

Mansoor Siddiqui

Designation.....
Stook Holding Corporation of India Ltd.
15/63, Krishna Tower, Ground Floor
Civil Lines, Kanpur-208001

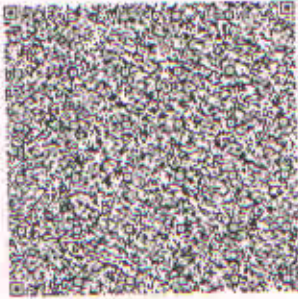


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00277253676095M
Certificate Issued Date : 06-Mar-2014 03:39 PM
Account Reference : SHCIL (FI)/ upshcil01/ KANPUR/ UP-KNP
Unique Doc. Reference : SUBIN-UPUPSHCIL0100319521886596M
Purchased by : J S INFRA REALITY P LTD THRU DIR MOHD JAWED SOLEJA
Description of Document : Article 23 Conveyance
Property Description : PREMISE NO 97, CHANDRA NAGAR, FIELD
NO.1130M,1131M,1134M,1136M,1137M,CHANDARI,KANPUR,ARE
A-6600 SQ MTR
Consideration Price (Rs.) : 7,81,50,600
(Seven Crore Eighty One Lakh Fifty Thousand Six Hundred only)
First Party : GOPI RAM SHAW AKA G N SHAW POA J P SHAW AND OTHERS
Second Party : J S INFRA REALITY P LTD THRU DIR MOHD JAWED SOLEJA
Stamp Duty Paid By : J S INFRA REALITY P LTD THRU DIR MOHD JAWED SOLEJA
Stamp Duty Amount(Rs.) : 74,00,000
(Seventy Four Lakh only)



Please write or type below this line.....



Jay Prakash Shaw Ashok Kumar Shaw

Amos Shaw
YL 0000010974

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the Users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

28 FEB 2014

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 882678



Rakesh Shrivastava



Phulchand Shrivastava



NAME OF OFFICE : SUB-REGISTRAR, ZONE NO. 1, KANPUR NAGAR

1. Date of Presentation : 06.03.2014
2. Date of Execution : 06.03.2014
3. Nature of Document : SALE DEED
4. Sale Consideration : Rs. 7,81,50,600/-
5. Market Value : Rs. 10,61,00,000/-

Rakesh Shrivastava - Rakesh Chandra Shrivastava

Ashok Kumar Shrivastava Phulchand Shrivastava

Amar Shrivastava Suresh Chandra Shrivastava



उत्तर प्रदेश UTTAR PRADESH

AK 976689

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6. Name of the Vendors : (1) Shri Gopi Ram Shaw alias G.N. Shaw, adult, S/o Late Ishwari Ram Shaw, R/o 28 Doctor Lane, P.O. Entally, P.S. Taltola, Kolkata-700014 through his Attorney Shri Jay Prakash Shaw, adult, S/o Shri Gopi Ram Shaw, R/o 28, Doctor Lane, P.O. Entally, P.S. Taltola, Kolkata-700014, (2) Shri Jay Ram Shaw, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010 through his Attorneys Sri Ashok Kumar Shaw & Sri Amar Shaw, both adult, sons of Jay Ram Shaw R/o 50, Hemchandra Naskar Road, Kolkata-700 010, (3) Rekh

Jay Prakash Shaw, Rekh Chand Shaw

Ashok Kumar Shaw Phulechund Shaw

Amar Shaw Suresh Chand Shaw



उत्तर प्रदेश UTTAR PRADESH

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Chand Shaw, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700 010. (4) Phul Chand Shaw, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010 & (5) Suresh Chand Shaw, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010.

7. Name of the Vendee : J.S. INFRA REALTY PVT. LTD. Situated at 16/80-1, Civil Lines, Kanpur through its Director Mr. Mohammad Jawed Soleja S/o Late Zaheerul Haq Soleja, R/o 16/77-C, Civil Lines, Kanpur Nagar.

