7250

AN E-Stamp of Rs.14,67,000/- bearing Certificate No.IN-UK00660735695935N dated 04.08.2015 is attached with this Sale Deed

SALE DEED/RELEVANT PARTICULARS

Consideration		Rs.7,67,54,000
Value as per circle rate		Rs.7,98,24,000
Stamp Duty at the time of agreement		Rs.25,25,000
Stamp Duty at the time of Sale deed		Rs.14,67,000
Total Stamp Duty		**Rs.39,92,000**
Main Locality		Within the limits of Nagar Nigam
Locality		Rajpur Road, Dehradun
Description of Property		**All that land measuring 1228.06 Sq mtrs or 1468.75 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun .**
Circle rate/basic rate	:	Land Rs. 50,000.00 per Sq mtr
Distance from main Road	:	On Main Rajpur Road, between R.T.O. Office and Blind School on more than 18 Mtrs. wide road
Name and Address of Seller	:	**Sh. Gopal Krishan Chawla (PAN No. ABEPC4129K)S/o late Sh. Gobind Ram Chawla R/o 86, Rajpur Road, Dehradun.**
Name and Address of Purchaser	:	**M/s Mahalaxmi Buildwell (PAN No.AAZFM1835G), a partnership firm having its registered office 118, Subhash Road, Dehradun through its Partner Sh. Manjeet Johar (Passport No.J141834) S/o late Sh. S.S. Johar.**

Online Public Data Entry Summary

ukpde2015045124070

ukpde2015045124070

DISTRICT NAME :देहरादून SRO :देहरादून 4-Aug-2015

7250

Deed/Article Type :Sale (Immovable)

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

Village/Location :राजपुर रोड पर आर0टी0ओ कार्यालय से ब्लाइन्ड स्कूल तक

Area :1,228.06 वर्ग मीटर

Transaction Value :76,754,000.00 Market Value :79,824,000.00 Registration Fees :10,000.00 Stamp Duty :1,467,000.00

Advance	:2,500,000.00	Lease Period :0.00		Avg. Rent	:0.00	Construction Value :0.00	
Khasra	:0	Khatoni	:0	Khewat	:0	House/Flat	:86/1
Land Value	:79,824,000.00	Page	:26	Words	:2,000	Deed Writer /Advocate Name Advocate	:Nitin Kumar

व्यवसायिक निर्माण का विवरण

क्र.सं	निर्माण का प्रकार	रक्बा

आवासीय निर्माण का विवरण

क्रं सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रक्बा

निबंधक शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक
1	Cash	10,000.0(	0

स्टाम्प शुल्क का विवरण

क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	1,467,00(	0	3-Aug-2015	0

पक्षकारों का विवरण

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्षी	श्रीगोपाल कृष्ण चावला पुत्र श्री गोविन्द राम चावला निवासी ८६, राजपुर रोड, देहरादून		PRIVATE JOB	ABEPC4129KK	0	PAN CARD : ABEPC4129K
क्रेता / द्वितीय पक्षी	श्री मंजीत जोहर पुत्र श्री स्वर्गीय एस. एस. जोहर, पार्टनर फर्म महालक्ष्मी बिल्डवेल निवासी ११८, सुभाष रोड, देहरादून		PRIVATE JOB	AAZFM1835G	0	PAN CARD : ACKPJ1560G
गवाह	श्री इंदरजीत सिंह पुत्र श्री पी. पी. सिंह निवासी बी-१८/१, चन्द्रलोक, राजपुर रोड, देहरादून		PRIVATE JOB		0	PAN CARD : AFCPN8388P
गवाह	श्री मुकुल चावला पुत्र श्री जी. के. चावला निवासी ८६, राजपुर रोड,देहरादून		PRIVATE JOB		0	DL : 2297/SRE/82/1975

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABEPC4129K

नाम /NAME

GOPAL KRISHAN CHAWLA

पिता का नाम /FATHER'S NAME

GOVIND RAM CHAWLA

जन्म तिथि /DATE OF BIRTH

26-06-1932

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, मेरठ

COMMISSIONER OF INCOME-TAX, MEERUT

(4)

उस प्राधिकारी का नाम व पद नाम जिसके द्वारा चालन का परीक्षण किया गया।

अनुज्ञापन प्राधिकारी के हस्ताक्षर व पद नाम

परिवहन ... प्राधिकार

संख्या

तिथि

दिनांक ... यान

चलाने

बैज

हस्ताक्ष

पद ना

(5)

प्राधिकृत प्राधिकारी का नाम व पद नाम जिसके द्वारा चालक का परीक्षण किया गया अन्य प्रकार के वाहन हेतु रिक्त स्थान

