



Online Public Data Entry Summary



UKPDE2015045134350

DISTRICT NAME : देहरादून SRO : देहरादून

3-Nov-2015

3:02:35PM

Deed/Article Type : Sale (Immovable)
 Sub-Deed/Sub-Article : Sale(Residential Building)
 Village/Location : मेवाताकला
 Area : 143.8600 वर्ग मीटर
 Transaction Value : 5,331,000.00 Market Value : 5,331,000.00 Regn Fees : 25,000.00 Stamp Duty : 267,000.00
 Advance : 0.00 Lease Period : 0.00 Avg. Rent : 0.00 Construction Value : 0.00
 Khasra : 471Ka Khatoni : Khewat : House/Flat : FOURTH floor
 Land Value : 0.00 Page : 24 Words : 1,000 Deed No. 403, under Super Deluxe
 Deed Writer : H.G. Advocate Name : Sh. Manmohan Singh, Advocate

व्यवसायिक निर्माण का विवरण						
क्र.सं.	निर्माण का प्रकार	रकम				
आवासीय निर्माण का विवरण						
क्र.सं.	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम	
निबंधक शुल्क का विवरण						
क्र.सं.	भुगतान की विधि	धनराशि	संदर्भ क्रमांक			
1	Cash	25,000.00				
स्टाम्प शुल्क का विवरण						
क्र.सं.	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी	
1	e-Stamp	267,000.00	IN-UJK00713408496409N	3-Nov-2015		
पक्षकारों का विवरण						
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं.	मोबाइल नं.	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री विजय चंदेल वतौर मुन्दागेश्राम श्रीमती नमिता श्रीमान एवं श्रीमती नीता ठाकुर पुत्र श्री विवेक सिंह चंदेल निवासी ब्रजवपुर खुर्द, देहरादून		OTHERS	ADYPC0689 C	000	DL : UA-0719940104976
क्रेता / द्वितीय पक्ष	श्री राज नोभर वतौर डायरेक्टर श्रीममं देवा क्रियाश्रम प्राइवेट लिमिटेड पुत्र श्री ओमपाल सिंह नोभर निवासी ईस्ट ज्योति नगर, शाहदरा, दिल्ली		OTHERS	AAF0618 R	000	PAN CARD : ADFPT7161H
गवाह	श्री विजय राज भंडारी पुत्र श्री मोहन सिंह भंडारी निवासी १७, गुरु रोड, देहरादून		OTHERS		00	ADHAAR : 3354 5712 7960
गवाह	श्री रविंद्र कुमार मालिक पुत्र श्री जयचंद मालिक निवासी एन सी आर, शिमला रोड, देहरादून		OTHERS		000	ADHAAR : 9579 0169 6382

28/06/2012

Permanent Account Number

AAFCB0618R



13072012



DL No:UA-0719940104976

[Renewed :: 18/09/2014]

vide No. :: UK-07/DLR/13811 /2014]

Name : MR VIJAY CHANDEL

S/o : SH Y S CHANDEL

Address : 23 AJABPUR KHURD DEHRADUN 248001



Form-7 Rule16(2)

Vijay Chandel

Signature of Holder Date of Birth : 04/07/1970

Is licenced to drive throughtout India vehicle of the following descriptions :

MCWG(NT) LMV(NT) Only

Sign. of The Licencing Authority
RTO, DEHRADUN

Vijay Chandel

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ TOMAR

OMPAL SINGH

09/10/1981

Permanent Account Number

ADFPT7161H



27022009

Raj Tomar
Signature

Raj Tomar

All that FOURTH FLOOR Flat No. 403, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising in New Khasra No. 471Ka, situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun

Sellers : (1) SMT. NAMITA CHAUHAN and (2) SMT. NEETA THAKUR both acting through attorney SHRI VIJAY CHANDEL

Purchaser : M/S BELA CREATIONS PRIVATE LIMITED, acting through its Director SHRI RAJ TOMAR



[Handwritten signature]

SELLERS

[Handwritten signature]
Director

PURCHASER

10877

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SALE DEED
RELEVANT PARTICULARS

