

54/2

SALE DEED

Consideration : Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only)

Market value on which stamp duty paid : Rs. 3,32,000/- (Rupees Three lac Thirty Two thousand only)

No. of stamp sheets : 16

Stamp duty : Rs. 33,200/- (Rupees Thirty Three thousand Two hundred only)

Avas Vikas Duty : included **Total Stamp Paid** : Rs. 33,200/- (Rupees Thirty Three thousand Two hundred only)

Where as I/We : M/s Doon Udyog Private Limited, 59, Gandhi Road, Dehra Dun through its Estate Manager, Shri. G. M. Shorabh:

Am/are the sole/joint proprietors of the property detailed in the end and also in the possession of the same do hereby sell to :

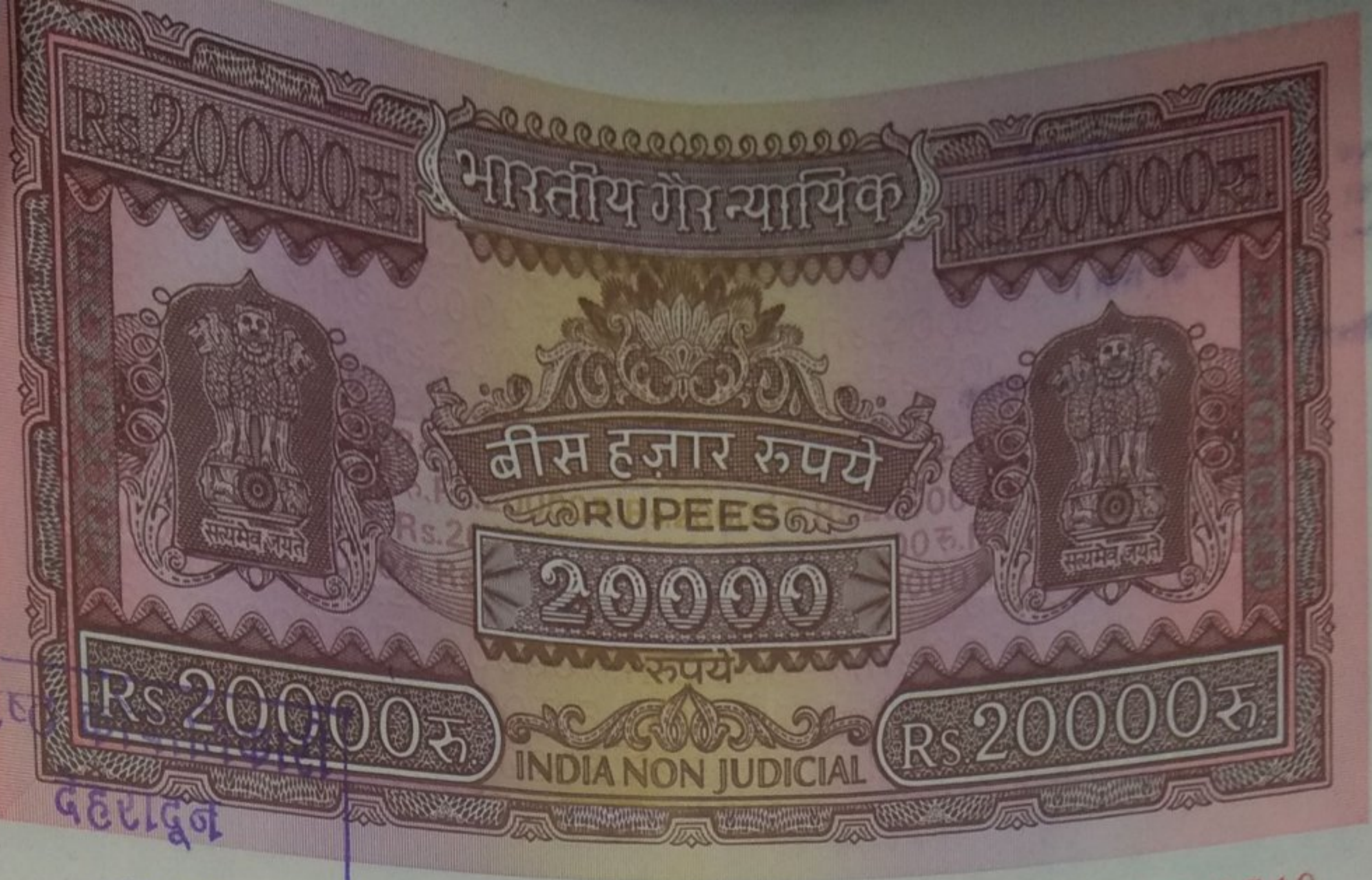
VIKAS DEWAN S/o Shri. P.C. Dewan R/o 6, Municipal Road, Dalanwala, Dehra Dun & **Shri ASHOK MEHTA** s/o Late Shri K. R. Mehta R/o 170, Doon Vihar, Jakhan, Rajpur Road, Dehra Dun

for consideration of : Rs. 1,25,000/- (Rupees One lac Twenty Five thousand only)
received as follows : As per the sale-deed

The property is free from all encumbrances.

Detail of the property : Details of the property has been detailed at the foot of this deed.

G. M. Shorabh



SALE DEED

THIS DEED OF SALE is made on this the 14th Day of

December 1999 between M/s DOON UDHYOG (PVT.) LTD.

Regd. Office at 59, Gandhi Road, Dehra dun through its Estate

Manager Shri. G. M. SOHRABH hereinafter referred to as the

Vendor of the first part, AND Shri. VIKAS DEWAN S/o Shri.

