े र सेवार स्वापनमें मारियोग - 232-45-69 at हा जिल्ला के प्रस्तात है। 2002 months the American personal or design (A) (C) (C) 60000 Silvanoraningo ा मीत्रद्विकार हुन्हरू १८४मिल फिन्म्सम्बद्ध Same no Activities to deliberate and the mental familier of the Jack Colonia Colonia 化标准 化二甲甲 7. a. b. i.e. the to sweet

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MS PALÓWA REALTY LLP

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SHULOWARIKADHEERI TEMPUR TRUST

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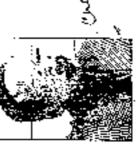
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Date of Execution : 34 .03,2021

Nature of Documents : 32 = dead

Sale Consideration : Rs. 89,00,00,00/-

Volue as per D.M. Circle Rate 11 Rs. 49,00,00,000/-

0.75% towerds TiD.S. deposit in Rs. 60,00,000/-

SHORT DETAILS OF DOCUMENT

Word area/Modella ( Tisk Negar Kanpur Negar

2. Pict /Premises no. 7/98 Admeasuring

4516.43 Sq. Mtg. and Premises(No.

7/99 admonauring 3017.03 Sq. Mbr.

total admassuring 9633,45 Sq. Mtr. Tilsk vagar Kanpur standing on part of free hold piotines, 11, 11-A, 12 and 13 situated Scheme No. 3A knalasitine, Kanpur Negar

3, Total Area of person 1, 9633,45 Sq. Mtr.

4, Width of would as per 1, 24,39 Mtr. (60 Pt.) wids read

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5. Nature of property 1. Residential

 Boundaries of Premises No. 7/90 and Premises No. 7/99, Tick Nagar Karpur standing on part of free field plot nos. 11, 11.5, 12 and 13 situated Schone No. 3A Khalasi Line Kanpur Nagar pour cedits under:-





Bungalows

15000

South : 23.43 Min wide Road

Number of Vendor | Cur

Number of Vendee : On

#### Name of the Vendor

Shel Ewanikadhaesh Lempie Trust, A Public Religious and Churitable Trust, having its office at Kanila Tower, 29/1. Dwarikadheesh Ruse, Kangur Nager through its Authorized Trusted Shel Ajay Kumar Saraogi, Storinse Shel Kishar Saraogi diliy authorized by the Board of Trustess in its meeting dated 25/12/2020

Par No. - AAATS4728B - Aadrar No. 859142287942

Mccs, No., 9135014939

Name of the Vendoor

Ĵ

Mrs. PALOMA, REALTY LIP (LLP !dentification No. AAU-3574) having its Registered office at 60/52 Nayaganj, Kampur-208001 (UP) through its authorised Partner Strf Mabesh Chandra Jain, adult son of taxe Sri B.D. Jain resident of 55B-2, Tagore Reed, Cantu, Kanpur Nagar daily authorized vide its Resetation letted 22.10.2020;

Pan No.AAZFP3746P

Mob. No. 9839030335

Anther No. 4551 **87**69 0606





Tillak Negar Kerpun Nagan	: Premitos No. 7/98 Acimeasuring	4516.43 Sq. Mtr. and Premises No.	7/99 admessyfrg 5017.03 Sq. Mt.	total admeasuring 9533,45 Sq. Mtr.	ifflak Nagari Kanbur standing on part	of free bull plot cas. 11, 11-A, 12	and 15 situated Scheme No. 3A	Khalasi Line Keppur Nagar
		v	15.	.17	<u>;-</u> .	0	Ø	¥
à. Place,	2. Prot./Pre-rises no.							

1, 9633 45 Sq. Mth. 3. Total Area of plot

: Ni' (Only Boundary wall) Covered area

Residential 6. Use of property

Open plat 7. Shape of property

8. Park Fection

9.Two side coad

1 Ns. 50,050/- per Sq. Ntr. DETAILS OF PAYMENT OF STAMP DUINES Prescribed Rate of Land 19

514 upto 2000 Sq.Phr.

(As per Prarup 3 Part 2)

; Rs. 42,000/- per Sq. Mtr. Prescribed Rate of Land by OM above 2000 Sq. Mg. φį

30% Less i.e.

(As per Prant) 3 Part 2)

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





: Rs. (1,06,05,320/-: Rs. 4,40,60,532/-: Rs. 73,34,148/-16% of east of land for two Cost of penedary wall sid⇒ Road

cuer to entextroson

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: Rs. 49,00,00,00,00/-: Rs. 50,00,00,00,000/-: Rs. 5,60,00,000/-: Rs. 3,60,00,000/-Courtivates of property Sere Consideration 11. Total Stainp baid Stemp due ങ

5-Staring Certificate No. IN ~ UP.427.100921.07076T issued dated 4th March 2021 at itl⊈ FM.

