



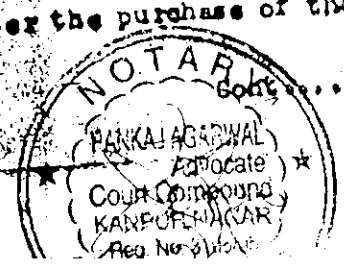
THIS INDENTURE made on the 4th day of April in the year one thousand nine hundred and sixty seven BETWEEN Dr. Mrs. Alexina Beatrice Sweet daughter of late Rev. Aron Sweet and wife of Dr. Banwari Lal Rohatgi resident of 15/9, Civil Lines, Kanpur and Dr. Banwari Lal Rohatgi son of Sri Bhyam Lal resident of 15/9, Civil Lines, Kanpur (hereinafter called the "Vendors") of the one part and Shri Murli Manohar Agarwal, son of Sri Pyare Lal Agarwal, resident of 15/266, Civil Lines, Kanpur (hereinafter called the "Purchaser") of the other part.

WHEREAS Raja Ram Kumar Bhargava and Munshi Tej Kumar Bhargava purchased free hold land situated in Civil Lines, Kanpur under an indenture dated the 11th December 1948 from the Secretary of State for India in Council

AND WHEREAS after the purchase of the aforesaid

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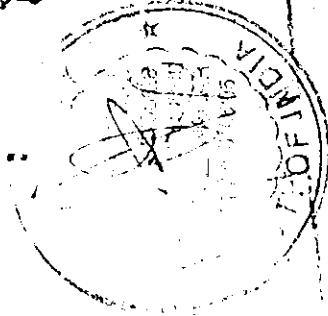


land, the said Raja Ram Kumar Bhargava and Munshi Tej Kumar
Bhargava constructed a bungalow on the said land, one of which
was to be numbered as 16/23 Civil Lines, Kanpur and later on
was numbered as 16/71 Civil Lines, Kanpur

AND WHEREAS the said Bungalow No. 16/23, Civil
Lines, Kanpur was sold at a public auction by Raja Ram Kumar
Bhargava and Munshi Tej Kumar Bhargava on 16th September 1951
through Messrs. P. Standill & Co. Auctioneers

AND WHEREAS the Vendor Dr. Alexina Beatrice Sweet
purchased the aforesaid premises No. 16/23, Civil Lines, Kanpur
for a sum of rupees sixty thousand (Rs. 60,000/-) at the said
auction and obtained a sale deed dated the 4th October 1951
and registered in Book No. 1, Volume No. 1601 on pages 131 to 137
at Serial No. 2073 on the 24th October 1951

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AND WHEREAS the Vendor Dr. Alexina Beatrice Sweet at
thus been is the absolute owner of the said premises
No.16/2 are now numbered as 18/71
Lines, Mangalore

AND WHEREAS the land in premises No. 16/2 was
partly low land and was filled by the Vendor Dr. Alexina
Beatrice Sweet upto the road level

AND WHEREAS the Vendor Dr. Alexina Beatrice Sweet
applied to the Nagar Mahapalika Kampur for the said premises
premises No.18/71A according to a plan submitted by the Vendor
Dr. Alexina Beatrice Sweet to the Nagar Mahapalika Kampur

AND WHEREAS according to the said plan the land
in premises No.18/71A was sub divided into five plots which
plan has been duly approved by the Nagar Mahapalika Kampur

Dr. Alexina Beatrice Sweet

Dr. Alexina Beatrice Sweet

Dr. Alexina Beatrice Sweet

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terms and conditions contained in their letter No. 424/10 dated the 23rd May 1966, a true copy whereof has been handed over by the Vendor Dr. Alexina Beatrice Sweet to the purchaser

AND WHEREAS Dr. Alexina Beatrice Sweet the letter dated 23rd May 1966 has accepted the terms and conditions contained in the said letter of the Nagar Mahapalika,

AND WHEREAS Dr. Alexina Beatrice Sweet the Vendor negotiated with the purchaser for the sale of the plot Private No. 2 out of the said five plots

AND WHEREAS the purchaser has agreed to purchase the aforesaid plot No. 2 having an area of four

