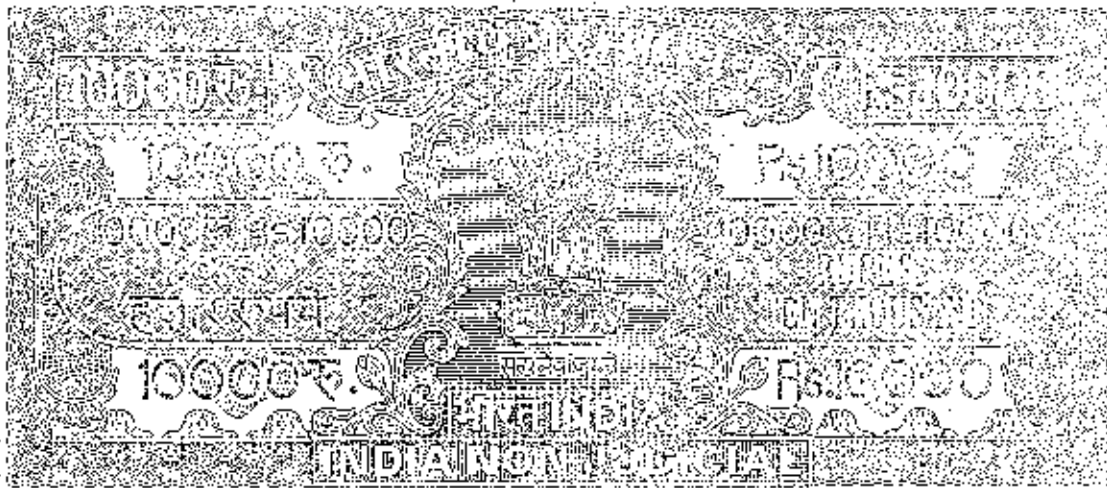


16



उत्तरांचल UTTARANCHAL

026576



SALE DEED

This sale Deed is made on this 25th day of October 2005 by Smt. Pramila Rani W/o Late Shri Damarsi Das permanent and present resident of 25, 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).

