

196/2016 SALE DEED

Stamp Value
Stamp
Stamp duty paid
Main Location

: Rs. 7,00,000/-

: Rs. 6,41,000/-

: E-stamp Certificate no.
IN-UK 078293858804630

: Rs. 26,500/-

: The property is situated on Motilal
Nehru Road, Mussoorie, District
Dehradun,

Schedule of the Property : All that
Property/Land part of " B.K.Estate,
Plot of land bearing Unit No. IV,
situated on the Motilal Nehru Marg,
Library, Mussoorie, District Dehradun(
Uttarakhand), Area Measuring 105 Sq.
Mtrs.

Circle Rate : 61,00/- per Sq. mtrs.

Name of Sellers

1-Mr.Deepak Kumar, S/o Mr. Radhey
Shaym, R/o 220, Library Mussoorie,
District Dehradun,
PAN : AAYPK3376P

2- Mr. Surendra Pal Handa son of Mr.
Chunni Lal Handa, R/o 169,
Laxmanpur, Dakpathar Road,
Vikasnagar, District Dehradun, PAN
No.: ABCPH6263M

Name of Purchaser

: Mrs. Kamyia Gupta W/o Mr. Yogesh
Kumar Gupta, Kishankunj Cottage,
Convent Chowk, Near Waverly
Convent School, Motilal Nehru Road,
Mussoorie, District- Dehradun
PAN : AJIPG0703H

Deepak Kumar

Surendra Pal Handa

Kamyia Gupta



Deepak

Kamiya Gakke

Sunder Reddy

196/2016

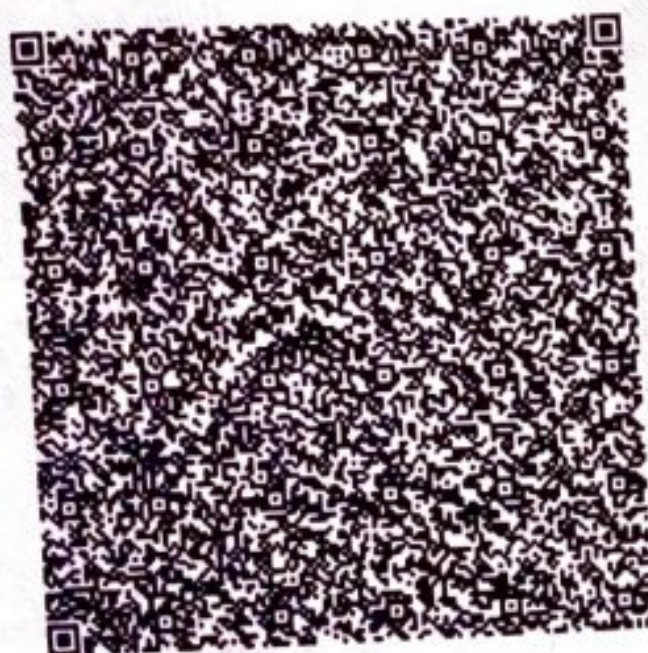
INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UK078293858804630
: 10-Oct-2016 12:37 PM
: NONACC (SV)/ uk1213804/ MUSSORIE/ UK-DH
: SUBIN-UKUK1213804155447012938680
: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA
: Article 23 Conveyance
: PART OF LAND AREA 105 SQ. MTRS SITUATED IN B K ESTATE
UNIT NO. 4 MOTI LAL NEHRU ROAD MUSSOORIE
: 7,00,000
(Seven Lakh only)
: DEEPAK KUMAR AND SURENDRA PAL HANDA
: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA
: SMT KAMYA GUPTA WIFE OF YOGESH KUMAR GUPTA
: 26,500
(Twenty Six Thousand Five Hundred only)



सारिका गोयल
स्टाम्प विक्रेता
लाइसेन्स सं. 3
कोर्ट कम्पाउण्ड, मसूरी

Please write or type below this line

SALE DEED

THIS DEED OF SALE is made on this 10th Day of October, 2016 at
Mussoorie,

Kamiya Gupta

Deepak

Surendra Pal Handa

VO 0000672548



to the details on this Certificate and as



SALE DEED

THIS DEED OF SALE is made on this 10th Day of October, 2016 at Mussoorie, District Dehradun, Uttarakhand.

