

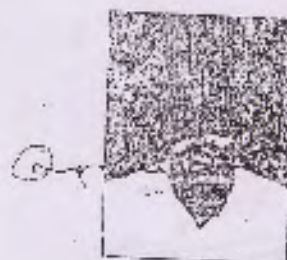
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उत्तर प्रदेश UTTAR PRADESH

512723



Bharat Kumar



1. OFFICE NAME

SCB 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. 40,00,000/-

Bharat Kumar

Bharat Kumar



उत्तर प्रदेश UTTAR PRADESH

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6. MARKET VALUE

Rs. 40,00,000/-

7. NUMBER OF VENDOR

ONE

8. NUMBER OF VENDEE

ONE

9. NAME AND ADDRESS OF VENDOR

Shri Arjun Deo Kehr, S/O Late Vasudeo Kehr
previously resident of 7/77 Tilak Nagar, Kanpur
Nagar, presently R/o C-1/317 Indra Nagar, Kanpur
Nagar.

Arjun Deo Kehr

Don't know

Kehr



उत्तर प्रदेश UTTAR PRADESH

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10. NAME AND ADDRESS OF CONSENTING PARTY:

Shri 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 Bhanu Kehr, Adult s/o Shri Arjun Deo Kehr,
R/o C-1/317 Indra Nagar, Kanpur Nagar.

11. NAME & ADDRESS OF VENUEE:

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 Smt D.N. Garg,
R/o 15/79 Civil Lines Kanpur Nagar

Bhanu Kehr

Bharat Garg



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 Bhoomidhar: Agriculture Araziyat No. :

(A) Arazi No. 1112 admeasuring 0.133 hectares

(B) Arazi No. 1115 admeasuring 0.092 hectares,

(C) Arazi No. 1113 admeasuring 0.236 hectares

All adjacent to each other & Total admeasuring 0.4610 Hectares.

Signature

Bhoomidhar

Signature



उत्तर प्रदेश UTTAR PRADESH

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- | | |
|------------------------------------|--------------|
| 16. MAL GUJARI (Lagan) | Rs.23/- |
| 17. Sources of Water | Natural Rain |
| 18. Details of Road | No Road |
| 19. Nature of Use | Agricultural |
| 20. Whether it has construction | NO |
| 21. Boundaries of Arazi Land Sold: | |

Signature
Bhramar



उत्तर प्रदेश UTTAR PRADESH

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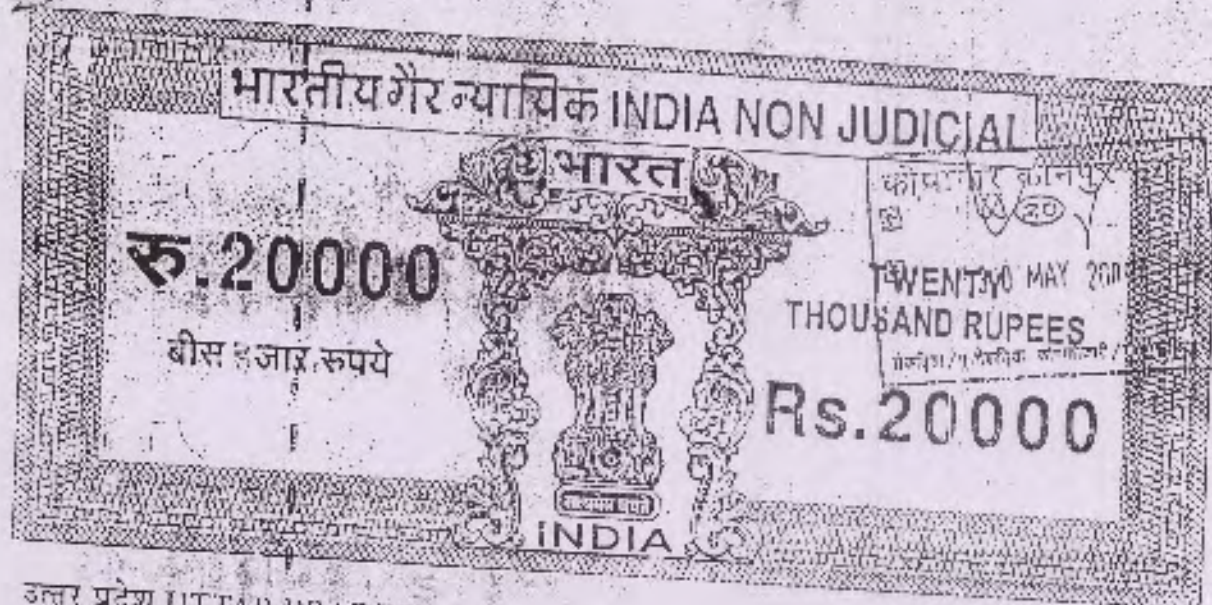
2. Value of Land	:	Rs. 32,27,000/-
3. Sale Consideration	:	Rs. 13,00,000/-
3. Stamp Payable	:	Rs. 2,80,000/-
4. Stamp Paid	:	Rs. 2,80,000/-

