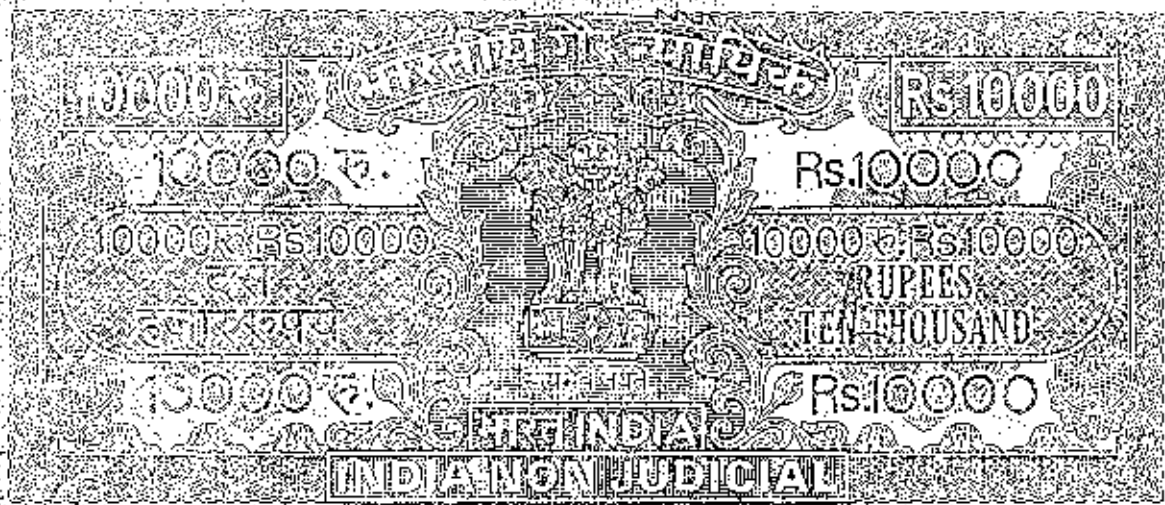


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(10)



UTTARANCHAL

026130

SALE DEED

This sale Deed is made on this 6th day of October 2005 by Pashpawati Aggarwal D/o Late Shri Rai Bahadur Lachman Das permaant and present resident of flat No 4, 1st floor Mitra Kunj, 16 G-Deshmukh Road, Mumbai-400026 (hereinafter referred to as the seller) in favour of M/S Prasad Heritage Projects (P) Ltd., a Company incorporated under the Indian Companies Act, 1956 having its Registered Office at Shah Najaf Road, Lucknow through its Director Shri. Sidharth Prasad S/O Late Shri. Govind Prasad resident of 6 Shah Najaf Road, Lucknow (hereinafter referred to as Purchaser).

WHEREAS Late Rai Bahadur Lachhmandas was the owner of 6/16th share of the property given in this Schedule known as the "Lahore House" situated at Nirajani Akhara Road, Mayapuri, Haridwar.

AND WHEREAS Late Rai Bahadur Lachhmandas died on 9-3-1959 bequeathing his share into four equal parts in favour of his three sons namely Shri Mukraj, Shri Banarsi Das & Shri. Dwarka Das and the fourth part to his wife Smt. Ishwar Kaur, by virtue of will dated 28-2-1959.

