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SALE -DEED

35. A 4737

SALE CONSIDERATION	Rs.53,18,000
MARKET VALUE	Rs.53,18,000/-
STAMP DUTY PAID	Rs. 2,15,900/-
AVAS VIKAS DUTY (Included)	
NO. OF STAMP SHEETS	(27)
LOCATION OF PROPERTY-	Mauza Chanderbani Khalsa Pargana Central Doon Distt Dehradun

DISTANCE FROM MAIN ROAD

That the schedule land is situated more than 500 mtrs away from Main Saharanpur Road.

AREA OF PROPERTY

All that land Khasra No. 155 Kha area 1519.22 sq mtrs situated in Mauza Chanderbani Khalsa Pargana Central Doon District Dehradun.

SELLER'S NAME AND ADDRESS -

SHRI RAJIV TYAGI S/O SHRI MAHINDER SINGH TYAGI W/o Krishna Market Road, Sebhash Nagar, Dehradun Uttarakhand (PAN-ADMP1012G)

PURCHASER'S NAME AND ADDRESS -

1- SMT ASHU GOEL W/O SHRI GAURAV GOEL R/O 55, Gandhi Road, Dehradun (PAN- AEDPA5762Q) 2- SMT SURBHI GUPTA W/O SHRI VINEET GUPTA R/O 63, Malviya Road, Dehradun (PAN- AJYPG1213G)

Drafted by Shri Rakesh Aggarwal Advocate, Dehradun.

To verify

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

राज्य उत्तराखण्ड UTTARAKHAND

A 039751

1 JUL 2011

निर्वाह किया
काड नं 001

2

SALE-DEED

THIS SALE DEED is made on this 15th day of July 2011 by:- SHRI RAJIV TYAGI S/O SHRI MAHINDER SINGH TYAGI R/o Krishna Market Road, Subhash Nagar, Dehradun Uttarakhand (PAN- (ADMPT1012G) (hereinafter called the Seller) of the one part.

IN FAVOUR OF-

1- SMT ASHU GOEL W/O SHRI GAURAV GOEL R/O 55, Gandhi Road, Dehradun (PAN- AEDPA5762Q) 2- SMT SURBHI GUPTA W/O SHRI VINEET GUPTA R/o 33, Malviya Road, Dehradun (PAN- AJYPG1213G) (herein after called the Purchasers) of the other part.

Surbhi Gupta

Ashu

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 038533

7 JUN 2011

विशाल किरा
कोड सं. 001

3

The terms "Seller" & "Purchasers", used hereinafter, shall mean and include their respective heirs, successors, and assigns etc., unless repugnant to the context.

Surbhi Gupta

भारतीय गैर न्यायिक INDIA NON JUDICIAL

स हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड

अधीक्षक
र, देहरादून

MAY 2011

गति क्रिया
ड सं. 003

A 070

A 070150

4

Whereas, the Seller is owner in possession of all that land more-fully described in the schedule hereunder, having unrestricted and transferable rights therein. Whereas the Seller had purchased the schedule land from Shri Vikram Singh S/o Late Shri Nand Ram & Shri Naveen Thapa s/o Late Shri Devendra Singh Thapa vide Sale Deed dated 23.03.2006 which is duly registered in the office of the Sub-Registrar II, Dehradun at Book No I volume No 1578 pages 695/706 at serial No 2003 on dated 23.03.2006. And Seller's name is duly mutated in revenue records at Khata Khatoni No. 132 (Fasli 1414-1419) And thus the Seller is sole and absolute owner of the schedule land and have been in continuous possession and ownership thereof.

Surbhi Gupta

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INDIA NON JUDICIAL

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Rs. 10000

TEN THOUSAND RUPEES

INDIA

सत्यमेव जयते

SHARAKHAND

A 037402

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And whereas, the Seller has agreed to sell the schedule land more fully described in the scheduled hereunder to the Purchasers for the price of Rs. 53,18,000/- (Rupees Fifty. Three Lacs Eighteen Thousand Only) free from all encumbrances, and the Purchasers have also agreed to buy the same for the said price.