Jay Prakash Shaw Relchand Shaw

Ashok Kumar Shaw

Phul Chand Shaw

Amar Shaw

Suresh Chand Shaw



उत्तर प्रदेश UTTAR PRADESH

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8. Details of Property-

- 1) Place : Chandra Nagar/Chandari, Kanpur Nagar
- 2) Municipal No. : Premises No. 97 Chandra Nagar, Kanpur existing over Field No. 1130M, 1131M, 1134M, 1136M & 1137M being 2/3rd share of the Vendors admeasuring 7894.00 Sq. yards i.e. 6600.00 Sq. Mtrs. out of its total area admeasuring 11840.68 Sq. yards i.e. 9900.00 Sq. Mtrs. situated at Chandari, Kanpur Nagar.
- 3) Sold Area : 7894.00 Sq. yards i.e. 6600.00 Sq. Mtrs.
- 4) Covered Area : 125.00 Mtrs.

Jay Prakash Shaw, Ramesh Chandra Shaw

Ashok Kumar Shaw

Phul Chandra Shaw

Amal Shaw, Surin Chandra Shaw



उत्तर प्रदेश UTTAR PRADESH

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- 5) Nature of construction : R.B.C. (IInd Class)
- 6) Period of construction : More than 50 years old
- 7) Number of floors : Only ground floor
- 8) Width of Road : 150 ft. (45.73 Mtrs.) wide Road
- 9) Nature of use : Residential
- 10) Boundaries of sold property-
 - EAST : Part of Field No. 1130M and other property
 - WEST : Other's property
 - NORTH : Field No. 1134M (Part of Premises No. 97) owned by the legal heirs of Late Govind Ram Shaw thereafter other's property
 - SOUTH : 150 ft. (45.73 Mtrs.) wide Road.
- 11) Other information : The sold property is neither two side road nor park facing and is not nazul land.

Jay Prakash Shaw, Ramesh Chandra Shaw

Ashok Kumar Shaw Phulchand Shaw

Amar Shaw Suresh Chandra Shaw



उत्तर प्रदेश UTTAR PRADESH

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9. Details of payment of Stamp Duty-

- 1) Circle rate of land fixed : Rs. 16,000/- per sq. mtr.
by the Collector.
- 2) Rate of construction : Rs. 10,000/- per sq. mtr.
- 3) Value of land : Rs. 10,56,00,000/-
- 4) 40% scrap value of : Rs. 5,00,000/-
construction.
- 5) Total value : Rs. 10,61,00,000/-
- 6) 7% Payable stamp duty : Rs. 74,27,000/-
- 7) Total stamp paid : Rs. 74,27,000/-.

Jay Prakash Shaw Ruchendran Shaw

Ashok Kumar Shaw

Phulchand Shaw

Amar Shaw Surinder Chand Sharma



उत्तर प्रदेश UTTAR PRADESH

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THIS DEED OF SALE is made at Kanpur Nagar

BETWEEN

(1) SHRI GOPI RAM SHAW alias G.N. Shaw, adult, S/o Late Ishwari Ram Shaw, R/o 28, Doctor Lane, P.O. Entally, P.S. Taltola, Kolkata-700014 through his Attorney Shri Jay Prakash Shaw, adult, S/o Shri Gopi Ram Shaw, R/o 28, Doctor Lane, P.O. Entally, P.S. Taltola, Kolkata-700014, duly authorised and empowered vide Power of Attorney dated 17.03.2011 duly registered in the Office of Additional Registrar of Assurances III Kolkata vide registered Document No. 1499 in Book No. IV Volume No. 2 on pages 8510 to 8519 Year 2011 which is still in existence and has not been revoked or cancelled so far, (2) SHRI JAY RAM SHAW, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010 through his Attorneys Sri Ashok Kumar Shaw & Sri Amar Shaw, both adult, sons of Jay Ram Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010, duly authorised and empowered vide Power of Attorney dated 10.09.2013 duly registered in the Office of Additional Registrar of Assurances III Kolkata vide registered Document No. 1499 in Book No. IV Volume No. 2 on pages 8510 to 8519 Year 2011 which is still in existence and has not been revoked or cancelled so far.