This Despitof Said is made on 본과 day of March 2021 st Kanpur, in between Shri Owarikadhessh Temple Trust, A Public Religious and Charitable thest, baying its office at Kerets if weny 29/1, Dwarikadheesh Road, Kanpur Nager dhough its Authorized Tustee Shri Ajay Kumar Saraogi, S/o Late Sini Kishan Saraogi duly authorized by the Boani of Trustees in its which expression unless repugnant to the context shall include mesting detect 25/12/2020 p. hereinefter taferred as Vendor 8 mean its Trustees, successors, hippositistivės 8 assigns of Party of first Part, defense anomalistic

3574) having its Registered office of 60/52 Nayaganj, Kanpur-2080% (32) through its Partner Shti Mahash Chandra 321, adult son of Late Sri 3.0. Jain resident of 558-2, Tagore Road, Cantt., Kanpur Nagar duly authorized vide its Resolution dated 22,10,2020; remindfor raiered as VENDEE which expression unless repugnant to the context shall include 8 mean its, successors, partners, representatives 8 assigns of party of Second Part.

M/s. PALOWA REALTY LLP (LLP Identification No. AAU

WHEREAS vide Indectore dated 05.12.1927, the Camboore Improvement Trust now known as Kangur Development Authority deviated a free bold plot Nos. 11, 114, 12 and 13 situsing of Scrisson No. 3-A, Khalasi Linds, Kangur admeasuring 2.48 Acres 1e. 1.4694 Hadt Le. 14094 5q. Mith. to the Vendor Le. Shin Dwarkadheesh Temple Trust, through its the Vendor Le. Shin Dwarkadheesh Temple Trust, through its the Then Mariager Lale Kambapat Shighania S/o Lala Juggilar, then resident of Gratal Mohal, Cawnpore, said indonture is duly registered in the Office of Sub-Registian Cawnpore, in Book No. 10.12.1927.





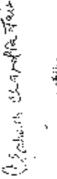


trust had raised the constructions of Independent bungatows over soid plots of land, which have been duly assessed by the Kampur Magerh Mahapalika and allotted separate municipal numbers as Premises No. 7/97, admensating 4516.43 Sq.Mth. and Fremises No. 7/99 admensating 5017.03 Sq.Mth. and Fremises No. 7/99 admensating 5017.03 Sq.Mth. Tilak Nager, Kanpur Negar by Sanpur Negar frahapalika, Kanpur.

AND WEREAS cut of said Premises, the Vendor has soid out Premises No. 7/97, Tilak Nagar, Kanpur admeasuring 4728.26 Sq. Mar to V.V.S. Condast Ltd., a company duly incorporated under the Companies Act, 1956, having its Regulationary Cajanand Agarwal, wide sale deed deted 27.12.2001 which was dufy registand in the office of Sub-Pagistan Kanpur in Book No. 1 Value No. 2030 at Pages 97 to 280 at Seriel No. 3217 on 71.17.2001.

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





the tenants, however the rectal finding 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 ero, thus dis must was not deriving adequate bariefts from this raid premises /veluable land owned by it, hence for proper utilization of properties and to increase the importe of the trust, for fulfilling the objectives of the trust, Vendor got the property racent from tanents.

AND WHEREAS after getting the vacant possession of the said bungalows no. 7/98 and 7/99 Triak Nagar Kanpur from the fathers. The Vendor Les demolished the entire oxisting constructions and presently the subject and underneath premises No. 7/99 Triak Nagar Kenpur anneasyng (CPEC) 30, Mtc. is in the chape of open land subject of the premises No. 7/99 Triak Nagar Kenpur anneasyng (CPEC) 30, Mtc. is in the chape of open land subject of the constructions in the calculation of the Vendor, no one foct of the vendor has any lights, title or interest over it and the vendor has any lights, title or interest over it and the vendor has any lights, title or interest over it and the vendor has any lights, title or interest over it and the vendor has any lights, title or interest over it and the vendor is fully empowered to deal with said property, as per its wishes and choice which is hereinglier referred as "Subject



ot encorabrances, onerges, attachment, seies, den unds, claims etc.

AND WHEREAS in its meeting deted 02,02,2019 the Board of Trustates of the Vendor have decided to establish a Hospital of Trustates of the Vendor have decided to establish a Hospital of Nanpur City for the benefit of the public et large, of Kanpur and adjoining districts and for meeting out the cost. I'm establishing the proposod hospital, the trust had decided to sell the proposod hospital, the trust had decided to sell the proposod hospital, the trust had decided to sell the proposod hospital, the trust had decided to sell the proposod hospital, the trust had studies No. 200, admonstraing 5017.03 Sq.Mtr. total admeasuring 9533.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold pict Nos. 11, 11-4, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar.