- 1 Consideration : Rs 53,31,000/-
- 2 Market Value : Rs 53,31,000/-
- 3 Stamp Duty Paid : **Rs. 2,67,000/-**
(vide e-Stamp Certificate No. IN-UK00713408496409N dated 03.11.2015)
- 4 Prevalant Area : Sewla Kalan
- 5 Kind of Property : Residential
- 6 Distance from main Road : Property hereby sold is situated on General Mahadev Singh Road (between Saklani Gas Godown towards Mohabbewala Saharanpur Road via Sewla Kalan)
- 7 Particulars of the property : **All that FOURTH FLOOR Flat No. 403, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising in New Khasra No. 471Ka, situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun (without roof rights)**
- 8 Type of Construction : Flat Category
- 9 Name and Address of Seller : **(1) SMT. NAMITA CHAUHAN (PAN :ADYPC0689C) wife of Shri B.S. Chauhan resident of Bangali Mohalla, Karanpur, Dehradun and (2) SMT. NEETA THAKUR (PAN :AIDPT2585L) wife of Shri Manoj Thakur resident of Village Sewla Kalan, Dehradun, both acting through their real brother and lawful attorney SHRI VIJAY CHANDEL (D.L. No. UA-0719940104976) son of Late Shri Virendra Singh Chandel resident of Ajabpur Khurd, Dehradun**
- 10 Name and Address of Purchaser : **M/S BELA CREATIONS PRIVATE LIMITED (PAN :AAFCEB0618R), a company duly incorporated under the Companies Act, 1956, having its registered office at B-54, SF-1, East Jyoti Nagar, Shahdara, Delhi - 93 acting through its Director SHRI RAJ TOMAR son of Shri Ompal Singh Tomar (PAN :ADFPT7161H)**
11. Number of Sheets : 12 Sheets (Including PDE Sheet, I.D. Copy and Site Photograph)
12. Drafted by : Shri Manmohan Singh, Advocate

Vij Chandel

For Bela Creations Pvt. Ltd.

Raj Tomar

Director

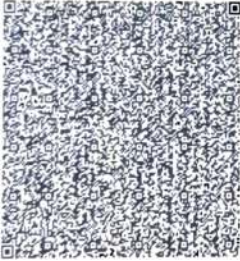


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK00713408496409N
Certificate Issued Date : 03-Nov-2015 01:20 PM
Account Reference : SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUKSHCIL0101172322946453N
Purchased by : BELA CREATIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : SEWLA KALAN, DEHRADUN
Consideration Price (Rs.) : 53,31,000
(Fifty Three Lakh Thirty One Thousand only)
First Party : NAMITA CHAUHAN AND NEETA THAKUR
Second Party : BELA CREATIONS PVT LTD
Stamp Duty Paid By : BELA CREATIONS PVT LTD
Stamp Duty Amount(Rs.) : 2,67,000
(Two Lakh Sixty Seven Thousand only)



.....Please write or type below this line.....



Uj Chand

Uj Chand



Rej Tomati

For Bela Creations Pvt. Ltd.

Rej Tomati
Director

0001350110

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

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10542

SALE DEED

THIS SALE DEED is made on this the 3rd day of November of the year 2015 by (1) SMT. NAMITA CHAUHAN wife of Shri B.S. Chauhan resident of Bangali Mohalla, Karanpur, Dehradun and (2) SMT. NEETA THAKUR wife of Shri Manoj Thakur resident of Village Sewla Kalan, Dehradun, both acting through their real brother and lawful attorney SHRI VIJAY CHANDEL son of Late Shri Virendra Singh Chandel resident of Ajabpur Khurd, Dehradun (hereinafter called the "Sellers") of the one part ;

IN FAVOUR OF

M/S BELA CREATIONS PRIVATE LIMITED, a company duly incorporated under the Companies Act, 1956, having its registered office at B-54, SF-1, East Jyoti Nagar, Shahdara, Delhi - 93 acting through its Director SHRI RAJ TOMAR son of Shri Ompal Singh Tomar (duly authorised to act on behalf of the company, vide Resolution dated 25.10.2015) (hereinafter called the "Purchaser") of the other part ;

Both the terms "Sellers" and "Purchaser" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Words imparting one gender shall mean and include other genders and words imparting singular and plural shall include the vice versa.

WHEREAS the Sellers are the absolute owners in possession of all that FOURTH FLOOR Flat No. 403, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising in New Khasra No. 471Ka, situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun (without roof-rights) and the Sellers have all the transferable rights therein.