NOTE:

The Vendor or Vendee are not Belonging to Schedule Caste and Schedule Tribe. The said land is purely Agricultural Land at the present time and it is recorded in the relevant records as Agricultural Land. The entire area of the land is hereby sold and it

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Shri Ch



उत्तर प्रदेश UTTAR PRADESH

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is not being sold in part and/or on plot basis. There is no construction on it and it has 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 28th JUNE 2009 IN BETWEEN:

(1) Shri Arjun Deo Kehr, adult aged about 80 years, son of Late Vasudho Kehr previously resident of 7/77 Tilak Nagar, Kanpur Nagar at present residing at C-1/317 Indra Nagar, Kanpur Nagar

B. K. Kehr

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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hereinafter called the "Vendor" 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 FIRST PART;

(2) Kishna 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 Bharu Kehr, adult Son of Arjan Deo Kehr presently residing at C-1/317, Indra Nagar Kanpur vide regd. Power of attorney dated 23/04/2009 duly regd. in photo state Book no. 4

[Handwritten signatures]
Bharu Kehr



उत्तर प्रदेश UTTAR PRADESH

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vol. no. 529 on page 197 to 199 at serial no. 1327 filed on
28/4/2009 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 assigns 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
21 of the Indian Companies Act of 1956, as a company duly

and

Dr. V. K. ...

...



उत्तर प्रदेश UTTAR PRADESH

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incorporated under the Indian Companies Act 1956 having its
 Regd. office at 15/79 Civil Lines Kanpur Nagar through its
 Authorised Director Shri Bharat Garg, adult S/o Shri Dinesh
 Narain Garg, R/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.

1. WHEREAS the vendor Arjun Deo Kehr the party of the First
 part besides 9 Kita Sankramaniya Bhopmidhari Araziyats

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[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1116, 1280

joint admeasuring 2018 Hectares, is the absolute owner in

Actual physical possessions of following 3 Sankramaniya

Bhoomidhari Araziyats.

(A) Arazi No. 1112 admeasuring 0.133 hectares (B) Arazi

No. 1115 admeasuring 0.392 hectares, other (C) 1113

admeasuring 0.236 hectares, all adjacent to each other and all

situated in village Bairi Akbarpur Bangar Tehsil & Distt

Kanpur Nagar (Cawnpore), fully described and detailed at

the foot of this Deed & for better clearness delineated by

[Signature]

Bhumi Kher

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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colour RED on the plan annexed hereto, hereinafter for the sake of brevity referred to as the aforesaid 3 Kita 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 Shivram 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 Bangar, Cawnpore, vide Izazatnama dated 17/55/1942 and

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[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

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aforesaid Shri Vasudeo Kehr Kanpur came into possession
of all the aforesaid 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
"Damani" on all the aforesaid agricultural fields 1104, 1105,
1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1260 all
situated in Mouja Janak Singh village Bairi Akbarpur Bangar
Fawnpore in all the relevant revenue record.