AND WHEREAS the board of trustees of the Venrior has decided that the processe from the sale of the Promises No. 7/99, 3/48, acmeasuring 1016,43 Sq. Mtr., Penilses No. 7/99, admensaring 5017,03 Sq.Mtr. total admensaring 9633.46 Sq. Mtr., 1054,86 Sq. Mtr., 1054,87 Sq. Mtr., 1154, 12 Str., 11 Sq. Mtr., 12 Str., 12 Str., 12 Str., 13 Sq. Mtr., 15 Sq. M





title documents of the said property and is fully setisfied with regard to valir 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 describing and detailed at the foot of bits deed on saie consideration of Rs, 80,00,00,000/- (Eighty Crores Only). Free from all sorts of encumbrances, on the condition that Vendor shafl 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.





permission J/s. 7 of the Act before District Judge Kenpur Nagar which was numbered as Misc. Case No. 442 of 2020 Owankadhasab Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 15.12.2029, Mon'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 WITHWESSETH AS UNDER 1-

80,00,00,000/- (huppess Eighty Crore Chiy) paid by the Vendee, to the Vendor, the Vendor as absolute owner heraby convey, tradsfar, sell and assign Promises ap. 7/98, agmeasuring 4616.43 Sq. Mtr., and Premises No. 7/99, someasuring 5017,03 Sq.Mtr. tatal admeasuring 9633.45 Sq. भरेत नीबk Nagar Karrur built over part of fee halo pict Nos. ?1, 11-A, 17 and 13 situated at See from all exceptionness including all property, estate Scheme 3A, Walast Lines, Kengur Nagar to the Vengee, right atte and Indices, use, inheritance possession, benefits, untolugor, or of the said premises described in Schodule 'A' hereurget, the property, hereby conveyed 'n pursuante of sale consideration S That



Service Courts

azywi warianiuch word one vendde, torever as heritable and mahisterable property. The property hereby soft is more specifically described in Schedule Milothis said deed.

- 2. That enfire sale Consideration of Rs. 85,00,00,000/(Rupees Eighty Crores Only) has been paid by the Vendee to the Vondor, the receipt of which is hereby duly acknowledge by the Vendor, For all purpose, the details of the payment made by the Yondee to the Vendor has been given in Schedule —5 of this sale deed and now, nothing remained due from, the Vendee to the Vendor, pertaining this transaction.
- This the Vendor does hereby covenants and declare that the said property which is soid, denveyed and transferred to the Venoee, is free from all encumbrances, charges, chalms and for liens of every soit and description whatspaver or any person or demons daiming for or under its including there does not exist any sgreenment to sell with any body in respect of any portion or whole of the said property except the Vendee, as described above.

Wareh Chorach Tain



in any court. High court of Apex Court etc.

4. That all rights the and interest in respect of Premises No. 7/98, admeasuring 4516.43 Sq. Witz, Premises No. 7/99, admeasuring 4516.43 Sq. Witz, Premises No. 7/99, admeasuring 5017.03 Sq. Witz, total admeasuring 9633.46 Sq. Mitz, Their Nagar Kanpur built over part of free help piol Nos. -1, athA, 12 and 13 situated at Scheme 3A, Khafas, Linas, Karpur Nagar Egginer with rights and piol Nos. -1, athA, 10 Vendor in totality is hereby transforred to the Vendoe, 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 coverant and declarated that the rights hareby transferred subsists and the Vendor has right to its rate and allerate the same, now the Vender shall have the same right as the Vendor had and shall always be entitled to transfer and allerate the same.

6. That the barties to this deed do hareby make covenant and declare that the Verdon has paid all the taxes, dues, cess including the House Tax, Water tax and sawer Tax upon today and the Verdee shall be responsible to pay





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of the Verkon (till the date of executor; or one service) fre some shall be reimbursed by the Vendor to the Vendes.

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- That the vergee shall be entitle to get its came mutated at the inside of indigan. Nappur, Kanpur, Development Authority or in any other department and Incase, consent of the Vendor or its successors be even required for mutation of the name of the Vendoe 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 title dead tself shall be ever troated/construed as sufficient and due consent of the vendor for mutation of the name of the Vendee or its in record of Kanpur Nager Nigern /Kanpur Development Authority and other authority.
- ৪. That entire expenses for execution and Registration of sale deed will be bothe by the Vendee.
- That the peaceful and vectors possession of the said property has been delivered to the Vendee simultaneously or the Cate of execution of this said deed.

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if the property Lereby conveyed or any part thereof is better by the Vender, and for its successors and assigns on account of any defect in the title of the Volumental/or enjoyment of said property by the Vendee is disturbed by anyone claiming title paramount, to the vender or its assigns on account of any illigation started by anyone definiting 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 systained by the Vendee.

#### SCHEDIME -A

# DESCRIPTION & BOUNDARY OF THE PROPERTY HEREBY FOLD

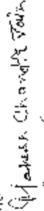
Premises No. 7/98, admeasuring 4616,43 Sq. Mth., Premises No. 7/98, admeasuring 5017,03 Sq.Mth. total admeasuring 9633,46 Sq. Mth. Box Magar Kanpur built over part of free hold pict Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Nhales' Lines, Kanpur Nagar, bounded as under-

Eact : Promises No. 7/97 Tilak Nagar Kanpur

West : RCC Road and thereafter Apartment

Mordin in Least to Abhinsah Byan Neer Therester Bungalows

South : 23.43 Mtr. wide Road





## SCHEDGLE OF PAYMENT OF SALE CONSIDERATION OF NO.

### 89,00,000,000/- (RUPEES ETGHTY CRORES ONLY)

- As. 10,07,01,350/- Received Rupees Ten Crore Affly Seven table Constitutions and Two Hundred Fifty.

