

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

: IN-UP99815404227187U

: 28-May-2022 01:10 PM

: NEWIMPACC (SV) UP14130804/ KANPUJAY UP-KNP

: SUBIN-UPUP1413080401088402250857U

: MS PALOMA REALTY LLP

: Article 23 Conveyance

: PART OF PLOT NO.11,11A,12 AND 13 SCHEME NO.3A KHALASI
LINE KANPUR NAGAR

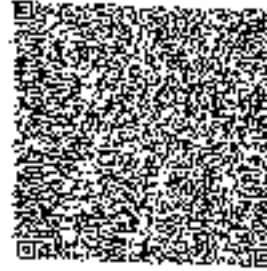
: KANPUR DEVELOPMENT AUTHORITY KANPUR

: MS PALOMA REALTY LLP

: MS PALOMA REALTY LLP

: 12,00,000
(Twelve Lakh Three Thousand only)

Stamp Duty Amount



Printed name or type below this line

For PALOMA REALTY


Prateek Chandra

Partner

छान, कानपुर विकास प्राधिकरण एवं मेसर्स मलेशिया रियल्टी एंजेलोपी
नयागंज, कानपुर नगर द्वारा पार्टनर श्री महेश चन्द्र जैन पुत्र स्व० बी०डी० जैन,
नो 55 बी 2 हेगोर रोड, कैम्प, कानपुर, आज दिनांक 20.12.2022 को अपने
उल्लिखित/प्रिन्टेड शर्तों एवं प्रतिबन्धों के अधीन एक पुराने इन्डेंचर डीडे का
निष्पादित करते हैं एवं रु० 12,00,000/- की स्टैम्प ड्यूटी का भुगतान "इन
स्टैम्प पत्रों के माध्यम से" कर चुके हैं, जो विलेख के साथ संलग्न है।

विलेख सैध करती,


एन०डी०सी०

FOR PAI OMA REALTY LLP

Partner

..... ५।६ न कानपुर 15th 19th प्राधिकरण (जिसका यहाँ आग चलकर इकता कहा गया है) प्रथम पक्ष तथा मैक्स एलिस रियल्टी एलएलपी न्यागिजे, कानपुर नगर द्वारा पार्टनर श्री महेश चन्द्र जैन बुड स्को दौडौ0 जैन, लि। 55 बी 2 टैगोर रोड कैन्ट कानपुर (जिसका आगे चलकर कैता कहा गया है) द्वितीय पक्ष के मध्य लिद गया है।

विदित हो कि कानपुर विकास प्राधिकरण द्वारा विक्रित की जा रही सम्पत्ति भूखण्ड सं० 11, 11-ए, 12 व 13 स्क्रीम नं० 3ए, खलासी लाइन कानपुर नगर का जुज भाग कुल रकबा 278.66 वर्ग मीटर का एकमेव मालिक व स्वामी है।

चूँकि सर्वप्रथम कानपुर विकास प्राधिकरण की पूर्णतः संस्था कानपुर इम्प्रूवमेन्ट ट्रस्ट द्वारा विक्रित की गयी सम्पत्ति भूखण्ड सं० 11, 11ए, 12 एवं 13 स्क्रीम-3, ए खलासी लाइन कानपुर नगर कुल रकबा 3.48 एकड़ अर्थात् 14083.88 वर्ग मीटर की इन्ड्रेन्चर डीड का निष्पादन द्वारा का धीश हैन्सल ट्रस्ट Public religious and charitable trust जसिधे मैनेजर लाला कमलचंद पुत्र लाला जुगनी लाल निवासी चेटाई मोहल कानपुर नगर के पक्ष में आवेसीय प्रयोजन हेतु निष्पादित है। जिसका बंजीकरण सब रजिस्ट्रार कानपुर नगर के कार्यालय में बुक सं० 1 की जिल्द सं० 608 के पृष्ठ सं० 1 से 4 तक के क्रमांक 2534 पर दिनांक 15/12/1927 को हुआ।

तदोपरान्त उपरोक्त ट्रस्ट के मैनेजमेन्ट द्वारा उक्त भूखण्ड संख्या-11, 11ए, 12 व 13 को 3 परिसरों में विभक्त कर बैंगला का निर्माण कराया तथा नगर महापालिका, कानपुर नगर ने उक्त निर्माण को वर्ष 1927-32 के बंदशाले के अनुसार क्रमशः 7/223ए, 7/223बी व 7/223सी निर्धारित किया। उक्त भवम् वर्ष 1938-43 के बंदशाले के अनुसार पुनः निर्धारित होकर क्रमशः 7/75, 7/76 व 7/77 निर्धारित हुयी तथा वर्ष 1943-48 के पंचशाले से आज तक उक्त भवन की मधी संख्या क्रमशः परिसर संख्या-7/97, कुल रकबा 4728.26 वर्ग मीटर परिसर संख्या-7/98 कुल रकबा 4616.43 वर्ग मीटर एवं परिसर संख्या-7/99

