

- Name of the office : Sub Registrar,
Zone No.
Kanpur Nagar
1. Date of Presentation : .09.2025
 2. Date of Execution : .09.2025
 3. Nature of Document : Proposed Sale Deed
 4. Sale Consideration : Rs. /-
 5. Market Value : Rs. /-
 6. Name and address of the Presenter:, adult,
s/o. Shri R/o., Kanpur
Nagar.
 7. Name and address of the Vendors : (1) Smt. Anuradha
Mehrotra, adult W/o. Shri Sudhir Kumar Mehrotra (2) Shri
Anubhav Mehrotra, adult S/o. Shri Sudhir Kumar Mehrotra
through his attorney Shri Shudhir Kumar Mehrotra, adult S/o. Shri
Krishna Mehrotra and (3) Shri Shudhir Kumar Mehrotra, adult S/o.
Shri Krishna Mehrotra all R/o. 15/265-C, Civil Lines, Kanpur ;
hereinafter referred to as the "Land Owners'/First Party and ;
RATAN HOUSING DEVELOPMENT LIMITED, a Company
duly incorporated under the Companies Act having its registered
office at 113/70, Swaroop Nagar, Kanpur Nagar through it's
Authorised Signatory Shri, adult, son of
....., C/o. 113/70, Swaroop Nagar, Kanpur Nagar
(Authorised vide resolution dated passed in the
meeting of Board of Director held on) ; hereinafter
referred to as the "Developer/Second Party ; the term land
owner/First Party and Developer/Second Party are hereinafter
jointly referred to as the 'Vendors' (which expression unless
repugnant to the context shall mean and include it's heirs, legal
representatives, successors and assigness etc.) ;
 8. Name and address of the Vendee /Purchaser :, adult
S/o. Shri R/o., Kanpur Nagar.

8A. The project is registered under the provisions of RERA bearing No.

.....
Date of Birth of Vendor No. (1) :

Mob :

Adhar No. : xxxx xxxx

PAN :

Date of Birth of Vendor No. (2) :

Mob :

Adhar No. : xxxx xxxx

PAN :

Date of Birth of Vendor No. (3) :

Mob :

Adhar No. : xxxx xxxx

PAN :

Date of Incorporation of RATAN HOUSING DEVELOPMENT
LIMITED : 27.03.1998

PAN of RATAN HOUSING DEVELOPMENT LIMITED:
AACCR6099R

Date of Birth of Authorised Signatory :

Mob :

Adhar No. : xxxx xxxx

Date of Birth of Vendee :

Mob :

Adhar No. : xxxx xxxx

PAN :

9. DESCRIPTION OF THE PROPERTY :

- 1) Place : Sambharpur and Bairi Akbarpur,
Kachar Kanpur Nagar
- 2) Khata No./Chak No.: Chak No. not allotted
- 3) Nagar Nigam No./ Khasra No.: Flat No. on
floor constructed at project land i.e. part of Arazi No. 214

and 215, part of Arazi No. 221, part of Arazi No. 222 part of Arazi No. 223 and part of Arazi No. 224 at Sambharpur and part of Arazi No. 793 at Bairi Akbarpur Kachar, Kanpur Nagar

4) Total land area : 6671.90. Sq. Meters.

5) Total covered area : 25019.63 Sq. Mtrs.

6) Undivided : Sq. Mtrs.

Proportionate land area.

7) Carpet area of the flat : Sq. Mtrs.

8) Width of the Road. in Boundaries : 30 meter wide Mainawati Marg

9) Residential/Semi Residential/commercial : Residential

10) Number of the Storeys : Multi Storied (stilt + 24 floors)

11) Construction R.C.C./R.B.C. : R.C.C.

12) Period of the Construction :

13) House/Plot/ Agricultural : Flat

14) Whether the property under sale is situated

on two side roads or Facing to park. project is neither situated on two side roads nor facing to park

BOUNDARIES of the Flat No. on floor constructed at project land i.e. part of Arazi No. 214 and 215, part of Arazi No. 221, part of Arazi No. 222 part of Arazi No. 223 and part of Arazi No. 224 at Sambharpur and part of Arazi No. 793 at Bairi Akbarpur Kachar, Kanpur Nagar known as "Shri Krishna Ratan".