संख्या

तिथि

निम्नलिखित प्रकार के वाहनों को चलाने के लिये अधिकृत किये गये वाहन का विवरण

Renewed upto 4-3-2017

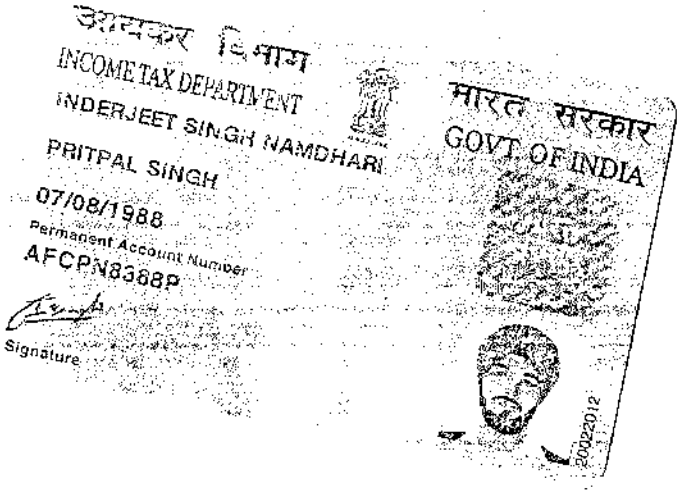
W.e.f. 5-3-2012

D.O.B.

प्राधिकृत प्राधिकारी का नाम व पद नाम जिसके द्वारा चालक का परीक्षण किया

तिथि

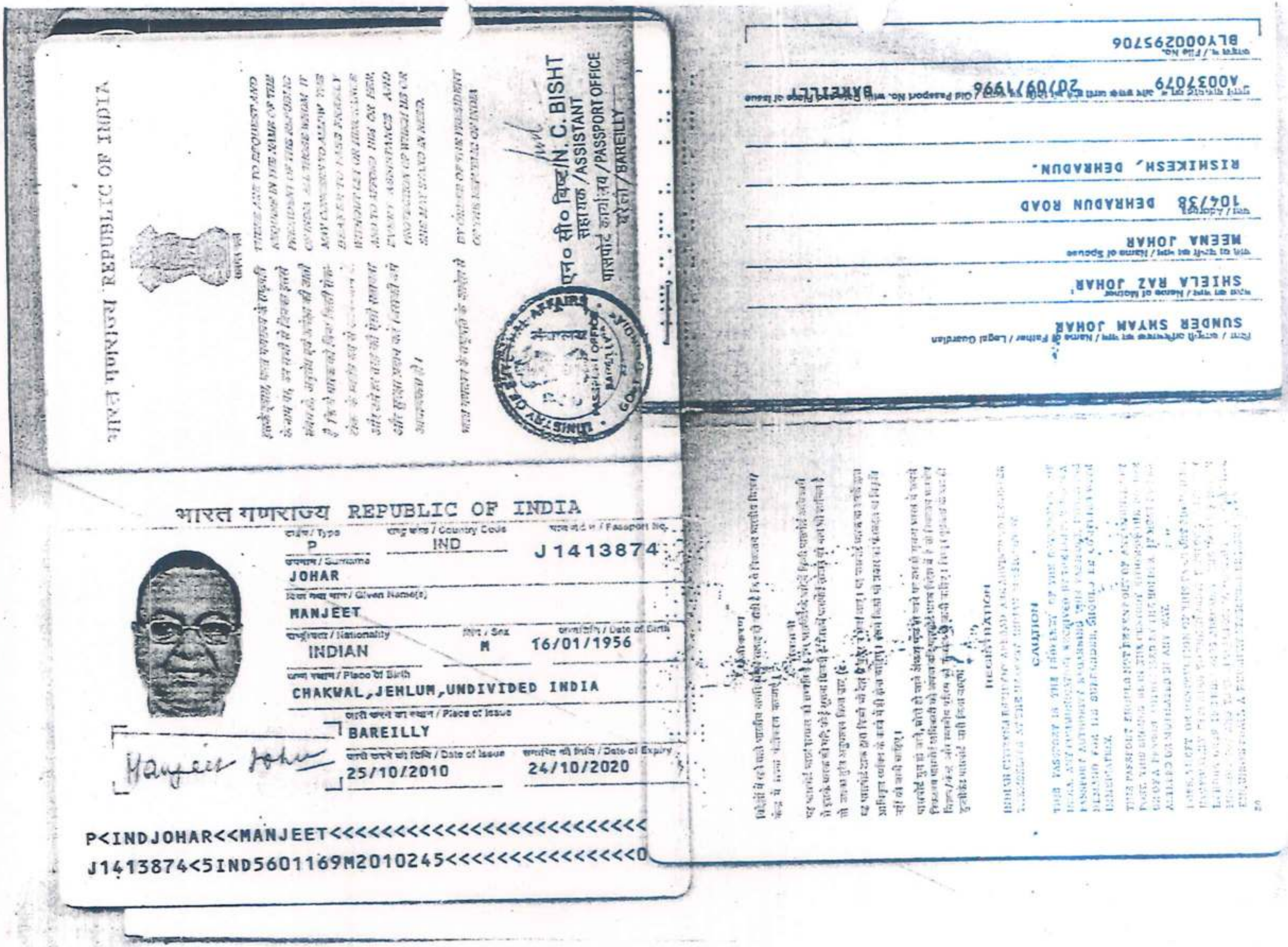
अनुज्ञप्ति प्राधिकारी का हस्ताक्षर एवं पद नाम



