SALE DEED

1. Consideration	:	Rs.9,50,00,000/-
2. Market Value	:	Rs.7,02,95,160/-
3. Stamp Duty	:	Rs.67,35,600/-
4. Avas Vikas Duty	:	Included
5. Total Stamp Duty paid		Rs.67,35,600/-
6. Particulars of the property	:	Mauza Kanswali Kothri, Pachwadoon, Distt. Dehradun
7. Circle rate	:	Rs.1700/- per sq.mtr less 10%,
8. Distance from main Road	:	8 K.mtrs. away from main chakrata road
9. Name and add. of Seller	:	**Central Bank of India, a Banking Corporate constituted under the Banking Companies (Aquisition and Transfer of Undertaking) Act 1970 having its Central office at Chandramukhi, Nariman Point, Mumbai and amongst others, Branch Office at Selaqui, Dehradun through Mrs. Geeta Kapoor wife of Shri Arun Kapoor, Assistant General Manager, as Authorized Officer.**
10. Name & Add. Of Purchaser	:	**Bhupesh Kumar Shikshan Evam Vikas Sansthan , a registered society having its registered office at S.N House, Road No. 13-B Rajender Nagar, Patna through its Chairman Sh. Bhupesh Kumar S/o Sh. Shila Nath Lal.** (PAN No (ABNPK2580M)
11. Number of Stamp Sheets	:	12

Geeta Kapoor

Bhupesh Kumar

(95)

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

453686

उत्तरांचल UTTARANCHAL

2009/2/29 21.10.09

No. 680 26-11-06

7,25,000= Seven-

-Lac Twenty Five Thousand

6/22 21.10.09

D. Dayi

Sh. Bhupesh Kumar Shikshan Evam-
-Vikash Sansthan S.N Houle, Road No. 13/3
Rajender Nagar Patna

21.10.09

SALE DEED

This INDENTURE OF SALE is made on this the day of October, 2009 by **Central Bank of India, a Banking Corporate constituted under the Banking Companies (Aquisition and Transfer of Undertaking) Act 1970 having its Central Office at Chandramukhi, Nariman Point, Mumbai and amongst others, Branch Office at Selaqui, Dehradun** (hereinafter called the Vendor), which expression shall unless the context does so admit, include their executors, administrators

Bhupesh Kumar

(89) (93)

उत्तराखण्ड UTTARAKHAND

688985

15 OCT 2009

Certificate No. 2009/21/30 Dated 22-10-09

In pursuance of the order of the Collector Dehra Dun No 662 dated 22-10-09 passed under Section 10-A of the Stamp Act it is certified that an amount of Rs. 60,00,000/- (Rupees Sixty Lac Only) has been paid in cash as Stamp Duty in respect of this instrument in the State Bank of India/~~Treasury Sub Treasury of~~ D.Dun by challan No. 12 dated 10.10.09 a copy of which is annexed herewith.

This certificate being issued in the name of Bhupesh Kumar Shikshan Evam Vikash Sansthan S.N House, Road No. 13-B Rajender Nagar Patna

Chief Revenue Officer
Dehradun
22.10.09

representatives, successors and assigns, through Mrs. Nita Kapoor wife of Shri Arun Kapoor, **Assistant General Manager**, as **Authorized Officer** of the ONE PART ----------

----------*IN FAVOUR OF* ----------

Bhupesh Kumar Shikshan Evam Vikas Sansthan, a registered society having its registered office at S.N House, Road No. 13-B Rajender Nagar, Patna through its **Chairman Sh. Bhupesh Kumar S/o Sh. Shila Nath** duly authorized by resolution (PAN No - BNPK 2580 M)

(3)

Bhupesh Kumar

उत्तराखण्ड UTTARAKHAND 07AA 715761

dated 02-09-09 passed by the executive members of the society, (hereinafter called the Vendee, which expression shall unless the context does so admit, include their executors, administrators, representatives, successors and assigns of the SECOND PART;

AND WHEREAS the land bearing Khasra no. 1053, area 0.401 hectare, Khasra no. 1056, area 0.445 hectare and Khasra no. 1057 area 0.308 hectare total 1.154 hectare, AND Khasra no. 1967, area 1.31 acre (0.531 hectare), Khasra no. 1968, area 1.05 acre (0.426 hectare) total area 2.111 hectare situated at mauza Kanswali Kothri, Pachwadoon, Distt. Dehradun was owned and possessed by All India Nilkanth Educational Society having its registered office at A-25/2, Shastri Marg, Street no. 5, East Maujpur, Delhi by virtue of registered deed of sale dated 17.12.02, which is duly registered in the office of Sub-Registrar at Vikas Nagar, Dehradun at Bahi no. 1 Jild 02 on Page 218 Add. F B No. 1 Jild.289 on Pages 207/224 at Sr. no. 4249 on 17.12.02.

