



41 Race course



Sale Deed

36

Consideration	Rs. 34,00,000.00
Market value on which Stamp duty paid	Rs. 34,00,000.00
Stamp duty paid	Rs. 3,40,000.00
No. of Stamp Sheets	16
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 3,40,000.00

Shri Anil Rathor son of Shri Dharampal Singh resident of Village Didvi, P. O. Allpura, Tehsil Nagar, District, Saharanpur (hereinafter called the SELLER) of the one part;

AND

Shri Virender Singh Arora son of Shri Surinder Singh Arora resident of Dharampura, Barielly Road, Haldwani (hereinafter called the PURCHASER) of the Second Part;

The property is free from all encumbrances.

Details of the property : As mentioned in the schedule of property given at the foot of this deed.

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उत्तरांचल UTTARANCHAL

3 JUL 2006

मुख्य कार्यालयकारी
देहरादून (उत्तरांचल)

033801

SALE DEED

This Deed of Sale is made and executed at Dehradun on this the 31st day of July, 2006 between **Shri Anil Rathor son of Shri Dharampal Singh resident of Village Didvi, P. O. Alipura, Tehsil Nagar, District, Saharanpur** (hereinafter called the SELLER) of the one part;

AND

Shri Virender Singh Arora son of Shri Surinder Singh Arora resident of Dharampura, Barielly Road, Haldwani (hereinafter called the PURCHASER) of the Second Part;

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

Anil Rathor

Virender Singh



जारी किया
उत्तरांचल UTTARANCHAL

3 JUL 2006

मुख्य कार्यालयकारी
देहरादून (उत्तरांचल)

033800

AND WHEREAS the Seller is sole and absolute owner of plot of land bearing had purchased the plot of land bearing No. D-13, Race Course Road, Dehradun having measuring 429.75 Sq. Yards or 359.32 Sq. Mts. (hereinafter called the said property) from Shri Arvinder Kohli son of Late Shri Ghanshyam Kohli resident of 444/12, Shastri Nagar, Kanpur by virtue of sale deed dated 21.03.2006 duly registered in the office of the Sub Registrar, Dehradun in Book No. I Volume 1337 at page 1446 Additional file book no. I volume 1617 on pages 475 to 486 at serial no. 2388 on 21.03.2006.

AND WHEREAS the Seller has been in peaceful possession and beneficiary enjoyment over the said property.

34000000.00



उत्तरांचल UTTARANCHAL

033799

31 JUL 2006

मुख्य कार्यालयकारी
देहरादून (उत्तरांचल)

AND WHEREAS the said property is not subject to any charge, lien or encumbrance or any other duty attachment or litigation of any sort.

AND WHEREAS the Seller has agreed to sell a portion of the said property to the Purchaser for an agreed sale price of Rs. 34,00,000/- (Rs. Thirty Four Lacs only).

AND WHEREAS the Purchaser has agreed to purchase the said property for the said agreed sale price of Rs. 34,00,000/- (Rs. Thirty Four Lacs only).

Mil
Manoor

Singh

26



उत्तरांचल UTTARANCHAL

033798

जारी किया

31 JUL 2006

मुख्य कार्याधिकारी
देहरादून (उत्तरांचल)

NOW THIS DEED WITNESSESS AS UNDER:-

That in pursuance of the said agreement and in consideration of a sum of Rs. 34,00,000.00 (Rs. Thirty Four Lacs only) paid by the Purchaser to the Seller in the following manner :-

- A Rs. 5,00,000/- vide cheque no. 652327 dated 31.05.2006 on ICICI Bank, Dehradun.
- B Rs. 25,00,000/- vide cheque no. 158463 dated 28.07.2006 on ICICI Bank, Dehradun.
- C Rs. 50,000/- vide cheque no. 158460 dated 28.07.2006 on ICICI Bank, Dehradun.
- D Rs. 3,50,000/- paid earlier.

For Promour

27
Sign



उत्तरीचल उत्तरांचल

1 JUL 2006

मुख्या कार्यालयकारी
देहरादून (उत्तरीचल)

(The receipt of which sum is hereby acknowledged by the Seller and nothing remains due out of the sale price) THE SELLER hereby transfers, alienates and assigns all that plot of land bearing had purchased the plot of land bearing No. D-13, Race Course Road, Dehradun having measuring 428.75 Sq. Yards or 359.32 Sq. Mts. (morefully described in the schedule given at the foot of this deed) TO HOLD AND TO HAVE the same to the Purchaser alongwith all rights, interests, title and easements appurtenant thereto as absolute owner forever.