Surbhigupta

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Rs.
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TEN THOUSAND RUPEES

INDIA

932408

उत्तराखण्ड UTTARAKHAND

3 JUN 2011

निर्गत क्रिया
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6

NOW THIS DEED WITNESSETH

That in pursuance of the said agreement and in consideration of the sum of Rs. 53,18,000/- (Rupees Fifty Three Lacs Eighteen Thousand Only) paid by the Purchasers to the Seller as under:-

Surbh Gupta

Ashu

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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भारत

₹. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

A 038905

2011

दिनांक
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1. Rs 25,00,000/- paid vide Cheque No. 169946 dated 25.04.2011 drawn on SBI, Gandhi Road, Dehradun.
2. Rs 9,00,000/- paid vide DD No. 548146 dated 15.07.2011 issued by SBI, Dehradun payable at Ghaziabad.

Surbhi Gupta

Ashu



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.
10000

TEN THOUSAND RUPEES

UTTARAKHAND

A 037141

JUL 2011

8

3. Rs 9,00,000/- paid vide DD No. 548147 dated 15.07.2011 issued by SBI , Dehradun payable at Ghaziabad.
4. Rs 9,00,000/- paid vide DD No. 548148 dated 15.07.2011 issued by SBI , Dehradun payable at Ghaziabad.
5. Rs 1,18,000/- paid vide DD No. 548149 dated 15.07.2011 issued by SBI , Dehradun payable at Ghaziabad.

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Rs.
10000

TEN THOUSAND RUPEES

UTTARAKHAND

A 037125

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The receipt of which total sum of Rs. 53,18,000/- (Rupees Fifty Three Lacs Eighteen Thousand Only) is hereby acknowledged by the Seller.

Sudhi Gupta

Ashu

तीय गैर न्यायिक INDIA NON JUDICIAL

रुपये

भारत

Rs. 10000

रु. 10000



TEN THOUSAND RUPEES

INDIA

A 035408

5 UTTARAKHAND

And the Seller do hereby convey, transfer and assign all that scheduled land unto and to the use and ownership of the Purchasers, with all rights, titles, interests, easements, appurtenances etc., of the Seller into and upon the said Land, to have and to hold the same absolutely and forever.

Surbhi Gupta

Ashu

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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भारत

₹. 10000

Rs. 10000

TEN THOUSAND RUPEES



INDIA

UTTARAKHAND

A 038561

2011

11

That the Land hereby sold is free from all encumbrances, charges, liens, demands, mortgages, court or other attachments etc. what so ever, the physical & vacant possession whereof has been given to the Purchasers on the spot this day.

Surbhi Gupta

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INDIA NON JUDICIAL

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Rs.
10000

TEN THOUSAND RUPEES



INDIA

A 037342

UTTARAKHAND

भारतीय
राष्ट्र
2011
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That all the taxes, cases dues, charges etc. due and payable up to the date of this deed shall be paid by the Seller, and thereafter the same shall be paid by the Purchasers.

Surbhi Gupta

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रतीय गैर न्यायिक INDIA NON JUDICIAL

जार रुपये

भारत



रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

961278 ✓

ड UTTARAKHAND

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That the Purchasers shall, hereafter be fully entitled to use, hold and enjoy the said Land in any manner they may like, and/or make any addition /alteration., thereon, and/ or make sale or transfer the same in any manner, and get the same mutated in their name in the relevant Government records at their expenses.

Surbhi Gupta

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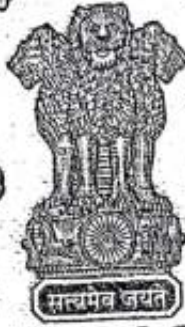
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रु.
10000

Rs.
10000

TEN THOUSAND RUPEES



INDIA

UTTARAKHAND

A 038683

14

That the Seller, at the cost of the Purchasers, shall do and execute all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said Land, and keeping the Purchasers in possession and ownership thereof.