AND WHEREAS All India Nilkanth Educational Society after having purchased the aforesaid land constructed building for purpose of running its school in the name of the Doon Dhruv Public School, and hostel campus and other utilities having total construction area 6528.678 Sq.mtrs. over the portion of aforesaid land.

Bhupesh Kumar

(87)

भारतीय गैर न्यायिक

दस रुपये

भारत

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

कोषागार, देहरादून
उत्तराखण्ड UTTARAKHAND

07AA 715762

15 OCT 2009

AND WHEREAS Ail India Nilkanth Educational Society hereinafter called the borrower, had availed a term loans from the Vendor and in order to secure the term loans together with the interest and other charges, had created an equitable mortgage of the aforesaid land and building with Central Bank of India, FRI Branch at Dehradun by deposit of original title deed dated 17.12.02, and also executed security documents in favour of the Central Bank of India, Selaqui, Dehradun.

AND WHEREAS the borrower did not repay the said term loans together with interest and other charges to the Central Bank of India, Selaqui, Dehradun, as per the schedule of repayment mentioned under the terms and conditions of the loan documents and the account was declared Non Performing Assets (NPA) as per the guidelines issued by the Reserve Bank of India, from time to time.

AND WHEREAS the Bank had accordingly started recovery proceedings under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") and issued Demand Notice for recovery of dues along with interest up to the date of payment, on 20.03.08 as per provisions of Section 13(2) of the Act, whereby requiring the borrower to repay the amount due to the Bank within 60 days of the notice.

Bhupesh Kumar

उत्तराखण्ड UTTARAKHAND 07AA 715763

AND WHEREAS the borrower failed to make the payment of the amount due along with interest and could not discharge its liability within stipulated period, the Authorized Officer in pursuant to the powers conferred by the Act, issued Possession Notice (under Rule 8(1) of the Security Interest Enforcement Rules, 2002 duly served upon the borrower and also served by way of affixing the notice at the secured assets at Kanswali Kothri, Pachwadoon, Distt. Dehradun on 29.08.08 over which the Doon Dhruv Public School was being run by All India Nilkanth Educational Society and the Authorized Officer took symbolic possession of the assets.

5 OCT 2009

AND WHEREAS the Bank issued Possession Notice (Under Rule 8 (1) of the Security Interest Enforcement Rules 2002) dated 29.08.08 duly served upon the borrower and also served by way of affixing the notice at the secured assets as referred above, more fully shown and described in the schedule of this deed and took over the Physical Possession of the assets after completing procedures and formalities laid under the Act to take over the possession of immovable assets.

AND WHEREAS the bank issued sale notice (under Rule 8(6) of Security Interest (Enforcement) Rules, 2002) to the borrower and mandatory publication for physical possession and notice for sale of the property were published in two Newspaper i.e.

Bhupesh Kumar

07AA 715764

उत्तराखण्ड देहरादून
- 5 OCT 2009

Hindustan Time (English) and Hindustan (Hindi) on 28.06.09 fixing date of auction on 31-07-09 at 11:00 A.M.The assets were auctioned by inviting open bids. The bid of Rs.9, 50, 00,000/-(Rupees Nine Crore Fifty lacs only) for the property in schedule, was accepted and the Authorized Officer agreed to sell the assets to the Vendee on the following terms and conditions. The Vendor is desirous to sell the said property at this price and the Vendee has agreed to acquire the same for this amount as on "AS IS WHERE IS BASIS".

NOW THIS DEED WITNESSES AS UNDER

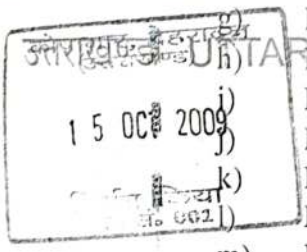
1. That the Vendor has received the total sale consideration of Rs.9,50,00.000/- (Rupees Nine Crore Fifty lacs Only) from the Vendee as full and final payment, the receipt whereof the Vendor hereby acknowledges and the payment has been made by the Vendee to the Vendor in the following manner:-