6-10-2005

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पुपुत्र निमन-हृदय नयनशा

1997-1998

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प्रवेशीय की पुष्पावली उत्त

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संख्या १७३४ - २०१५

(उत्तरांचल) श्री गोविंद प्रसाद 6 शाहबाजपुरा

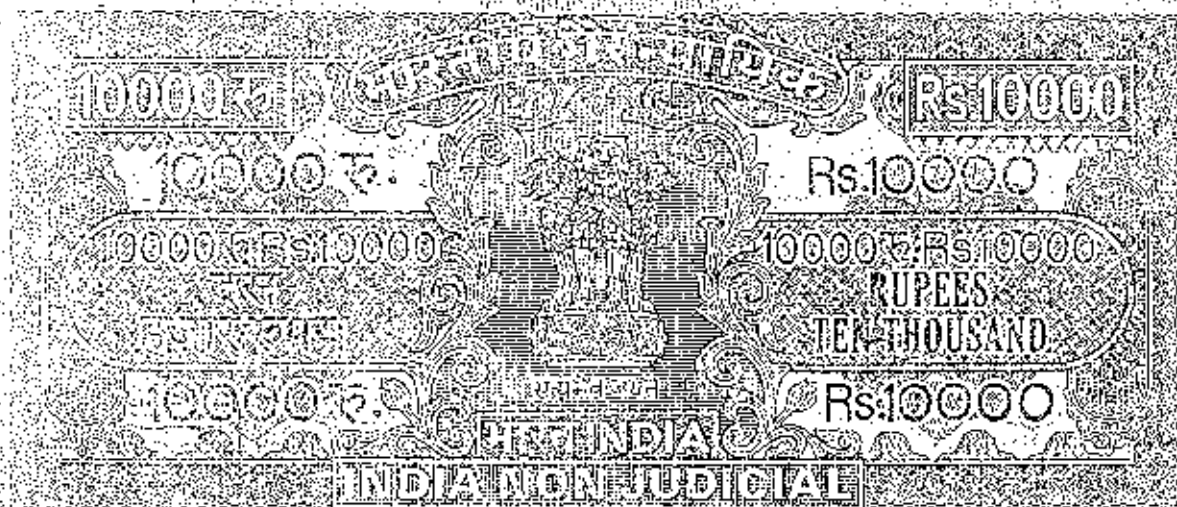
जलन 37 के लिए का निम्न प्रमाण है लज्जेश्वरीवाला

3. 4/ कानून (कानून) के अंतर्गत है।

पु. वि. शास्त्रालय पु. वि. शास्त्रालय पु. वि. शास्त्रालय पु. वि. शास्त्रालय पु. वि. शास्त्रालय
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2008/01/08



UTTARANCHAL

026129

- 2 -

AND WHEREAS the said will was probated vide order of District Judge, Lucknow dated 15th April 1961.

AND WHEREAS Smt. Ishwar Kaur died on 19th May 1972 bequeathing her share into eight equal parts in favour of her three sons namely Smt. Mulk Raj, Smt. Banarsi Das & Smt. Dwarka Das & four daughters Smt. Gyan Devi, Smt. Swarn Geel, Smt. Sheela Rani, Smt. Pushpawati Agarwal and eight part was set aside for charitable purposes by virtue of will dated 20th January 1972.

AND WHEREAS the said will was probated vide order of District Judge, Lucknow dated 28-10-1978.

AND WHEREAS by virtue of the aforesaid Smt. Pushpawati Aggarwal became the co-owner of the property detailed in the Schedule of property to the extent of 3/256 or 1.171875%.

AND WHEREAS the seller as co-owner of the said property, which is free from all encumbrances has agreed to sell, transfer and assign absolutely her share in the said property to the purchaser for a consideration of Rs. 2,25,000/- (Rupees Two Lacs Twenty Five Thousand only).

Sanjit

Sanjit

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100-24-1000 8/10/08: 100 10,000
100-24-1000 8/10/08: 100 10,000

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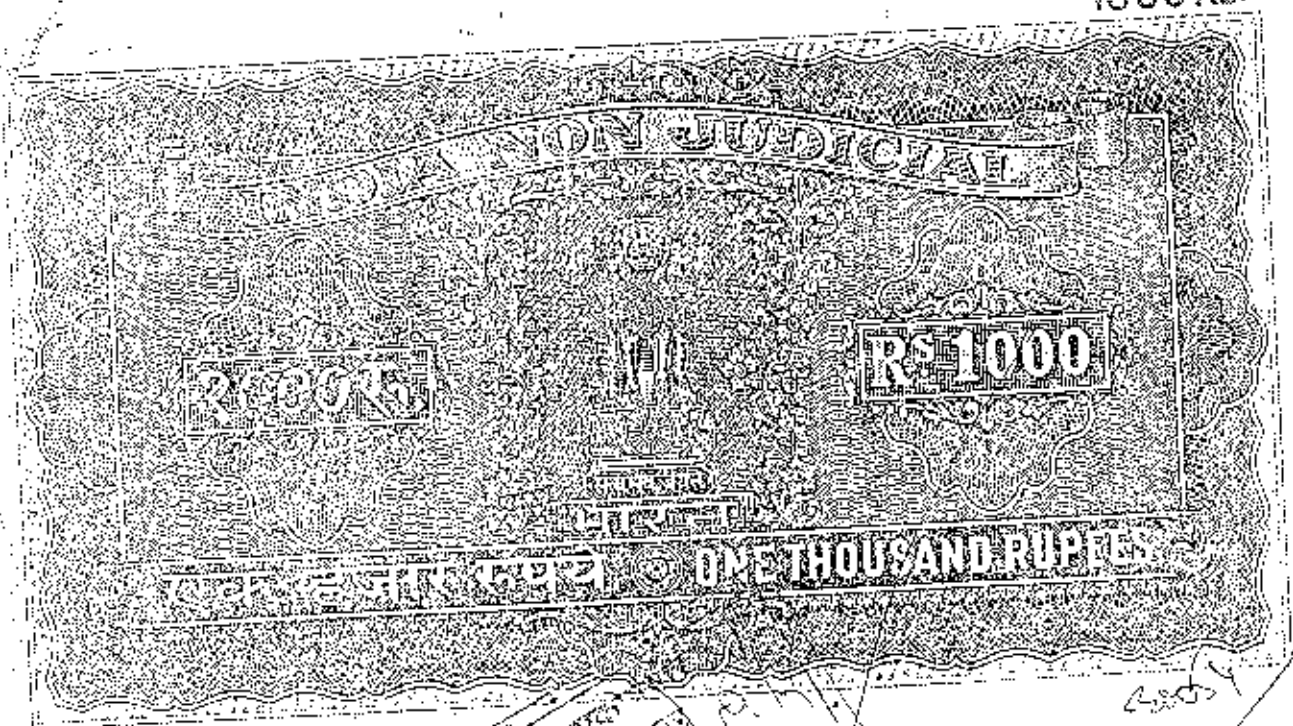
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100-24-1000 8/10/08: 100 10,000
100-24-1000 8/10/08: 100 10,000



