



NAGAR NIGAM, DEHRADUN

प्रपत्र संख्या 2 (नियम 8 देखें)

RECEIPT



Receipt No B1800050

Receipt Date 03-Jan-2019

From Mr / Mrs विजय कोहली

R/O क्रोस रोड देहरादून

Received with thanks a sum of Rs. 150.00

Rupees One Hundred Fifty Only

Against Tax प्रकाशन शुल्क

Raised against Software Id

ID No:

नगर निगम, देहरादून

प्राप्ति सं. 150

खर्चों की

दिनांक Demand Clerk

For Financial Year 2018-2019

Cashier

Municipal Commissioner

टिप्पणी: अनुज्ञापित (लाइसेंस) को देखा में यह रसीद अनुज्ञापित के स्थान पर प्रयुक्त नहीं की जा सकती और यह नगर निगम के अनुज्ञापित अस्वीकार कर देने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती। इस रसीद के जारी होने से नियमत: किसी भी प्रकार का कानूनी अधिकार या भूमि सम्बन्धी स्वत्व प्रभावित नहीं होता है।

उत्तराखण्ड सेवा का अधिकार अधिनियम, 2011 के अन्तर्गत आवेदन पत्र की प्राप्ति का प्रारूप

पदाभिहित अधिकारी के कार्यालय का नाम एवं पता:- नगर निगम देहरादून, 1, अमृत कौर रोड सिविल, देहरादून।

- विशेष आवेदन संख्या 1623
1. आवेदक का नाम एवं पता श्री विजय कोहली जी - जयपुर रोड
 2. पदाभिहित अधिकारी के कार्यालय में आवेदन प्राप्ति का दिनांक 3-1-19
 3. सेवा का नाम जिसके लिये आवेदन दिया गया है। साफ़ रूफ-टामरिंग
 4. उन दस्तावेजों का विवरण जो सेवा प्राप्त करने के लिए आवश्यक है किन्तु आवेदन के साथ संलग्न नहीं किये गये हैं ड्राफ्ट का पत्र नहीं है
 5. निश्चित की गई समय-सीमा की अन्तिम तिथि

पृष्ठ ५० - (2)

प्रथम अपीलीय अधिकारी
मुख्य विकास अधिकारी
विकास भवन - दूरभाष - 0135- 2712469



स्थान हर दिनांक 3-1-19

नोट:- आवेदक के साथ समस्त दस्तावेज प्राप्त न होने की स्थिति में उपरोक्त बिन्दु-5 में उल्लिखित अन्तिम तिथि अंकित नहीं की जायेगी।

2051

SALE DEED

1	SALE CONSIDERATION :	Rs. 40,00,000/-
2	GOVERNMENT VALUE :	Rs. 38,68,735/-
3	TOTAL STAMP DUTY :	Rs. 2,00,000/-
4	PREVALENT AREA :	Situated at Cross Road, Distt. Dehradun.
5	DESCRIPTION OF LAND : All that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.	
6	NATURE OF THE PROPERTY:	Commercial
7	DISTANCE FROM MAIN ROAD: Land is situated on the main Cross Road on a 26 ft. wide road and is situated within municipal limit of Distt. Dehradun.	
8	NAME & ADDRESS OF THE SELLERS: (1) Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun (PAN-AGCPK6642C), (2) Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun (PAN-AGNPS8177N)	
10	NAME & ADDRESS OF THE PURCHASER: Shri Bhaskar Bangia S/o Shri Prem Prakash Bangia, resident of B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur- 302006. (PAN- AKMPB8443J)	
11	NO. OF STAMP SHEET :	01 "E-Stamp" IN-UK-
11	CIRCLE RATE :	Rs. 26,000/- per Sq. Mtrs.
12	Latitude:	30.320545
	Longitude:	78.046669
13	DRAFTED BY :	Sahil Gulati, Advocate

ML

G. Singh

C. M. K.

R. Singh

बही नं०:1 ले०सं०: 2051

(भाग-1)

क्रम संख्या :205 / 3

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)
लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 18-Jul-2022

प्रस्तुतकर्ता या प्रार्थी का नाम भास्कर बांगिया
लेख का प्रकार Sale (Immovable)

Sale(Commercial Building)

प्रतिफल की धनराशि Transvalue:4000000.00 / Mvalue:3868735.00 / Advance:0.00

1	रजिस्ट्रीकरण शुल्क (नकद)	25000.00
2	रजिस्ट्रीकरण शुल्क (ई-पेमेन्ट) : (Subject to Realisation)	
3	प्रतिलिपिकरण शुल्क	100.00
4	इलैक्ट्रानिक शुल्क	340.00
5	निरीक्षण या तलाश शुल्क	0.00
6	मुख्तारनामा के अभिप्रमाणीकरण के लिए शुल्क	0.00
7	कमीशन शुल्क	0.00
8	नकल शुल्क	0.00
9	विविध	0.00
10	यात्रिक भत्ता	0.00
11	कम रजिस्ट्रीकरण शुल्क	0.00

12 योग

25440.00

शुल्क वसूल करने का दिनांक 18-Jul-2022

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 18-Jul-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, प्रथम

सब रजिस्ट्रार (प्रथम)
देहरादून





Online Public Data Entry Summary

UKPDE2022045128505

DISTRICT NAME : देहरादून SRO : देहरादून, प्रथम

उत्तराखण्ड शासन

UKPDE2022045128505

18-Jul-2022

14:16:47

Appointment Date: 18 Jul 2022

Appointment Time: 02:30 p.m to 03:30 p.m

Appointment TokenNo: 5

Mutation Office नगर निगम, देहरादून

Deed/Article Type : Sale (Immovable)

Sub-Deed/Sub-Article : Sale (Commercial Building)

Village/Location For Index : कास रोड

Village/Location/Road Selected for Circle RateList : कास रोड

Khewat : 0

Khatoni : 0

Khasra : 0

House/Flat No: 6

Area : 127.8300 वर्ग मीटर

Latitude : 30.3205450000

Longitude : 78.0466690000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 4000000.00

Market Value : 3868735.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 200000.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 26

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	क्षेत्रफल			
आवासीय निर्माण का विवरण					
क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हास वर्ष	रकबा
निबंधक शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25000.00	0		
स्टाम्प शुल्क का विवरण					
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	200000.00	0	18-Jul-2022	0

रु. 200/-दो सौ रुपये मात्र दिनांक.....

