

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND
5 NOV 2009

निर्यात किया
कोड सं. 001

05AA 340206

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बही नं० 2879 पृष्ठ 301/352
ए0डी0फा0बुक/ जिल्द पृष्ठ
में नं० 7100 र जाय दिनांक 14-12-2009
में रजिस्ट्री की गई।

S d m Dehade

गढ़ा काया बाबक

सत्य प्रतिनिधि

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16.2.2010

Surendra Prasad Adv. 209 DDW

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6/11/09

आदेश नं. 209
द्वारा
कोर्ट का फैसला

TEN
RUPEES

Rs. 10

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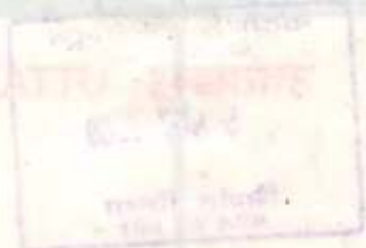
INDIA

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UTTARANCHAL

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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10000Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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(2)

SALE DEED

This deed of sale is made on this the 14th day of December, 2009 between Siddharth Buildwell Pvt. Ltd. PAN No AAJCS1167Q through its authorized signatories (1) Shri Umesh Agarwal S/o Shri Chunnilal, R/o 34 Malpan Mohalla, Dehra Dun and (2) Shri Ram Govind Tayal S/o Shri Ram Niwas Tayal, R/o M-119, Guru Har Krishan Nagar, Paschim Vihar, New Delhi- (3) hereinafter referred to as the "The Vendor", which term shall include, unless repugnant to the context its respective, legal representatives, executors, successors-in-interest and assigns etc.) of the one part.

AND

Shri Kailash. C. Melana S/o Shri L.L. Melana having PAN No. ABKPM9684K and Mrs. Sunita Melana W/o Shri Kailash. C. Melana having PAN No. ABKPM0356A, both R/o E-11, UPSIDC Industrial Area, Selaqui, Dehradun 248197 (hereinafter referred to as the "The Vendors", which term shall include unless repugnant to the context his respective heirs, legal representatives, executors or successors-in-interest and assigns etc.) of the other part.

Umesh Agarwal
Umesh Agarwal

Sunita Melana
Sunita Melana

(3)
भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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(3)

WHEREAS the Vendor purchased various piece of land situated in Panditwari, Vasant Vihar Dehra Dun which were mutated in revenue records in the name of the Vendor.

AND WHEREAS the Vendor got sanctioned and approved building plan of Group Housing from Mussoorie Dehra Dun Development Authority, Dehra Dun vide sanction letter no. 303/2005-2006 dated 27/04/2006 and got constructed multi storeyed residential apartments in accordance with sanctioned building plan, on the said land under the name and style of Siddharth Paradise, Panditwari Road, Vasant Vihar, Dehra Dun.

AND WHEREAS the Vendees expressed his desire to purchase Apartment No. 401 having total covered area of 1445 Sq. Feet or 134.29 Sq. Mts, situated on Fourth floor of Alaknanda Block in said Siddharth Paradise situated on Panditwari Road, Vasant Vihar, Dehra Dun, morefully descbed in the schedule given at the foot of this deed.

AND WHEREAS the Vendees after examining the proposal of the Vendor, has agreed to purchase and the Vendor has agreed to sell the above mentioned residential apartment to the Vendees for the price mentioned hereinafter, free from all type of liens, attachments, loans, encumbrances, mortgages, ceiling and acquisition proceedings and agreement of sale etc. etc.,

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(4)

AND WHEREAS the Vendor is the absolute owner of the aforesaid apartment described in the schedule below and has every right to sell the same;

AND WHEREAS the parties entered into an oral agreement and agreed upon the terms and conditions governing the contractual relationship between the parties and the said terms and conditions also form part of the present conveyance.