1000Rs.



AND WHEREAS the seller has received the said consideration amount from the purchaser by way of Cheque No. 641755 Dated 6 10-2005 drawn on ICICI Bank.

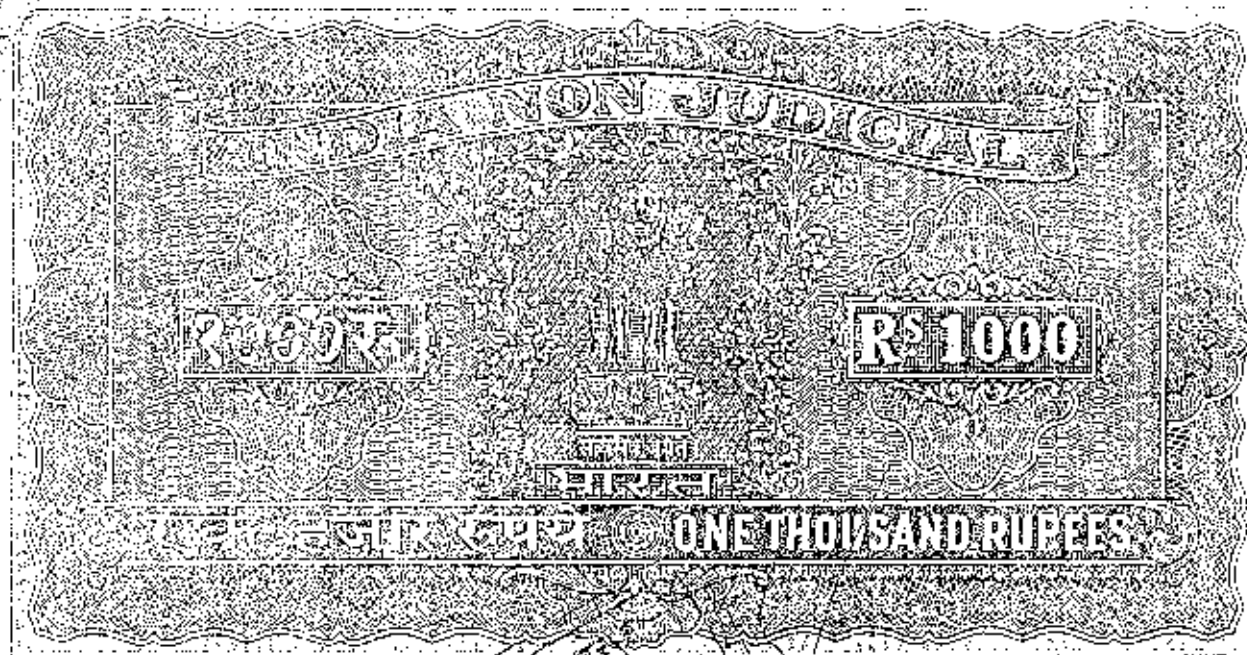
NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount in the manner detailed above the seller doth hereby sell, convey and assign absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.
2. That the seller has handed over the vacant possession of the property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the seller.
3. That if any other person claims from the seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed.
4. That the proportionate area of the plot hereby sold is 237.30sqft - 22.05sq. mtrs, the market value whereof for the purpose of stamp duty as per rates fixed by the Collectorate, Haridwar @

युक्तः २३७

V. S. S. S.

1000Rs.