Jay Prakash Shaw, Hemchandra Shaw

Ashok Kumar Shaw

Hemchandra Shaw

Amar Shaw, Suresh Kumar Shaw



उत्तर प्रदेश UTTAR PRADESH

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Assurances III Kolkata vide registered Document No. 6553 which is still in existence and has not been revoked or cancelled so far, (3) REKH CHAND SHAW, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700 010, (4) PHUL CHAND SHAW, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010 & (5) SURESH CHAND SHAW, adult, S/o Late Ram Narayan Shaw, R/o 50, Hemchandra Naskar Road, Kolkata-700010, hereinafter referred to as the "VENDORS", which expression unless repugnant to the context shall mean and include their heirs, successors, legal representatives, executors, administrators and assigns, of the One Part;

AND

J.S. INFRAREALTY PVT. LTD. Situated at 16/80-1, Civil Lines, Kanpur through its Director Mr. Mohammad Jawed Soleja S/o Late Zameerul Haq Soleja, R/o 16/77-C, Civil Lines, Kanpur Nagar, duly authorized and empowered vide Resolution passed in the meeting of Board of Directors held at the registered office of the Company on

Jay Prakash Shaw, Surendra Chand Shaw

Ashok Kumar Shaw

Phul Chand Shaw

Amar Shaw, Suresh Chand Shaw

18.02.2014, hereinafter referred to as the "VENDEE", which expression unless repugnant to the context shall mean and include its successors-in-office, legal representatives, administrators, executors, and assigns, of the Other Part.

WHEREAS the Vendors are joint owners in possession of 2/3rd share admeasuring 7894.00 Sq. yards i.e. 6600.00 Sq. Mtrs. in Premises No. 97 situated at Chandra Nagar/Chandari, Kanpur Nagar existing over Field No. 1130M, 1131M, 1134M, 1136M & 1137M out of its total area admeasuring 9900.00 Sq. Mtrs. of Village Chandari, Kanpur Nagar, as detailed and bounded hereinabove;

AND WHEREAS previously Arazi Field No. 1131M area 01 Bigha 01 Biswa 01 Biswansi, 1130M area 01 Bigha 13 Biswa 12 Biswansi and 1134M area 01 Bigha 04 Biswansi, total three numbers and total area 03 Bigha 14 Biswa 17 Biswansi situated at Village Chandari, Kanpur was purchased by Sri Govind Ram Shaw S/o Sri Ishwari Ram Shaw through a registered Sale Deed dated 17.01.1966 from its previous owners Sri Badri Prasad & Sri Kedar Nath sons of Sri Buddhu Ram, duly registered in the Office of Sub-Registrar, Kanpur vide Book No. 1 Volume 2419 on pages 14 to 22 at Sl. No. 1966 on 28.04.1966;

AND WHEREAS said Sri Govind Ram Shaw also purchased one-half part out of Arazi Field No. 1130M area 01 Biswa 08 Biswansi, 1136M area 2 Biswa 16 Biswansi and 1137 area 01 Bigha & 1134M area 19 Biswa 16 Biswansi, total four numbers and total area 02 Bigha 04 Biswa i.e. 1 Bigha 02 Biswa towards East situated at Village Chandari, Kanpur through a registered Sale Deed dated 17.01.1966 from its previous owners Sri Badri Prasad son of Sri Buddhu Ram & Hari Narayan S/o Sri Kedar Nath, duly registered in the Office of Sub-Registrar, Kanpur vide Book No. 1 Volume 2805 on pages 140 to 145 at Sl. No. 1962 on 17.04.1966;

Jay Prakash Shaw, Ruchand Shaw

Ashok Kumar Shaw

Phulchand Shaw

Ambar Shaw, Suresh Chand Shaw

AND WHEREAS by virtue of above mentioned two registered sale deeds, said Sri Govind Ram Shaw became owner/ Bhumidhar with transferable rights in possession of above mentioned seven field admeasuring 04 Bigha 16 Biswa 17 Biswansi of Village Chandari, Kanpur, having all rights, title, claim and interest therein;