North :
 South :
 East :
 West :

DESCRIPTION OF THE PAYMENT OF STAMP DUTY

- 1) D.M's rate of the land : Rs. /- per Sq. Mtrs.
 2) Rate of the construction: Rs. /- per Sq. Mtrs.
 3) Value of the land : X /-
 = Rs. /-
 4) Value of the construction : X /-
 = Rs. /-
 5) Depreciation value : N/A
 6) Total Value : Rs. /-
 7) Stamp Duty payable : Rs. /-
 8) Stamp Duty paid at the time of the agreement to sell : N.A.
 9) Stamp Duty payable after adjustment : N/A
 10) Total Stamp Duty Paid : Rs. /-

Note :- V Code of Sambharpur Kanpur is 1340 on page No. 36 of Zone-II and V Code of Bairi Akbarpur Kachhar is 1266 on page No. 44 in the rate list of Zone-II issued by the District Magistrate, Kanpur. The property hereby sold is neither enemy property nor Waqf property declared under the relevant provisions of enemy property Act. Stamp of Rs./- has been paid through e-stamp dated bearing certificate No. IN-UP..... and Unique Document reference SUBIN-UPUP.....which is page No. 1 of this deed.

:: PROPOSED SALE DEED ::

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

BY

(1) Smt. Anuradha Mehrotra, adult W/o. Shri Sudhir Kumar Mehrotra (2) Shri Anubhav Mehrotra, adult S/o. Shri Sudhir Kumar Mehrotra through his attorney Shri Shudhir Kumar Mehrotra, adult S/o. Shri Krishna Mehrotra and (3) Shri Shudhir Kumar Mehrotra, adult S/o. Shri Krishna Mehrotra all R/o. 15/265-C, Civil Lines, Kanpur ; hereinafter referred to as the "Land Owners"/First Party and ; RATAN HOUSING DEVELOPMENT LIMITED, a Company duly incorporated under the Companies Act having its registered office at 113/70, Swaroop Nagar, Kanpur Nagar through it's Authorised Signatory Shri adult, son of, C/o. 113/70, Swaroop Nagar, Kanpur Nagar (Authorised vide resolution dated passed in the meeting of Board of Director held on) ; hereinafter referred to as the "Developer/Second Party ; the term land owner/First Party and Developer/Second Party are hereinafter jointly referred to as the 'Vendors' (which expression unless repugnant to the context shall mean and include it's heirs, legal representatives, successors and assigness etc.) ;

AND

Shri, adult S/o. Shri R/o., Kanpur Nagar ; hereinafter referred to as the "VENDEE" (which expression unless repugnant to the context shall mean and include his/her/their heirs, legal representatives, Successors and assignees etc.) ;

WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra purchased part of Arazi No. 221 admeasuring 0.2715 Hectare out of total land area 0.543 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owner Shri Haripal Singh vide sale deed dated 07.04.2010 which is registered in Book No. I Volume 4444 at pages 81 to 98 at No. 1635 on 07.04.2010 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra purchased entire land of Arazi No. 224 admeasuring 0.089 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owners Smt. Indirana, Smt. Ratna, Smt. Chandrawati vide

the office of Sub-Registrar Zone-I, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra also purchased private plot No. 9 part of Arazi No. 215 admeasuring 514.20 Square Meters at village Sambharpur, Kanpur Nagar from Jai Bharat Sehkari Awas Samiti Limited vide Sale Deed dated 19.02.2010 which is