Rs.8000/- only per Sq. mtr. comes to Rs. 177000/- only. The built up area is approximately 8.61 sq. mtr. The construction is old and is valued at 15000Rs. for the purpose of stamp duty. Thus the total valuation comes to Rs. 225000Rs. Construction is 100 years old. Covered Circle rate 4500/- Sq. mtr.

5. That the expression "Seller and the Purchaser" hereinafter used unless repugnant to the extent mean and shall always mean and include their respective heirs, successors, legal representatives, heirs, successors, legal representatives and assigns.
6. This property does not belong to any Trust or Religious Institution.

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands to these presents on the date, month and year mentioned first above.

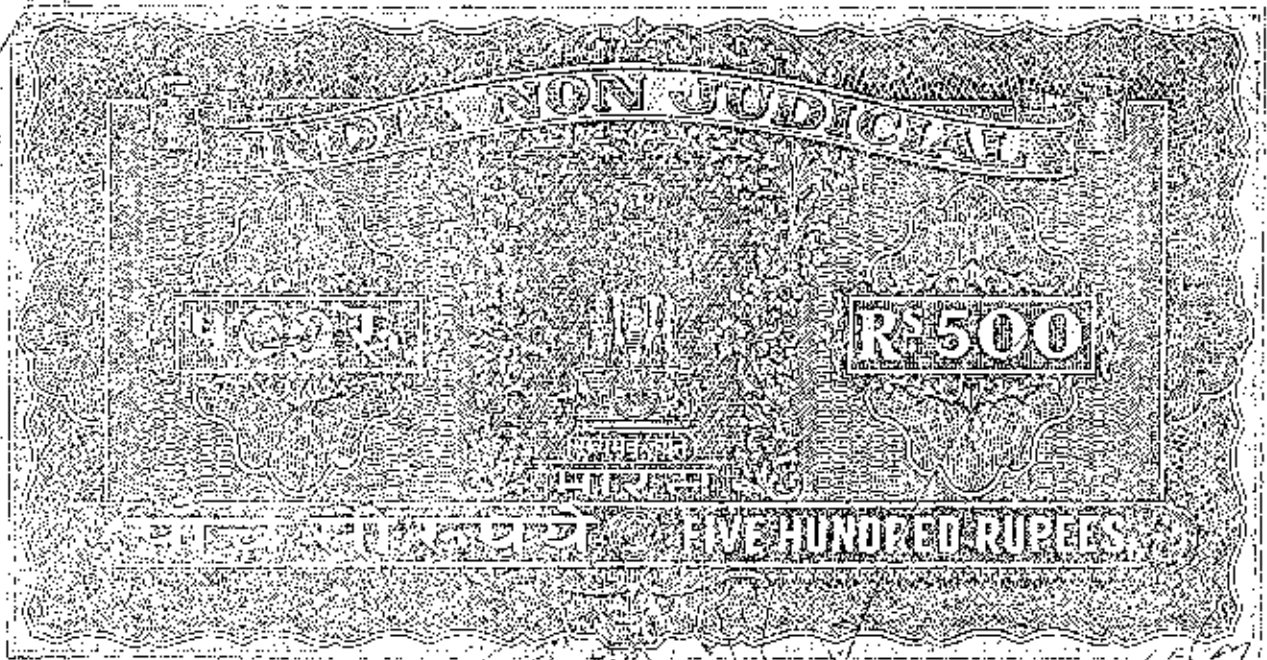
SCHEDULE OF PROPERTY

House property known as "Lahore House" situated at Nimajani Ahinsa Mayapur, Haridwar bounded as below:-

पूजा-दास

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500Rs.