प्रिमला रानी

24 OCT 2005



24 OCT 2005

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₹ 6,75,000/-

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25/1/05

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₹ 6,75,000/-

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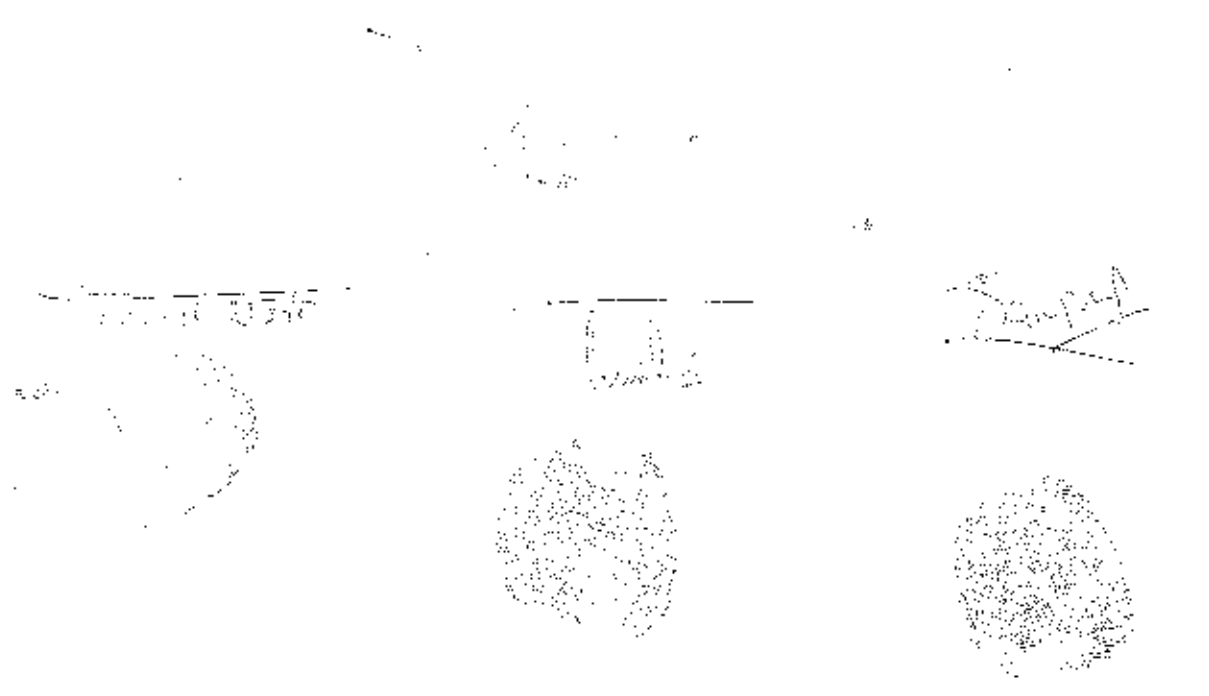
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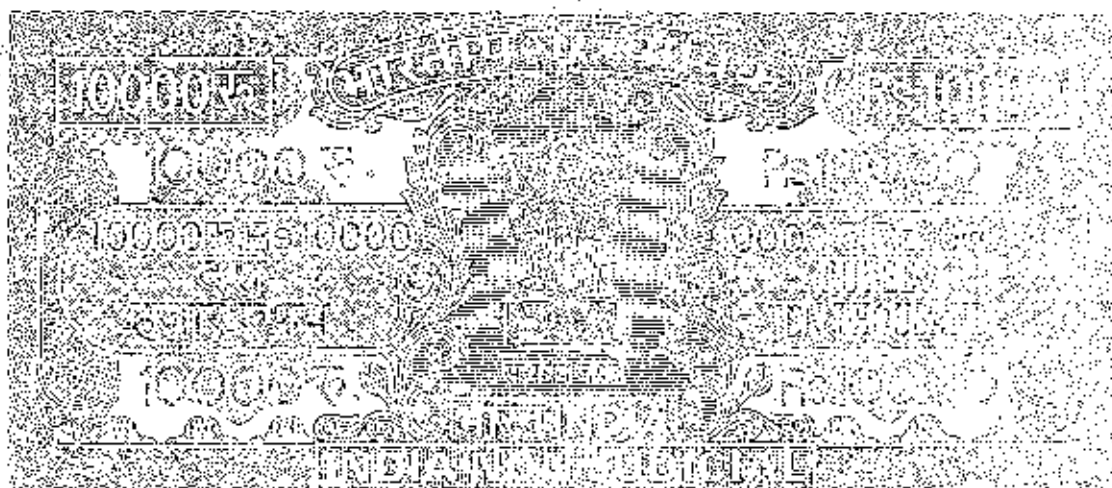

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श्री-श्री उत्तमानोदय

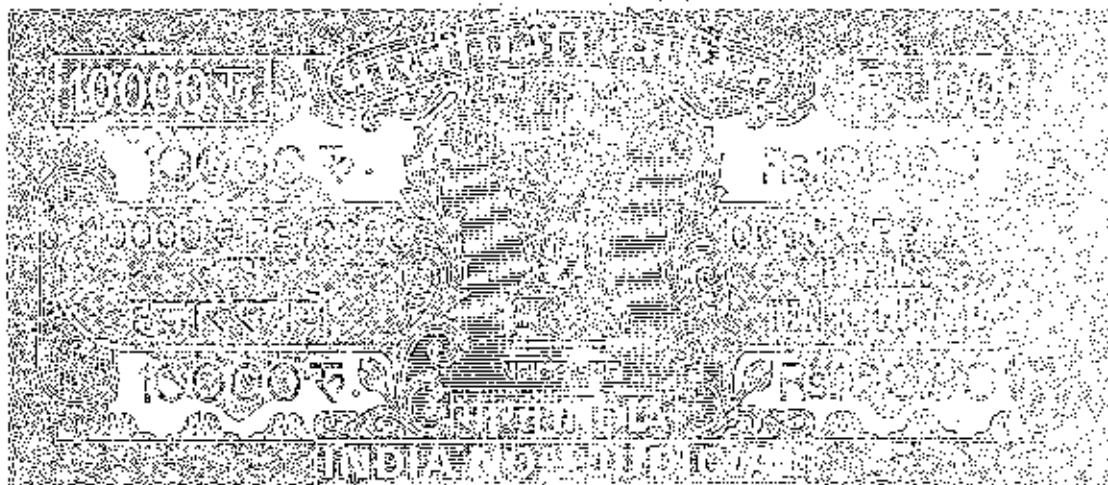
०८०५०४

- 3 -

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. Dwarika Das & four daughters Smt. Gyan Devi, Smt. Swarni Goel, Smt. Sheela Ram, Smt. Pashupawati 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

