



उत्तरांचल UTTARANCHAL

028504

SALE DEED

This sale Deed is made on this 25th day of October 2005 by Swarni Goel D/o Late shri R.B. Lachman Das permanent and present resident of 19, A.P. Sen Road 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 Shri. Rahul 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 Mulkraj, Shri Banarsi Das & Shri. Dwarka Das and the fourth part to his wife Smt. Ishwar Kaur, by virtue of will dated 28-2-1959.

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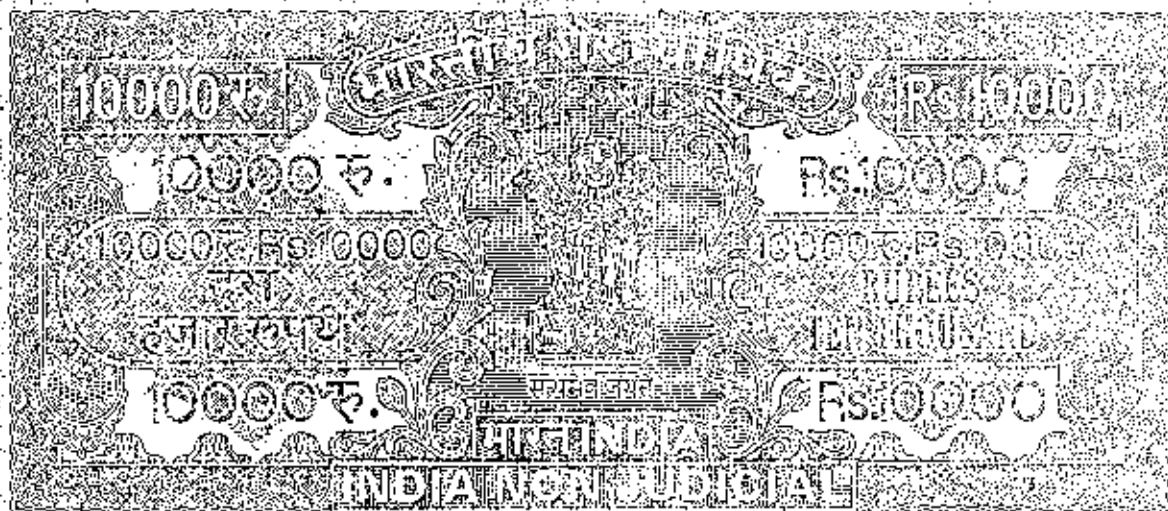
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उत्तरांचल UTTARANCHAL

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

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. Mulkraj, Shri. Banarsi Das & Shri. Dwarka Das & four daughters Smt. Gyan Devi, Smt. Swaran Goel, Smt. Sheela 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 District Judge, Lucknow dated 28-10-1978.

AND WHEREAS by virtue of the will is Smt. Ishwar Kaur, Smt. Swaran Goel was entrusted with holding the share in the property in the capacity as manager of the part set aside for charitable purposes.

AND WHEREAS by virtue of the aforesaid Smt. Swaran Goel became entitled to sell the share set aside for charitable purposes detailed in the schedule of property to the extent of $\frac{3}{256}$ or 1.171875%

