

कोषागाव कांतापुत्र बागेवं

जन्मपत्र - स्टाम्प

क्रम संख्या..... 6 स्टाम्प का प्रकार 25000 20000 1000
 मूल्य रु०..... 157500/..... शिक्ति स्टाम्प रु०..... 4 1/2
 नाम..... ज. हरदोल प. 614 कांतापुत्र बागेवं सोसायटी
 पिता/पति का नाम..... श्री. हरदोल प. 614 सोसायटी
 पत्नी.....
 पंजीकृत 123/452
 29-9-03

22/9

1070000
1069600

5000 + 25 5075

निवासी..... 58/20 वि. ए. 12/05

के मातृ संघ पत्र का दिनांक 28/9/03
के मातृ विनायक 28/9/03
के मातृ प्रत्युत्पन्न 28/9/03

तुलसीदास

28/9/03

कोषागाव कांतापुत्र बागेवं

1070000

28/9/03

तुलसीदास

28/9/03

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6. Name of the Presentor / Vendor ::

Smt. Tulsa Devi, adult, wife of late
Shanker Lal Gupta, Resident of
58/28 Birhana Road, Kanpur Nagar.

7. Name of the Purchaser/ Vendee ::

Pt. Hardeo Sahai Bhargava Charitable
Society, registered under the Societies
Registration Act having its registered
Office at 123/452 Factory Area, Fazalganj,
Kanpur through its Secretary Shri Chandra
Shekhar Bhargava, adult, son of late

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Handwritten signature in English



For Pt. Hardeo Sahai Bhargava Charitable Society
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Secretary



0200 651995

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Hardeo Sahai Bhargava , Resident of
7/141-A Swaroop Nagar, Kanpur Nagar.

8. DETAILS OF THE PROPERTY ::

- 1) Place :: Naramau Kachhar,
Kanpur Nagar.
- 2) Khata No./
Chak No. :: Arazi No. 366 at Serial
No. 47 Khata Khatauni
situated at Village Naramau
Kachhar, Tehsil and District
Kanpur Nagar.
- 3) Nager Palika No./
Khasra No. :: Arazi No. 366 at serial
No. 47 Khata Khatauni
situated at Village Naramau
Kachhar, Tehsil and District
Kanpur Nagar.
- ✓ 4) Land area. :: 2.64 Bighas equivalent to
1.337 Acres.



For Pt. Hardeo Sahai Bhargava Charitable Society

Secretary

Secretary



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:: 4 ::

- 5) Residential/Semi Residential/Commercial. :: Agricultural.
- 6) House/Plot/Agricultural. :: Plot. Agricultural.
- 7) Width of the Road. :: 30 ft. proposed.
- 8) Whether the property under sale is situated on two side Roads or facing to park. :: There are no two side Roads or facing to park.
- 9) Boundaries of the property under sale ::
- North :: Arazies No.364, 363 and 362.
- South :: Arazi No. 381.
- East :: Arazi No. 361.
- West :: Arazi No. 367 and 368.

तुलसीदास

C. S. Prasad



For *Shri Bhargava Charitable Society*
Amarnas

Secretary



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:: SALE DEED ::

THIS DEED OF SALE is made on this 29th
day of September, 2003 : at Kanpur Nagar :

BY

Smt. Tulsā Devi, adult, wife of late
Shanker Lal Gupta, Resident of 58/28,
Birhena Road, Kanpur Nagar hereinafter
referred to as the " VENDOR " (which
expression unless repugnant to the context
shall mean and include her heirs, legal
representatives, successors and assignees etc.) :

Handwritten signature of Smt. Tulsā Devi

Handwritten signature of Pt. Hardeo Sahai Bhargava



For Pt. Hardeo Sahai Bhargava Charitable Society

Handwritten signature of Pt. Hardeo Sahai Bhargava



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:: 7 ::

:: IN FAVOUR OF ::