  Only: Vide RTG\$ No. SBINR 52020101300034319 detect 13.10.2020 State Sauk of India
- Rs. 12,70,40,000/~ Received Rupees Twelve Crore Seventy
  Lates Forty Thousand Only vide 3TGS No.
  34R3R5202010130095333 dated
  13.10.2020 Bank of Banada
- 8.57,52,000/- Received Rupses Fight Chara Fifty Sevan Lacs Fifty Two Thousand Only vide RTGS No. SBINR 5202010/300086908 dated 13.10.2020 State Bank of India

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12,00,00,00,000/- Rectived Rupses (Twelve Granes Only)
Vice Apparationayee Chaque Besting No.
600007 of (1/03/2021 drawn on Sank of Barode, Mattheway Kangur

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vece Account payes Cheque - beading No. -000008 ct. 64/03/2021 drawn on Bank of Barcda, Mall Road, Kanpur

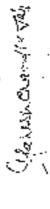
Rs. 12,00,000,000/- Hotelver Rup**ses** (Hyslve Crores Only)
Hide Account payee Cheque bearing No.:
C00009 01.04/03/2021 drawn on Bank of
Baroda, Mall Road, Kanpur

Ps. 11,55,06,759/- Received Rupees (Eleven Crores Fifty Five Lacs Six Thousand Seven Hundred and Fifty Only) wide Account payee Chaque bearing No. 000000 dt. 04/03/2021 drawn on Pairk of Paroda, Mail Rosa, Kenpur

Rs. 69,00,000/- TDS Actuation

RS. 50,40,000/- RECEIVED RUPERS EIGHTY CRORES ONLY

IN WITNESS WHEREOF the all the parties of this sale deed with their respective free will without an inforce or coercion after due advice from their well wishers, has executed this gead by putting the





धितयमः २००३ ४८०७ १२ म्या भूजातः १६०३५३४४ थान्यसंस्कृतस्य १**५४८०००० स्त्रीवतस्य भूकत्तः ५० ४७**० स्था १८०६ १५ डीक्किट क वा<mark>ल</mark>ि 1194 年

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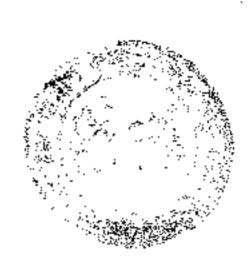
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SIGNATURE OF VENDOR

For Shii Swarikadheosh Temple Trust



Shairbhi Shair, Sio Ranfishgh Bior Hat No. 1105, Thomala Residence, 7/17, Tiek Nagas, Karbur - 204002 No.b. No. 1869988500

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५- निवंदाक : सदर ध्वितीय

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MS 10 CAM REALTY U.P.

Pr. VO. 738 AND Pr. NO. 799 TILAK NAGAB KANPUR алізіе 23 Сопувувира

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RUCL RATIONS NAMES





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Rs. 80,00,00,000/-Rs. 49,00,00,00,000/-18 .03.2021 etr., 63,2021 Sale decd Value es per D.M. Orde Rate Mature of Fucuments Ozde of Presentation Sale Consideration Date of Execution

P.s. 50,00,000/~

### SHORT DETAILS OF DOCUMENT

2

·:- :-

0.75% towards T.D.S, deposit

: Tilak Neger Kanpur Nagar i, Ward area/Monalla : Premises No. 7/98 Admessuring 4616,43 Sq. Mtr. and Premises No. 7/99 admeasuring 3017.03 Sq. Mtt. total admeasuring 9633,46 Sq. Xir. Tilak Nagar Kangur standing on part 2. Plot /Premises no.

Khajasi Line, Kanpur Nagar

of frae Sold piot nos. 10, 11-A, 12

and 13 situated Scheme No.

: \$633,16 Sq. Mtr. 5. Total Area of plot 4. Whith of wad as per 1, 24,39 Mm. (80 Rt.) wide road

e E

5. Nature of property 1. Residential

Tick Neger Karpur standing on part of free hold plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Khalasi Une Kanpur 6, Boundaries of Premises No. 7/08 and Premises No. 7/99, Rager pounded as unden-





Lage to Apartigan Cyan Neet Instituted West.

Bungalows

20 85 Min. wide Road South

5 Number of Vendor Number of Vendee

#### Name of the Vendors

Dwanikadbeesh Roud, Kaepar Negar through its Authorized Trustoe Shri Kishan Saraogi duly authorized by the Board of Trustoes in its meeting dated 25/12/2020 Public Religious Charitable Trust, having its effice at Kamla Tower, Shri Dwarikechresh Fempie Trust, Sam Ajay Kamer Saraogi, Sie Late

AAA 154728D Aadter No. 859142287942 Par No.