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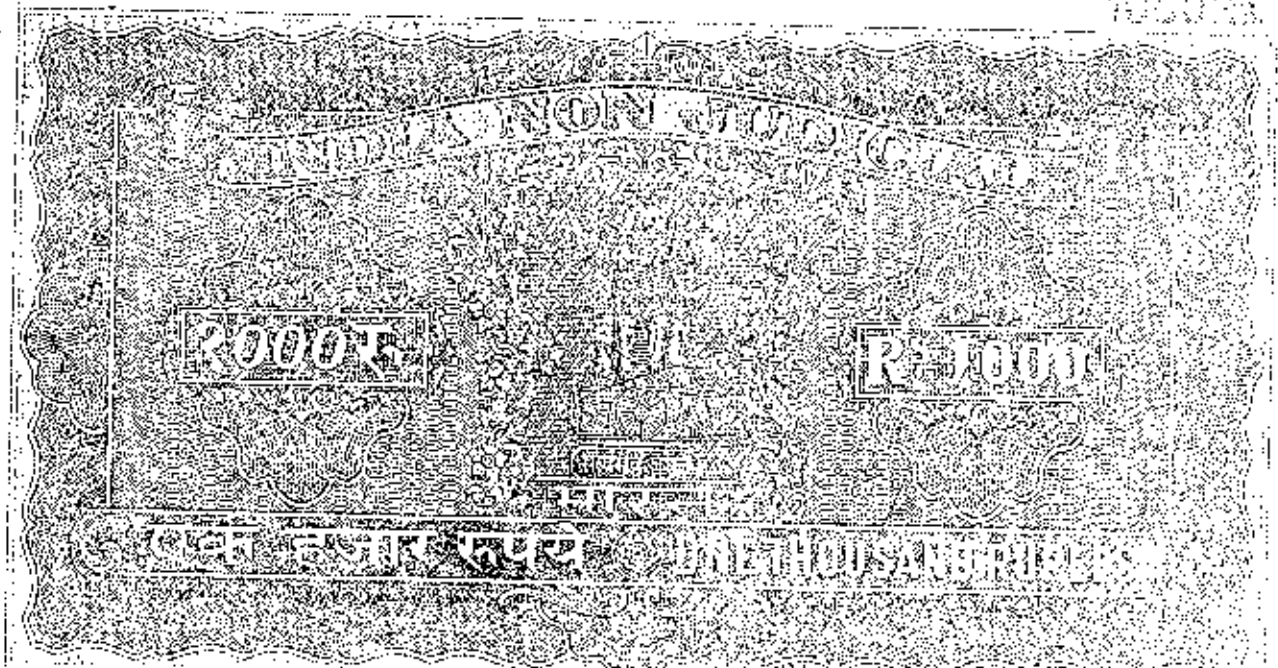
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AND WHEREAS the seller by virtue of being the Manager in terms of the last will and testament of Smt. Ishwar Kaur has agreed to sell, transfer and assign absolutely and forever her share in the said property to the purchaser for a consideration of Rs.2,25,000/- (Rupees Two Lakh Twenty five thousand only)

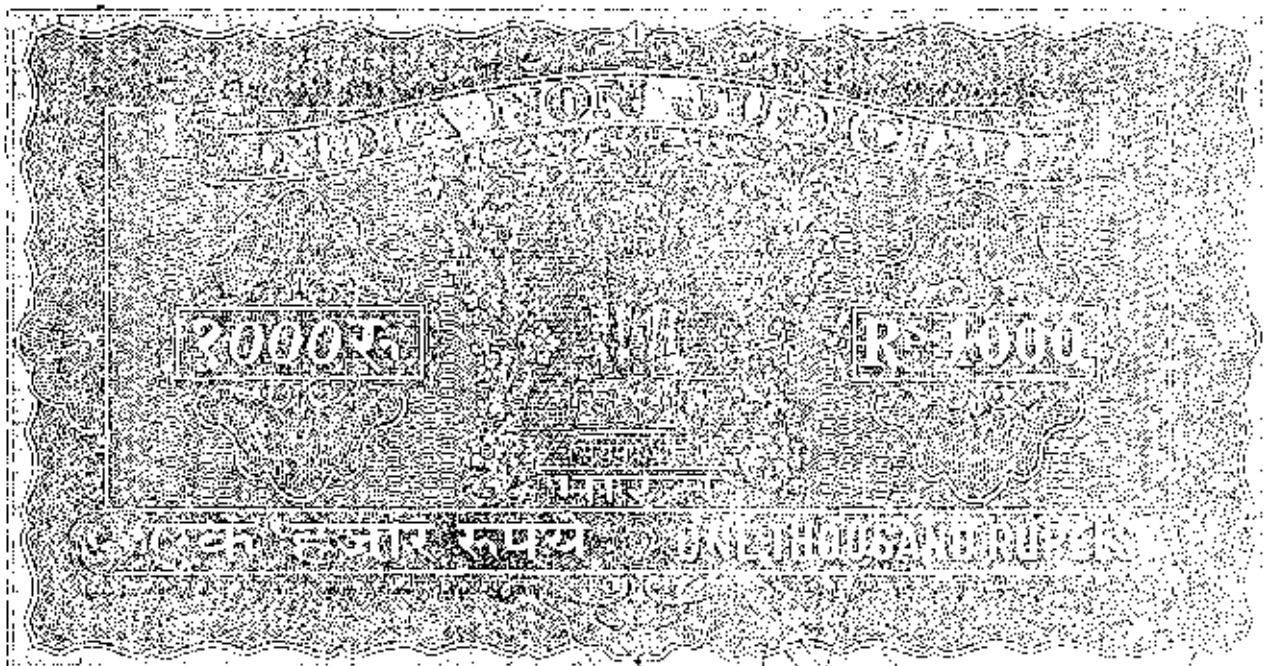
AND WHEREAS the seller has received the said consideration amount from the purchaser by way of in Cash.