AND WHEREAS the Sellers purchased the said property from (1) Mrs. Sunita Garg wife of Mr. Sushil Kumar Garg acting through her attorney Shri Sushil Garg son of Shri Babu Ram Garg and (2) M/s N.C.R. Builders Pvt. Ltd. through its Director Mr. Sunil Kumar Sharma, vide Sale Deed dated 21.05.2008, duly registered in the office of the Sub Registrar-II, Dehradun in Book No. 1 Vol. 2241 Pages 369 to 410 at No. 2272, on 21.05.2008

AND WHEREAS the said property of Sellers is free from all kinds of liens, encumbrances, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise) etc. and the Sellers thus have all the right to transfer the said property in any manner whatsoever, and the Sellers have undisputed/unrestricted and transferable rights therein.

Vijay Chandel

(3)

For Bela Creations Pvt. Ltd.

Raj Tomar

Director

बही संख्या 1 रजिस्ट्रीकरण संख्या 10877 वर्ष 2015


Sale (Immovable)
Sale (Residential Building)

प्रतिफल ₹0 : 5,331,000.00

मालियत ₹0 : 5,331,000.00

रजिस्ट्रेशन शुल्क	प्रतिनिधि शुल्क	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
₹0 25,000.00	₹0 10.00	₹0 240.00	₹0 25,250.00	1,000

श्री राज तोमर बतौर डायरेक्टर मैसर्स बेला क्रिएशन्स प्राइवेट लिमिटेड पुत्र श्री ओमपाल सिंह तोमर निवासी ईस्ट ज्योति नगर, शाहदरा, दिल्ली ने आज दिनांक 03 Nov 2015 समय मध्य 5PM व 6PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ मे प्रस्तुत किया।


राज तोमर बतौर डायरेक्टर मैसर्स बेला क्रिएशन्स
प्राइवेट लिमिटेड

उपनिबन्धक
देहरादून, चतुर्थ
03-Nov-2015

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री विजय चंदेल बतौर मुख्तारेआम श्रीमती नमिता चौहान एवं श्रीमती नीता ठाकुर पुत्र श्री विरेन्द्र सिंह चंदेल निवासी अजबपुर खुर्द, देहरादून \ ने विक्रय धन मुबलिय ₹0 5,331,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री राज तोमर बतौर डायरेक्टर मैसर्स बेला क्रिएशन्स प्राइवेट लिमिटेड पुत्र श्री ओमपाल सिंह तोमर निवासी ईस्ट ज्योति नगर, शाहदरा, दिल्ली \ ने भी स्वीकार किया।

जिनकी पहचान श्री विजय राज भंडारी पुत्र श्री मोहन सिंह भंडारी निवासी ९७, गुरु रोड, देहरादून तथा श्री सतेन्द्र कुमार मालिक पुत्र श्री जयचंद मालिक निवासी एन सी आर, शिमला रोड, देहरादून ने की।



उपनिबन्धक
देहरादून, चतुर्थ
03-Nov-2015

AND WHEREAS
described in
annex
The

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AND WHEREAS the Sellers have agreed to sell the above said property, morefully described in the Schedule given at the foot of this deed and clearly shown in the annexed map, for a price of **Rs. 53,31,000/- (Rupees Fifty Three Lacs and Thirty One Thousands only)** free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of **Rs. 53,31,000/- (Rupees Fifty Three Lacs and Thirty One Thousands only)** paid by the Purchaser to the Sellers as detailed hereunder :-
 - (a) **Rs. 2,00,000/- (Rupees Two Lacs only)** vide Cheque No. 000003 dated 27.07.2015 drawn on HDFC Bank Ltd., payable at par at all branches of the bank
 - (b) **Rs. 23,50,000/- (Rupees Twenty Three Lacs and Fifty Thousands only)** vide RTGS Transfer dated 03.11.2015 bearing UTR No. HDFCR52015110369962989 from HDFC Bank Account of the Purchaser
 - (c) **Rs. 25,50,000/- (Rupees Twenty Five Lacs and Fifty Thousands only)** vide RTGS Transfer dated 03.11.2015 bearing UTR No. HDFCR52015110369963124 from HDFC Bank Account of the Purchaser
 - (d) **Rs. 53,310/- (Rupees Fifty Three Thousands Three Hundred and Ten only)** against TDS deposited with Income Tax Department against purchase of property vide e-Tax Acknowledgement No. AC4589524, AC4580214, AC4578405, AC4579923, AC4578862 and AC4577591
 - (e) **Rs. 1,77,690/- (Rupees One Lac Seventy Seven Thousands Six Hundred and Ninety only)** in Cash

