

378391

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### SALE DEED

This Deed of sale is executed on this 29<sup>th</sup> day of April 2006 by Smt. Sheila Rani aged about 86 years, Daughter of Late Shri Bahadur Lachhman Das, permanent and present resident of 8-D, Shrinagar, Lucknow (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 6, Shah Najaf Road, Lucknow through its Director and authorized signatory, Shri Sidharth Prasad (hereinafter referred to as Purchaser).



AND WHEREAS Late Rai Bahadur Lachhmandas was the owner of 6/16<sup>th</sup> share Advocate of the property given in this Schedule known as the "Lahore House" situated at Nirajani Akhara, 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 Mulkraj, Shri Banarsi Das & Shri Dwarka Das Agarwal and the fourth part to his wife Smt. Ishwar Kaur, by virtue of will dated 28-2-1959.

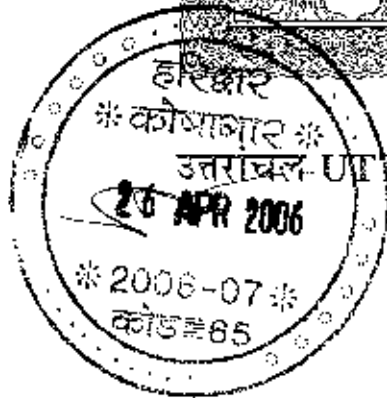
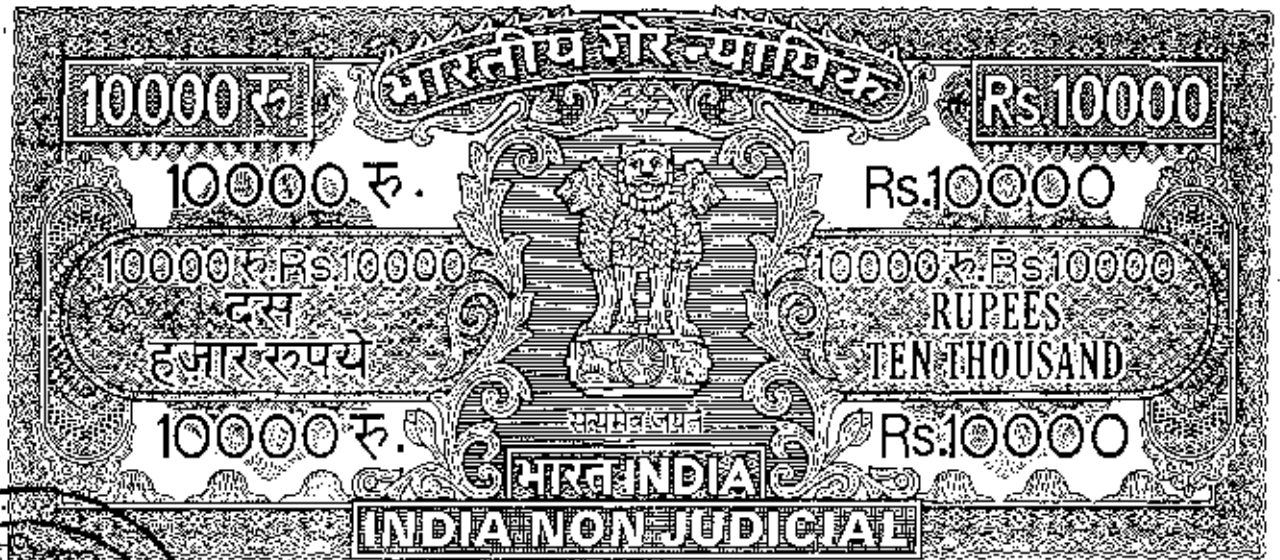
AND WHEREAS by the said will was probated vide order of District Judge, Lucknow dated 15-4-1961.



Advocate

Tabahi Chandra and Haridwar

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AND WHEREAS Smt. Ishwar Kaur died on 19-5-1972 bequeathing her share into eight equal parts in favour of her three sons namely Shri. Mulraj, Shri. Banarsi Das & Shri. Dwarka Das & four daughters Smt. Gian Devi, Smt. Swaran Goel, Smt. Sheila Rani, Smt. Pushpawati Agarwal and eight part was set aside for charitable purposes by virtue of will dated 20-1-1972.

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

AND WHEREAS by virtue of the aforesaid Smt. Sheila Rani 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 Lakh Twenty Five Thousand only).