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.

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AND WHEREAS the seller by virtue of being the Manager in terms of the last will and testament of Smt. Shivar Kaur has agreed to sell, transfer and assign absolutely and forever her share in the said property to the purchaser for a consideration of Rs.2,25,000/- (Rupees Two Lakh Twenty five thousand only)

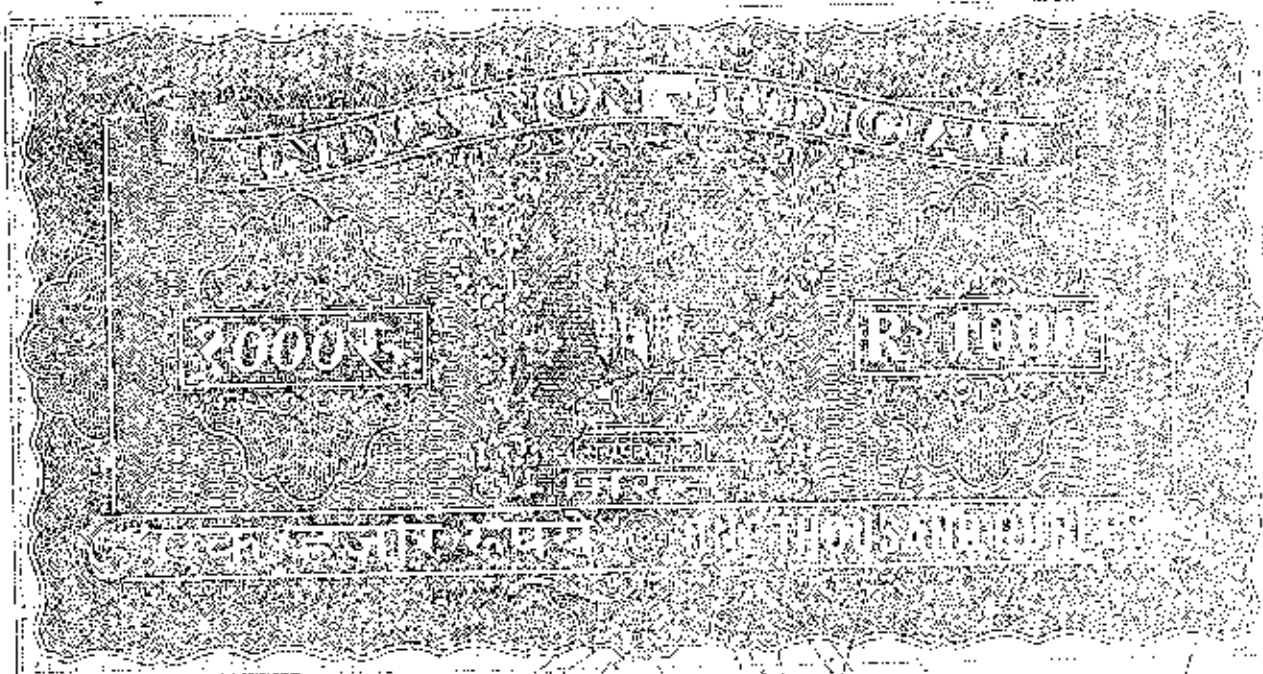
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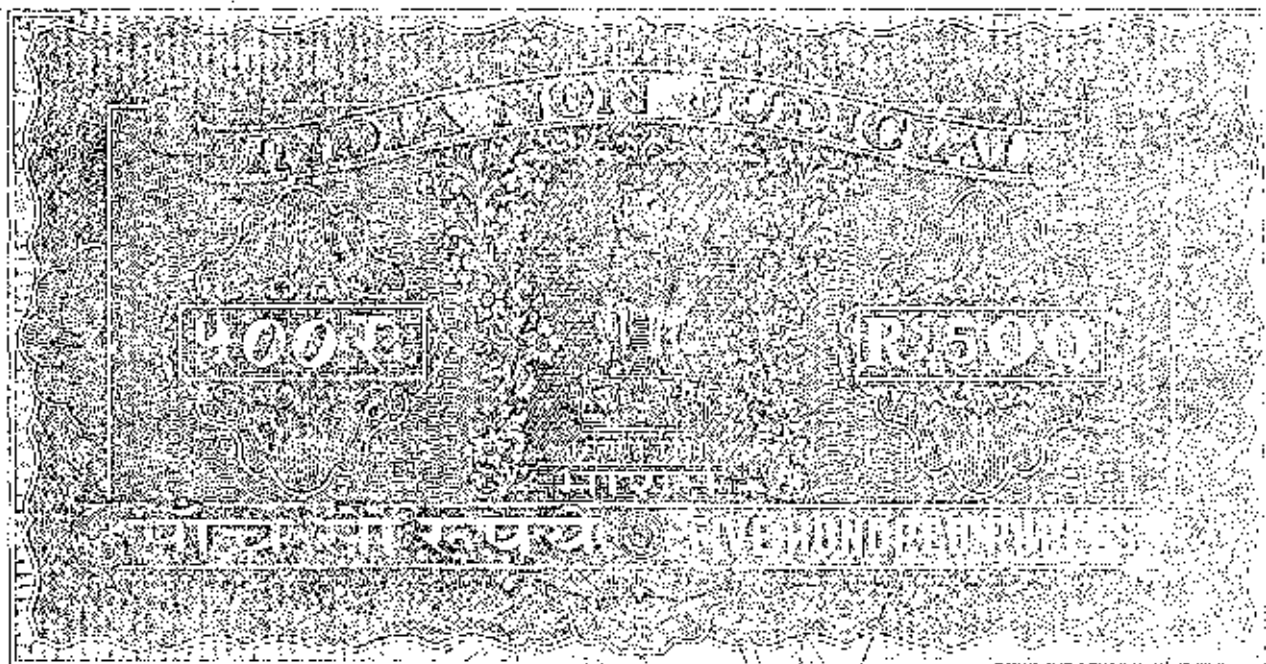


3. That if any other person claims from the seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed.
4. That the proportionate area of the plot hereby sold is 237.36 sq ft. = 22.05 sq mtrs, the market value whereof for the purpose of stamp duty as per rates fixed by the Collectorate, Haridwar @ Rs. 8000 only per Sq mtr comes to Rs. 177000 only. The built up area is approximately 5.10 sq mtr. The construction is old and is valued at 3500 Rs. for the purpose of stamp duty. Thus the total valuation comes to Rs. 225000 Rs. Construction is 120 years old. Covered Circle rate 5500/- 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. That 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.

