

SALE DEED

RELEVANT PARTICULARS

- | | | |
|-----------------------------------|------------|---|
| 1. Consideration | 32
9015 | Rs. 34,30,000/- |
| 2. Market Value | | Rs. 28,56,000/- |
| 3. Stamp Duty | | Rs. 1,57,500/- |
| 4. Main Locality | | Semi Urban Area |
| 5. Locality | | Chak Danda Lakhond |
| 6. Particulars of the property | | All that Apartment No. B-103, Hill View Apartment, situated on the First Floor, having a total area of 1350 Sq. Ft. or 125.415 Sq. Mtrs., situated Mauza Chak Danda Lakhond, Pargana Parwa Doon, Tehsil and District Dehradun (including area under common utilities and living area / covered area inclusive walls, cupboards, niche, window projections and balconies). |
| 7. Kind of Property | | Flat |
| 8. Circle rate | | Rs. 25300/-
(Base Rate Rs. 22000/- + 15%) |
| 9. Distance from main Road | | Total property, in which the said flat is situated, is bounded by only one side road, which is 30 ft. (9.14 Mtrs.) wide (comes within the parameter of 5 meters to 12 meters). |
| 10. Name and Address of Seller | (1) | DR. RAKESH MEHANDIRATTA (PAN : ABZPM9064E) son of Shri Arjan Lal and (2) SMT. SEEMA MEHANDIRATTA (PAN : ADUPM5601Q) wife of Dr. Rakesh Mehendiratta, both resident of 32, Manali House, Ambala City, Haryana |
| 11. Name and Address of Purchaser | (1) | SHRI KAMAL NAGPAL (PAN ADCPN5773A) son of Late Shri Balkishan Nagpal and (2) SMT. REKHA NAGPAL (PAN : ADCPN5772B) wife of Shri Kamal Nagpal, both resident of Sumitra Apartment, Near Green Field School, Mohini Road, Dehradun |
| 12. Total Number of Sheets | | 18 Sheets (Including PDE Sheet) |
| 13. Drafted by | | Sh. Rajiv Kakkar, Advocate |

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES



उत्तराखण्ड UTTARAKHAND

277598

SALE DEED

This DEED OF SALE is made on this the 6th day of January, 2015 at Dehradun by (1) DR. RAKESH MEHANDIRATTA son of Shri Arjan Lal and (2) SMT. SEEMA MEHANDIRATTA wife of Dr. Rakesh Mehendiratta, both resident of 32, Manali House, Ambala City, Haryana, hereinafter called as the "Sellers" of the ONE PART.

IN FAVOUR OF

(1) SHRI KAMAL NAGPAL son of Late Shri Balkishan Nagpal and (2) SMT. REKHA NAGPAL wife of Shri Kamal Nagpal, both resident of Sumitra Apartment, Near Green Field School, Mohini Road, Dehradun, hereinafter called the "Purchasers" of the OTHER PART.



PROVIDED always and it is hereby agreed that whenever the context so requires, the terms "Sellers" and the "Purchasers" used hereinafter shall be also deemed to include their heirs, successors, legal representatives, executors, administrators and assigns.

WHEREAS the Sellers are the owners in possession and beneficial enjoyment of all that Apartment No. B-103, Hill View Apartment, situated on the First Floor, having a total area of 1350 Sq. Ft. or 125.415 Sq. Mtrs., situated Mauza Chak Danda Lakhond, Pargana Parwa Doon, Tehsil and District Dehradun (morefully described in the given at the foot of this deed).

Seema Kamal Nagpal
(2)

P. K. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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AND WHEREAS the above property was purchased by the Seller from its previous owner M/s Shree Ganesh Developers and Builders, a Partnership Firm having its registered office at 6, Cross Road, City Centre, Dehradun through its Partner Shri Pradeep Kumar son of Shri H.L. Vashisht resident of 5, Main Street Ashirwad Enclave, Dehradun, vide sale deed dated 08.08.2008, duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 2480 Pages 239 to 286 at No. 4492 on 08.08.2008.

AND WHEREAS initially the previous owner M/s Shree Ganesh Developers and Builders had purchased total land measuring 0.8370 Hect. in Khasra No. 38, Mauza Chak Danda Lakhond from Shri Kapil Jaggi son of Shri Chunni Lal Jaggi and Shri Manoj Kumar son of Shri Som Prakash, vide sale deed dated 09.09.2003 duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 498 Page 652 Addl. File Book No. 1 Vol. 1328 Pages 665 to 674 at No. 6105 on 09.09.2003.