sale deed dated 12.12.2011 which is registered in Book No. I Volume 5162 at pages 347 to 380 at No. 5894 on 12.12.2011 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra purchased 2/3rd part of Arazi No. 222 admeasuring 0.060 Hectare and 3/7th part of Arazi No. 223 admeasuring 0.0386 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owners Shri Kalicharan and others vide sale deed dated 15.09.2011 which is registered in Book No. I Volume 5051 at pages 1 to 40 at No. 8842 on 16.09.2011 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra purchased 2/7th part of Arazi No. 223 admeasuring 0.0258 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owners Shri Ganesh Prasad and others vide sale deed dated 28.06.2013 which is registered in Book No. I Volume 6086 at pages 99 to 122 at No. 3844 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Shri Anubhav Mehrotra s/o. Shri Sudhir Kumar Mehrotra purchased Arazi No. 222 admeasuring 0.090 Hectare and 1/7th share of Arazi No. 223 admeasuring 0.0129 Hectare total 0.1029 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owners Smt. Anuradha Mehrotra, Shri Bhadai, Shri Tinku, Shri Suraj, Shri Anil and Shri Sumit vide sale deed dated 11.04.2018 which is registered in Book No. I Volume 8790 at pages 211 to 250 at No. 2172 on 11.04.2018 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra purchased part of Arazi No. 223 admeasuring 0.0128 Hectare at village Sambharpur, Kanpur Nagar from it's erstwhile owner Shri Ram Chandra S/o. late Cheda Lal vide sale deed dated 18.04.2023 which is registered in Book No. I Volume 10508 at pages 303 to 320 at No. 2822 on 18.04.2022 in the office of Sub-Registrar Zone-I, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra also purchased private plot No. 9 part of Arazi No. 215 admeasuring 514.20 Square Meters at village Sambharpur, Kanpur Nagar from Jai Bharat Sehkari Awas Samiti Limited vide Sale Deed dated 19.02.2010 which is

registered in Book No. I Volume 4373 at pages 291 to 300 at No. 646 in the office of Sub-Registrar Zone-I, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra also purchased private plot No. 6,7 and 8 part of Arazi No. 214 admeasuring 367.884 Square Meters at village Sambharpur, Kanpur Nagar from Jai Bharat Sehkari Awas Samiti Limited vide Sale Deed dated 04.07.2012 which is registered in Book No. I Volume 5514 at pages 361 to 384 at No. 3905 in the office of Sub-Registrar Zone-II, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra also purchased part of Arazi No. 793 admeasuring 0.695 Hectare at village Bairi Akbarpur Kachhar, Kanpur Nagar from it's erstwhile owners Shri Harish Chandra and others vide sale deed dated 01.06.2023 which is registered in Book No. I Volume 14974 at pages 239 to 260 at No. 10048 on 26.09.2023 in the office of Sub-Registrar Zone-IV, Kanpur Nagar.

AND WHEREAS Smt. Anuradha Mehrotra individually entered into a builder agreement with Ratan Housing Development Limited for Development of her land and construction of residential flats vide agreement dated 17.11.2023 which is registered in Book No. I Volume 15083 at pages 239 to 258 at No. 12172 on 17.11.2023 in the office of Sub-Registrar Zone-IV, Kanpur Nagar.

AND WHEREAS Shri Anubhav Mehrotra S/o. Shri Sudhir Kumar Mehrotra, Smt. Anuradha Mehrotra W/o. Shri Sudhir Kumar Mehrotra and Shri Sudhir Kumar Mehrotra jointly entered into a builder agreement with Ratan Housing Development Limited for Development of their land and construction of residential flats vide agreement dated 17.11.2023 which is registered in Book No. I Volume 15083 at pages 259 to 282 at No. 12173 on 17.11.2023 in the office of Sub-Registrar Zone-IV, Kanpur Nagar.

AND WHEREAS Shri Sudhir Kumar Mehrotra S/o. Shri Krishna Mehrotra individually entered into a builder agreement with Ratan Housing Development Limited for Development of his land and construction of residential flats vide agreement dated 17.11.2023 which is registered in Book No. I Volume 15083 at pages 373 to 394 at No. 12178 on 17.11.2023 in the office of Sub-Registrar Zone-IV, Kanpur Nagar.