आयकर विभाग
INCOME TAX DEPARTMENT
INDERJEET SINGH NAMDHARI
PRITPAL SINGH
07/08/1988
Permanent Account Number
AFCPN8388P
Signature

भारत सरकार
GOVT. OF INDIA
20012012

7250



भारत गणराज्य REPUBLIC OF INDIA

प्रकार / Type P	देश कोड / Country Code IND	पासपोर्ट नं. / Passport No. J1413874
उपनाम / Surname JOHAR		
दिया गया नाम / Given Name(s) MANJEET		
राष्ट्रीयता / Nationality INDIAN	लिंग / Sex M	जन्मतिथि / Date of Birth 16/01/1956
जन्म स्थान / Place of Birth CHAKWAL,JEHLUM,UNDIVIDED INDIA		
जारी करने का स्थान / Place of Issue BAREILLY		
जारी करने की तिथि / Date of Issue 25/10/2010	समाप्ति की तिथि / Date of Expiry 24/10/2020	

Manjeet Johar

P<INDJOHAR<<MANJEET<<<<<<<<<<<<<<<<<<<<<<<<<<<
J1413874<5IND5601169M2010245<<<<<<<<<<<<<<<<<0

एन० सी० बिष्ट/N. C. BISHT
सहायक /ASSISTANT
पासपोर्ट कार्यालय /PASSPORT OFFICE
बरेली /BAREILLY

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
SUNDER SHYAM JOHAR

माता का नाम / Name of Mother
SHIELA RAZ JOHAR'

पति या पत्नी का नाम / Name of Spouse
MEENA JOHAR

पता / Address
104/38 DEHRADUN ROAD
RISHIKESH, DEHRADUN.

पुराने पासपोर्ट का नं. और जारी करने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
A0037079 20/09/1996 BAREILLY

फाइल सं. / File No.
BLY0002295706

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

सत्यमेव जयते

MAHALAXMI BUILDWELL

भारत सरकार

06/08/2014

Permanent Account Number

AAZFM1835G

12092014

सत्यमेव जयते

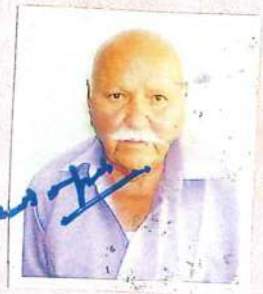
INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.	:	IN-UK00660735695935N
Certificate Issued Date	:	04-Aug-2015 02:36 PM
Account Reference	:	SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH
Unique Doc. Reference	:	SUBIN-UKUKSHCIL0101081718932669N
Purchased by	:	MAHALAXMI BUILDWELL THRU ITS PARTNER MANJEET JOHAR
Description of Document	:	Article 23 Conveyance
Property Description	:	LAND MEASURING 1228.06 SQ MTRS,COMPRISING IN BEING PART OF PROPERTY NO. 86/1 RAJPUR ROAD,DEHRADUN
Consideration Price (Rs.)	:	7,67,54,000 (Seven Crore Sixty Seven Lakh Fifty Four Thousand only)
First Party	:	GOPAL KRISHAN CHAWLA
Second Party	:	MAHALAXMI BUILDWELL THRU ITS PARTNER MANJEET JOHAR
Stamp Duty Paid By	:	MAHALAXMI BUILDWELL THRU ITS PARTNER MANJEET JOHAR
Stamp Duty Amount(Rs.)	:	14,67,000 (Fourteen Lakh Sixty Seven Thousand only)

----------Please write or type below this line----------



ZK 0001350654

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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

2,25,000/- रु. के स्थान
का नगरीय क्षेत्रीगत स्थान
16 अवास आवंटी के साथ
विक्रय अनुबन्ध पत्र सं0
46/7/2014 दिनांक 29/08/2014
के सम्पन्न किया गया।

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com. Or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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04/08/2015