(the receipt of the total sum of **Rs. 53,31,000/- (Rupees Fifty Three Lacs and Thirty One Thousands only)** is hereby acknowledged by the Sellers and the Sellers DOTH hereby convey, transfer and assign all that **FOURTH FLOOR** Flat No. 403, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising in New Khasra No. 471Ka, situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun (without roof rights) (morefully described in the Schedule hereunder and clearly shown in the annexed map) to the said Purchaser, with all rights, title, interests, easement, appurtenances etc. of the Sellers into and upon the said property, TO HAVE and TO HOLD the same absolutely and forever.

2. That the property hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages (either equitable or otherwise), disputes/litigations, court or other attachments etc. whatever. The actual, vacant and physical possession whereof has been given to the Purchaser

[Handwritten Signature]

(4)

For Bela Creations Pvt. Ltd.

*Rej Taneja
Director*

बही संख्या 1 रजिस्ट्रीकरण संख्या 10877 वर्ष 2015



विजय चंदेल बतौर
मुख्तारैआम श्रीमती
नमिता चौहान एवं



राज तोमर बतौर
डायरेक्टर मैसर्स बेला
क्रिएशन्स प्राइवेट



विजय राज भंडारी



सतेन्द्र कुमार मालिक



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

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
03 Nov 2015

- (20) (42)
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- on the spot this day.
3. That the Sellers have good and subsisting right to sell and transfer the said property to the Purchaser, as is hereby conveyed.
 4. That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said property in any manner it may like, without any let, hindrance or interruption from the Sellers or any one else whomever, and/or make renovations etc. therein; and/or make sale or transfer the said property in any manner, and get the same mutated in its name in the relevant Govt. records at its expenses.
 5. That all the taxes, cesses, electricity bills, telephone bills etc. upto the date of this deed, shall be paid by the Sellers and thereafter the same shall be paid by the Purchaser.
 6. That the Sellers, at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds, and things as may be required for completing and more perfectly assuring the title of the said property, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.
 7. That in case the said property hereby sold, or any part thereof is lost or goes out of the possession of the Purchaser on account of any defect in the title of the Sellers or on account of any undisclosed facts, then the Sellers shall fully reimburse and indemnify the Purchaser upto the extent of the loss thus suffered and cost of improvement etc. The Purchaser shall be entitled to recover the same together with interest from any other property movable or immovable of the Sellers.
 8. That the Purchaser shall be entitled to get transferred the electricity and water connection installed in the said property in her name(s) without any objection to the Seller.
 9. That the Purchaser shall be bound by all the terms and conditions laid down in the sale deed dated 21.05.2008 executed by the builders in favour of the Sellers.
 10. That the Seller No. 1 Smt. Namita Chahan has appointed her trustworthy, her real brother, Shri Vijay Chandel, vide General Power of Attorney dated 05.06.2015, duly registered in the office of the Sub Registrar-III, Dehradun in Book No. 4 Vol. 57 Pages, 197 to 210 at No. 357 on 05.06.2015. The Seller No. 2 Smt. Neeta Thakur has also appointed her trustworthy, her real brother, Shri Vijay Chandel, vide General Power of Attorney dated 30.12.2006, duly registered in the office of the Sub Registrar-I, Dehradun in Book No. 4 Vol. 109 Page 568 Addl. File Book No. 4 Vol. 210 Pages 389 to 396 at No. 1788 on 30.12.2006. The said General Power of Attorneys, still subsist, have not been revoked or cancelled and the Executants are alive till date.

DETAILS FOR THE SUB-REGISTRAR OFFICE

- A. That the property hereby sold is situated on General Mahadev Singh Road (between Saklani Gas Godown towards Mohabbewala Saharanpur Road

Vijay Chandel

(5)

For Bela Creations Pvt. Ltd.

Raj Taneja

Director

via Sewia Kalan)

- B. That the property hereby sold is not hit by the provisions of U.L.C. Act, 1976 and no cases are pending under Section 10(3) and 15(3).
C. That structure constructed is of Flat category and is more than 5 years old.

D. That there is only one side road on the said NCR Residency Complex. That said property is situated outside the Nagar Nigam Limits and the deponent has purchased the said property in accordance with the provisions of Section 154(4)(1)(a) of the Uttarakhand (Uttar Pradesh) Zamindari Abolition and Land Reforms Act, 1950 (Anukulan Evam Uparntaran Adesh, 2001) (Amended) Act, 2003 dated 15.01.2004.

