



सत्यमेव जयते

e-Stamp

Certificate No.

IN-UP42710092107076T

Certificate Issued Date

04-Mar-2021 01:11 PM

Account Reference

NEWIMPACC (SV)/ UP14130904/ KANPUR/ UP-KNP

Unique Doc. Reference

SUBIN-UPUP1413090473722156090231T

Purchased by

MS PALOMA REALTY LLP

Description of Document

Article 23 Conveyance

Property Description

Pr. NO. 7/98 AND Pr. NO.7/99 TILAK NAGAR KANPUR

Consideration Price (Rs.)

SHRI DWARIKADHEESH TEMPLE TRUST

First Party

Second Party

MS PALOMA REALTY LLP

Stamp Duty Paid By

MS PALOMA REALTY LLP

Stamp Duty Amount(Rs.)

5,60,00,000
(Five Crore Sixty Lakh only)



Please write or type below this line



Chandra Prasad

0001588098

Date of Execution : .03.2021
Nature of Documents : Sale deed
Sale Consideration : Rs. 80,00,00,000/-
Value as per D.M. Circle Rate : Rs. 49,00,00,000/-
0.75% towards T.D.S. deposit : Rs. 60,00,000/-

SHORT DETAILS OF DOCUMENT

1. Ward area/Mohalla : Tilak Nagar Kanpur Nagar
2. Plot /Premises no. : Premises No. 7/98 Admeasuring
4616.43 Sq. Mtr. and Premises No.
7/99 admeasuring 5017.03 Sq. Mtr.
total admeasuring 9633.46 Sq. Mtr.
Tilak Nagar Kanpur standing on part
of free hold plot nos. 11, 11-A, 12
and 13 situated Scheme No. 3A
Khalasi Line, Kanpur Nagar

3. Total Area of plot : 9633.46 Sq. Mtr.
4. Width of road as per : 24.39 Mtr. (80 Ft.) wide road
map

5. Nature of property : Residential
6. Boundaries of Premises No. 7/98 and Premises No. 7/99,
Tilak Nagar Kanpur standing on part of free hold plot nos. 11,
11-A, 12 and 13 situated Scheme No. 3A Khalasi Line Kanpur

Nagar bounded as under:-

Page 7

Hanuman Chaudhary

North : Lane to Abhinash Gyan Neer Thereafter
Bungalows

South : 23.43 Mtr. wide Road

Number of Vendor : One

Number of Vendee : One

Name of the Vendor:

Shri Dwarikadheesh Temple Trust, A Public Religious and Charitable Trust, having its office at Kamla Tower, 29/1, Dwarikadheesh Road, Kanpur Nagar through its Authorized Trustee Shri Ajay Kumar Saraogi, S/o Late Shri Kishan Saraogi duly authorized by the Board of Trustees in its meeting dated 25/12/2020

Pan No. AAAT54728 Aadhar No. 859142287942

Mob. No. 9335014929

Name of the Vendee:

M/s. PALOMA REALTY LLP (LLP Identification No. AAU-3574) having its Registered office at 60/52 Nayaganj, Kanpur-208001 (UP) through its authorised Partner Shri Mahesh Chandra Jain, adult son of Late Sri B.D. Jain resident of 55B-2, Tagore Road, Cantt., Kanpur Nagar duly authorized vide its Resolution dated 22.10.2020;

Pan No. AAZFP3746P Aadhar No. 4551 8769 0606

Mob. No. 9839030535

2. Plot /Premises no. : Premises No. 7/98 Admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur standing on part of free hold plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Khalasi Line Kanpur Nagar

3. Total Area of plot : 9633.46 Sq. Mtr.

4. Covered area : Nil (Only Boundary wall)

6. Use of property : Residential

7. Shape of property : Open plot

8. Park Facing : No

9. Two side Road : yes

DETAILS OF PAYMENT OF STAMP DUTY :-

1. Prescribed Rate of Land by : Rs. 60,000/- per Sq.Mtr.

DM upto 2000 Sq.Mtr.

(As per Prarup 3 Part 2)

2. Prescribed Rate of Land by : Rs. 42,000/- per Sq.Mtr.

DM above 2000 Sq.Mtr.

30% Less i.e.