AND WHEREAS the seller has received the said consideration amount from the purchaser by way of Cheque No. 641772 dated 28-04-2006 drawn on ICICI Bank.

श्रीलक्ष्मी देवी

*[Signature]*

107 26/4/06 1000000  
 दस्तावेज नं. सिद्धार्थ प्रसाद 8/0 गोविन्द 6 शहनाजक रोड लखनऊ  
 प्रलेख नं. 520

SALE आवासीय Transaction Value Rs. 225,000.00 / Market Value Rs. 230,000.00  
 SALE 230,000/-

रजिस्ट्रेशन फीस	प्रतिलिपि शुल्क	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
5,000.00-4600/-	20.00	140.00	5,150.00-4760/-	1000

श्री/श्रीमती/कुमारी श्रीमती शीलारानी  
 पुत्र/पुत्री/पत्नी श्री राय बहादुर लक्ष्मण दास  
 निवासी 8 डी श्रीनगर लखनऊ

ने आज दिनांक 29-April-2006 तमय 4:00:55PM

कार्यालय उप निबन्धक सदर हरिद्वार

में प्रस्तुत की

उपनिबन्धक

इस लेखपत्र का निष्पादन श्री

श्रीमती शीलारानी 8/0 राय बहादुर लक्ष्मण दास, 8 डी श्रीनगर लखनऊ

श्रीमती शीलारानी

ने सुन व सभझकर तथा प्रतिफल Rs. 225,000.00

को प्रलेखानुसार पाकर निष्पादन स्वीकार किया। एवं निष्पादन श्री सिद्धार्थ प्रसाद 8/0 गोविन्द, 6 शहनाजक रोड लखनऊ

