



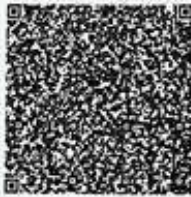
सत्यमेव जयते

12855
INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK48341213086104R
Certificate Issued Date : 18-Nov-2019 03:17 PM
Account Reference : NONACC (SV)/ uk1220804/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK122080499035438831452R
Purchased by : ANIRUDH KALA
Description of Document : Article 23 Conveyance
Property Description : MAUZA DEHRAKHAS DEHRADUN
Consideration Price (Rs.) : 75,00,000
(Seventy Five Lakh only)
First Party : PRADEEP NAGRATH AND VANDANA NAGRATH
Second Party : ANIRUDH KALA
Stamp Duty Paid By : ANIRUDH KALA
Stamp Duty Amount(Rs.) : 3,75,000
(Three Lakh Seventy Five Thousand only)



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SR 0003572366

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the authenticity lies on the user of the certificate.

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SALE DEED/RELEVANT PARTICULARS

1. Consideration : Rs. 75,00,000/-
2. CircleRate Value : Rs. 63,35,000/-
3. Stamp Duty : Rs 3,75,000/-
4. Main Locality : Nagariya
- 5 Locality : Dehrakhas

6. Particulars of the property : All that Villa bearing No. 73 "Doon Palm City" comprising in Khata Khatauni No. 1545 (1416-1421 Fasli) forming part of Khasra No. 1465 measuring plot area 241.85 Sq. Mts and having total covered area 231.62 Sq. Mts situated in Mauza Dehrakhas, Pargana Central Doon, Dehradun (30.299775 & 78.030251 Approx)

7. Circle rate : Rs 14,000/- + 5 %
8. Distance from main Road : More than 500 mts away from main Saharanpur Road and less than 50 Mts from Mahant Indresh Hospital-Dehrakhas Road before Kargi Chowk.

9. Name and Address of Sellers : **(1) Shri Pradeep Nagrath (PAN:-ADOPN8919L) S/o Shri N.N. Nagrath and (2) Smt. Vandana Nagrath (PAN:-ADOPN8920F) W/o Shri Pradeep Nagrath both R/o 36-C Cooperative Industrial Estate, Patel Nagar, Dehradun**

- 10.Name and Address of Purchaser : **Shri Anirudh Kala S/o Shri Sohan Chandra Kala R/o 65/5 B, Main Post Office Compound Colony, Civil Lines, Roorkee, Distt. Haridwar (PAN:-BCGPK9497L)**

Pradeep Nagrath

Smt. Vandana

Anirudh Kala

SALE DEED

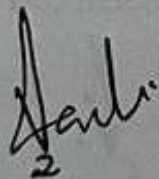
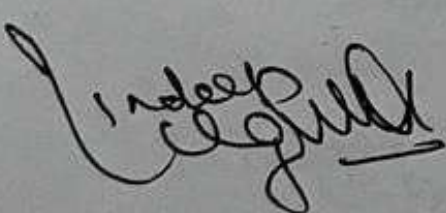
This Deed of Sale is made on this **18th day of November, 2019** between **(1) Shri Pradeep Nagrath S/o Shri N.N. Nagrath and (2) Smt. Vandana Nagrath W/o Shri Pradeep Nagrath both R/o 36-C Cooperative Industrial Estate, Patel Nagar, Dehradun** (hereinafter called the "Sellers") of the one part;

AND

Shri Anirudh Kala S/o Shri Sohan Chandra Kala R/o 65/5 B, Main Post Office Compound Colony, Civil Lines, Roorkee, Distt. Haridwar (hereinafter called the "Purchaser") of the other part;

WHEREAS the Sellers are the absolute and undisputed owners and in possession of all that Villa described in the "schedule of property" given at the foot of this deed and hereinafter referred to as "said Villa", having purchased the same from (1) Smt. Poonam Thavani W/o Shri Ashok Kumar and (2) Shri Ashok Kumar S/o Shri Kishan Lal Thavani both R/o 9/1 Preetam Road, Dehradun vide Sale Deed dated 31-03-2012, duly registered in the office Sub-Registrar-I, Dehradun in Book No. 01, Vol. 4443, Pages 99 to 166, as Document No. 3028, on 31-03-2012. The names of the sellers are duly mutated in the Revenue Records regarding the aforesaid land vide Order dated 20-10-2012 passed by Nayab Tehsildar, Dehradun in Mutation Case No. 5181/12 under Section 34 of LR Act.