For PAI 1948-49

For PAI 1948-49

For PAI 1948-49

बेरोल को निर्माण करवाया गया।

यह भी विदित हो कि तदोपरान्त ट्रस्ट द्वारा स्थापित जिला जज, कानपुर नगर में वाद संख्या-442/2020 द्वारा धीरे-धीरे टेम्पल ट्रस्ट बनाए 3000 सरकारी वास्तु ट्रस्ट की उपरोक्त सम्पत्ति के विक्रय के संबंध में वांछित किया गया, जिसमें माननीय न्यायालय, जिला जज द्वारा आदेश करते हुये विव्रय करने की अनुमति ट्रस्ट को प्रदान कर दी गयी। जिसके तहत ट्रस्ट द्वारा उपरोक्त सम्पत्तियों में से परिसर संख्या-7/97, कुल रकबा 4728.28 वर्ग मीटर को V.V.S Corncast LTD, A Company duly incorporated under the companies Act. 1956 रजि० आफिस 128/129, के-ब्लॉक, किदबई नगर, कानपुर द्वारा लायसेंटर नि० गजा मन्द अग्रवाल के पक्ष में विव्रय कर दिया गया तथा शेष दोनों परिसर सं० 7/98 कुल रकबा 4616.43 वर्ग मीटर एवं परिसर सं० 7/99, कुल रकबा 5017.03 वर्ग मीटर को मेसर्स बलोमा रियल्टी एलएलपी कार्यालय 60/52, नयागंज, कानपुर नगर द्वारा पार्टनर श्री महेश चन्द्र जैन पुत्र स्व० वी०डी० जैन, नि० 55 बी 2 हैंगोर रोड कैन्ट कानपुर के हक में दिनांक 18/08/2021 को विक्रय कर दिया। उक्त सम्पत्ति विक्रीत सम्पत्ति गूगल सं० 11, 11ए, 12 व 13 का जुज भाग है।

यह भी विदित हो कि उपरोक्त विक्रय पत्र निम्नांकित हो जाने के उपरान्त मेसर्स एलएलपी रियल्टी कार्यालय 60/52, नयागंज, कानपुर नगर द्वारा पार्टनर श्री महेश चन्द्र जैन पुत्र स्व० वी०डी० जैन द्वारा अपने दोनों भूखण्डों क्रमशः 7/98 कुल रकबा 4616.43 वर्ग मीटर एवं परिसर सं० 7/99, कुल रकबा 5017.03 वर्ग मीटर कुल रकबा 9633.46 वर्ग मीटर जो कि भूखण्ड सं० 11, 11ए, 12 व 13 स्क्रीन 3ए, खलासी लाइन्स, कानपुर के जुज भाग पर स्थित है के नामांतरण हेतु कानपुर विकास प्राधिकरण के कार्यालय में प्रार्थनापत्र प्रस्तुत किया गया। नामांतरण की प्रक्रिया में ही कानपुर विकास प्राधिकरण के कार्यालय की रिपोर्ट के अनुसार यह तथ्य सामने आया कि प्रार्थी मेसर्स बलोमा रियल्टी एलएलपी द्वारा, वर्ष 1927 में कानपुर हम्बूबैम्बट ट्रस्ट द्वारा वारिकाधीश टेम्पल ट्रस्ट के हक में निष्पादित की गयी इन्डेन्चर डीड जिसका कुल रकबा 14083.08 वर्ग मीटर था, में

www.ckacharya.com

FOR PAF OMA REALTY LLP

Prachi Chakrabarti

CHAKRABARTI

三、

स्टैम्प अिलाधिकारी द्वारा निर्धारित दर के आधार पर निम्न प्रकार से प्राप्त किये गये है:-

भूमि की दर ₹ 56,000 / - रु० प्रति वर्ग मी०

सम्पत्ति कर के हरे के कारण 10 प्रतिशत अतिरिक्त अर्थात् ₹ 61,600 / - रु० प्रति वर्ग मी०

भूमि की कुल कीमत- ₹ 1,71,65,456 / -

7 प्रतिशत की दर से स्टैम्प- ₹ 12,01,581.92 / - अर्थात् ₹ 12,03,000 / -

विवरण प्राप्त विक्रय मूल्य

₹ 1,71,65,456 / का भुगतान केता द्वारा कानपुर विकास प्राधिकरण / विक्रेता के कोष में दिनांक 12 / 04 / 2022 को जरिये RTGS, HDFC BANK, UTR NO. BARBR52022041200990336 द्वारा जमा किया जा चुका है।

