

AN E-Stamp of Rs.2,04,500/- bearing Certificate No.IN-UK00471930679400M dated 26.09.2014 is attached with this Sale Deed



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21980

SALE DEED / RELEVANT PARTICULARS

Consideration	:	Rs. 40,94,000
Market Value According to Circle Rate	:	Rs. 40,77,000
Stamp Duty	:	Rs. 2,04,500
Main Locality	:	Mauza Panditwari Mafi, Pargana Central Doon, Dehradun.
Locality	:	Within the limits of Nagar Nigam
Description of Property	:	All that Apartment / Flat No. B-105 having Super area 143.06 Sq.Mtrs. (covered area measuring 130.06 Sq. Mtrs.) situated on IIIrd Floor, comprising in and being part of GARDEN VIEW APARTMENTS erected and constructed on Khasra No. 37, 38, 39, 40 and 52 situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun.
Circle Rate	:	Land Rs. 12,000/- per Sq. Mtr. Construction Rs. 14,000/- per Sq. Mtr.
Distance from main Road	:	More than 350 Mtrs. away from main road
Name and Address of Seller	:	M/s. Pragati Promotors & Developers (PAN No. AAJFP2595A), a partnership firm registered under Indianship Partnership Act and having its Registered Office at 9/14, Mehant Flats, Idgah, Dehradun through its partner Shri Himanshu Ramola son of Shri S.C. Ramola (PAN No. AKKPR9113M)
Name and Address of Purchaser	:	Dr. Chinnappan Baskar son of Sh. S. Chinnappan resident of c/o Sh. Pawan Kumar Sambher, Podianwala Bazar, Una (Himachal Pradesh) (PAN No. ALPPB5764J)

*[Signature]*

*[Signature]*

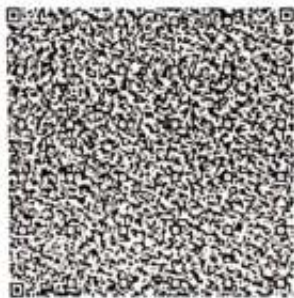


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK00471930679400M  
Certificate Issued Date : 26-Sep-2014 09:32 AM  
Account Reference : SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUKSHCIL0100750254915405M  
Purchased by : DR CHINNAPPAN BASKAR  
Description of Document : Article 23 Conveyance  
Property Description : FLAT NO. B-105,GARDEN VIEW APARTMENT,ON KH  
NO.37,38,39,40,52,MAUZA PANDITWARI MAFI,DEHRADUN  
Consideration Price (Rs.) : 40,94,000  
(Forty Lakh Ninety Four Thousand only)  
First Party : PRAGATI PROMOTORS AND DEVELOPERS  
Second Party : DR CHINNAPPAN BASKAR  
Stamp Duty Paid By : DR CHINNAPPAN BASKAR  
Stamp Duty Amount(Rs.) : 2,04,500  
(Two Lakh Four Thousand Five Hundred only)



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0001251194

**SALE DEED**

THIS SALE DEED is made at Dehradun on this 26th day of September 2014

**BY**

M/s. Pragati Promoters & Developers, a partnership firm registered under Indianship Partnership Act and having its Registered Office at 9/14, Mehant Flats, Idgah, Dehradun through its partner Shri Himanshu Ramola son of Shri S.C. Ramola (PAN No.AAJFP2595A) hereinafter referred to as the "VENDOR", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns, of the **ONE PART**;

**AND**

Dr. Chinnappan Baskar son of Sh. S. Chinnappan resident of c/o Sh. Pawan Kumar Sambher, Podianwala Bazar, Una (Himachal Pradesh) hereinafter referred to as the "VENDEE", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns, of the **OTHER PART**;

WHEREAS the Vendor Pragati Associates purchased land bearing Khasra No. 39/ 3 measuring 360.00 Sq. Mtrs. situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun from Shri Khushi Ram son of Shri Budhi Chand and Shri Devendra Kumar and Pramod Kumar both sons of Shri Badri Prasad, vide Sale Deed dated 07.04.2005 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. No.1440, pages 130; Addl. File Book No. I, Vol. No. 1464, pages 885 to 900 as Document No. 1991 dated 07.04.2005.