ने भी स्वीकार किया।

पहचान श्री पहल सिंह

पुत्र श्री

निवासी एडवोकेट हरिद्वार

श्री श्रवण कुमार

पुत्र श्री मोहन लाल

निवासी कनखल हरिद्वार

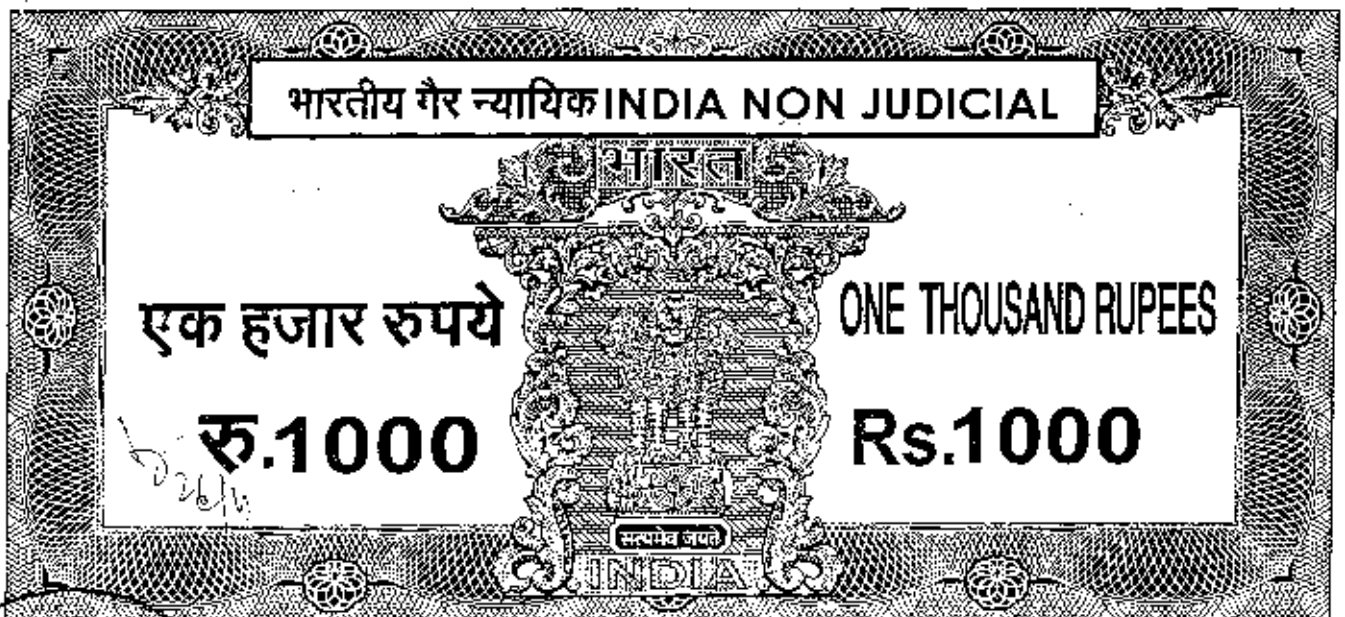
ने की

उपनिबन्धक

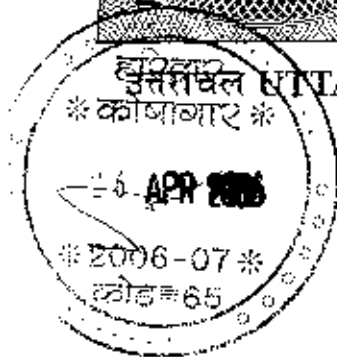
श्रीमती शीलारानी



साक्षी बने प्रतीत होते हैं मंगुल  
 चिह्न हस्ताक्षर नियमानुसार  
 लिखे गये।



126675



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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 this property does not belong to any trust or religious institution.
5. 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 @ Rs.10000 only per Sq mtr comes to Rs. 220500 only. The built up area is

गैर बिल्ट अप

*[Handwritten signature]*



उत्तरांचल UTTARANCHAL

11/01/94

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approximately 5.10sq mtr. The construction is old and is valued at 8500Rs. for the purpose of stamp duty. Thus the total valuation comes to Rs.230000 Construction is 100 years old. Covered Circle rate Rs.4500/- Sqr mtr. Stamp Duty Rs 23000/-.

6. 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.

7. 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 HEREBY SOLD

House property known as "Lahore House" situated at Niranjani Akhada Mayapur, Haridwar bounded as below:-

श्री ११८१/१०११

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तरांचल UTTARANCHAL

126673

26 APR 2006

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EAST: - Ganga River  
WEST: - Road 20ft.  
NORTH: - Merrut wali Dharamshala  
SOUTH: - Modi Bhawan

Witness

S/o A. S. Sharma Bhagat Bhawan  
off Haripur Kalai  
Haripur

Seller

पूरेत: 21-11

Purchaser

Witness  
S/o S. R. Sarin  
near Bhad Bhad  
Chaudhary  
Jwalapur  
Haridwar

Typed By

Sh. G. Sharma

Drafted By

PAHAL SINGH

Advocate

Tahsil Compound Haridwar

1240 26/4/08 10000

12330

12330

संयुक्त राज्य अमेरिका संसदीय दफ्तर

बही नं०-1 जिल्द 1190 के पृष्ठ 280

नं० 6530

एडी० बुक 1 जिल्द 1760 के पृष्ठ 11

पर आज दिनांक 28/4/08 को रजिस्ट्री की गयी।

सं० र०

प्रस्तुत कर्ता / निष्पादक के अंगुष्ठ चिन्ह एवं अंगुलियों के निशान:-

प्रस्तुत कर्ता / अन्तरिणी कर्ता का नाम / हस्ताक्षर-

बायें हाथ की अंगुलियों के निशान-

अंगुठा \_\_\_\_\_ तर्जनी \_\_\_\_\_ मध्यमा \_\_\_\_\_ अनामिका \_\_\_\_\_ कनिष्ठिका \_\_\_\_\_



दायें हाथ की अंगुलियों के निशान-

अंगुठा \_\_\_\_\_ तर्जनी \_\_\_\_\_ मध्यमा \_\_\_\_\_ अनामिका \_\_\_\_\_ कनिष्ठिका \_\_\_\_\_



केता / अन्तरिणी का नाम / हस्ताक्षर-

केता / पक्ष- बायें हाथ की अंगुलियों के निशान-

अंगुठा \_\_\_\_\_ तर्जनी \_\_\_\_\_ मध्यमा \_\_\_\_\_ अनामिका \_\_\_\_\_ कनिष्ठिका \_\_\_\_\_



केता पक्ष- दायें हाथ की अंगुलियों के निशान-

अंगुठा \_\_\_\_\_ तर्जनी \_\_\_\_\_ मध्यमा \_\_\_\_\_ अनामिका \_\_\_\_\_ कनिष्ठिका \_\_\_\_\_



कार्यालय उप-निष्पादक हरिद्वार ने प्रस्तुत लेख पत्र संख्या- \_\_\_\_\_ / दिनांक- \_\_\_\_\_ -2006 के साथ सलमा है।

