



भारत सरकार

e-Stamp

Certificate No. :
 Certificate Issued Date :
 Auction Reference :
 Auction Encumbrance :
 Purchased by :
 Description of Document :
 Property Description :
 Consideration Price :
 First Party :
 Second Party :
 Stamp Duty Paid By :
 Stamp Duty Amount Paid :

IN-JT-27108921070787
 02/07/2022 01:11 PM
 VIKRAM PACC (SV) up14139904/ KANPLR/JS-KNP
 SUBINUP_P-41309047372215609C231T
 MS PALOMA REALTY LLP
 Article 23 Correction
 PT. NO. 7188 AND PT. NO. 7189 TILAK NAGAR KANPLR
 SHRI G. WARIKACHESH TEMPLE TRUST
 MS PALOMA REALTY LLP
 MS PALOMA REALTY LLP
 5,20,00,000
 Rs. 5 Crore Sixty Lakh only



Stamp Duty Paid By :
 Stamp Duty Amount Paid :
 Rs. 5,20,00,000

Do not write or tamper with this line



Shri G. Warikachesh Temple Trust



0001588098

Stamp Duty Paid By :
 Stamp Duty Amount Paid :
 Rs. 5,20,00,000

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. Work area/Mohalla : Tikka Nagar Kanpur Nagar
2. Plot /Pre mises No. : Premises No. 7/98 Admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 admeasuring 5017.23 Sq. Mtr. total admeasuring 9633.66 Sq. Mtr. Tikka Nagar Kanpur standing on part of free hold plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Khalsal Line, Kanpur Nagar

3. Total Area of land : 9633.66 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,

Tikka Nagar Kanpur standing on part of free hold plot nos. 11,

11-A, 12 and 13 situated Scheme No. 3A Khalsal Line Kanpur

Nagar bounded as under:-



Signature of the Officer



Bungalows

South : 23.43 Mtr. wide Road

Number of Vendor : One

Number of Vendee : One

Name of the Vendor:

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

Pat. No. AAATS4728B Aadhar No. 859142287942

Acc. No. 9135014939

Name of the Vendee:

M/s. PALOMA REALITY 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;

Pat. No. AAZFP3746P

Aadhar No. 4551 8769 0606

Mob. No. 9839030335

Q. Patel Chandan Fair



1. Place : Tilak Nagar Kanpur Nagar
2. Plot / Premises no. : Premises No. 7/98 Admeasuring 4516.43 Sq. Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. total admeasuring 9533.46 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 : 9533.46 Sq. Mtr.
4. Covered area : Nil (Only Boundary wall)
5. Use of property : Residential
6. Shape of property : Open plot
7. Park Parking : No
8. Two side Road : yes

DETAILS OF PAYMENT OF STAMP DUTY:

1. Prescribed Rate of Land by : Rs. 50,000/- per Sq. Mtr.
DM upto 2000 Sq. Mtr.
(As per Part up 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 Part up 3 Part 2)
3. Cost of Land (2000x60000) : Rs. 12,00,00,000/-



Manish Chandra Singh



5. Total value of land : Rs. 41,06,05,320/-
6. 10% of cost of land for two side Road : Rs. 4,40,60,532/-
7. Cost of boundary wall : Rs. 33,34,148/-
8. Total value of property : Rs. 49,00,00,000/-
9. Sale Consideration : Rs. 50,00,00,000/-
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 4th day of March 2021 at Kanpur in between

Shri Dwarikadheesh Temple Trust, A Public Religious and Charitable Trust, having its office at Kamla Tripathi, 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 Party,



Ajay Kumar Saraogi



M/S. PALOMA REALTY LLP (LLP Identification No. AAU 3574) having its Registered office at 60/52 Nayaganj, Kanpur-208002 (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 devised a free hold plot Nos. 11, 11A, 12 and 13 situated at Scheme No. 3-A, Khalsi Linas, Kanpur admeasuring 3.78 Acres i.e. 1.4094 Hect i.e. 14094 Sq. Mtr. to the Vendor i.e. Shri Dwarikadheesh Temple Trust, through its then Manager Lala Kamapat Singhania S/o Lala Jugglal, then resident of Chatal Mohal, Cawnpore, said indenture is duly registered in the Office of Sub-Registrar Cawnpore, in Book No. 1 Volume No. 506 at Pages 1 to 4 at serial No. 2534 on 12.12.1927.