Surbhi Gupta

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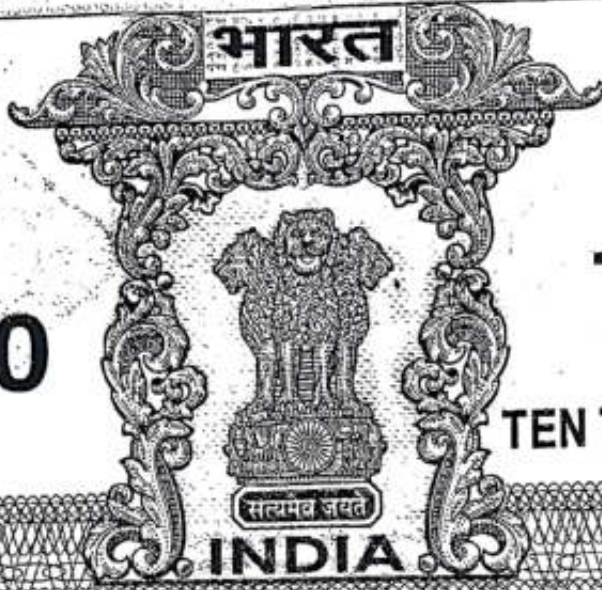
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Rs.
10000

TEN THOUSAND RUPEES



INDIA

UTTARAKHAND ✓

A 039032

A 039032

15

That the Seller have not done anything whatsoever whereby the said Land hereby sold or any part thereof may be subject to any lien or attachment of any court or person and is also not subject to any mortgage either equitable or otherwise and the right of the Seller to sell the same subsists.

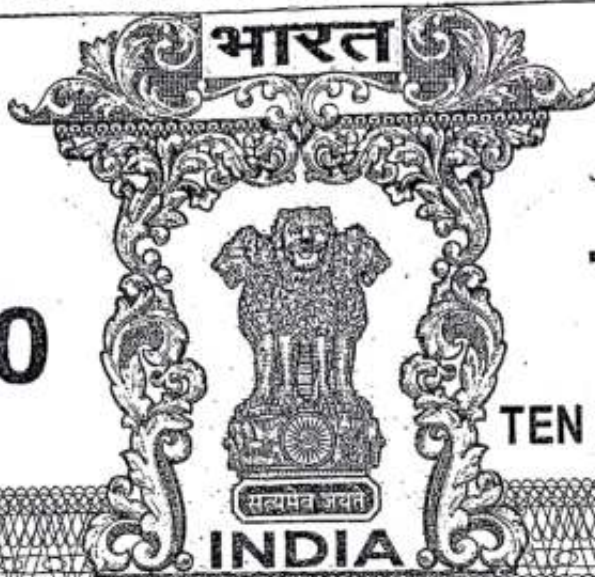
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हजार रुपये

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10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 050017

16

That in case the said Land hereby sold or any part thereof is lost or goes out of the hands of the Purchasers on account of any defect in the title of the Seller, then the Seller shall fully reimburse the Purchasers up-to the extent of the loss thus suffered including the cost of improvements and constructions, legal expenses etc., if any, incurred by the Purchasers.

Surbhigupta

Ashu

राष्ट्रीय गैर न्यायिक INDIA NON JUDICIAL

जारी रूपये

भारत

₹. 10000



Rs. 10000

TEN THOUSAND RUPEES

INDIA

UTTARAKHAND

A 028605

2011

विक्रय
No 6

17

That there is no impediment legal or otherwise for the sale of the said Land by the Seller.

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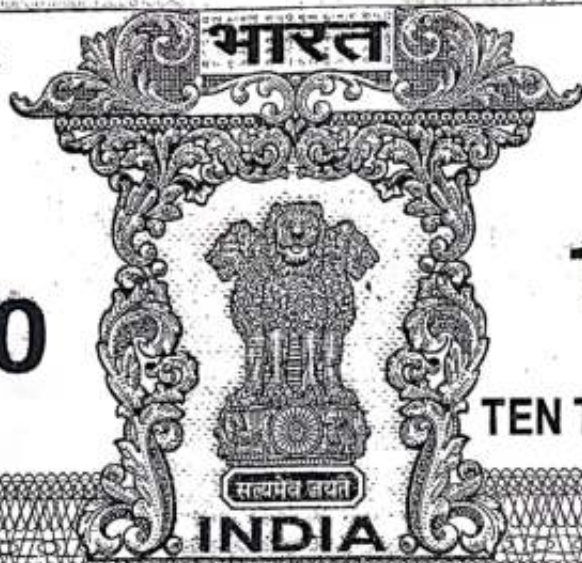
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Rs. 10000