BETWEEN

1- Deepak Kumar, S/o Mr. Radhey Shaym, R/o 220, Library Mussoorie, District Dehradun, and

2- Mr. Surendra Pal Handa son of Mr. Chunni Lal Handa, R/o 169, Laxmanpur, Dakpathar Road, Vikasnagar, District Dehradun (Uttarakhand); hereinafter referred to as the party of the One Part, the "SELLERS".

And

Mrs. Kamya Gupta, W/o Mr. Yogesh Kumar Gupta, R/o Kishan Kunj Cottage, Convent Chowk, Near Waiverly Convent School, Motilal Nehru Road, Mussoorie, District- Dehradun; hereinafter referred to as the party of the Other Part, the "PURCHASER"

Deepak Kumar

Surendra Pal Handa

Kamya Gupta

the expressions 'Sellers' and 'Purchaser' hereinafter used shall mean and include their legal heirs, successors, executors, administrators, representatives, assigns et cetera.

10/10/66
WHEREAS His Highness, Maharaja Sukhjit Singh of Kapurthala was the sole and the exclusive owner of the property known as "Chateasu-St-Helens" (Kaphtrthala Estate), situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun in the State of Uttar Pradesh as defined in the D.O. letter dated 11-04-1949 from His Highness the Rajpramukh of Patiala and East Punjab States Union of His Highness Maharaja Sahab of Kapurthala (hereinafter referred to as "the Property").

AND WHEREAS Mr. Lal Chand Bagai and one Mr. Har Narain Kapur son of Mr. Parmeshwari Dass Kapur, R/o 6th Mile, G.T.Road Sahadara, Delhi 32 jointly purchased a part of the aforementioned property from His Highness maharaja Sukhjit Singh of Kapurthala vide Sale Deed dated 11-10-1966 registered as Document no. 49 in Book No. 1, Volume no. 71 at page nos. 394 to 400 on 28-10-1966 in the office of the Joint Sub-Registrar, Mussoorie,

AND WHEREAS the share of Mr. Lal Chand Bagai in the property was Seven Eighth and that of Mr. Har Narain Kapur One-Eighth.

AND WHEREAS Mr. Lal Chand Bagai purchased the One-Eighth share of the said Har Narain kapur in the property vide Sale Deed dated 30-8-1967 registered as document no. 82 of

Book no.1, Volume no. 73 at pages 96 to 97 and had thus become the sole and absolute owner of the entire property which became to be popularly known as B.K.Estate.

AND WHEREAS Mr. Lal Chand Bagai unfortunately died on 01-10-1986 and survived by his three sons namely Mr. Anil Kumar Bagai, Mr. Ashok Kumar Bagai and Mr. Anurodh Kumar Bagai, as his only legal heirs who had succeeded to his estate and became the absolute owners of the said property Mr. Lal Chand Bagai left behind no other legal heir.

AND WHEREAS Late Sh. Lal Chand Bagai, during his life time and after his demise his sons Mr. Anil Kumar Bagai, Mr. Ashok Kumar Bagai, and Mr. Anurodh Kumar Bagai, sold about 29 units out of the property known as B.K.Estate to various persons.

AND WHEREAS thereafter, Mr. Anil Kumar Bagai, Mr. Ashok Kumar Bagai and Mr. Anurodh Kumar Bagai sold the land measuring 925 yards along with structures constructed thereon bearing Unit nos. II, IV and VIII, situated at B.K.Estate, Mussoorie, to Mr. Brijender Pal Sethi Sole Proprietor of M/s Sameera Apparels (10% share) and M/s Neste Chemicals Pvt. Ltd. Vide Sale Deed dated 22-10-1997 registered as document no. R-3-BBB-1049/97 in Book no.1, in the office of Sub-Registrar, Mumbai on 23-10-1997.

AND WHEREAS M/s Sameera Apparels through Sole Proprietor Mr. Brijender Pal Sethi, sold its 1/10th undivided share

Deepak Kumar
Anurodh Kumar
Kamiya Gupta

Trak Chemicals Pvt Ltd. Vide Sale Deed dated 15-06-2011, registered as document no. 932 in Book no. 1 Vol. no. 95 on pages 85 to 114 in the office of Sub-Registrar-II, Dehradun on 15-06-2011.

AND WHEREAS the M/s Track Chemicals Pvt. Limited got the said entire property of 5605 Sq. Yards mutated in its favour in the records of Municipal Corporation, Mussoorie vide their letter dated 30-11-2011.