Dehradun

28/7/06



उत्तरांचल UTTARANCHAL

033796

3 JUL 2006

मुख्य कायाधकारी
देहरादून (उत्तरांचल)

THE SELLER FURTHER COVENANTS WITH THE PURCHASER AS UNDER:-

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

Signature
28/06/02

Signature



033795

उत्तरांचल UTTARANCHAL

3 JUL 2006

मुख्य कायायकारी
देहरादून (उत्तरांचल)

2. That the Seller will at the cost of the Purchaser execute and do every such assurance or things necessary for further or more perfectly assuring the said property to the Purchaser, his heirs or assigns as may be required.
3. That all the rights enjoyed by the Seller regarding the property hereby sold are being transferred to the Purchaser and the Purchaser has become the sole and absolute owner of the said property.

Amour 30 *Sign.*



ज उत्तरांचल UTTARANCHAL

033790

31 JUL 2006

मुख्य कार्यालयकारी
देहरादून (उत्तरांचल)

4. That the interest hereby transferred subsists and Seller has power to sell the same.
5. That the Seller hereby assures the Purchaser that the said property is free from all sorts of encumbrances such as Sale, Gift, Mortgage, Lease, Loan, Lien, Litigation, Legal flaws, Notices, Charges, Court cases, Acquisitions, decree and family dispute, attachments, surety, security, notification etc. and there is no legal defect in the ownership title of the Seller. If it is proved otherwise the Seller shall be liable and responsible to pay all the losses, costs and damages sustained or incurred by the Purchaser in future with all respects thereof.

Pranav

71 Singh



जारा गया
उत्तरांचल UTTARANCHAL

033791

31 JUL 2006

मुख्य कार्यालयकारी
देहरादून (उत्तरांचल)

6. That the property is being sold with all the rights and easements belonging to or appurtenant to or reputed to be belonging to or appurtenant to the said property.
7. That the Purchaser shall also be entitled to transfer the property hereby sold by way of sale, gift, lease, mortgage, etc. or in any other manner the Purchaser likes in future.

Abul Hasan Ali Nadwi

Signature

72



उत्तरांचल UTTARANCHAL

033792

जांच/बिद्या

31 JUL 2006

उत्तरांचल कायदा-न्यायाधीश
हराद्वन (उत्तरांचल)

8. That the Purchaser can get the said property mutate or transfer in his name in the revenue records, municipal records or any other concerned authority by presenting the sale deed.
9. That the Seller and his legal heirs, successors, survivors and assignees have been left with no claim, title and interest in the said property and now the Purchaser is the sole and exclusive owner of the said property.

Handwritten signature

Handwritten signature

Handwritten mark



जम्मा किया

उत्तरांचल UTTARANCHAL

033793

23 01/10/2006

मुख्य कार्यालय
देहरेहवा (उत्तरांचल)

10. That the property hereby sold is situated within the Corporation limit and at a distance of more than 500 Mts. from the Haridwar Road.
11. That the circle rate fixed by the Collector in the locality is Rs. 6000/- per Sq. Mts. as such the cost of the land hereby sold comes to Rs. 21,55,920/-. The sale consideration is Rs. 34,00,000/-, on which the required stamp duty is being paid.

Signature

Signature

34



जुहरी किला
उत्तरांचल UTTARANCHAL

033794

3 JUL 2006

गुह्य कागजातकारी
देहरादून (उत्तरांचल)

12. That all taxes levied on the property hereby sold upto the date of sale shall be paid by the Seller and all taxes accruing subsequent to the date of execution of sale deed will be paid by the Purchaser.
13. 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.