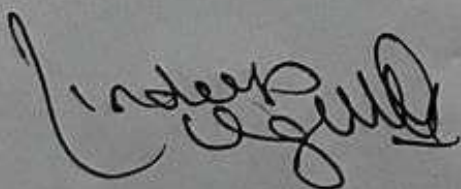
AND WHEREAS the sellers have agreed to sell the said Villa to the purchaser for or at a price of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) free from all encumbrances, liens, charges and demands whatsoever, to which the Purchaser have accepted and have agreed to purchase the same for the said price;



AND WHEREAS the parties have now desired that the sale deed be executed;

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and for a consideration of the sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) already paid by the purchaser to the Sellers in the following manner :-
 - i) Rs. 27,82,669/- Vide Cheque No. 401918 dated 18-11-2019, Drawn on Canara Bank Rajpur Road Branch, Dehradun given by Canara Bank, Dehradun, as housing loan to purchaser and on the instructions of the sellers being paid to Tata Capital Housing Finance Ltd., in the loan account of the sellers
 - ii) Rs. 19,94,158/- Vide Cheque No. 401919 dated 18-11-2019, Drawn on Canara Bank Rajpur Road Branch, Dehradun given by Canara Bank, Dehradun, as housing loan to purchaser and on the instructions of the sellers being paid to Tata Capital Housing Finance Ltd., in the loan account of the sellers
 - iii) Rs. 2,23,173/- Vide Cheque No. 401920 dated 18-11-2019, Drawn on Canara Bank Rajpur Road Branch, Dehradun given by Canara Bank, Dehradun, as housing loan to purchaser
 - iv) Rs. 5,00,000/- Vide Cheque No. 000022 dated 14-11-2019, Drawn on Kotak Mahindra Bank, Roorkee Branch
 - v) Rs. 17,25,000/- Vide Cheque No. 000023 dated 18-11-2019, Drawn on Kotak Mahindra Bank, Roorkee Branch
 - vi) Rs. 2,00,000/- cash paid today on 18-11-2019 at the time of execution and registration of this Sale Deed.
 - vii) Rs. 37,500/- deposited as TDS vide Challan No. 00853 Acknowledgement No. AG6511724 dated 18-11-2019 .
 - viii) Rs. 37,500/- deposited as TDS vide Challan No 00963 Acknowledgement No. AG6512461 dated 18-11-2019.


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बही संख्या 1 रजिस्ट्रीकरण संख्या 12855 वर्ष 2019

Sale (Immovable)

Sale(Residential Building)

प्रतिफल रु0 : 7,500,000.00

मालियत रु0 : 6,335,000.00

रजिस्ट्रेशन शुल्क
रु0 50,000.00

प्रतिलिपि शुल्क
रु0 10.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 260.00

कुल योग
रु0 50,270.00

शब्द लगभग
1,000

श्री अनिरुद्ध काला पुत्र श्री सोहन चंद्रा काला निवासी 65/5 बी मैन पोस्ट आफिस कंपाउंड कॉलोनी सिविल लाइन्स रुड़की हरिद्वार ने आज दिनांक 18 Nov 2019 समय मध्य 6PM व 7PM को कार्यालय उपनिबन्धक देहरादून, तृतीय में प्रस्तुत किया।



अनिरुद्ध काला

उपनिबन्धक
देहरादून, तृतीय
18-Nov-2019

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री प्रदीप नागरथ पुत्र श्री एन0 एन0 नागरथ निवासी 36 सी कोआपरेटिव इंडस्ट्रियल एस्टेट पटेल नगर देहरादून। श्रीमती वंदना नागरथ पत्नी श्री प्रदीप नागरथ निवासी 36 सी कोआपरेटिव इंडस्ट्रियल एस्टेट पटेल नगर देहरादून। ने विक्रय धन मुबलिय रु0 7,500,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री अनिरुद्ध काला पुत्र श्री सोहन चंद्रा काला निवासी 65/5 बी मैन पोस्ट आफिस कंपाउंड कॉलोनी सिविल लाइन्स रुड़की हरिद्वार। ने भी स्वीकार किया।


जिनकी पहचान श्री आशीष सिंह पुत्र श्री राजेन्द्र सिंह निवासी 63 भागीरथी पुरम जाखन देहरादून तथा श्री अंकित उनियाल पुत्र श्री शांति प्रसाद उनियाल निवासी डी 75 ऋषि विहार मेहुवाला माफी देहरादून ने की।

उपनिबन्धक
देहरादून, तृतीय
18-Nov-2019



the receipt whereof the Sellers do hereby acknowledges, having received as full and final sale consideration for the said Villa, the Sellers do hereby convey, transfers and assigns all that Villa, fully described in the "schedule of property" given at the foot of this deed, together with all right, title, interest and claim of the Sellers in and upon the said Villa with all easements, appurtenances, rights of way, benefits and privileges attached or reputed to be attached to the Villa hereby sold, Unto and To the use of the said Purchaser, TO HAVE and TO HOLD the same absolutely and for ever, as the full and absolute owner and holder thereof, the actual physical, vacant possession whereof has been delivered to the Purchaser, on the spot, this day.

