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AN E-Stamp of Rs.4,46,000/- bearing Certificate No.IN-UK00492954387919M
dated 30.10.2014 is attached with this Sale Deed

SALEDEED/RELEVANTPARTICULARS

Consideration Rs. 1,58,00,000

Value as per circle rate Rs. 1,46,73,000

Stamp Duty at the time of agreement Rs. 3,16,000

Stamp Duty at the time of Sale deed Rs. 4,46,000

Total Stamp Duty Rs.7,62,000

Main Locality Within the limits of Nagar Nigam

Locality Rajpur Road, Dehradun

Description of Property All that land measuring 444.62 Sq mtrs or 531.76 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road, Dehradun .

Circle rate : Land Rs. 33,000.00 per Sq mtr

Distance from main Road : On Main Rajpur Road, between R.T.O. Office and Blind School.

Name and Address of Seller : Mrs. Kusum Lakra (PAN No. AHAPL2208G) W/o Sh .R.K. Lakra and D/o late Sh. Gobind Ram Chawla R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir through her attorney Sh. Harivansh Lakra (Voter Id No. LNK-062,0641) S/o Sh. R.K. Lakra R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir

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 (PAN No. ACKPJ1560G) S/o late Sh. S.S. Johar, resident of 104/38, Dehradun Road, Rishikesh.

Drafted

Nitin Kumar Advocate.



र. B 24626

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK00492954387919M
Certificate Issued Date	: 30-Oct-2014 11:14 AM
Account Reference	: SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUKSHCIL0100785516375285M
Purchased by	: MAHALAXMI BUILDWELL PARTNER THROUGH MANJEET JOHAR
Description of Document	: Article 23 Conveyance
Property Description	: LAND MEASURING 444.62 SQ MTRS,BEING PART OF PROPERTY BEARING MUNICIPAL NO. 86/1,RAJPUR ROAD,DDUN
Consideration Price (Rs.)	: 1,58,00,000 (One Crore Fifty Eight Lakh only)
First Party	: MRS KUSUM LAKRA
Second Party	: MAHALAXMI BUILDWELL PARTNER THROUGH MANJEET JOHAR
Stamp Duty Paid By	: MAHALAXMI BUILDWELL PARTNER THROUGH MANJEET JOHAR
Stamp Duty Amount(Rs.)	: 4,46,000 (Four Lakh Forty Six Thousand only)



Please write or type below this line.....



ZK 0001671594

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.

Handwritten signature in red ink.



SALE DEED

This sale deed is made on this the 30th day of October, 2014 at Dehradun between **Mrs. Kusum Lakra W/o Sh .R.K. Lakra and D/o late Sh. Gobind Ram Chawla R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir through her attorney Sh. Harivansh Lakra S/o Sh. R.K. Lakra R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir** (hereinafter called the Sellers) of the one part;

INFAVOUR OF

M/s Mahalaxmi Buildwell (PAN NO. AAZFM1835G), a partnership firm having its registered office 118, Subhash Road, Dehradun through its Partner Sh. Manjeet Johar S/o late Sh. S.S. Johar, resident of 104/38, Dehradun Road, Rishikesh.. (hereinafter called 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.

Whereas 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 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

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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.

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)
- (iii) Sh. Hambir Krishan Chawla (son)
- (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 residual 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

बही संख्या 1 रजिस्ट्रीकरण संख्या 6051 वर्ष 2014

Sale (Immovable)

Sale(Residential Plot)

प्रतिफल रु0 : 15,800,000.00

मालियत रु0 : 14,673,000.00

रजिस्ट्रेशन शुल्क
रु0 10,000.00

प्रतिलिपि शुल्क
रु0 10.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 200.00

कुल योग
रु0 10,210.00

शब्द लगभग
1,000

श्री मनजीत जौहर पुत्र श्री स्व एस एस जौहर निवासी 104/38 देहरादून रोड ऋषिकेश
ने आज दिनांक 30 Oct 2014 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक
देहरादून, चतुर्थ में प्रस्तुत किया।