Mob. No. 9125014529

#### Name of the Yeaden

through its authorised Parmer Shri Mahesh Chandre Jain, adult son of Late Set B.D. Jain resident of 55B-2, Tagore Road, Capit., Kaupur M/s, PALOMY, KEALTY LLP (LLP Identification No. AAU-3574) having its Registe**red office at 60/52 Nayeganj, Kanpur-2080ôl (UP)**  $N_{\rm BB}$  or duly authorized vide its Resolution dated  $22.10.2020_5$ 

Par No.A.A.ZEP3746P

Mob. No. 9839030555

Aadhar Ne. 4551 8769 0606

Sportes Charachia Tair



Place
 Place Negar Karpur Nagar
 Place Negar Nagar Naga

4616.43 Sc. Mtr. and Premises No.

7/99 admessuring 5017,03 Sq. Mtr.

total admeasuring 9633,46 5q. Mtr. Tlak Nager Kenger standing on part

of free hold piot nos, 11. II-A, 12

and 13 situated Scheme No. 3A Khalasi Line Kanpur Nagar

3 Total Area of plot 1, 9523,46 Sq. Par.

4. Covered erea : Mil (Only Boundary wall)

6. Use of property Residential

7. Shape of judgerty 1. Open plat

8. Park Eschining

9.Two side Attail : yes

### DETAILS OF PAYMENT OF STAMP, BUTY :-

 Prosonibed Rede of Land by 11 get 60,000/Hiper Sq.Mtr. DM up to 2000 Sq.Mtr.

(As per Prarup 3 Part 3)

Prescribed Rate of Land by 188, 42,000/- per Sq.Mtr.

DM above 2000 Sq.Kd.

30% Less i.e.

(As per Prarup 3 Part 2)

Castiof Land (2000x60000) 1 Rs. 12,00,00,000/-





: Rs. 4,40,60,532/-		: Rs. 53,34,148/-	: Rs. 49,00,00,000/-	: Rs. 80,50,00,000/-	: Rs. 5,60,00,000/-	: 35, 5,60,00,000 <i>t</i>
6. (C%) of cast of land for two	side Kyad	Cost of Soundary well	Cotal velue of preperty	Sale Consideration	18. Stampique	11. Total Starrp paid
Ö		%	ထ	ori	13.	Ξ.

: Rs. 44,06,05,326/-

oral velue of land

ń

E-Stamp Certificate No. IN - UP.42710092107075T issued dated 4th March 2021 at 1:11 PM.

This Deed of See is made on <u>Arts</u> day of March **2021** at Kappur, in pagmeen

Shri Owarlitadhaesh Tanapsa Trust, A Public Religious and Charitable Trust, Laving its office at Kamla Tower, 29/1, Dwarlitable Trust, Laving its office at Kamla Tower, 29/1, Dwarlitadheesh Road, Kanpur Nagar through its Authorized Trustee Shri Alay Kuran Saraogi, S/o Late Shri Yishan Saraogi auly authorized by the Board of Trustees in its meeting dates 25/12/2020 / hereinafter referred as Vendorwich expression unless repugnant to the context shall induce a mean its inustees, successors, representatives & assigns of Party of first Part.





3574) having its Registered office at 60/52 Nayaganj, Kanpur-2030at (JP) through its Partner Sidi Mahesh Chandra Jaiu, adult son of Late Sri B.D. Jehr resident of 558-2, Tagers Road, Canit, Kanpur Nagar duly authorized vide its Reschutier dated 22.10.2020; hereinoffer referred as VENDEE which expression unless repugnant to the context shall include & mean its, successors, partners, representatives & resigns of party of Second Part.

M/s. PALVES REALTY LLP (ELF Mentification No. AAU

WHEREAS vide indenture dated 0.5.12,1922, the Cawnodre Improvement Trust now known as Kanpur Bevelopment Authority demised a free hold piot Nos. 11, 114, 12 and 13 situated at Scheme No. 3-4, Khalasi Lines, Kanpur admessuring 3-48 Acres 1.s. 1.4094 Heat Le. 14094 Sq. Mtr. to the Veridor 1.a. Sim Dyverikadheesh Temple Trust, through its the then Memory Litis Kamlapat Singhenia S/o cala Juggilal, the then Memory Edge Youngheesh Temple Trust, through its the then Memory Mohal, Cavifore, and indenture is doly, then the Office of Sub-Recibirar Cawnpore, in Book No. 3 Veloce No. 506 at Pages 1 to 4 of serial No. 2534 on 11.122,2027.







thust had raised the constructions of independent bungslows over said plots of land, which have been duly assessed by the Kempur Magar Malagalika and allotted separate municipal rumbers at Premisés No. 7/97, admeasuring 4728.26 Sq. Mtr., 7/98, admeasuring 4616.48 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 but Premises No. 7/92, Tilak Nagar, Kanpur admeasuring 4728.26 Sq. Fith to V.V.S. Concest Ltd., a company duly incorporated onder the Companies Act. 1956, flaving its Regd. office at 126/119 "Kirkvai Nagar Kaubur through its Chector Mr. Gajanand Agarwal, vide calc dood dated 27.12.2001 which was duly registered in the office of Sub-Register Kanpur in 2004 No. 1 Volume No. 2030 et Pages 97 to 280 at Sonfal No. 3217 on 31.12.2003.

