

S/S
SME.

Axis Bank
Mortgaged.

SALE DEED

Consideration	Rs. Rs. 2,40,00,000 /-(Rs. Two Crores, Forty Lacs only) /-
Market Value	Rs. 4,52,49,832/-
Stamp Duty	Rs. 22,62,500/-
StampDuty paid	Rs. 22,62,500/-
Particulars of the property	All that First Floor portion of part Property Nazul plot no. 284 situated at 15 B, Rajpur Road, Dehradun having total Super area 193.86 Sq.Mtrs.
Circle rate	Rs. 1,99,500/- plus 30% per super Sq. mts.
Distance from main Road	Rajpur Road, Dehradun (the property is situated within Municipal limits of Dehradun and is located between Clock Tower to R.T.O.)
Name and add. of Seller	Shri Rajiv Berry, S/o Late Shri R.K. Berry, resident of 19/1, Pleasant Valley, Rajpur Road, Dehradun. PAN - ABQPB2581E
Name and Address of Purchaser	M/s Bharti Fashions, 15-B, Rajpur Road, Dehradun. PAN - AAGFB2085E Mr. Yogesh Sapra, S/o Sh. Kailash Sapra, R/o 161, Upper Crest Avenue, Rajpur Road, Dehradun. PAN - ADWPS5588A Mr. Ritesh Sapra, S/o Sh. Kailash Sapra, R/o 161, Upper Crest Avenue, Rajpur Road, Dehradun. PAN - AIFPS2963P
N0. of Stamp Sheets	One e-stamp of Rs 22,62,500/-
TDS Details	TDS INR 2,40,000/-vide Internet Banking transaction no. 46354423 Chalan No.00283 dt.17-2-2015 deposited by the purchaser. Form 26 BQ acknowledgement No AB6052270

[Signature]

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK00560149599623N
 Certificate Issued Date : 23-Feb-2015 05:54 PM
 Document Reference : NONACC (BK)/ ukpnbbk02/ DEHRADUN/ UK-DH
 Unique Doc. Reference : SUBIN-UKUKPNBBK0200903066541225N
 Issued by : BHARTI FASHIONS
 Description of Document : Article 23 Conveyance
 Property Description : 1ST FLOOR PORTION OF PART PROPERTY NAZUL PLOT NO.
 284,15 B RAJPUR ROAD,DEHRADUN(AREA -193.86 SQ MTR)
 Consideration Price (Rs.) : 2,40,00,000
 (Two Crore Forty Lakh only)
 First Party : SHRI RAJIV BERRY
 Second Party : BHARTI FASHIONS
 Stamp Duty Paid By : BHARTI FASHIONS
 Stamp Duty Amount(Rs.) : 22,62,500
 (Twenty Two Lakh Sixty Two Thousand Five Hundred only)



Please write or type below this line...



Signature

Signature

Signature

ZK 0001328461

Registry Alert

SALE DEED

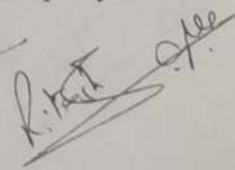
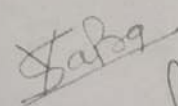
This Deed of Sale is made on this 24th day of February, 2015 at Dehradun by Shri Rajiv Berry, S/o Late Shri R.K. Berry, resident of 19/1 Pleasant Valley, Rajpur Road, Dehradun hereinafter called the 'Seller' (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and successors) of the one part.

AND

M/s Bharti Fashions, 15-B Rajpur Road, Dehradun a partnership Firm having its office at 15-B, Rajpaur Road, Dehradun through its partners Mr. Yogesh Sapra, S/o Sh. Kailash Sapra and Mr. Ritesh Sapra, S/o Sh. Kailash Sapra, R/o Mauja Jakhn Dehradun both residents of 161, Upper Crest Avenue, Rajpur Road, Dehradun, hereinafter called the Purchaser (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and administrators) of the other part.