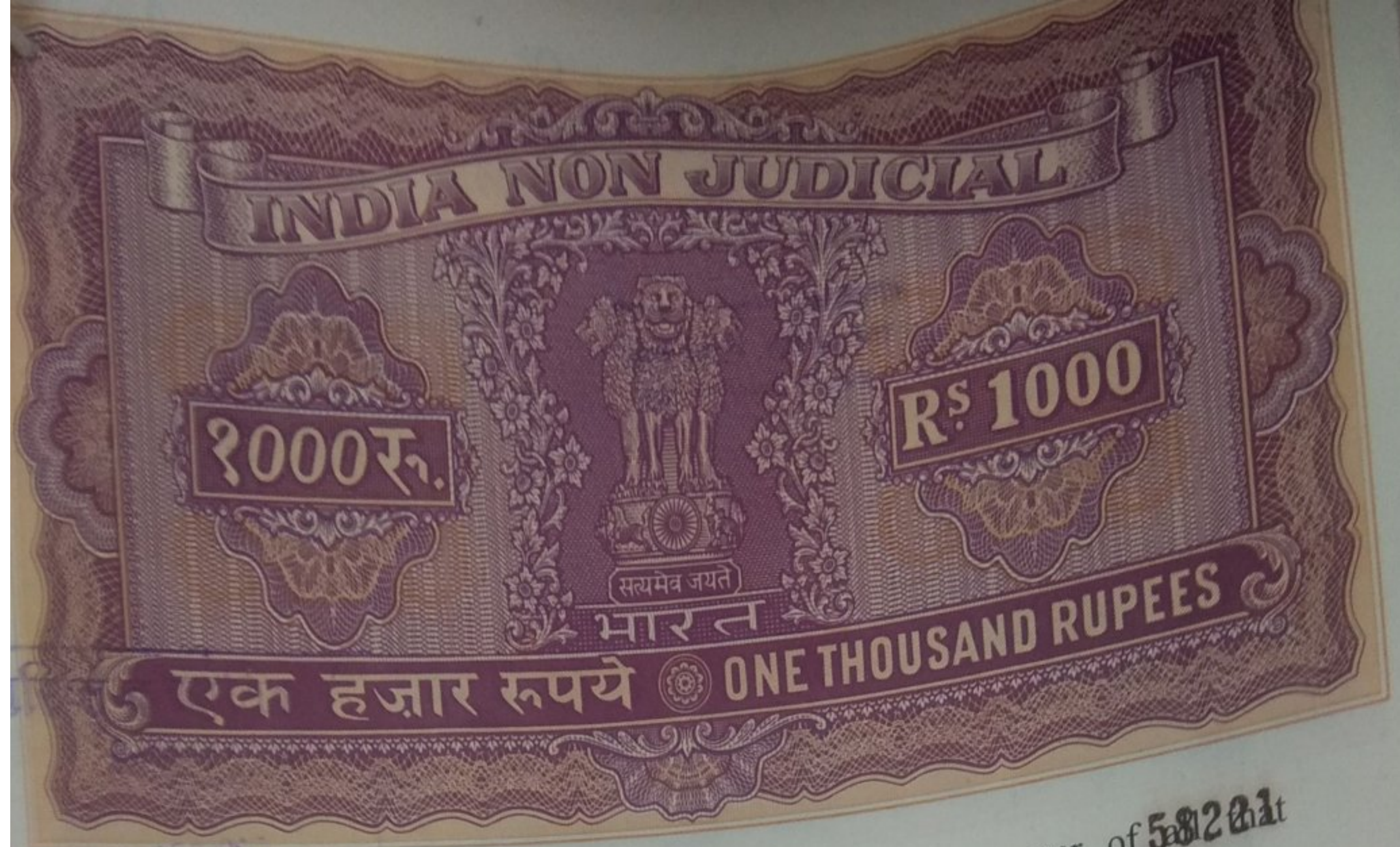
P. C. Dewan resident of 6, Municipal Road, Dalanwala, Dehra

Dun and Shri ASHOK MEHTA S/o Late Shri K. R. Mehta

resident of 170, Doon Vihar, Jakhan, Rajpur Road, Dehra Dun

both hereinafter called the Vendee of the other part.

G. M. Sohrabh
.....2....



WHEREAS the Vendor is the absolute owner of ~~58201~~ ^{58201t}

property known as Anekant Place situated at 29, Rajpur Road,

Dehra Dun which is a huge shopping complex constructed by

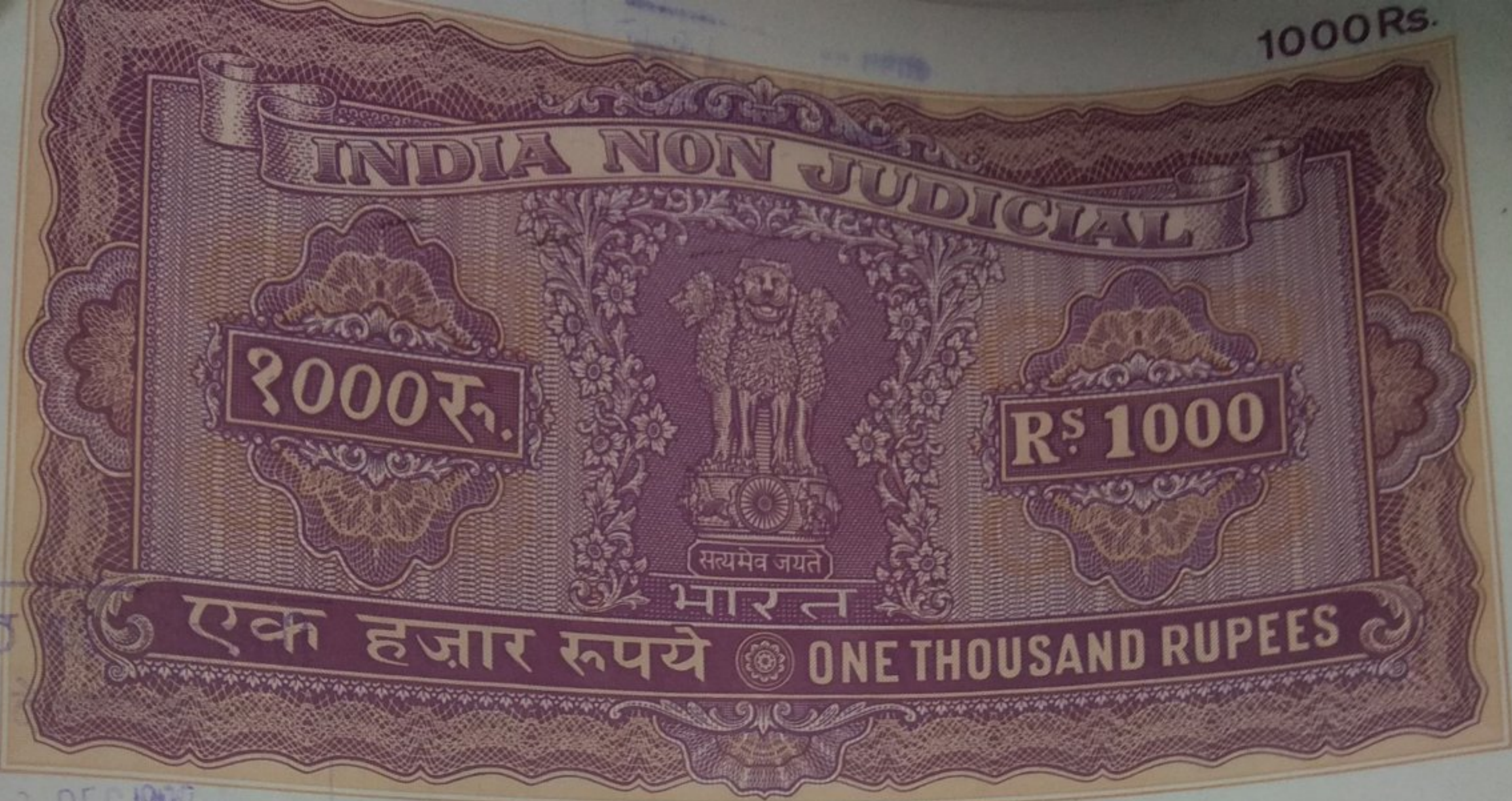
the vendor having purchased the said property as land vide sale