F. Valuation of the said flat as per circle rate has been done as under :-
Rs. 71,06,664/-

(i) Value of total area of
143.86 sq. metres

@ Rs. 49,400/- per sq. metre
(Base Rate Rs. 38000/- + 30%)

(ii) Since the said residential flat is situated on Fourth Floor after allowing rebate of 25% circle rate value is allowed

Less (-) Rs. 17,76,671/-
Net Circle Rate Value comes Rs. 53,30,013/-
or Say Rs. 53,31,000/-

Value of as per circle rate comes to Rs.53,31,000/- whereas the actual sale consideration is also Rs.53,31,000/-, on which stamp duty of Rs. 2,66,550/- payable as per rules, however a stamp duty of Rs.2,67,000/- is being paid with this instrument, vide e-Stamp Certificate No. IN-UK00713408496409N dated 03.11.2015

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that **FOURTH FLOOR Flat No. 403**, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising **new Khastra No. 471Ka**, situated at Village Sewia Kalan, Pargana **a. Doon**, District Dehradun (without roof rights), bounded and buttressed under :-

North : Open Area
South : **Partly by Entrance to Flat No. 403 and partly by Flat No. 402**
East : **Partly by Gallery and partly by Flat No. 404**
West : **Open Area and thereafter main Road on Ground Floor**
Clearly shown in the map annexed herewith.

IN WITNESS WHEREOF the Sellers and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses

(6)

For **Bela Creations Pvt. Ltd.**

Seis T. Ganshi
Director

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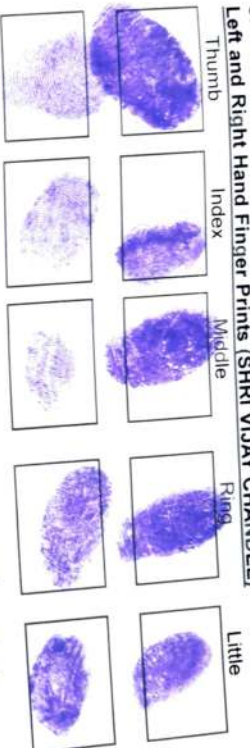
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FINGER PRINTS U/S 32-A, REGISTRATION ACT

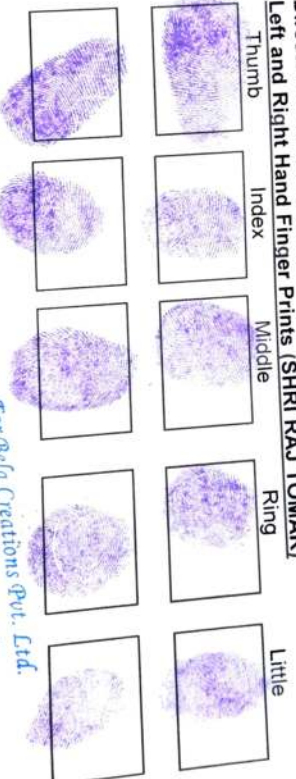
Name and Address of the Sellers :

(1) SMT. NAMITA CHAUHAN wife of Shri B. S. Chauhan resident of Bangali Mohalla, Karanpur, Dehradun and (2) SMT. NEETA THAKUR wife of Shri Manoj Thakur resident of Village Sewla Kalan, Dehradun, both acting through their real brother and lawful attorney SHRI VIJAY CHANDEL son of Late Shri Virendra Singh Chandel resident of Alapbur Khurd, Dehradun Left and Right Hand Finger Prints (SHRI VIJAY CHANDEL)



Shri Manoj Thakur
**SIGNATURE OF SELLER NO. 1 and 2
THROUGH ATTORNEY**

Name and Address of the Purchaser :
M/S BELA CREATIONS PRIVATE LIMITED, having its registered office at B-54, SF-1, East Jyoti Nagar, Shandara, Delhi - 93 acting through its Director SHRI RAJ TOMAR son of Shri Ompal Singh Tomar
Left and Right Hand Finger Prints (SHRI RAJ TOMAR)



For Bela Creations Pvt. Ltd.