[Signature]

[Signature]



SCHEDULE OF PROPERTY

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

EAST:- Ganga River
 WEST:- Niranjani Akhada Road
 NORTH:- Merrut wali Dharanishala
 SOUTH:- Modi Bhawan

Witness: Sriyaji Sengupta
Shri. Arun Kumar Sengupta
Shri. Pankaj Kumar Sengupta
Shri. Rakesh Kumar Sengupta

Seller: [Signature]
[Signature]

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 Purchaser

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 Dated By: [Signature]
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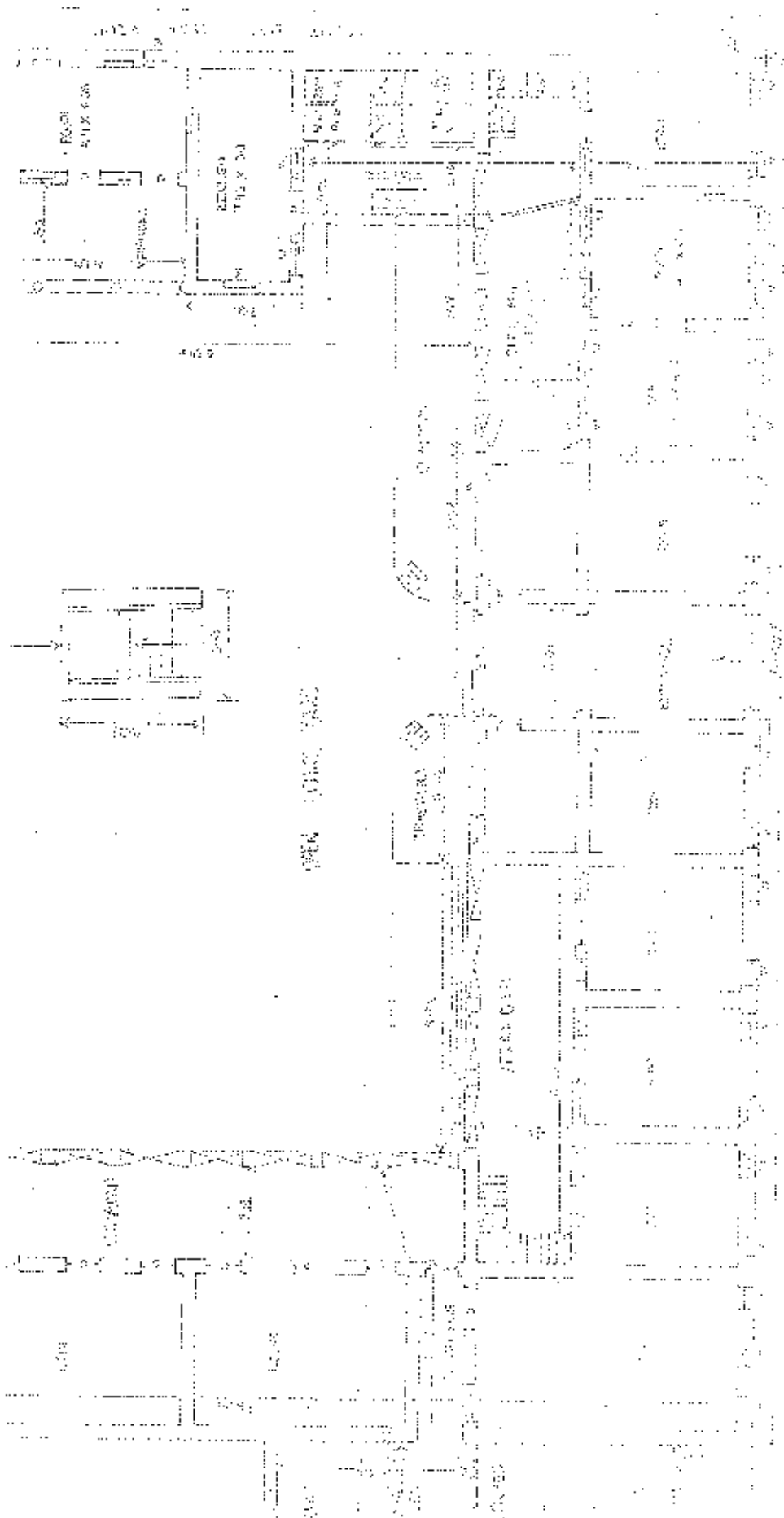
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