क्रमांक 18826



बार एसोसिएशन देहरादून

पुस्तकालय अनुदान

सचिव

Secretary
अधीक्षक पुस्तकालय

President

BAR ASSOCIATION, DEHRA DUN

रु. 200/-दो सौ रुपये मात्र दिनांक.....

क्रमांक

18827



बार एसोसिएशन देहरादून

पुस्तकालय अनुदान

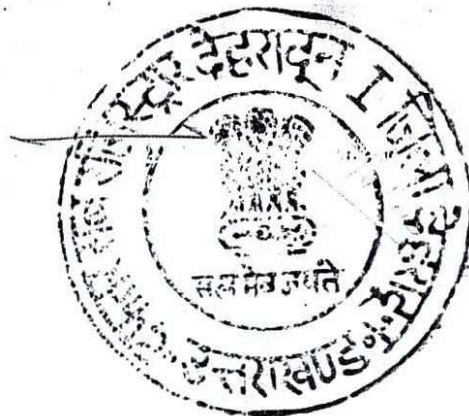
सचिव

Secretary


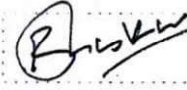

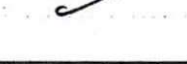

President

अधीक्षक पुस्तकालय, DEHRA DUN

अध्यक्ष



Mutation Office नगर निगम, देहरादून

पक्षकारों का विवरण		हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
पक्षकार का प्रकार	पक्षकार का विवरण					
विक्रेता / प्रथम पक्ष	श्री विजय कोहली पुत्र श्री स्वर्गीय जेएन कोहली निवासी 94 देहरादून रोड, ऋषिकेश, देहरादून		Self employed	AGCPK6642 C	0000000000	PAN CARD : AGCPK6642C
विक्रेता / प्रथम पक्ष	श्री जगमोहन सकलानी पुत्र श्री स्वर्गीय किशोरी लाल सकलानी निवासी 104/39, देहरादून रोड, ... ऋषिकेश, देहरादून		Self employed	AGNPS8177 N	0000000000	PAN CARD : AGNPS8177N
क्रेता / द्वितीय पक्ष	श्री भास्कर बांगिया पुत्र श्री प्रेम प्रकाश बांगिया निवासी बी-29, फतेह सिंह मार्केट, ऑपोज़िट आर एस पोस्ट ऑफिस, जयपुर 302006		Self employed	AKMPB8443 J	0000000000	PAN CARD : AKMPB8443J
गवाह	श्री चरनजीत सिंह पुत्र श्री श्रीराम गैरोला निवासी जी-33, फ्रेंड्स एंक्लेव, रेस कोर्स, देहरादून		Self employed		0000000000	ADHAAR : 4035 78 4599
गवाह	श्री ज्योति प्रसाद गैरोला पुत्र श्री श्रीराम गैरोला निवासी 19 न्यू रोड, नियर यूनियन बैंक, डालनवाला, देहरादून		Self employed		0000000000	ADHAAR : 2554 46 4884

Deed Writer /Advocate Name :Sahil Gulati

Site Photo

All that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.



Sellers

Handwritten signature of the seller, possibly 'Girish', and the word 'Cust' written vertically next to it.

Purchaser

Handwritten signature of the purchaser, possibly 'B. S. Kan'.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGCPK6642C

नाम/Name
VIJAY KOHLI

पिता का नाम/Father's Name
JITENDRA NATH KOHLI

जन्म की तिथि/Date of Birth
23/06/1959

हस्ताक्षर/Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAG MOHAN SAKLANI

KISHORI LAL SAKLANI

20/03/1955

AGNPS1077N

2051

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKMPB8443J

नाम/Name
BHASKAR BANGIA

पिता का नाम/Father's Name
PREM PRAKASH BANGIA

जन्म की तिथि/Date of Birth
03/06/1980

हस्ताक्षर/Signature

भारत सरकार
Government of India

चरणवीर सिंह
Charanveer Singh

जन्म तिथि/DOB: 06/08/1979

पुरुष/MALE

4035 7845 4598

VID : 9143 0376 4650 6615

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

ज्योति प्रसाद गैरोला
JYOTI PRASAD GAIROLA

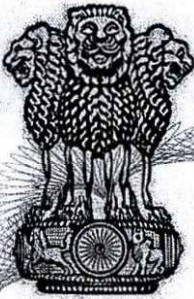
जन्म तिथि/DOB: 20/12/1953

पुरुष/MALE

2554 4667 4884

VID : 9138 2269 5453 4526

मेरा आधार, मेरी पहचान



INDIA NON JUDICIAL

Government of Uttarakhand

सत्यमेव जयते

₹2,00,000

e-Stamp

Certificate No. : IN-UK95182651629544U
 Certificate Issued Date : 18-Jul-2022 02:02 PM
 Account Reference : NONACC (SV)/ uk1203204/ DEHRADUN/ UK-DH
 Unique Doc. Reference : SUBIN-UKUK120320495356605798346U
 Purchased by : Shri BHASKAR BANGIA
 Description of Document : Article 23 Conveyance
 Property Description : CROSS ROAD, DEHRADUN
 Consideration Price (Rs.) : 40,00,000
 (Forty Lakh only)
 First Party : Shri VIJAY KOHLI AND Shri JAGMOHAN SAKLANI
 Second Party : Shri BHASKAR BANGIA
 Stamp Duty Paid By : Shri BHASKAR BANGIA
 Stamp Duty Amount(Rs.) : 2,00,000
 (Two Lakh only)

सत्यमेव जयते

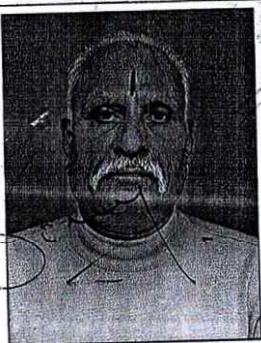
₹2,00,000



VIJAY KUMAR AGGARWAL
 STAMP VENDOR
 Court Compound, DEHRADUN

Please write or type below this line

IN-UK95182651629544U



PU 0002044276

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shriestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SALE DEED

This Deed of sale is made on this the 18th day of July, 2022 between
(1) Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun, (2) Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun (hereinafter collectively called the Sellers) of the one part.