[Signature]

Bhrami Kehr

[Signature]

4:- AND WHEREAS the aforesaid Sri 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, Sri Vasudeo Kehr Party of the First part became the absolute owner in actual physical possession of all the aforesaid 12 Kita Sankramaniya Bhopomidhari Araziyats fields no. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1283 all situated in Mohal Janak Singh, Village Bauri 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 Arjun Deo Kehr only, then residing at 7/77 Tilak Nagar, Kanpur, threatening for taking forcible possession of all the 12 aforesaid Araziyats fields no. 1104, 1105, 1107,

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Bhramh. J. L. 101

1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal Janak Singh, Village Bairi Akbarpur Bangar, 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 defendant, their servants, agent, employees and representatives from interfering into the peaceful possession of Plaintiff (Vendor) on Arazi 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 Arazi No. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal Janak Singh Village Bairi Akbarpur Bangar, Kanpur, on which the court was pleased to grant a temporary injunction during the pendency of the Suit.

[Signature]

[Signature]

[Signature]

7- AND WHEREAS the defendant of the aforesaid Suit no. 414/91 the Kanpur Development Authority Kanpur did not file any objections against the aforesaid injunction application under order 39 Rule 1 C.P.C. but filed the written statement alleging that vast area of villages Bairi Akbarpur, Bangar including aforesaid agricultural fields nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1283 all situated in Mohal Janak Singh Village Bairi Akbarpur Bangar, Kanpur, total admeasuring 12 Bigha Biswa were acquired vide award no. 31 dated 30/12/1966 and obtained possession thereof on 03/09/1965 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) Kanpur Nagar who framed about more than half a dozen issues and parties lead documentary as well as oral evidence and the court heard arguments and delivered judgement dated 03/12/1996 holding that aforesaid Arazi No's 1104,

Handwritten signature
B. K. Singh

1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1180, in Suit i.e. Mohal Janak Singh, Village Bairi Akbarpur Bangar, Kanpur were never acquired nor the plaintiff Arjun Deo Kehr or his predecessor Vandeo Kehr was ever dispossessed from the fields in Suit and thus decreed the 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 IIIrd 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 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.

San 2nd

Bhramar Singh

Arjun Deo Kehr

10:- AND WHEREAS against the aforesaid judgement and decree dated 28/04/2007 passed in aforesaid First appeal no. 285 of 1988 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 2 years and 305 days and after hearing arguments from both 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 28/09/07.

11:- AND WHEREAS against the aforesaid judgement dated 28/09/2007 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

Arjun Deo Kehr *Arjun Deo Kehr*

Kanpur preferred a Special Leave Petition (SLP) before the Hon'ble Supreme Court, New Delhi as numbered 2364/08 which was also rejected as per order dated 07/03/08;

12:- AND WHEREAS as narrated above in the preceding paras it has been confirmed that all the Twelve Sankramani Bhoornidhar Arazis Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115, 1116, 1280 all situated in Mohal Janak Singh Village Bari Akbarpur Bangar, Kanpur and all adjacent to each other and previously owned by Shri Vasudeo Kehr son of Late Shyam Lal Kehr, in whose favour Razatnama dated 17/05/42 granted by the then Zamindar Shri Suraj Prasad son of Shivram, was never acquired, nor the vendor or his predecessor Shri Vasudeo Kehr was ever dispossessed from the aforesaid all the Twelve Arazis 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.

Shri. D. K. Singh

Bhaskar Singh

Shri. D. K. Singh

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 Janak Singh Village Bairi 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 12 Araziyats no.