AND WHEREAS the Vendor Pragati Associates also purchased land bearing Khasra No. 38 measuring 80.00 Sq. Mtrs. and Khasra No. 39 measuring 120.00 Sq. Mtrs. and Khasra No. 40 measuring 610.00 Sq. Mtrs. total measuring 810.00 Sq. Mtrs. situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun from Shri Devendra Kumar and Shri Pramod Kumar both sons of Shri Badri Prasad, vide Sale

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Deed dated 06.04.2005 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. No.1440, pages 121, Addl. File Book No. I, Vol. No. 1464, pages 468 to 482 as Document No. 1959 dated 06.04.2005.

AND WHEREAS the Vendor Pragati Associates also purchased land bearing Khasra No. 52 measuring 7737.00 Sq. Mtrs. situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun from Shri Jagveer Singh Yadav son of Late Shri Harmaya Singh, vide Sale Deed dated 02.04.2005 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. No.154, pages 294, Addl. File Book No. I, Vol. No. 1605, pages 787 to 802 as Document No. 3938 dated 03.06.2006.

AND WHEREAS the Vendor Pragati Associates also purchased land bearing Khasra No. 37 measuring 222.50 Sq. Mtrs. situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun from Smt. Rakhsana Umar wife of Mohd. Umar, vide Sale Deed dated 02.08.2005 duly registered in the office of Sub-Registrar, Dehradun in Book No. I, Vol. No.1440, pages 317, Addl. File Book No. I, Vol. No. 1500, pages 463 to 472 as Document No. 4796 dated 02.08.2005.

AND WHEREAS by virtue of amendment deed dated 01.02.2007 the name of M/s Pragati Associates has been changed to M/s Pragati Promoters and Developers and to this effect a certificate has been issued by the Registrar Society of Firms by virtue of document No. 4786 dated 17.02.2007.

AND WHEREAS M/s Pragati Associates and Sidhant Promoters entered into MOU in light of which a map was submitted before the M.D.D.A. under the name and style M/s Pragati Associates and Sidhant Promoters Pvt. Ltd. vide Map File No. 1399 of 2005-06. The said Plan was sanctioned vide letter dated 07.04.2006. Sidhant Promoters Pvt. Ltd was restricted to the construction only. The ownership rights vests in M/s Pragati Promoters and Developers.

AND WHEREAS the Vendor constructed a housing complex, named "Garden View Apartments" hereinafter referred to as the "Said Complex", thereon.

AND WHEREAS the Vendee named above, applied to the Vendor for the allotment of a dwelling Apartment / Flat No. B-105 having Super area 143.06 Sq.Mtrs. (covered area measuring 130.06 Sq. Mtrs.) situated on IIIrd Floor, comprising in and being part of GARDEN VIEW APARTMENTS erected and constructed on Khasra No. 37, 38, 39, 40 and 52 situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun.. hereinafter referred to as "Said Apartment" and the Vendor allotted the same situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun comprising in and being part of GARDEN VIEW APPARTMENTS along with undivided and impartiable proportionate share in the land and the proportionate share in the common area, such as common staircase, common entrance etc., more fully described in the Schedule-1 given hereunder, together with proportionate rights to use the common covered area, including all easement rights attached thereto, on

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the terms and conditions as contained herein.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS :

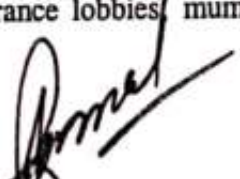
1. In consideration of the amount of Rs. 40,94,000 (Rupees Forty lacs ninety four thousand Only), paid by the Vendee, to the Vendor in the following manner:

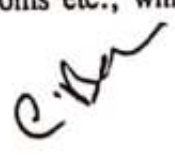
- (a) Rs.2,00,000 vide Cheque No.000030 dated 21.8.2014  
Bank of Baroda, Dehradun  
(b) Rs.38,94,000 vide Draft No.067686 dated 25.9.2014  
Bank of Baroda, Dehradun  
against housing loan of the purchaser

the receipt whereof the Vendor hereby admits and acknowledges, and the Vendee agreeing to observe and perform the terms and conditions herein, referred in the recitals hereinabove, and as such by way of this Sale Deed, the Vendor hereby agrees to sell, convey and transfer the Said Apartment with all its sanitary, electrical, sewage and other fittings, more particularly described in the Schedule-1 hereunder written and for greater clearness has been delineated on the plan attached hereto together with all rights and easements whatsoever necessary for the enjoyment of the Said Apartment along with right to use the common staircases, corridors, common roads, facilities, lifts, entrance and exits of the building, water supply arrangement, installations such as power system, lighting system, sewerage system etc., subject to the exceptions, reservations, covenants, stipulation and conditions hereinafter contained.

2. The vacant and peaceful possession of the Said Apartment has been delivered to the Vendee simultaneously with the signing and execution of this Sale Deed, and the Vendee has satisfied herself as to the area of the Said Apartment, quality and extent of construction and the specifications in relation thereto and the Vendee agrees not to raise any dispute at any time in future.

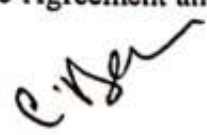
3. For computation purpose the super area means and includes, half of the area under common walls between two apartments, full area of the other walls, columns and projections and proportionate share in the common area i.e. areas of the balconies, cupboards, lofts plus proportionate common areas such as projections, corridors, passages, area under lifts and lift rooms, staircases, underground/overhead water tanks, munties, entrance lobbies, electric sub-stations, pump house, shafts, guard rooms, and other common facilities of the Said Apartment. The Vendee gets exclusive possession of the built-up area i.e. covered area, areas of balconies, area of lofts and area of cupboards of the Said Apartment. The Vendee shall have no right, interest or title in the remaining part of the Said Complex such as roads, parks, overhead water tanks, underground water tanks, electric sub-stations, open areas, entrance lobbies, munties, pump house, shafts, guard rooms etc., which





shall remain the property of the Vendor. The right of usage of the common facilities is subject to the covenants herein and upto date payment of all dues.

4. The Vendee shall also be entitled to sell, mortgage, lease, gift, exchange or otherwise alienate the Said Apartment hereby conveyed subject to the terms contained herein to any one after obtaining a No Objection of the Vendor as regards clearance/payment of outstanding maintenance charges payable by the Vendee to the Vendor or the Residents Association / Maintenance Agency concerned with maintenance of common areas, facilities and services.
5. The Vendee shall not be entitled to claim partition of her undivided share in the land, as aforesaid, and the same shall always remain undivided and impartible and unidentified.
6. That except for the Said Apartment transferred herein and all common easementary rights attached therewith, common areas and facilities as mentioned in Schedule-2 provided in the Said Complex and its adjoining areas including the unallotted terrace/roof, unreserved open and covered parking spaces and facilities therein, storage areas etc., the entire unsold areas, shall remain the property of the Vendor and the same shall always deemed to be in possession of the Vendor.
7. The Vendee shall from time to time and at all times pay directly to the State Government/Central Government existing or to exist in future all rents, taxes (municipal tax, property tax, water tax, sewerage tax, other annual taxes), charges levies, impositions and assessments of every description which are now or may at any time hereafter during the validity of this Sale Deed be assessed, charged or imposed upon the Said Apartment hereby transferred in proportion of the super area of the same to the total super area of the Said Complex. All taxes or charges, present or future, on the Said Apartment levied by any authority from the date of sale deed/possession shall be borne and paid by the Vendee.
8. The Vendee shall, at all times duly perform and observe all the covenants and conditions which are contained in this Sale Deed, as referred hereinabove, and observe the same as applicable and pertaining to the Said Apartment.
9. The Vendee agrees to enter into a maintenance agreement with any associated condominium of apartment owners and/or nominee/agency/association(s) or other body hereinafter referred to as the 'Maintenance Agency' from time to time for the maintenance and upkeep of the Said Complex.
10. Whenever the title of the Vendee in the Said Apartment is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sale Deed and the Maintenance Agreement and

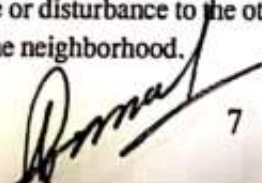


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he be answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the Said Apartment.