AND WHEREAS the aforesaid land i.e. part of Arazi No. 221, part of Arazi No. 222, Part of Arazi No. 223, Arazi No. 224, part of Arazi No. 214, part of Arazi No. 215 all at village Sambharpur, Kanpur Nagar and part of Arazi No. 793 at Bairi Akbarpur Kachhar, Kanpur Nagar total admeasuring Square Meters subject matter of above mentioned builder agreement are adjoining to each other and are individually and jointly owned by the land owners.

AND WHEREAS in pursuance of aforesaid agreements the second party submitted a map to Kanpur Development Authority in the name of land owners for the construction of residential building complex consisting of residential flats on the land total admeasuring Sq. Mtrs. owned by land owners fully bounded and detailed in schedule A of this deed ; herein before detailed in this sale deed hereinafter referred with the word 'project land', the second party deposited sum of Rs./- towards betterment and other charges with the Kanpur Development Authority and The Kanpur Development authority accorded permission vide permit No. KDA/BP/23-24/1399 dated 2025-07-17. The second party also obtained permissions and no objection from other departments required for sanction of the map.

AND WHEREAS the vendors have given out that they shall provide internal roads, lawns in the residential project known as Shri Krishna Ratan to be constructed on the part of the land of Arazies detailed hereinbefore and there will be sewerage treatment plant also. The land of the road, lawn, sewerage treatment plant shall not be transferred, however the land underneath the building as well as land whereon some of the common facilities are situated shall be transferred in proportion to the area of the flat and the vendors shall always have right to use the roads, lawns, sewerage treatment plant, sewerage line for their any adjoining project. The total land area Sq. Mtrs. out of which the area for constructions of building consisting of flats is Sq. Mtrs. and Sq. Mtrs. area is for some of the common facilities and amenities, rest of the area is for lawns, roads etc. . The vendors have also given out that the Super built up area of the flat shall mean the area

including the common facilities and amenities and carpet area of the flat shall mean the area of the flat within the walls.

AND WHEREAS the vendors have started to raise construction which have been completed and offered to sell flats of the said building complex known as "SHRI KRISHNA RATAN" vendee agreed to purchase Flat No. onth Floor hereinafter referred as having super built up area admeasuring Sq. Mtrs. and having carpet area admeasuring Sq. Mtrs. along with undivided proportionate land area admeasuring Sq. Mtrs. at residential building complex known as "SHRI KRISHNA RATAN" fully bounded and detailed earlier in schedule of this sale deed at the sale consideration of Rs./- (Rupees only) fixed by the vendors and the vendors also agreed to sell the aforesaid flat to the vendee in terms of allotment agreement dated

AND WHEREAS the constructions of the building has been completed and the vendors applied to issue completion certificate to competent authority i.e. Kanpur Development Authority, The Kanpur Development Authority issued Completion Certificate vide Letter No.

AND WHEREAS the vendors have assured to the vendee that the flat hereby agreed to be sold is free from all sorts of encumbrances, charges, demands, liens, litigations, mortgages, attachments, prior agreement to sell, acquisition or requisition. The vendors have not been restrained from selling, transferring, alienating or mortgaging the same by way of any injunction order of any court or authority and the vendors have got absolute right, title and interest to sell and transfer the same in any manner whatsoever.

AND WHEREAS Shri Anubhav Mehrotra S/o. Shri Sudhir Kumar Mehrotra has appointed his father Shri Sudhir Kumar Mehrotra, adult, son of Shri Krishna Mehrotra, his attorney vide deed of Power of Attorney dated 16.03.2010 registered on 16.03.2010 in Book No. IV Volume 162 at pages 151 to 160 at Serial No. 71 in the office of Sub-Registrar Zone-I, Kanpur whereby he has authorized to his attorney to sell and transfer the land owned by me and execute the sale deed, the

powers delegated by him has yet not been revoked and Shri Sudhir Kumar Mehrotra is authorized to execute this deed of sale.