Mode of Payment:-

a) Rs.75,000/- vide DD No.818458 dated 25.05.09 UCO Bank
b) Rs.81,000/- vide DD No.818459 dated 25.05.09 UCO Bank
c) Rs.99,000/- vide DD No.818460 dated 25.05.09 UCO Bank
d) Rs:99,000/- vide DD No.818461 dated 25.05.09 UCO Bank.
e) Rs.99,000/- vide DD No.818463 dated 25.05.09 UCO Bank
f) Rs.99,000/- vide DD No.818464 dated 25.05.09 UCO Bank

Bhupesh Kumar

(86)



07AA 715765

g) Rs.99,000/- vide DD No.818465 dated 25.05.09 UCO Bank
h) Rs.99,000/- vide DD No.818462 dated 25.05.09 UCO Bank
i) Rs.9,50,000/- vide DD No.260556dt 02.07.09 CANARA Bank
j) Rs.9,50,000/- vide DD No.260555dt 01.07.09 CANARA Bank
k) Rs.9,50,000/- vide DD No.260533dt 17.06.09 CANARA Bank
l) Rs.9,50,000/- vide DD No.260563dt 03.07.09 CANARA Bank
m) Rs.9,50,000/- vide DD No.260566dt 06.07.09 CANARA Bank
n) Rs.9,50,000/- vide DD No.260571dt 11.07.09 CANARA Bank
o) Rs.9,50,000/- vide DD No.260573dt 14.07.09 CANARA Bank
p) Rs.9,50,000/- vide DD No.260579dt 21.07.09 CANARA Bank
q) Rs.9,50,000/- vide DD No.260580dt 21.07.09 CANARA Bank
r) Rs.9,50,000/- vide DD No.260583dt 22.07.09 CANARA Bank
s) Rs.5,00,000/- vide DD No.260539dt 20.06.09 CANARA Bank
t) Rs.5,00,000/- vide DD No.260585dt 24.07.09 CANARA Bank
u) Rs.9,00,000/- vide DD No.260593dt 29.07.09 CANARA Bank
v) Rs.8,00,000/- vide DD No.260594dt 29.07.09 CANARA Bank
w) Rs.8,00,000/- vide DD No.36984dt 30.07.09 AXIS Bank
x) Rs.95,00,000/- vide DD No.223521dt 31.07.09 CBI Bank
y) Rs.5,00,000/- vide RTGS dt04.08.09 CBI Bank
z) Rs.7,12,50,000/- vide DDNo.646032 dt.21.10.09 PNB Bank

The receipt of total sum of Rs.9,50,00,000/- the vendor here by acknowledges before sub-registrar Vikas Nagar.

Bhupesh Kumar

(82) (85)

भारतीय गैर न्यायिक

दस रुपये

भारत

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

कोषागार, देहरादून (उत्तराखण्ड)

उत्तराखण्ड UTTARAKHAND

07AA 715766

15 OCT 2009

2. AND THE Vendor further do hereby sell and transfer all the rights, title and interest whatsoever in the nature there may be on the property mentioned in the schedule in favour of the "Vendee".

3. The Vendee shall be bound by the terms and conditions contained in original sale deed subject to following, hereinafter mentioned to which "Vendee" has agreed:-

a) That the Vendee shall be entitled to enjoy the said property

b) That on and from the date of execution of these presents, the Vendee shall become the owner of the property in schedule.

c) That the Vendor do hereby confirm that on and form the date of execution of these presents, the borrower shall have no right, title and interest in the said property and the Vendee acquires good marketable title over the said property to which the borrower had prior to possession.

d) That the Vendor is executing this sale deed in exercise of its powers under the terms of the conformation of sale certificate dated 08.08.09 and in exercise of its power under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 as rightful owner without intervention in any manner by borrower/court.

Bhupesh Kumar

भारतीय गैर न्यायिक

दस रुपये

भारत

TEN RUPEES

₹.10

Rs.10

INDIA

INDIA NON JUDICIAL

07AA 715767

कोषागार, देहरादून
उत्तराखण्ड कोषागार
15 OCT 2009
दिनांक किया

UTTARAKHAND

e) That the Vendee hereby agrees to pay the outstanding dues of Dehradun Authorities, if any.

f) That all the statutory liabilities arising out of the property if any, shall be borne by the Vendee and the Bank shall not be held responsible for the same.

g) That the Vendor aforesaid has handed over the lawful, peaceful and vacant physical possession of the said property to the Vendee on the spot along with the original/certified copies of the sale deed.

h) That the Vendee is at liberty to get its name mutated in the records of concerned authority/ies against the said property for which the Vendor has got no objections.