प्रमाणित



स्वतंत्र न्यायिक

028507

-4-

AND WHEREAS by virtue of the aforesaid Shri. Banarsi Das became the co-owner of the property detailed in the Schedule of property to the extent of 27/256 or 10.546875%

AND WHEREAS Shri. Banarsi Das expired on 19-02-1993 and Smt. Prandla Rani his wife became entitled to 1/3rd share in his estate thus became the co-owner of the property detailed in the Schedule of property to the extent of 9/256 or 3.515625%

प्रमाणित



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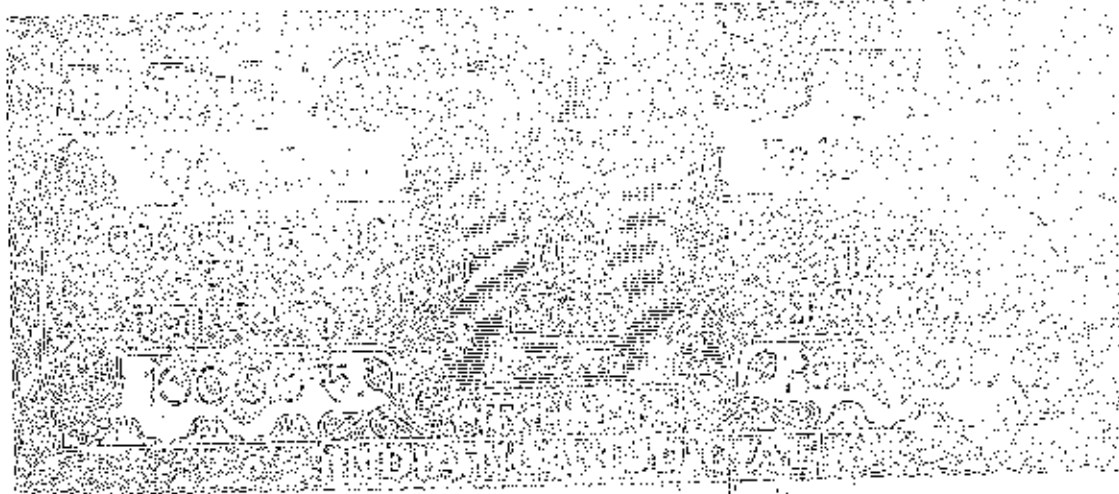
- 3 -

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. 6,75,000/- (Rupees Six Lac Seventy Five thousand only).

AND WHEREAS the seller has received the said consideration amount from the purchaser by way of Cheque No. 641262 dated 20-10-2005 drawn on ICICI Bank.

-4-
SPRINT

SPRINT



STAMPED WITH A SEAL

028108

- 6 -

NOW THIS SALE DONE IN WITNESS WHEREAS 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.