WHEREAS the present Vendors/Sellers Mr. Deepak Kumar and Mr. Surendra Pal Handa purchased all that Land, forming part of "Chateau-St-Helens" (Kapurthala Estate), popularly known as B.K.Estate, plot of land bearing Unit No. IV, situated on the Motilal Nehru Marg, Library Mussoorie, Area Measuring 230 Sq. Mtrs. (275 Sq. Yards), from to M/s Track Chemicals Pvt. Limited a company duly incorporated under the Companies Act, 1956, having its office at M-28, Greater Kailash-II (Market) New Delhi through its Director Mr. Deepak Wadhwa, son of Late Shri M.M.Wadhwa, R/o J-513, Sainik Farm, New Delhi, vide Sale Deed dated 22nd day of May 2015, duly registered as Document no. 2648/2015, in Book No.1 Volume No.820, at pages 159 to 192, No. 2648 on 22nd May, 2015 in the Office of Sub-Registrar, Dehradun III.

WHEREAS the virtue of the said Sale Deed the Sellers herein became the absolute owner in possession of the property/ Land, forming part of "Chateau-St-Helens" (Kapurthala Estate), plot of land bearing Unit No. IV, situated on the Motilal Nehru Marg, Library Mussoorie, Area Measuring 230 Sq. Mtrs. (275 Sq. Yards),

Deepak Kumar
Surendra Pal Handa
Kamya Gupta

DEHRADUN with all the rights, title and interest to
sell and transfer the said property in any manner whatsoever;

AND WHEREAS the Sellers has agreed to sell plot of land of
Unit No. IV, admeasuring 105 Sq. Mtrs. out of total area 230 Sq. mtrs.
By the present Sale Deed in favour of Purchaser.

AND WHEREAS the Purchaser has approached the Sellers
herein to purchase the said land and Sellers has agreed to sell the same
for Rs. 7,00,000/- (Seven Lakh only) on which the purchaser have
agreed to buy the same on the said price;

Now this deed witnesseth as under:

That in pursuance of the said agreement the entire amount of
Rupees Seven Laks only (7,00,000/-) has been paid by the
Purchaser to the Sellers by RTGS, the receipt of which the
Sellers doth hereby acknowledge, having received the full and
final payment of the entire sale consideration, and now the
Sellers doth hereby convey, transfer, grant and assign the said
Plot of Land, the Sellers hereby conveys, transfers and assigns
by way of absolute sale UNTO the Purchaser to HAVE AND
TO HOLD all that said property/land with all the rights,
privileges, appurtenances, right to sewerage, drainage, right of
ways, paths, passages, common areas, advantages and interests
whatsoever attached or belonging otherwise thereto or
annexed therewith, to be part thereof and all the rights, title,
interests, claims, demands whatsoever of the Sellers, unto the
Purchaser, absolutely and forever.

Deepal

Deepal

Kamya Gupta

SELLERS FURTHER COVENANTS WITH THE PURCHASER AS UNDER :-

1. That the Sellers has withdrawn his possession from the said property/land under sale and has placed the said property in actual physical vacant possession of the Purchaser today which they both, hereby acknowledge.

2. That the said property is situated within the Municipal limits of the Mussoorie, District Dehradun, Uttarakhand and the Purchaser shall be liable to pay all taxes and revenues in accordance with procedures laid down by the Authorities Concerned. However, it is hereby made clear that the liability to pay the taxes and all kinds of dues in respect of the said property/Land up to the date of this deed shall be that of the Sellers and, thereafter, shall be borne and liable to be paid by the Purchaser.

3. That the Purchaser shall be at liberty apply for water & electricity connections in their name, as may be deemed fit by them in the circumstances of the case, in respect of the said property under sale.

4. That the Sellers shall at the cost of the Purchaser or any person claiming through them, do all acts, deeds and things in order to fully assure the said property unto the Purchaser, at all reasonable times.

5. That the Sellers does hereby give assurance and declare that they are a good marketable title, power and authority to sell the said property/Land and the same is free from all

[Signature]

Amiya Gupta

...embrances, liens, charges, demands, attachments, court
junctions, etc. If for any defect in the title of the Sellers or
his/her power to sell the said property, the said property or any
part of the same is lost to the Purchaser and they suffers any
loss on this account, the Sellers shall indemnify the Purchaser
fully for the same;

6. That the said property/Land shall be quietly entered into and
upon and used and its usufruct enjoyed in any manner by the
Purchaser without any interference from any person claiming
through the Sellers or from any other person/s whatsoever.