deed dated 30.3.72 and 20.4.72 respectively from Shri K. C.

Sinha S/o Late Shri Sharat Chand Sinha, and thereafter got

constructed a huge complex thereon.

Santhra



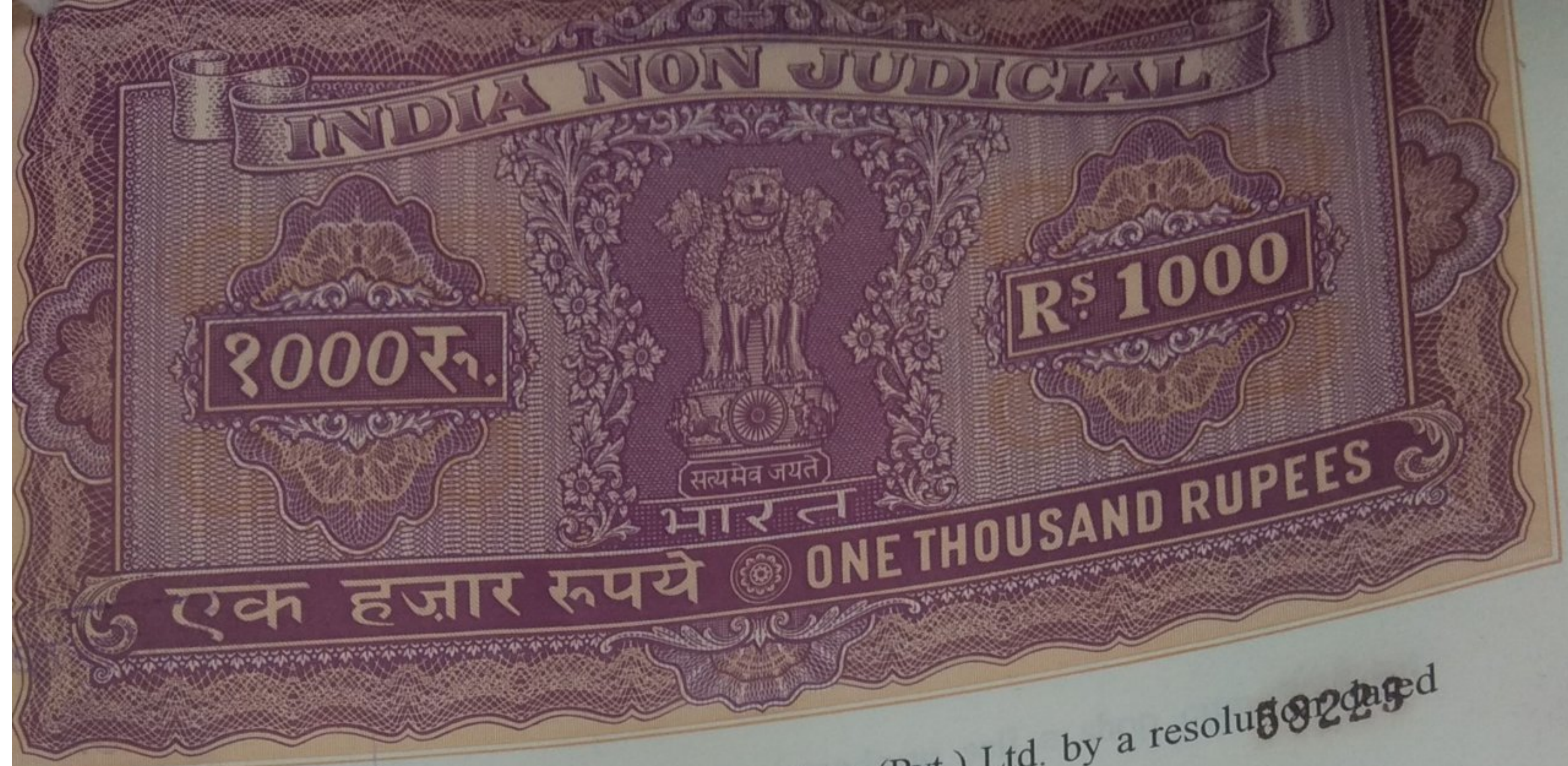
And whereas the said shop cum godown is ^{very old} 38222

construction and NO OBJECTION CERTIFICATE vide no.