Pt. Hardeo Sahai Bhargava Charitable Society registered under the Societies Registration Act having its registered office at 123/452 Factory area, Fazalganj, Kanpur through its Secretary Shri Chandra Shekhar Bhargava, adult, son of late Hardeo Sahai Bhargava, Resident of 7/141-A Swaroop Nagar, Kanpur Nagar hereinafter referred to as the "VENDEE" (which expression unless repugnant to the context shall mean and include its heirs, legal representatives, successors and assignees etc.) :

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For Pt. Hardeo Sahai Bhargava Charitable Society
Handwritten signature
 Secretary

WHEREAS Smt. Tulsa Devi purchased Arazies No. 368, 366 Minjumla, 366 Minjumla, 367 and 366, admeasuring 0.367 Hec., 0.354 Hec., 0.192 Hec., 0.414 Hec. and 0.14 Hec. respectively total admeasuring 1.511 Hec. at Village Naramau-Kachhar, Tehsil and District Kanpur Nagar vide Sale Deed dated 14.7.1988 which is registered at Book No.1, Volume 4654 at pages 241 to 244 at Serial No.17120 and 17121 registered on 21.2.1989 in the office of Sub Registrar, Kanpur and her name has also been mutated in the records of Tehsil Kanpur Nagar as the Senkramaniya Ehumidhar/ owner.

AND WHEREAS the Vendor requires money to fulfill her commitments and offered to sell one part of Arazi No. 366 at Serial No. 47, Khata Khatauni and the Vendee having come to know the offer of the vendor is agree to purchase part of Arazi No. 366 admeasuring 2.64 Bighas equivalent to 1.337 Acres from the Vendor at the sale consideration of Rs. 10,70,000.00 (Rs. Ten Lacs Seventy Thousand only) on the assurance of the vendor that she is the absolute owner in possession of the aforesaid Arazi and no one else has any right, title or interest except the vendor which is free

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गणेशजी देवी



For Pt. Hanuman Chhajji Bhagwan Charitable Society
Ganeshji

from all sorts of encumbrances, charges, demands and liens etc. and the same has not been mortgaged with any institution or individual and has also not been declared surplus land under the provisions of Urban Land Ceiling Act and the same is also not under any Scheme of acquisition or requisition and the same is also not attached in any decree of the Court for recovery of any dues or taxes. The Vendor has also not been restrained from transferring or alienating the said Arazi by way of any injunction order of any Court or Authority and the vendor has got absolute right, title and interest to transfer and alienate the same.

IN PURSUANCE of the aforesaid negotiations this Deed of Sale is executed as there is no impediment in execution of this Deed of Sale, hence this Deed of Sale.

11 NOW THIS DEED OF SALE WITNESSETH AS UNDER 11

1. That in consideration of Rs. 10,70,000.00 (Rupees Ten Lacs Seventy Thousand only) paid by the vendee to the vendor in the manner detailed and described in Schedule 'B' of this Deed of Sale, the vendor does hereby acknowledge and confirm the

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For Pt. Hardeo Sahni Bhargava Charitable Society



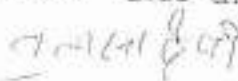
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Secretary

receipt of the entire Sale Consideration and does hereby sell and transfer the part of Arazi No.366 admeasuring 2.64 Bighas equivalent to 1.337 Acres at Serial No. 47 Khata Khatauni situated at Village Naramau Kachhar, Tehsil and District Kanpur Nagar fully bounded and detailed in Schedule 'A' of this Deed and also shown in the map annexed hereto with all right, title and interest UNTO AND UPON the said part of Arazi TO HAVE AND TO HOLD the same absolutely and for ever in favour of the vendee.

2. That the vendor does hereby make covenant and declare that she has delivered the actual, physical and vacant possession of the part of Arazi No. 366 hereby sold situated at Village Naramau Kachhar, Tehsil and District Kanpur to the vendee through this Deed of sale, now the vendee is entitled to use, occupy and possess the land hereby transferred in any manner what-so-ever without any disturbance, interference or interruption either by the vendor or by any person claiming through or under her.

