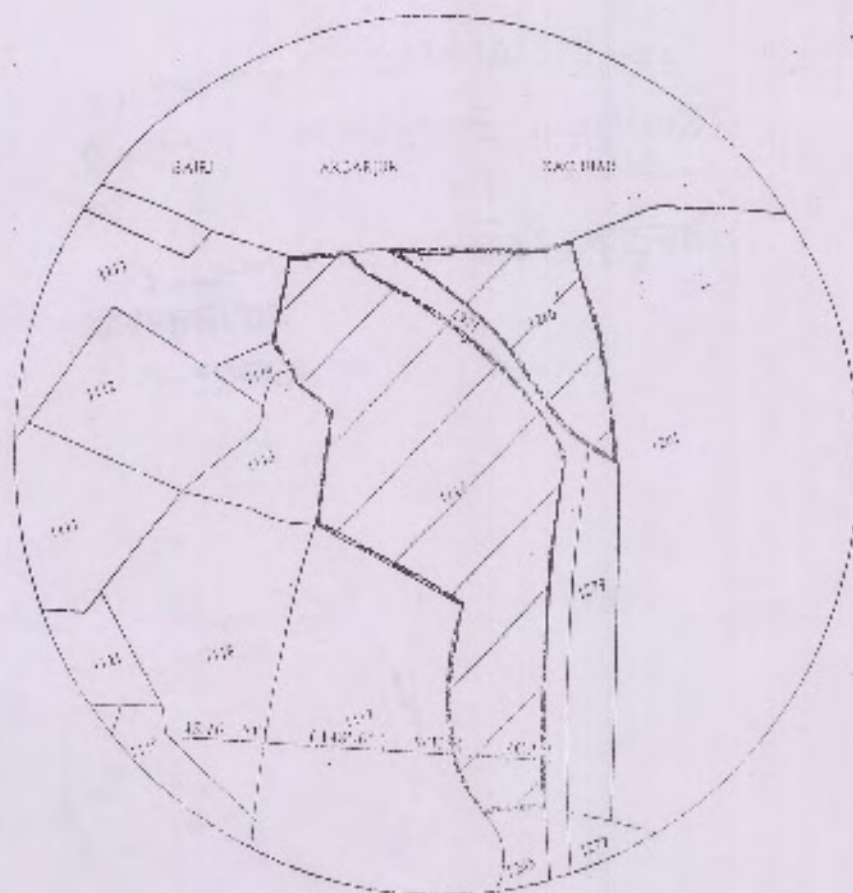
Benjamin H. Smith

PURCHASER

John A. Smith

MAP OF ARAZI NO'S. 1116 & 1280, BAIRI AKBARPUR
BANCAR, KANPUR-NAGAR ALONG WITH LOCATION
OF 200 M. RADIUS.

NO.	AREA	PERCENTAGE
1116	0.922	
1280	0.154	
TOTAL	0.189	



Map of Arazis Baari Akbarpur Bantar

22-11-57

Asad Khan Khan
 Asst. District Officer
 Kanpur District

MAP OF ARABIA, SHOWING THE ARABIC EMPIRE
 IN THE YEAR 630 A.D. (THE ARABIC EMPIRE)
 OF 200 M. RADIUS

दिनांक - 02/11/09 को. लोकार्दर को.
 हस्ताक्षर - ज. ल. लो. 10/11/09 को. लो. लो. लो.
 1-11/11/09 को. लो. लो. लो. 10/11/09 को.
 निम्नलिखित किंवा नया

ज. ल. लो.
 ज. ल. नि. ल. लो.
 लो. लो. लो.