AND WHEREAS the Vendor Company vide resolution dated 13-10-2008 of its Board of Directors has appointed Shri Umesh Agarwal and Shri Ram Govind Tayal as authorised signatories of the Vendor company to execute on behalf of the Vendor Company this conveyance and any other required document relating to the transfer of the said apartment in favour of the Vendees.

NOW THIS DEED WITNESSES AS UNDER :-

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 24,00,000/- (Rupees Twenty Four Lacs only) paid by the Vendees to the Vendor as under :
 - A) By Cash on 21-11-2009 Rs. 1,00,000/-
 - B) By Cheque No. 137148 dated 30-11-2009 Rs. 16,00,000/-
drawn on Axis Bank
 - C) By Cheque No. 002037 dated 12-12-2009 Rs. 3,00,000/-
drawn on Axis Bank

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मालियत (स्टाम्प दिवा गुण)

वै. शुल्क बीस	सेटिंग शुल्क	Electronic Processing Fee	कुल योग
1000.00	10.00	520.00	10530.00

शब्द लक्ष्मण शर्मा

श्रीमती/कुमारी कलाश मीमलाना

पुत्री/पत्नी श्री एल एल मेलाना

निवासी सेलाकुड़ देहरादून

आज्ञा दिनांक 14/12/2009 समय 3:13:35PM

मालियत उप निबन्धक सहर 2 देहरादून

में प्रस्तुत की

उपनिबन्धक सहर 2 देहरादून



कलाश मीमलाना

लेखपत्र का निष्पादन उक्त

श्रीमती/कुमारी कलाश मीमलाना, S/O एल एल मेलाना, सेलाकुड़ देहरादून / सुनीता मेलाना, W/O कलाश मीमलाना, उक्त

स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

मूल्य 2400000.00

पुनः नगर में सफल प्राप्त कर

श्री उमेश अग्रवाल, S/O चमोलाल, 34 मालियान मोहल्ला देहरादून / राम गोविन्द तायल, S/O श्रीराम निवास तायल, सम 119 गुरु हर किशन नगर पश्चिम बिहार नई दिल्ली

में स्वीकार किया।

पट्टान श्री हिमाल शर्मा

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निवासी पटेल नगर देहरादून

श्री आनंद बहादुर

पुत्री श्री पवन बहादुर

निवासी प्रेम नगर देहरादून

में की

उपनिबन्धक सहर 2 देहरादून



आनंद बहादुर



राम गोविन्द तायल



कलाश मीमलाना



सुनीता मेलाना



आनंद बहादुर

COUNTO

प्रमाणित करने के लिये

नियमानुसार किन्हीं दोहरे निबन्धक

सात द्वा

NIG-1/FARANCHI



17672

SALE DEED/RELEVANT PART

Consideration : Rs. 24,00,000/-
 Market value : Rs. 22,37,000/-
 Stamp Duty : Rs. 1,66,900/-
 Main Locality : Within Municipal Limits
 Locality : Panditwari, Dehradun
 Description of Property : ALL THAT APARTMENT No. 401 having total covered area of 1445 Sq. Ft. or 134.29 Sq. Mts. inclusive of walls, cupboards window projections and balconies) at fourth floor with ownership of terrace at fourth floor in Alaknanda Block of Siddharth Paradise situated in Panditwari, Pargana Central Doon District Dehradun. (Both the Vendees shall have half share each.)
 Kind of Property : Residential Flat
 Circle rate : Land Rs. 5000 per Sq. Mtr.
 Construction Rs. 11000 per Sq. Mtr.
 Distance from main Road : More than 500 mts from main Chakrata Road, Dehradun
 Name and Address of seller : Siddharth Buildwell Pvt. Ltd. PAN No AAJCS1167Q through its authorized signatories (1) Shri Umesh Agarwal S/o Shri Chunnilal, R/o 34 Malviya Marg, Dehra Dun and (2) Shri Ram Govind Tewari S/o Shri Ram Niwas Tayal, R/o M-119, Guru Har Krishan Nagar, Paschim Vihar, New Delhi-63
 Name and Address of Purchaser : Shri Kailash. C. Melana S/o Shri L.L. Melana having PAN No ABKPM9681K and Mrs. Sunita Melana W/o Shri Kailash. C. Melana having PAN No. ABGPM0356A, both R/o E-11, UPSIDC Industrial Area, Selaqui, Dehradun 24819
 No. of Stamps Sheets : 24
 Drafted by : Shri Nitin Kumar Singhal, Advocate