3. That the vendor does hereby covenant and declare that the rights hereby transferred subsists

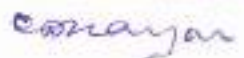








Hardo Sahai Bhargava Charitable Society



Secretary

and the vendor has right to transfer and alienate the same now the vendee shall have the same rights as the vendor had and shall always be entitled to transfer and mortgage the land hereby sold through this deed of sale without any prior permission or objection either from the vendor or from any person claiming through or under her.

4. That the vendor does hereby make covenant and declare that the vendor has paid the Lagan of the aforesaid Arazi hereby sold upto today and the vendee shall be responsible to pay the Lagan etc. henceforth, if the vendee has to pay any thing on account of the vendor, the vendor shall indemnify the same to the vendee.

5. That the vendor does hereby make covenant and declare and gives her consent through this Deed of Sale that the vendee shall get its name mutated in the records of Tehsil Kanpur or at any other place in place of the Vendor's name as the owner thereof. If any thing or deed is further required for more perfectly assuring the said land, the vendor shall execute all such things, deeds and assurances in favour of the vendee at its request.

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For Pt. Hardeo Sahai Bhargava Charitable Society

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6. That the vendor does hereby make covenant and declare that the land hereby sold and transferred through this Deed of Sale is free from all sorts of encumbrances, charges, demands, liens, litigations, mortgages, attachments, acquisition and requisition etc. The vendor has also not done any such act or omission whereby the land hereby transferred be lost from the hands of the vendee either in part or in full, if the vendee suffers any loss on account of any act or omission committed by the vendor, the vendor shall be responsible to indemnify all the losses, investments, damages togetherwith interest to the vendee.

7. That the parties to this Deed do hereby make covenant and declare that all the expenses incurred in execution of this Deed of Sale i.e. Stamp duty, Registration fee, Counsel fee, Typing charges and photostet copy charges etc. has been borne by the vendee and the vendor has no concern with any of the expenses hereinbefore written.

: SCHEDULE 'A' :

BOUNDARIES of the part of Patti No. 366 situated at Village Naramau Kachhar for M. Harshada Babu Suryan Chandra Dasgupta

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Secretary

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Tehsil and District Kanpur admeasuring

2.64 Bighas equivalent to 1.337 Acres.

North :: Arazi No. 364, 363 and 362.

South :: Arazi No. 381.

East :: Arazi No. 361.

West :: Arazi No. 367 and 368.

:: SCHEDULE 'B' ::

DETAIL AND DESCRIPTION of the Sale
Consideration of Rs. 10,70,000.00 paid
by the vendee to the Vendor.

Rs. 5,00,000.00 vide Cheque No. 667301 dt. 20.9.2003.

Rs. 5,70,000.00 vide Cheque No. 667302 dt. 29.9.2003

both drawn on State Bank of India,

Kakadeo, Kanpur Nagar.

Rs. 10,70,000.00 Total-

(Rupees Ten Lacs Seventy Thousand only).

For Pt. Hardeo Sahai Bhargava Charitable Society

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Secretary




IN PRESENCE WHEREOF the parties hereto have put their respective signatures on this Deed of sale on the day, month and year first above written in presence of the following witnesses without any coercion, undue influence pressure, bar or any interruption in any manner what-so-ever.

Witnesses :-

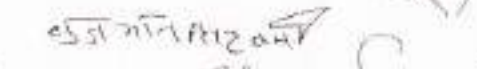

Vendor.

1. Ashok

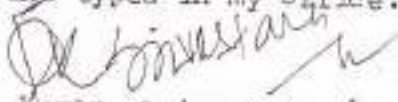

विक्रेता का पता
सिकंदर रा 58/28
पंचसूक्त नगर


Vendee.

2.