AND

Shri Bhaskar Bangia S/o Shri Prem Prakash Bangia, resident of B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur-302006, (hereinafter called the Purchaser) of the second part.

Both the terms the "Sellers" and "Purchaser" unless repugnant to the context shall include their respective heirs legal representatives, administrators successors and assigns etc.

Whereas the sellers purchased the All that Land bearing Property No. 6 area measuring 307.73 Sq. Yards or 257.40 Sq. Mtrs Situated at Cross Road, Distt. Dehradun, from M/s Thrift Pharmaceutical Pvt. Ltd. Through director 1-Shri Naveen Utreja S/o Late Kashmiri Lal Utreja R/o 34/1, First Floor Govind Nagar, Race Course, Dehradun and 2-Shri Jagminder Singh S/o Late Shri Kuldeep Singh R/o 76 Premvatika, Saharanpur UP vide sale deed dated 16-10-2018 which is duly registered in the office of Sub Registrar-III, Dehradun in book no. 1 Vol. 2381 Pages 309 to 336 at Sl. No. 7401 dated 16-10-2018.

Whereas first party and M/s Thrift Pharmaceutical Pvt. Ltd. Through director 1-Shri Naveen Utreja S/o Late Kashmiri Lal Utreja R/o 34/1, First Floor Govind Nagar, Race Course, Dehradun and 2-Shri Jagminder Singh S/o Late Shri Kuldeep Singh R/o 76 Premvatika, Saharanpur UP have executed a correction deed dated 09.05.2022 which is duly registered in the office of Sub Registrar-III, Dehradun in Book No. 1 Vol. 5238 Pages 225 to 244 at Sl. No. 5313 dated 09.05.2022.

Ging

Cur

Baskar

That the name of the sellers has been duly mutated in the municipal records, Dehradun.

And whereas the Sellers have agreed to sell out of the above mentioned only all that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, morefully shown in the scheduled of this deed for a sale consideration of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** and the purchaser has also agreed to purchase the above said land, on the terms and conditions mentioned below:-

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)**, the above said amount has been paid by the purchaser to the Sellers in the following manner:
 - a. Rs. 7,50,000/- Vide cheque No. 372677 dated 23-02-2022 Drawn on State Bank Of India;
 - b. Rs. 7,50,000/- Vide cheque No. 372678 dated 23-02-2022 Drawn on State Bank Of India;
 - c. Rs. 12,50,000/- Vide cheque No. 372686 dated 12-07-2022 Drawn on State Bank Of India;
 - d. Rs. 1,25,000/- Vide cheque No. 372687 dated 12-07-2022 Drawn on State Bank Of India; the receipt of which the Sellers hereby acknowledges.
2. That the Sellers as owner of the above said land hereby transfer, convey and assigns all that land morefully described in the schedule by an absolute sale together with all the rights of easements, privileges and appurtenances, whatsoever belonging to hold or enjoyed therewith or appurtenant there to or reputed to be and all the rights, title, interest, claim and demands of whatsoever nature of the Sellers into or upon the said land unto the purchaser to hold the same absolutely and forever.
3. The Sellers hereby covenants with the purchaser as under:-

बही संख्या 1 रजिस्ट्रीकरण संख्या 2051 वर्ष 2022

Sale (Immovable)

प्रतिफल रु : 4000000.00

Sale(Commercial Building)

मालियत रु : 3868785.00

रजिस्ट्रेशन शुल्क
रु 25000.00

प्रतिलिपि शुल्क
रु 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु 260.00

कुल योग
रु 25360.00

शब्द लगभग
1000

श्री भास्कर बांगिया पुत्र श्री प्रेम प्रकाश बांगिया निवासी बी-29, फतेह सिंह मार्केट, ऑपोज़िट आर एस पोस्ट ऑफिस, जयपुर 302006 ने आज दिनांक 18 Jul 2022 समय मध्य 2PM व 3PM को कार्यालय उपनिबन्धक देहरादून, प्रथम में प्रस्तुत किया।



भास्कर बांगिया

[Signature]

उपनिबन्धक
देहरादून, प्रथम
18-Jul-2022

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री विजय कोहली पुत्र श्री स्वर्गीय जेएन कोहली निवासी 94 देहरादून रोड, ऋषिकेश, देहरादून। श्री जगमोहन सकलानी पुत्र श्री स्वर्गीय किशोरी लाल सकलानी निवासी 104/39, देहरादून रोड, ऋषिकेश, देहरादून। ने विक्रय धन मुबलिग रु 4000000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री भास्कर बांगिया पुत्र श्री प्रेम प्रकाश बांगिया निवासी बी-29, फतेह सिंह मार्केट, ऑपोज़िट आर एस पोस्ट ऑफिस, जयपुर 302006 ने भी स्वीकार किया।

जिनकी पहचान श्री चरनजीत सिंह पुत्र श्री श्रीराम गैरोला निवासी जी-33, फ्रेंड्स एंक्लेव, रेस कोर्स, देहरादून तथा श्री ज्योति प्रसाद गैरोला पुत्र श्री श्रीराम गैरोला निवासी 19 न्यू रोड, नियर यूनियन बैंक, डालनवाला, देहरादून ने की।