विक्रेता / प्रदाता ने क्रेता / वित्तियपक्ष से सम्पूर्ण विक्रय मूल्य उपरोक्त विवरण अनुसार प्राप्त कर लिया है, अब विक्रय मूल्य के सम्बन्ध में कोई भी धन विक्रेता को क्रेता से प्राप्त करना शेष नहीं बचा है।

अतः विक्रेता ने केता इस दिलेख की अनुसूची में वर्णित 'मुखण्ड सं० 11, 11-ए, 12 व 13 स्क्रीम नं० 3ए, खलासी लाइन, कामपुर नगर का जुज भाग कुल रकबा 278.66 वर्ग मीटर पर आगे अभिव्यक्त अधिकारी / शर्तों के अधीन आवसिद्य उपयोग हेतु विक्रय किया जाना स्वीकार कर लिया है। प्राधिकरण की महायोजना / आश-पास की भूमि के उपयोग के आधार पर वर्तमान में इस मुखण्ड का आवासीय हेतु उपयोग किया जाना है, अतः विक्रेता द्वारा केता से यह अवकाश की जाती है कि केता अनुसूची में वर्णित भूमि का उपयोग मूल इन्डेन्चर डीड दिनांक 25.12.1927 में निर्दिष्ट भू-उपयोग के अनुसार ही करेगा।

20/04/2022
A. K. Chandra

दीप

साक्षी है कि इस विलेख की अनुसूची में वर्णित भूखण्ड केता को पक्ष में घोषित करने हेतु केता द्वारा विक्रेता को भूखण्ड को विक्रय जान हेतु सम्पूर्ण मूल्य के क्रिये गये भुगतान के प्रमाणस्वरूप तथा वर्णित प्रसविदाओं और शर्तों जिसका केता पालन करेगा, को ध्यान में रखकर विक्रेता एतद् द्वारा दह भूखण्ड उत्सवी सीमाओं सहित जिसका दिवरण इस विलेख की अनुसूची में दिया है, और एतौ स्पष्टीकरण के लिये इस विलेख से संलग्न साइट स्तान में प्रदर्शित किया है। उस केता को निर्जी स्वामित्व प्रदान करते है और केता उसके दावाधिकारी तथा समनुदेशी मूल इन्डेन्चर दिनांक 05.12.1927 में वर्णित शर्तों के अधीन सदा के लिये उसे अपना अधिकार में रखेगा। इस विलेख के निर्वादन के दिनांक से इसकी अनुसूची के वर्णित भूखण्ड पर केता को निर्जी स्वामित्व प्राप्त हो जायेगा वह उसे स्वच्छा से प्रभावी विधि नियमों, विधिमौ, इन्डेन्चर एंड दिनांक 05.12.1927 के अधीन प्रयोग करेगा।

इसमें अभिविष्ट अनुसूची निम्नांकित है-

भूखण्ड सं० 11, 11-ए, 12 व 13 स्क्रीम नं० 3ए, खलासी लाइन, कानपुर नगर
का जुंज भाग दुहा रकबा 278.66 वर्ग मीटर, जिसकी चौहदवी निम्न प्रकार है:-

पूरब पश्चिम 7/98 व 7/99 जो कि भूखण्ड सं० 11, 11-ए, 12 व 13 स्क्रीम नं० 3ए, खलासी लाइन कानपुर नगर पर स्थित है, का

जुंज भाग

पश्चिम: 4.57 मीटर चौड़ी रोड

उत्तर: 4.57 मीटर चौड़ी रोड

दक्षिण: 24 मीटर चौड़ी रोड

इस्ताक्षर केता प्राप्ति के लिये की ओर से तथा उसके प्राधिकृत

केता के लिये

केता के लिये

For PALOMA REALTY LLP
 Paloma Realty LLP
 Paloma Realty LLP

2017

FOR PALOMA REALTY
CITY OF PALOMA REALTY

REVISED AND PLANNED
OF PLOT NO. 1771
GILAS LINES 20-17

24' WIDE ROAD

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SOLD PORTION ON

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

SE 9151' 40' 00" N

24' WIDE ROAD EXISTING FROM
1900' WIDE ROAD AS PER MASTER PLAN 2001

24' WIDE ROAD

24' WIDE ROAD



पत्रांक:- डी/ 19 /ओ0एस0डी0-1/का0बि0प्रा0/21-22

दिनांक:- 6-4-2022

सेवा में,

श्री महेश चन्द्र जैन (पार्टनर)

