



SALE DEED

₹. B 53246

<i>Consideration</i>	<i>Rs. 8,00,000.00</i>
<i>Market value as per circle rate</i>	<i>Rs. 7,99,000.00</i>
<i>No. of stamp sheets</i>	<i>17 Sheet</i>
<i>Stamp duty</i>	<i>Rs. 30,000.00</i>

Whereas I/We M/s Uttam Fibres Pvt. Ltd. (PAN-AACU6220D) having its registered office at Industrial Area, Lal Thappar, Haridwar Road, Dehradun through Shri Mohit Batola (PAN-AFTPB 3533M) son of Late Shri R. S. Batola resident of Village Miyawala, Post Office Harrawala, Dehradun (here in after called the SELLER) of the FIRST PART

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Smt. Prabeena Rana W/o Shri Gannath Singh Rana, R/o Ashiyana Bhawan, Bhatwari Road, Uttarkashi, Distt. Uttarkashi (herein after called the "PURCHASER") of the SECOND PART.

(PAN: BWHPR6945R)

For consideration of *Rs. 8,00,000.00*

As per details in the sale deed

The property is free from all charges, lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.

(1)



उत्तराखण्ड UTTARAKHAND

A 568949

मुख्य कोषाधिकारी
कोषागार देहरादून
03 MAR 2016



SALE DEED

This Sale deed is made on this the 16.03.2016 day of March, 2016, Between M/s Uttam Fibres Pvt. Ltd. having its registered office at Industrial Area, Lal Thappar, Haridwar Road, Dehradun through Shri Mohit Batola son of Late Shri R. S. Batola resident of Village Miyawala, Post Office Harrawala, Dehradun vide Board Resolution dated 15.02.2016 (hereinafter referred to as the "SELLER") of the ONE PART

(2)



उत्तराखण्ड UTTARAKHAND

A 517579

मुख्य कोषाधिकारी
कोषागार देहादून
12.1.2016

AND

Smt. Prabeena Rana W/o Shri Gannath Singh Rana, R/o Ashiyana Bhawan, Bhatwari
Road, Uttarkashi, Distt. Uttarkashi (hereinafter referred to as the "PURCHASER") of
the OTHER PART.

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the
terms "SELLER" and "PURCHASER" shall include their respective heirs, legal representatives
and assigns.

(3)

Rana

04
29 DEC 2015

10000/

Sh. Pooheema Ramani S.S. Panwar

बही संख्या 1 रजिस्ट्रीकरण संख्या 2751 वर्ष 2016

Sale (Immovable)
Sale (Residential Plot)

प्रतिफल रु0 : 800,000.00
मालियत रु0 : 800,000.00

रजिस्ट्रेशन शुल्क रु0 16,000.00	प्रतिलिपि शुल्क रु0 10.00	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क रु0 420.00	कुल योग रु0 16,430.00	शब्द लगभग 1,000
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श्रीमती प्रवीना राणा पत्नी श्री गणनाथ सिंह राणा निवासी आशियाना भवन, भटवाड़ी रोड, उत्तरकाशी, जिला उत्तरकाशी ने आज दिनांक 16 Mar 2016 समय मध्य 6PM व 7PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।



प्रवीना राणा

Prana

उपनिबन्धक

देहरादून, चतुर्थ
16-Mar-2016

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री मेसर्स उत्तम फाईबर्स प्राइवेट लिमिटेड द्वारा मोहित बटोला पुत्र श्री स्वर्गीय आर एस बटोला निवासी विलेज मियावाला, पोस्ट ऑफिस हर्वावाला, देहरादून। ने विक्रय धन मुबलिय रु0 800,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्रीमती प्रवीना राणा पत्नी श्री गणनाथ सिंह राणा निवासी आशियाना भवन, भटवाड़ी रोड, उत्तरकाशी, जिला उत्तरकाशी ने भी स्वीकार किया।

जिनकी पहचान श्री राजीव बडोनी पुत्र श्री स्वर्गीय बी पी बडोनी निवासी ३० आई जी रोड, नियर गोपाल मंदिर उत्तरकाशी तथा श्री गणनाथ सिंह राणा पुत्र श्री उदय सिंह राणा निवासी आशियाना भवन, भटवाड़ी रोड, उत्तरकाशी, जिला उत्तरकाशी ने की।