7. That Said Land hereby sold is situated at Motilal Nehru Marg,
Library, Mussoorie District Dehradun and is situated more
than 500 mtrs. away from Library Chowk. And depth of the
Motilal Nehru road is ~~less~~ ^{less} than 5 meters.

8. The said property/Land falls at serial number 3'C'(2) Colum
5, on page 20 in the circle rate list of District Dehradun. The
total area of the said property/Land is 105 sq. mtrs. Therefore
the stamp is being paid as detailed below:

105 X 61,00/- = 6,40,500/-

Approximately 6,41,000/-

Market value of the said property/land is 6,41,000/- but the
stamp duty paid by the consideration price Rs. 7,00,000 X 3.75% =
26,250/- rounded 26,500/-

Therefore the Purchaser is paying a stamp duty of Rs.
26,500/-

Deepak Kumar

Sanjiv Kumar
Kamya Gupta

the Sellers here-in-after and at all times at the cost of the Purchaser shall do and execute all such acts, deeds and things which may be required for completing and more perfectly assuring the title of the said property onto the Purchaser.

10. That the Purchaser shall be at liberty to get the said property mutated in his name in the Municipal records of Mussoorie. That all the expenses of the registration of this deed have been borne by the Purchaser.
11. That the Urban Land (Ceiling and Regulation Act, 1976) is not applicable to the said property.
12. That the Purchaser shall be entitled to get the said Property/Land separately assessed and shall be liable to pay taxes accordingly;
13. That it is hereby declared that the provisions of the Uttarakhand Act. No.29, of 2003 are not applicable to the property under sale as the same is situated in an urban area/municipal area;
14. That the Sellers and Purchaser both are Indian origin.
15. That there is no construction, boundary, Tree or orchard on the sold property/Land.
16. That the Sellers and Purchaser does not belong to Schedule Caste or Schedule Tribe. And the sold property/land is residential.
17. That the said property/plot of land agreed to be sold, is not included in Khewat No. 65 of Kyarkuli-Bhatta, The said

Deepak Kumar
/ Deepak Kumar Kamiya Gupta

Property neither had any relation to the property of Shri Raghupratap Singh, son of Shri Raghuraj Singh, r/o Syohara, Bijnor, Uttar Pradesh, nor has any relation to the said property being sold through this deed today. As a result the said property under sale is not covered by the Order no. 40/Vai.A/2016 dated 23-01-2016 of the Learned District Magistrate, Dehradun and there is not impediment to the transfer and sale of the said property.

SCHEDULE OF THE PROPERTY

All that Property/Land popularly known as part of "B.K.Estate", Plot of land bearing Unit No. IV, situated on the Motilal Nehru Marg, Library, Mussoorie, District Dehradun (Uttarakhand), Area Measuring 105 Sq. Mtrs., as shown in the plan annexed hereto, delineated with red lines, butted and bounded as under :-

NORTH: By Land of Mrs. Sangeeta Arora
SOUTH: By Land of Others
EAST: Land of Others
WEST: by 3.04 Meter Wide Road.

In witness whereof, the Sellers and Purchaser have signed this deed on the day, month and year first above mentioned.