मेसर्स पलोमा रियल्टी एल0एल0पी0

निवासी- 60/52 नया गंज

कानपुर नगर।

विषय:- भू0स0 11, 11ए, 12 एवं 13 योजना स0 3ए खलासी लाइन कानपुर के सम्बन्ध में।

महोदय,

कृपया तथ्यरुक्त विषयक आपके प्रार्थना पत्र दिनांक 26-03-2022 के सम्बन्ध में सूचित करना है कि आप द्वारा प्रस्तुत प्रपत्रों के आधार पर भू0स0 11, 11ए, 12 एवं 13 योजना स0 3ए खलासी लाइन कानपुर की अतिरिक्त भूमि का आवंटन आपके पक्ष में किये जाने की स्वीकृति उपाध्यक्ष महोदय द्वारा दिनांक 04-04-2022 को प्रदान कर दी गयी है। वर्णित भूखण्ड के अतिरिक्त भूमि का मूल्य रु0 1,71,65,456.00 (एक करोड़ इकहत्तर लाख पैसठ हजार चार सौ छप्पन मात्र) देय बनता है। अतः उपरोक्त धन प्राधिकरण कोष में जमा कर जमा धनराशि की रसीद की छायाप्रति प्रस्तुत करने का कष्ट करें। ताकि आपके प्रकरण में अग्रिम कार्यवाही की जा सके।