3154 dated 9.10.91 to this effect has been obtained from the

Secretary, MDDA, Dehra Dun.

Lushrah



WHEREAS M/s Doon Udyog (Pvt.) Ltd. by a resolution dated 20.10.99 passed in its board of directors meeting, authorised

Shri. G. M. SHORABH its Estate Manager to execute the sale deed in favour of the vendee of Shop No. 2 at Anekant Place,

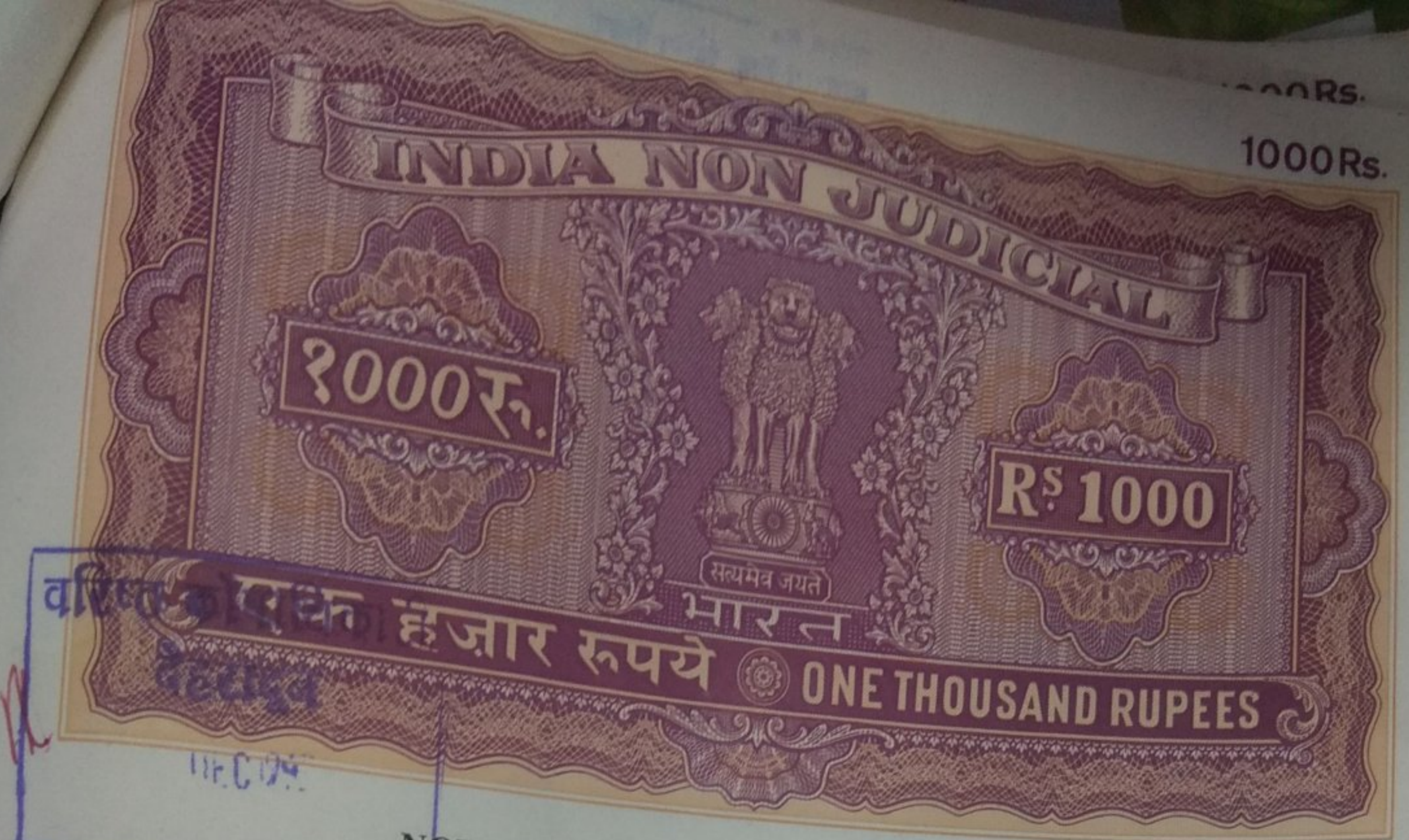
29, Rajpur Road, Dehra Dun.

G. M. Shorabh



WHEREAS the vendor intends to sell a shop cum ~~58224~~ forming part of property no. 29, Rajpur Road, Dehra Dun (Anekant Place) morefully described in the Schedule hereunder and delineated by the red line and marked by A.B.C.D. in the Annexed map and the Vendee is interested to purchase the same for a Sale consideration of Rs. 1,25,000/- (Rupees one lac twenty five thousand only).

[Handwritten Signature]



NOW THIS DEED WITNESSETH AS UNDER :- 58225

That in pursuance of the said agreement and in consideration of

Rs. 1,25,000/- (Rupees one lac twenty five thousand only)

paid by the vendee to the vendor as under :

AMOUNT (Rs.)	PAY ORDER NO.	DATED	DRAWN ON
1,25,000/-	350590	14.12.99	Oriental Bank of Commerce, Karanpur Branch, Dehra Dun

