



6.

And whereas B/Sri Subedar Singh, adult, Shiv
 Ram Singh, adult, B/Sri Singh, adult, all sons of
 Madhu, Munna, adult, and Raju, adult, both sons of
 Sri Ganga Charan, resident of village Beri Akbarpur
 Banger, pargana and District Kanpur Nagar were the
 owners of the remaining 50% share of the aforesaid
 Arzayat no. 304, admeasuring 0.133 Hect are, as well
 as the Arazi no. 307, admeasuring 0.092 Hectare,
 situated at village Beri Akbarpur Kachhari, pargana
 and District Kanpur Nagar. They had inherited
 the aforesaid Agriculture fields from their
 ancestors, and, as such, were joint owners in possession

Sd/- Chand and Madhugabte Sd/- Sankar



13.

The said offer, being most reasonable and genuine, has been accepted by the vendors, hence this sale deed.

THIS SALE DEED WITNESSETH AS UNDER :-

1. That in a sale consideration of ₹ 3,00,000/- (Rupees Three lacs only) paid through five cheques, all drawn on Union Bank of India, General Ganj Branch, Kanpur, more particularly detailed at the foot of this deed, the receipt of which is hereby duly acknowledged by the vendors from the vendees, and the vendors hereby transfer unto the vendees the aforesaid Shumioneri Arazi fields Nos. 304 and 307,

Sd/- *Satish Chandra Singhania* for *Shri. Mahesh Gupta*
Selling vendor



11.

on pages 74 to 162, at serial no. 1465 with the office of the Sub-Registrar, Zone no. II, Kanpur Nagar. Thus S/Sri Suresh Chandra Gupta, Ashok Kumar Gupta and Vijai Kumar Gupta had become the joint owners in possession of the aforesaid property. They had got their names duly mutated in the revenue records of the said village.

Thus they had become the registered and recorded joint owners in possession of the said property.

And whereas the aforesaid Shri Ashok Kumar Gupta son of Shri Kishori Lal Gupta, had expired on 22.10.1999, leaving behind only two legal heirs i.e. Smt. Madhu Gupta as his widow and Shri Sachin Gupta, as his adult son.

Signed & attested by Shri Kishori Lal Gupta Son Madhu Gupta Sachin Gupta

1000Rs.



15.

3. That the vendors have obtained Income Tax clearance certificate from the Competent Authority of Kanpur Nagar

4. That the vendors have paid all kinds of taxes, charges, and dues payable by them in respect of the said property upto the date of the sale deed and have also delivered the actual and physical possession of the said property to the vendees.

5. That it shall be lawful to the vendees, their heirs and representatives and executors etc. at all times hereinafter to hold and quietly

Sd/- *[Signature]* *[Signature]* *[Signature]*
G. K. Singh

1000Rs.



9.

consideration of ₹ 1,00,000/- to Nariman Education Society, situated at 6, Nariman, Kanpur through its Secretary Shri Firdaus Nariman, duly registered on 8th May, 1992 at Book no. I, Khanda no. 589, on pages 345 to 368, at serial no. 4773 with the office of the sub Registrar, Zone no. II, Kanpur Nagar. Thus Nariman Education Society, situated at 6 Nariman, Kanpur had become the registered owner of the said arazi fields.

And whereas Nariman Education society after obtaining the necessary permission dated 1.10.94, granted by the learned Addl. District Judge Kanpur Nagar in Misc. case no. 167/70 of 1994



1.

Nandan, all sons of Shri Hari Prasad Singh had sold
 their rights in respect of the aforesaid agricultural
 fields in a sale consideration of Rs 1,00,000/- to
 Nariman Education Society, situated at 6, Nariman,
 Kanpur, represented by its Secretary Shri Firdaus
 Nariman vide sale deed dated 25th April, 1992, duly
 registered on 8th May, 1992 at Book no. I, Khend no. 1511
 on pages 297 to 320, at Serial no. 4771 with the
 office of the Sub-Registrar, Zone no. II, Kanpur Nagar.
 Likewise S/Shri Subedar Singh, Shiv Ram Singh and
 Hetu Singh, all sons of Shri Medho, Munna and Raju,
 both sons of Shri Ganga Charan had also transferred
 their 50% right of the aforesaid Arazai fields vide
 another sale deed dated 25th April, 1992 in a sale