11. The Vendor shall maintain the Said Complex till the maintenance is handed over to the Residents Welfare Association or a period of one year from the date of completion of the Complex or unit, whichever is earlier. The Vendor shall transfer the Interest Free Maintenance Security, net of default of maintenance and electricity charges, to the Residents Welfare Association for maintenance of the Said Complex thereafter. The Vendor may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard.
12. The Vendor reserves the right to entrust the job of maintenance and upkeep of the open areas, common areas facilities of the Said Complex to any agency them deem fit.
13. That the Vendor has provided power back-up system to the common services/ facilities. The Vendee shall be liable to pay regularly and timely the charges towards electricity consumed by the Vendee through the power supply and the proportionate running cost of power back up system over and above the general maintenance charges, electricity consumed through the power back-up system at such rates, taxes, levies, service charges etc., as determined by the Vendor / Maintenance Agency failing which supply of electricity can be discontinued by the Maintenance Agency. Such charges may be collected in advance through pre-paid metering system.
14. The Vendee shall permit the Vendor and/or Maintenance Agency, his servants and agents with or without workmen and others at all reasonable times to enter into and upon the apartment or any part thereof for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining, cleaning, lighting and keeping in order, good condition and services, drains pipes, cables, water covers, gutters, wires or other conveniences belonging to or serving or used for the said buildings and also for the purpose of laying down, maintaining, repairing and testing draining and water pipes and electrical wires and for similar purposes. The Vendee shall allow the complex maintenance team to have full access to and through her unit and terrace area for the periodic inspection, maintenance and repair of service conduits and the structure.
15. The Vendee shall not carry on or permit to be carried on, in the Said Apartment any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done therein any act or thing whatsoever which in opinion of the Vendor may be a nuisance, annoyance or disturbance to the other owners of the Said Complex and persons living in the neighborhood.

  
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16. The Vendee shall maintain at his own costs the Said Apartment including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws, Rules and Regulations of the Government, or any other competent authorities and local bodies and shall be responsible for all deviation, violations of any of the conditions, rules or bye-laws and shall observe and perform all the terms and conditions.
17. The Vendee shall not remove any walls of the Said Apartment including load bearing walls and all the walls / structures of the same shall remain common between the Vendee and owners of the adjacent Said Apartment. Further, the Vendee shall neither herself do not permit anything to be done which damages any part of the adjacent unit/s etc.
18. The Vendee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. All unauthorized encroachments or temporary/permanent constructions carried out in the Said Apartment or on stilt Car Parking space on the ground floor by the Vendee shall be liable to be removed at his cost by the Vendor and/or Maintenance Agency.
19. It shall be incumbent on each Vendee to form and join an Association comprising of the Vendees for the purpose of management and maintenance of the Said Complex. Only common services shall be transferred to the Association. Facilities like parking, storage spaces, servant rooms etc. shall not be handed over to the association and will be owned by the Vendor and may be sold to any agency or individual as the case may be on any terms as the Vendor would deem fit. The other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block for organizing meetings and small functions, the same shall be used on such charges as prescribed by the Maintenance Society.
20. The Said Complex along with lifts, pump houses, generators etc., may be got insured against fire, earth-quake and civil commotion at the expenses of the Vendee by the Vendor / Maintenance Agency provided all the occupiers of the apartments pay and continue to pay the proportionate charges to be incurred by the Maintenance Agency for the purpose of insurance. The Vendee shall not do or permit to be done any act which may render void or voidable any insurance in any part of the said apartment or cause increased premium. Such charges may be integrated into the pre-paid power supply metering system.
21. The Vendee may get insurance of the contents lying in the Said Apartment at