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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- D) By Cheque No. 326534 dated 12-12-2009
drawn on Punjab National Bank

Rs. 4,00,000/-

Total Rs. 24,00,000/-

the receipt whereof is hereby acknowledged by the Vendor in full and final payment of the sale consideration and the Vendor hereby conveys, transfers and assigns to the said Vendees, Shri Kailash. C. Melana S/o Shri L.L. Melana and Mrs. Sunita Melana W/o Shri Kailash. C. Melana, both R/o E-11, UPSIDC Industrial Area, Selaqui, Dehradun 248197 said apartment no. 401 having total covered area of 1445 Sq. Feet or 134.29 Sq. Mts. situated on Fourth Floor of Alaknanda Block (hereinafter called the said Apartment), with all the rights, title, interest, easements and appurtenances etc. thereto belonging to the Vendor in respect of the said apartment to have and to hold the same to the Vendees absolutely and forever.

- 2) That the aforesaid Block consists of four floors and each floor consists of four apartments. Thus the aforesaid entire Block consists of 16 apartments in all. These 16 apartments are proposed to be sold as individual units. The land underneath the aforesaid entire Block consist of 561.71 Sq. Mts. in which the ownership of the Vendees shall be to be extend of 6.25%.

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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

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3. That the said apartment is being sold free from all sorts of disputes suit claims, attachments, loans, encumbrances, charges, and liens etc. and is neither subject matter of any proceedings of ceiling, acquisition or requisition, nor is subject matter of any court attachment or auction sale and the Vendor have a subsisting, clear and marketable title over the said apartment and the same is being sold as such.
4. That in case the Vendees suffers any loss due to defect in the title of the Vendors as assured above, the Vendor shall pay the proportionate sale consideration as damages to the Vendees.
5. That the Vendor have given actual possession of the Property hereby sold to the Vendees. The Vendees shall be entitled to use and enjoy the Property hereby sold without any let or hindrance, interference or interruption from the Vendor or any person claiming through or under them.
6. That all the taxes, cesses, land revenues and other charges, etc., if any, upto the date of this deed and in respect of the said apartment shall be paid by the Vendor and hereafter all sums on all accounts shall be paid by the Vendees. The Vendees shall pay the demanded taxes of all and every land whatsoever, whether levied or leviable now or in future, on the land or building(s), as the case may be, from the date of the this sale deed and

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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- so long as each apartment is not separately assessed for ~~sale~~, for the land and/or building(s), the same shall be payable and be paid by the Vendees in proportion to the area of his apartment. Such apportionment shall be made by the Vendor or maintenance agency, as the case may be, and the same shall be conclusive, final and binding upon the Vendees.
7. That the Vendees do not have any claim against the Vendor as to any item of work, material, installation etc. etc. in or in respect of the said apartment on any ground whatsoever.
8. That the Vendees having taken possession of the said apartment shall, have no objection to the Vendor constructing or continuing with the other construction adjoining the apartment hereby sold or at any other place in the said Siddharth Paradise.
9. That Vendor shall be entitled to connect the electric, water, sanitary, drainage, fittings etc. to additional structure/stories with the existing electric, water, sanitary or drainage, system etc. at its will and cost.
10. That if other addition or alteration in, about or relating to the said apartment or in Siddharth Paradise complex are required to be carried out by the Government/MDDA/Municipal Authorities or any other Statutory

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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Authority or in any way pursuant to any statutory requirement, the same shall be carried out by the Vendees in cooperation with other apartment holders in the manner as may be prescribed or required, according to building byelaws at his own costs and the Vendor shall not be liable or responsible for the same.

