

5457 SALE DEED

Consideration	Rs. 14,59,500/-
Market value	Rs. 14,59,500/-
No. of Stamp Sheets	
Adjustment of stamp duty paid at the time of agreement	Rs. 91,435/-
Stamp Duty paid on sale deed	Rs. 2,51,935/-
Awas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 2,46,400/-

Main Locality : Rajpur Road, Dehradun.
Locality : Rajpur Road, Dehradun.

Description of property : All that property forming part of property No. 21, Rajpur Road, Dehradun, having total area of 851.57 sq.mts. out of which 525 sq.mts. is covered.

Circle Rate : Land : Rs. 2800/- per sq.mts.
Construction : Rs. 2400/- per sq.mts.

Distance from Main Road : On Rajpur Road.

Name & address of the seller : Shri Anantbir Singh son of Brig. Jasbir Singh, resident of 3, Chander Road, Dehradun (hereinafter referred to as the "Sellers") of the one part; AND Smt. Anna Amarbir Singh wife of Late Shri Amarbir Singh, resident of 3, Chander Road, Dehradun through her attorney Shri Parvinder Singh Kochar son of Sd. Harbhajan Singh Kochar, resident of G-38, Race Course, Dehradun.

Name & address of the purchaser : M/s Inter National Associate (a partnership firm), registered office at 57/19, Rajpur Road, Dehradun through Partners (1) Shri D. S. Mann son of Shri H.S. Mann, resident of 35, Curzon Road, Dehradun. (2) Shri J. D. Agarwal son of Late Shri Surajbhan, resident of 18, Raja Road, Dehradun. (3) Shri Satish Choudhary Kapoor son of Shri Mohi Lal Kapoor, resident of 67, Chakrata Road, Dehradun.

Drafted



५११२२

13 OCT 2003

जोबासाह, देहरादून।

02CC 781380

SALE DEED



This Deed of Sale is made at Dehradun on this the 30th day of October 2003 BY Shri Anantbir Singh son of Brig. Jasbir Singh, resident of 3, Chander Road, Dehradun (hereinafter referred to as the "Sellers") of the one part; AND Smt. Anna Amarbir Singh wife of Late Shri Amarbir Singh, resident of 3, Chander Road, Dehradun through her attorney Shri Parvinder Singh Kochar son of Sd. Harbhajan Singh Kochar, resident of G-38, Race Course, Dehradun (hereinafter referred to as the "Consenting Party") of the second part;

INFAVOUR OF



M/s Inter National Associate (a partnership firm), registered office at 57/ 19, Rajpur Road, Dehradun through Partners (1) Shri D. S. Mann son of Shri H.S. Mann, resident of 35, Curzon Road, Dehradun, (2) Shri J. D. Agarwal son of Late Shri Surajbhan, resident of 18, Raja Road, Dehradun, (3) Shri Satish Chand Kapoor son of Shri Moti Lal Kapoor, resident of 67, Chakrata Road, Dehradun, (hereinafter referred to as the "Purchaser") of the other part.

[Handwritten signatures and names]
 Hia - 11/10/03
 Satish C. Kapoor
 [Signature]



02CC 781379



Both the terms "Seller", "Consenting Party" and the "Purchaser" used hereinafter unless repugnant to the context hereunder shall always include and mean their respective heirs, successors, assignees, administrators and legal representatives.

WHEREAS Smt. Atal Kaur wife of Sd. Fateh Singh, resident of 13, Chander Road, Dehradun had purchased in public auction held u/S 20 of Displaced Persons Compensation & Rehabilitation Act, 1954 property bearing Municipal No. 21, Rajpur Road, Dehradun and a sale certificate dated 18th July 1970 was executed in favour of Smt. Atal Kaur and which was registered in the office of the Sub Registrar, Dehradun in Book No. 1, Volume 996, Page 76, Additional File Book No. 1, Volume 993, Pages 223 to 224 as Document No. 4382 on 27 August, 1970.

[Handwritten signatures and text]
H. M. Singh
Smt. Atal Kaur
[Signature]



कांशागर, देहरादून।

02CC 781378

AND WHEREAS Smt. Atar Kaur had sold a portion of property No. 21, Rajpur Road, Dehradun to Shri Anantbir Singh and Shri Amarbir Singh vide sale deed dated 09.03.1971 which is duly registered in the office of the Sub Registrar, Dehradun in Book No. 1, Volume 1047, Pages 95 to 99 at Serial No. 4291, Additional File Book No. 1, Volume 1049, Pages 345 to 346 dated 16.09.1971. The property so purchased is referred to as the "aforesaid property."

Atar Kaur
Anantbir Singh
Amarbir Singh

३० दिनांक

उपनिबन्धक सदर 2
देहरादून ३०-१०/१३

इस लेखपत्र का निष्पादन उक्त श्री अनंतबीर सिंह पुत्र श्री जसबीर सिंह निवासी ३ चंदर रोड देहरादून एवं श्री परविन्दर सिंह कोचर पुत्र सरदार हरभजन सिंह कोचर निवासी जी 38 रेसकोर्स देहरादून ने विक्रयधन मुगलिंग रु 14,59,500/- लेखानुसार प्राप्त कर स्वीकार किया किया तथा इस लेखपत्र का निष्पादन श्री डी०एस०मान पुत्र श्री एच०एस०मान निवासी 35 कर्जन रोड देहरादून, श्री जे०डी०अग्रवाल पुत्र स्व० राजमान निवासी 18 राजार रोड देहरादून एवं श्री सुनील कपूर पुत्र श्री मोती लाल कपूर निवासी 67 चक्राता रोड देहरादून ने भी लेखपत्र का निष्पादन स्वीकार किया ।।

जिनकी गहवान श्री धीरज अग्रवाल पुत्र श्री जे०डी० अग्रवाल निवासी
18 राजा रोड देहादून एवं श्री धनराम सिंह पुत्र श्री परमल सिंह निवासी
163 लक्खी बाग देहादून ने की।

उपनिबन्धक सदर २
देहरादून २०/१





परिषद्

17/30 OCT 2003

कोषागार, देहरादून।

02CC 781377

AND WHEREAS Sd. Amarbir Singh had executed his last Will & Testament dated 16.09.1997 whereby he had bequeathed his half undivided share in the aforesaid property No. 21, Rajpur Road, Dehradun to his brother Shri Anantbir Singh.