The Vendor do hereby convey, transfer and assigns all that shop

cum godown morefully described hereunder and delineated

with red line and marked by A.B.C.D. in the annexed map,

INDIA NON JUDICIAL

₹ 1000

R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

वरिष्ठ

DEC 1995

UNTO AND TO the use of the said vendee with all rights, title,

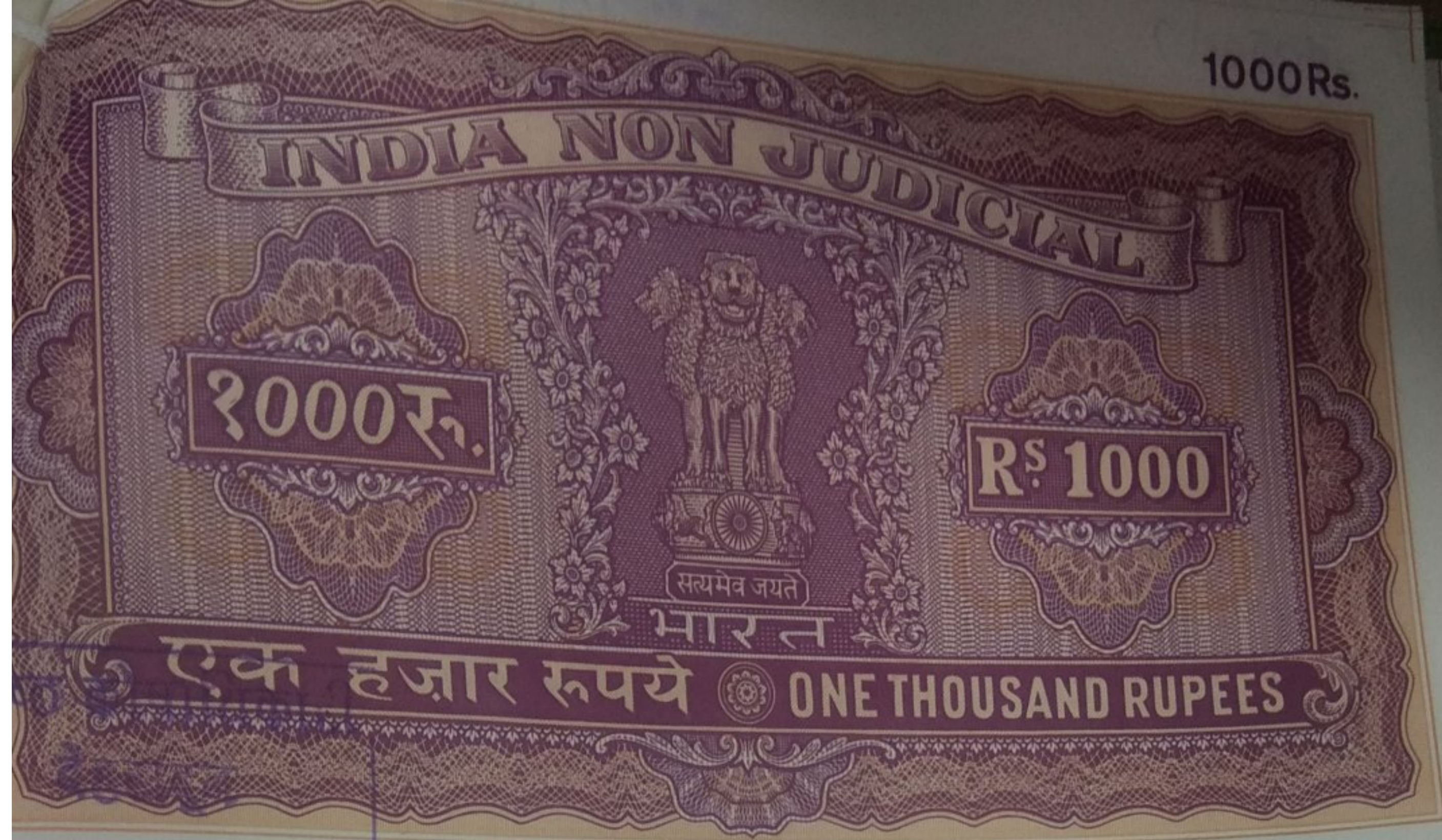
interest, easements appurtenances etc. of the vendor into and

upon the said property TO HAVE AND TO HOLD the same

absolutely and forever.



Surinder Singh



1000Rs.

dm
119

DEC 1997

THAT the property hereby sold is free from all encumbrances **58227**

charges, liens, demands, mortgages, court or other attachments

etc. the physical and vacant possession thereof has been

delivered to the vendee on the spot this day.

THAT the vendee shall hereafter be fully entitled to use hold

and enjoy the said property in any manner he may like without

any let or hindrances from the vendor or any one else or transfer

the same in any manner and that the said property mutated in

his name in the municipal record.

Enidherah

1000Rs.

INDIA NON JUDICIAL

₹1000

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

THAT all the taxes, due and payable in respect of the said

property upto the date of the deed shall be paid by the vendor

and thereafter the same shall be paid by the vendee.