प्रलेख तैयार कर्ता के हस्ताक्षर-

गोहर/हस्ताक्षर

\_\_\_\_\_ रुब-रजिस्टार हरिद्वार ।



☐ → PROPOSED AREA TO BE  
 PURCHASED  
 COVERED AREA + 183.74 SQ.M  
 OPEN AREA + 84.84 SQ.M  
 TOTAL AREA + 268.58 SQ.M

☐ → GREEN AREA  
 TOTAL GREEN AREA + 495.93 + 511.04  
 (BASEMENT) (G.F.)  
 = 1006.97 SQ.M

AREA ANALYSIS

TOTAL PURCHASED AREA IS  
 (COVERED AREA + OPEN AREA)  
 + 25% OF GREEN AREA  
 = 268.58 + 268.54  
 = 537.12 SQ.M

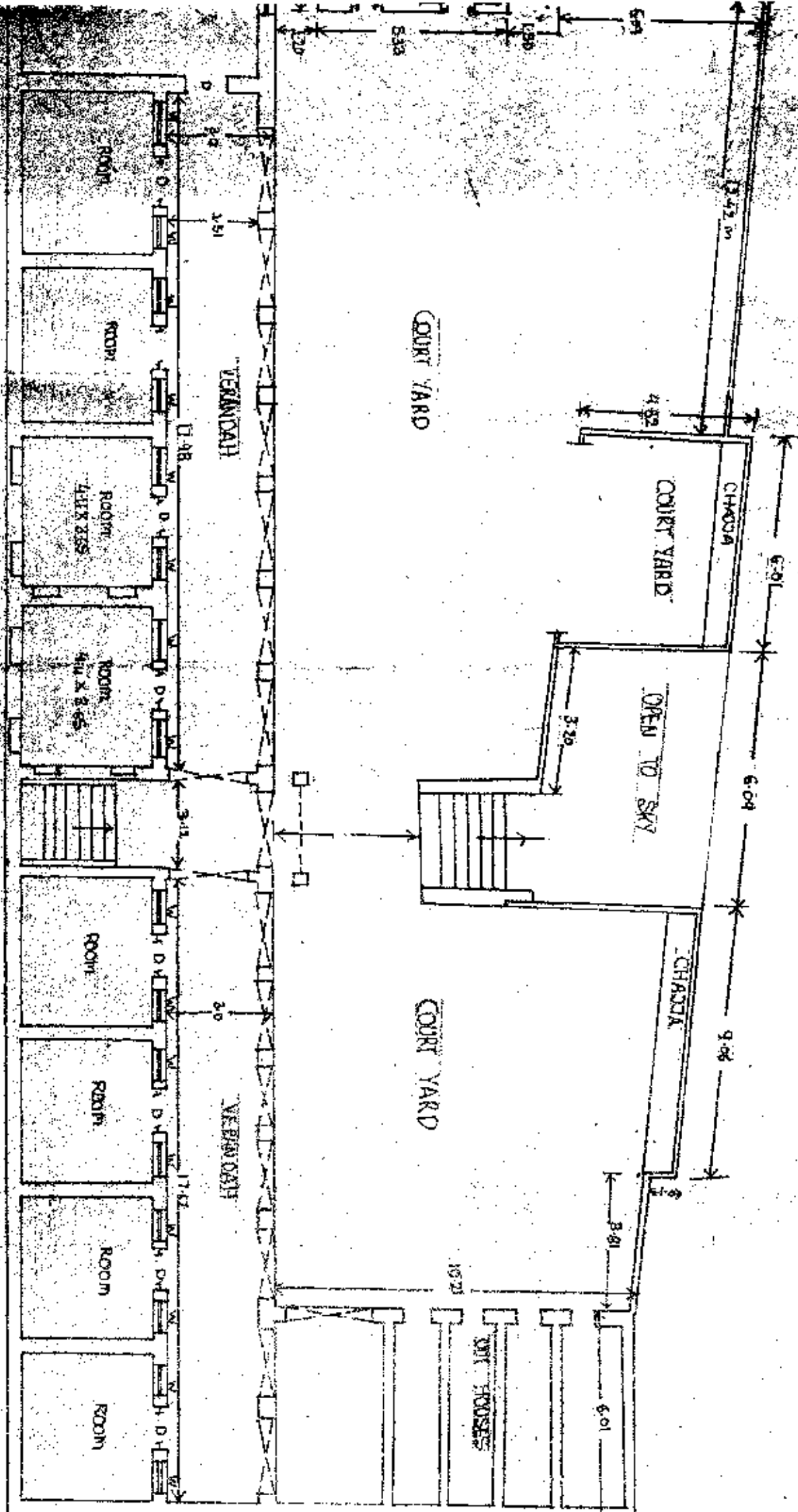
27/11/21

PURCHASED AREA (PROP) BELONGS  
 TO M/S PRASAD HERITAGE  
 PROJECT PVT. LTD. THROUGH DIRECTOR  
 SH. SUDHARTH PRASAD S/O  
 LATE SH. GOVIND PRASAD