AN E-Stamp of Rs.14,67,000/- bearing Certificate No.IN-UK00660735695935N dated 04.08.2015 is attached with this Sale Deed

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SALE DEED

This sale deed is made on this the 3rd day of August, 2015 at Dehradun between **Sh. Gopal Krishan Chawla S/o late Sh. Gobind Ram Chawla R/o 86, Rajpur Road, Dehradun.** (hereinafter called the Seller) of the one part;

IN FAVOUR OF

M/s Mahalaxmi Buildwell, a partnership firm having its registered office 118, Subhash Road, Dehradun through its Partner Sh. Manjeet Johar S/o late S.S. Johar .(hereinaftercalled the Purchaser) of the other part;

WHEREAS both the terms Seller and the Purchaser used herein unless repugnant to the context here under shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREA property bearing no. 86, Rajpur Road, Dehradun having an area of 19½ bighas, more or less, was purchased by Late Sh. Gobind Ram Chawla in the year 1948 out of HUF funds from Sh. A.M. Verma s/o Sh. Mula Mal Verma by way of sale deed which was duly registered in the Office of Sub Registrar, Dehradun in Book No. 1, Volume 355 on page 216/220 as document no. 1774 dated 18th Sept., 1948 and whereas out of total area of 19½ bighas, more or less, a plot of land measuring 10 bighas, 12 biswas and 300 sq.ft. more or less, was sold to Sh. Balwant Singh Kalkat s/o Sh. D.S. Kalkat and Smt. Bal Krishan Kaur Kalkat w/o Sh. Balwant Singh Kalkat by way of sale deed which was duly registered in Book No. 1, Volume 577, Pages 392/400, No. 2777 dated 13 November, 1959.

Sale Deed

Received Cash 7,67,54000=

10000/- 10/- 40 100 PC

260/= total 10280/-

सब रजिस्ट्रार (IV) देहरादून

के समक्ष बाबत कमीशन दि० 05/09/2015

के अनुसार आज दि० 04/09/2015

समय मध्य 5/6 बजे, उनके द्वारा

निर्धारित स्थान 4162 side Residency

पर पहुंचा, जहां पर बैठक/बेडरूम

कुर्सी, पलंग में बैठकर/लेटकर

श्री गोपाल सिंह चायल

निबन्धन हेतु मेरे समक्ष

प्रस्तुत किया।

सब रजिस्ट्रार (IV)
देहरादून।

श्री गोपाल सिंह चायल 80 साल गोविन्द राम चायल 86 राजपुर रोड देहरादून

श्री राहुल कुमार पुत्र श्री गोपाल सिंह चायल निवासी 86 राजपुर रोड देहरादून

04/09/2015

इस लेखपत्र का निष्पादन
श्री मोहित गोयल पुत्र स्व० श्री पी० एन० गोयल 118 कैनाल रोड देहरादून
ने स्वीकार किया तथा उसमें
लिखित विक्रय धनराशि रु० 7,67,54000/- (सात करोड़ एकसठ लाख चौवन हजार रु०)
पूर्ण/चेक मेरे समक्ष प्राप्त करके
श्री गोपाल सिंह चायल 80 साल गोविन्द राम चायल 86 राजपुर रोड देहरादून
ने स्वीकार किया।

विक्रेता के स्वीकार कीया

AN E-Stamp of Rs.14,67,000/- bearing Certificate No.IN-UK00660735695935N dated 04.08.2015 is attached with this Sale Deed

And, whereas Sh. Gobind Ram Chawla died on 26 June 1954 leaving behind-

(i) Smt. Shanti Bai Chawla (Wife)
(ii) Sh. Gopal Krishan Chawla (son) (co-parcener)
(iii) Sh. Hambir Krishan Chawla (son) (co-parcener)
(iv) Smt. Prem Lata Roy, W/o Sh. S.K. Roy (daughter)
(v) Miss Om Lata (daughter) now known as Smt. Uma Handa w/o Late Sh. R.K. Handa)
(vi) Miss Kusum, (daughter) (now known as Smt. Kusum Lakra w/o Sh. R.K. Lakra)

And, whereas on the death of Sh. Gobind Ram Chawla, the property bearing no. 86/1, Rajpur Road, Dehradun devolved on Smt. Shanti Bai Chawla, Sh. Gopal Krishan Chawla and Sh. Hambir Krishan Chawla 2223.13 sq.mtrs or 2658.86 Sq Yds of land in equal share.