In pursuance of negotiations and agreement made between the parties, this deed of sale is executed as there is no impediment in execution of the same.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in consideration of Rs./- (Rupees only) paid by the Vendee to the Vendors in the manner detailed and described in Schedule 'B' of this Deed, the Vendors do hereby acknowledge and confirm the receipt of the entire sale consideration and the Vendors do hereby sell and transfer the flat no. on ...th floor having carpet area admeasuring Sq. Mtrs. fully bounded and detailed earlier in Schedule of this Deed and has also been shown in the map annexed hereto alongwith undivided proportionate land area admeasuring Square Meters with a right to use ... car parking space in the said building complex constructed at project land i.e. part of Arazi No. 214 and 215, part of Arazi No. 221, part of Arazi No. 222 part of Arazi No. 223 and part of Arazi No. 224 at Sambharpur and part of Arazi No. 793 at Bairi Akbarpur Kachar, Kanpur Nagar fully bounded and detailed in schedule "A" of this deed, also with a right to use all the common facilities and amenities detailed in schedule "C" of this Deed provided in the said Residential Project known as "Shri Krishna Ratan" UNTO AND UPON the said Flat TO HAVE AND TO HOLD the same absolutely and for ever in favour of the Vendee.

2. That the parties to this Deed do hereby make covenant and declare that the actual, physical and vacant possession of the Flat has been delivered to the Vendee by the parties of the First and Second Parts after obtaining the completion certificate from the Kanpur Development Authority. The Vendee will be entitled to use, occupy, possess and enjoy the said flat for residential purposes, as the owner thereof without any interference, disturbance or interruption either by the First Party or by the Second Party or by any other person claiming through or under them.

3. That the Vendors do hereby make covenant and declare that the rights hereby transferred subsists and the Vendors have right to transfer and alienate the said Flat hereby sold through this Deed of Sale and the Vendee shall have the same rights as the Vendors had and shall always be entitled to transfer and alienate the same without any prior permission or objection either from the Vendors or from any person claiming through or under them.

4. That the parties to this Deed do hereby make covenant and declare that the Flat hereby sold and transferred through this Deed of sale, is not assessed by the Kanpur Nagar Nigam for Tax purposes and the Vendee shall be responsible to pay the taxes, dues etc. in regard of the said Flat from the date of receiving possession or from the date of execution of the sale Deed which ever is earlier. However if the Vendee has to pay any thing on account of the First and Second Parties, the Vendee shall be entitled to realize the same from the First and Second Parties respectively.

5. That the Vendors do hereby make covenant and declare and give their consent through this Deed of Sale that the Vendee shall get his name mutated in the records of Nagar Nigam, / Kanpur Development Authority or at any other place in place of the Vendors's name as the owner thereof. If anything or deed is further required for more perfectly assuring the flat hereby sold through this Deed of sale shall be executed by the First and the Second party at the request and cost of the Vendee.

6. That the parties to this Deed do hereby make covenant and declare that by transfer of the undivided proportionate land to the Vendee shall mean the transfer of right in perpetuity and the Vendee shall not claim for partition of the land or exclusive possession of the same. It is further agreed that the land involved in road, lawn etc. which is not being transferred through this deed of sale, shall be transferred to the society.

7. That the name of the said Residential Project is "Shri Krishna Ratan" and the same cannot be changed without the written consent of the First and Second Parties.

8. That the Vendee does hereby make covenant and declare that he shall not do or cause to do any such thing which may cause danger or damage to the Building or to the occupiers of the Building Complex, if.

any major repairing is required, the same shall be done with consultation and under the supervision of the Second Party, who has full knowledge of the said Building Complex.

9. That the parties to this Deed do hereby make covenant and declare that all the beams, pillars, lintels, Water Lines and Sewerage lines are connected with each other in such a manner that by disturbing any one of them, may disturb or cause danger to the Building Complex or to the aforesaid lines and the same will not be disturbed in any manner by the Vendee or any person claiming through or under him.

The Vendee shall also be entitled to use the common facilities and amenities provided in the Residential Project "Shri Krishna Ratan" without causing any disturbance, interference or interruption with the other occupiers and owners of the said Building Complex and shall also be responsible to maintain and keep all the places left for other purposes. The Vendee shall also not encroach any one of the common spaces.