Alamy *Kamal Nagpal*

Feb 19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तराखण्ड UTTARAKHAND

2775219

AND WHEREAS the previous owner Shri Kapil Jaggi and Shri Manoj Kumar had in turn purchased the above land from Royal Properties and Development through Shri Suresh Chand Yadav son of Shri Ram Singh Yadav resident of 763, Indira Nagar Colony, Dehradun, vide sale deed dated 15.05.2002 duly registered in the Office of the Sub Registrar, Dehradun in Book No. 1 Vol. 498 Addl. File Book No. 1 Vol. 1161 Page 159 to 182 at No. 3205 on 15.05.2002.

AND WHEREAS Royal Properties and Development had purchased total land measuring 2.08 acre or 10.94 Bighas from Shri Rishi Bansal son of Shri Banarsi Dass resident of Turner Road, Dehradun, vide sale deed dated 28.12.2001, duly registered in the Office of the Sub Registrar, Dehradun. Shri Rishi Bansal was the recorded bhumidhar of the above land alongwith other land since before 2001.

[Signature]

Kamal Negpal

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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AND WHEREAS the name of M/s Shree Ganesh Developers and Builders has been duly recorded in the revenue records vide orders of the Upper Tehsildar, Dehradun in File No. 1810 vide orders dated 01.03.200. Subsequently the land was declared as Non Agricultural by the Asstt. Collector, First Class, Dehradun U/S 143 U.P.Z.A. & L.R. Act, in File No. 34/04-05, vide orders dated 04.10.2005.

AND WHEREAS after purchase of the above land, the M/s Shree Ganesh Developers and Builders construction multi storeyed residential apartments after getting the site plan duly sanctioned by MDDA, Dehradun, vide sanction plan No. 2799/03-04, vide orders dated 31.03.2005 under the name and style of "Hill View Apartments"

[Signature]

[Signature]

Karnal Nagpal

[Signature]

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तराखण्ड-UTTARAKHAND

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AND WHEREAS the Sellers have agreed to sell the the above Apartment No. B-103, Hill View Apartment, situated on the First Floor, having a total area of 1350 Sq. Ft. or 125 415 Sq. Mtrs., situated Mauza Chak Danda Lakhond, Pargana Parwa Doon, Tehsil and District Dehradun (morefully described in the given at the foot of this deed) to the Purchasers at an agreed sale price of Rs. 34,30,000/- (Rupees Thirty Four Lacs and Thirty Thousand only).

AND WHEREAS the Purchasers has agreed to purchase the aforesaid property from the Sellers at the agreed sale price of Rs. 34,30,000/- (Rupees Thirty Four Lacs and Thirty Thousand only).

[Signature]
[Signature] Kamal Nagpal
[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

277510^y

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 34,30,000/- (Rupees Thirty Four Lacs and Thirty Thousand only) paid by the Purchasers to the Sellers as under:-

- (a) Rs. 2,00,000/- (Rupees Two Lacs only) vide Cheque No. 499166 dated 07.12.2014 drawn on State Bank of India, Dehradun
- (b) Rs. 25,04,000/- (Rupees Twenty Five Lacs and Four Thousand only) vide RTGS Transfer bearing UTR No. ORBCH15006086619 dated 06.01.2014 ✓
- (c) Rs. 5,26,000/- (Rupees Five Lacs and Twenty Six Thousand only) vide Demand Draft No. 035723 dated 06.01.2014 drawn on Oriental Bank of Commerce, Gujrada Mansingh, Dehradun
- (d) Rs. 2,00,000/- (Rupees Two Lacs only) in Cash

(the receipt whereof the Sellers hereby acknowledge), the Sellers as owners hereby transfer to the Purchasers by way of sale the Apartment No. B-103, Hill View Apartment, situated on the First Floor, having a total area of 1350 Sq Ft. or 125.415 Sq Mtrs., situated Mauza Chak Danda Lakhond, Pargana Parwa Doon, Tehsil and District Dehradun (morefully described in the schedule given at the foot of this deed), alongwith ALL the easements and appurtenances TO HOLD all the same to the Purchasers as absolute owners.

[Signature] *[Signature]* Kamal Nagpal *[Signature]*
(7)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

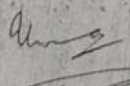
उत्तराखण्ड UTTARAKHAND

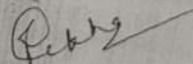
B 43540

2.