THAT the vendor at the cost of the vendee shall do and execute

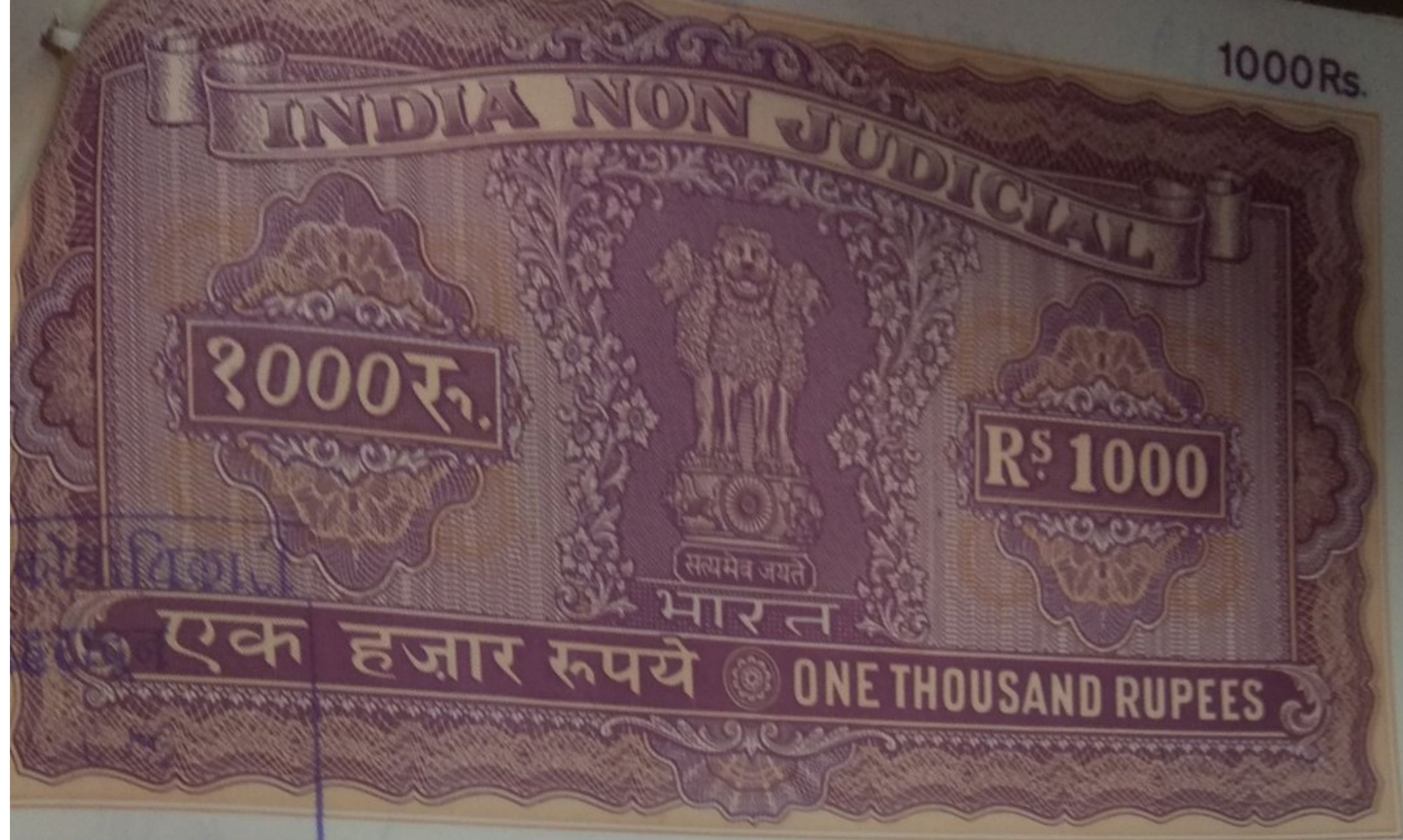
all such acts, deeds and things as may be lawfully required for

completing and more perfectly assuring the title of the said

property and keeping the vendee in possession thereof as its

sole owner.

Emsherah



THAT if for any reason either on account of defect in title

of the vendor or his competency to sell, the vendee suffers any

loss or damages or is deprived of any right, title or interest in

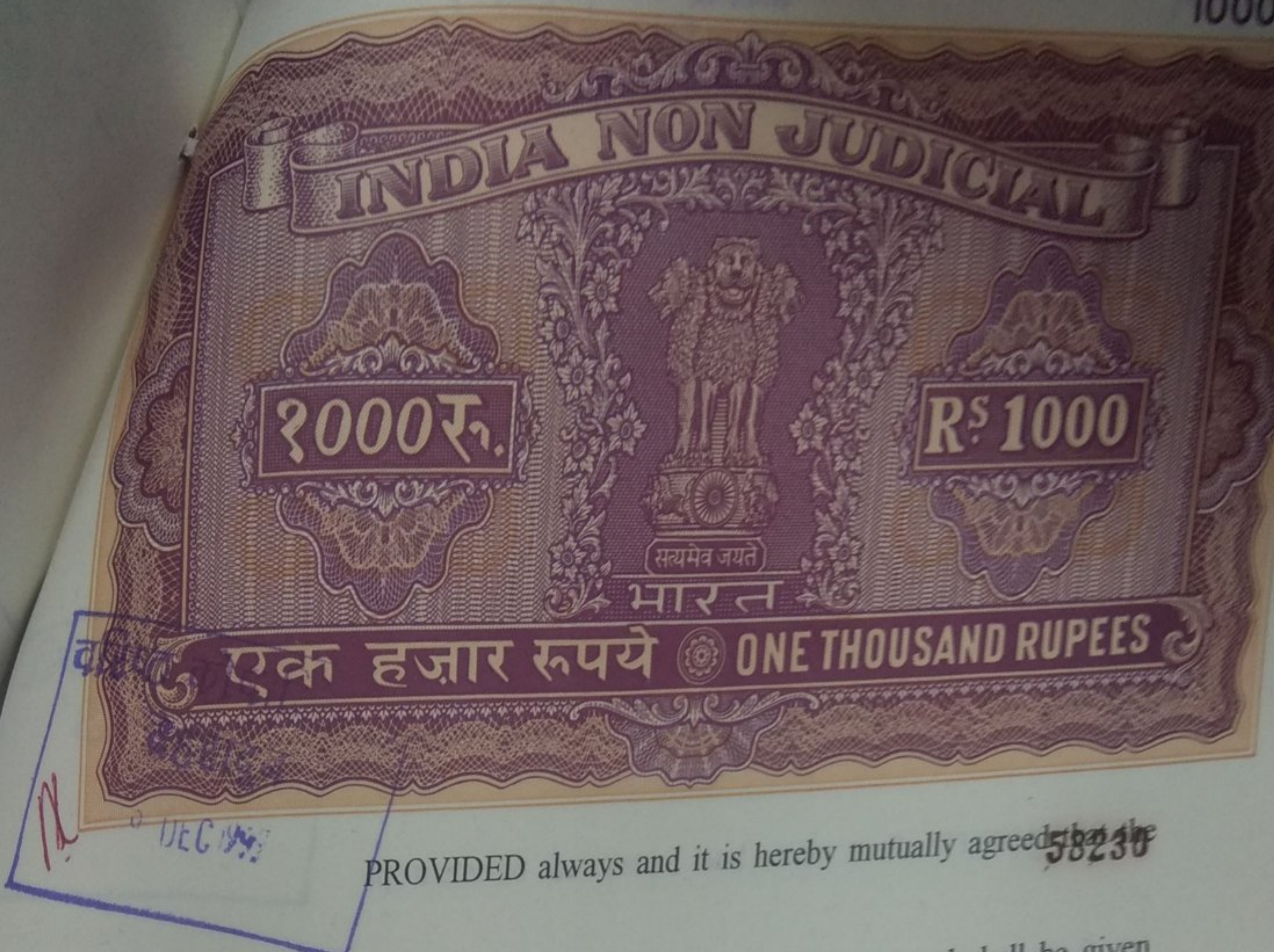
the said property or any part thereof the vendor shall

compensate the vendee of all losses incurred by the vendee in

litigation and value and other expenses including the cost of

improvements registration stamp charges etc.