WHEREAS the Seller purchased the First Floor Property constructed over part of Nazul Plot No. 284, Rajpur Road Dehradun by virtue of the registered deed of sale dt. 16-08-1997 from Raja Bahadur Vishwa Nath Pratap Singh of Manda, which is duly registered in the office of Sub registrar at Dehradun at Book No.1 Volume 1 on page 108, Additional File Book No.1, Jild No. 66 on pages 325-342 at sl. no. 1648 on 08-10-1997.

AND WHEREAS by virtue of registered free hold deed of sale dated dt.18-05-2013, executed by Mussoorie Dehra Development Authority, Dehradun, the seller became absolute free hold owner in possession of all that First Floor portion of part Property over



freehold Nazul plot no. 284 situated at 15 B, Rajpur Road, Dehradun having Super area of 193.86 Sq. Mtrs, with absolute roof rights and right of absolute stair case from the western side, more fully shown and described in the schedule of this Deed, which free hold sale deed is duly registered in the office of Sub registrar at Dehradun at Bahi No.1 jild 807 on page 391-410 at sl. no. 2397 on 20-05-2013, free from all kinds of charges and encumbrances.




AND WHEREAS the property in schedule is already under lease and possession of Mr. Yogesh Sapra and Mr. Ritesh Sapra, both sons of Sh. Kailash Sapra since October 2003 and is effective till September 2016, presently governed by virtue of Registered Lease Deed dt.17-03-2014 duly registered in the office of the sub registrar IVth Dehradun at Bahi No.1 jild 1147 on pages 1-24 at sl.no.1479 on 24-03-2014.

AND WHEREAS the SELLER had agreed to sell the property in schedule and the PURCHASER had agreed to purchase the same for a total sum of Rs. 2,40,00,000 /-(Rs. Two Crores, Forty Lacs only) free from all the charges and encumbrances, hence this Deed.

NOW, THIS DEED WITNESSETH AS UNDER:-

1. That in pursuance of the above agreement and in consideration for a total sum of Rs. 2,40,00,000 /-(Rs. Two Crores, Forty Lacs only), the PURCHASER has paid total sum of Rs. 2,40,00,000/- to the SELLER in the following manner:-

Rs.5,00,000/-through RTGS from Oriental Bank of Commerce account to the account of the Seller on 9-06-14 as token amount

Rs.10,00,000/- through RTGS from Oriental Bank of Commerce account to the account of the Seller on 16-06-14

Rs.10,00,000/- through RTGS from Oriental Bank of Commerce account to the account of the Seller on 7-07-14

Rs.10,00,000/- through RTGS from Oriental Bank of Commerce account to the account of the Seller on 30-07-14

Rs.10,00,000/- through RTGS from Oriental Bank of Commerce account to the account of the Seller on 4-08-14

Rs.10,00,000/- by cheque no. 794097 drawn on Oriental Bank of Commerce dt. 26-12-14

Rs.55,00,000/- by cheque no. 049763 drawn on IDBI dated 21-01-15

Rs.30,00,000/-through RTGS from Oriental Bank of Commerce account to the account of the Seller

Rs. 10,00,000/- by cheque no.049612 drawn on IDBI Bank dt.23-02-2015

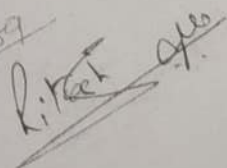
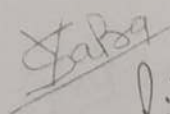
Rs. 90,00,000 /- by cheque no. 049614 drawn on IDBI Bank dt.24-02-2015

the receipt of which the SELLER hereby acknowledges before the Sub Registrar at Dehradun and the Seller doth hereby convey, transfer and assign all that property, more fully shown and described in the schedule of this deed, unto and to the use of the said Purchaser, with all the rights, title, interest, easement, appurtenances etc of the Seller, into and upon the said property to have and to hold the same absolutely forever and the Seller have delivered the ownership possession of the property in schedule on spot today and the Purchaser has come into possession and occupation as its absolute owners of the said property.