The Sellers hereby covenant with the Purchasers as follows:-

- (a) That actual physical possession has been delivered to the Purchasers who shall hereinafter be entitled to hold and enjoy the aforesaid property without any interruption or disturbance by the Sellers or any person claiming through or under and without any lawful disturbance or interruption by any person whatsoever.
- (b) That the Sellers will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property to the Purchasers, their heirs or assigns as may be required.
- (c) That the interest hereby transferred subsists and the Sellers has the power to sell the same.
- (d) That the property hereby sold is free from all charges, encumbrances and liens.
- (e) That all taxes, charges and revenue if any payable in respect of the said property shall be paid by the Sellers upto the date of registration of the sale deed and since the date of sale, the Purchasers shall be liable to pay the above taxes.
- (f) That vacant possession of the said property has been delivered by the Sellers to the Purchasers

 Kamal Nagpal



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

जिलाखण्ड उत्तराखण्ड

B 435399

01 JAN 2015

उत्तराखण्ड

प्राणार देहादून

SCHEDULE OF PROPERTY

All that Apartment No. B-103, Hill View Apartment, situated on the First Floor, having a total area of 1350 Sq. Ft. or 125.415 Sq. Mtrs., situated Mauza Chak Danda Lakhond, Pargana Parwa Doon, Tehsil and District Dehradun (including area under common utilities and living area / covered area inclusive walls, cupboards, niche, window projections and balconies), bounded as under :-

East : Open Area
West : Stairs and thereafter Apartment No. B-101
North : Apartment No. B-104
South : Open Space

Clearly shown in the annexed map.

IN WITNESS WHEREOF THE SELLERS AND PURCHASERS HAVE EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

[Signature]

[Signature]

Kamal Nagpal

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तराखण्ड UTTARAKHAND

01 JAN 2015

प्राप्तार देहरादून
उत्तराखण्ड

B 435400

FINGER PRINTS U/S 32-A, REGISTRATION ACT

Name and Address of the Sellers :

(1) DR. RAKESH MEHANDIRATTA son of Shri Arjan Lal and (2) SMT. SEEMA MEHANDIRATTA wife of Dr. Rakesh Mehendiratta, both resident of 32, Manali House, Ambala City, Haryana

Left And Right Hands Finger Prints (DR. RAKESH MEHANDIRATTA)

Thumb	Index	Middle	Ring	Little

Kamal Nagpal

SIG. OF SELLER NO. 1

(12)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

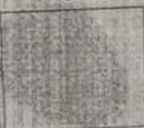
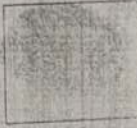
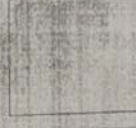

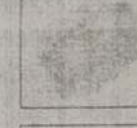
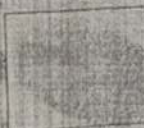




Rs.1000

INDIA

उत्तराखण्ड UTTARAKHAND

B 435401

Left And Right Hands Finger Prints (SMT. SEEMA MEHANDIRATTA)

Thumb	Index	Middle	Ring	Little
				
				

SIG. OF SELLER NO. 2

Alum

Kamal Nagpal

Pinky

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

उत्तराखण्ड UTTARAKHAND

B 435402

Name and Address of the Purchasers :

(1) SHRI KAMAL NAGPAL son of Late Shri Balkishan Nagpal and (2) SMT. REKHA NAGPAL wife of Shri Kamal Nagpal, both resident of Sumitra Apartment, Near Green Field School, Mohini Road, Dehradun

Left And Right Hands Finger Prints (SHRI KAMAL NAGPAL)

Thumb	Index	Middle	Ring	Little

Kamal Nagpal
SIG. OF PURCHASER NO. 1

Alina

Sumitra

Rekha

भारतीय गैर न्यायिक भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

A 911945

Left And Right Hands Finger Prints (SMT. REKHA NAGPAL)

Thumb	Index	Middle	Ring	Little

SIG. OF PURCHASER NO. 2

WITNESSES :-

1. Smt. Shailja Upadhyay
W/o Sh. Shashank Upadhyay
B-203, Danda Lakhond
Rajpur, Dehradun
(V.I.D. No. AJU0500678)

2. Sh. Manoj Kumar
S/o Shri Mewa Lal
Survey Estate, Hathibarkala
Dehradun
(V.I.D. No. RLA0370874)

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

(Rajiv Kakkar)
Advocate

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

B 435397

कोषागार देहरादून
उत्तराखण्ड

- (g) That the parties to the deed do not belong to the Schedule Caste and Schedule Tribe.
- (h) That no registered Agreement of Sale has executed between the Sellers and Purchasers.
- (i) That the total property, in which the said flat is situated, is bounded by only one side road, which is 30 ft. (9.14 Mtrs.) wide (comes within the parameter of 5 meters to 12 meters) and does not form a part of any industrial estate and is outside the purview of Nagar Nigam, Dehradun.
- (j) That in case the Purchasers is deprived of the whole or any part of property hereby sold by reason of any defect found in the title of the Sellers, or of any encumbrance or charge on the same to which this sale is not subject the Sellers shall be liable to indemnify the Purchasers to the extent of the loss suffered which shall also include the costs of the improvements made thereafter.
- (k) That the Purchasers shall be entitled to all the benefits and easementary rights of the Sellers as mentioned in Sale Deed dated 08.08.2008 executed by the builder in favour of the Sellers.
- (l) That the Purchasers shall be entitled to transfer the existing Electricity and Water Connection in their names in the above property to which the Sellers have no objection.