AND WHEREAS the above Vendor is sold end absolute owner in possession of said Premises No. 7/98 Tilak Nagar kanpur admeasuring 4615,43 Sq. Mtr. and Premises No. 7/59 Tilak Nagar Kenpur admeasuring 5017.03 Sq. Atr. botal





the foot of this deed, the aforesaid bungalow were let cut to the tendents, however the rental income derived from those tendents was very masger, which was not even sufficient to meet out of statisticity divide, and other maintenance expanses and the salary of the start etc. thus the unit was not deriving adaquate benefits from the salar benefits and comed by it. These for proper utilization of properties and to increase the income of the trust, for fairling the objectives of the trust, Vendor got the property veget from lengths.

AND WrichEAS after getting the vacant possession of the selfa bungations in 2/98 and 2/99 Thak Nagar Kanpur from the beants the Verkor has demolshed the entire disting constructions and premises No. 2/98 and Premises No. 2/99 Thiak Negar Kanpur premises No. 2/98 and Premises No. 2/99 Thiak Negar Kanpur premises No. 2/98 and Premises No. 2/99 Thiak Negar Kanpur admershing 9533 49 5q. Mtr. is in the shape of open land surrounded by the boundery well described and detained at one accept the Vendor has any rights, then or interest over it and the exclusive pronounced to deal with said property, as per the Waines and choice which is bereinafter referred as "Subject.



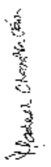


of endumbrances, charges, attachment, sales, conjands, claims etc.

AND WESREAS in its meeting dated 02,02,2019 the Board of Trustees of the Vendar have decided to establish a Hospital of Netional Repute in Kanpur City for the bidneff of the public at large, of Kanpur and ediphing districts and for meeting out the cost for establishing the proposed hospital, the trust had decined to sell, the premises No. 7/98, admeesturing 4616,43 Sq. Mar., Premises No. 7/99, admeesturing 5017,03 Sq.Mtr. total admeasuring 9538.46 Sq. Mtr. Tilsk Nagar Kanpur built over part of free hold plot Nos. 11, 12-4, 12 and 13 situated at Schonne 34, Khelasi Lines, Kanpur Negar.

Caddleg that the proceeds from the sele of the Vendor has caddleg that the proceeds from the sele of the Premises No. 7/99, 2/98, edimeasuring 4616.43 Sq. Mtr., Premises No. 7/99, admensing 5017.03 Sq.Mar, total admensaring 9533.46 Sq. Pott, costed at Tilak Mayer Kanpur and built ever pert of free hold over Nos. 11, 11-4, 12 and 13 situated at Scheme 34, Ntales. Lines, Kanpur Azgar will be used by the trust for other other chartable purposes.







property in said vicinity and after examining the relevant chair dide 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 "an is where is basis' to the Vendee, offered to punchase the said property described and detailed at the foot of this deed on sale consideration of Rs. 80,00,00,000.

Crows Only, free from all sorts of chaumbrances, on the condition that Vender shalf delivered the physical vacant possosion of said property egiced /sought to be sold to the vendee at the time of execution and Registration of sais deed,

AND WHEREAS the proposal given by the Vendee is appropriate therefore the Vender has agreed to sell the aforesaid property to the Vender est the agreed sale consideration of the 80,00,00,00,000/- (Runeas Fighty Crores Chiy) and entered who timb. 80,00,00,00,000/- (Runeas Fighty Crores Chiy) and entered who timb. M.O.U. dated 12.10.2020, the Vender trust is a Public Religious and Charlinbie Trust, nance as per provisions contained in Section 7 of the Charlitable and religious. Thost Act, 1920 a permission to wall the said premises from the District Judge Kappur Regar was required.





permission 'J/s. 7 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 442 of 2020 Owerkagheesh Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 19.12.2620, Hon'ble District Judge, has a lawed 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 WITHNESSETH AS UNDER H

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That in pursuance of sale consideration of Rs. 80,20,00,000/- (Aupoas Fighty Crore Only) paid by the Vendee, to the Vendor, the Vendor as absolute owner account convey, transfer, sell and assign Premises no. 7/98, armeasuring 4616.43 Sq. Mit., and Premises No. 7/99, armeasuring 4617.113 Sq. Mit., and assign Premises No. 7/99, armeasuring 4616.43 Sq. Mit., and assign proparting at free hold plot Fos, 11, 11-A, 12 and 13 situated at Scheme 3A, Khalasi Lines, Kanpur Nagar to the Vendee, free from all encumbrances including at property, estate right title and integrate, use, Inheritance possession, benefits, unito, upon, or of the said premises described in Schedule Mi Ferenneer, the property, tereby conveyed





appurtenances to the Vendee, forever as haritable and transforcele property. The property hereby sold is more specifically described in Schedule 'A' of this sale deed,