2. That the Sellers do hereby further covenant and declare with the Purchaser, as under:-
 - (i) That the Sellers have good and subsisting title and right to convey the said Villa to the Purchaser as is hereby conveyed.
 - (ii) That the Purchaser shall hold, use and enjoy the said Villa as his own property without any hindrance, interruption and claim from the Sellers or any other person(s) whomsoever and he shall be entitled to get his name mutated in the Govt. records regarding the said Villa and the Sellers shall have no objection to it.
 - (iii) That the Sellers and the purchaser do not belong to any Scheduled Caste or Scheduled Tribe.
 - (iv) That there is no prior registered agreement among the parties regarding the said property
 - (v) That the land-revenue, ground rent, taxes and cesses etc. due and payable in respect of the Villa hereby sold, as may be in arrears upto the date of the sale, shall be payable and be paid by the Sellers, and, taxes and cesses etc. accrued thereafter shall be payable by the Purchaser.


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बही संख्या 1 रजिस्ट्रीकरण संख्या 12855 वर्ष 2019



Pradeep Naagaray

प्रदीप नागरय



Vandana Naagaray

वंदना नागरय



Aniruddh Kala

अनिरुद्ध काला



Ashish Singh

आशीष सिंह



Ankita Uniyal

अंकित उनियाल

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



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय

18 Nov 2019

- (vi) That the Sellers assures the Purchaser that the Villa hereby sold is free from all encumbrances, liens, mortgages, pledges, gifts, transfers, charges and demands and all kinds of disputes, litigations, attachments, proceedings of acquisition or requisition.
- (vii) That at all times hereinafter upon the request and at the cost of the Purchaser, the Sellers shall do and execute, and/or cause to be done and executed all such acts, and deeds which may be required for further and more perfectly assuring the title of the Purchaser to the Villa hereby conveyed, and keeping the Purchaser in possession of the same.
- (viii) That the Sellers hereby agree to keep the Purchaser harmless and keep him indemnified against any losses, damages, costs and expenses to which he may be subjected due to any defect in the title of the Sellers to the said Villa or any part thereof.
- (ix) That the Villa hereby sold is situated more than 500 mts away from main Saharanpur Road and less than 50 Mts from Mahant Indresh Hospital- Dehrakhas Road before Kargi Chowk in Revenue Village Dehrakhas. The Circle Rate prescribed by the Distt. Magistrate for this locality is Rs. 14,000/- per Sq. Mts. The width of the Road adjoining the property hereby sold is more than 5 Mts but less than 12 Mts and hence the circle rate value be enhanced by 5% . The market value for the land comes to Rs. 35,55,195/-/ and the market value of the construction at the prescribed rate of Rs. 12,000/- per Sq. Mts comes to Rs. 27,79,440/-. Total market value of the property hereby sold comes to Rs. 63,34,435/-. (Say Rs. 63,35,000/-). Stamp Duty of Rs. 3,75,000/- is being paid as per law on the Sale Consideration of Rs. 75,00,000/-.
- (x) That there exists a common passage on the Eastern and Northern boundry of the under mentioned Property . The Purchaser and the persons having rights through Purchaser shall be entitled to use the said passage as common passasge and for underground sewer line, water line, cable, electricity and telephone line etc.

- (xi) That the property is situated within the limits of Municipal Corporation Dehradun hence the provisions of Uttarakhand Act 29 Of 2003 are not violated by this transfer.
- (xii) That the seller is not involved in real estate business and the land hereby sold is less than 500 Sq mtrs, hence the provision of RERA are not applicable on the property hereby sold.
- (xiii) That this property is being purchased by the purchaser with the financial assistance from Canara Bank, Dehradun.

PROVIDED ALWAYS and it is hereby mutually agreed that the expressions 'Seller' and the 'Purchaser' wherever used shall be given the fullest scope and the widest meaning and shall include their heirs, successors in interest, transferees, administrators and executors etc.