[Signatures]
Kamal Nagpal
[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तराखण्ड UTTARAKHAND

8 435398

- (m) That the property is situated outside the Nagar Nigam, Dehradun and as the said land is declared as Abadi Land, thus the provisions of Section 154(4)(1)(a) of U.P. Z.A & L.R. Act and provisions of Ordinance 29 of 2003, are not applicable.
- (n) That the total property in which said flat is situated, is only bounded one side 30 ft. wide road

Valuation of the property as per Circle Rate is as under :-

Value of property	Rs. 31,73,000/-
Total Area 125.415 X Rs. 25300/-	
(Base Rate Rs. 22000/- + 15%)	
Deducting rebate for First Floor @ 10%	(-) Rs. 3,17,300/-
Total	Rs. 28,55,700/-
	or say Rs. 28,56,000/-

The calculation of stamp duty is done as under :-

- (i) On Rs. 28,56,000/- @ 5% comes to Rs. 1,42,800/-
- (ii) On Rs. 5,74,000/- @ 2.5% comes to Rs. 14,350/-

Thus the requisite stamp duty of Rs. 1,57,150/- is being paid with this deed.

[Signature]

(10)

Kamal Khyal
[Signature]

SITE PLAN OF ALL THAT APARTMENT NO. B-103, HILL VIEW APARTMENT, SITUATED ON THE FIRST FLOOR, HAVING A TOTAL AREA OF 1350 SQ. FT. OR 125.415 SQ. MTRS., SITUATED MAUZA CHAK DANDA LAKHOND, PARGANA PARWA DOON, TEHSIL AND DISTRICT DEHRADUN (INCLUDING AREA UNDER COMMON UTILITIES AND LIVING AREA / COVERED AREA INCLUSIVE WALLS, CUPBOARDS, NICHE, WINDOW PROJECTIONS AND BALCONIES)

Sellers : (1) DR. RAKESH MEHANDIRATTA
(2) SMT. SEEMA MEHANDIRATTA

Purchasers : (1) SHRI KAMAL NAGPAL and (2) SMT. REKHA NAGPAL

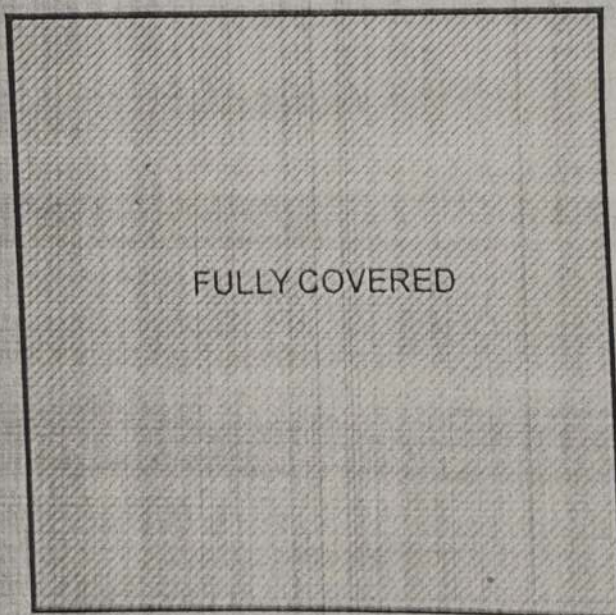


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NOT TO SCALE

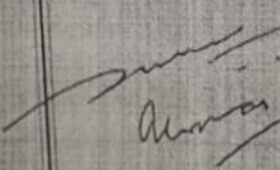
Open Space

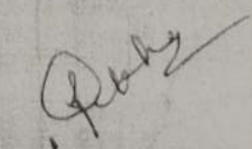
Open Area



Stairs and thereafter Apartment No. B-101

Apartment No. B-104


SELLERS


Kamal Nagpal
PURCHASERS

45
01 JAN 2015

मल्लिकार्जुन १८

मल्लिकार्जुन शर्मा
पता: १०५, गं. १४
बलूवा, देहरादून
उ.प्र.

वही संख्या 1 जिल्द 6,192 के पृष्ठ 287 से 322 पर क्रमांक 32

पर आज दिनांक 07 Jan 2015 को रजिस्ट्रीकरण किया गया।

For Duty Mobile

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, प्रथम
07 Jan 2015