2. That the property hereby sold is free from all the charges and encumbrances, liens, demands, court attachments, mortgages, dues etc, whatsoever whereof, the actual and vacant and physical possession whereof has been delivered

to the Purchaser on the spot this day. The property is situated at the First Floor and there is Common Passage thereafter Rajpur Road at Ground Floor in the Eastern side, and in the western side there is a two mtr. wide common passage at Ground floor and twelve meters wide common Passage in north at Ground floor and in the south there is Property of Seller.

3. That the Purchaser shall be fully entitled to use and to hold, and enjoy the said property and the property in any manner he may like, and/or make sale and transfer the same in any manner, without any let or hindrance or interruption by or from the Seller or any other person claiming under, or through them. The Purchaser shall be entitled to get the property mutated in municipal records in their names.
4. That all the taxes, ceases, property dues etc. and other dues payable in respect of the said property in schedule hereby sold shall be paid by the Seller up to this day and thereafter the same shall be the responsibility of the Purchaser.
5. That the purchaser now onwards shall be fully entitled either to continue with the lease with the present lessees or to get the same terminated or to realize the rent of the premises from the existing lessees in terms of the lease dated 17-03-2014.
6. That the property is situated within Municipal limits of Dehradun and is located at main Rajpur Road, Dehradun, (between Clock Tower to R.T.O. Office). The construction year of the property is of 1921 and is 96 years old. The property is at First Floor and is fully covered, having super area of 193.86 Sq. Mtr., the prescribed circle rate of the property is Rs. 1,99,500/- per super Sq. Mtr. The



cost of property as per circle rates comes to (1,99,500/- x 193.86 Sq. Mtr. x 90%) Rs. 3,48,07,563/-, since the property is situated on the Main Road and within 50 mtrs vicinity, the increased value @30% comes out to Rs. 4,52,49,832/- upon which stamp duty @5% has been paid to Rs. 22,62,500/-.

SCHEDULE OF THE PROPERTY REFERED TO ABOVE

All that First Floor portion of part Property Nazul plot no. 284(Now free hold) 15 B, Rajpur Road, Dehradun having total Super Area 193.86 Sq.Mtrs with absolute roof rights and right of absolute stair case from the western side.

IN WITNESS WHEREOF, the SELLER and PURCHASER have signed this Agreement on the day, month and year first above written

(SELLER)

(PURCHASER)

Witnesses:

1.

Shantnu Gaur
Advocate,
Civil Court, Dehradun.
Bar ID 195/2013

2.

Satish Mehra
S/O Shri Bhola Nath Mehra
179KhurburaMohalla,Dehradun
Adhar ID No.998702283020

Impression of Left Hand fingers of Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



(SELLER)

(PURCHASER)

Impression of Right Hand fingers of Seller :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature of the Seller

Impression of Left Hand fingers of Purchaser th. partner Sh. Yogesh Sapra: -

Thumb Index Finger Middle Finger Ring Finger Little Finger



Impression of Right Hand fingers of Purchaser th. partner Sh. Yogesh Sapra: -

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature of the Purchaser through
partner Sh. Yogesh Sapra

Impression of Left Hand fingers of Purchaser th. partner Sh. Ritesh Sapra: -

Thumb Index Finger Middle Finger Ring Finger Little Finger




Impression of Right Hand fingers of Purchaser th. partner Sh. Ritesh Sapra:

Thumb Index Finger Middle Finger Ring Finger Little Finger



Signature of the Purchaser through partner
Shri Ritesh Sapra

Drafted By: 

Typed in presence of the parties.