(As per Prarup 3 Part 2)

3. Cost of Land (2000x60000) : Rs. 12,00,00,000/-

Office

Mahesh Chandra Jain

6. 10% of cost of land for two side Road : Rs. 4,40,60,532/-
7. Cost of boundary wall : Rs. 53,34,148/-
8. Total value of property : Rs. 49,00,00,000/-
9. Sale Consideration : Rs. 80,00,00,000/-
10. Stamp due : Rs. 5,60,00,000/-
11. Total Stamp paid : Rs. 5,60,00,000/-

E-Stamp Certificate No. IN - UP.42710092107076T issued dated 4th March 2021 at 1:11 PM.

This Deed of Sale is made on ____ day of March 2021 at Kanpur, in between

Shri Dwarikadheesh Temple Trust, A Public Religious and Charitable Trust, having its office at Kamla Tower, 29/1, Dwarikadheesh Road, Kanpur Nagar through its Authorized Trustee Shri Ajay Kumar Saraogi, S/o Late Shri Kishan Saraogi duly authorized by the Board of Trustees in its meeting dated 25/12/2020 ; hereinafter referred as Vendor which expression unless repugnant to the context shall include & mean its Trustees, successors, representatives & assigns of Party of first Part.

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Aakash Chandra, Tail

M/s. PALOMA REALTY LLP (LLP IDENTIFICATION NO. 20203574) having its Registered office at 60/52 Nayaganj, Kanpur-208001 (UP) through its Partner Shri Mahesh Chandra Jain, adult son of Late Sri B.D. Jain resident of 55B-2, Tagore Road, Cantt., Kanpur Nagar duly authorized vide its Resolution dated 22.10.2020; hereinafter referred as VENDEE which expression unless repugnant to the context shall include & mean its, successors, partners, representatives & assigns of party or Second Part.

WHEREAS vide indenture dated 05.12.1927, the Cawnpore Improvement Trust now known as Kanpur Development Authority demised a free hold plot Nos. 11, 11A, 12 and 13 situated at Scheme No. 3-A, Khalasi Lines, Kanpur admeasuring 3.48 Acres i.e. 1.4094 Hect i.e. 14094 Sq. Mtr. to the Vendor i.e. Shri Dwarikadheesh Temple Trust, through it's the then Manager Lala Kamlapat Singhania S/o Lala Juggilal, then resident of Chatai Mohal, Cawnpore, said indenture is duly registered in the Office of Sub-Registrar Cawnpore, in Book No. 1 Volume No. 606 at Pages 1 to 4 at serial No. 2534 on 10.12.1927.

10/12/27

Ghansh Chandra Jain

over said plots of land, which have been duly assessed by the Kanpur Nagar Mahapalika and allotted separate municipal numbers as Premises No. 7/97, admeasuring 4728.26 Sq. Mtr., 7/98, admeasuring 4616.43 Sq.Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. Tilak Nagar, Kanpur Nagar by Kanpur Nagar Mahapalika, Kanpur.

AND WHEREAS out of said Premises, the Vendor has sold out Premises No. 7/97, Tilak Nagar, Kanpur admeasuring 4728.26 Sq. Mtr to V.V.S. Concast Ltd., a company duly incorporated under the Companies Act, 1956, having its Regd. office at 128/119 'K' Kidwai Nagar Kanpur through its Director Mr. Gajanan Agarwal, vide sale deed dated 27.12.2001 which was duly registered in the office of Sub-Registrar Kanpur in Book No. 1 Volume No. 2030 at Pages 97 to 280 at Serial No. 3217 on 31.12.2001.

AND WHEREAS the above Vendor is sole and absolute owner in possession of said Premises No. 7/98 Tilak Nagar Kanpur admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 Tilak Nagar Kanpur admeasuring 5017.03 Sq. Mtr. total

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Gajanan Chandra Agarwal

the tenants, however the rental income derived from those tenants was very meager, which was not even sufficient to meet out of statutory taxes, and other maintenance expenses and the salary of the staff etc. thus the trust was not deriving adequate benefits from the said premises /valuable land owned by it, hence for proper utilization of properties and to increase the income of the trust, for fulfilling the objectives of the trust, Vendor got the property vacant from tenants.

AND WHEREAS after getting the vacant possession of the said bungalows no. 7/98 and 7/99 Tilak Nagar Kanpur from the tenants the Vendor has demolished the entire existing constructions and presently the subject land underneath premises No. 7/98 and Premises No. 7/99 Tilak-Nagar Kanpur admeasuring 9633.46 Sq. Mtr. is in the shape of open land surrounded by the boundary wall described and detailed at the foot of this deed and entire subject land of this Sale deed is in the exclusive ownership and possession of the Vendor, no one except the Vendor has any rights, title or interest over it and the Vendor is fully empowered to deal with said property, as per its wishes and choice which is hereinafter referred as "Subject

etc.