The Vendee with the other owners and occupiers of the said Building Complex shall form Association or Society for the purposes of maintaining and up keeping the said Building Complex and the charges fixed by the said Society or Association shall be paid by the Vendee regularly. In absence of such Association/ Society, the maintenance charges shall be paid to the Second Party till the Association/ Society is formed. In case failure to pay the maintenance charges the society/association or second party shall have right to stop the vendee from using all or some of the common facilities and amenities irrespective of right to recover the maintenance charges with interest. Any dispute arising among the members of society or flat owner same shall be referred to sole arbitrator Shri Atma Ram Khatri whose decision shall be final and binding on them.

10. That the formal/ final No Objection Certificate (N.O.C.) from the Fire Department has been obtained and as per directives all the equipments and apparatus etc. for extinguishing the fire have been fitted, the Vendee along with other owners of the said Building complex shall be responsible to obtain the N.O.C. from the date of obtainment of final N.O.C. from time to time and also change, repair and install the

equipments and apparatus for extinguishing the fire and the Vendors and the Second Party shall not be responsible for the same from the date of obtainment of final N.O.C.

11. That the Vendee has seen and examined the title of the Vendors, and the Second Party as well as the nature of the constructions, sanction of the map, area of the flat etc. and is fully satisfied with the same and shall not make any claim whatsoever in regard of the same from the Vendors and the Second Party. However, if on account of any defect in the title of the flat hereby sold and transferred is lost from the hands of the Vendee either in part or in full. The Vendee shall be entitled to claim up to the extent of the said sale consideration from the person and property of the First and Second Parties.

12. That the parties to this Deed do hereby make covenant and declare that the Flat hereby sold is free from all sorts of encumbrances, charges, demands, liens, mortgages, litigations, acquisition or requisition etc. if anything contrary is found the Vendors shall be responsible for all the costs and consequences.

13. That the open roof of the said Building Complex is owned and possessed by the First and Second Parties who shall have always right to raise further constructions or to dispose off the same in any manner, the Vendee or any person acquiring rights as the Vendee has acquired, shall have no right to make any claim or objection whatsoever.

14. That the parties to this deed do hereby make covenant and declare that the Vendors shall have always right to use the pathway, gates, roads, lawns, sewer treatment plant etc. for any project adjoining to the Ratan Orbit and the Vendee or any person claiming through or under him shall have no objection whatsoever.

15. That the parties to this Deed do hereby make covenant and declare 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 Vendors and Second Party have no concern with any of the expenses herein before mentioned.

SCHEDULE 'A'

BOUNDARIES of project land i.e. part of Arazi No. 214 and 215, part of Arazi No. 221, part of Arazi No. 222 part of Arazi No. 223 and part of Arazi No. 224 at Sambharpur and part of Arazi No. 793 at Bairi Akbarpur Kachar, Kanpur Nagar.

North	: Other land
South	: Other agricultural land
East	: Road and other land
West	: Other agricultural land

SCHEDULE 'B'

DETAIL AND DESCRIPTION of the Sale Consideration of Rs.
...../- (..... only) paid by the Vendee.

:: SCHEDULE 'C' ::

DETAIL AND DESCRIPTION of common facilities and amenities :
 Fountain, open kids play area, Gazebo, Swimming pool, Baby pool,
 Half basket ball court, walking track, badminton court, community hall,
 indoor games area, indoor gym, lift, Generator Backup for common
 spaces, 2 KVA, power back for flat, overhead water storage tanks,
 sewerage line, water line, sewerage treatment plant, common area
 lighting and wiring, passage and common road, boundary wall, main gate,
 electric lines, column, beams, pillars, walls etc. Landscape area.

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.

First Party/ Second Party

Witnesses:-

1. Shri

S/o. Shri

R/o.

Kanpur Nagar

Adhar No. : xxxx xxxx

Mobile No. :

Vendee

2. Shri

S/o. Shri

R/o.

Adhar No. : xxxx xxxx

Mobile No. :

Drafted by me and typed in my office.

(Arvind Kumar Srivastava)

Advocate.

U.P. Bar Council Reg. No. 1679 of 1983

Mob. No. : 9935556629