Witness my hand & seal this 12th day of December 2020



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 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' Kirti 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 27.12.2001.

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

Page 7

(Signature of Gajanan Agarwal)



the roof of this deed. The aforesaid bungalow were let out to the tenants, however the rental income derived from these tenants was very meager, which was not even sufficient to meet our 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 adjoining Sector 34, Mtn. is in the shape of open land surrounded by the boundary as 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

Sh. Chandra Singh



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. Tik 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 Tik 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 Speciality Hospital and/or for other charitable purposes.



Prakash Chandra Singh



title documents of the said property and is fully satisfied with regard to their 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/- (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.

22.10.20



Yashwanth Chandra



permission J/s. 7 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 442 of 2020 Dwarikachandesh Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 15.12.2020, 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. Tikak Nagar Kanpur built over part of free hold plot Nos. 12, 11-A, 12 and 13 situated at Scheme 3A, Khalesi Lines, Kanpur Nagar to the Vengee, 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

WITNESSETH

Signature of Vendor



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 to 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

Witness



Witness Charan Singh



in any court, High Court or Apex Court etc.

4. That all rights title and interest in respect of Premises No. 7/98, admeasuring 4516.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq. Mtr. total admeasuring 9633.46 Sq. Mtr. Thak Nagar Kanpur built over part of free hold plot Nos. -1, 11-A, 12 and 13 situated at Scheme 3A, Chahal. Jines, 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

Heavenly Agency & Station



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 records 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.



G. K. Singh
G. K. Singh

if the property hereby conveyed or any part thereof is set
by the Vendor 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 Karapur built over part

of free hold plot Nos. 11, 12-A, 12 and 13 situated at Scheme
3A, Nhalas' Lines, Karapur Nagar, bounded as under:-

East : Premises No. 7/97 Tilak Nagar Karapur

West : RCC Road and thereafter Apartment

North : Lane to Abhinash Gyan Neer thereafter Bungalows

South : 23.43 Mtr. wide Road

Sh. Mahesh Chandra Jain



SCHEDULE OF PAYMENT OF SALE CONSIDERATION OF

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.

BARAR5202010130005333 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 52020101300038908 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, Main Road, Kanker

Signature of Representative

May



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. 60,60,00,000/- 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

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श्री श्री गुरुभ्यो नमः

॥ श्रीगणेशाय नमः ॥

2. संस्कृत-संज्ञा

माहिती : महाराष्ट्र

डिवायल: यंकिंग टमर 208 एमिबिलिटी ऑनगनर. फरकी=न= 2954
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Abstract

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राजेंद्रदेवाणः ज्ञापितवन्तः ॥५३॥

आर्याणां (भारतीय) उपनिषद जैन-बौद्ध धर्म

उप निदेशक, तट विज्ञान

गोमन्त्रालय

2012.02.20

संज्ञच रायेऽऽ सप्तदशित्तुय वाक्यरूपः ॥

वि.सं. १८७३-७४



in presence of witnesses in presence of two witnesses on
one day, month and year first above mentioned.

WITNESSES



SIGNATURE OF VENDOR

For Shri Chaitradhesh Temple Trust

(Signature)

Trustee



Shri Chaitradhesh Temple Trust

1. Shri Chaitradhesh Temple Trust
Flat No. 101, Thumala Residence,
7/17, Tikar Nagar, Kanpur - 208002
Mob No - 9839993520
Email No - 750540430757



SIGNATURE OF VENDEE
For PALQNA REALTY LLP

Partner



2. Elnad Kumar Yadav
R/o. 6th, Baskanti Nagar, Dabhi, Sujapur, Kanpur
Mob No. 9839993520
Email No. 2312 5544 7250

Trailed by me & typed in my office.