- 2. That ontive sale Consideration of Rs. \$9,00,00,000/(Rupees dighty Crores Chy) has been paid by the Vendee to the Vendor, the receipt of which is hereby duly advantable by the Vendor, For all purpose, the details of the yearnord made by the Vendor, For all purpose, the details of the payment made by the Vendor, For all purpose, the details of the payment made by the Vendor, for all purpose, the details of the payment made by the Vendor, for all purpose, the details of the payment made by the Vendor the Vendor, pertaining remained due from, the Vendee to the Vendor, pertaining this branchon.
- Theo are Vendour Asea tiereby covenants and declare that the said property which is said, deriveyed and transferred to the Vender, is thee from all ancumbrances, charges, claims and for liters of every sort and description whatspever or any person or norsons claiming for or under as including there does not exist any agreement to self with any body in respect of any portion or whole of the said property except the Vendee, as described above

(Marasachanda Volin



in any court, Man Court or Apex Court etc.

Activities of an Artificial Con-

4. That all rights tills and interest in respect of Premises No. 7/99, 27/99, admeasuring 4816.43 Sq. Mit., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr., total admeasuring 9633.45 Sp. Mtr., Tilak Nagar Kanpur built over part of free noid piol Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Kraiasi Lines, Kanpur Nagar topether with rights and privileges availed by the Vendor in totality is hereby transferred to the verydee, as such neither Vendor nor its successors or any one on behalf of Vendor will have any right title and into ast over any portion of said premises.

That the Vendor does hereby make covariant and declare that the rights hereby transferred subsists and the Vendor his right to transfer and alienate the same, now the Unidea shall have the same right as the Vendor had and chall always be entitled to transfer and alienate the same.

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6. That the parties to this doed do nereby thake coverant and declare that the Vendor has paid all the taxes, dues, cass including the House Tax, Water tax and sewer Tax upto coday and the Vender shall be responsible to pay.





of the Vendry (till the date of execution of this said debuy.) The same shall be reimbursed by the vendor to the Vendes.

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- be ever treated/construct as sufficient and due consent purpose orally anction in writing and this deed itself shall of the Vendor for mutation of the name of the Vendee and its assigns in record of Kanpur Nagar Nigart /Kanpur Developinant Authority or in any other department and in successors as pwitter in possession over the property hereby skill, the Vendor and/or its successors, as the case may be shall be even ready to give its consent for said required for nutation of the name of the Vendee or its Kanpur, Kanpur case, consent of the Vendor or its successors be ever That the Vendee shall be ortide to get its name mutated Development Authority and **other authori**ty. мады Мфаш t in the record
- ither entire expenses for execution and Projetration of sale coorbill be being by the Vendee.
- Thur the peaceful and vacent possession of the said property has been thinked to the Vendee simultaneously on the date of execution of this sale dead.

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TO SOLK CROSSENIE

if the property hereby conveyed or any part thereof is lost by the Vendee and /or its successors and assigns on account of any defect in the fittle of the Vendor and/or enjoyment of any defect in the fittle of the Vendor and/or anyone defining title paramount to the vendor or its assigns on account of any litigation started by anyone defining through or under the Vendor or otherwise on account of any breach of any covenant of this deed, bender shall be liable to make good all losses or camages sustained end/or to be systained by the Vendoe.

#### SCHEDULE -A

# DESCRIPTION RESOUNDARY OF THE PROPERTY HEREBY, SOLD

Premises No. 7/50, admagsuring 4616.43 Sq. Mtr., Exemises No. 7/90, admagsuring 5017.03 Sq./tr. total admagsuring 9533.46 % Mtr. Triak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khalesi Lines, Kanpur Nagar, bounded as under-

East 1 Premises No. 7/97 Tick Neger (Chour

West : RCC Road and thereafter Apartment

North : Lens to Abhinash Gyan Neer Thereafter Bungalows

South 1 23.43 Mer. Wide Road

Charrell Thorn



### SCHALLILE OF RAYMENT OF SALE CONSIDERATION OF RS. \$0.00.00.00/00/-/RUPEES EIGHTY CRORES ONLY)

- Rs. 16,57,01,250/- Reneived Rupees Ten Crore Fifty Sevent Lacs One Thousand Two Hundred Fifty Only vide RTGS No. SBINR 5202::01300034319 dated 13.10.2020 State Bank of India
- Rs. 12,70,40,000/- Received Rupees Twelve Crore Seventy Lact Forty Thousand Only vide RTGS No. SARBYZ02010130095333 detect 13.10,2020 Bank of Bands
- 8,57,52,550/- Received Rupees Eigh: Crore Fifty Seven Lacs Fifty Two Thousand Only vide RTCS Vo. SSINR 52020101300086908 dated
- 12,00,00,00,00/- Received Rupees (Twelve Chores Only)
  Vide Account payes Cheque ibsaring No.
  000007 ct. 04/03/2021 drawn on Bank of
  Barods, Mai, Road, Kanging





vide Account nayee Cheque ibearing No. 000003 dt. 0-703/2021 drawn on Bank of Parcois, Mali Road, Kanpur