उपनिबन्धक

देहरादून, चतुर्थ
16-Mar-2016



उत्तराखण्ड UTTARAKHAND

C 19

रजिस्ट्रार कोषाधिकारी रोड
कोषाधिकारी देहरादून
21 DEC 2015
निर्वाह विभाग

WHEREAS all that property forming part of Khasra no. 20 Ga measuring 490 Sq. situated at Mauza Aamwala Uprala, Pargana Parwa Doon, District Dehradun was purchased by the Seller from Shri Lakhanpal Singh son of Late Shri Mangal Singh resident of Aamwala Majhla, Dehradun vide sale deed dated 29.04.2013 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 787 on pages 209 to 222 at serial no. 2053 dated 29.04.2013.

AND WHEREAS the said khasra plot was recorded in the name of Shri Lakhanpal Singh son of Late Shri Mangal Singh since the fasli year 1384 i.e. 1977.

(4)

29 DEC 2015

10001

29 DEC 2015

बही संख्या 1 रजिस्ट्रीकरण संख्या 2751 वर्ष 2016



मेसर्स उत्तम फाईबर्स
प्राइवेट लिमिटेड द्वारा
मोहित बटोला



Prabina Rana
प्रबीना राणा



Rajiv Badoni
राजीव बडोनी



Manan Singh Rana
मणनाथ सिंह राणा

प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
16 Mar 2016



उत्तराखण्ड UTTARAKHAND

C 198900

भारतीय गैर न्यायिक
उत्तराखण्ड
DEC 2015

AND WHEREAS after the purchase the name of the Seller has been duly mutated in the revenue records.

AND WHEREAS the Seller has agreed to transfer all that property forming part of property forming part of Khasra no. 20 Ga (Private Plot no. 12) measuring 90.22 Sq. Mts. situated at Mauza Aamwala Uprala, Pargana Parwa Doon, District Dehradun for a sum of Rs. 8,00,000.00 (Rupees Eight Lac only) to the Purchaser.

AND WHEREAS the Purchaser has agreed to purchase the said property at the said agreed price of Rs. 8,00,000.00 (Rupees Eight Lac only).

(5)



उत्तराखण्ड UTTARAKHAND

C 198901

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of Rs. 8,00,000.00 (Rupees Eight Lac only) paid by the Purchaser to the Seller in the following manner:-

- i) Rs. 10956 in Cash
- ii) Rs. 789044 vide cheque no. 106765 dated 15/3/16 drawn on HDFC Bank Ltd. Surya Kiran Building, Barakhambha Road, New Delhi through Indiabulls Housing Finance Ltd., Rajpur Road, Dehradun.

(6)

[Signature]



उत्तराखण्ड UTTARAKHAND

C 198902

41 DEC 2015

श्रीमती रंजना
देवी देवी देवी

(the receipt of which sum the Seller hereby acknowledges) the Seller hereby transfer, alienate and assign all that property forming part of Khasra no. 20 Ga (Private Plot no. 12) measuring 90.22 Sq. Mts. situated at Mauza Aamwala Uprala, Pargana Parwa Doon, District Dehradun (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Purchaser along with all rights, interest, title and easements, appurtenant thereto as absolute owner forever.

(7)



उत्तराखण्ड UTTARAKHAND

C 198903

SELLER FURTHER COVENANT WITH THE PURCHASER AS UNDER:

1. That the Seller has delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Seller or any other person claiming through or under it and without any lawful disturbances or interruptions by any other person whatsoever.

Prana.



उत्तराखण्ड UTTARAKHAND

C 198904

1 DEC 2015

2. That the Seller will at the cost of the Purchaser execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchaser, his heirs or assigns as may reasonably be required.

[Handwritten signature]

[Handwritten signature]

(9)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000



ONE THOUSAND RUPEES

Rs. 1000

उत्तराखण्ड UTTARAKHAND

C 198905

कोषाधिकारी रोड
विभाग देहरादून
41 DEC 2015
निर्माण किया

3. That the interest hereby transferred subsists and the Seller has power to sell the same.

4. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.