AND WHEREAS said Sri Govind Ram Shaw out of his above mentioned property, sold and transferred $1/3^{\text{rd}}$ share to his real brother Sri Ram Narayan Shaw S/o Sri Ishwari Ram Shaw and $1/3^{\text{rd}}$ share to another real brother Sri Gopi Ram Shaw S/o Sri Ishwari Ram Shaw through a registered Sale Deed dated 21.06.1969 duly registered in the Office of Sub-Registrar, Kanpur vide Book No. 1 Volume 2661 On pages 172 to 177 at Serial No. 5587 on 01.08.1969 and in this manner said Sri Ram Narayan Shaw & Sri Gopi Ram Shaw became joint owners/ Bhumidhar with transferable rights in possession of $2/3^{\text{rd}}$ share of the said fields, having equal share therein;

AND WHEREAS later on said Sri Ram Narayan Shaw expired intestate on 22.07.1974 survived by his four sons namely Sri Jai Ram Shaw, Rekh Chand Shaw, Phul Chand Shaw & Suresh Chand Shaw who inherited the $1/3^{\text{th}}$ share in the aforesaid property left by their deceased father Sri Ram Narayan Shaw;

AND WHEREAS in the manner mentioned above Sri Gopi Ram Shaw, Sri Jai Ram Shaw, Rekh Chand Shaw, Phul Chand Shaw & Suresh Chand Shaw (Vendors) became joint owners/ Bhumidhar with transferable rights in possession of $2/3^{\text{rd}}$ share of the said fields, and got their names recorded in the relevant revenue records of Tehsil Kanpur Sadar as owner thereof and the above said arazi fields were subsequently numbered as 1130M area 0.3540 Hect. i.e. 3540.00 Sq. Mtrs., 1131M area 0.2160 Hect. i.e. 2160.00 Sq. Mtrs., 1134M area 0.3040 Hect. i.e. 3040.00 Sq. Mtrs., 1136M area 0.0140 Hect. i.e.

Jai Ram Shaw Rekh Chand Shaw

Ashok Kumar Shaw

Phul Chand Shaw

Amal Shaw

Suresh Chand Shaw

140.00 Sq. Mtrs. & 1137M area 0.1020 Hect. i.e. 1020.00 Sq. Mtrs., total area 0.9900 Hect. i.e. 9900.00 Sq. Mtrs.;

AND WHEREAS the Vendors along with other co-owners have raised constructions over the said fields and got their names mutated in the records of Kanpur Nagar Nigam as owner thereof and the Kanpur Nagar Nigam has allotted Premises No. 97, Chandra Nagar/Chandari, Kanpur Nagar and as such the Vendors became joint owners in possession of $\frac{2}{3}$ rd share admeasuring 7894.00 Sq. yards i.e. 6600.00 Sq. Mtrs. in Premises No. 97 situated at Chandra Nagar/Chandari, Kanpur Nagar, which is hereinafter referred to as the "Property under sale", having all rights, title, claim and interest therein and have every right and title to transfer or alienate the same or any part thereof in any manner whatsoever in favour of the Vendee;

AND WHEREAS the Vendors have collectively decided to sell their property under sale and after due negotiations the Vendee hereto prevailed upon the Vendors to purchase the same and offered Rs. 7,81,50,600/- and considering the said price to be adequate and best possible price, the Vendors have accepted the same and agreed to sell the property under sale in favour of the Vendee for the aforesaid sale consideration;

AND WHEREAS the Vendors have assured the Vendee that the property under sale is free from all sorts of encumbrances, charges, liens, mortgages, claims, demands, attachment etc. and no litigation in respect thereof is pending in any court of law nor is attached in execution of decree against the Vendors and have not been restrained by any order or decree of any court or authority from transferring or alienating the said property and they are the sole and absolute owner thereof and as such there is no bar or impediment to transfer the said property in any manner whatsoever.