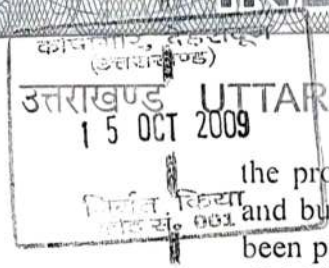
i) In the event of dispute if any, legal jurisdiction shall be district court of Dehradun and Hon'ble High Court of Nainital.

j) That all the expenses i.e. Stamp Duty and Registration fee etc. of this Sale Deed have been paid by the Vendee.

k) The property is situated at Kanswali Kothri, Pachwadoon, Distt. Dehradun. The circle rate of the land is Rs.1700/- per sq.mtr less 10%, the value of land area 2.111 hectare comes to Rs.3,22,98,300/-. The construction is more than 3 years old, the cost of construction is Rs.6000/- per sq.mtrs. and the value

Bhupesh Kumar

(81) (83)



07AA 715768

the property being 3 yrs. old comes to Rs.3,79,96,860/- total value of land and building comes to Rs.7,02,95,160/- upon which stamp duty @ 8% has been paid and on remaining amount a sum of Rs.2,47,04,000/- has been paid @ 4.5% .

SCHEDULE OF THE PROPERTY

Khasra no. 1053, area 0.401 hectare, Khasra no. 1056, area 0.445 hectare and Khasra no. 1057 area 0.308 hectare and Khasra no. 1967, area 1.31 acre (0.531 hectare). Khasra no. 1968, area 1.05 acre (0.426 hectare) total area 2.111 hectare situated at mauza Kanswali Kothri, Pachwadoon. Distt. Dehradun, having covered area 6528.678 Sq.mtrs. consisting of school building, hostal campus, guard room etc.

IN Witness whereof, this Transfer Deed Cum Sale Deed has been executed

Bhupesh Kumar

(11)

(82)

भारतीय गैर न्यायिक

दस रुपये

भारत

TEN RUPEES

रु.10

Rs.10

INDIA

INDIA NON JUDICIAL

उत्तराखण्ड देहरादून UTTARAKHAND

07AA 715760

15 JUL 2005

on the day, month and year by the parties herein before mentioned in the presence of the following witnesses.

Left Hand Finger prints of the Vendor-

Thumb	Index	Middle	Ring	Little finger

Right Hand Finger prints of the Vendor-

Thumb	Index	Middle	Ring	Little finger

SIG. OF THE VENDOR

Bhupesh Kumar

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

₹.10

Rs.10

INDIA

INDIA NON JUDICIAL

07AA 715759

उत्तराखण्ड UTTARAKHAND

कोषागार, देहरादून (उत्तराखण्ड)

Left Hand Finger prints of the Vendee-

Thumb | Index | Middle | Ring | Little finger

Right Hand Finger prints of the Vendee-

Thumb | Index | Middle | Ring | Little finger

Bhupesh Kumar

SIG. OF THE VENDEE

WITNESSES:

1. Ritesh Kumar
S/o Sh R.K. Chaudhary
74 Neshvilla Road
Dehradun.

2. Sanjay Bhatia
S/o Sh C.C. Bhatia
R/o. C/o PNB Tilak Road Dehradun

Drafted by Shri Sanjay Gaur, Advocate.

13

1234
21/10/10

80

PBM
200
2

बही सं. 1 जिल्द 633 पृष्ठ 129
ई.डी.का बुक नं 1 जिल्द 1326 पृष्ठ 251/252
सं सं.2917 पर आज दिनांक 21/4/10
को रजिस्ट्री की गई।

उप निबंधक
जिलाधिकारी, मेरठ

वा.प.सं. 131/9-10
दी. पं. 17.4.10
प्रमाणित किया जाता है कि—
कमी स्टाम्प रु. 8,64,500=00
एवं अर्थ दण्ड रु. ..... =00 कुल 9855000=00
का भुगतान श्री ..... चलान सं. 6/17 दि. 21.4.10
निवासी ..... द्वारा किया गया। अतः दस्तावेज
मान्य पाया जाता है।