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hundred twenty six decimal forty one (426.41) square yards

shown in red colour in the plan annexed hereto with all

the rights together with the rights of easements

appertaining thereto for a sum of Rupees twenty seven

thousand (Rs. 27,000/-) provided Dr. Banvari Lal of the

first part also joins in this indenture of sale as one

of the vendors for the satisfaction of the purchaser

AND WHEREAS Dr. Banvari Lal though having no

right, title or interest in the aforesaid plot has

agreed to the satisfaction of the purchaser to join

in this indenture as a Vendor

AND WHEREAS the Vendors have agreed with the

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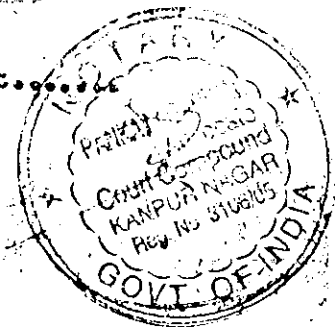
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said purchaser to sell absolutely to the latter the
aforesaid plot measuring four hundred twenty six decimal
forty one (426.41) square yards with boundary wall
fully described and bounded as given below and also shown
in red colour in the plan annexed hereto for a sum of
Rupees twenty seven thousand (Rs. 27,000/-) free from
all encumbrances, charges and demands whatsoever and
the purchaser has agreed to purchase the same

NOW THIS DEED WITNESSETH:-

1. That in pursuance of the said agreement between
the Vendors and the purchaser and in consideration of
Rupees Twenty seven thousand (Rs. 27,000/-) paid by the

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purchaser to the Vendors before the sub Registrar Kanpur which sum the vendors do hereby acknowledge as having received the said vendors hereby convey, transfer and assign absolutely unto and to the use of the said purchaser his heirs, executors, administrators and assigns All that land measuring four hundred twenty six decimal forty one (426.41) square yards free hold bounded as given below and shown in red colour in the plan annexed hereto.

2. That the vendors do hereby covenant and declare for themselves their heirs, executors, representatives and assigns that the vendor Dr. Alaxindra

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Dr. Alaxindra

Dr. Alaxindra



Beatrice Sweet possesses and has good title and right to convey the premises hereby conveyed or expressed to be conveyed unto the purchaser his heirs, executors, administrators and assigns subject to the terms and conditions contained in the aforesaid letter of the Nagar Mahapalika Kanpur which has been accepted by the vendor Dr. Alexina Beatrice Sweet and that the purchaser shall hereafter peacefully hold use, occupy and enjoy the same as his own chattel and property without any hindrance, interrogation claim or demand by or from the vendors or any other person whatsoever

And that the vendors and all persons claiming

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under them shall from time to time upon the request
 and at the cost of the purchaser his executors
 administrators, representatives and assigns do and
 execute or cause to be done and executed all such
 acts deeds and things at the cost of the person
 requiring it in whatsoever manner for the further and
 more perfectly assuring the said premises and every
 part thereof unto the purchaser, his heirs, executors,
 representatives and assigns and placing him and them
 in possession of the same according to true intent
 and meaning of these presents as shall or may be
 reasonably required

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Witness my hand and seal this 1st day of

A handwritten signature in cursive script, followed by a circular stamp or seal that is mostly illegible due to fading and the quality of the scan.

and it is further declared that the said premises hereby demised are free hold and free from all encumbrances, charges, claim or demand whatsoever and that the vendors or any person or persons claiming for and under them have not done any thing whereby the property hereby demised may be subject to any attachment or lien of any court or person whatsoever or any prior agreement of sale and Dr. Alexandra Beatrice Sweet is the absolute owner and in possession of the demised plot as referred to in the recitals above

Witnessed

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Witnessed to *Robt. Kelly*

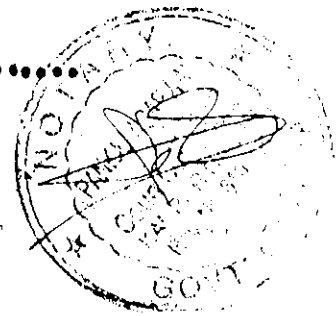


Should the purchaser be put to any loss on account of any defect in the title of the Vendors or their right to convey the property hereby devised or on account of any breach of any covenants the purchaser without prejudice to his any other remedy shall be entitled to recover the same from the Vendors and their estates

AND the said Vendors hereby further covenant with the said purchaser that in case the land hereby devised or any part thereof is lost to the said purchaser on account of any defect in the title of the vendors or their right to transfer the same or

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Sheet *P. H. Kelly*



the possession or quiet enjoyment of the said land by the purchaser is disturbed in any manner whatsoever or on account of any litigation started by any one claiming through the Vendors or their heirs successors in interest or by any one claiming title paramount to the vendors or on account some act or omission of the said vendors then the said vendors their heirs and representatives shall make good all losses and damages sustained by the said purchaser by reason of such defects in the title of the vendors

AND that in case the assent of the vendors or any one of them is required for due sanction of the plan for the purpose of construction or extension of building on the devised land by the purchaser the

Cont....