SCHEDULE OF PROPERTY

All that Villa bearing No. 73 "Doon Palm City" comprising in Khata Khatauni No. 1545 (1416-1421 Fasli) forming part of Khasra No. 1465 measuring plot area 241.85 Sq. Mts and having total covered area 231.62 Sq. Mts situated in Mauza Dehrakhas, Pargana Central Doon, Dehradun, bounded and butted as under:-

East:- 30 Ft wide Road, side measuring 20 Mts.

West:- Villa No. 74, side measuring 20 Mts.

North:- 25 Ft wide Road, side measuring 12.08 Mts.

South:- Villa No. 84, side measuring 12.11 Mts

IN WITNESS WHEREOF the Seller and Purchaser have signed this deed on the day, month and the year first above written.



Name of the Seller No. 1 **Shri Pradeep Nagrath S/o Shri N.N. Nagrath R/o 36-C Cooperative Industrial Estate, Patel Nagar, Dehradun**

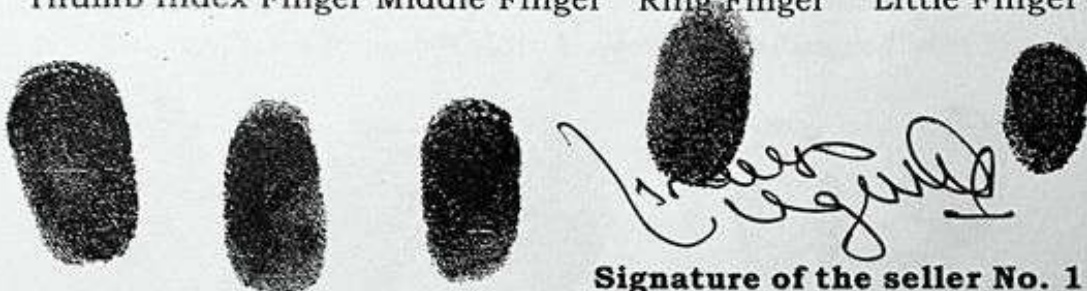
Finger prints of the Left hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Finger prints of the Right hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger

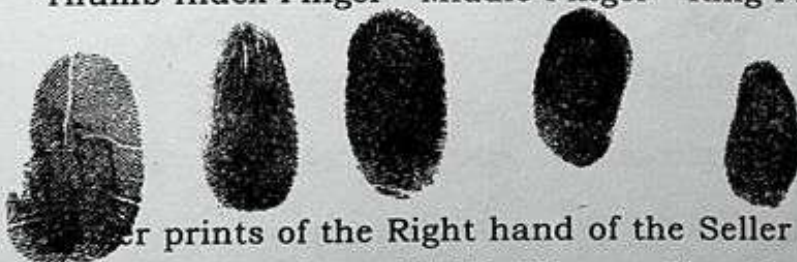


Signature of the seller No. 1

Name of the Seller No. 2 : **Smt. Vandana Nagrath W/o Shri Pradeep Nagrath R/o 36-C Cooperative Industrial Estate, Patel Nagar, Dehradun**

Finger prints of the Left hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Finger prints of the Right hand of the Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature of the seller No. 2