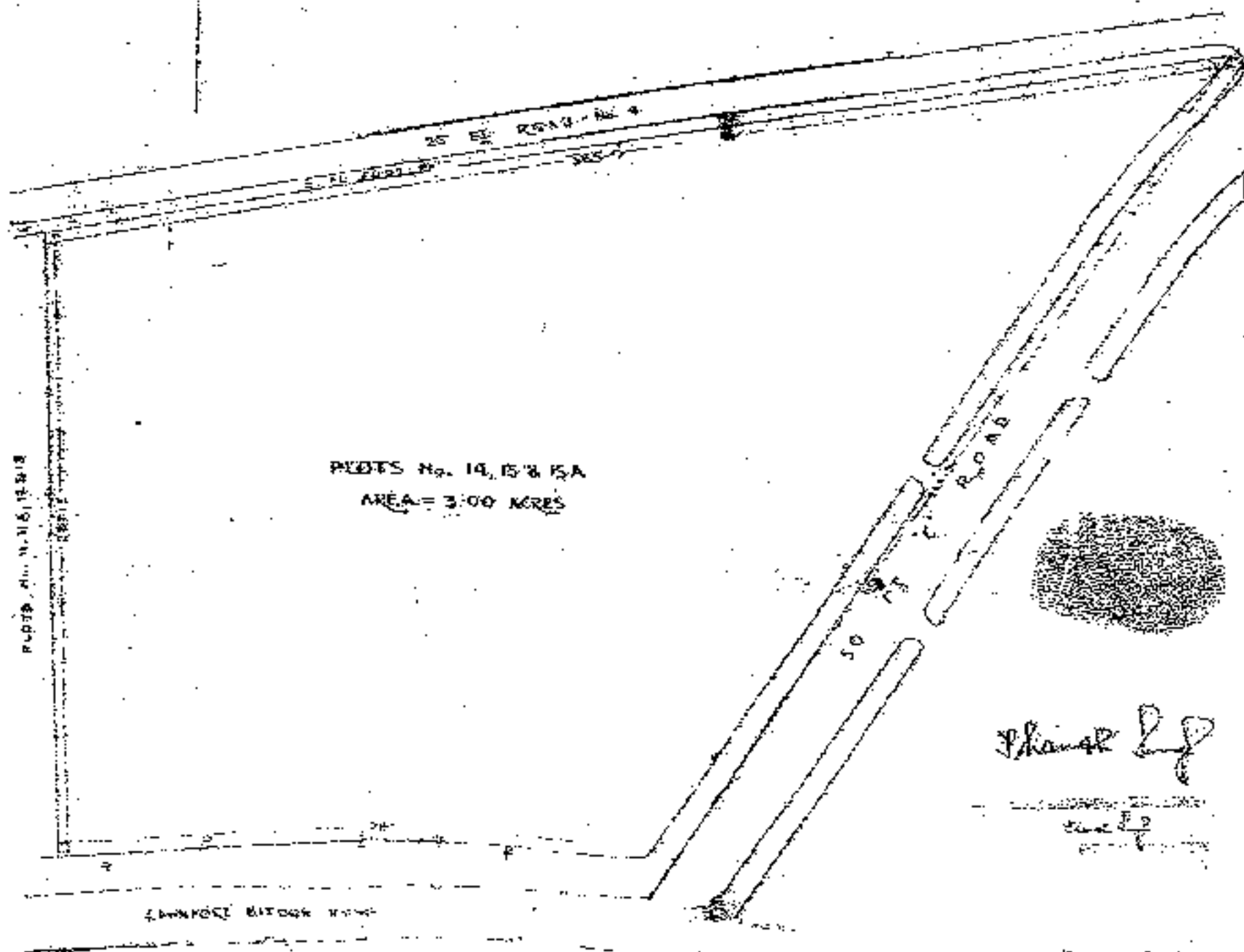
भवदीय

Bhupendra
26/4/2022
विशेष कार्य अधिकारी

डोन-1

CANNOPRE IMPROVEMENT TRUST
 PLAN OF PLOTS NO. 14, 15 & 15A IN KALASHI LINES
 SCHEME NO. 111A
 SCALE 40 FT. = 1 INCH.

2.0



KANPUR DEVELOPMENT AUTHORITY

REVISED SUB-DIVISION SITE PLAN
OF PLOT NO. 14, 15 & 16
KHALASI LINES SCHEME NO. 2-A

AREA STATEMENT

TOTAL AREA OF C = 27102.50 SQ. M.
AREA OF ROADWAYS = 77.00 SQ. M.
UNDER C

PROPOSED ROADWAY THIS

SCALE 1:1000

DATE 15.02.2014

PREPARED BY

CHECKED BY

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

457 M. WIDE ROAD

AREA = 9554.80 SQ. M.
B

AREA = 4723.25 SQ. M.
A

PLOT NO. 14, 15 & 16

24.00 MT. WIDE ROAD EXISTING ROAD

36.00 MT. WIDE ROAD AS PER MASTER PLAN 2031

पत्रांक:- D/1071/050 I R D A 21-22 दिनांक-21-2-2022

सेवा में,

श्री महेश चन्द्र जैन (धार्टनर)
मेसर्स पल्लोमा रियल्टी एल0एल0पी0
निवासी-60/52, नया गंज,
कानपुर नगर।

विषय:-भूखण्ड सं0-11, 11ए, 12 एवं 13 योजना-3ए खलासी लाइन, कानपुर नगर क्षेत्रफल 9384.80 वर्गमी0. के रजिस्टर्ड बैनामे के आधार पर नामांतरण के सम्बन्ध में।

महोदय,

कृपया उपर्युक्त विषयक आप द्वारा एकल विण्डो में दिनांक 20.07.2021 को नामांतरण किये जाने हेतु प्रस्तुत प्रार्थना पत्र के साथ सैलमन पंजीकृत बैनामा दिनांक 18.03.2021 के आधार पर उत्तम भूखण्ड की इन्डेन्चर डीड दिनांक 05.12.1927 में निहित सभी शर्तों व प्रतिबन्धों के अधीन तथा विकास प्राधिकरण के समस्त प्रावनों का प्रथम अधिकार सुरक्षित रखते हुए भूखण्ड के जुंज भाग क्षेत्रफल 9354.80 वर्गमी0 पर मूल कैता श्री लाला कमला बल मैनेजर श्री द्वारिका धीरा टैम्बल ट्रस्ट पुत्र संव0 लाला जुग्गी लाल अर्थात श्री द्वारिका धीरा टैम्बल ट्रस्ट A Public Religious and Charitable Trust Office at Kamla Towar 29/1 द्वारिका धीरा सेड कानपुर द्वारा अधर्डिंडड ट्रस्टी अजय कुमार सरावगी पुत्र संव0 श्री किशन लाल सरावगी अधर्डिंडड वार्ड बोर्ड मीटिंग 25.12.2020 का नाम पृथक करते हुए प्रस्तुत मा0 न्यायालय के निर्णय दिनांक 18.12.2020 के आधार पर वर्तित बैनामा दिनांक 18.03.2021 के अनुसार भूखण्ड सं0-11, 11ए 12 व 13 योजना सं0-3ए खलासी लाइन जुंज भाग क्षेत्रफल 9354.80 वर्गमी0 का मूल कैता के रूप में मेसर्स पल्लोमा रियल्टी एल0एल0पी0 (एल0एल0पी0 आईडेन्टी फिकेशन नं0-ए0ए0यू0 3574) कार्यालय 60/52 नयागंज कानपुर का नाम प्राधिकरण अभिलेखों में भूखण्ड सं0-11, 11ए 12 व 13 योजना सं0-3ए खलासी लाइन के भूमि का उपविभाजन किया गया है, इस लिये उपविभाजन की अनुमति प्राप्त करने एवं इन्डेन्चर डीड की सभी शर्तें आवेदक पर लागू रहने के साथ विक्रय किये गये कुल जुंज भाग में से 288.66 वर्गमी0 भूमि के क्षेत्रफल को छोड़कर शेष भाग क्षेत्रफल 9354.80 वर्ग मी0 का नामांतरण किया जाना है। तदनुसार विक्रय बिलेख में क्षेत्रफल को भी संशोधित कराये जाने की शर्तों के अधीन उपाध्यक्ष महोदय द्वारा दिनांक 18.03.2022 को स्वीकृति प्रदान करदी गयी है, यदि आप द्वारा कार्यालय में प्रस्तुत अभिलेखों में कोई भी त्रुटि पायी गयी हो आप के पक्ष में किया गया नामांतरण रवतः निरस्त समझा जायेगा।