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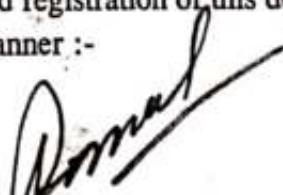
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- his own cost and expenses. The Vendee shall not keep any hazardous, explosive, inflammable material in building or any part thereof. The Vendee shall always keep the Vendor or Maintenance Agency or Resident Association harmless and indemnified for any loss and/or damages in respect thereof.
22. The Vendee shall not put up any name or sign board, neon-light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the exterior façade of the building or anywhere on the exterior or on common areas or on roads of the Said Complex.
23. The Vendee may undertake minor internal alterations in his unit only with the prior written approval of the Vendor. The Vendee shall not be allowed to effect any of the following changes/alterations:
- i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of the Said Apartment or any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Vendee will get the same repaired.
  - ii) Changes that may affect the facade of the unit (e.g. changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
  - iii) Making encroachments on the common spaces in the Said Complex.
  - iv) Any construction temporary or permanent or any alteration or addition to sub-divide or amalgamate the Said Apartment.
24. The Vendee shall strictly observe following points to ensure safety, durability and long term maintenance of the building:
- i. No changes in the internal layout of a Said Apartment should be made without consulting a qualified structural consultant and without the written permission from the Vendor.
  - ii. No R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
  - iii. All the plumbing problems should be attended by only one qualified or experienced plumber in the building. The Plumbing Network inside the apartment shall not be tampered with or modified in any case.
  - iv. Use of acids for cleaning the toilets should be avoided.
  - v. All the external disposal services to be maintained by periodical cleaning.

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- vi. No alterations will be allowed in elevation, even of temporary nature.
  - vii. Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licenced electrician.
  - viii. The Vendee shall not cover the balcony/ terrace of the Said Apartment by any structure, whether permanent or temporary.
  - ix. The Vendee should make sure that all water drains in the apartment (whether in terraces, balconies, toilets or kitchen) should be periodically cleaned i.e. they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below
  - x. The Vendee should avoid random parking of his/ her vehicle and use only parking space.
  - xi. In case Vendee rents out the unit, he is required to submit all details of the tenants to the Maintenance Society. The Vendee shall be responsible for all acts of omission and commission of his/her/their tenant. The complex management can object to renting out the premises to persons of objectionable profile.
  - xii. The Vendee is not allowed to put the grills in the Said Apartment as per individual wish, only the designs approved by the Vendor will be permitted for installation.
25. The provisions of the Uttar Pradesh Apartments Act, 2003 as amended from time to time and the Uttar Pradesh Ownership of Flats Rules, 1984 and all other rules, regulations other and statutory laws, wherever applicable, will be observed and complied with. Further, the Said Complex is situated within the limits of Nagar Nigam, as such the provisions of Uttaranchal Act of 2003 is not applicable to the Said Complex.
26. The Vendee shall have no right to object to the Vendor constructing and/or continuing to construct other apartment adjoining the Said Apartment. If at any stage further construction in the Said Complex becomes permissible, the Vendor shall have the sole right to undertake and dispose of such construction without any claim or objection from the Vendee. However the vendor shall be entitled to use the common roads, approaches, transformer, tubewell and other amenities existing in the complex for his project in the adjoining land. The Vendee shall have no right in the complexes, construction or facilities constructed and provided in the projects in the adjoining land.
27. The Vendor has provided marked stilt parking for one light motor vehicle to the Vendee.
28. That if any part of the property goes out of the hands of the vendee due to any fault of vendor then vendee will be compensated by the vendor to the tune of loss suffered by him.
29. Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed have been borne by the Vendee in the following manner :-