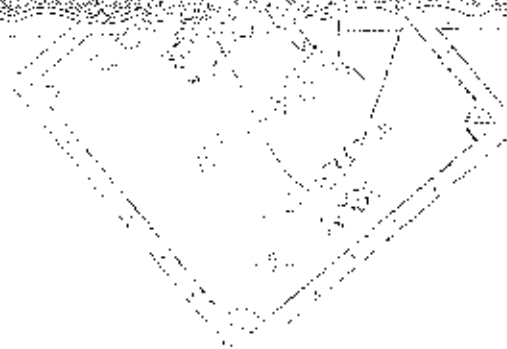
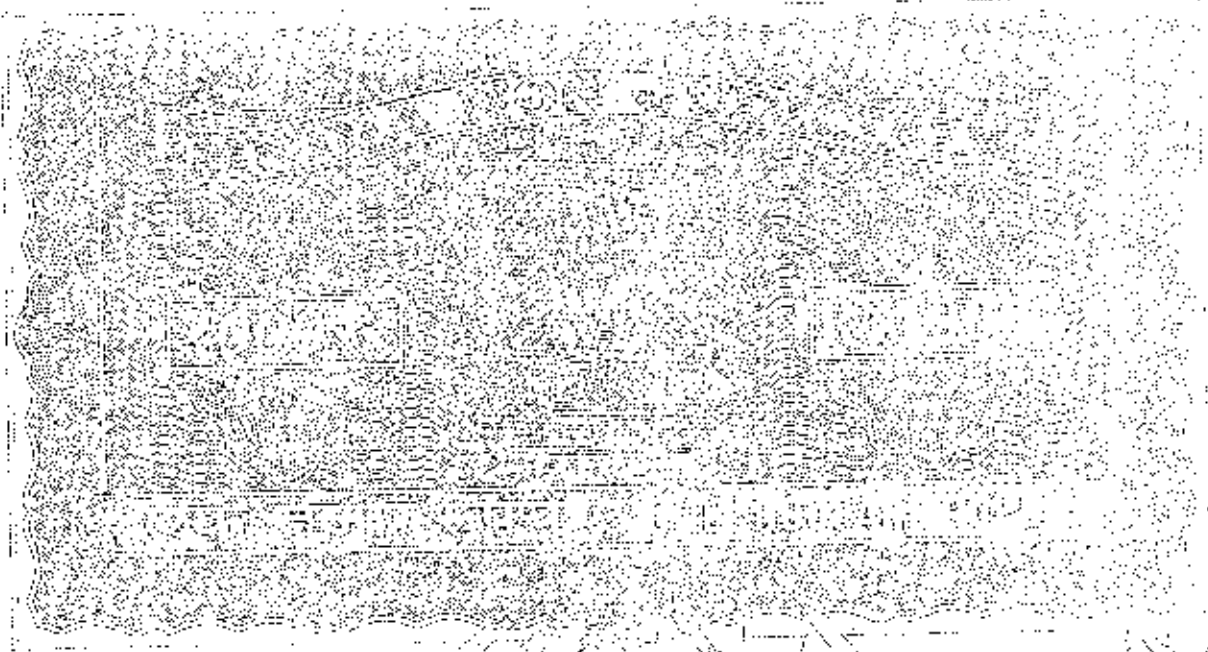
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2. That the seller has transferred over the herein mentioned property
property mentioned above to the purchaser with all its rights
and privileges as he hold and enjoyed by him.

श्रीमान राव

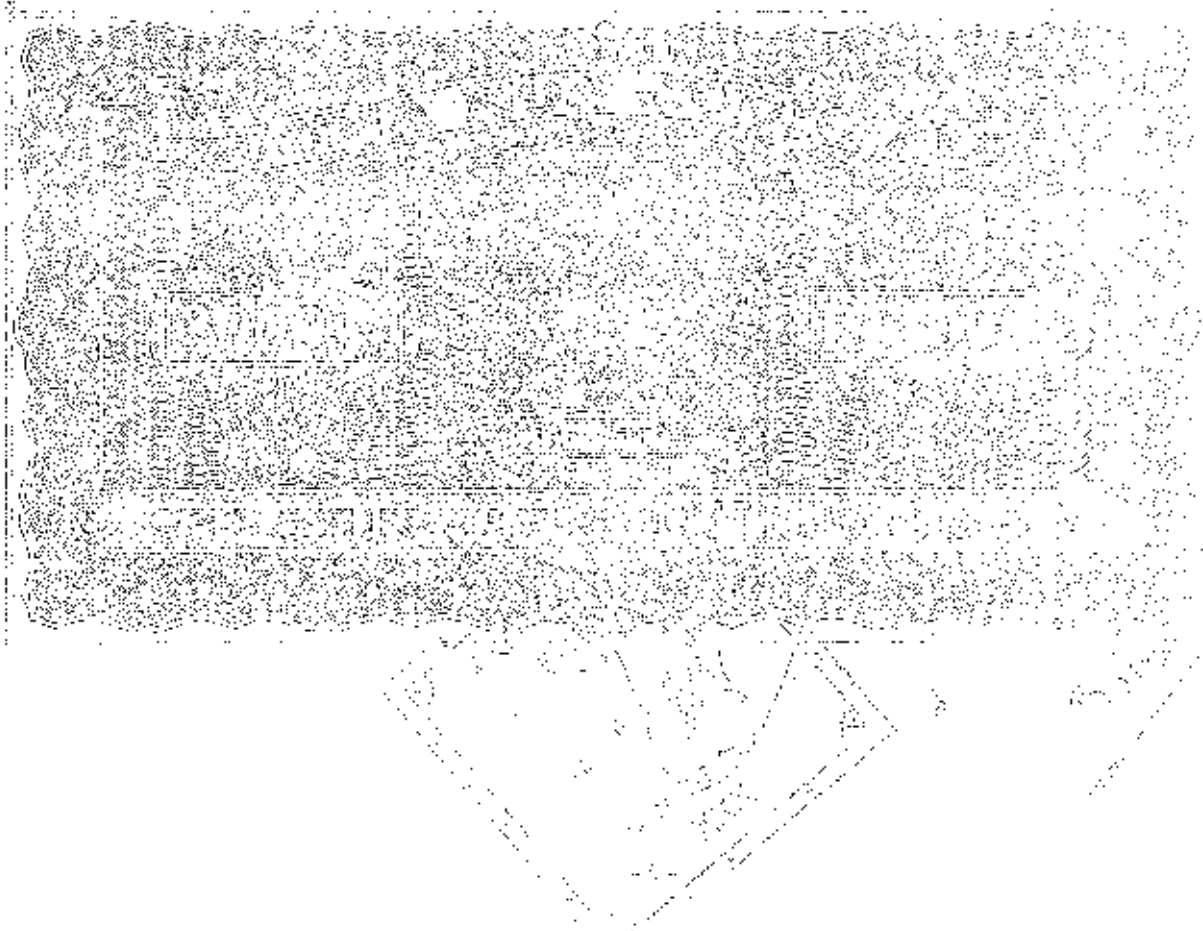
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3. That if any other person claims from the title certificate or
 privileges in respect of the property mentioned above, it shall
 be rendered illegal and void by virtue of the present title deed.