**SIGNATURE OF PURCHASER
THROUGH DIRECTOR**

WITNESSES : *Vijay Singh Bhandari*

1. Sh. Vijay Raj Bhandari
S/o Sh. Mohan Singh Bhandari
97, Guru Road, Dehradun

Manoj

2. Sh. Satendra Kumar Malik
S/o Sh. Jaichand Malik
R/o A-304, NCR Residency
Shimla Road, Dehradun

(Aadhar No. 3354 57127960)

(Aadhar No. 9579 0169 6382)

Drafted by me on the basis of documents and information produced by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.

Drafted by : **Shri Manmohan Singh** Advocate.

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वही नं० 1 जिल्द 2,296 के पृष्ठ 383 से 406 पर क्रमांक 10877
पर आज दिनांक 03 Nov 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहसाहूत, चतुर्थ
03 Nov 2015



SITE PLAN OF All that FOURTH FLOOR Flat No. 403, under Super Deluxe H.I.G. Category, having area of 1548 sq. feet or 143.86 sq. metres, which is totally built up, situated in "N.C.R. Residency", General Mahadev Singh Road, Dehradun (Uttarakhand) comprising in New Khasra No. 471Ka, situated at Village Sewla Kalan, Pargana Pachhwa Doon, District Dehradun

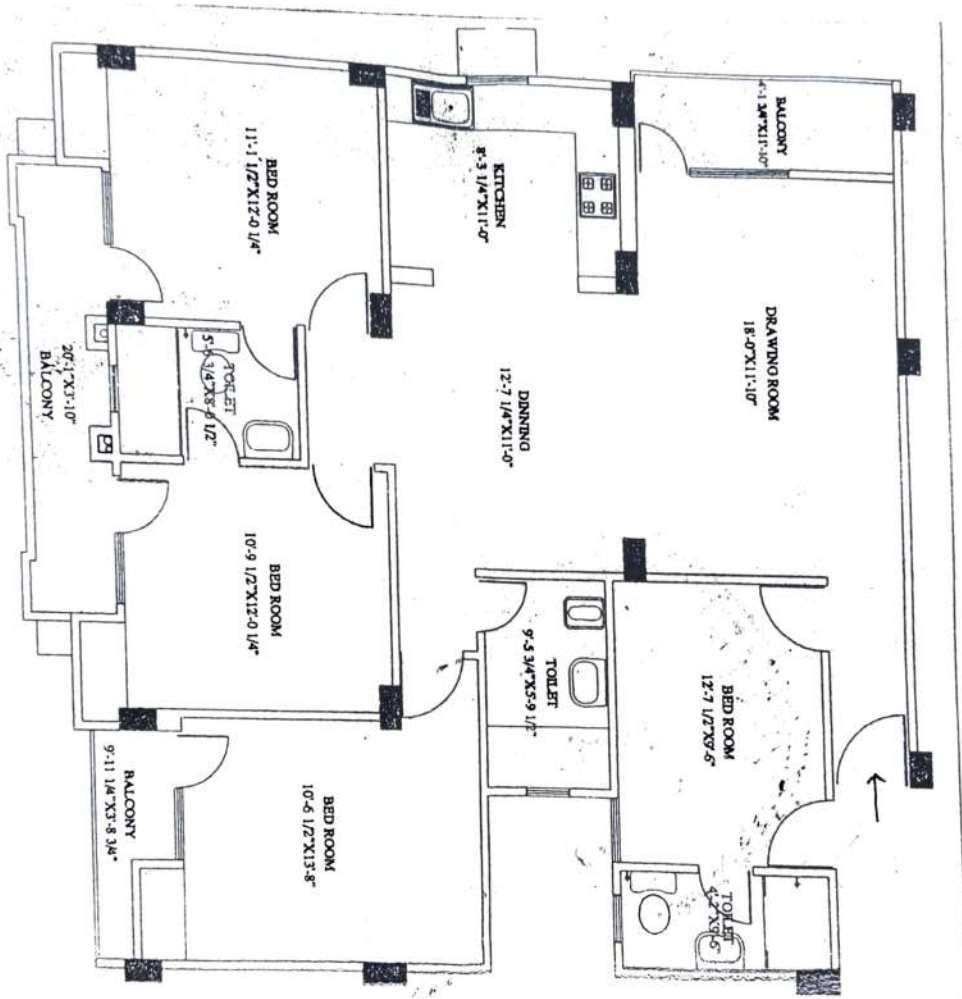
Sellers : (1) SMT. NAMITA CHAUHAN and (2) SMT. NEETA THAKUR both acting through attorney SHRI VIJAY CHANDEL

Purchaser : M/S BELA CREATIONS PRIVATE LIMITED, acting through its Director SHRI RAJ TOMAR

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Not to Scale

1548 SQ. FT.



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Vijay Chandel

SELLERS

For Bela Creations Pvt. Ltd.