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Valuation according to Circle Rate		
a)	Land 143.06 x 12000/- =	Rs. 17,16,720.00
	After deducting 30% (IIIrd Floor)	Rs. 12,01,704.00
	Construction 143.06 x 14000/-	Rs. 20,02,840.00
	Total	Rs. 32,04,544.00
b)	Total land area =	9129.50
c)	Ground coverage =	3202.40
d)	Number of flats =	68
e)	common open area per flats =	87.16
f)	proportionate open area value per flat 87.16 x 10000	8,71,600.00
	(area not transfered)	
	Calculation of stamp duty	
g)	total value = 32,04,544 + 8,71,600	= 40,76,144
		say = 40,77,000

The Stamp duty has been paid on Rs.40,94,000 in the following manner:

On Rs. 40,77,000 @ 5 %	= Rs. 2,03,850
On Rs. 17,000 @ 2.5 %	Rs.425
	Rs.2,04,275
	Say Rs.2,04,500

30. The Vendee has satisfied himself about the interest and the title of the Vendor in the Said Land on which the Said Apartment as part of a group housing scheme is being constructed and understood all limitations and obligations in respect thereof.
31. All notices, orders and other documents required under the terms of the Uttar Pradesh Industrial Development Act, 1976 (U.P.Act No.6 of 1976) or any rule or regulation made or directions issued thereunder shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973, as re-enacted and modified by the Uttar Pradesh President's Act (re-enactment with modifications) 1974 (U.P. Act No. 30 of 1974).
32. That the partners of Vendor firm Pragati Promotors and Developers have authorised Shri Himanshu Ramola to execute and register the sale deed on behalf of the firm.

#### SCHEDULE '1'

ALL THAT Apartment / Flat No. B-105 having Super area 143.06 Sq.Mtrs. (covered area measuring 130.06 Sq. Mtrs.) situated on IIIrd Floor, comprising in and being part of GARDEN VIEW APARTMENTS erected and constructed on Khasra No. 37, 38, 39, 40 and 52 situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun.

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**SCHEDULE '2'**

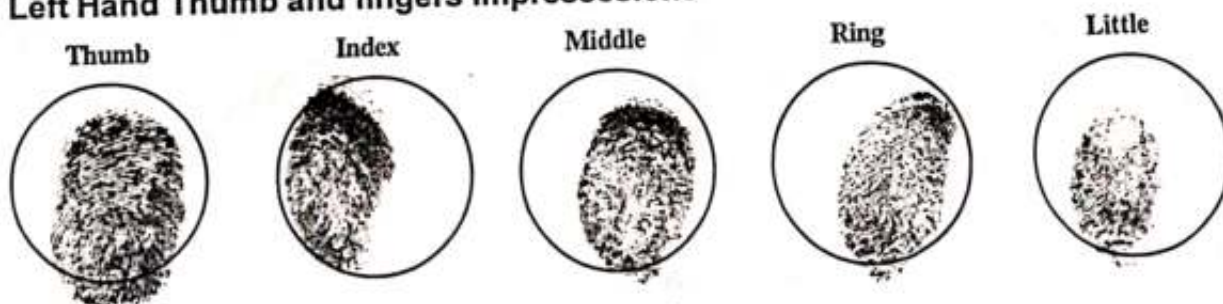
**SCHEDULE FOR COMMON AREAS AND FACILITIES**

- (i) The land on which the building is located and all easements, rights and appurtenances belonging to the land and the building,
- (ii) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire-escapes, fire staircase, security and fire control rooms and entrances and exits of the building,
- (iii) The basements, cellars, yards, gardens and parking areas of common use,
- (iv) The elevators, lift machine rooms, tanks, pumps, motors, fans, cable pipe line (TV, gas, electricity etc.) rain water harvesting system, compressors, ducts and in general all apparatus and installations existing for common use,
- (v) Driveways, sidewalks, all electrical shafts, plumbing and fire shafts on all floors staircases munties,
- (vi) Such other Community and Commercial facilities as may be specified in the bye-laws,
- (vii) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use and other areas to be used by the occupants of the Said Complex.