AND WHEREAS in its meeting dated 02.02.2019 the Board of Trustees of the Vendor have decided to establish a Hospital of National Repute in Kanpur City for the benefit of the public at large, of Kanpur and adjoining districts and for meeting out the cost for establishing the proposed hospital, the trust had decided to sell, the premises No. 7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur. built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar.

AND WHEREAS the board of trustees of the Vendor has decided that the proceeds from the sale of the Premises No. 7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr., located at Tilak Nagar Kanpur and built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar will be used by the trust for constructing a Multi Specialty Hospital and/or for other charitable purposes.

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Hareesh Chandra Jain

title documents of the said property and is fully satisfied with regard to valid disposing power of the Vendor, as such property is being sold on "as is where is basis" to the Vendee, offered to purchase the said property described and detailed at the foot of this deed on sale consideration of Rs. 80,00,00,000/- (Eighty Crores Only) free from all sorts of encumbrances, on the condition that Vendor shall delivered the physical vacant possession of said property agreed /sought to be sold to the vendee at the time of execution and Registration of sale deed.

AND WHEREAS the proposal given by the Vendee is appropriate therefore the Vendor has agreed to sell the aforesaid property to the Vendee at the agreed sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) and entered into a M.O.U. dated 22.10.2020, The Vendor trust is a Public Religious and Charitable Trust, hence as per provisions contained in Section 7 of the Charitable and religious Trust Act, 1920 a permission to sell the said premises from the District Judge Kanpur Nagar was required.

Atty 7

Shri Anand Kumar

which was numbered as Misc. Case No. 442 of 2020 Dwarikadheesh Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 18.12.2020, Hon'ble District Judge, has allowed the said application and in pursuance thereof, this deed of sale is as approved by the District Judge Kanpur Nagar.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in pursuance of sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Crore Only) paid by the Vendee, to the Vendor, the Vendor as absolute owner hereby convey, transfer, sell and assign Premises no. 7/98, admeasuring 4616.43 Sq. Mtr., and Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar to the Vendee, free from all encumbrances including all property, estate right title and interest, use, inheritance possession, benefits, unto upon or of the said premises described in Schedule 'A' hereunder, the property, hereby conveyed

10/1/2021

Aakash Chandra

transferable property. The property hereby sold is more specifically described in Schedule 'A' of this sale deed.

2. That entire sale Consideration of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) has been paid by the Vendee to the Vendor, the receipt of which is hereby duly acknowledge by the Vendor, For all purpose, the details of the payment made by the Vendee to the Vendor has been given in Schedule -B of this sale deed and now, nothing remained due from, the Vendee to the Vendor, pertaining this transaction.

3. That the Vendor does hereby covenants and declare that the said property which is sold, conveyed and transferred to the Vendee, is free from all encumbrances, charges, claims and /or liens of every sort and description whatsoever or any person or persons claiming for or under its including there does not exist any agreement to sell with any body in respect of any portion or whole of the said property except the Vendee, as described above

Attest
By *Prakash Chandra Jain*

4. That all rights title and interest in respect of Premises No. 7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar together with rights and privileges availed by the Vendor in totality is hereby transferred to the Vendee, as such neither Vendor nor its successors or any one on behalf of Vendor will have any right title and interest over any portion of said premises.

5. That the Vendor does hereby make covenant and declare that the rights hereby transferred subsists and the Vendor has right to transfer and alienate the same, now the Vendee shall have the same right as the Vendor had and shall always be entitled to transfer and alienate the same.

6. That the parties to this deed do hereby make covenant and declare that the Vendor has paid all the taxes, dues, cess including the House Tax, Water tax and sewer Tax upto today and the Vendee shall be responsible to pay

11/11/17

(Mahesh Chandra Jain)

The same shall be reimbursed by the Vendor to the Vendee.

7. That the Vendee shall be entitled to get its name mutated in the record of Nagar Nigam Kanpur, Kanpur Development Authority or in any other department and in case, consent of the Vendor or its successors be ever required for mutation of the name of the Vendee or its successors as owner in possession over the property hereby sold, the Vendor and/or its successors, as the case may be shall be ever ready to give its consent for said purpose orally and/or in writing and this deed itself shall be ever treated/construed as sufficient and due consent of the Vendor for mutation of the name of the Vendee and its assigns in record of Kanpur Nagar Nigam /Kanpur Development Authority and other authority.
8. That entire expenses for execution and Registration of sale deed will be borne by the Vendee.
9. That the peaceful and vacant possession of the said property has been delivered to the Vendee simultaneously on the date of execution of this sale deed.