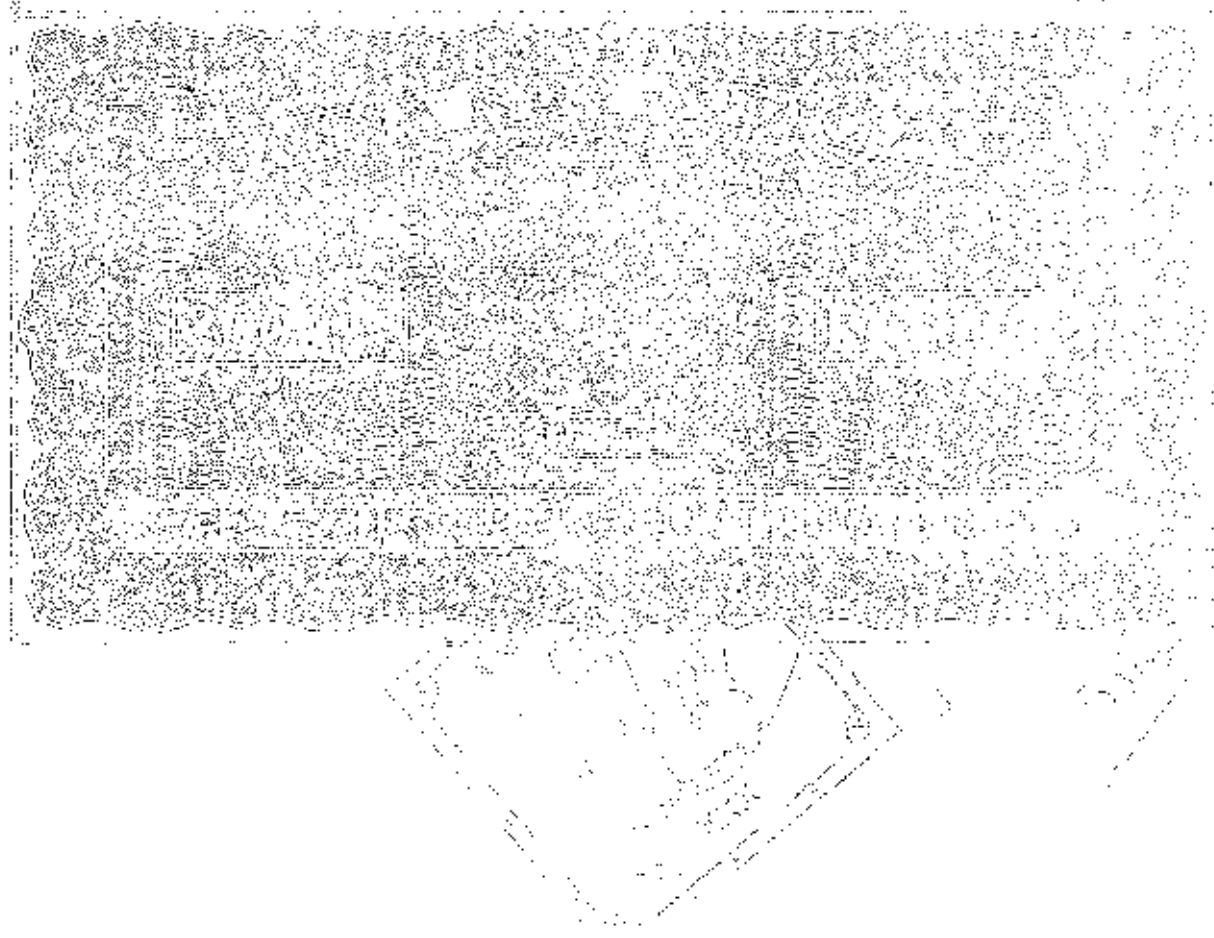
॥ श्री गणेशाय नमः ॥

॥ श्री गणेशाय नमः ॥



- a. That the proportionate area of the plot herein sold is 744 sq. 60.37sq. mtrs, the market value whereof for the purpose of stamp duty as per rates fixed by the Collector, Hoshiarpur of Rs.5000 only per Sq. mtr. comes to Rs. 500000 only. The plot area here is approximately 25.84sq. mtr. The construction is old and is valued at 450000/-. For the purpose of stamp duty, thus the total valuation comes to Rs.675000. Construction is 100 years old. Covered Circle rate Rs.150/- per sq. mtr.