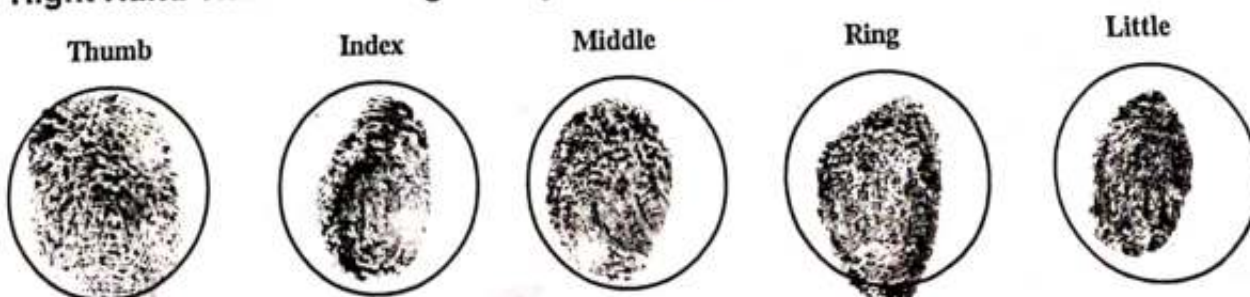
**Fingers print in compliance of Section 32-A, of Registration Act 1908**

**Name and address of the Seller : M/s. Pragati Promotors & Developers, a partnership firm registered under Indianship Partnership Act and having its Registered Office at 9/14, Mehant Flats, Idgah, Dehradun through its partner Shri Himanshu Ramola son of Shri S.C. Ramola**

**Left Hand Thumb and fingers impressions**




**Right Hand Thumb and fingers impressions**



Signature of Seller

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Name and address of the Purchaser : Dr. Chinnappan Baskar son of Sh. S. Chinnappan resident of c/o Sh. Pawan Kumar Sambher, Podianwala Bazar, Una (Himachal Pradesh)

**Left Hand Thumb and fingers impressions**

Thumb



Index



Middle



Ring



Little



**Right Hand Thumb and fingers impressions**

Thumb



Index



Middle



Ring



Little



Signature of Purchaser

IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER

PURCHASER

Witnesses :

1.

Mohit Kohli 19/08/2014 (PAN - AILPK67836)  
14/10 Old Singla Road  
D.D. Un

2.

Pawan Kumar  
Pawan Kumar s/o Sh. Kishan Chand  
Mehalla Pandianwala Bazar Una (H.P.)  
PAN AA4PK3718P

Drafted by:

Rahul Sharma Advocate, Dehradun on the basis of documents supplied to me and under the direction and instructions of the purchaser who has gone through the contents of the sale deed and after being confirmed and satisfied has instructed to draft it.