(Signature)
Vivek Jaiswal, Advocate
Mand No. 9336117409

संस्कृत भाषा - 7210084562-189
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वही संख्या । लिस्ट प्रेषण 10/02 के मुद्दे 37 से 76 तक
क्रमशः 3103 पर निर्णय 13/03/2002 को सविनय श्रुति दिया
गया।

राजस्वीकरण अधिकारी के हस्ताक्षर



बंशलाल नाल (अधीन) अगलिवंदल सोम-२ ज्ञानपुर प्रखण्ड।

कम निवेद्यक : सदर क्षमिनी

बालपुर अग्र

18/03/2021

Date of Presentation : 18.03.2021
Date of Execution : 01.03.2021
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 DOCUMENTS

1. Ward area/Moralla : Tilak Nagar Kanpur Nagar
2. Plot / Premises no. : Premises No. 7/99 Admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 admeasuring 3017.03 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 Khajasi 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. 7/99 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 Khajasi Line Kanpur

Nagar bounded as under:-

Signature of Subordinate Officer



North : Late to Aduniasa Uyan Neer Ineratala

Bangalows

South : 25.45 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 Kamle Tower, 29/A, Dwarikadheesh Road, Kanpur Nagar through its Authorized Trustee Sri Ajay Kumar Sarangi, S/o Late Shri Kishan Sarangi duly authorized by the Board of Trustees in its meeting dated 25/12/2020

Pan No. AAAPR4728D Auditor No. 859142287942

Mob. No. 9125014929

Name of the Vendee

M/s. PALOMI REALTY LLP (LLP Identification No. AAU-3574) having its Registered office at 69/52 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, Canal., Kanpur Nagar duly authorized vide its Resolution dated 22.10.2020;

Pan No. AAZFP3746P

Auditor No. 4551 8769 0606

Mob. No. 9839050535



Corrected Signature



1. Page : Tilak Nagar Kanpur Nagar
2. P.O./Premises no. : Premises No. 7/98 Admeasuring 4626.43 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. 2A Khatai Line Kanpur Nagar

3. Total Area of plot : 9633.46 Sq. Mtr.
4. Covered area : Nil (Only Boundary wall)
5. Use of property : Residential
6. Shape of property : Open plot
7. Park Factor : No
8. Two side Road : yes

DETAILS OF PAYMENT OF STAMP DUTY :-

1. Prescribed Rate of Land by : Rs. 60,000/- per Sq.Mtr.
DN up to 2000 Sq.Mtr.
(As per Prarup 3 Part 2)
2. Prescribed Rate of Land by : Rs. 42,000/- per Sq.Mtr.
DN above 2000 Sq.Mtr.
30% Less i.e.
(As per Prarup 3 Part 2)
3. Cost of Land (2000x60000) : Rs. 12,00,00,000/-



V. S. Chandra Shekhar



5. Gross 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. 33,34,148/-
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-27100921070757 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 Atay Kumar Sarangi, S/o Late Shri Kishan Sarangi** 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,


Shri Atay Kumar Sarangi


Shri Dwarikadheesh Temple Trust

M/s. PAI/SOA REALTY LLP (LLP Identification No. AAU 3574) having its Registered office at 60/52 Nayaganj, Kanpur-208001 (UP) through its Partner Smt 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 VENDOR which expression unless repugnant to the context shall include & mean its, successors, partners, representatives & assigns of party of Second Part.

WHEREAS vide indenture dated 22.12.1927, the Cawnpore Improvement Trust now known as Kanpur Development Authority devised a free hold plot Nos. 11, 11A, 12 and 13 situated at Scheme No. 3-A, Khalasi Lines, Kanpur measuring 3.48 Acres i.e. 1.4084 Hect i.e. 14094 Sq. Mtr. to the Vendor i.e. Smt Dhanikadheesh Temple Trust, through its then Manager Lala Kamla Prasad Singhania S/o Lala Juggilal, then resident of Cawnpore, said indenture is duly registered in the Office of Sub-Registrar Cawnpore, in Book No. 2 Volume No. 506 at Pages : 3 to 4 at serial No. 2534 on 11.12.1927.