मनजीत जौहर

उपनिबन्धक
देहरादून, चतुर्थ
30-Oct-2014

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री कुसुम
लाकड़ा द्वारा मुआम हरीवंश लाकड़ा पुत्र श्री आर के लाकड़ा निवासी 18 डी/सी गांधी
नगर जम्मू तवी जम्मू एण्ड कश्मीर । ने विक्रय धन मुबलिय रु0 15,800,000.00
प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री
मनजीत जौहर पुत्र श्री स्व एस एस जौहर निवासी 104/38 देहरादून रोड ऋषिकेश ।
ने भी स्वीकार किया ।

जिनकी पहचान श्री इन्दरजीत सिंह पुत्र श्री पी पी सिंह निवासी राजपुर रोड देहरादून
तथा श्री मुकुल चावला पुत्र श्री जी के चावला निवासी 86 राजपुर रोड देहरादून ने की।

उपनिबन्धक
देहरादून, चतुर्थ
30-Oct-2014



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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 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 and as per family settlement dated 14-7-2014 is as follows :

- a. Sh Gopal Krishan Chawla s/o Late Sh. Gobind Ram Chawla – 3112.37 Sq mtrs or 3722.39 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,
jointly holds 3190.63 sq.yds or 2667.75 Sq mtrs.

AND WHEREAS the seller holds all that land measuring 444.62 Sq mtrs or 531.76 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road, Dehradun.

AND WHEREAS the Seller has agreed to sell all that land measuring 444.62 Sq mtrs or 531.76 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road, Dehradun . more clearly described in the Schedule of the

बही संख्या 1 रजिस्ट्रीकरण संख्या 6051 वर्ष 2014



कुसुम लाकडा द्वारा
मुआम हरीवंश लाकडा



मनजीत जौहर



इन्दरजीत सिंह



मुकुल चावला

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

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
30 Oct 2014

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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. 1, 58,00,000/- (Rupees One Crores Fifty Eight Lac Only)** and the purchaser has agreed to purchase the same for the aforesaid price.

AND WHEREAS the seller has given a General Power of Attorney regarding the said property in favour of **Sh. Harivansh Lakra S/o Sh. R.K. Lakra R/o 18-D/ C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir vide attorney dated 29-6-2013** duly registered in the Office of Sub Registrar, Jammu in Book No. IV as document no. 2706 dated 29-6-2013. The said attorney is still in force and has not been cancelled or revoked and as such the attorney **Sh. Harivansh Lakra** is fully competent and authorised to execute this sale deed on behalf of the seller.

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

NOW THIS DEED WITNESSES THAT UNDER

1. That in pursuance of the said agreement and in consideration of **Rs. 1,58,00,000 (Rupees One Crores Fifty Eight Lac Only)** which has been received by the Seller from the Purchaser in the following manner:
 - a) Rs. 8,00,000/- vide draft no. 361937 dated 19-8-2014 drawn on State Bank of India, Commercial Branch, Dehradun
 - b) Rs.1,50,00,000/- vide RTGS transfer no. SBI NR 5201410220525551 dated 22-10-2014.
 - c) Sale consideration is inclusive of TDS paid vide No.AB3595222 dated 28.10.2014the 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,

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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 circle rate of the said land is Rs.33000 per sq mtrs as such the value of land comes to $444.62 \times 33000 = \text{Rs. } 1,46,72,460/-$. The sale consideration is Rs.1,58,00,000 on which the requisite stamp duty has been paid in the following manner:-

a)	On Rs. 1,46,73,000 @ 5 %	Rs. 7,33,650
b)	On Rs. 11,27,000 @ 2.5 %	Rs. 28,175
	total	Rs.,7, 61,825
		Say Rs.7,62,000

i)	Stamp duty paid at the time of agreement	Rs.3,16,000
ii)	Stamp duty paid at the time of sale deed	Rs.4,46,000

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.