11. That save and except in respect of the particular apartment hereby purchased by the Vendees, the Vendees shall have no claim, right, title or interest of any type or nature, on any common area, such as lobbies, staircase, lifts, corridors, club, swimming pool, open spaces, public amenities and other facilities etc. and the same shall remain the property of the Vendor whose responsibility will be to maintain and upkeep the same on such terms as may be prescribed and may be mutually decided, for the use by the apartment holders until the same are transferred or assigned by the Vendor to any other body, association, society or agency as may be decided by the Vendor or as may be required under any Statutory provision, Rules or By laws. The Vendor and the Vendees shall extend co-operation on their part for formation of association/ society for maintenance and control of use of such common facilities in Siddharth Paradise. However the Vendees shall be entitled to use parking space on the ground floor earmarked for the said apartment for parking of his car or scooter.

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12. That the Vendees shall be the owner of the terrace and shall be entitled to use the open terrace of their apartment subject to right of common use of common area for other apartment holders of the Block such as keeping water storage tank, D.T.H. Antena and other such amenities as may be prescribed by the Vendor or the society.
13. That the Vendor alone shall be entitled to obtain the refund of various securities deposited by it during construction of the apartments with various Government/Local Authorities for electric, water and sewer connection, etc or any other deposits, refunded back to the Vendor from various Government/Local Agencies.
14. (a) That the Vendees shall not store in the apartment any goods which may be of combustible nature or which are so heavy as to affect the construction or structure of the said Block or any part thereof.
- (b) The Vendees shall not do or cause to be done or suffer anything in or about the said apartment which may tend to cause damage to any flooring or ceiling of any apartment over, below or adjacent to their apartment, or which may in any manner interfere with the use thereof or of any open space, passages or amenities available for the common use.

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(c) The Vendees shall not at any time demolish the apartment or any part thereof nor will at any time make or cause to be made any addition or alteration of whatever nature to the said apartment or any part thereof.

(d) The Vendees shall not do or permit to be done the following acts -

i. The closing of verandas or lounges or balconies or common passages or common corridors, even if a particular floor/floors are occupied by the same Vendees.

ii. Make any alteration in the elevation and outside colour scheme of the exposed walls of the verandah, lounge or any external wall, on both the faces, of the external doors and windows of the apartment hereby purchased by the Vendees, which in the opinion of the Vendor differ from the colour scheme of Siddharth Paradise.

(e) Neither the Vendees nor occupier of his apartment shall put up name plate or signboard, publicity or advertisement material anywhere in the common areas except at the outer door of his own apartment, without prior permission in writing of the Vendor or his nominee.

(f) The Vendees shall not fix/install the air-conditioners/coolers at any place other than the space(s) provided for in the design of the apartment/

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Block or project or open them in the inside passages, common areas or in the staircase, and shall ensure that no water drips from any cooler/air conditioner. Outside the apartment hereby sold.

(2) The Vendees shall not use the said apartment or permit the same to be used for any purpose other than residential as permitted by the Development Authority or Govt./Local agencies.

15. That the said complex shall always be known as "SIDDHARTH PARADISE" and this name shall never be changed by the apartment owner(s) or anybody else. The name of the Complex and the Vendor's name shall always be displayed at the prominent place as may be decided by the Vendor.

16. That the Vendor shall have the first lien and charge on the said apartment, in the event of the Vendees parting with any interest therein, for all its dues as are and/or that may hereafter become due and payable by the Vendees to the Vendor.