Sd/- *[Signature]* *[Signature]* *[Signature]* *[Signature]*

(6)

(5)

Other words in the English list

1. water
2. stone
3. wood
4. iron
5. gold
6. silver
7. brass
8. tin
9. lead
10. zinc

11. steel
12. aluminum
13. nickel
14. copper
15. mercury
16. arsenic
17. potassium
18. sodium
19. calcium
20. magnesium

21. iron
22. nickel
23. aluminum
24. tin
25. lead
26. zinc
27. copper
28. silver
29. gold
30. brass

31. steel
32. aluminum
33. nickel
34. copper
35. mercury
36. arsenic

Other words in the English list

1. water
2. stone
3. wood
4. iron

5. gold
6. silver
7. brass
8. tin
9. lead
10. zinc

11. steel
12. aluminum
13. nickel
14. copper
15. mercury
16. arsenic
17. potassium
18. sodium
19. calcium
20. magnesium

21. iron
22. nickel
23. aluminum
24. tin
25. lead
26. zinc
27. copper
28. silver
29. gold
30. brass

Other words in the English list

1. water
2. stone
3. wood
4. iron
5. gold
6. silver
7. brass
8. tin
9. lead
10. zinc

11. steel
12. aluminum
13. nickel
14. copper
15. mercury
16. arsenic
17. potassium
18. sodium
19. calcium
20. magnesium

21. iron
22. nickel
23. aluminum
24. tin
25. lead
26. zinc
27. copper
28. silver
29. gold
30. brass

31. steel
32. aluminum
33. nickel
34. copper
35. mercury
36. arsenic
37. potassium
38. sodium
39. calcium
40. magnesium

(English words)
and English words

(English words)
and English words

सदर खजाना कानपुर नगर

क्र. सं. 3 दिनांक 01/01/2000

नाम R. P. Singh

पिता / पति का नाम R. P. Singh

पता R. P. Singh

दिनांक 01/01/2000

क. सं. 58/2000 द्वारा प्रेषित
कार्यवाही कराया की गई।

क. सं. 58/2000

1-TC फाइल नं. 58/2000 का प्रेषण

कार्य सं. 58/2000 के नाम नगरा प्रेषण में

क. सं. 23/ द्वारा प्रेषित
कार्यवाही कराया की गई।

क. सं. 23/ द्वारा प्रेषित
कार्यवाही कराया की गई।

क. सं. 23/

Case No. 232
17/8/2000
14/8/2000

मध्यस्थता 20/6/2000 को फोटोस्टेट प्रेषित
संख्या 3 संख्या 3/84 के पृष्ठ संख्या
223/2 प्रत्येक संख्या 1387 पर
प्रिंटेड किया गया।





20

for purposes of carrying agriculture farming, and
and it is an Agriculture farm without any cons-
truction.

The sale consideration of the property
is 3,00,000/- (Rupees Three Lacs only). The
Annual revenue payable is 18.00.

For the purposes of payment of the stamp

Sd/- Chaitanya Kumar Singh Kanojia Madhu Gupta
Sachin Gupta

500Rs.



23.

IN WITNESS WHEREOF the vendors with their
own free will, without any undue pressure or
coercion have signed and executed this sale deed
in favour of the vendees in presence of the witnesses

Sri Chandan Kumar Singh

Madhugupta

Sachin Gupta



17.

refund the whole or part of the sale consideration as the case may be together with interest, damages and all incidental expenses, duties etc. incurred thereon.

7. That the vendees shall have full Authority and consent of the vendors for mutation of their names in respect of the sold property in all the records. The vendors further undertake to cooperate fully to the vendees in this regard and if needed, the vendors shall sign such applications, affidavits, no objection or to execute any other document, as the case may be, or required in

Sd/- *[Signature]* Madhu Gupta
Sd/- *[Signature]*

100Rs



24.

on the date, month and the year first above
mentioned at civil court compound, Kanpur.