TEN THOUSAND RUPEES



UTTARAKHAND

A 037546

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That the schedule Land is Industrial land and is situated in declared industrial area thus the Purchasers are eligible to purchase the said land U/s 154(4)(2)(e)(ii) of the Uttranchal (UPZA LR Act) (Adaptation and Modification order 2001) Amendment Act 2003/2007.

Surbhi Gupta

Ashu

रतीय गैर न्यायिक INDIA NON JUDICIAL

जास रुपये

भारत

Rs.
10000

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10000

TEN THOUSAND RUPEES



INDIA

उत्तराखण्ड UTTARAKHAND

A 050128

2011

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That the schedule land is situated more than 500 mtrs away from Main Saharanpur Road and is situated out side Municipal Limits.

Serbhitauph

Ashu

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

राज्य उत्तरांचल

A 784659

24

SCHEDULE OF LAND

All that land Khasra No. 155 Kha area 1519.22 sq mtrs situated in Mauza Chanderbani Khalsa Pargana Central Doon District Dehradun bounded and butted as under:-

East:- 23 ft wide Road. side measuring 165 ft.

West- Land of Shri Surender Singh Thapa. side measuring 165 ft.

North- Land of Shri Rajeev Garg side measuring 93 ft 3 inches.

South:- 25 ft wide Road, side measuring 100 ft 6 inches.

Which is more fully shown in red in the plan annexed herewith

[Handwritten signature]
Ashu

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

सुखण्ड UTTARAKHAND

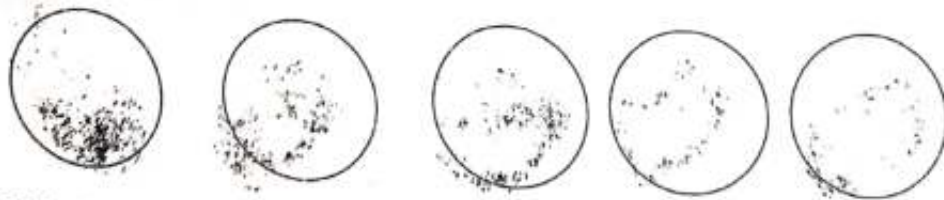
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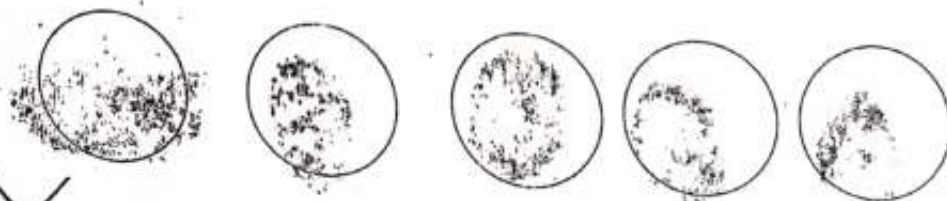
In witness whereof the Seller and Purchasers have signed on this deed on the day, month and year first above written.

Seller's name
Shri Rajiv Tyagi
Left Hand

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand
Thumb Index Finger Middle Finger Ring Finger Little Finger