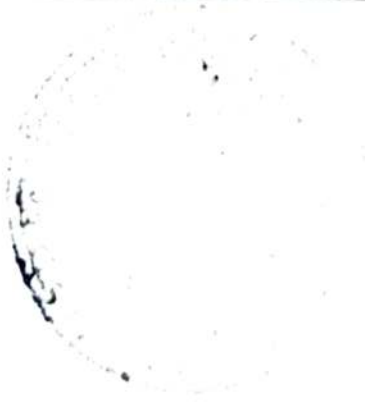
Raj Tomar
Director

PURCHASER

बही मख्या 1 जिल्द 2,296 के पृष्ठ 383 से 406 पर क्रमांक 10877

पर आज दिनांक 03 Nov 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
03 Nov 2015



You
The Acknowledgement No. generated will
above Acknowledgement No. after atleast 2 days of
As communicated by Income Tax
The TDS amount
electronic

Form 26QB

10877

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Your E-tax Acknowledgement Number is AC4589524

The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save the Acknowledgement No. for downloading Form 16B from TRACES website.
 The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

Tax Applicable	0020	Assessment Year	2016-17
Minor Head Code	800	Financial Year	2015-16
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAFCEB0618R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ADYPC0689C
Full Name of the Transferee	BELA CREATIONS PRIVATE LIMITED	Full Name of the Transferor	NAMITA CHAUHAN
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	B-54	Name of premises/Building/ Village	Bengali Mohalla
Flat/Door/Block No.	SF-1	Flat/Door/Block No.	Karanpur
Road/Street/Lane	East Jyoti Nagar	Road/Street/Lane	
City/District	Shahdara	City/District	Dehradun
State	DELHI	State	UTTARAKHAND
Pin Code	110093	Pin Code	248001
Email ID	bela.creations1@gmail.com	Email ID	
Mobile No.	9811204050	Mobile No.	

Date of Agreement/Booking	27/08/2015	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	02/11/2015	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	02/11/2015	Payment Type	Installments

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Building	Rate (in %)	1
Name of premises/Building/ Village	A-403	Total Amount Paid/Credited	9000
Flat/Door/Block No.	NCR Residency	TDS Amount to be paid	90
Road/Street/Lane	Opp. Saint Judes School	Interest	0
City/District	Dehradun	Fee	0
State	UTTARAKHAND	Total payment	90
Pin Code	248001	Value in words	Ninety Rupees

Total Value of Consideration (Property Value)	5331
Mode of Payment	Online
Bank Name	State Bank of Patiala

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Form 26QB

Your E-tax Acknowledgement Number is AC4580214

This Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save this Acknowledgement No. for downloading Form 16B from TRACES website.
As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

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Tax Applicable	0020	Assessment Year	2016-17
Minor Head Code	800	Financial Year	2015-16
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAFCB0618R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ADYPC0689C
Full Name of the Transferee	BELA CREATIONS PRIVATE LIMITED	Full Name of the Transferor	NAMITA CHAUHAN
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee	Complete Address of the Property Transferor
Name of premises/Building/ Village B-54	Name of premises/Building/ Village Bengali Mohalla
Flat/Door/Block No. Sf-1	Flat/Door/Block No. Karanpur
Road/Street/Lane East Jyoti Nagar	Road/Street/Lane
City/District Shahdara	City/District dehradun
State DELHI	State UTTARAKHAND
Pin Code 110093	Pin Code 248001
Email ID bela.creations1@gmail.com	Email ID
Mobile No. 9811204050	Mobile No.