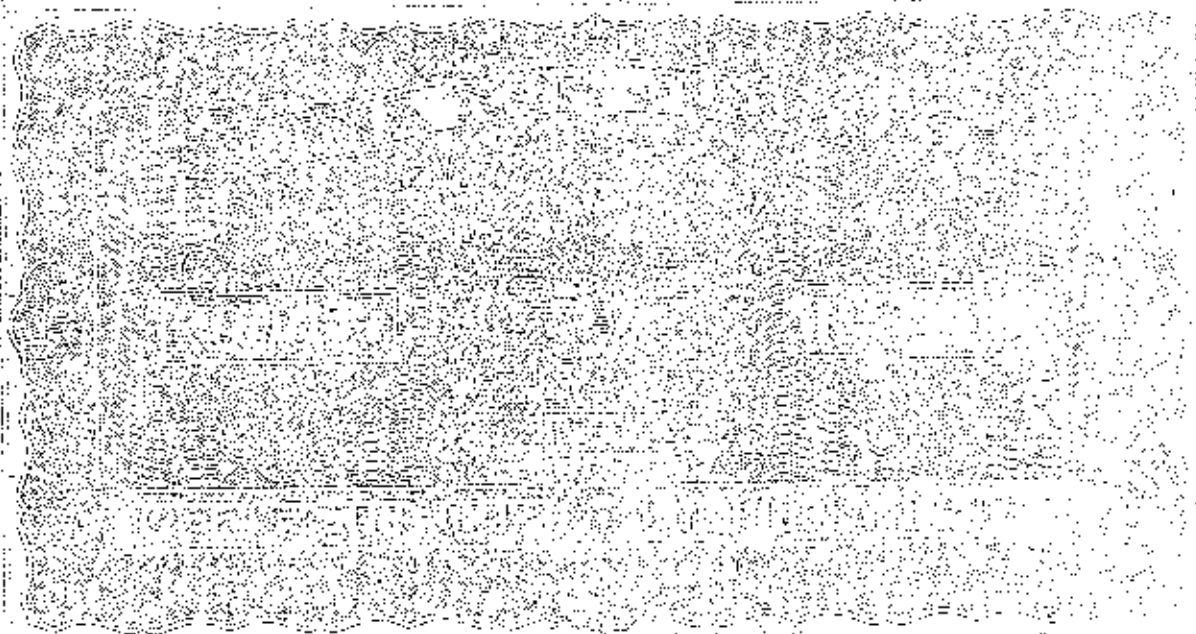
प्रमाणित 2.12.81



4. The proportionate value of the plot hereby sold is 712sq. 60.77sq. mtrs. the market value whereof for the purpose of stamp duty as per rates fixed by the Collectorate, Madhavpet is Rs.2000 only per Sq. mtr. comes to Rs. 550000 only. The built up area is approximately 25.85sq. mtr. The construction is old and is valued at 430000Rs. for the purpose of stamp duty. Thus the total valuation comes to Rs.675000. Construction is 75 years old. Covered Area is Rs.1547/- per sq. mtr.