Sirbhi Gupta

Ashu

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

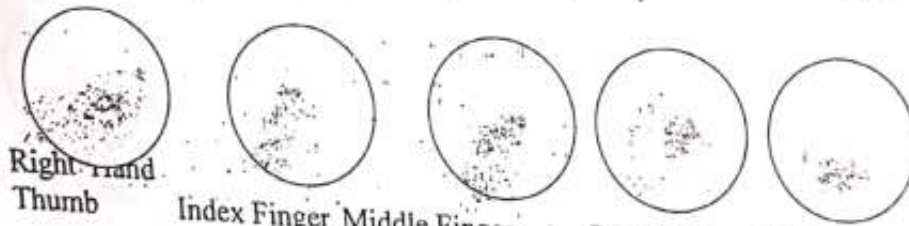
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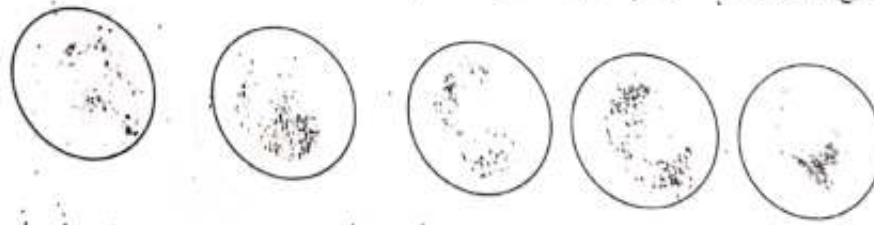
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Purchasers' name
Smt Ashu Goel
Left Hand
Thumb

Index Finger Middle Finger Ring Finger Little Finger



Right Hand
Thumb Index Finger Middle Finger Ring Finger Little Finger



[Handwritten signature]

Surbhi Gupta

Ashu

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

E 398567

27

3 JUN 2011
DEPT
101

Smt Surbhi Gupta

Left Hand

Thumb

Index Finger Middle Finger

Ring Finger Little Finger



Right Hand

Thumb

Index Finger Middle Finger

Ring Finger Little Finger



Surbhi Gupta

Ashu

भारतीय गैर न्यायिक

क सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

E 398568

28

23 JUN 2011
1001

Signature of Seller

Surbhi Gupta

Ashu

Signature of Purchasers

Witness

Sanjay Thapa
S/o N.S. Thapa
R. Mohelherida
D.P.
PAN AMOPT 4604M

Mohit Geep
S/o Sh. M.S. Geep
SS, Gemelli Road
Dehra Dun
D.I. No. 74714/88
1501-88004

206
श्रीमन्मन्त्र
संजय
15/7/11

वही नम्बर 1 जिल्द 4,017 पृष्ठ 227 से 284

में नम्बर 5,192 पर आज दिनांक 15-July-2011

में रजिस्ट्री की गयी।

उप निबन्धक प्रथम देहरादून

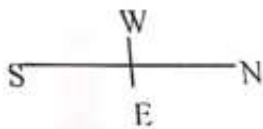


SITE PLAN

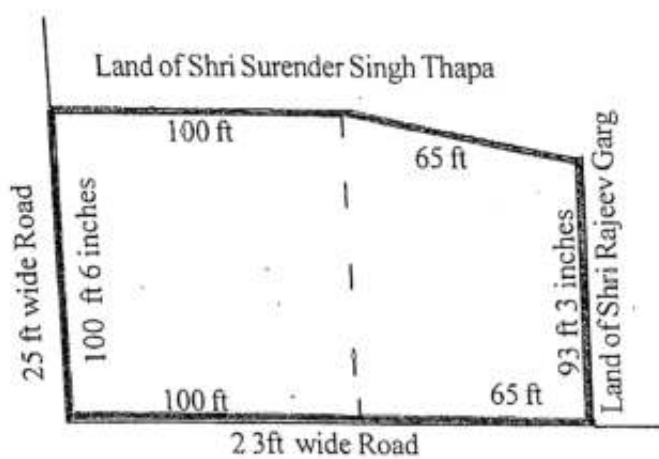
All that land **Khasra No. 155 Kha area 1519.22 sq mtrs** situated in **Mauza Chanderbani**
nalsa Pargana Central Doon District Dehradun

Sellers:- **Shri Rajiv Tyagi**

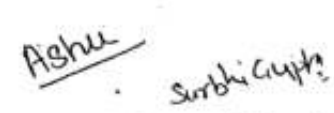
Purchasers:- **Smt Ashu Goel, Smt Surbhi Gupta**



NOT TO SCALE




Signature of Seller


Signature of Purchaser