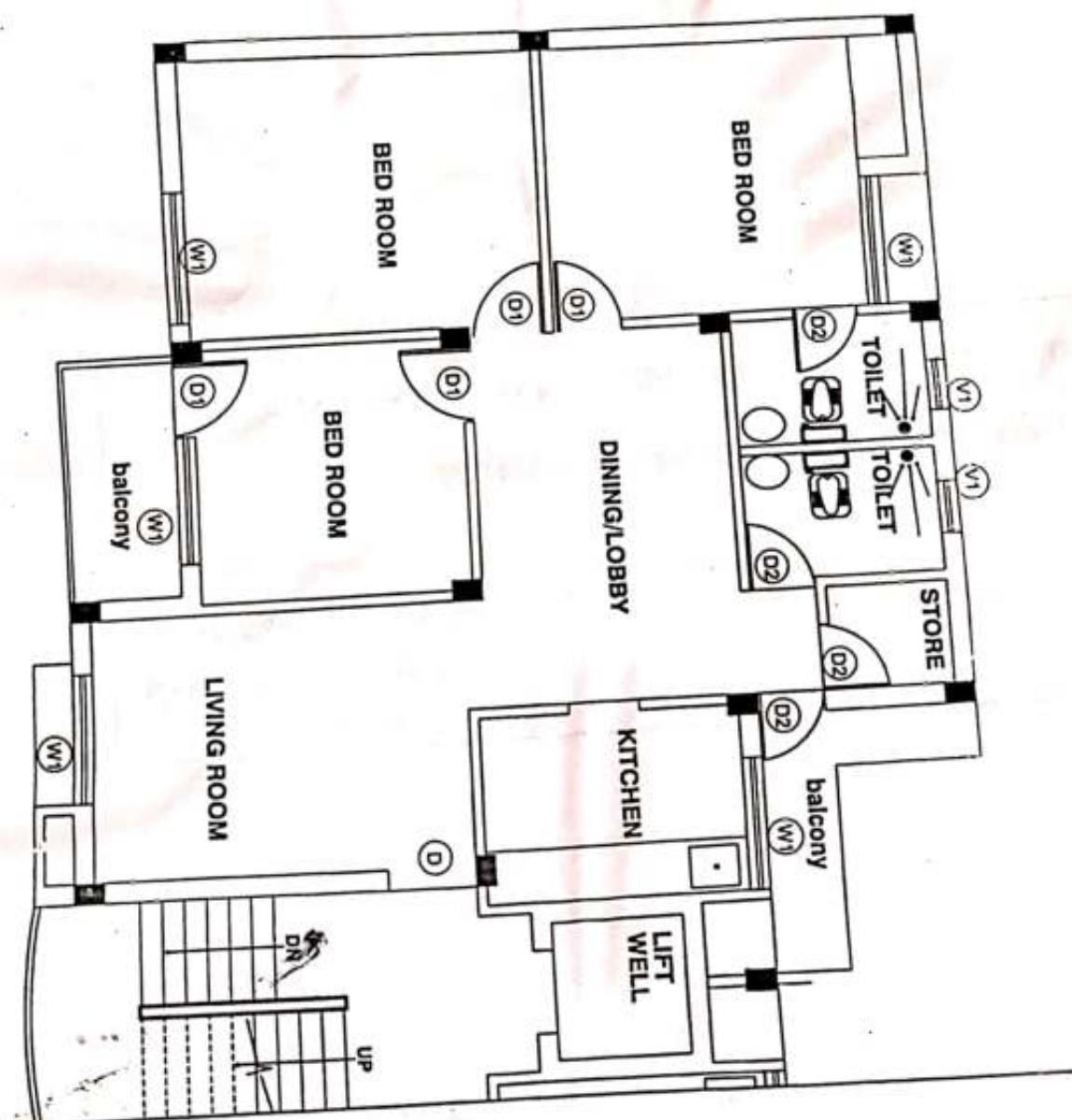
Typed by : Virendra Kumar, 17, Court Road, Dehradun.

14

**SITE PLAN OF** all that Apartment / Flat No. B-105 having Super area 143.06 Sq.Mtrs. (covered area measuring 130.06 Sq. Mtrs.) situated on IIIrd Floor, comprising in and being part of GARDEN VIEW APARTMENTS erected and constructed on Khasra No. 37, 38, 39, 40 and 52 situated in Mauza Panditwari Mafi, Pargana Central Doon, Dehradun.

**Name and Address of Seller :** M/s. Pragati Promoters & Developers, a partnership firm registered under Indianship Partnership Act and having its Registered Office at 9/14, Mehant Flats, Idgah, Dehradun through its partner Shri Himanshu Ramola son of Shri S.C. Ramola

**Name and Address of Purchaser :** Dr. Chinnappan Baskar son of Sh. S. Chinnappan resident of c/o Sh. Pawan Kumar Sambher, Podianwala Bazar, Una (Himachal Pradesh)



वही संख्या 1 जिल्द 1,369 के पृष्ठ 167 से 194 पर क्रमांक 5059

पर आज दिनांक 26 Sep 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
26 Sep 2014