Robert

John R. Kelly

[Signature]

vendors or any one of them who may be required by the purchaser will give his or their consent for the said building plan

Provided always and it hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "the vendors" and "the purchaser" hereinbefore used include their respective heirs legal representatives successors and assigns

IN WITNESS WHEREOF THE parties hereto have signed this deed on the date aforementioned.

DESCRIPTION OF THE PROPERTY HEREBY DEALT.

Private Plot No. 2 in premises No. 16/71A Civil Lines, Kanpur having an area of four hundred

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twenty six (26) and forty one (41) square
yards and shown in red colour in the plan

annexed hereto and bounded as follows :-

East :- Pvt. Plot No. 3 of premises No.16/71A, Civil Lines,
Kanpur.

West :- Pvt. Plot No.1 of premises No.16/71A, Civil Lines,
Kanpur.

North:- Premises No.16/71, Civil Lines, Kanpur.

South:- Foot Path and thereafter public Road.

Vendors :-

1.

Abdul

2.

B. K. Kohli

Purchaser :-

1.

M. G. ...

Witnesses :-

1.

2.



M. G. ...

B. K. Kohli

Abdul

1967

Record as duplicate No. SD 76 with its original
on the pages 59, 61, 62 of Book No [Vol. 2]
the day 17th October, 1967.

[Signature]
S.P.

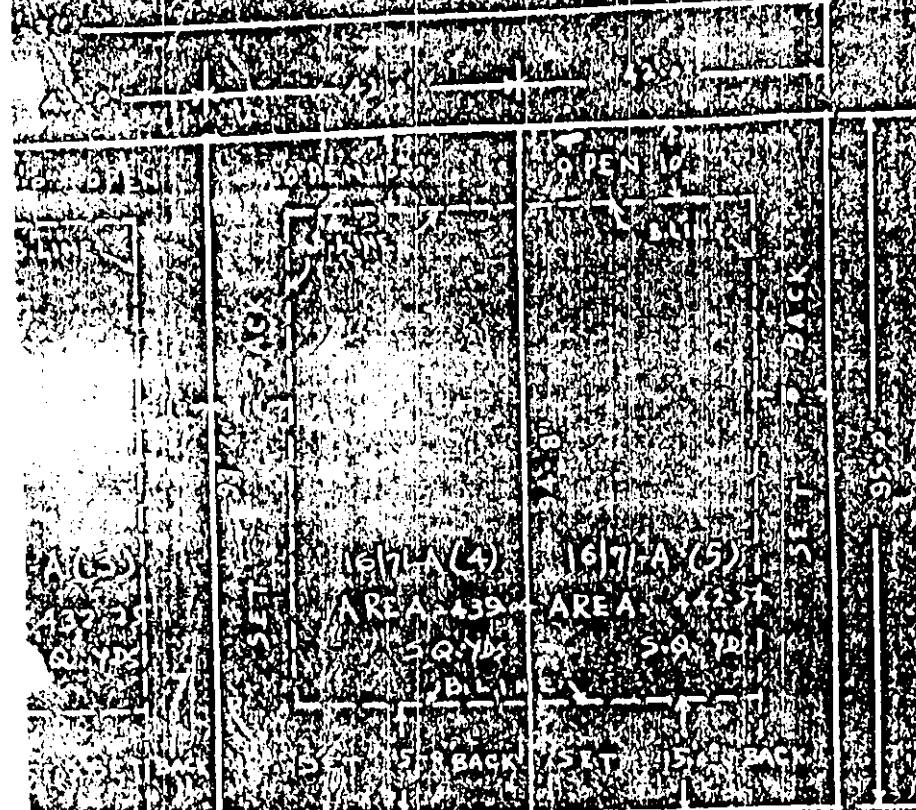


PLAN OF PREMISES NO 16/7A

CIVIL LINES, KANPUR

SCALE 1/20-1

A.B. SWEET
O.H. NO. 15
P.S. NO. 16/71



TO HANMANI RAOPARK

REFERENCE

HONNATHUS

TRACED BY

LAY

OWNED BY

PR



TO BHARGVA
ICE FACTORY

INCOME TAX OFFICE

SET BACK

312.6

B LINE

AREA = 456.2

OUT SET BACK

SET BACK

AREA = 264

SET BACK

EMBANKMENT

TO COURT

MAIN

ROAD

SOLD PORTION

OTHER

OWNER'S SIGNATURE