17. That the Vendor covenants with the Vendees that on the Vendees paying the dues and performing the terms and conditions of this conveyance on his part, the Vendees he shall peacefully hold and enjoy the said flat

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- without any interruption by any person claiming through under or in trust for the Vendor.
18. That the terms and conditions contained herein shall also be binding on every occupier of the apartment and in case of any default by the occupier, the same shall be treated as that of the Vendees, unless it is otherwise in the context.
19. That the delay or indulgence by the Vendor in enforcing the terms of this conveyance or any forbearance or giving of time to the Vendees, shall not be construed as a waiver on the part of the Vendor, of any breach or non-compliance of any of the terms and conditions of this conveyance by the Vendees nor shall the same, in any manner prejudice the rights of the Vendor to take appropriate action in the matter at any time.
20. That it is clarified that the cost/ charges of obtaining individual electric connection and meter installation and charges of the maintenance for fire fighting equipment, power backup for the said apartment, membership of the club/ society etc. are not included in the basic sale price mentioned herein and same shall be separate liability of the Vendees.

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OTHER TERMS & CONDITIONS OF THIS CONVEYANCE
ARE AS FOLLOWS :-

1. The Vendees shall use the said apartment according to laws, rules and regulations of the Local Municipal Body and Development Authority
2. The maintenance, upkeep, repair, security etc. of the Siddharth Paradise in general and of the Block and apartment in particular including the landscaping and common area of the Block and colony will be organised by an Association of apartment owner's as and when formed at its own risk and costs.
3. The Vendees shall extend full co-operation in forming an association/ society of the Vendor and apartment owners in Siddharth Paradise Colony and shall pay regular subscription and dues thereof, for performing and carrying out various terms and conditions of this conveyance connected therewith.
4. In future if any decoration of the exterior of the building is warranted, the Vendees shall not decorate the exterior of the building himself but the same shall be decorated by the Association of apartment owner's as and when formed and until then by the Vendor and the occupiers of the particular apartment /Block shall jointly bear the cost.

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5. The Vendees shall not post any advertisement or poster of any kind in the premises of the Siddharth Paradise without permission of the Association/ Vendor.
6. The Vendees shall not make or allow the making of any noise at high pitch or do any work or thing or act or conduct himself or allow any other person in the apartment to conduct or do anything in such a way that might reasonably cause irritation, annoyance or disturbance to any other resident or occupier of the said Block/ Colony.
7. The Vendees shall not hang clothes and garments from the windows or balconies of the said apartment in a manner which might cause inconvenience or irritation or annoyance to any other occupier or resident of the said Block or Colony or adversely effect the outer beauty and look of the Block.
8. The Vendees shall not take up any wiring for electrical or telephonic installation T.V. Antenna, Air Conditioning unit or other plant or machinery on the exterior of the said apartment that protrudes through the walls or roof or floor of the apartment except with the written permission of Association/ Vendor.

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9. The Vendees shall not arrange or hold any public function in any part of the said Block or Colony except with the permission of the Association/ Society/ Vendor.
10. The Vendees shall not use the said apartment for illegal or immoral purposes or for storing any inflammable or hazardous goods, materials or articles and shall not bring in the said apartment, Block or Colony any item of whatsoever nature which might cause harm to other occupants or residents of the said Block/ Colony.
11. The Vendees shall get the said Apartment fully insured for 150% of the market value or consideration value, whichever ever is higher at its own cost.

THE VENDEES DO HEREBY, INTER ALIA, COVENANTS WITH THE VENDOR :-

1. To maintain at his own costs the said apartment in good, habitable repair and condition, keeping in view that the walls, floors and ceilings/ roof are common.
2. Not to store in the said apartment, parking space/other common space any good which is of hazardous, combustible or dangerous nature and shall not carry or cause to be carried heavy packages which may cause damage to the staircase, common passages or any other structure of the