Flahela Chandra Tam

10/10/17

by the Vendee and /or its successors and assigns on account of any defect in the title of the Vendor and/or enjoyment of said property by the Vendee is disturbed by anyone claiming title paramount to the vendor or its assigns on account of any litigation started by anyone claiming through or under the Vendor or otherwise on account of any breach of any covenant of this deed, Vendor shall be liable to make good all losses or damages sustained and/or to be sustained by the Vendee.

SCHEDULE -A

DESCRIPTION & BOUNDARY OF THE PROPERTY HEREBY SOLD

Premises No. 7/98, admeasuring 4616.43 Sq. Mtr.,

Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme

3A, Khalasi Lines, Kanpur Nagar, bounded as under:-

East : Premises No. 7/97 Tilak Nagar Kanpur

West : RCC Road and thereafter Apartment

North : Lane to Abhinash Gyan Neer Thereafter Bungalows

South : 23.43 Mtr. wide Road

02/11/17

Mohesh Chandra Jain

SCHEDULE OF PAYMENT OF SALE CONSIDERATION OF RS.

80,00,00,000/- (RUPEES EIGHTY CRORES ONLY)

Rs. 10,57,01,250/- Received Rupees Ten Crore Fifty Seven

Lacs One Thousand Two Hundred Fifty

Only vide RTGS No. SBINR

52020101300034319 dated 13.10.2020

State Bank of India

Rs. 12,70,40,000/- Received Rupees Twelve Crore Seventy

Lacs Forty Thousand Only vide RTGS No.

BARBR5202010130095333 dated

13.10.2020 Bank of Baroda

Rs. 8,57,52,000/- Received Rupees Eight Crore Fifty Seven

Lacs Fifty Two Thousand Only vide RTGS

No. SBINR 52020101300086908 dated

13.10.2020 State Bank of India

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)

vide Account payee Cheque bearing No.

000007 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Kanpur

Meer

H. Chandra Prasad

000008 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Kanpur

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)

vide Account payee Cheque bearing No.

000009 dt.04/03/2021 drawn on Bank of

Baroda, Mall Road, Kanpur

Rs. 11,55,06,750/- Received Rupees (Eleven Crores Fifty Five

Lacs Six Thousand Seven Hundred and

Fifty Only) vide Account payee Cheque

bearing No. 000010 dt. 04/03/2021 drawn

on Bank of Baroda, Mall Road, Kanpur

Rs. 60,00,000/- TDS Deducted

RS. 80,00,00,000/- RECEIVED RUPEES EIGHTY CRORES ONLY

IN WITNESS WHEREOF the all the parties of this sale deed with their respective free will without any force or coercion after due advice from their well wishers, has executed this deed by putting their signature on all the pages and by putting the

21.07

Ganesh Chandra Jais

WITNESSES:



SIGNATURE OF VENDOR

For Shri Dwarikadheesh Temple Trust

Rafey

Trustee

Shambhu Singh

1. Shambhu Singh S/o Ram Singh
R/o- Flat No. 1101, Tirumala Residency,
7/17, Tilak Nagar, Kanpur - 208002
Mob. No.- 9839033526
Aadhar No. - 7565 4043 0737