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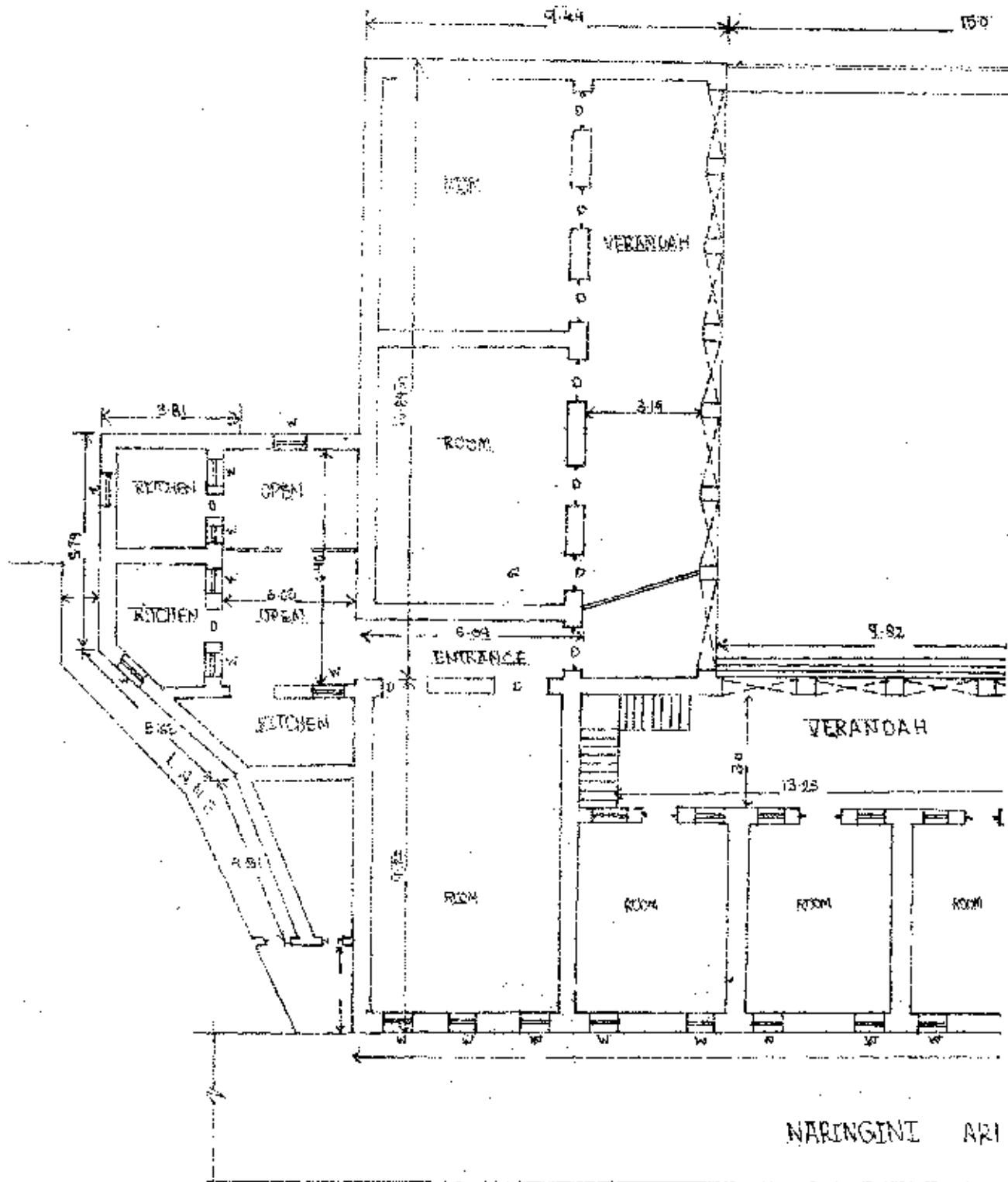
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AR. AMIT CHAUHAN  
 B-ARCH. REGD. CA/99/25096  
 01334-254854, 9719104134(M)



N

OPEN TO SKY



30714 670M 17795