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)
Wide Account payee Cheque bearing No.
000009 dt.04/03/2021 drawn on Bank of
Berixda, Mell Road, Kanpur

As, 11,55,06,750/- Roceival Rupses (Beven Crores Fifty Five Laca Six Thousand Seven Hundred and Fifty Chay) vide Account payee Chaque desting No. 000010 du 04/03/2021 drawn on Bank of Banada, Mell Road, Konpur

Rs. | 60,09,000/- TDS Deducted

IS. (II, G.CO COO) - RECEDING NURBER RIGHTY CRORES DINLY

IN WIT VESS WHEREOF the fill the parties of this sale these with their respective free will without an iforce or operation after due advice from their well wishers, has executed this deed by putting their signature on all the pages and by putting the



(ないかいのというないながらなが)

प्रदेशका अत्यास्त्राप्तकम् वर्षाकारक भागके मुक्ते । भित्रात सार्वास्त्राम् भूषका भागका अमित्रा कृष्टका १० योग, ९८०६०० 化非线

की को कुलते करोतते हैं। का इसर कुकर Joseph कुलता राजिक असिक्त बड़ा कियो राजिकों हो, कुट की कुड़ा करोड़ों किसों - समार हो स्टेस्टरा दक्क में कार्यीय संस्था होता है जो 8891

San parent in Mora Afford with the

one and the Comment of the ्ष्यं नेयत्त्रात्यस्यक्षेत्रस्य स्तितान 1,000 m m m (2,000) m (2) 数 数 m रिकेट्रीवरम अधिकार्य हे इन्द्राधन TOWNS CONTRACTOR

बेशलाय बात (बन्धरो) उननिवंधर अंतः । धननुर का क्य विभेषान् अस्य युर्जनात

18/10/2021

मेजर रावस राह्य शिव्होय जन्म १८१९। निवेद्द्रमुँ होपन

impressions of left hand thurb in presence of two witnesses on

ार वेबल् month and year first above mentloyed.

WITNESSES.



8.3 NATURE OF VENDOR

Por Stiff Divaricacinecists Temple Trust



Sharishta Shigh i Na Punishings Rio Eigilio, 1701, irrenia Rendemo, 747, filak Negar, Kanarri 208002 Motu Noi-8830003628 Asultan Noi-7885 4048 0737 Shipman. Su



Bitraf Kamar Lichy Sig. Lete Chinde Yaday 26-14, Bittin Lingar, Danef Stjerger Kondur-21

Aadiar No - 20 3 8844 7260

Enailed by maid lyped in my clifter.

(Visek Jain), Agyadeth Arabil No.,83357720.6

1202.50 Company of the compan हरीक्स्प प्राधिकारी से हेन्स्य ्रभेत्राध्युक्तत्त्वत्त्त्तः श्रीतंत्रकः सद्य कृष्टिह्यास जिल्ह्याच्या है। असर आद कुन ं अ समक्रम भव्यमुन के बारन प्रमाश र प्रथमनुस्य उन्हर 和河南 की के शुरुषोत्का की में किया हरक के छोत्ता शहाब कुनान में पानी भाषाता आवर क्षेत्र पूर्वा देशको शर्मार काम्पूर · 全国的对抗的数据的现在分词 计通讯的对抗分别 जियानी १८५५ है। देवर हे बेटर शास्त्र करता है हनार १९९१ १२५० १५५३ ी स्ट्रीय स्था । IR मित्रका संस्था सम्बद्धाः सम्बद्धाः सम्बद्धाः । स्थान Sandy (Associated Section 1974) What King delic Color (A View में हैं ज्या का स्वतिक हैं है है । इसकी पहुंचान 医多种多种多种多种多种 960-17 होति, देह ही भव क्रिय क्रोले Tem 1875 (923 ship) 8 Tem 報 はるれるなる All terms and the growth seed of the कीयसार व्याप्त र 2000年120日 Janken State 1 24 स्वत्र ः भूवन प्रवासंस्थात । श्रीतार अंग Į. अध्यक्षित्र भूतः अस्ताः CARLES TOWN

स्थित क्षा इत्रहास्त्रहरू इत्रहरू w 4c/4 'au 1710/4394 PREPRISES NO. 7/38 CALENDER VIEW CO. (PFSN) PR MISES NO. EMERALS Bares His William والتكريرونا و 9,30 AND SYLVEN TO SELECT THE STREET SELECTIONS SHOW STATES (NIA) (10) (A) 

मही मंद्रमा । जिल्हासीयम् १६६६ अष्ट्रम् १६ १६ १६ अन ARIS 1100 年之前8 1800/207 市村間 (1967 1964) . 27 रक्षित्रकृतिस्य अधिकारी के हरवासर

क्ष्मिता यात (प्रक्षिती) उपितिष्क्षित स्थित स्थान-र जालपुर संगर।

उस् लिक्षेत्रका, सदर स्थितीर

क्षानपुर जगर १६४०३/२०२