W. J. Singh Chandra Jain



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 4615.43 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' Kirti Nagar Kanpur through its Director Mr. Gajenand 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. 2032 at Pages 97 to 290 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 4615.43 Sq. Mtr. and Premises No. 7/99 Tilak Nagar Kanpur admeasuring 5017.03 Sq. Mtr. total

Amrta



Attested & Certified



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 bungalow 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 some measuring 9533 sq. Mtr. is in the shape of open land surrounded by the boundary well described and detailed at one 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



Sd/- Anand Kumar



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, Khelasi 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,
Khelasi Lines, Kanpur Nagar will be used by the trust for
constructing a Multi Specialty Hospital and/or for other
charitable purposes.



Shri. Chandra Shekhar



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.

20/10/20

G. K. Chandra Prasad



permission U/s. 7 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 442 of 2020 Owerikadheesh Temple Trust vs. M/s. Paloma Realty LLP, and vice order dated 15.12.2020, 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. 50,00,00,000/- (Rupees Fifty Crore Only) paid by the Vendee, to the Vendor, the Vendor as absolute owner hereby convey, transfer, sell and assign Premises No. 7/98, area measuring 4616.43 Sq. Mtr., and Premises No. 7/99, area measuring 5017.03 Sq.Mtr. total ad measuring 9633.46 Sq. Mtr. Tikar Nagar Kanpur built over part of free hold plot nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khajal 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

W. K. Chandra Sheela

Witness



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 acknowledged 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



Handwritten signature of the Vendor



in any court, High Court or Apex Court etc.

4. That all rights title and interest in respect of Premises No. 7/99, admeasuring 4816.43 Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.45 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 12, 11-A, 12 and 13 situated at Scheme 3A, Khatia 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

Hakim Ghanshyam Das



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/constructed 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 selling 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.



Sh. S. Chandra



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 AND BOUNDARY OF THE PROPERTY HEREBY SOLD

Premises No. 7/90, admeasuring 4616.43 Sq. Mtr.,
Premises No. 7/92, admeasuring 5017.03 Sq. Mtr. total
admeasuring 9533.46 Sq. 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 : Premises No. 7/97 Triak Nagar Kanpur

West : RCC Road and thereafter Apartment

North : Lane to Achinash Gyan Near Thereafter Bungalows

South : 23.43 Mtr. wide Road



Rajesh Chandra Triak



SCHEDULE OF PAYMENT OF SALE CONSIDERATION OF RS.

₹0.00.00.000/- (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. SEINR

52020101300095333 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. 8,57,52,500/- Received Rupees Eight Crore Fifty Seven

Lacs Fifty Two Thousand Only vide RTGS

No. SEINR 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, Va. Road, Kambhar



Yashwantrao Chavan



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. 60,00,00,000/- TDS Deducted

Rs. 20,00,00,000/- RECEIVED RUPEES EIGHTY CRORES ONLY

IN WITNESS WHEREOF the all the parties of this sale
deed with their respective free will without an 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

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उप निबंधन-अमरपुर निबंधन
कलकत्ता 700 001
13.10.2021