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- (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 the seller had entered into an agreement to sell with the purchaser dated 21-8-2014 duly registered in the office of sub-registrar Dehradun in Book no.I Vol No. 1311 pages no. 233 to 250 as document no.4147 dated 21-8-2014 and subsequently Time Extention Agreement dated 15.10.2014.

SCHEDULE OF PROPERTY

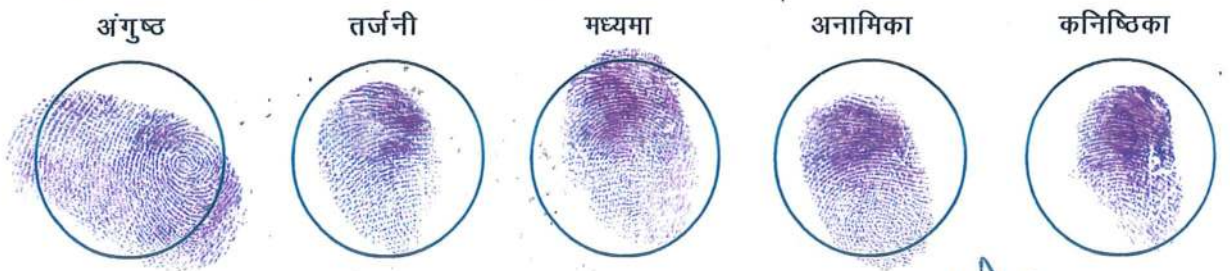
All that land measuring 444.62 Sq mtrs or 531.76 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road, Dehradun more clearly given in the map annexed herewith marked with letter "D"

Name and address of the Seller : Mrs. Kusum Lakra W/o Sh. R.K. Lakra and D/o late Sh. Gobind Ram Chawla R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir through her attorney Sh. Harivansh Lakra S/o Sh. R.K. Lakra R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



Signature of Seller through Attorneyholder

**AN E-Stamp of Rs.4,46,000/- bearing Certificate No.IN-UK00492954387919M
dated 30.10.2014 is attached with this Sale Deed**

Name and address of the 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 S/o late Sh. S.S. Johar, resident of 104/38, Dehradun Road, Rishikesh.

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions




Signature of Purchaser through its Partner

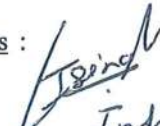
IN WITNESS WHEREOF THE SELLER AND THE PURCHASER HAVE EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.



CHARVANSK LAKRA)
SELLER THROUGH ATTORNEY


PURCHASER through its Partner

Witnesses :

1.


Indrajeet Singh
S/o P.P. Singh
B/a Rajpur Road D.D. Dm.
Pan no -> AFCPN8388P


MUKUL CHANDRA
2
B/a S.H. S.K. CHOWKA
86 Rajpur Rd. D.D. Dm.
Pan no. AERPE1686K.

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 1,426 के पृष्ठ 336 से 355 पर क्रमांक 6051

पर आज दिनांक 30 Oct 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
30 Oct 2014