Rana

(10)



उत्तराखण्ड UTTARAKHAND

C 774294

संश्लेषक कोषाधिकारी सेक्टर
कोषागार, देहरादून
U 3 MAY 2016
निर्गत दिनांक

5. That all taxes levied on the said property hereby sold upto the date of sale have been paid by the Seller if however any amount is found to be due in respect of any tax upto the date of sale, then in that event it shall be the responsibility of the Seller to pay the same.

11

(11)

Rana.



उत्तराखण्ड UTTARAKHAND

C 774295

03 MAY 2016
03 MAY 2016
03 MAY 2016

6. That the parties are not members of Schedule Caste or Schedule Tribe.
7. That the circle rate fixed by the state Government in the locality is Rs. 8800.00 per sq. meters (8000.00 + 10%) and accordingly the value of the land comes to Rs. 7,93,936.00 (90.22 Sq. Mts. x 8800.00), which is more than the agreed sale price hence for purposes of stamp duty this deed is valued at Rs. 8,00,000.00 on which the requisite stamp duty of Rs. 30,000.00 is being paid.

(12)

Pana.



उत्तराखण्ड UTTARAKHAND

N 064895

कोषागार, देहरादून
(उत्तराखण्ड)
03 MAR 2016
प्रतिष्ठित किया

8. That the Seller further covenants to keep the Purchaser indemnified in case he is deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller.
9. That the property hereby being sold is situated at a distance of more than 350 Meters from Sahastradhara Road.

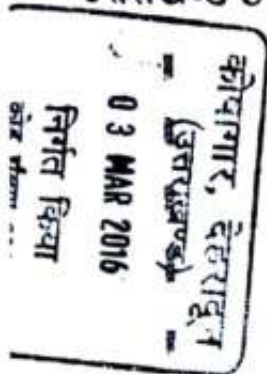


Prana.



उत्तराखण्ड UTTARAKHAND

N 064896



10. That the property is situated outside the municipal limits and the purchaser's fathers owns property in Uttarkashi, Uttarakhand since prior to 2003 and hence the provisions of Section 154 of U.P.Z.A and L. R. Act are not being violated.



उत्तराखण्ड UTTARAKHAND

N 064897

कोषागार, देहरादून
(उत्तराखण्ड)
03 MAR 2016
निर्गत किया
शेड स्टाम्प-101

SCHEDULE OF THE PROPERTY:

All that property forming part of Khasra no. 20 Ga (Private Plot no. 12) measuring 90.22 Sq. Mts., situated at Mauza Aamwala Uprala, Pargana Parwa Doon, District Dehradun bounded and butted as under:-

- North : Land of other, side measuring 27 ft. 9 inche.
South : 20 Ft. wide road, side measuring 27 ft. 9 inch.
East : Land of other, side measuring 35 ft.
West : Land of Alók Badola, side measuring 35 ft.

Prana.



उत्तराखण्ड UTTARAKHAND

A 995031



Finger Prints in Compliance of Section 32A of The Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/SELLER (S)

M/s Uttam Fibres Pvt. Ltd. having its registered office at Industrial Area, Lal Thappar, Haridwar Road, Dehradun through Shri Mohit Batola son of Late Shri R. S. Batola resident of Village Miyawala, Post Office Harrawala, Dehradun.

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

(16)

Rana



उत्तराखण्ड UTTARAKHAND

N 685421



NAME AND ADDRESS OF THE SEDOND PARTY/PURCHASER

Smt. Prabeena Rana W/o Shri Gannath Singh Rana, R/o Ashiyana Bhawan, Bhatwari
Road, Uttarkashi, Distt. Uttarkashi.

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



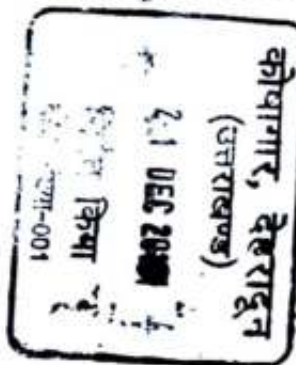
(17)

Rana



उत्तराखण्ड UTTARAKHAND

N 685422



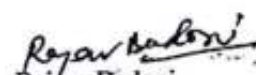
IN WITNESS WHEREOF the Seller and Purchaser have put their hands on this deed on the day, month and year herein above mentioned.