भवदीय,

21.2.22

e-Stamp

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

IN-UP42710682117076T

04-Mar-2021 01:11 PM

NEWIMPACC (SV/UP14130984/ KANPUR/ UP-KNP

SUBIN-UPUP1411090473722156090231T

MS PALOMA REALTY LLP

Article 23 Conveyance

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

SHRI DWARAKA DEESH TEMPLE TRUST

MS PALOMA REALTY LLP

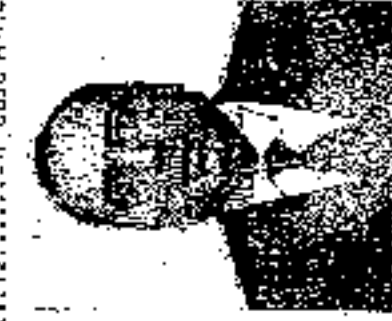
MS PALOMA REALTY LLP

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

NEWIMPACC

TILAK NAGAR

Please write or type on this line.



Gauri P. S. T.

NAME OF OFFICE: SUB-REGISTRAR, ZONE-II, KANPUR NAGAR

Date of Presentation : 18.03.2021

Date of Execution : 04.03.2021

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 Khalsi 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 Khalsi Line Kanpur Nagar bounded as under:-

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. AAATS4728D 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

On behalf of Chandan Jain

DETAILS OF PL PAPER, MEASUREMENT

1. Place : 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. 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/-

4. Cost of Land (7033,40X42000) : Rs. 44,06,05,320/-
5. Total value of land : Rs. 44,06,05,320/-
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.42710092107075T issued dated 4th March 2021 at 1:11 PM.

This Deed of Sale is made on 4th 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.

AND

M/s. PALOMA REALTY LLP (LLP Identification No. AAU 3574) 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 of 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 Dwarkadheesh Temple Trust, through its then Manager Lala Kamalpat Singhanla 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.

As per Chandra Jain

AND WHEREAS in year 1940-41, the management of the

trust had raised the constructions of independent bungalows 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 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' Kildwai Nagar Kanpur through its Director Mr. Gajanand 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

As per Mahapalika

admeasuring 9633.46 Sq. Mtr. fully described and detailed as the foot of this deed. The aforesaid bungalow were let out to 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

property, any and every property or interest therein, of encumbrances, charges, attachment, sales, demands, claims 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.

AND WHEREAS the Vendee being desirous to acquire a property in said vicinity and after examining the relevant chain 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.

AND WHEREAS the Vendor Trust has applied for permission U/s. 7 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 442 of 2020 Dwarikadheesh Temple Trust vs. M/s. Palonia 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

N. D. 1. 10. 2020 Chandra Shekhar

together with every right or claim and appurtenances to the Vendee, forever as heritable and 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 for 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

G. K. Chandra Mohan

and no litigation pertaining to subject property is pending

in any court, High Court or Apex Court etc.

4. That all rights title and interest in respect of Premises No. 7/98, admeasuring 4018.43 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, Khalsi 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

Prakash Chandra Sharma

henceforth, if the Vendee has to pay anything in account of the Vendor (till the date of execution of this sale deed)

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.

10. That the Vendor hereby further covenants and assigns that 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 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 Kar pur 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

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

Amount

V. K. Chandra

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)
Vide Account payee Cheque bearing No.
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

Page 7

Prakash Chandra Singh

impressions of left hand thumb in presence of two witnesses on the day, month and year first above mentioned;

WITNESSES:



SIGNATURE OF VENDOR

For Shri Dwarikadheesh Temple Trust

20/07

Trustee



Shambhu Singh

1. Shambhu Singh S/o Ram Singh
R/o- Flat No. 1101, Trimala Residency,
7/17, Tikar Nagar, Kanpur - 208002
Mob. No. - 9839033526
Aadhar No. - 7585 4043 0737