Witnesses.

1. श्री अशोक कुमार गुप्ता
अधिवक्ता
कानपुर नगर
2. श्रीमती सुषमा गुप्ता
पत्नी श्री अशोक कुमार गुप्ता
कानपुर

VENDORS.

1. (Suresh Chandra Gupta)
2. (Vijai Kumar Gupta)
3. (Mr. Madhu Gupta)
4. (Sachin Gupta)

Drafted by me.
(A.S. Mishra)
Advocate

Typed by me.
(Smt. Krishna Gupta)
Typist L.No. 27,
Court compound, Kanpur.

1000Rs.



18.

respect of the mutation proceedings or for more
perfection of the title of the vendees .

Details of the property sold .

Shumidhari Arazhi field no.304, admeasuring
0.266 hectare and Shumidhari Arazhi field no.307,
admeasuring 0.184 hectare ,equivalent to 0.450
hectares i.e.2 Bighas ,and 4 Biswas ,equivalent
to 1.12 Acres ,situated in Mauza Beri Akbarpur
Kachhar, pargana and District Kanpur Nagar ,and
recorded as agricultural land in the revenue
records and agriculture farming has been going
on over the aforesaid fields and more particularly

Sd/- Secretary, Kanpur Nagar District *Madhusudan*



14.

admeasuring 0.266 and 0.184 Hectares respectively ,
situated at Mauze Beri-Akbarpur Kachhar, pargana and
District Kanpur Nagar .

2. That the vendors hereby covenant with the
vendees notwithstanding any thing done by them
or knowingly caused to be done, the vendors have powers
to transfer the said property , which is free from
all kinds of the liabilities , charges, claims and
encumbrances whatsoever etc. and except the vendors
there is no one else , who has any share , right ,
title or interest of any kind or nature whatsoever
over the said property or its income .

Sd/- *Madhus Gupta*
Sd/- *Madhus Gupta*

4000Rs.



22.

Details showing mode of payment of sale consideration
of ₹ 3,00,000/-

- 1) ₹ 51,000/- paid by cheque no. 523326 dt. 4.9.99
- 2) ₹ 49,000/- paid by cheque no. 523400 dt. 18.12.99
- 3) ₹ 1,00,000/- paid by cheque no. 515393 dt. 18.12.99.
- 4) ₹ 50,000/- paid by cheque no. 515395 dt. 18.12.99, and
- 5) ₹ 50,000/- paid by cheque no. 515394 dt. 18.12.99

All drawn on Union Bank of India, General Ganj
Branch, Kanpur.

Sd/- Chand Kishor Upadhyay

Sd/- Singh

1000Rs.



10.

of the court of the learned District Judge, Kanpur
Nagai, had sold their ownership rights of the afore-
said Arazi no. 304, admeasuring 0.266 Hectares and
Arazi no. 307, admeasuring 0.184 Hectares, both situated
in Mauza Beri Akbarpur Kachhar, pargana and District
Kanpur Nagai in a sale consideration of Rs 2,20,000/-
in favour of S/Sri Suresh Chandra Gupta, adult, Ashok
Kumar Gupta, adult, and Vijai Kumar Gupta, adult, all
sons of Shri Kishori Lal Gupta, all resident of premises
no. 24/22, Karchani Khana, Kanpur vide sale deed dated
16.5.94. This sale deed dated 16.5.94 had been duly
registered on 15.7.1995 at Book no. I, Khand no. 584,

Suresh Chandra Gupta, Ashok Kumar Gupta, Vijai Kumar Gupta
Suresh Chandra Gupta

मौजा

मिहपुरा

T3

T1

T2

T3

T2

T2

T1

T3

T3

T3

वर्तमान कला

मिहपुरा कला

मह. प्रमिति

मह. प्रमिति

मह. प्रमिति

मह. प्रमिति

मह. प्रमिति

मौजा



नं. 154/2000
 नाम: श्री. वि. वि. वि.
 पिता/पति का नाम: श्री. वि. वि. वि.
 पता: 15/273
 दिनांक: 15/01/2000

ल/01/2000
 ₹ 300000
 ₹ 816000

नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
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 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000



श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

श्री. वि. वि. वि.
 नं. 154/2000
 दिनांक: 15/01/2000

1000Rs.