Sushruth



PROVIDED always and it is hereby mutually agreed ~~that the~~ 58230

expressions vendor and vendee wherever used shall be given

the fullest scope and the widest meaning and shall include their

heirs, successors, administrator and assigns of the parties as the parties themselves.

THAT the property hereby sole is a shop cum-godown situated

at 29, Rajpur Road, Dehra Dun and only ground floor portion

has been sold to the purchaser and the right of roof is not sold

the total area is 247 sq. ft. i.e. 23 sq. meter the commercial

circle rate declared by the collector Dehra Dun is Rs.3,200/- per

[Signature] 12...



sq. meter so the cost of land comes to Rs. 73,600/- and the

shop portion is 97.5 sq. ft. the circle rate is Rs.5/- per sq. ft. so

the cost of shop comes to Rs. 1,46,250/- and the area of the

godown is 149.5 sq. ft. the circle rate of godown is Rs.2.50 per

sq. ft. so the cost of godown comes to Rs. 1,12,125/- now the

total cost comes to Rs. 3,32,000/- on which Stamp duty has

been paid. That there is no prior agreement between the parties.

The property hereby sold is situated about 300 ft. far from the

main Rajpur Road. The photo of vendor is attested by Shri. V.

K. VERMA Advocate.

[Signature]



SCHEDULE OF THE PROPERTY HEREBY SOLD

All that Shop cum Godown situated on the ground forming part of the property no. 29/2-A, Rajpur Road, Dehra Dun popularly known as Anekant Place, Dehra Dun measuring 247 sq. ft. or 23 sq. meter out of which shop area is 97.5 sq. ft. and godown area is 149.5 sq. ft. delineated with red line and marked by words A.B.C.D. in the annexed map bounded and butted as

under :