Jayprakash shaw . Rakesh chand shaw

Ashok Kumar shaw

Phulchand shaw

Amas shaw

Suresh chand shaw

Simple

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of Rs. 7,81,50,600/- paid by the Vendee to the Vendors in the manner detailed at the foot of this deed, receipt of which the Vendors acknowledge and confirm herewith, the Vendors hereby convey, transfer and assign by way of absolute sale their entire 2/3rd share admeasuring 7894.00 Sq. yards i.e. 6600.00 Sq. Mtrs. in Premises No. 97 situated at Chandra Nagar, Kanpur Nagar existing over Field No. 1130M, 1131M, 1134M, 1136M & 1137M of Village Chandari, Kanpur Nagar, as detailed and bounded herein above and more clearly delineated in the map attached hereto, with all rights, privilege, easement attached thereto UNTO the Vendee TO HOLD the same for ever as absolute owner thereof.
2. That the Vendors have delivered the peaceful actual physical and vacant possession of the property under sale to the Vendee and the said property shall be entered into and UPON and HELD and ENJOYED by the Vendee or any person claiming through or on his behalf without any interruption or obstruction by the Vendors or any person claiming under or on behalf of the Vendors.
3. That the Vendors hereby also undertake and declare that they have not done or been party to any act whereby they are prevented from selling, assigning and transferring the property under sale or any part thereof to the Vendee.
4. That the Vendors further covenant to save harmless and keep fully indemnified from and against all losses, expenses and costs which the Vendee may sustain or incur by any reason or claim made by anybody through or under the Vendors or any third person to the said property and it is hereby undertaken by the Vendors that in case the property under sale or any part thereof is lost by the Vendee on account of any claim made by any person claiming through or under

Jay Prakash Shaw . Rakesh Chandra Shaw



Phulchand Shaw

Ashok Kumar Shaw



Chaitanya



Amar Shaw Suresh Chandra Shaw



them and/ or due to defect in the title and due to any impediment in their right to sell and transfer the said property, then the Vendee shall have right to recover the entire sale consideration along with all losses and expenses caused to him from the person and properties of the Vendors.

5. That the Vendors and all persons claiming through them do hereby further undertake at all times hereinafter and upon request and cost of the Vendee to do, execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the Vendee and placing it in possession of the same according to the true and real meaning of this deed of sale.

6. That the title hereby transferred subsists validly and the Vendors are fully entitled to transfer the same. The Vendors further declare that they have not been restrained by means of any injunction order passed by any court of law or department from transferring or alienating the property under sale or any part thereof in any manner whatsoever and is not attached anywhere.

7. That the Vendee is now entitled to get its name mutated over the property under sale in the revenue records of Tehsil Kanpur Sadar and/ or the department concerned as owner thereof and consent of the Vendors is inferred through this deed and they further assure the Vendee to accord their consent orally or even in writing whenever it is required.

8. That all the expenses relating to the execution and registration of the sale deed including stamp duty have been borne by the Vendee.

Jay Prakash Shaw . Ramesh Chandra Shaw



Ashok Kumar Shaw

Phul Chandra Shaw



Handwritten signature/initials in blue ink.