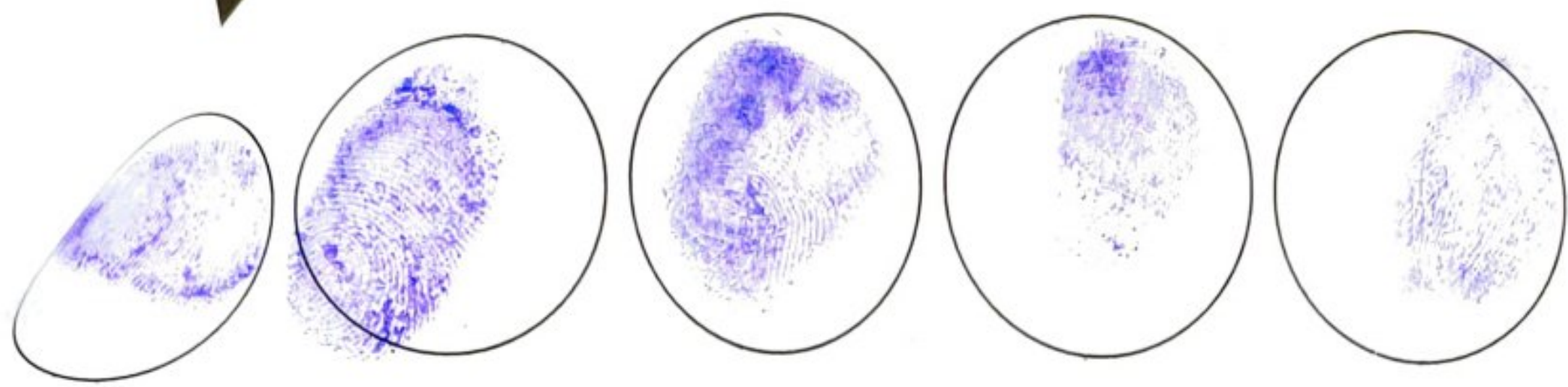
Name and Address of the Seller :- 1- Deepak Kumar, S/o Mr. Radhey Shaym, R/o 220, Library Mussoorie, District Dehradun

PAN : AAYPK3376P

LEFT HAND

Little-finger Ring-Finger Middle-finger Index-Finger Left-Thumb

Deepak Kumar
Rajendra Kumar
Kamya Gupta



RIGHT HAND:

Right Thumb Index Finger Middle-finger Ring Finger Little-finger




Mr. Deepak Kumar

(Seller)

Name and Address of the Seller :- 2- Mr. Surendra Pal Handa son of
Mr. Chunni Lal Handa, R/o 169, Laxmanpur, Dakpathar Road,
Vikasnagar, District Dehradun.

PAN : ABCPH6263M

LEFT HAND


Little-finger Ring-Finger Middle-finger Index-Finger Left-Thumb



RIGHT HAND:

Right Thumb Index Finger Middle-finger Ring Finger Little-finger



 Kamya Gupta



Surendra Pal Handa
Mr. Surendra Pal Handa
(Seller)

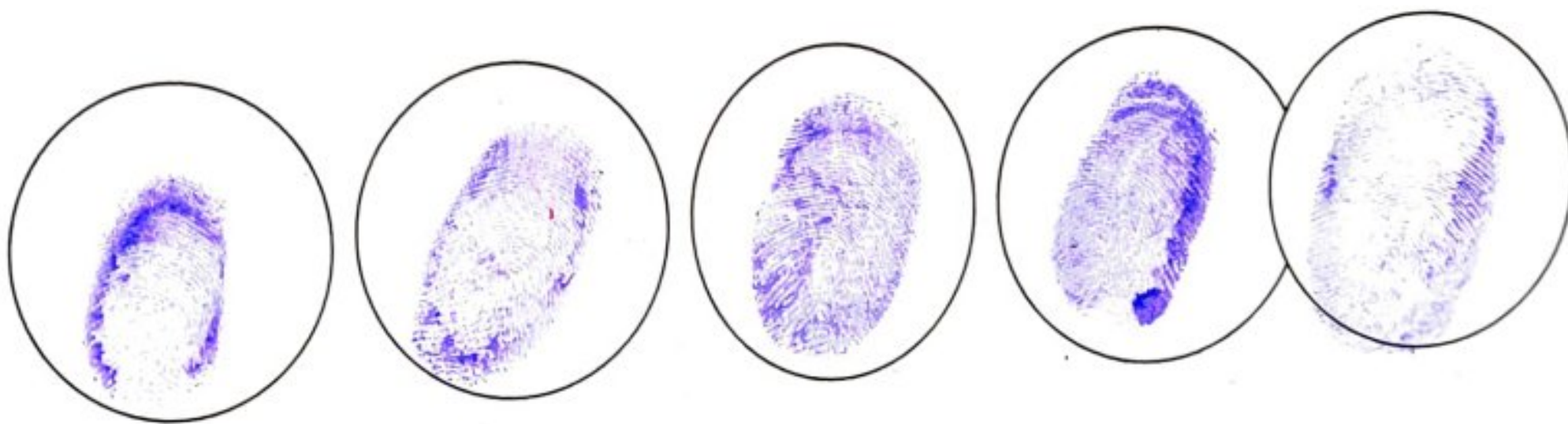
Name and Address of the Purchaser :

Mrs. Kamya Gupta, W/o Mr. Yogesh Kumar Gupta, R/o
Kishankunj Cottage, Convent Chowk, Near Waiverly Convent
School, Motilal Nehru Road, Mussoorie.