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- building and in case any damage is caused to the building or because of negligence or default of the Vendees in this respect, the Vendees shall be liable to make good for the same.
3. To carry at his own cost all internal repairs in the said apartment and maintain the said apartment premises in good condition, state and order and shall not do or suffer to be done anything to the said apartment/ Block/ Premises or to the building which may be against the rules, regulations and bye laws of the concerned Local Authority or the Development Authority and in the event of the Vendees committing any act in contravention thereto, the Vendees alone shall be responsible and liable for the consequences thereof to the concerned Local Authority or the Development Authority, as the case may be.
4. Not to carry out any structural addition or alterations of whatsoever nature in the said apartment premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building and shall keep the portion, sewers, drain pipes in the said apartment Block/ Premises and appurtenances thereto in good, workable condition and repair.
5. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment Premises in the compound

M. S. Teyal

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Chief

Sunil Kumar

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(17)

or any portion of the said Block or Colony and except at areas/places earmarked for the purposes in the said complex.

6. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which may be imposed by the concerned Local Authority and or Government and/or other Public Authority.

7. The Vendees shall observe and perform all the rules and regulations which the Association/ Society may adopt and the additions, alterations or amendments thereof, as may be made from time to time for protection and maintenance of the said Block/ Colony. The Vendees shall also observe and perform all the stipulations and conditions laid down by the Association/ Society shall pay and contribute regularly and punctually his dues to the Association/ Society.

8. Not to transfer, assign and/or part with interest or benefit factor of the said apartment/ Premises until all the dues payable by the Vendees, either to the Vendor and/or the Society are fully paid up and only if the Vendees had not been guilty of breach of or non-observance of any of the terms and conditions of this deed and until the Vendees has intimated to the Vendor and/or to the Society.

Sundaraman

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तरांचल UTTARANCHAL

729923

(18)

9. In case of sale of the apartment by the Vendeers, the Vendeers shall inform the Vendor of the proposed sale and the Vendor shall have first right to purchase the same on available price. After formation of the society this term shall be applicable instead of Vendor to the Society.

DETAILS FOR THE SUB-REGISTRAR OFFICE :-

- The property hereby sold is situated at a distance of more than 500 Mts. from Chakrata Road, Dehradun in Panditwari, Pargana Central Doon, District Dehradun.
- The property hereby sold is not hit by the provisions of ULC Act, 1976 and no cases are pending under section 10(3) and 15(3) thereof.
- That structure constructed is of good category.
- That property hereby sold is situated within the limits of the Municipal Corporation, Dehradun.
- That there is no violation of the provision of The Uttaranchal (The Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order, 2001) (Amendment) Act, 2003 in transfer of the said property.

[Signature]
[Signature]

[Signature]
Sub-Registrar

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 552510

(19)

1. (19) That the total land/ plot area of Siddhartha Paradise is 11493.24 Sq.Mt. Total Covered area is 3628.63 Sq.Mt. and total open common area is $11493.24 - 3628.63 = 7864.61$ Sq.Mt.

(g) That there are 136 flats in total, constructed in said Siddhartha Paradise and average open common area in respect to flat hereby sold is 7864.61 Sq.Mt./136 = 57.83 Sq.Mt.

f) That the circle rate fixed in the locality is Rs. 5000/- Sq. Mts. according to which the value of the land hereby sold comes to $(134.29 \times \text{Rs. } 5000) = \text{Rs. } 6,71,450/-$ less 30% cost of the land i.e. Rs. 4,70,015/- (the property being on the Fourth floor) while the cost of construction comes to $(134.29 \times \text{Rs. } 11,000) = \text{Rs. } 14,77,190/-$. Value of the open common area of the share of the flat hereby sold comes to $(57.83 \times 5000) = \text{Rs. } 2,89,150/-$. Thus the total market value of the property as per circle rate comes to Rs. 22,36,355/- say Rs. 22,37,000/-, which is less than the agreed sale price, hence for purposes of stamp duty the deed is valued at Rs. 24,00,000/-, on which the requisite stamp duty of Rs. 1,66,900/- is being paid as under:

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Handwritten signature

Handwritten signature

Handwritten signature

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

(20)