EAST: - Ganga River
WEST: - Niranjani Akhada Road
NORTH: - Merrut wali Dharanshaia
SOUTH: - Madi Bhawati

Witness

Shreeji Khandekar
510 Prasad Bazar, Secunderabad
77 Shreeji Ashram
Hosangur ka la
Hosangur

Seller

गुलाम

Shreeji Khandekar
510 Prasad Bazar, Secunderabad
77 Shreeji Ashram
Hosangur ka la
Hosangur
Purchaser

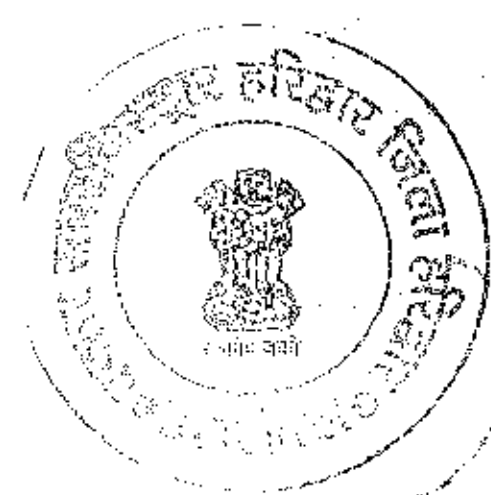
Shreeji Khandekar

Drafted By
PAHAL SINGH VERMA
ADVOCATE, TEHSIL COMPOUND
BARIOWAD

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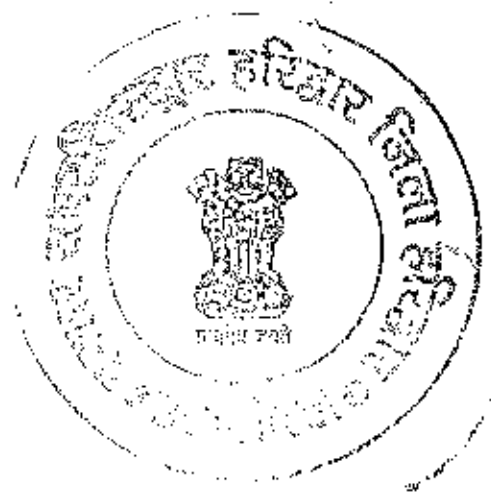


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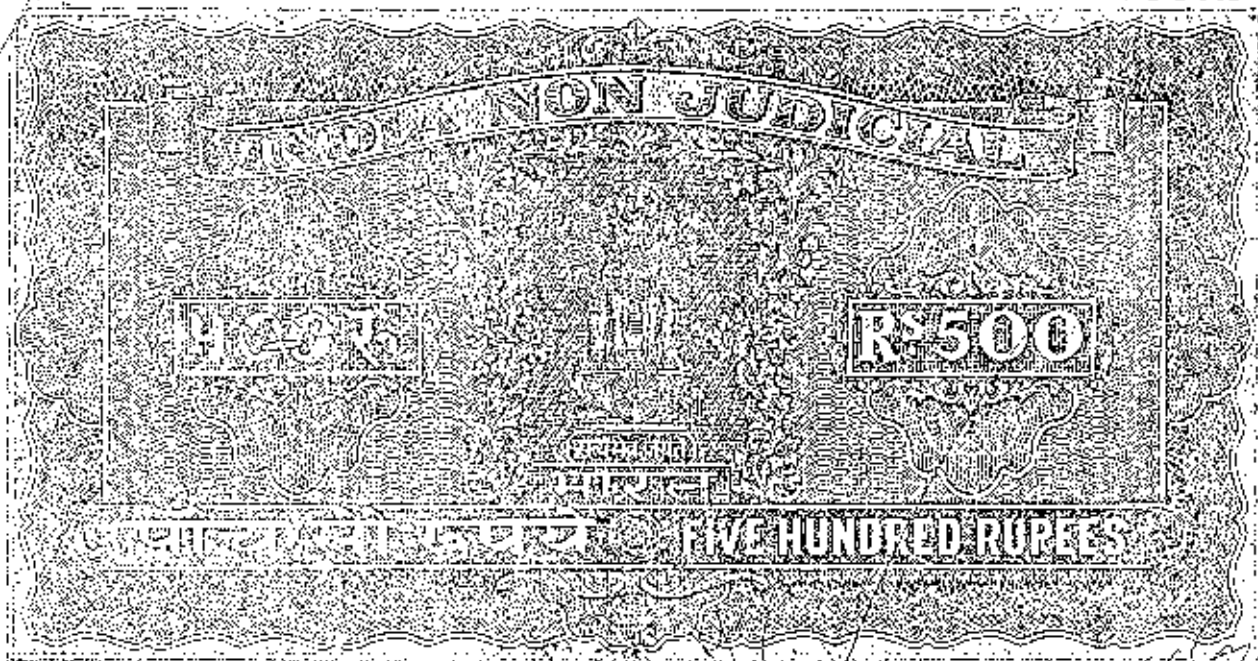
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1425 103
8250
1524/52
04/10/52

[Signature]