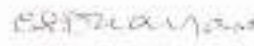

विक्रेता का पता
No 119/465-0
पंचसूक्त नगर

Drafted by me and typed in my Office.



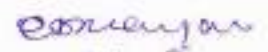
(Arvind Kumar Srivastava)
Advocate.







For Pt. Hardeo Sahai Margya Chakrabarti Society



Secretary

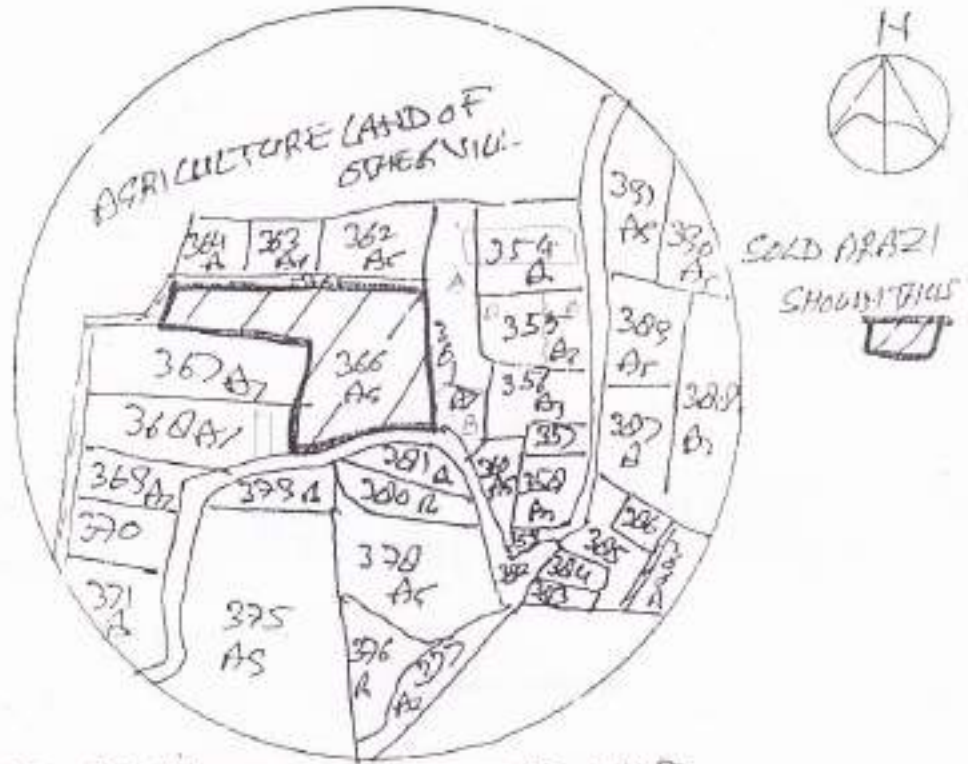
नाम दिनांक 28/9/03 को फोटोस्टेट प्रति
मुद्रांक संख्या 2566 पृष्ठ संख्या
8/11/0 3792 पर
रजिस्ट्रार किताब नम्बर 1
[Signature]
बनारसपुर-नगर



LOCATION PLAN OF ARAZI NO-366 SEPARATED
 AT NARAYAN KACHHAR TEH (DIOT) - KANPUR (NARAYAN)
 SELLER - SMT TULASA DEVI GUPTA w/o LATE SHANKER
 GUPTA

PURCHASER - PT HARDEO SAHAI BHARGAVA CHARITABLE
 SOCIETY (REGD)

AREA OF ARAZI NO-366 - 0.730 HECTARE.



NOTE - AS SHOWN AGRICULTURE LAND

SIGN OF SELLER SIGN OF PURCHASER SIGN OF WITNESS

(Handwritten signature)

(Faint circular stamp)

(Fingerprint)

For Pt. Hardeo Sahai Bhargava Charitable Society

(Handwritten signature)

Secretary

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Presented With Doc. N 3792 of 03
S.R.II