PAN : AJIPG0703H

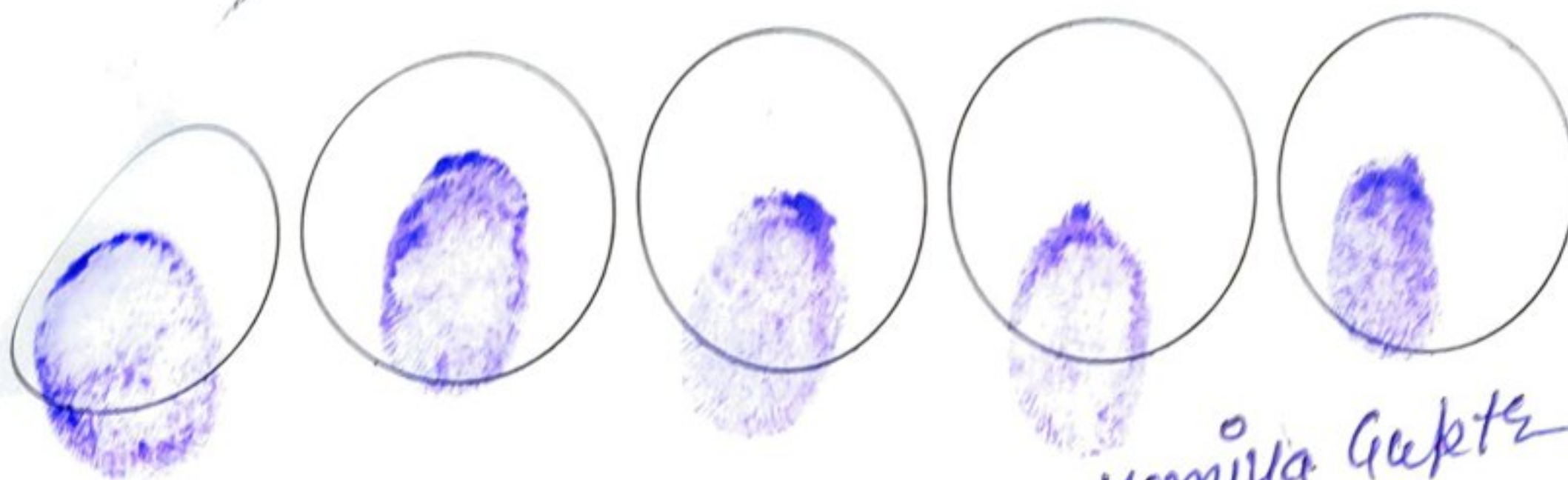
LEFT HAND

Little-finger Ring-Finger Middle-finger Index-Finger Left-Thumb



Deepak
Surendra Pal Handa
Kamya Gupta

Thumb Index Finger Middle-finger Ring Finger Little-finger



Kamiya Gupta

Mrs. Kamiya Gupta

(Purchaser)

Witnesses

[Signature]

1. Pinty Singh S/o Shri Surender Singh Chandal gadi (mic)
EPIC No - FYJ - 2102986

Pinty
2. Rajender Singh S/o Shri Mohan Singh Chandal gadi (mic)
DL No - UA07200200/4132

[Signature]
Drafted and photo attested by Mahadev Lekhwar, Advocate.