संजय रावत रा. १४ धर्मोपदेश्य गान्धु. २. २।
निर्वाहक: ल. गिफ




 (V. V. Jain), A.C. 605519
 Aadil No. 8338/7419

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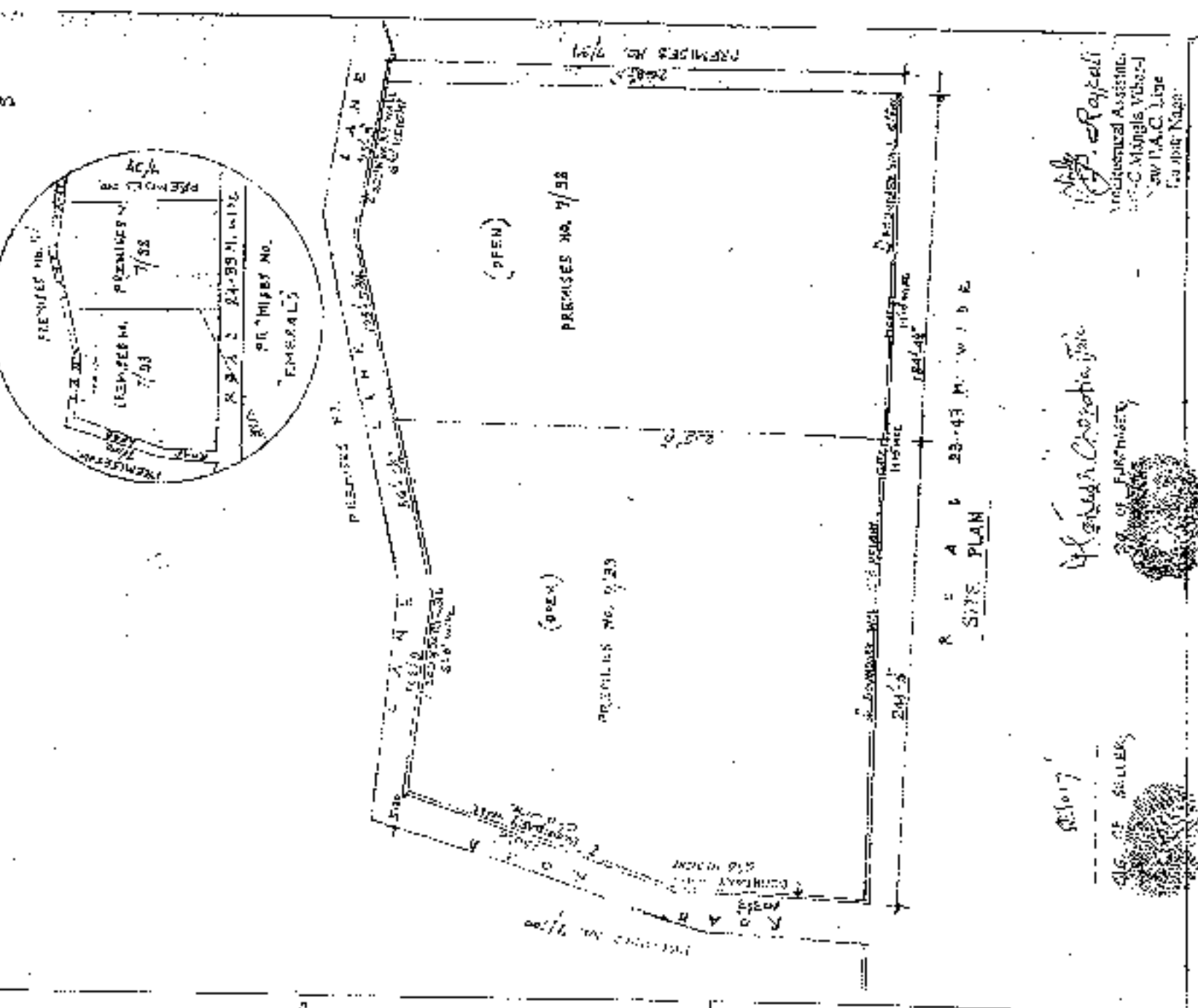
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Site Plan

PREMISES NO. 7/20

PREMISES NO. 7/23

PREMISES NO. 7/29

PREMISES NO. 7/38

PREMISES NO. 7/41

PREMISES NO. 7/42

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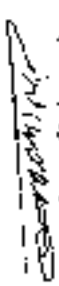
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PREMISES NO. 7/99

PREMISES NO. 8/00

वही संख्या । दिनांक संख्या 109/2 के पृष्ठ 37 व 38 में
मार्गिक 2103 पर दिनांक 18/03/2021 को रजिस्ट्रार के
मुख

रजिस्ट्रार के अधिकारी के हस्ताक्षर


रजिस्ट्रार के अधिकारी के हस्ताक्षर
उप निबंधक : सार्वजनिक

कालपुर जग
18/03/2021