SELLER




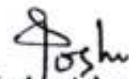
PURCHASER

WITNESSES:

1. 
Rajeev Badoni
S/o Late B P Badoni,
R/o 30 MG Road,
Near Gopal Mandir,
Uttarkashi.
D.L.No.-UK1020070008311

2.


Gannath Singh Rana
S/o Shri Uday Singh Rana,
R/o Ashiyana Bhawan,
Bahtwari Road,
Uttarkashi.
Passport No.-J8122100.


Drafted and Typed in the chamber of Shri S.M. Joshi, Advocate.

27
16 Mar 2016

इसका उद्देश्य है कि यह दस्तावेज
सर्वोच्च न्यायालय, दिल्ली में रजिस्ट्रीकरण किया गया है

बही संख्या 1 जिल्द 2,630 के पृष्ठ 337 से 378 पर क्रमांक 2751

पर आज दिनांक 16 Mar 2016 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
16 Mar 2016

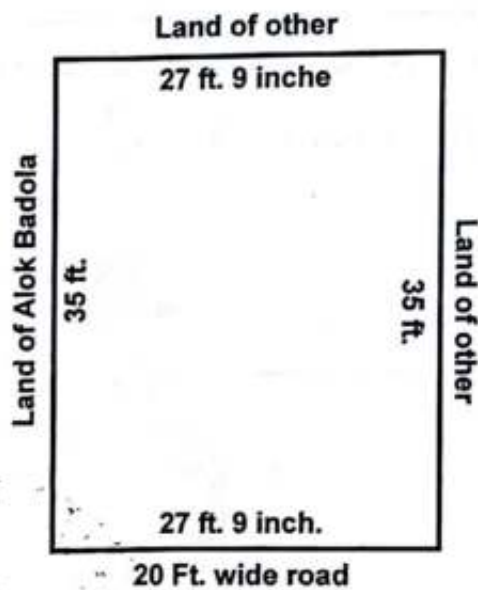


SITE PLAN OF All that property forming part of Khasra no. 20 Ga
(Private Plot no. 12) measuring 90.22 Sq. Mts., situated at Mauza
Aamwala Uprala, Pargana Parwa Doon, District Dehradun.

SELLER : M/s Uttam Fibres Pvt. Ltd. through Shri Mohit Batola
PURCHASER : Smt. Prabeena Rana

(MAP NOT TO SCALE)

North



SELLER

PURCHASER

बही संख्या 1 जिल्द 2,630 के पृष्ठ 337 से 378 पर क्रमांक 2751

पर आज दिनांक 16 Mar 2016 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ

16 Mar 2016



गुलनगिरी

न्यायालय, अपर तहसीलदार

कार्ड संख्या 2657/16
दिनांक

ग्राम नाम अफ्ताला उपरला
पारा 34 एल.एच. एच.

निर्णय

श्री राज रजिस्ट्रार के प्रार्थना पत्र पर यह कार्ड दाखल हुआ है। पत्रावली के अनुसार, ये कार्ड दाखल है कि यह निर्दिष्ट है क्योंकि यह कार्ड जारी हो तो पर कोई आपत्ति पत्र पर नहीं हुई है। पत्रावली पर उपलब्ध सर्वेक्षण विवरण आध्या सेखपात में एक खतीनी विभाग में एक डेला हुआ पत्र से स्पष्ट है कि यह कार्ड जारी किया जाना उचित है।

अतः एवं अदेश हुआ है कि रजिस्टर्ड विभाग-पत्र

दिनांक 16-03-2016 मूल्य 8,00,000/- ग्राम अफ्ताला उपरला

की खाता खतीनी संख्या 16

के खसरा नं० 20 ग/0-0090 है

कार्यवाही लगान पत्तानुसार से विक्रेता मैम अम फाईबसी

जो निम द्रव मोहित बुटोला पुत्र आए खण बुटोला निम

कार्ड के लिए प्रवीण राणा एनी गननाथ सिंह राणा निम आशीमाना

भवन, गटवाडी रोड अरलाशी

अंकित हो तावान देय है। कार्ड वसूली तावान होवे पत्रावली कार्ड अमल दराअद सखिल दफ्तर हो।

अपर तहसीलदार सदर
देहादत।
26-3-16