Emshrah

INDIA NON JUDICIAL

₹ 1000

R\$ 1000

सत्यमेव जयते

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

DEC 1943

NORTH : Service Lane 16 ft. wide

58233

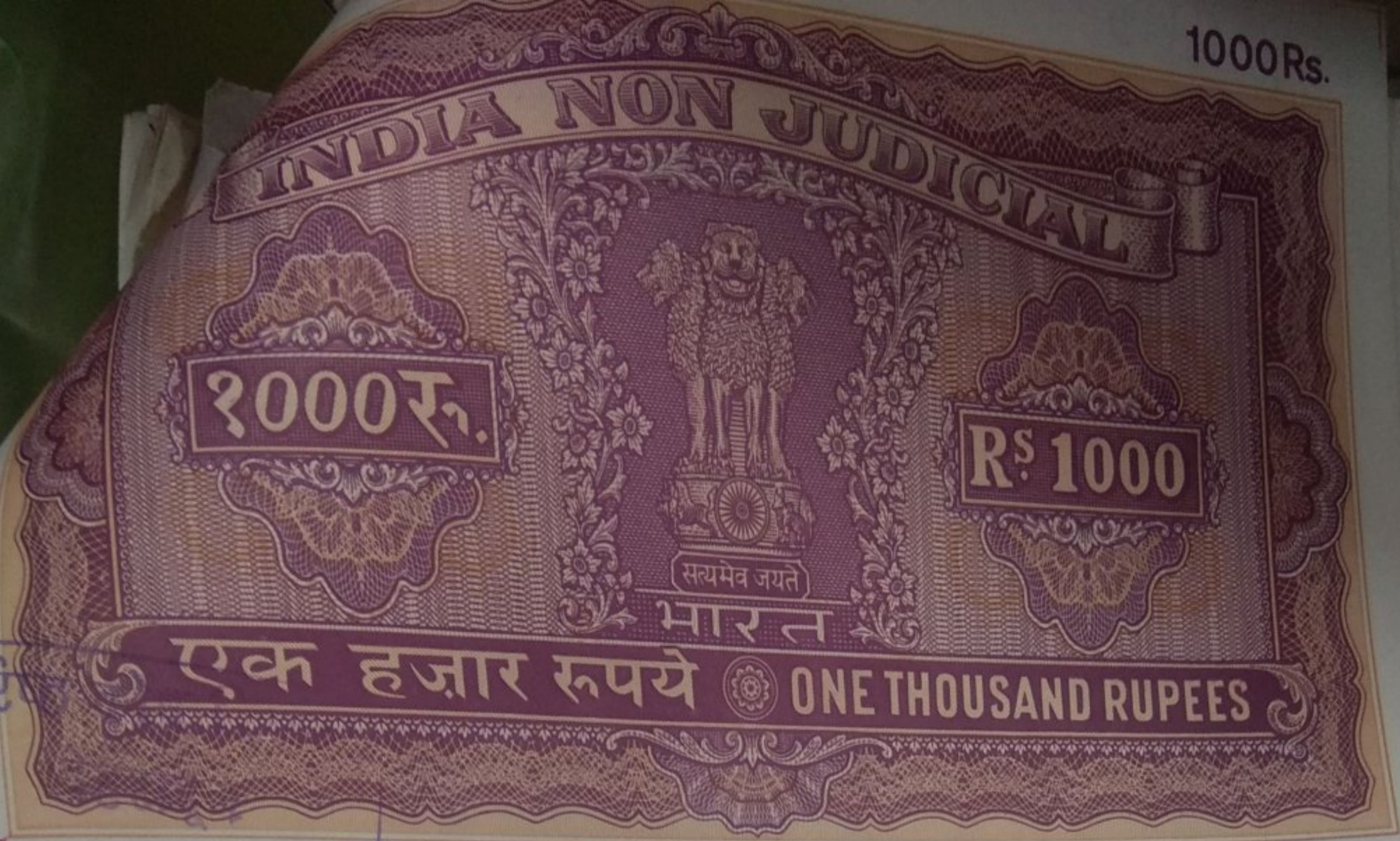
Side Measuring : 6 ft 6 inches

SOUTH : 69 ft. wide road

Side Measuring : 6 ft 6 inches



Gursharan



0 DEC 1947

NORTH : Service Lane 16 ft. wide

58233

Side Measuring : 6 ft 6 inches

SOUTH : 69 ft. wide road

Side Measuring : 6 ft 6 inches

Gursharan





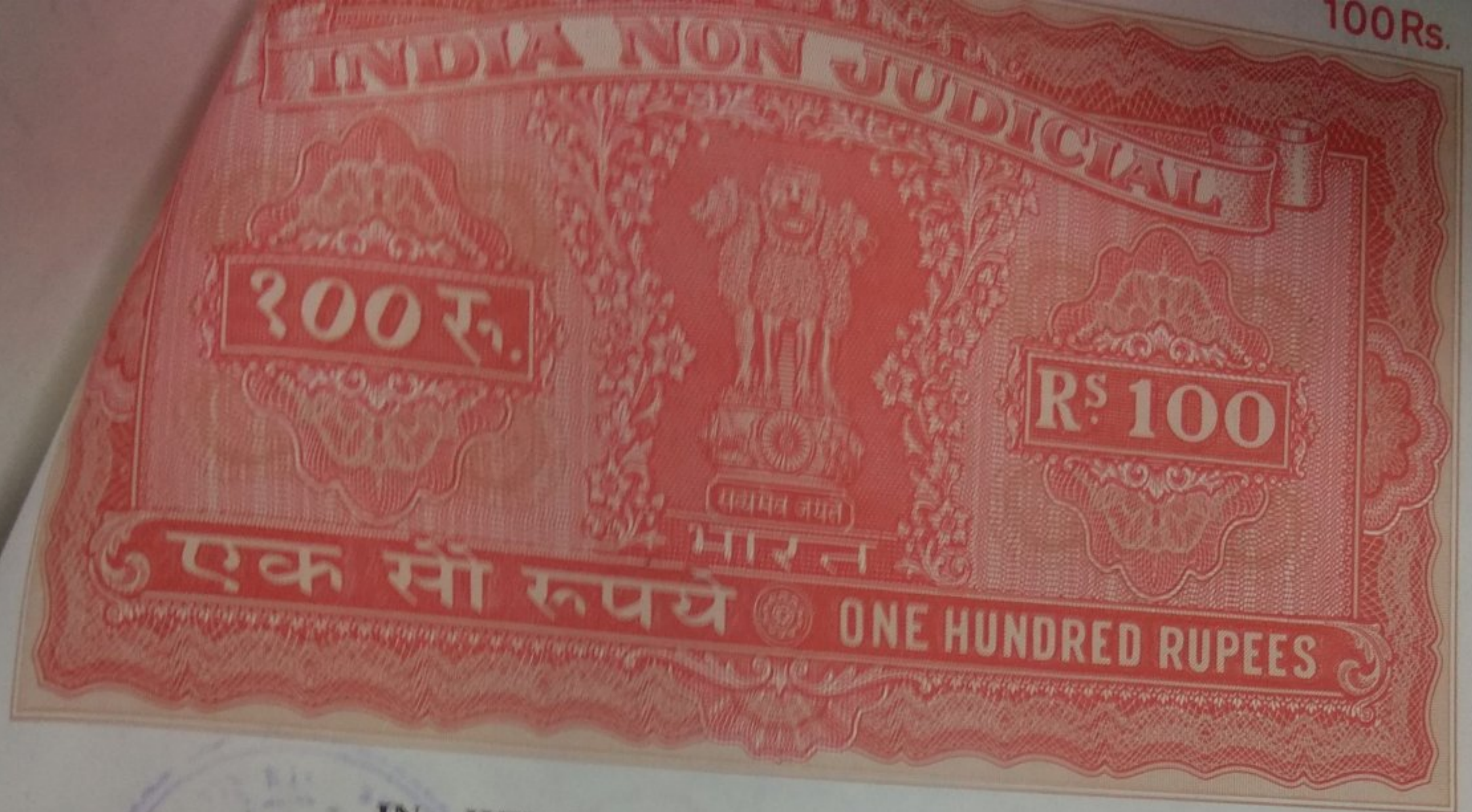
EAST : Property of Vendor (M/s Doon Udhyog Private Limited).

Side Measuring : 38 ft.

WEST : Remaining property of the vendor **Shop cum Godown** of 29/2-B, Anekant Place, Rajpur Road, Dehra Dun being sold today to the vendee.

Side Measuring : 38 ft.

with all rights and easement.



IN WITNESSES WHEREOF THE VENDOR HAS
SIGNED THIS DEED ON THE DATE, MONTH & YEAR
FIRST ABOVE WRITTEN.

WITNESS

I, Mr. V. K. VERMA, Advocate

VENDOR through
its authorised
signatory.

Vikrant Dewan

2. Mr. VIKRANT DEWAN

S/o Sh. P.C. Dewan
6, Municipal Road
Dth. Dm.

Drafted by

[Signature]

ATE PLAN OF SHOP CUM GODOWN,
SITUATED AT 29 RAJ PUR ROAD
2-A
(ANE KANT PALACE) DEHRA DUN.

SOLD BY:- DOON UDHYOG PVT, LTD.

SOLD TO:- SH. VIKAS DEWAN &
SH. ASHOK MEHTA

AREA SOLD = TOTAL 247 SFT. = 23 SMT.

SHOP AREA 97.5 SFT.

GODOWN AREA 149.5 SFT.

AREA SOLD MARKED A, B, C, D, &
SHOWN RED 