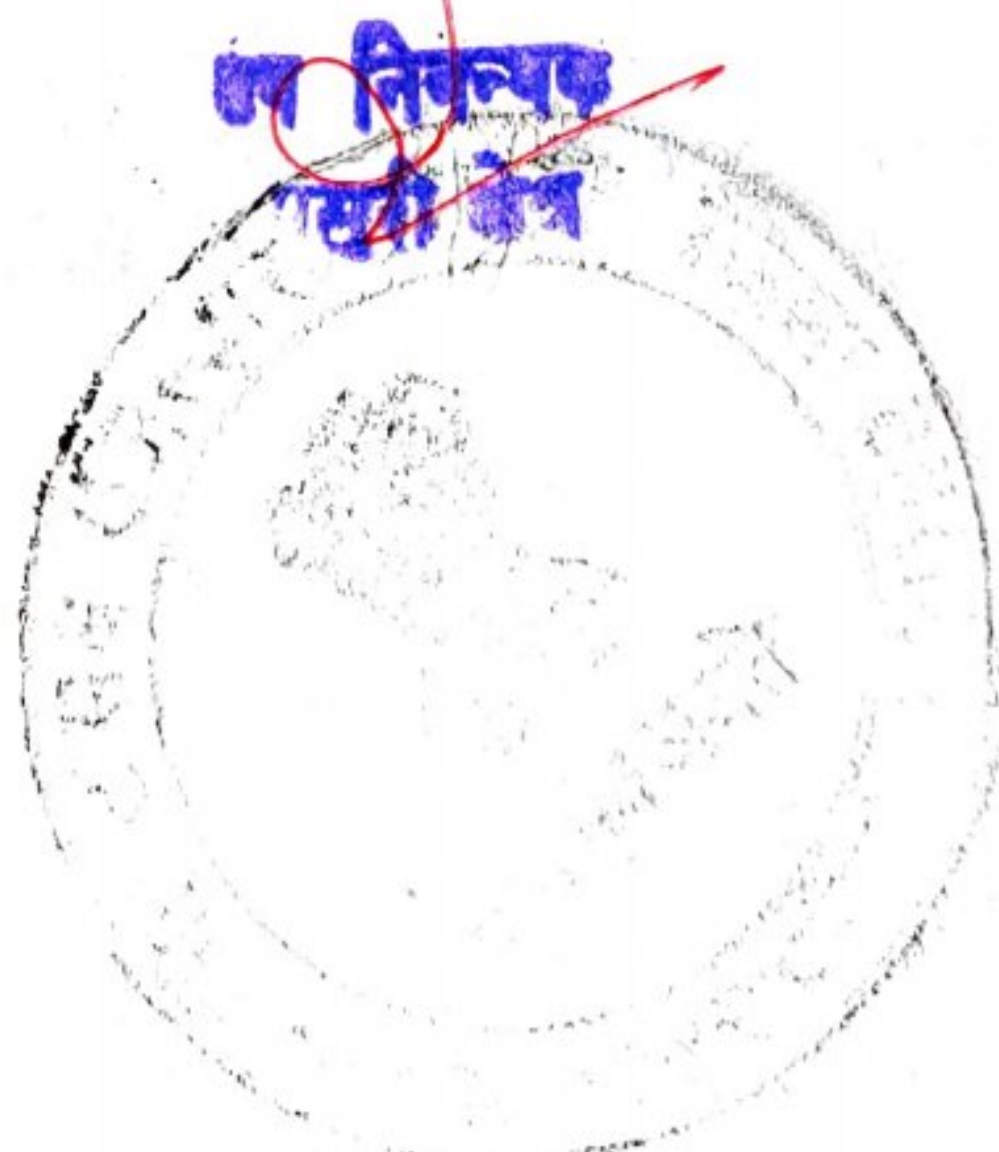
[Signature]

[Signature]

Kamiya Gupta

PLAN OF
MUSSOO
PORTION SHOWN
LAND AREA = 105
D BY :- MR. DEEPAK K.
MR. SURESH

पु. सं. १/१९७२ २२० २२२
पु. सं. पु. १/१९७२ २७४ ११ पु. सं. १९६/२०१६
पु. सं. १०/१९७२ १२२ १९६/२०१६
१५/२०१६



PLAN OF B.K.ESTATE, MOTI LAL NEHRU MARG,
MUSSOORIE, DIST. DEHRADUN (UTTRAKHAND).
SHOWN IN RED RIBAND
AREA = 105 SQMT

MR. DEEPAK KUMAR &
MR. SURENDRA PAL HANDA

PURCHASED BY :- MRS. KAMYA GUPTA



SCALE : NTS

LAND OF
OTHERS

LAND OF
OTHERS

AREA = 105 SQMTS

LAND OF
MRS. SANGEETA
ARORA

ROAD 3.04 MT WIDE

ANSHUL GOYAL
ARCHITECT
Regn. No. - CA/13/61709
CADSHOP, Ingleside Estate
BALAHISAR, MUSSOORIE

Kamya Gupta

PURCHASED