And, whereas Smt. Shanti Bai Chawla died on 28 November, 1983 leaving behind :

(i) Sh. Gopal Krishan Chawla (son)
(ii) Sh. Hambir Krishan Chawla (son)
(iii) Smt. Prem Lata Roy w/o Sh. S.K. Roy (daughter)
(iv) Smt. Om Lata handa w/o Sh. R.K. Handa (daughter)
(v) Smt. Kusum Lakra w/o Sh. R.K. Lakra (daughter)

And, whereas on the death of Smt. Shanti Bai Chawla, her share 2223.13 sq.mtrs or 2658.86 Sq Yds in the residential property bearing no. 86/1, Rajpur Road, Dehradun devolved in equally on each of :

(i) Sh. Gopal Krishan Chawla (son) – 444.62 sq.Mtrs
(ii) Sh. Hambir Krishan Chawla (son) – 444.62 sq.Mtrs
(iii) Smt. Prem Lata Roy w/o Sh. S.K. Roy (daughter) – 444.62 sq.Mtrs
(iv) Smt. Om Lata handa w/o Sh. R.K. Handa (daughter) – 444.62 sq.Mtrs
(v) Smt. Kusum Lakra w/o Sh. R.K. Lakra (daughter) – 444.62 sq.Mtrs

And, whereas Smt. Prem Lata Roy w/o Late Sh. S.K. Roy died on 26th January, 2007.

And, whereas Smt. Prem Lata Roy w/o late Sh. S.K. Roy, before her death, had executed a registered Will duly registered in the Office of Sub Registrar, Dehradun in Book No. 3, Volume No. 7 on page 119, additional Book No. 3 Vol. 32 on pages 373 to 378 as document no. 205 on 01.06.2004 leaving and bequeathing her share 554.45 sq.yds in the property 86/1, Rajpur Road, Dehradun in favour of her brother

पहचान श्री [illegible] सिंह
पुत्र श्री [illegible] सिंह
निवासी [illegible]
व श्री [illegible] चक्रवर्ती रावकुमार
पुत्र श्री [illegible] चापल
निवासी [illegible] की के चापल

उप निबन्धक (IV) देहरादून रावकुमार शीतल
[illegible]

AN E-Stamp of Rs.14,67,000/- bearing Certificate No.IN-UK00660735695935N dated 04.08.2015 is attached with this Sale Deed

---

Sh. Gopal Krishan Chawla.

That Sh. Hambir Krishan Chawla died on July 24, 2009 leaving behind Smt. Manju Chawla w/o Late Sh. Hambir Krishan Chawla, Sh. Sameer Chawla s/o Late Sh. Hambir Krishan Chawla, Dr. Chetan Chawla s/o Late Sh. Hambir Krishan Chawla.

That the factual position and holding in the property 86/1, Rajpur Road, Dehradun at present is as follows :

a. Sh Gopal Krishan Chawla s/o Late Sh. Gobind Ram Chawla – 3112.43 Sq mtrs or 3722.47 Sq Yds.
b. Smt. Uma Handa w/o late Sh. R.K. Handa, D/o Late Sh. Gobind Ram Chawla – 444.62 Sq mtrs or 531.76 Sq Yds
c. Smt. Kusum Lakra w/o Sh. R.K. Lakra, D/o Late Sh. Gobind Ram Chawla – 444.62 Sq mtrs or 531.76 Sq Yds
d. Smt. Manju Chawla w/o Late Sh. Hambir Krishan Chawla,
e. Sh. Sameer Chawla s/o Late Sh. Hambir Krishan Chawla,
f. Dr. Chetan Chawla s/o Late Sh. Hambir Krishan Chawla,
(party in Sr.No. b,e, f,) jointly holds 3190.63 sq.yds or 2667.75 Sq mtrs.

AND WHEREAS the parties above orally partitioned the the property 86/1 Rajpur Road, Dehradun amongst themselves by metes and bounce on the actual spot and in pursuance that executed family settlement deed dated 14-07-2014 and came in possession of their respective shares.

AND WHEREAS the seller, in order to make his title more authentic filed a declaratory suit no. 173/15 Gopal Krishan Vs Manju Chawla before the Civil Judge Senior Division III, Dehradun and vide order dated 28-07-2015 the learned court declared the seller absolute owner in possession of his share.

AND WHEREAS now the seller is absolute owner in possession of his well defined and demarcated share and holds all that land measuring 3112.43 Sq mtrs or 3722.47 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun .

AND WHEREAS the seller entered into an agreement to sell his all that land measuring 3112.43 Sq mtrs or 3722.47 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun with the purchaser vide agreement dated 29-08-2014 duly registered in the office of sub registrar Dehradun in Bok No.1 Vol No. 1342 page 41 to 260 as document no.4617 dated 29-08-2014 and thereafter extended the agreement vide time extention agreement dated 23-02-

Form 26QB

Your E-tax Acknowledgement Number is **AC2455375**

Tax Applicable	0021	Assessment Year	2016-17
Minor Head Code	800	Financial Year	2015-16
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAZFM1835G	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABEPC4129K
Full Name of the Transferee	MAHALAXMI BUILDWELL	Full Name of the Transferor	GOPAL KRISHAN CHAWLA
Category of Transferee on the basis of PAN	Firm	Category of Transferor on the basis of PAN	Indiviual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	
Flat/Door/Block No.	118
Road/Street/Lane	SUBHASH ROAD
City/District	DEHRADUN
State	UTTARAKHAND
Pin Code	248001
Email ID	sgpg.ca@gmail.com
Mobile No.	9412051022

Complete Address of the Property Transferor

Name of premises/Building/ Village	
Flat/Door/Block No.	86
Road/Street/Lane	RAJPUR ROAD
City/District	DEHRADUN
State	UTTARAKHAND
Pin Code	248001
Email ID	sgpg.ca@gmail.com
Mobile No.	9412051022

Date of Agreement/Booking	29/08/2014	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	03/08/2015	Whether more than one Transferor/Seller	No
Date of Tax Deduction	03/08/2015	Payment Type	Lumpsum

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	
Flat/Door/Block No.	
Road/Street/Lane	86/1 RAJPUR ROAD
City/District	DEHRADUN
State	UTTARAKHAND
Pin Code	248001

Tax Deposit Details

Rate (in %)	1
Total Amount Paid/Credited	76754000
TDS Amount to be paid	767540
Interest	0
Fee	0
Total payment	767540
Value in words	Seven Lakhs Sixty Seven Thousand Five Hundred Forty Rupees

Total Value of Consideration (Property Value)	76754000
Mode of Payment	Offline

Note

This Acknowledgment is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

2015 duly registered in the office of sub registrar Dehradun in Book No.1 Vol No. 1644 page 81 to 92 as document no.1615 dated 23-02-2015.

AND WHEREAS the above agreement was again extended vide time extention agrement dated 23-03-2015 duly registered in the office of sub registrar Dehradun in Book No.1 Vol No. 1702 page 253 to 266 as document no.2496 dated 23-03-2015.

AND WHEREAS due to unavoidable circumstances the agreement was again extended on 08-05-2015 vide time extention agreement dated 08-05-2015 duly registered in the office of sub registrar Dehradun in Book No.1 Vol No. 1818 page 17 to 30 as document no.4142 dated 08-05-2015.

AND WHEREAS the above agreement was again extended on 21-07-2015 vide time extention agreement dated 21-07-2015 duly registered in the office of sub registrar Dehradun in Book No.1 as document no.6719 dated 21.7.2015.

AND WHEREAS in pursuance of the above agreement Seller has agreed to sell part of all that land measuring 1228.06 Sq mtrs or1468.75 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun . more clearly described in the Schedule of the property given at the foot of this deed to the purchaser and the purchaser has agreed to purchase the same.

AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase the said land morefully described at the foot of this deed for a total sale consideration of **Rs. 7,67,54,000/- (Rupees Seven Crores Sixty Seven Lac Fifty Four Thousand Only)** and the purchaser has agreed to purchase the same for the aforesaid price.

AND WHEREAS there is no legal impediment in the sale of the said property by the seller to the purchaser.

NOW THIS DEED WITNESSTH AS UNDER

1. That in pursuance of the said agreement and in consideration of **Rs.7,67,54,000 (Rupees Seven Crores Sixty Seven Lac Fifty Four Thousand Only)** which has been received by the Seller from the Purchaser in the following manner-
   a) Rs. 25,00,000 vide Bank Draft no.361940 dated 19.08.02014 drawn on State Bank of India Dehradun.
   b) Rs.7,34,86,460 vide Draft No.362681 dated 3.8.2015 drawn on State Bank of India,
   c) Rs.7,67,540 as TDS vide Challan No.AC 2455375

the receipt of which the seller hereby acknowledge and admit before the Sub-Registrar, Dehradun, at the time of presentation of this Deed of registration, the seller hereby convey, transfer all that property morefully described in the Schedule of Property at the foot of this deed to the purchaser to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

2. That the seller hereby further covenant with the purchaser as under:-

(a) The said property is free from all sorts of encumbrances, charges, and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any court or tribunal, nor is subject matter of any court attachment or mortgaged with any Bank or financial institution and the sellers have clear and subsisting title over the said property .

(b) The seller hereby further agree to execute any further documents(s), paper(s) etc for further and more perfectly assuring the said property to the purchaser in future but always at the cost and expenses of the purchaser.

(c) That all taxes in respect of the said property upto the date of the sale deed shall be borne and paid by the sellers and hereafter by the purchaser.