(i) 1/2 (half) Share of Vendee No. 1 on Circle Rate of 22,37,000/- i.e. Rs. 11,18,500 @ 8% =	Rs. 89,500/-
(ii) 1/2 (half) Share of Vendee No. 2 on Circle Rate of 22,37,000/- i.e. Rs. 11,18,500 @ 6.25% =	Rs. 70,000/-
(iii) On remaining sale consideration of Rs. 1,63,000 @ 4.5% =	Rs. 7,400/-

SCHEDULE OF APARTMENT

ALL THAT APARTMENT No. 401 having total covered area of 1445 Sq. Ft. or 134.29 Sq. Mts. inclusive of walls, cupboards, window projections and balconies at Fourth floor, with ownership of Terrace at fourth floor subject to right of other apartment holders on common area as stated above, in Alakanda Block of Siddharth Paradise situated in Panditwari, Pargana Central Doon District Dehradun, delineated in red colour on the map attached with common passage and wall shown in yellow colour and service areas shown in green colour.

Note :- Both the Vendees shall have half share each.

Agd. T. Patel

Ullas

Om

Siddharth

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 552570

(21)

Finger Prints in compliance of Sec 32-A Registration Act 1908

Name & Address of the Vendor

(1) Shri Umesh Agarwal S/o Shri Chumtilal, R/o 34 Maliyan Mohalla,
Dehra Dun

Left hand's finger prints

Thumb

Index

Middle

Ring Small



Right hand's finger prints

Thumb

Index

Middle

Ring Small



Umesh Agarwal
Signature

Umesh Agarwal
①

Sundaram

राष्ट्रीय न्यायिक

Rs. 100

100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

(22)

(2) Shri Ram Govind Tayal S/o Shri Ram Niwas Tayal R. & M.
Gurukul Krishan Nagar, Paschim Vinay, New Delhi-63

Left hand's finger prints

Thumb

Index

Middle

Ring Small



Right hand's finger prints

Thumb

Index

Middle

Ring Small



Uda

Chop
Sundaram

37135-01

(237)

Name & Address of the Vendees

(1) Shri Karanish. C. Melana S/o Shri L.L. Melana R/o Belhara
Industrial Area, Selagui, Dehradun 248197

Left hand's finger prints

Thumb

Index

Middle

Ring Small



Right hand's finger prints

Thumb

Index

Middle

Ring Small



Handwritten signature



उत्तराखण्ड पुलिस

(24)

22) Mrs. Sunita Meena W/o Shri Kailash. C. Meena, R/o E-11, Industrial Area, Selahi, Dehradun 248197

Left hand's finger prints

Thumb

Index

Middle

Ring Small



Right hand's finger prints

Thumb

Index

Middle

Ring Small



Dehradun
22/11/2008



HUNDRED RUPEE

INDIA
NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

(25)

IN WITNESS WHEREOF, the parties here to have put their hands
executed this sale deed on the on the day, month and year first above written.

Vendor

Witness

s/o Late S. K. Sharma

R/o - 311, Patel Nagar

Vendor

s/o Late S. K. Sharma

R/o Village, S. K. Sharma

R/o Patel Nagar

MS. D. Sharma

Drafted by: Shri Nitin Kumar Singh, Advocate

Typed in my chamber under my dictation and photographs attested by parties themselves

281/1

नाम-
Suman Hazra
Stamp Vendor
Bhubaneswar



मैला



रमेश



जिल्द 2879

पृष्ठ 30 से

पर आगे दि...

CERTIFICATE

LIARANCH

क्रमांक

महाराष्ट्र

ही नं. 1

मै नं. 7100 पर आ. नं. 1/क

पर निदेशक पर 2/क



महाराष्ट्र
राज्य

नं. 4501
महाराष्ट्र

CROWN 1.0

NICUTTARA

33

Showing IVth Floor of ALAKNANDA Block Sudhartha Paradise