SIGNATURE OF VENDEE

For PALOMA REALTY LLP

Vivek Jain

Partner

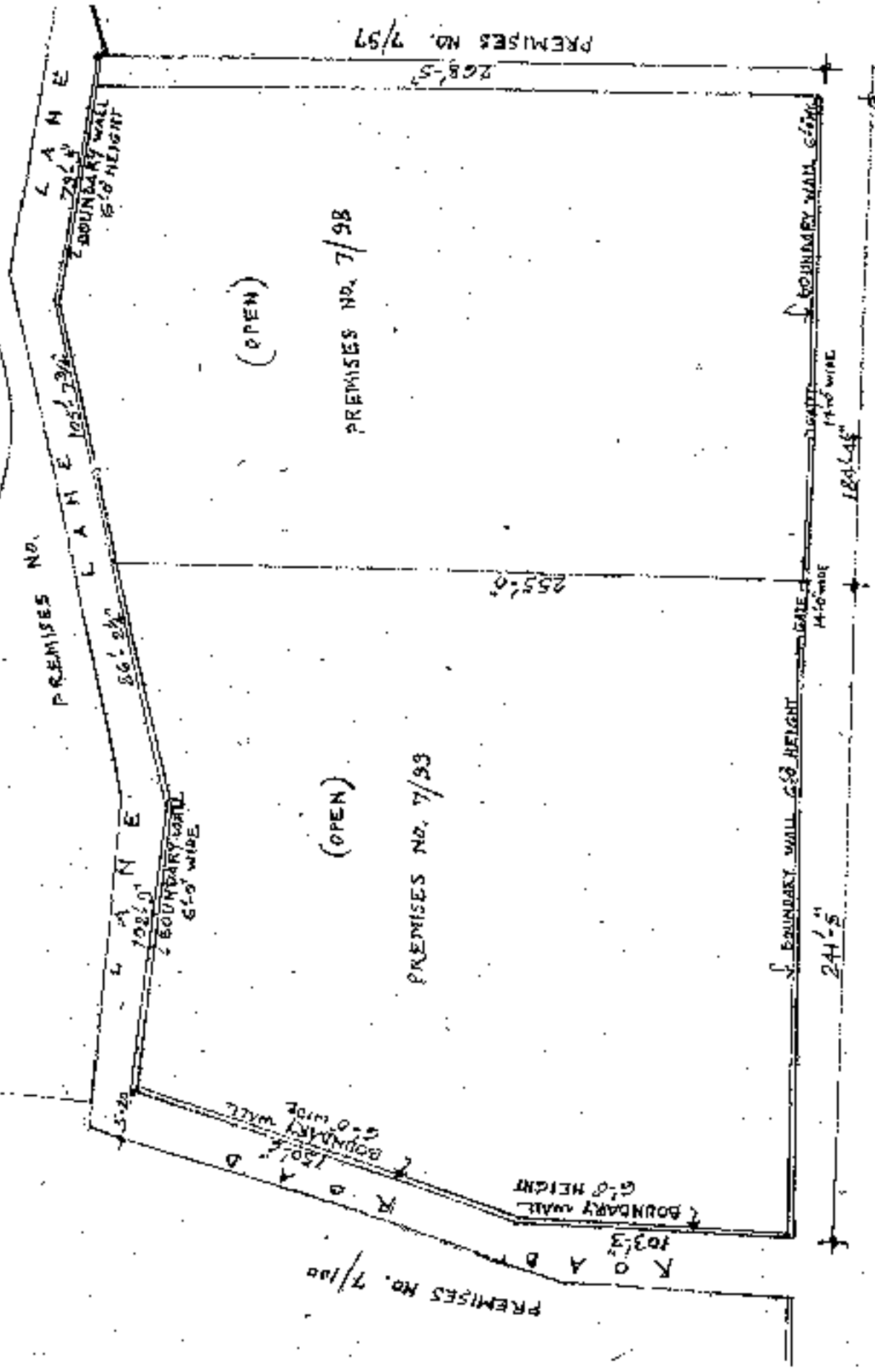
Binod

2. Binod Kumar Yadav S/o, Late Chhote Yadav
R/o- 44, Bhawani Nagar, Daheli Sulanpur, Kanpur-21
Mob. No- 9336835876
Aadhar No.- 2313 5544 7280

Drafted by me & typed in my office.