(d) That no proceedings Under Sec.10 and Sec.20 of Urban Land Ceiling Act are pending before any Authority, Tribunal or Court.

(f) That in case the said property described in the schedule of the property goes out of the hands of the purchaser on account of any defect in the title of the sellers or their predecessors in title then the sellers shall fully reimburse and indemnify the purchaser upto the loss thus suffered.

(g) That the basic circle rate of the said land is Rs.50000 per sq mtrs . The land is on more than 18 mtrs wide road after adding 30% more the circle rate comes to Rs.65,000 as such the value of land comes to 1228.06 x 65000 = Rs. 7,98,23,900/- . on which the requisite stamp duty of Rs. 39,92,000 has been paid in the following manner-:

a) At the time of agreement		Rs. 25,25,000
b)At the time of sale deed		Rs. 14,67,000
total	:	**Rs,.39,92,000**

The said property is situated within the limits of Nagar Nigam on

single sided road on Rajpur Road, between R.T.O. Office and Blind School.

(h) That the seller has given the physical and actual vacant possession of the property to the purchaser and the purchaser has entered into the property without any hindrance.

(i) That the property is situated within the limits of Nagar Nigam. The land is purchased in accordance with the Uttaranchal Act 29 of 2003.

(j) That there is no boundary wall orchard or any construction on the said land.

(k) That the seller or the purchaser does not belong to schedule caste or schedule tribe.

SCHEDULE OF PROPERTY

All that land measuring 1228.06 Sq mtrs or 1468.75 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun more clearly given in the map annexed herewith.

Name and address of the Seller : Sh. Gopal Krishan Chawla S/o late Sh. Gobind Ram Chawla R/o 86, Rajpur Road, Dehradun.

Left Hand fingers and thumb impressesions

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

Right Hand fingers and thumb impressesions

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

Signature of Seller

AN E-Stamp of Rs.14,67,000/- bearing Certificate No.IN-UK00660735695935N dated 04.08.2015 is attached with this Sale Deed

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Name and address of the Purchaser : M/s Mahalaxmi Buildwell, a partnership firm having its registered office 118, Subhash Road, Dehradun through its Partner Sh. Manjeet Johar S/o late Sh. S.S. Johar.

Left Hand fingers and thumb impressesions

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

Right Hand fingers and thumb impressesions

अंगुष्ठ तर्जनी मध्यमा अनामिका कनिष्ठिका

Signature of Purchaser through its Partner

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

SELLER PURCHASER through its Partner

Witnesses :

1. Inderjeet Singh son of Sh. P.P. Singh
   13/8/1, Chandralok, Rajpur Road, Dehradun
   PAN No.AFCPN8388P

2. Sh. Mukul Chawla son of Sh. G.K. Chawla
   86, Rajpur Road, Dehradun
   DL No. 2297/SRE/82/1975

Drafted by : Nitin Kumar Advocate, Dehradun on the basis of documents supplied to me and under the direction and instructions of the purchaser who has gone through the contents of the sale deed and after being confirmed and satisfied has instructed to draft it.
Typed by : Virendra Kumar, 17, Court Road, Dehradun.