उपनिबन्धक
देहरादून, प्रथम
18-Jul-2022



- a) That the land hereby transferred is free from all charges, lien encumbrances, demands, claims or any sort of attachment and the Sellers has done no act whereby his right, to transfer the same is in any way restricted. The Sellers is competent to transfer the same and his right for transfer subsists. The land hereby transferred is free from litigation and acquisition.
- b) That it is the liability of the Sellers to pay all taxes, cesses or any other amount due in respect of the land transferred upto the date of sale where after it shall be the responsibility of the purchaser to pay the same. That the purchaser shall hereby after all the times be fully entitled to enjoy the same in any manner he may like without any hindrance, interruption, claim or demand from the Sellers or any person claiming under through or in trust for her and the Sellers will at all the times hereafter upon the requests and cost of the purchaser execute or cause to be done or executed all such acts, deeds matter or things whatsoever as the same is purchased by the purchaser for the better and more perfectly assuring the said land and every part thereon unto the purchaser in the manner aforesaid as shall and may reasonably be required.
- c) That if for reasons either on account of the defect in the title of the Sellers or his competency to sell, the purchaser suffer any loss or damages or are deprived of any right title or interest in the land as a whole or in any part thereof or the right and privileges granted under these covenants, the Sellers shall fully compensate the purchaser.
- d) That the actual vacant and physical possession of the land has been delivered by the Sellers to the purchaser today.
- e) That the Sellers and Purchaser do not belong to Schedule Caste or Schedule Tribe.
- f) That the land hereby sold is within the Provisions of Uttaranchal Act. No. 29 of 2003 and the same are not applicable on the land.

Vijay

Curt

Prakash

बही संख्या 1 रजिस्ट्रीकरण संख्या 2051 वर्ष 2022



[Signature of Vijay Kohli]

[Signature of Jagmohan Saklani]

[Signature of Bhaskar Bangiya]

[Signature of Charanjit Singh]

विजय कोहली

जगमोहन सकलानी

भास्कर बांगिया

चरनजीत सिंह



[Signature of Jyoti Prasad Gairola]

ज्योति प्रसाद गैरोला

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



18/07/2022
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, प्रथम
18 Jul 2022

- g) Land is situated on the main Cross Road on a 26 ft. wide road and is situated within municipal limit of Distt. Dehradun.
- h) That the provisions of RERA Act, and Real Estate (Regulation & Development) Act. 2016 and also Uttarakhand Real Estate Act, 2016 (General) Rules 2017 do not apply on the above land.
- i) That the Sellers and Purchaser are Indian Citizens and they do not belong to Nepal, Bhutan, Pakistan, Afghanistan, Sri Lanka, China, Etc.
- j) That the land has a clear and marketable title.
- k) That the provisions of the Urban Land (CEILING AND REGULATION) Act 1996 is repealed by the State of U.P. on 18.03.99 by Repeal Ordinance, 1999, Ordinance No.5 of 1999, the property of the Sellers is not affected under Sub-Section (3) of Section 10 and under Sub-Section (1) of section 20 as such no need of any permission of Ceiling is required.

That the valuation of all that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, shown in the schedule of this deed, the value of the land according to the circle rate fixed by the collector @ Rs. 26,000/- per sq. mtrs and the property being a commercial land additional 10% is being added to the circle rate value, the circle rate value comes to Rs. 28,600/- per sq mtrs and that of 127.83 Sq. Mts. comes to $127.83 \times 28,600/- = \text{Rs. } 36,55,938/-$ and the land is on 26 ft. Wide road therefore additional 5% value comes to Rs. 38,38,735/-, and there is a running boundary wall measuring 30 running meters, and the value of the same comes to Rs. 30,000/- and the total value comes to Rs. 38,68,735/- and the Sale Consideration of the land is Rs. 40,00,000/- therefore for the calculation stamp duty @5% on Rs. 40,00,000/- comes to Rs. 2,00,000/- which is being paid by the purchaser.

SCHEDULE OF THE LAND

All that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, bounded and butted as under-

East - Convent Road, S.M. 20 Ft 6 Inches;
 West - Property of others, S.M. 20 Ft 6 Inches;
 North - Property of Smt. Manjeeta Chaturvedi, S.M. 66 Ft;
 South - Property of others, S.M. 65 Ft;

In witnesseth whereof the Sellers and purchaser have put their signature on this deed on the day month and year as mentioned above, and finger prints for the compliance of Section 32A of Registration Act 1908.

Name and Address of seller No. 1:

Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun

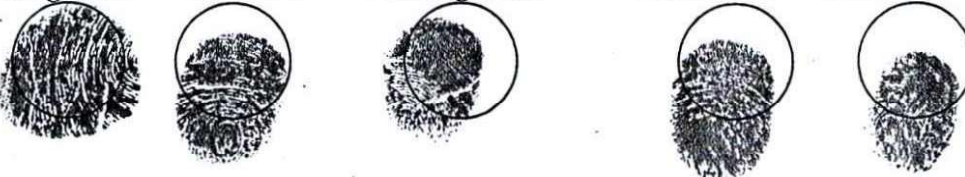
Impression of left hand fingers

Angusth Tarzani Madhyama Anamika Kaniska



Impression of right hand fingers

Angusth Tarzani Madhyama Anamika Kaniska



Signature of Seller No. 1

Name and Address of seller No. 2:

Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun.

Impression of left hand fingers

Angusth Tarzani Madhyama Anamika Kaniska



Impression of right hand fingers

Angusth Tarzani Madhyama Anamika Kaniska



Signature of Seller No. 2

[Handwritten signatures and marks at the bottom of the page]

Purchaser Name and Address:

Shri Bhaskar Bangia S/o Shri Prem Prakash Bangia, resident of B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur- 302006.

Impression of left hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska



Impression of right hand fingers

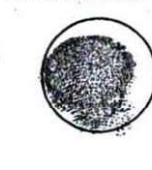
Angusth

Tarzani

Madhyama

Anamika

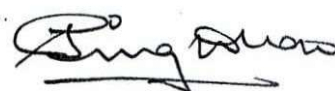
Kaniska



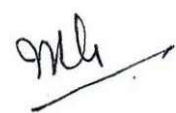

Signature of Purchaser

WITNESSES:

1- Shri Charanjeet Singh
S/o G-33, Friends Enclave,
Race Course, Dehradun
(Aadhar No.- 4035 7845 4598)

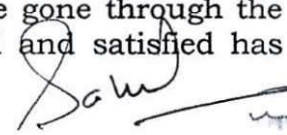


2- Shri Jyoti Prasad Gairola
S/o Shri Shriram Gairola
R/o 19 New Road, Near Union Bank,
Dalanwala, Dehradun
(Aadhar No.- 2554 4667 4884)



Drafted by:

Sahil Gulati, Advocate, on the basis of documents supplied to me and under the direction and instructions of the Parties who have gone through the contents of the Sale Deed and after being confirmed and satisfied has instructed to draft it.