AND WHEREAS Sd. Amarbir Singh had unfortunately expired on 26.09.1997 and upon his demise Shri Anantbir Singh became the absolute owner of the aforesaid property.

[Handwritten signatures and text]
 Anantbir Singh
 Sd. Amarbir Singh



AND WHEREAS Smt. Anna Amarbir Singh was the wife of Sd. Amarbir Singh but in view of last Will & Testament dated 16.09.1997 of Smt. Anna Amarbir Singh, she did not acquire any right, title or interest in the aforesaid property and the seller became the sole owner.

AND WHEREAS the said property is free from all encumbrances, charges, liens, demand, litigation, dispute etc. and the seller has unrestricted rights and perfect marketable title to transfer the same.

[Handwritten signatures and names]
 Smt. Anna Amarbir Singh
 Sd. Amarbir Singh



30 OCT 2003

30 OCT 2003

सोपाना, देहरादून।

046A 17037

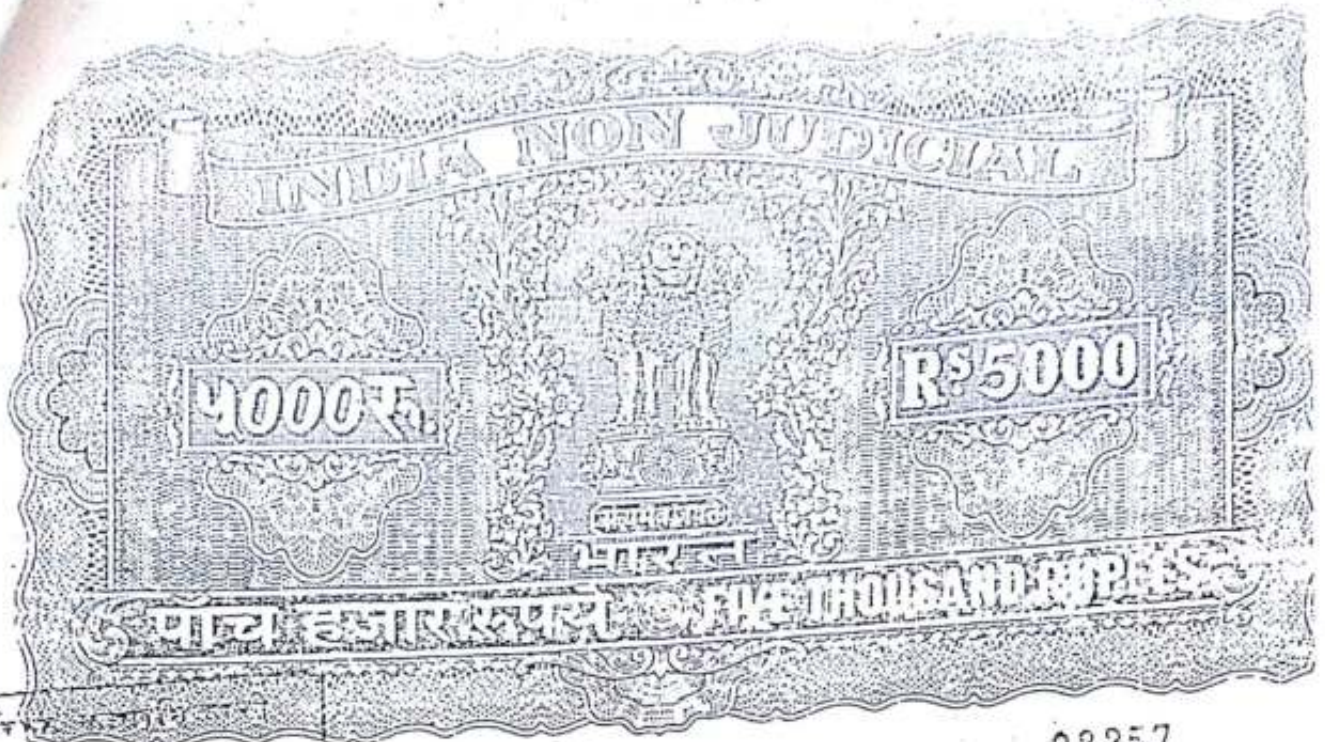
agreement. Since a portion of the property which was subject matter of the agreement is being sold by the present sale deed, proportionate stamp duty amounting to Rs. 91.465/- is being adjusted and the balance stamp duty is being paid at the time of this sale deed.

SCHEDULE OF PROPERTY:

All that property forming part of property No. 21, Rajpur Road, Dehradun, having total area of 851.57 sq.mts. out of which 525 sq.mts. is covered, and delineated by red lines in plan attached.

[Handwritten signatures and initials]

10/5 5000Rs



3 2 OCT 1963.

08257

कोमलार, देहातुन।

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

W. Law S. Singh
PURCHASERS
Santosh Kumar

Harish Singh
SELLER

[Signature]
Consenting Party

WITNESSES

[Signature]

[Signature]
[Signature]