4.

SALE -DEED.

THIS DEED OF SALE has been executed on this
 3rd day of January, 2000 by Shri Suresh Chandra
 Gupta, adult, Shri Vijai Kumar Gupta, adult, both sons
 of Shri Kishori Lal Gupta, Smt. Madhu Gupta, adult,
 widow of late Ashok Kumar Gupta, and Shri Sachin
 Gupta, adult, son of Late Ashok Kumar Gupta, all r/o
 premises no. 24/22, Korachi Khana, Kanpur, hereinafter
 called the "VENDORS", which expression shall mean and
 include, unless repugnant to the context, their legal
 heirs, representatives and assigns etc.

IN FAVOUR OF

Shri Sayendra Kumar Maheshwari, adult, Surendra Kumar
 Maheshwari, adult, and Ravi Kumar Maheshwari, adult, all

Surendra Kumar Maheshwari Sachin Gupta
Widow of Ashok



01DD 063036



BEFORE THE SUB REGISTRAR DONE NO.II, KANPUR NAGAR.

- 1.Date of presentation. 04/01/2000
- 2.Date of execution 05/01/2000
- 3.Nature of document sale deed.
- 4.consideration ₹ 3,00,000/-
- 5.Market value ₹ 8,96,000/-
- 6.Name of presentors
 - 1.Shri Suresh Chandra Gupta, adult,
 - 2.Shri Vijai Kumar Gupta, adult,
 - both sons of Shri Kishori Lal Gupta,
 - 3.Smt. Madhu Gupta, adult, widow of
 - Late Ashok Kumar Gupta, and
 - 4.Sh. I Sachin Gupta, adult, s/o Late
 - Ashok Kumar Gupta,
 - All r/o 24/22, Karachi Khana, Kanpur.
- 8.Names of the vendors.
 - 1.Shri Suresh Chandra Gupta, adult,
 - 2.Shri Vijai Kumar Gupta, adult,
 - both sons of Shri Kishori Lal Gupta.



01DD 063035

8. Names of vendees

1. Shri Satyendra Kumar Maheshwari,
2. Shri Surendra Kumar Maheshwari,
3. Shri Ravi Kumar Maheshwari,
- All adults, and sons of Late Gopi Krishna Maheshwari,,
- All r/o premises no. 15/273, Civil Lines, Kanpur

9. Details of the property.

- (i) Place Mauza Aeri-AkharpurKachhar, Pergana and District Kanpur Nagar.
- (ii) Plot No. Arazi plots no. 304 and 307.
- (iii) Reger Mahapalike Arazi plots no. 304 and 307. No.
- (iv) Area Arazi Plot no. 304: admeasuring 0.266 Hectare.
Arazi plot no. 307: admeasuring 0.184 Hectare.
Total admeasuring = 2 aighe & 4 biswas = 1.12 Acres.
- (v) covered area Nil
- (vi) breadth of road attached to the boundary. 40' wide road.
- (vii) Whether residential/ commercial/ or semi commercial. Agricultural fields.
- (viii) No. of storeys Nil.
- (ix) Nature of constructions. Nil.
- (x) Age of constructions: Not applicable.
- (xi) Details of boundaries: North : Arazi plot no. 305
South: Arazi plot no. 308
East : Kalyanpur-Bithoor road.
West : Arazi plots no. 302 & 303.

1000Rs.



10.

enjoy and use the said property according to their wish and pleasure and to receive all kinds of the profits thereof as from the date of this deed without any interruption or disturbance in any mode or manner from the vendors or any body claiming through them.

6. That the vendors have assured the vendees that the said property has been free from all kinds of encumbrances or charges and lawfully transferred to them. The vendors undertake that in case the vendees deprive of the sold property or any part thereof due to any defect, then the vendors shall remain bound to compensate and

1000Rs.



12.