1104, admeasuring	0.389 Hectares
1105, admeasuring	0.071 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	3.092 Hectares
1116, admeasuring	0.605 Hectares
1280 admeasuring	0.184 Hectares
Total	2.397 Hectares

On - 2-11-2013

Sh. Arjun Deo Kehr

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 Acquisition) per
 application dated 37/10/2008 annexing all the orders and
 judgements referred to above, thereafter the learned A.D.M.
 (L.A.) sent an order dated 16/12/2008 as numbered 16/1/8-
 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 Bhoomidhar of the aforesaid 15
 Araziyas no.

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

and

Shamshur

Lotus

1116 admeasuring	3.605 Hectares
1280 admeasuring	0.184 Hectares
Total	2.397 Hectares

in Khata Khacaur: No. 00032, Since Fasli No. 1416, mentioned in Fasli Year 1410-1414.

14:- AND WHEREAS it shall not be out of place to mention that the aforesaid Vastudeo Kehr who breathed his last on 15-12-1975 after leaving a Will dated 3-12-1975, 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. Landrani and a daughter Smt. Reema W/o Rohil.

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 Authority, Urban Land Ceiling and Regulation Act 1976, claimed only 1/5th share in bungalow premises no. 7/77

Sanjay

Bhaskar

Sanjay

Tilak Nagar, Kanpur and however they did not claim any part or portion out of any of the aforesaid 12 agricultural Bhoonidhari 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.

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 23/04/09 admitting the execution of WILL dated 05/10/1975 by his

Bhanu K. J. L. H. E. /

father Late Vastdeo Kehr bequeathing all the 12 aforesaid Sankramaniya Bhoomidhari 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 Bhano Kehr filed compromise petition in the aforesaid Suit no. 659 /2006 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.

- 17- AND WHEREAS as narrated above Vendor Arjun Deo Kehr the party of the first part besides 9 Kita Sankramaniya Bhoomidhari Araziyats Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1116, 1280 total admeasuring 2.01 Hectares, is the absolute owner in Actual physical possessions of following 3 Sankramaniya Bhoomidhari Araziyats nos. (A) Arazi No. 1112 admeasuring 0.153 hectares (B) Arazi No. 1283 admeasuring 0.392 hectares, (C) Arazi No. 1113

Bhano Kehr.

Shri Kehr

admeasuring 0.236 hectares, all total admeasuring 0.461

Hectares of Khatauni Khata No.00002 of village Bairi

Akharpur Bangar, Tehsil and District Kanpur Nagar, fully described and detailed at the foot of this Deed and for better clearness delineated by colour RED in 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 registered Documents nor the aforesaid all

the subjected Three Kita Sankramaniya Bhoomidhari Araziyats or any of them or any portion thereof has been

attached nor is 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 Sati Arjun Deo Kehr the party

Sati Arjun Deo Kehr

Bhramar Singh

Sati Arjun Deo Kehr

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 application the vendor Arjan Deo Kehr the party of the first part entered into a regd. Agreement dated 18/5/2007 duly regd. in Photostal Book no. 1 Khand 3384 on pages 289 to 290 at serial no. 1426 with the Sub-Registrar Zone No. II, Kanpur Nagar on 18/5/2007 agreed to sell his 10 Kita Sankramaniya Bhoomidhari Araziyats Nos. 1104, 1105, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1115 total admeasuring 8 Bigha & 9 Biswa or equal to 1.731 Hectares, all situated in Village Bairi, Akbarpur Bangar, of Tehsil and Distt Kanpur Nagar to M/s. New Dimension Apartments (P) Ltd. name changed under Sec.21 of Indian Companies Act 1956 to presently Newdime Properties (P) Ltd.