**(Sahil Gulati)
Advocate**



बही संख्या 1 जिल्द 8563 के पृष्ठ 159 से 184 पर क्रमांक 2051

पर आज दिनांक 18 Jul 2022 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, प्रथम

18 Jul 2022

7/18/07/2022



SITE PLAN

Not to Scale

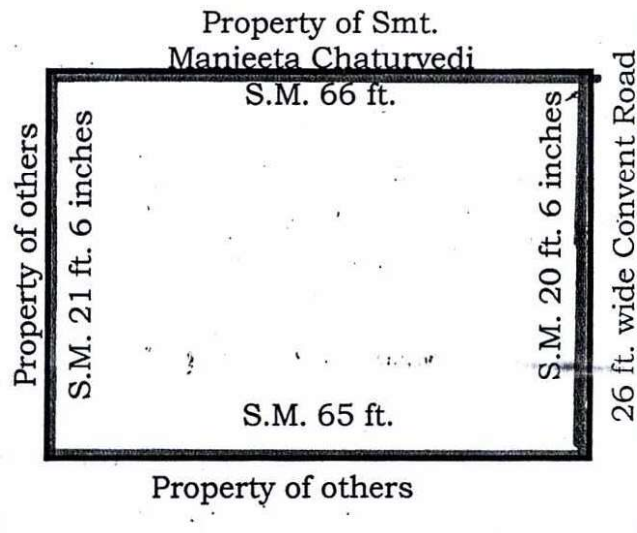
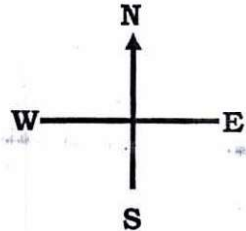
of

All that commercial land bearing property No. 6 area measuring 127.83 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.

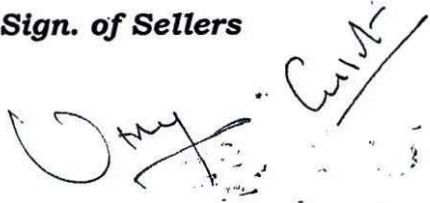
Sellers : 1-Shri Vijay Kohli & 2-Shri Jagmohan Saklani

Purchaser : Shri Bhaskar Bangia

Area Shown in Red Color: 



Sign. of Sellers



Sign. of Purchaser



बही संख्या 1 जिल्द 8563 के पृष्ठ 159 से 184 पर क्रमांक 2051

पर आज दिनांक 18 Jul 2022 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, प्रथम
18 Jul 2022

18/07/22



3176/1022

SALE DEED

1	SALE CONSIDERATION :	Rs. 40,00,000/-
2	GOVERNMENT VALUE :	Rs. 39,25,792/-
3	TOTAL STAMP DUTY :	Rs. 2,00,000/-
4	PREVALENT AREA :	Situated at Cross Road, Distt. Dehradun.
5	DESCRIPTION OF LAND : All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.	
6	NATURE OF THE PROPERTY:	Commercial
7	DISTANCE FROM MAIN ROAD: Land is situated on the main Cross Road on a 26 ft. wide road and is situated within municipal limit of Distt. Dehradun.	
8	NAME & ADDRESS OF THE SELLERS: (1) Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun (PAN-AGCPK6642C), (2) Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun (PAN-AGNPS8177N)	
10	NAME & ADDRESS OF THE PURCHASER: Smt. Manjeeta Chaturvedi W/o Shri Bhaskar Bangia, R/o B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur- 302006. (PAN- AUVPC7664F)	
11	NO. OF STAMP SHEET :	01 "E-Stamp" IN-UK-
11	CIRCLE RATE :	Rs. 26,000/- per Sq. Mtrs.
12	Latitude: Longitude:	30.320545 78.046669
13	DRAFTED BY :	Sahil Gulati, Advocate



उत्तराखण्ड शासन

Online Public Data Entry Summary

UKPDE2022045118784

DISTRICT NAME : देहरादून SRO :

UKPDE2022045118784

17-May-2022

12:47:58

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील देहरादून

Deed/Article Type : Sale (Immovable)

Sub-Deed/Sub-Article : Sale (Commercial Plot)

Village/Location For Index : क्रास रोड

Village/Location/Road Selected for Circle RateList : क्रास रोड

Khewat :

Khatoni : 0

Khasra : 0

House/Flat No: BEARING PROPERTY NO. 6

Area : 129.5700 वर्ग मीटर

Latitude : 30.3205450000

Longitude : 75.0466900000

Land Value : 3925792.00

Construction Value : 0.00

Transaction Value : 4000000.00

Market Value : 3925792.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 200000.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 24

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार		क्षेत्रफल		
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हास वर्ष	रकबा
निबंधक शुल्क का विवरण					
क्र.सं	मुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25000.00	0		
स्टाम्प शुल्क का विवरण					
क्र.सं	मुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	200000.00	0	17-May-2022	0

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील देहरादून

पक्षकारों का विवरण						
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री विजय कोहली पुत्र श्री स्व० जे०एन० कोहली निवासी 94 देहरादून रोड अधिकाेश देहरादून		Self employed	AGCPK6642 C	0000000000	PAN CARD : AGCPK6642C
विक्रेता / प्रथम पक्ष	श्री जगमोहन सकलानी पुत्र श्री स्व० किशोरी लाल सकलानी निवासी 104/39 देहरादून रोड अधिकाेश देहरादून		Self employed	AGNPS8177 N	0000000000	PAN CARD : AGNPS8177N
क्रेता / द्वितीय पक्ष	श्रीमती मंजीता बतुबेदी पत्नी श्री बास्कर बंगीया निवासी बी-29 फतेह सिंह मार्केट ऑपोजिट आर०एस० पोस्ट ऑफिस जयपुर 302006		Self employed	AUVPK7664 F	0000000000	PAN CARD : AUVPK7664F
गवाह	श्री चरणजीत सिंह पुत्र श्री एच०एस दुआ निवासी जी- 33 फ्रेड्स एंक्लेव रैस कोर्स देहरादून		Self employed		0000000000	ADHAAR : 4035 7845 4598
गवाह	श्री ज्योति प्रसाद गैरोला पुत्र श्री श्रीराम गैरोला निवासी 19 न्यू रोड नियर यूनिन बैंक डालनवाला देहरादून		Self employed		0000000000	ADHAAR : 2554 4667 4884

Deed Writer /Advocate Name : SAHIL GULATI

रु. 200/-दो सौ रुपये मात्र दिनांक.....