Thus the vendors of this deed namely S/Sri
Suresh Chandra Gupta, adult, Shri Vijai Kumar Gupta,
adult, and Smt. Madhu Gupta, adult, and her son Shri
Sachin Gupta, adult, had become joint owners in
possession of the aforesaid property .

Whereas the vendors for want of money had
decided to dispose off their aforesaid Azezi nos.
304 and 307 situated in Mauze Bari Akbarpur Kachhar
Pargana and District Kanpur Nagar .Consequently
they had started negotiations .During negotiations
the vendees had made an offer to purchase the aforesaid
Azezi fields in a sale consideration of ₹ 3,00,000/-.

Sd/- *Suresh Chandra Gupta* *Vijai Kumar Gupta* *Madhu Gupta*
Sachin Gupta



5.

sons of late Gopi Kishore Moneshwari, all residents of premises no.15/273, Civil Lines, Kanpur, hereinafter called "THE VENDERS", which expression shall mean and include, unless repugnant to the contexts, their legal heirs, representatives and assignees etc.

Whereas S/Shri Ashimanyu, Shiv Nandan, Sri Nandan, all sons of late Banno, resident of village Heri-Akbarpur Bangar, pargana and District Kanpur Nagar were joint owners in possession to the extent of 50% of Arazai no.304, admeasuring 0.133 Hectares, and Arazai no.307, admeasuring 0.092 Hectares, situated in village Heri Akbarpur Kachhar, pargana and District Kanpur Nagar :

Sd/- Chandrasekhar Madhusudan
Vijay Kumar

Sd/- Singhania



19.

shown in the annexed plan, which forms a part

of this deed and bounded as under :-

On the North by : Areezi field no.305.

On the South by : Areezi field no.308.

On the East by : Kalyanpur-Bithoor Road.

On the West by : Areezi fields nos.301 and 302.

The property sold is exclusively used

Sd/- *Sachin Gupta*
Sachin Gupta

1000Rs



21.

duty as per circle rate is Rs 8,00,000/- per
 Acre, as it is situated on 40 feet wide road
 and situated within the specified villages. There-
 fore its value comes to Rs 8,96,000/-. According-
 to stamp duty of Rs 89,600/- has been paid on the
 market value of Rs 8,96,000/-.

Sd/- *[Signature]* Sachin Gupta

Sachin Gupta



7.

of the said Arozi fields .Thus s/Sri Achimanyu,

Shiv Nandan, Sri Nandan, all sons of Shri Banwari

alias Banna and Subeydar Singh ,Shiv Ram Singh, and

Hebu Singh, all sons of Shri Madho, and Munne and Raju

both sons of Shri Gangā Chāren ,all residents of

village Bari Akbārpur Bāgar ,pārgāna and District

Kanpur Nāgar ,were joint owners of the aforesaid

Arozi plot s.304 and 307, total admeasuring 0.266

Hectare and 0.184 Hectare respectively situated

in village Bari Akbārpur Kochhar, pārgāna and District

Kanpur Nāgar :

And whereas s/Sri Achimanyu, Shiv Nandan , all

Sriyā Chāndan Mahāyūpta
Vijay Kumar Singh

Seehangarh



2.

- (xii) Fixed rent Nil.
(xiii) Tentative rent Nil.
(xiv) whether house /plot Agricultural fields.
(xv) Breadth of the road : 40 ' wide road.
attached to the
property.

10. Details of the stamp duty paid.

- | | |
|---|--|
| (i) Rate fixed by the District Collector in respect of the said land. | Rs 8,00,000/- per Acre. |
| (ii) Fixed rent | Nil. |
| (iii) Approved rate for construction. | Nil. |
| (iv) Value of the land. | Rs 8,96,000/- |
| (v) Value of construction | Nil. |
| (vi) Depreciation | Nil. |
| (vii) Depreciated value | Nil. |
| (viii) Total valuation | Rs 8,96,000/- |
| (ix) Stamp duty payable. | Rs 89,600/- |
| (x) Stamp duty paid at the time of agreement. | Nil. No agreement to sell has been executed. |
| (xi) Stamp duty payable at the time of sale deed. | Rs 89,600/- |
| (xii) Total stamp duty paid. | Rs 89,600/- |