Arjan Deo Kehr

Bhram Kehr

Kuldeep

And whereas Vendee the party of the Third Part is getting at present the Sale Deed Registered of 3 Sankramaniya Bhoomidhari Araziyats nos. (A) Arazi No. 1112 admeasuring 0.133 hectares (B) Arazi No. 1283 admeasuring 0.092 hectares, (C) Arazi No. 1113 admeasuring 0.236 hectares, all total admeasuring 0.461 Hectares & all adjacent to each other and situated in Village Bairi Akbarpur Bangar, Karpur Nagar for a total sale consideration of Rs. 40.00 Lacs

And whereas Vendor & Vendee agreed to execute the sale deed of the remaining 7 (Seven) Sankramaniya Bhoomidhar Araziyat later on and the Vendee is not presently claiming any adjustment of stamp duty paid earlier.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

That in pursuance of the above Regd. Agreement and in total sale consideration of Rs. 40,00,000/- (Forty Lacs only) received by the vendor Arjun Deo Kaur, 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

Bhoomidhar *Deo Kaur*

deed, the receipt whereof is hereby acknowledge 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 aforesaid Three Sankramaniya Bamomidhari Araziyats no (A) Arazi No. 1112 admeasuring 8.133 hectares (3) Arazi No. 1113 admeasuring 3.002 hectares, other (C) 1115 admeasuring 0.236 hectares all adjacent to each other and admeasuring 1.461 hectares and situated in Village Baidi 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 Easements and appurtenances to and in favour of the vendee the party of 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 Three Sankramaniya Bamomidhari Araziyats no. no 1112

Arjun Deo Kehr *Kehr*

measuring 0.133 hectares, 1113 admeasuring 0.092 hectares, 1113 admeasuring 0.236 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 chace 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.

- 2- That the vendor Arjun Deo Khar the party of the first part hereby further covenant and declare that the Sankramariya Bhoomidhari Araziyats situated village Bairi Akbarpur Bangar Tehsil & Distt. Karpur Nagar hereby sold by way of 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 shorts of encumbrance charges demand liens

Arjun Deo Khar

Arjun Deo Khar

Arjun Deo Khar

any agreement nor the same have been mortgage nor giving
 is any security to any bank of any other financial institution
 of any their person either by the deposit of title deed or bar
 any registered instrument nor the same has been attached
 nor is under objection nor the vendor has been retained 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 under
 scheme of requisition nor any notice of acquisition have
 been received by the vendor meaning thereby the aforesaid
 demised Araziyats all free from all tenant and petant defect
 meaning there by vendor Arjun Deo Kehr have all absolute
 and legal title to alienate convey assignor and transfer by
 way of absolute his aforesaid 2' kila Sankramaniya
 Bhoomidhari fully described at foot at this deed and for
 better clearness deliberated by the colour red on the plan
 annexed hereto if any thing of version shall be ever found to
 be undue the vendor Arjun Deo Kehr the party of the first
 part shall be liable for all legal consequence.

- 3- That vendee the party of the third part is now entitled to get
 his name mutated as Sankramaniya Bhoomidhar after

Bhram Kehr

Arjun Deo Kehr

deleting the name of the vendor from Araziyats no. (A) Arazi No. 1112 admeasuring 0.133 hectares (B) Arazi No. 1280 admeasuring 0.032 hectares, (C) Arazi No. 1113 admeasuring 0.236 hectares, all situated in village Bairi Akbarpur Bangar of Tehsil and Distt Kanpur Nagar hereby purchased by the vendee and sold by the vendor in all the relevant revenue records and if for the said purpose any consent oral or in writing shall be ever required vendor the party of the first part shall be ever ready to give such consent and this deed of sale duly executed and got regd. by the vendor the party of the first part shall also be deemed to be construed as the consent of the vendor for the same.