Date of Agreement/Booking	27/08/2015	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	02/11/2015	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	02/11/2015	Payment Type	Installments

Complete Address of the Property Transferred	Tax Deposit Details
Type of Property Building	Rate (in %) 1
Name of premises/Building/ Village A-403	Total Amount Paid/Credited 111000
Flat/Door/Block No. NCR Residency	TDS Amount to be paid 1110
Road/Street/Lane Opp. Saint Judes School	Interest 0
City/District Dehradun	Fec 0
State UTTARAKHAND	Total payment 1110
Pin Code 248001	Value in words One Thousand One Hundred Ten Rupees

Total Value of Consideration (Property Value)	5322000
Mode of Payment	Online
Bank Name	State Bank of Patiala

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Form 26QB

Your E-tax Acknowledgement Number is AC4578405

This Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save this Acknowledgement No. for downloading Form 16B from TRACES website.
 The TDS certificate (Form 16B) will be available for download from the TRACES website at least 2 days of deposit of tax amount at the respective Bank.
 The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

Tax Applicable	0020	Assessment Year	2016-17
Minor Head Code	800	Financial Year	2015-16
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAFCE0618R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ADYPC0689C
Full Name of the Transferee	BELA CREATIONS PRIVATE LIMITED	Full Name of the Transferor	NAMITA CHAUHAN
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village B-54
 Flat/Door/Block No. SF-1
 Road/Street/Lane East Jyoti Ngarg
 City/District Shahdara
 State DELHI
 Pin Code 110093
 Email ID
 Mobile No.

Complete Address of the Property Transferor

Name of premises/Building/ Village Bengali Mohalla
 Flat/Door/Block No. Karanpur
 Road/Street/Lane
 City/District Dehradun
 State DELHI
 Pin Code 248001
 Email ID
 Mobile No.

Date of Agreement/Booking 27/08/2015
 Date of Payment/Credit 02/11/2015
 Date of Tax Deduction 02/11/2015

Whether more than one Transferee/Buyer No
 Whether more than one Transferor/Seller Yes
 Payment Type Installments

Complete Address of the Property Transferred

Type of Property Building
 Name of premises/Building/ Village A-403
 Flat/Door/Block No. NCR Residency
 Road/Street/Lane Opp. saint Judes School
 City/District Dehradun
 State DELHI
 Pin Code 248001

Tax Deposit Details

Rate (in %) 1
 Total Amount Paid/Credited 2350000
 TDS Amount to be paid 23500
 Interest 0
 Fee 0
 Total payment 23500
 Value in word Twenty Three Thousand Five Hundred Rupees

Total Value of Consideration (Property Value) 5322000
 Mode of Payment Online
 Bank Name State Bank of Patiala

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

<https://onlineservices.tin.egov-nsdl.com/etaxnew/ConfirmDetailsServlet?rKey=-37478648>

Form 26QB

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Your E-tax Acknowledgement Number is AC4577591

This Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save the Acknowledgement No. for downloading Form 16B from TRACES website. Taxpayers are advised to save the Acknowledgement No. communicated by Income Tax Department. TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank. The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

Tax Applicable	0020	Assessment Year	2016-17
Minor Head Code	800	Financial Year	2015-16
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAFCB0618R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ADYPC0689C
Full Name of the Transferee	BELA CREATIONS PRIVATE LIMITED	Full Name of the Transferor	NAMITA CHAUHAN
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee	
Name of premises/Building/ Village	B-54
Flat/Door/Block No.	SF-1
Road/Street/Lane	East Jyoti Nagar
City/District	Shahdara
State	DELHI
Pin Code	110093
Email ID	bela.creations1@gmail.com
Mobile No.	9811204050

Complete Address of the Property Transferor	
Name of premises/Building/ Village	Bengali Mohalla
Flat/Door/Block No.	Karanpur
Road/Street/Lane	
City/District	Dehradun
State	UTTARAKHAND
Pin Code	248001
Email ID	
Mobile No.	

Date of Agreement/Booking	27/08/2015	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	03/08/2015	Whether more than one Transferor/Seller	Yes
Date of Tax Deduction	01/06/2013	Payment Type	Installments

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Building	Rate (in %)	1
Name of premises/Building/ Village	A-403	Total Amount Paid/Credited	200000
Flat/Door/Block No.	NCR Residency	TDS Amount to be paid	2000
Road/Street/Lane	Opp. saint. Judes School	Interest	150
City/District	Dehradun	Fee	0
State	UTTARAKHAND	Total payment	2150
Pin Code	248001	Value in words	Two Thousand One Hundred Fifty Rupees

Total Value of Consideration (Property Value)	5322000
Mode of Payment	Online
Bank Name	State Bank of Patiala

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

<https://onlineservices.tin.egov-nsdl.com/etaxnew/ConfirmDetailsServlet?rKey=-546168847>