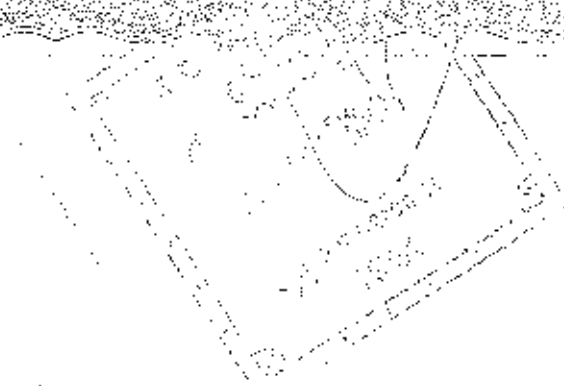
(Signature) ZT, G

(Signature)



2. That the expression "Seller and the Purchaser" hereinafter and
unless apparent to the extent mean and shall always mean and
shall do their respective heirs, successors, legal representatives,
heirs, successors, legal representatives and assigns.

JOHN R. RING



6. What this property does not belong to any sect or religious institution.

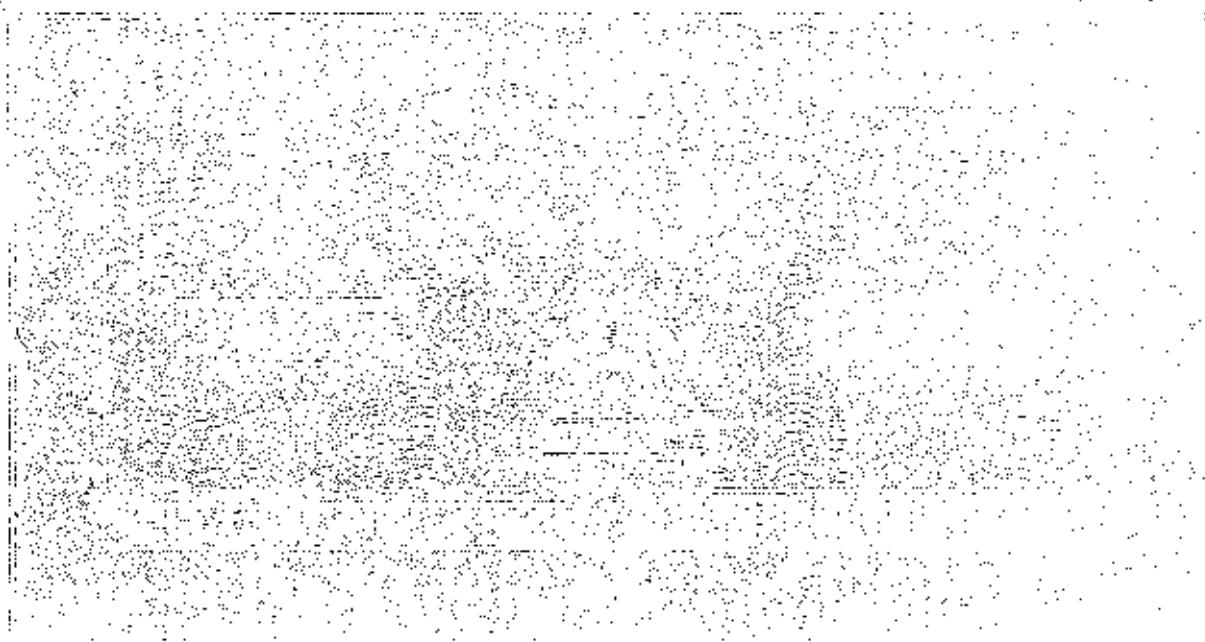
निम्नलिखित-



IN WITNESS WHEREOF, the above named seller and
purchaser have put our respective hands to these presents on the 12th
day of May 1954.

Witness my hand

Witness my hand



Handwritten:
The hand written letter
of George Washington
to the President
of the United States
1789

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