SIGNATURE OF VENDEE
For PALOMA REALTY LLP
Palash Chandra Jain

Partner

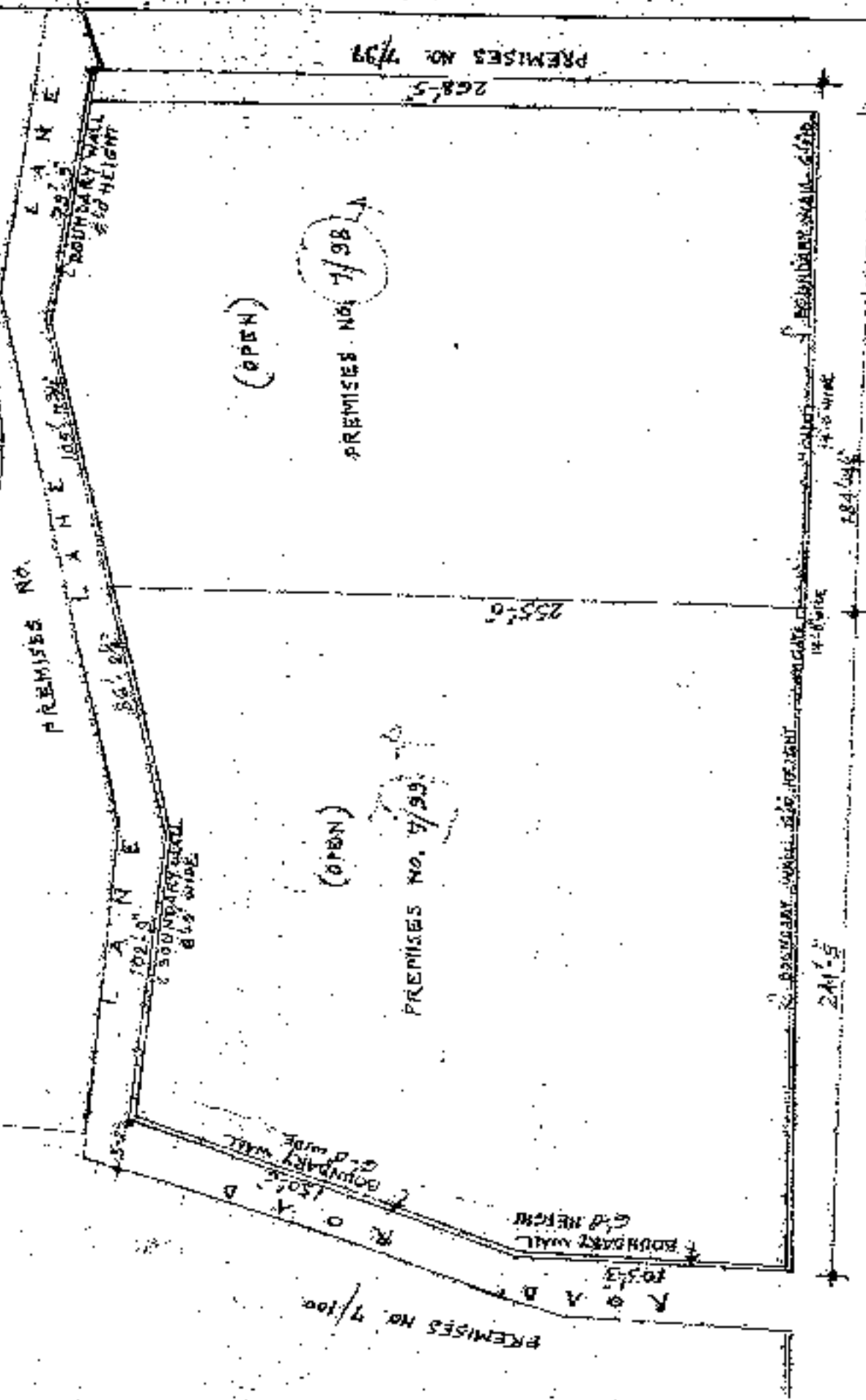
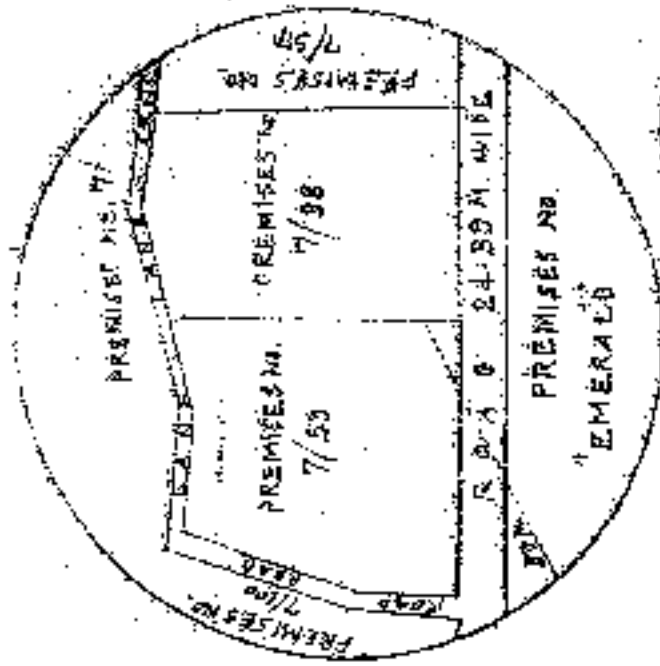