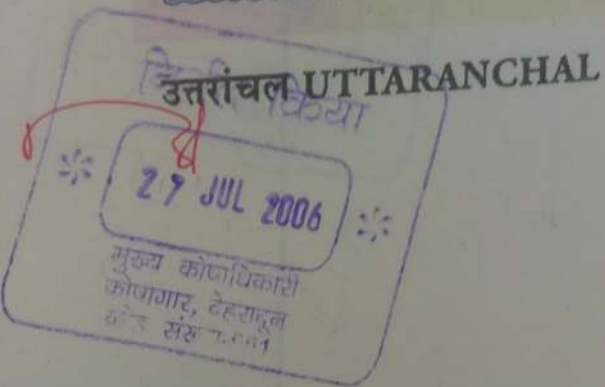
[Signature]

[Signature]

35



370624



SCHEDULE OF PROPERTY

All that plot of land bearing No. D-13, Race Course Road, Dehradun having measuring 429.75 Sq. Yards or 359.32 Sq. Mts. bounded and butted as under:-

- | | |
|-------|--|
| East | : Road, side measuring 40 ft. |
| West | : Property No. D-5, side measuring 41 ft. |
| North | : Property No. D-14, side measuring 96 ft. |
| South | : Property No. D-12, side measuring 95 ft. |

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उत्तरांचल UTTARANCHAL

370568

2 JUL 2006 *

मुख्य कोषाधिकारी
कोषागार, देहरादून
कोड संख्या-001

Impression of Left hand fingers of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Impression of Right hand fingers of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature

Signature



उत्तरांचल टीकटा ब्रानचल

370417

27 JUL 2006

नरुज कोषाधिकारी
कोषागार, देहरादून
पिन 248001

Finger Prints of the Left hand of the Purchaser -
Thumb Index Finger Middle Finger Ring Finger



Little Finger

Finger Prints of the Right hand of the Purchaser :-
Thumb Index Finger Middle Finger Ring Finger



Little Finger

SELLER *[Signature]*

[Signature]
PURCHASER



उत्तरांचल TARANCHAL

370333

27 JUL 2006

मुख्य कोषाधिकारी
कोषागार, देहरादून
कोड संख्या 001

IN WITNESS WHEREOF the Parties to this deed have put their hand on this deed on the day, month and year herein above mentioned

Witnesses :-

1. Sh. J. S. Saini
Sh. Sh. R. S. Saini
1/2 Indar Road
Dehradun

2. S. Amarjeet Singh
Sh. Sat. Sh. Bhajet Singh
R/o Chander Nagar
D.D. 2006

Drafted by S. M. Joshi, Advocate, Dehradun.

2388

SITE PLAN OF PLOT OF LAND BEARING NO. D-13, RACE COURSE ROAD, DEHRADUN HAVING MEASURING 429.75 SQ. YARDS OR 359.32 SQ. MTS.

SOLD BY: SHRI ANIL RATHOR SON OF SHRI DHARAMPAL SINGH
RESIDENT OF VILLAGE DIDVI, P. O. ALIPURA, TEHSIL
NAGAR, DISTRICT, SAHARANPUR

SOLD TO: SHRI VIRENDER SINGH ARORA SON OF SHRI
SURINDER SINGH ARORA RESIDENT OF
DHARAMPURA, BAREILLY ROAD, HALDWANI

विक्रयपत्र

NOT TO SCALE

संलग्न विक्रय पत्र
बोझासी मूल्य जिस पर स्टाम्प दिया है
स्टाम्प शुल्क
स्टाम्प शीट संख्या-
आवास विकास शुल्क
कुल स्टाम्प का योग

21,80,000 / -
21,56,000 / -
2,15,600 / -
13
सहित
2,15,600 / -

ROAD

मैं कि - श्री अरविन्दर कोहली पुत्र स्व. श्री धनश्याम कोहली निवासी 444/12, शास्त्रीनगर,
कानपुर (उत्तरप्रदेश) - विक्रेता

निम्नलिखित सम्पत्ति

Property plot No. D-14

नगरनिगम में 12 रुप से सम्मिलित क्षेत्र, रेसकोर्स
कालोनी जिला देहरादून

के मालिक श्री अरविन्दर कोहली पुत्र स्व. श्री धनश्याम कोहली निवासी 444/12, शास्त्रीनगर, कानपुर (उत्तरप्रदेश) - विक्रेता को
श्री अनिल राठौर पुत्र श्री धनपाल सिंह निवासी - ग्राम बिड़नी, पो0ओ0 अलीपुरा तहसील
नकुड़, जिला सहारनपुर, उत्तरप्रदेश - क्रेता को

विक्रय कर दिया गया है। विक्रय धन 21,00,000 / - रुपये को लेखानुसार वसूल पा लिया

41 f.t

Property plot No. D-5

विक्रय सम्पत्ति - अंत में दिया गया है।

SELLER

PURCHASER