Amol Shaw Suresh Chandra Shaw



DETAILS OF PAYMENT OF SALE CONSIDERATION

Rs. 10,00,000/- through RTGS vide No. UTIBH14052036768
Rs. 3,76,84,547/- through DD No. 031693 dated 06.03.2014
Rs. 2,50,000/- through RTGS vide No. UTIBH14052036387
Rs. 94,21,137/- through DD No. 031698 dated 06.03.2014
Rs. 2,50,000/- through RTGS vide No. UTIBH14052036933
Rs. 94,21,137/- through DD No. 031696 dated 06.03.2014
Rs. 2,50,000/- through RTGS vide No. UTIBH14052036608
Rs. 94,21,137/- through DD No. 031694 dated 06.03.2014
Rs. 2,50,000/- through RTGS vide No. UTIBH14052039699
Rs. 45,85,568/- through DD No. 031695 dated 06.03.2014
Rs. 48,35,569/- through DD No. 031692 dated 06.03.2014
All of Axis Bank Ltd., Civil Lines Branch, Kanpur,
Rs. 3,90,753/- deducted as TDS, Rs. 97,688/- deducted as TDS, Rs.
97,688/- deducted as TDS, Rs. 97,688/- deducted as TDS, Rs.
48,844/- deducted as TDS and Rs. 48,844/- deducted as TDS.

Thus the entire sale consideration of Rs. 7,81,50,600/- (Rupees Seven Crore Eighty One Lacs Fifty Thousand Six Hundred only) is paid and now nothing remained balance due to receive or to pay towards the sale consideration.

IN WITNESS WHEREOF the parties hereto have put their respective hands to this deed after understanding the contents hereof in their sound mind, good health, proper sense, without any coercion, threat, bar, pressure or undue influence in presence of the witnesses on the day, month and year mentioned first above.

Permanent Account No. of Vendor No. 1 is ALPPS0936D
Permanent Account No. of Vendor No. 2 is ALAPS8314C
Permanent Account No. of Vendor No. 3 is AJJPS7368D
Permanent Account No. of Vendor No. 4 is AJJPS2488N
Permanent Account No. of Vendor No. 5 is AJJPS7369C
Permanent Account No. of Vendee is AACCJ5605R.

Jay Prakash Shaw, Renu Chaudhary

Ashok Kumar Shaw, Phulchand Shaw

Amal Shaw, Saurin Chandra Shaw

WITNESSES:

1. Cabir Sahu

Mohd Mahim Solaja
SI. Mohd Saeed Solaja
Kl. 16/77-C Civil Lines Kanpur

Shafiqul Hasan

2. SHAFIQUL HASAN
S/o Syed Noorul Hasan
B-165, Ahmed Nagar
Jojmau Kanpur

VENDORS

Jay Prakash Shaw

Surinder Chandra

Abhok Kumar Shaw

Amar Shaw

Ramesh Chandra Shaw
Phulchand Shaw

VENDEE

Mohd

Typed by:

A.K. Sachan

A.K. Sachan, Typist

L.No.2, Court Kanpur.

Drafted by me.

Mohd Adv.

(MOHAMMAD SHAD KHAN)

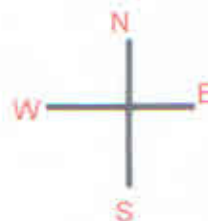
Advocate.

SITE PLAN OF PREMISES NO- 97 , CHANDRA NAGAR OVER
FIELD NO. 1130 MIN. , 1131 MIN. , 1134 MIN. 1136MIN. 1137MIN.
CHANDARI , DISTT.- KANPUR NAGAR

TOTAL LAND AREA :- 9900 SQ. MTR.

SOLD LAND AREA :- 6600 SQ. MTR.

COVD. AREA :- 125.00 SQ. MTR.



Jay Prakash Shaw

Ashok Kumar Shaw

Amar Shaw

Rakesh Chandra Shaw
Phul Chandra Shaw

Suresh Chandra Shaw

SIGN. OF SELLER

ANIL KUMAR
CIVIL ENGINEER
REGD. K.D.A.
44, KAILASH NAGAR
JAJMAU, KANPUR

SIGN. OF PURCHASER

OTHER'S PROPERTY



150'-0" [45.72M.] WIDE ROAD

ARAZI NO. 1130 MIN.

OTHER'S PROPERTY

आज दिनांक 06/03/2014 को

वही सं. 1 जिल्द सं. 6690

पृष्ठ सं. 191 से 222 पर कमांक 1402

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस0 के0 दुवे (प्रभारी)

उप निबन्धक (प्रथम)

कानपुर नगर

6/3/2014