क्रमांक

16510



बार एसोसिएशन देहरादून

पुस्तकालय अनुदान

सचिव

Anil Kumar Sharma

अधीक्षक पुस्तकालय

Secretary
BAR ASSOCIATION, DEHRA DUN.

अध्यक्ष

रु. 200/-दो सौ रुपये मात्र दिनांक.....

क्रमांक

16513



बार एसोसिएशन देहरादून

पुस्तकालय अनुदान

सचिव

Anil Kumar Sharma

अधीक्षक पुस्तकालय

Secretary
BAR ASSOCIATION, DEHRA DUN.

अध्यक्ष

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGCPK6642C

नाम
VIJAY KOHLI

पिता का नाम / Father's Name
JITENDRA NATH KOHLI

जन्म तिथि / Date of Birth
29/06/1958

23102020

Signature

Vijay

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MANJEETA CHATURVEDI
SURESH CHAND CHATURVEDI

13/05/1991
Permanent Account Number
AUVPC7664F

Signature

Manjeeta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

JAG MOHAN SAKLANI
KISHORI LAL SAKLANI

20/03/1956
Permanent Account Number
AGNPS1877N

Signature

Cust

Site Photo

All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.



[Signature]
Sellers

[Signature]

[Signature]
Purchaser



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

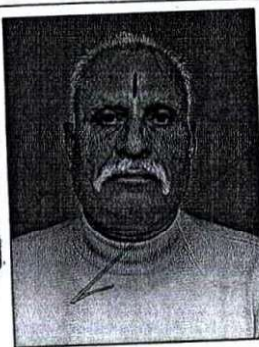
e-Stamp

Certificate No. : IN-UK84424362944499U
Certificate Issued Date : 17-May-2022 12:46 PM
Account Reference : NONACC (SV)/ uk1203204/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120320473701662411567U
Purchased by : SMT MANJEETA CHATURVEDI
Description of Document : Article 23 Conveyance
Property Description : CROSS ROAD, DEHRADUN
Consideration Price (Rs.) : 40,00,000
(Forty Lakh only)
First Party : SHRI VIJAY KOHLI AND SHRI JAGMOHAN SAKLANI
Second Party : SMT MANJEETA CHATURVEDI
Stamp Duty Paid By : SMT MANJEETA CHATURVEDI
Stamp Duty Amount(Rs.) : 2,00,000
(Two Lakh only)



VIJAY KUMAR AGGARWAL
STAMP VENDOR
Court Compound, DEHRADUN

Please write or type below this line



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.skeinstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Manjeeta
PU

0002030255

SALE DEED

This Deed of sale is made on this the 17th day of May, 2022 between (1) **Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun,** (2) **Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun** (hereinafter collectively called the Sellers) of the one part.

AND

Smt. Manjeeta Chaturvedi W/o Shri Bhaskar Bangia, R/o B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur-302006, (hereinafter called the Purchaser) of the second part.

Both the terms the "Sellers" and "Purchaser" unless repugnant to the context shall include their respective heirs legal representatives, administrators successors and assigns etc.

Whereas the sellers purchased the All that Land bearing Property No. 6 area measuring 307.73 Sq. Yards or 257.40 Sq. Mtrs Situated at Cross Road, Distt. Dehradun, from M/s Thrift Pharmaceutical Pvt. Ltd. Through director 1-Shri Naveen Utreja S/o Late Kashmiri Lal Utreja R/o 34/1, First Floor Govind Nagar, Race Course, Dehradun and 2-Shri Jagminder Singh S/o Late Shri Kuldeep Singh R/o 76 Premvatika, Saharanpur UP vide sale deed dated 16-10-2018 which is duly registered in the office of Sub Registrar-III, Dehradun in book no. 1 Vol. 2381 Pages 309 to 336 at Sl. No. 7401 dated 16-10-2018.

Whereas first party and M/s Thrift Pharmaceutical Pvt. Ltd. Through director 1-Shri Naveen Utreja S/o Late Kashmiri Lal Utreja R/o 34/1, First Floor Govind Nagar, Race Course, Dehradun and 2-Shri Jagminder Singh S/o Late Shri Kuldeep Singh R/o 76 Premvatika, Saharanpur UP have executed a correction deed dated 09.05.2022 which is duly registered in the office of Sub Registrar-III, Dehradun in Book No. 1 Vol. 5238 Pages 225 to 244 at Sl. No. 5313 dated 09.05.2022.

That the name of the sellers has been duly mutated in the municipal records, Dehradun.

Car *Vijay* *Manjeeta*

बही संख्या 1 रजिस्ट्रीकरण संख्या 3176 वर्ष 2022

Sale (Immovable)
Sale(Commercial Plot)