Binod

2. Binod Kumar Yadav S/o, Late Chhotu Yadav
R/o- 44, Bhawanji Nagar, Dahieli Sujampur, Kanpur-21
Mob. No- 9838835876
Aadhar No.- 2313 5544 7280

Drafted by me & typed in my office,

Vivek Jain
(Vivek Jain), Advocate
Mobil. No. 9336117409



23-43 24. 30. 31. 32. 33.

ST-143

THIS AGREEMENT, made the

8th day of June 1944

in the year one thousand nine hundred and twenty-seven,

between the Cawnpore Improvement Trust, ^{hereinafter}

called the Trust) of the one part and Lala Kamlapat,

Manager, Shri Dwarka Diksh Temple, son of Lala Jugal

lal, resident of Chhatrai Mahal, Cawnpore (hereinafter

called the Purchaser) of the other part: WHEREAS under

the provisions of the United Provinces Town Improvement

Act of 1919 (One thousand nine hundred and nineteen)

relating to the sale of building sites, the plots of land

No. 11, 11A, 12 & 13 of Chhatrai Mahal, Cawnpore for

greater clearness delineated in the plan annexed and

marked red are hereby donated to the Purchaser for a sum

of Rs 15,046/-, (Sixteen thousand forty-six eight rupees)

16 (Sixteen) and forty-two (42) acres (42) paid by the

Purchaser to the Trust the receipt whereof the Trust

does hereby acknowledge, the Trust hereby grant unto

the Purchaser all those plots of land contained by

admeasurement 3.48 (Three decimal four four) acres

more or less and more clearly delineated and shown in

the plan annexed to these presents and appearing marked

red together with all rights, easements and appurtenances

whatsoever to the said plots of land belonging or in

anywise appertaining to have and to hold the said plots

of land and the premises hereby granted unto and to the

use of the Purchaser for ever and the Purchaser does hereby

covenant with the Trust that the Purchaser shall commence

within six months and complete within two years from

the date of these presents building or buildings as

above mentioned to the satisfaction of the Trust and also

that the Purchaser shall not nor will at any time divert

the same or allow it to be diverted to any other purposes

other than those mentioned above without the express

[illegible]

and pay back the remainder if any to the Purchaser. PROVIDED

ALWAYS: that the terms the 'TRUST' and the 'PURCHASER'

wherever they occur in these presents shall unless such

an interpretation be inconsistent with the context

include in the case of the 'TRUST' its successors and

assigns, and in the case of the 'PURCHASER' his heirs

executors, administrators, representatives and assigns.

IN WITNESS WHEREOF the parties have hereunto set their

hands and the seal of the Trust on the day and the year

At this

As hereinafter above written: IN PRESENCE OF :-

Chandrasekhar

RAJ-BANJARI,

CHAIRMAN, CANNORE IMPROVEMENT TRUST.

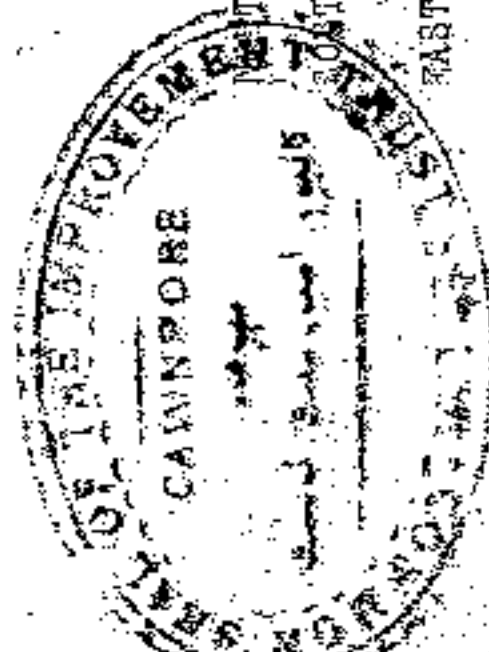
Chandrasekhar

WITNESS:

Chandrasekhar

WITNESS:

Chandrasekhar



MURRAY & CO.

Chandrasekhar

BOUNDARIES.

15' and 39' Road.

Cannore Bithoor Road.

Plot No. 14 & 15.