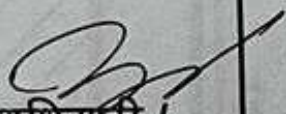
Handwritten signature of Seller No. 1

Handwritten signature of Seller No. 2
7

Handwritten signature of Seller No. 2

बही संख्या 1 जिल्द 3,357 के पृष्ठ 141 से 166 पर क्रमांक 12855

पर आज दिनांक 18 Nov 2019 को रजिस्ट्रीकरण किया गया।

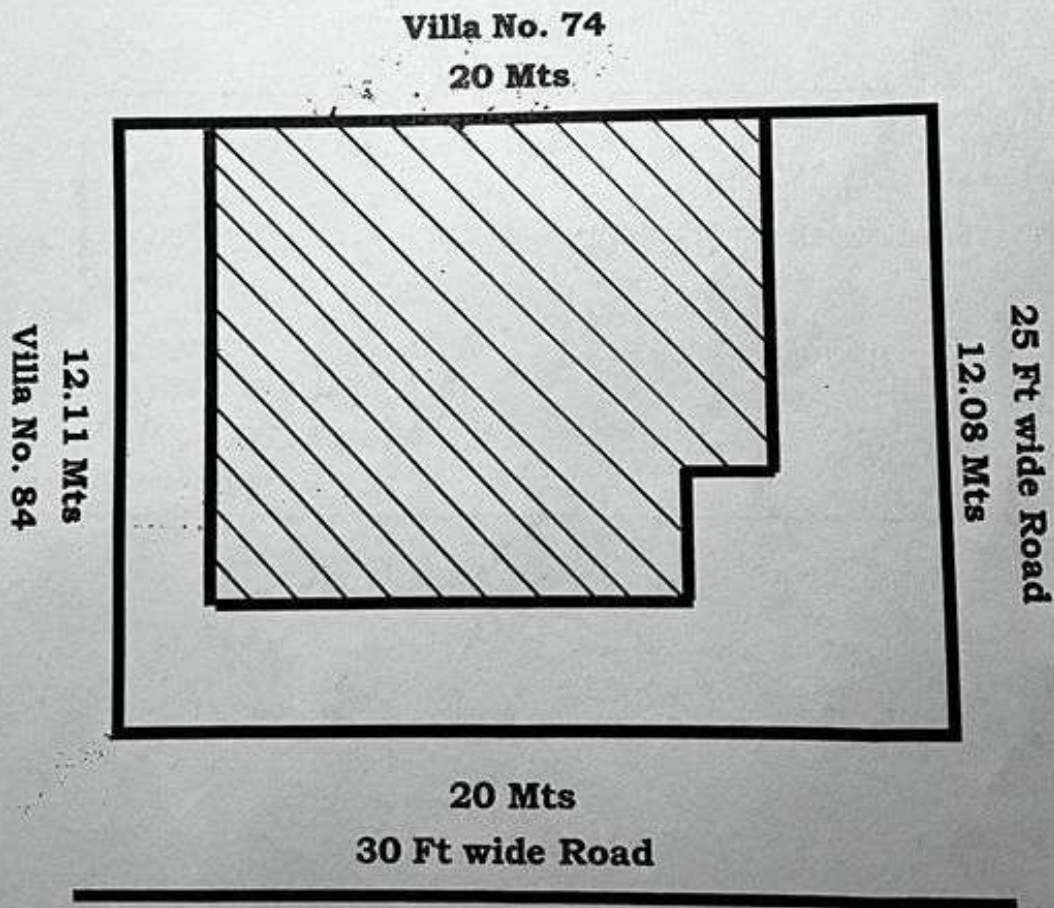

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
18 Nov 2019




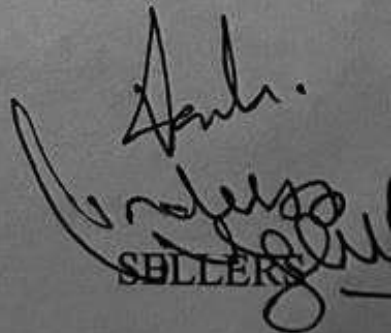
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Site Plan of All that Villa bearing No. 73 "Doon Palm City" comprising in Khata Khatauni No. 1545 (1416-1421 Fasli) forming part of Khasra No. 1465 measuring plot area 241.85 Sq. Mts and having total covered area 231.62 Sq. Mts situated in Mauza Dehrakhas, Pargana Central Doon, Dehradun

Sellers (1) **Shri Pradeep Nagrath** and (2) **Smt. Vandana Nagrath**
Purchaser **Shri Anirudh Kala S/o Shri Sohan Chandra Kala**




PURCHASER


SELLERS

बही संख्या 1 जिल्द 3,357 के पृष्ठ 141 से 166 पर क्रमांक 12855

पर आज दिनांक 18 Nov 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
18 Nov 2019



Name of the Purchaser:- Shri Anirudh Kala S/o Shri Sohan Chandra Kala R/o 65/5 B, Main Post Office Compound Colony, Civil Lines, Roorkee, Distt. Haridwar

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



Signature of the Purchaser

Witnesses:-

Ashish Singh

1 Shri Ashish Singh

Ankit Uniyal

2- Shri Ankit Uniyal

S/o Shri Rajendra Singh

S/o Shri Shanti Prasad Uniyal

R/o 63 Bhagirathi Puram , R/o D-75 Rishi Vihar

Lane No. 2, Jakhan, Dehradun Mehuwala Mafi, Dehradun

(AADHAR:- 8348 2999 0489) (AADHAR:- 940060306370)

Typed in the office of Shri Rajesh Garg, Advocate, on the Instructions of the parties.

Rajesh Garg
8 *Ankit*

Under Seal

Ankit