4. That for all the dues and obligations over the property hereby demise 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 execute and/or causes to be executed all other and further documents which may be reasonably required to give the

Signature

Signature

Signature

perfect title and possession to the vendee 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 23/04/2009 duly Regd. at serial no. 1327 additional book no.4 volume no. 529 page no. 197 to 199 Registered with the Sub - Registrar VIA, New Delhi on 28/4/2009, executed by the party of the Second Part Krishan Dev Kant, 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.
- 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 not located on any 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

Signature *Signature*

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 @ 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 Three kita Sarkaramaniya Bhoonidhari Araziyats no. (A) Araz No. 1112 admeasuring 0.133 hectares (B) Araz No. 1280 admeasuring 0.392 hectares, (C) Araz No. 1113 admeasuring 0.236 hectares Total admeasuring 0.461 Hectares and all situated in Village Bairi Akbarpur Bangar, Tehsil. & Distt. Kanpur Nagar, fully delineated by colour RED on the plan annexed hereto bounded as above.

Schedule of Payment

Rs. 40,00,000/- (Forty Lac only) vide Bankers cheque no. 035522 -
HDFC Bank, Kanpur, dated 2/6/2009.

G-11 B-111

Bhuvanesh

2/6/09

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

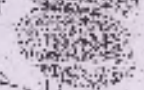
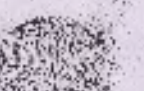
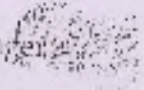
1- Thumb

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



Bhramar K. K. K.

Left palm impression of the
Vendee

1- Thumb



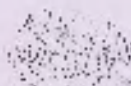
2- Index Finger



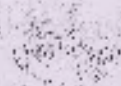
3- Middle Finger



4- Ring Finger



5- Little Finger



Right palm impression of the
Vendee

1- Thumb



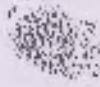
2- Index Finger



3- Middle Finger



4- Ring Finger



5- Little Finger



IN WITNESSES WHEREOF all the parties to this indenture that the vendor Arjun Deo Kehr the party of the First part and consenting Party Shri Krishna Deo Kehr, through his registered attorney holder Shri Bhanu Kehr the party of the Second part and the vendee through its authorized and nominated Director Shri 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 in this deed, have put their signature on all the pages and have also put the impression of the

Arjun Deo Kehr

Bhanu Kehr

Bharat Garg

all the Ten Fingers of there both the Parties on the last page in presence of witnesses on the day month and year first above mentioned.

Witnesses:-

1-

[Signature]

Vendor

[Signature]

Kaushal Chandra Joshi
S/o Late Damodar Joshi
R/o L4/42 Ganga Gari, Colony
Panki, Kanpur Nagar

2-

[Signature]

Consenting Party
[Signature]