अपर जिलाधिकारी (वित्त एवं स्था.)
मेरठ

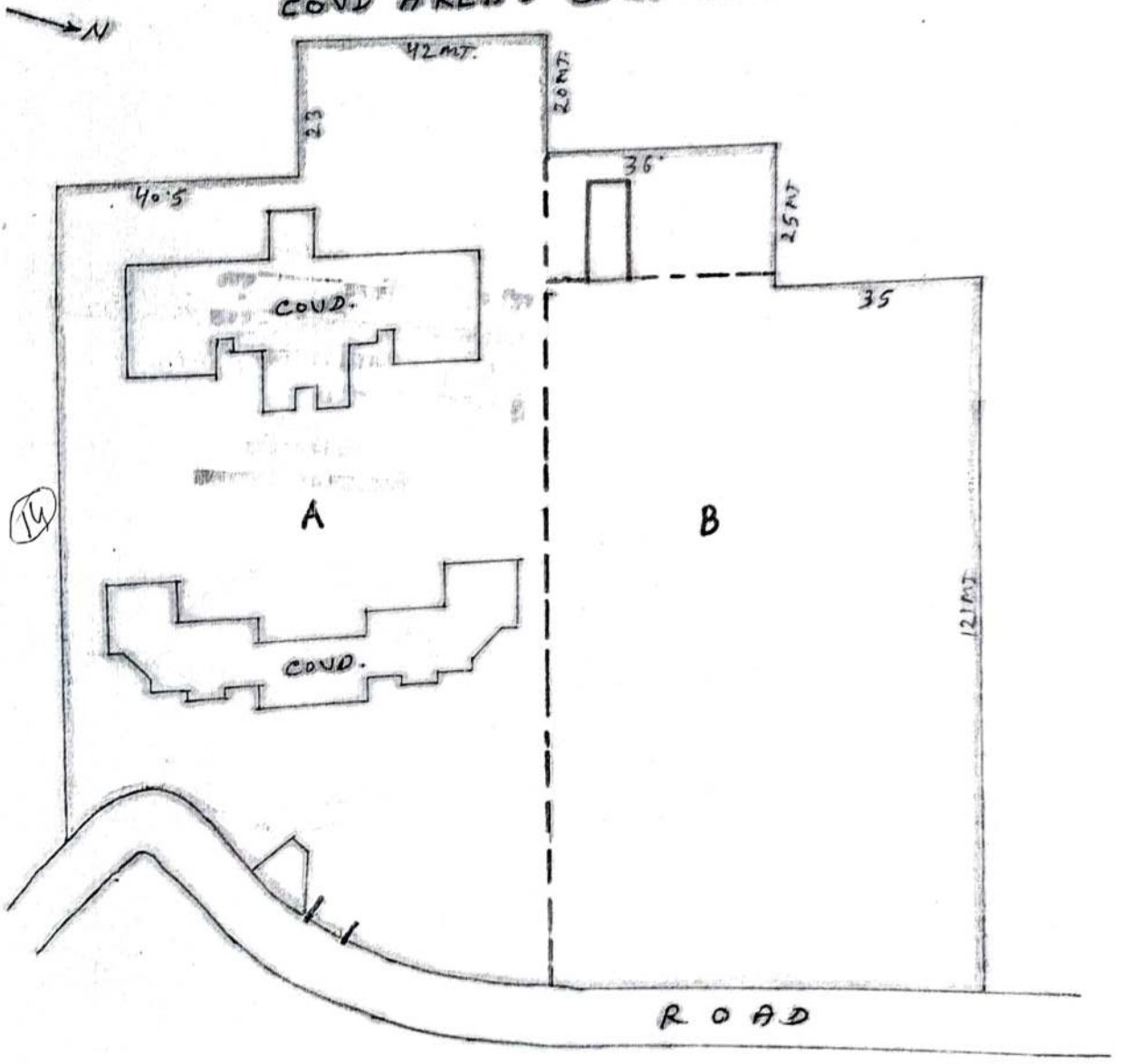
(79)

SITE PLAN OF PROPERTY SITUATED AT MAUZA KANSWALI KOTHRI PARGANA PACHWA DOON. D.DUN.
SOLD BY:- A.O. CENTRAL BANK OF INDIA D.DUN.

SOLD TO:- SHIKSHAN EVAM VIKAS SANSTHAN THROUGH CHAIRMAN SH. BHUPESH KUMAR (22)

SOLD AREA SHOWN RED ▭

KH. NO. 1053, 1056, 1057
AREA .401H. .445H .300H
KH. NO 1967 AREA 1.34AC. KH NO 1968 AREA 1.05AC.
COVD AREA = 6528.678 SQMTS.



(14)

(13)

SIG. OF SELLER

Bhupesh Kumar

PURCHASER