500 Rs.



EAST :- Ganga River
WEST :- Naranjan Akhada Road
NORTH :- Merrut wali Bhairanashala
SOUTH :- Modi Bhawan :-

Witness

Shogun, Esq. J. C. C. C.
St. Bernard's Street, Singapore
Off. Shing, Asher, & Co.
Manjoo Kala
Masidex

Seller

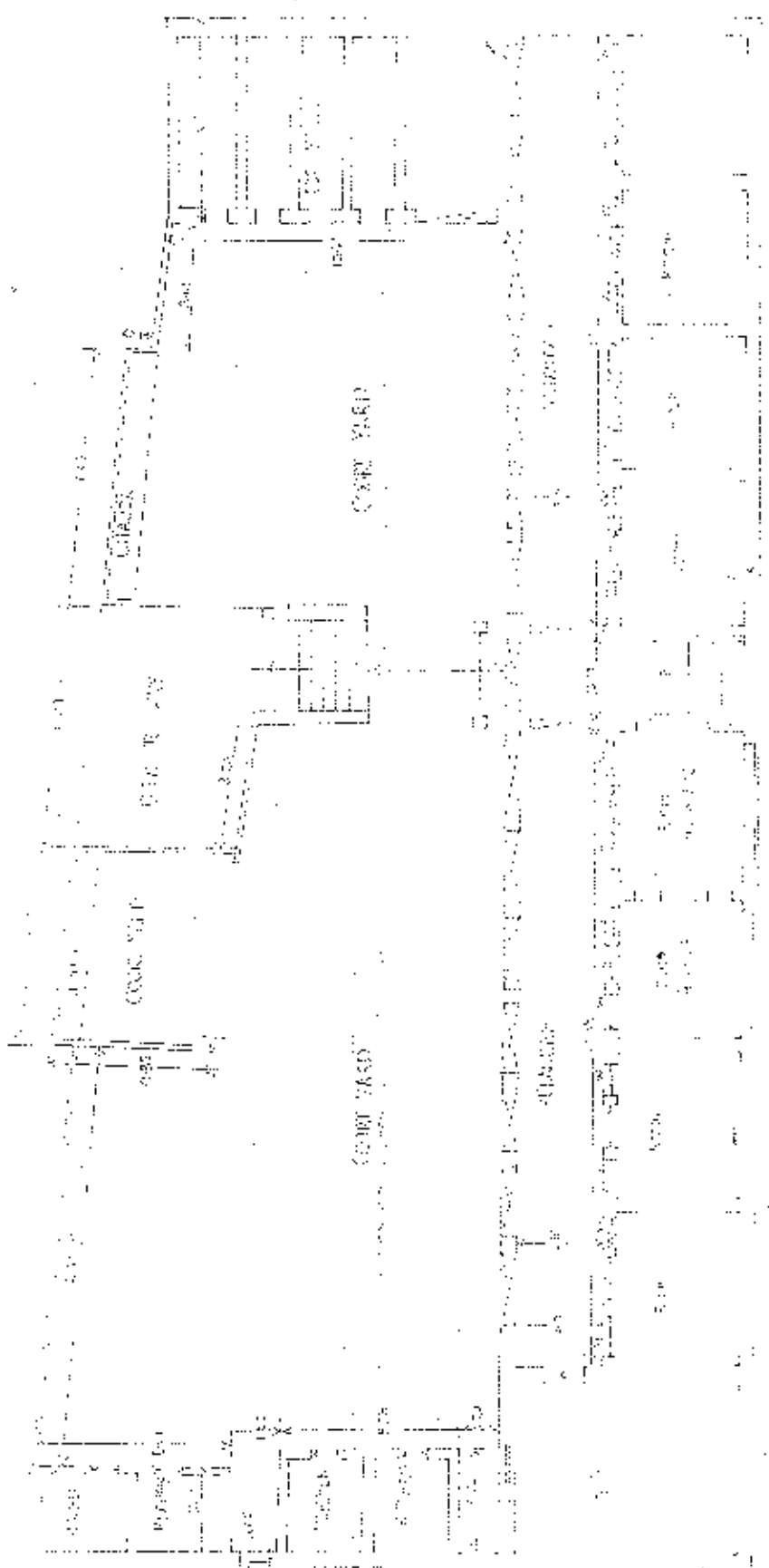
प्रमाण नही

[Handwritten signature]

W. H. H. H.

Drafted By
PAHAL SINGH VERMA
ADVOCATE, TENSIL COMPOUND
BARI DWAR

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