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

[Signature]
Vendee

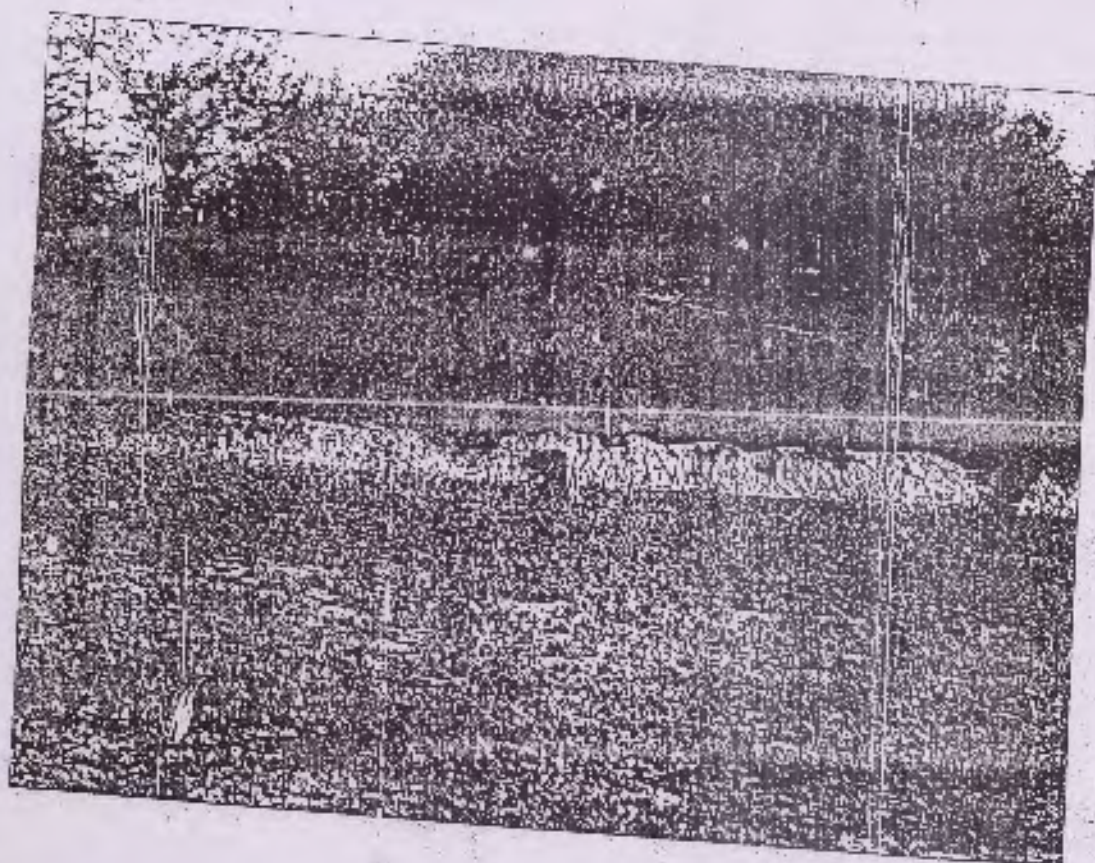
Drafted by me & Typed in my office

[Signature]

(Manoj Kumar Mishra)

Advocate

Court Compound, Kanpur Nagar



SELLER

James L. Lee

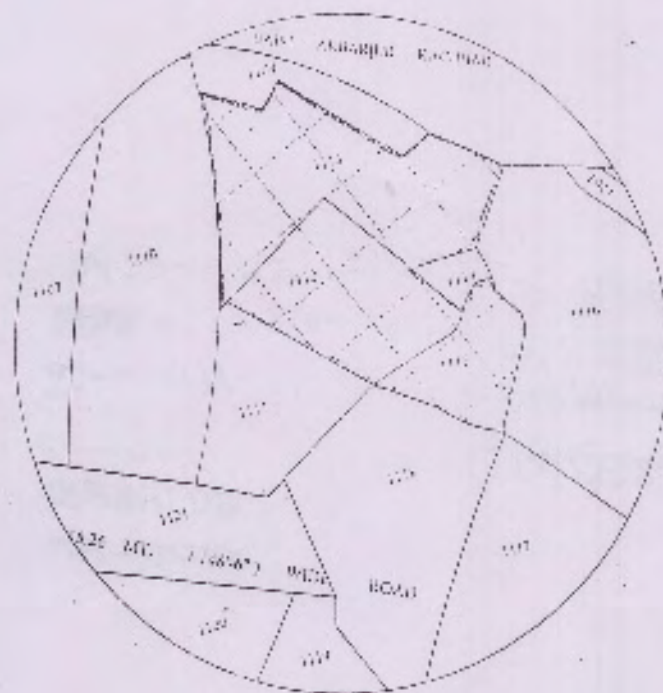
James L. Lee

PURCHASER

James L. Lee

MAP OF ARAZI NO'S. III.2. III.4. III.5, BARI AKBARPUR
BANGAR, KANPUR-NAGAR ALONG WITH LOCATION
OF 200 M. RADIUS.

NO.	AREA	PERCENT
1.1	0.15	0.15
1.2	0.25	0.25
1.3	0.35	0.35
1.4	0.45	0.45
1.5	0.55	0.55



Original map

Bhawan K. Singh

20/10/1953