बही संख्या 1 जिल्द 2,035 के पृष्ठ 59 से 84 पर क्रमाक 7250

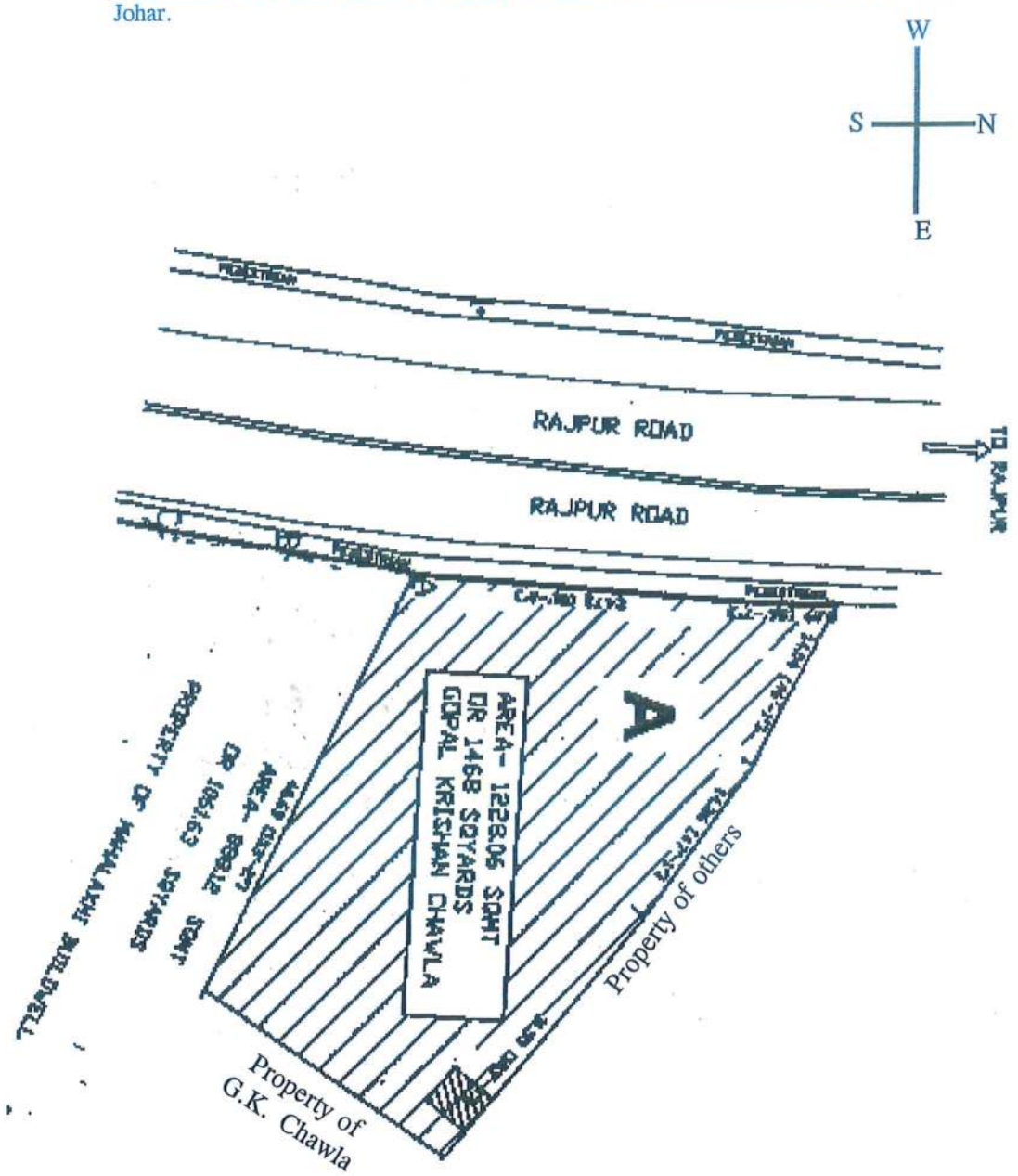
पर आज दिनांक 04 Aug 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतु०र्थ
04 Aug 2015

SITE PLAN

All that land measuring 1228.06 Sq mtrs or 1468.75 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road,Dehradun .

Seller	Sh. Gopal Krishan Chawla S/o late Sh. Gobind Ram Chawla R/o 86, Rajpur Road, Dehradun.
Purchaser	M/s Mahalaxmi Buildwell, a partnership firm having its registered office 118, Subhash Road, Dehradun through its Partner Sh. Manjeet Johar (PAN No. ACKPJ1560G) S/o late Sh. S.S. Johar.



Seller through its Partner

Purchaser

बही संख्या 1 जिल्द 2,035 के पृष्ठ 59 से 84 पर क्रमाक 7250

पर आज दिनांक 04 Aug 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतु०र्थ
04 Aug 2015

7250

TAX INFORMATION NETWORK

Acknowledgement slip for TDS on sale of immovable property:

PAN of the Transferee	AAZFM1835G
PAN of the Transferor	ABEPC4129K
Acknowledgement No.	AC2455375
Total Payment (In Rupees)	767540
Last Date of Payment (DD/MM/YYYY)	10/08/2015

Instructions for the Transferee (Buyer) :

1. This advice slip must be presented to the bank / person who is making e-payment on your behalf.
2. All the payments have to be made to credit of the Income Tax Department through e-mode only.
3. Total Payment is rounded off to the nearest Rupee.
4. Please ensure that the payment is made of the same amount as mentioned above.
5. Please note the last date of payment. This is the date when the amount should have been credited to the Govt. account.
6. The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayer are advised to save above Acknowledgement No. for downloading Form 16B from TRACES webiste.
7. As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective bank.

Instructions for the Bank :

1. No physical challan should be accepted from the taxpayers against TDS on sale of immovable property.
2. No date entry of challan is required against above payment as only payment mode is permissible is e-payment.
3. Bank/ person making e-payment on behalf of the deductor shall visit www.tin-nsdl.com and click on the menu **'TDS on Sale of Property'**(*e-tax payment on subsequent date*)
4. The acknowledgement number has to be entered along with the amount indicated above.
5. The bank / person making e-payment should ensure that the amount entered for e-payment is same as that reflected above.
6. The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.