संख्या 1 जिल्द 5,766 के पृष्ठ 391 से 410 पर क्रमांक 746

आज दिनांक 24 Feb 2015 को रजिस्ट्रीकरण किया गया।



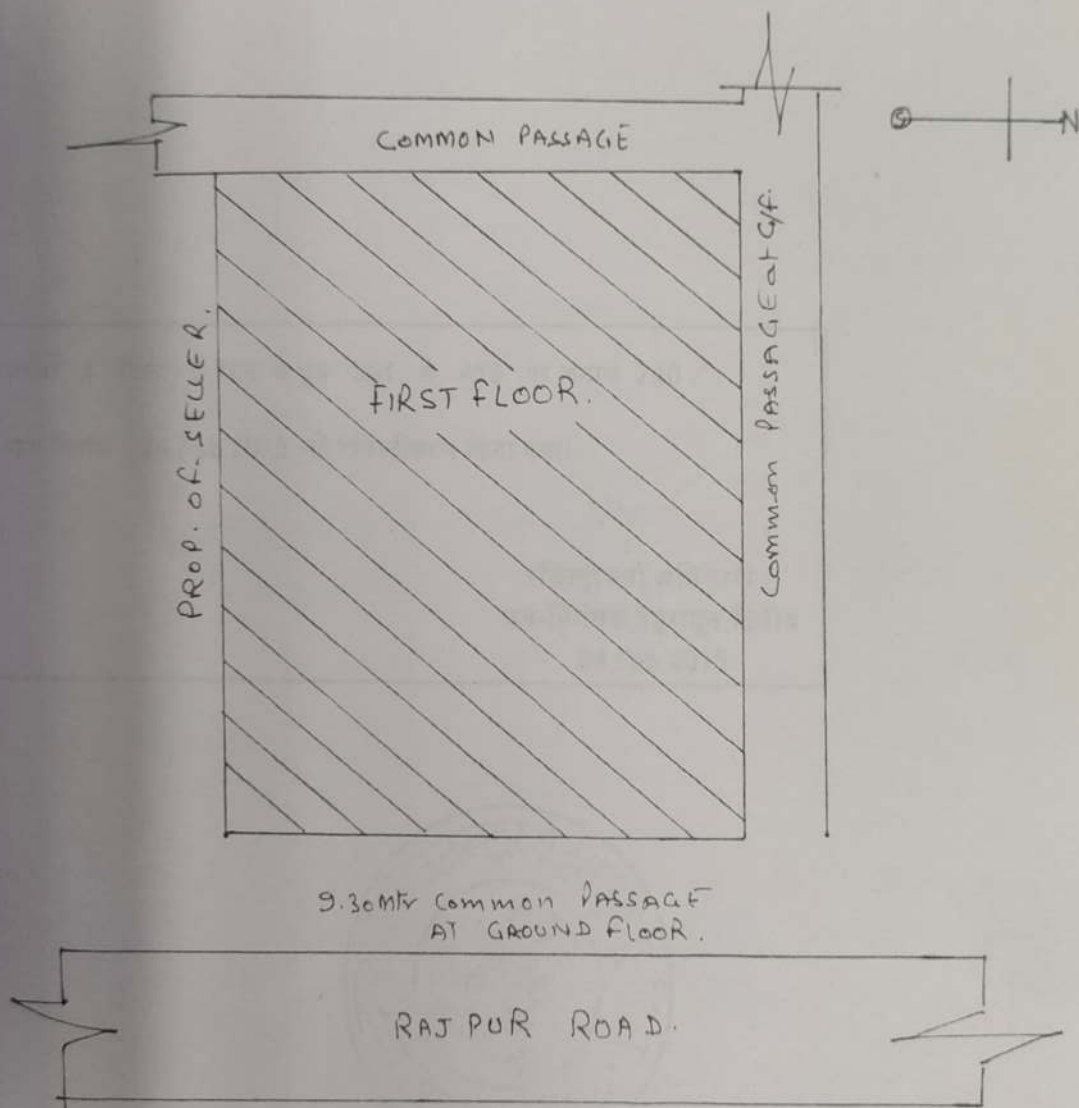
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
24 Feb 2015



Site Plan: All that First Floor portion of part Property Nazul plot no. 284(Now free hold) 15 B, Rajpur Road, Dehradun having total Super Area 193.86 Sq.Mtrs.

Sold By - Rajiv Berry

Sold To - Bharti Fashions



Seller

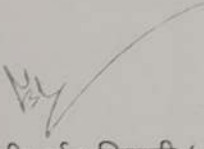
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Purchaser

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[Signature]

संख्या 1 जिल्द 5,766 के पृष्ठ 391 से 410 पर क्रमांक 746

आज दिनांक 24 Feb 2015 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
24 Feb 2015