प्रतिफल रु0 : 4,000,000.00
मालियत रु0 : 3,925,792.00

रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 100.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 260.00	कुल योग रु0 25,360.00	शब्द लगभग 1,000
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श्रीमती मंजीता चतुर्वेदी पत्नी श्री भास्कर बंगीया निवासी बी-29 फतेह सिंह मार्केट ऑपोज़िट आर०एस० पोस्ट ऑफिस जयपुर 302006 ने आज दिनांक 17 May 2022 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक देहरादून,द्वितीय मे प्रस्तुत किया ।



manjita

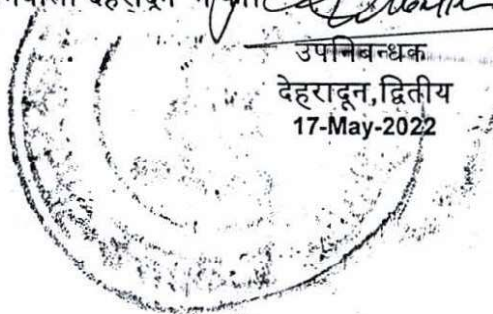
मंजीता चतुर्वेदी

उपनिबन्धक
देहरादून,द्वितीय
17-May-2022

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री विजय कोहली पुत्र श्री स्व० जे०एन० कोहली निवासी 94 देहरादून रोड ऋषिकेश देहरादून । श्री जगमोहन सकलनी पुत्र श्री स्व० किशोरी लाल सकलानी निवासी 104/39 देहरादून रोड ऋषिकेश देहरादून । ने विक्रय धन मुबलिग रु0 4,000,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्रीमती मंजीता चतुर्वेदी पत्नी श्री भास्कर बंगीया निवासी बी-29 फतेह सिंह मार्केट ऑपोज़िट आर०एस० पोस्ट ऑफिस जयपुर 302006 ने भी स्वीकार किया ।

जिनकी पहचान श्री चरणजीत सिंह पुत्र श्री एच०एस० दुआ निवासी जी- 33 फ्रेंड्स एंक्लेव रेस कोर्स देहरादून तथा श्री ज्योति प्रसाद गैरोला पुत्र श्री श्रीराम गैरोला निवासी 19 न्यू रोड नियर यूनियन बैंक डालनवाला देहरादून ने की।

उपनिबन्धक
देहरादून,द्वितीय
17-May-2022



And whereas the Sellers have agreed to sell out of the above mentioned only All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, morefully shown in the scheduled of this deed for a sale consideration of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** and the purchaser has also agreed to purchase the above said land, on the terms and conditions mentioned below:-

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and in consideration of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)**, the above said amount has been paid by the purchaser to the Sellers in the following manner:
 - a. Rs. 17,50,000/- Vide cheque No. 372677 dated 23.02.2022 Drawn on State Bank of India, Jaipur Branch;
 - b. Rs. 17,50,000/- Vide cheque No. 372678 dated 23.02.2022 Drawn on State Bank of India, Jaipur Branch;
 - c. Rs. 2,50,000/- Vide cheque No. 372684 dated 10.05.2022 Drawn on State Bank of India, Jaipur Branch;
 - d. Rs. 2,50,000/- Vide cheque No. 372685 dated 10.05.2022 Drawn on State Bank of India, Jaipur Branch; the receipt of which the Sellers hereby acknowledges.
2. That the Sellers as owner of the above said land hereby transfer, convey and assigns all that land morefully described in the schedule by an absolute sale together with all the rights of easements, privileges and appurtenances, whatsoever belonging to hold or enjoyed therewith or appurtenant there to or reputed to be and all the rights, title, interest, claim and demands of whatsoever nature of the Sellers into or upon the said land unto the purchaser to hold the same absolutely and forever.
3. The Sellers hereby covenants with the purchaser as under:-
 - a) That the land hereby transferred is free from all charges, lien encumbrances, demands, claims or any sort of attachment and the Sellers has done no act whereby his right, to transfer the same is in any way restricted. The Sellers is competent to transfer the same and his

Handwritten signatures and initials:
Cust. Virey. Mayle

बही संख्या 1 रजिस्ट्रीकरण संख्या 3176 वर्ष 2022



Vijay Kohli

विजय कोहली



Jagmohan Saklani

जगमोहन सकलनी



Manjeeta Chaturvedi

मंजीता चतुर्वेदी



Charanjit Singh

चरणजीत सिंह



Jyoti Prasad Gairola

ज्योति प्रसाद गैरोला



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

[Signature]
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
17 May 2022

right for transfer subsists. The land hereby transferred is free from litigation and acquisition.

- b) That it is the liability of the Sellers to pay all taxes, cesses or any other amount due in respect of the land transferred upto the date of sale where after it shall be the responsibility of the purchaser to pay the same. That the purchaser shall hereby after all the times be fully entitled to enjoy the same in any manner she may like without any hindrance, interruption, claim or demand from the Sellers or any person claiming under through or in trust for her and the Sellers will at all the times hereafter upon the requests and cost of the purchaser execute or cause to be done or executed all such acts, deeds matter or things whatsoever as the same is purchased by the purchaser for the better and more perfectly assuring the said land and every part thereon unto the purchaser in the manner aforesaid as shall and may reasonably be required.
- c) That if for reasons either on account of the defect in the title of the Sellers or his competency to sell, the purchaser suffer any loss or damages or are deprived of any right title or interest in the land as a whole or in any part thereof or the right and privileges granted under these covenants, the Sellers shall fully compensate the purchaser.
- d) That the actual vacant and physical possession of the land has been delivered by the Sellers to the purchaser today.
- e) That the Sellers and Purchaser do not belong to Schedule Caste or Schedule Tribe.
- f) That the land hereby sold is within the Provisions of Uttarakhand Act. No. 29 of 2003 and the same are not applicable on the land.
- g) Land is situated on the main Cross Road on a 26 ft. wide road and is situated within municipal limit of Distt. Dehradun.
- h) That the provisions of RERA Act, and Real Estate (Regulation & Development) Act. 2016 and also Uttarakhand Real Estate Act, 2016 (General) Rules 2017 do not apply on the above land.

Manjeela
Cult. Dity

- i) That the Sellers and Purchaser are Indian Citizens and they do not belong to Nepal, Bhutan, Pakistan, Afghanistan, Sri Lanka, China, Etc.
- j) That the land has a clear and marketable title.
- k) That the provisions of the Urban Land (CEILING AND REGULATION) Act 1996 is repealed by the State of U.P. on 18.03.99 by Repeal Ordinance, 1999, Ordinance No.5 of 1999, the property of the Sellers is not affected under Sub-Section (3) of Section 10 and under Sub-Section (1) of section 20 as such no need of any permission of Ceiling is required.