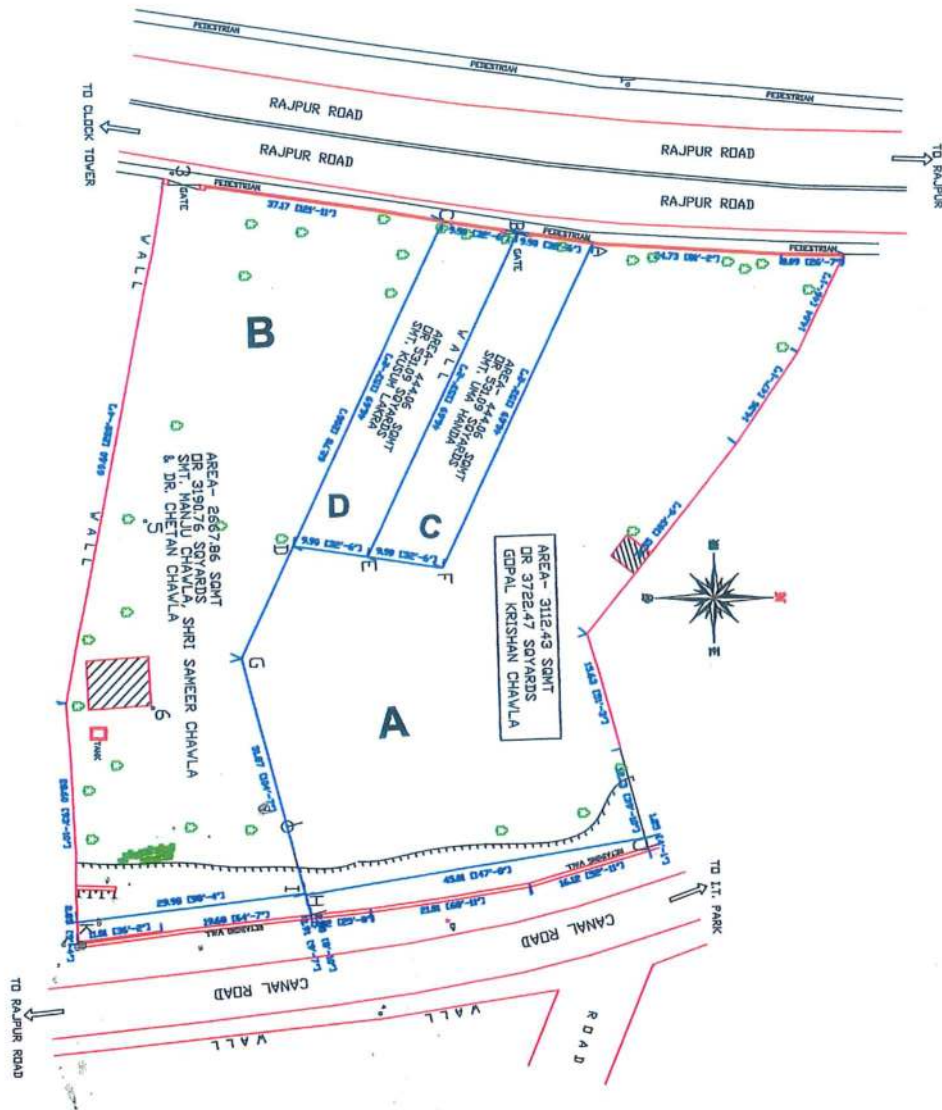


SITE PLAN

All that land measuring 444.62 Sq mtrs or 531.76 Sq Yds comprising in being part of property bearing municipal no. 86/1 Rajpur Road, Dehradun.

Seller Mrs. Kusum Lakra W/o Sh. R.K. Lakra and D/o late Sh. Gobind Ram Chawla R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir through her attorney Sh. Harivansh Lakra S/o Sh. R.K. Lakra R/o 18-D/C, Gandhi Nagar, Jammu Tawi, Jammu & Kashmir

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, resident of 104/38, Dehradun Road, Rishikesh.



Seller through Attorney holder

Purchaser through its Partner

बही संख्या 1 जिल्द 1,426 के पृष्ठ 336 से 355 पर क्रमांक 6051

पर आज दिनांक 30 Oct 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक देहरादून, चतुर्थ
30 Oct 2014



TAX INFORMATION NETWORK

Acknowledgement slip for TDS on sale of immovable property:

PAN of the Transferee	AAZFM1835G
PAN of the Transferor	AHAPL2208G
Acknowledgement No.	AB3595222
Total Payment (In Rupees)	158000
Last Date of Payment (DD/MM/YYYY)	04/11/2014

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 Govt. account.
6. The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Baroda website. Taxpayer are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
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

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.
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.