Vivek Jain

(Vivek Jain), Advocate
Mobil No. 9336117409



R O A D 23-43 H, W 1 D E

SITE PLAN

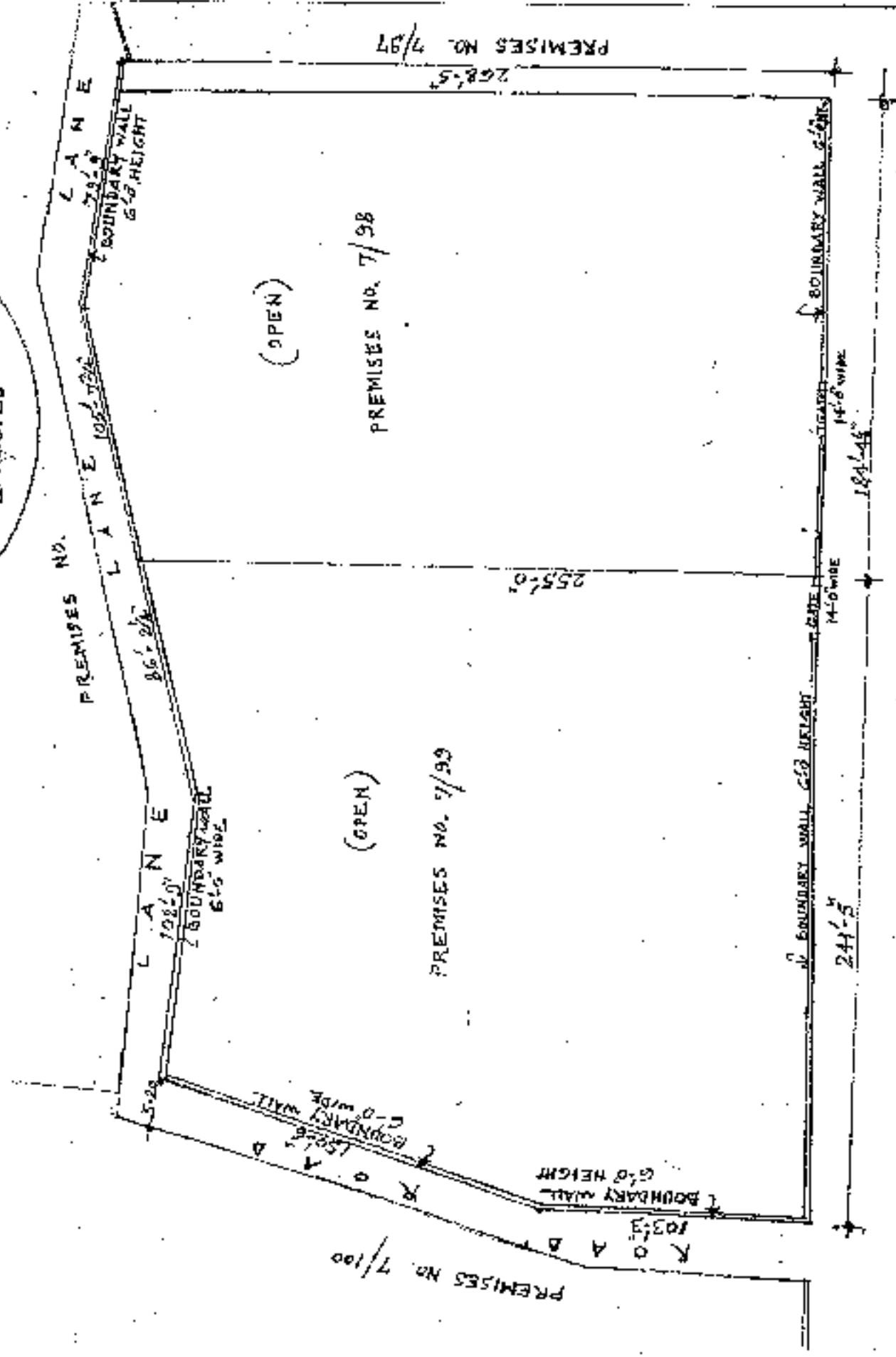
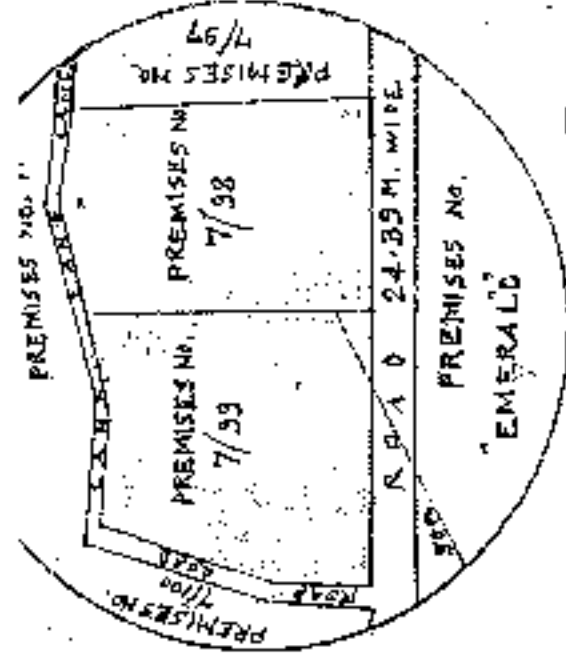
2007

SIG. OF SELLER;

Richard Chonko, Dale

516. OF PURCHASER,

Vijay. Rapalli
Architectural Assistant,
407-C Mangla Vihar-I



ROAD 24.39 M. WIDE
SITE PLAN

001107

SIG. OF SELLER,

Harpal Chandra Jain

SIG. OF PURCHASER,

V. B. Rappali
Architectural Assistant
Mangla Vibhar-I