That the valuation of All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, shown in the schedule of this deed, the value of the land according to the circle rate fixed by the collector @ Rs. 26,000/- per sq. mtrs and the property being a commercial land additional 10% is being added to the circle rate value, the circle rate value comes to Rs. 28,600/- per sqmtrs and that of 129.57 Sq. Mts. comes to $129.57 \times 28,600/- = \text{Rs. } 37,10,278/-$ and the land is on 26ft. Wide road therefore additional 5% value comes to Rs. 1,85,514/-, and there is a running boundary wall measuring 30 running meters, and the value of the same comes to Rs. 30,000/- and the total value comes to Rs. 39,25,792/- and the Sale Consideration of the land is Rs. 40,00,000/- therefore for the calculation stamp duty @5% on Rs. 40,00,000/- comes to Rs. 2,00,000/- which is being paid by the purchaser.

SCHEDULE OF THE LAND

All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun, bounded and butted as under.

East - 26 ft. wide Convent Road, S.M. 20 Ft 6 Inches;
 West - Property of Others, S.M. 21 Ft 6 Inches;
 North - Property of Others, S.M. 67 Ft;
 South - Remaining land of sellers, S.M. 66 Ft;

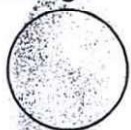
In witnesseth whereof the Sellers and purchaser have put their signature on this deed on the day month and year as mentioned above, and finger prints for the compliance of Section 32A of Registration Act 1908.

Name and Address of seller No. 1:

Shri Vijay Kohli S/o Late Shri J.N. Kohli R/o 94, Dehradun Road, Rishikesh, Distt- Dehradun

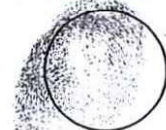
Impression of left hand fingers

Angusth Tarzani Madhyama



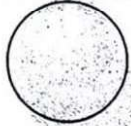
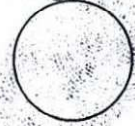
Anamika

Kaniska



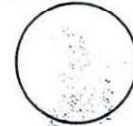
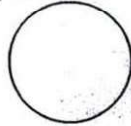
Impression of right hand fingers

Angusth Tarzani Madhyama



Anamika

Kaniska



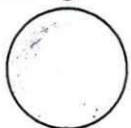
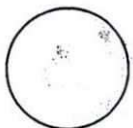
Vijay
Signature of Seller No. 1

Name and Address of seller No. 2:

Shri Jagmohan Saklani S/o Late Shri Kishori Lal Saklani R/o 104/39, Dehradun Road, Rishikesh, Distt- Dehradun.

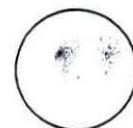
Impression of left hand fingers

Angusth Tarzani Madhyama



Anamika

Kaniska



Page 6 of 9
Manjeela

Impression of right hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska



Signature of Seller No. 2

PurchaserName and Address:

Smt. Manjeeta Chaturvedi W/o Shri Bhaskar Bangia, R/o B-29, Fateh Singh Market, Opposite R.S. post office, Jaipur- 302006.

Impression of left hand fingers

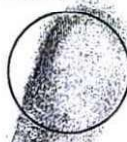
Angusth

Tarzani

Madhyama

Anamika

Kaniska



Impression of right hand fingers

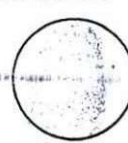
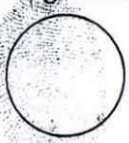
Angusth

Tarzani

Madhyama

Anamika

Kaniska



Signature of Purchaser

WITNESSES:

- 1- Shri Charanjeet Singh
S/o H.S Dua
R/o G-33, Friends Enclave,
Race Course, Dehradun
(Aadhar No.-4035 7845 4598)

Charanjeet Singh

- 2- Shri Jyoti Prasad Gairola
S/o Shri Shriram Gairola
R/o 19 New Road, "Near Union Bank",
Dalanwala, Dehradun
(Aadhar No.-2554 4667 4884)

Jyoti Prasad

Drafted by:

Sahil Gulati, Advocate, on the basis of documents supplied to me and under the direction and instructions of the Parties who have gone through the contents of the Sale Deed and after being confirmed and satisfied has instructed to draft it.

Sahil Gulati
(Sahil Gulati)

Advocate

Manjeeta
Charanjeet Singh

बही संख्या 1 जिल्द 7,858 के पृष्ठ 287 से 312 पर क्रमांक 3176

पर आज दिनांक 17 May 2022 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
17 May 2022



SITE PLAN

Not to Scale

of

All that commercial land bearing property No. 6 area measuring 129.57 Sq. Mtrs. Situated at Cross Road, Distt. Dehradun.

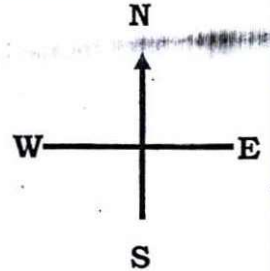
Sellers:

1-Shri Vijay Kohli & 2-Shri Jagmohan Saklani

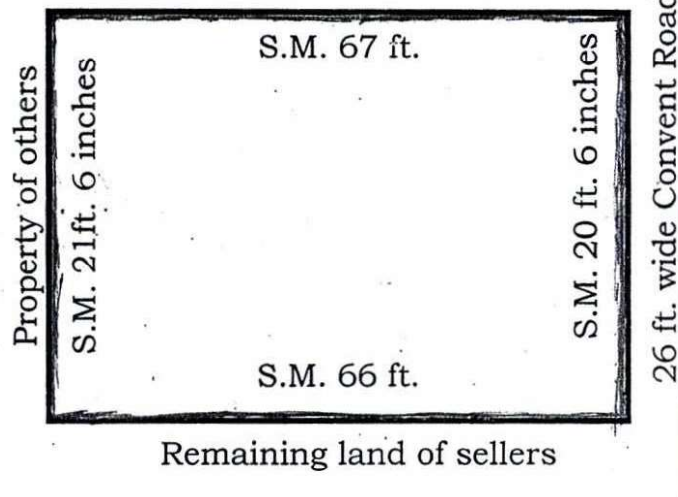
Purchaser :

Smt. Manjeeta Chaturvedi

Area Shown in Red Color:



Property of others




Sign. of Sellers

Sign. of Purchaser

बही संख्या 1 जिल्द 7,858 के पृष्ठ 287 से 312 पर क्रमांक 3176

पर आज दिनांक 17 May 2022 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
17 May 2022

