

9477

AN E-Stamp of Rs.58,89,000 bearing Certificate No.IN-UK00688753953455N
dated 29.09.2015 is attached with this Sale Deed

SALE DEED/RELEVANT PARTICULARS

Consideration	Rs. 4,94,65,000
Value as per circle rate	Rs. 11,77,74,000
Total Stamp Duty	Rs.58,89,000
Main Locality	Within the limits of Nagar Nigam
Locality	Rajpur Road, Dehradun
Description of Property	All that land measuring 1884.37 Sq mtrs or 2253.70 Sq Yds bearing municipal no. 86/1, Rajpur Road, Dehradun
Circle rate/Basic Rate	: Rs. 50,000.00 per Sq mtr
Distance from main Road	: On Main Canal Road, more than 50 mtrs away from Rajpur Road on 17 mtrs wide single side 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



उत्तराखण्ड शासन

UKPDE2015045130152

DISTRICT NAME : देहरादून SRO : देहरादून

29-Sep-2015

5:35:52PM

Deed/Article Type : Sale (Immovable)

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

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

Area : 1884.3700 वर्ग मीटर

Transaction Value : 49,465,000.00

Market Value : 117,774,000.00

Regn Fees : 25,000.00

Stamp Duty : 5,889,000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Construction Value : 0.00

Khasra : 0

Khatoni : 0

Khewat : 0

House/Flat : 86/1

Land Value : 117,774,000.00





Page : 30

Words : 2,000

Deed Writer

/Advocate Name : Nitin Kumar

Advocate

व्यवसायिक निर्माण का विवरण						
क्र.सं	निर्माण का प्रकार					
रक़ा						
आवासीय निर्माण का विवरण						
क्र सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हास वर्ष	रक़ा	
निबंधक शुल्क का विवरण						
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक			
1	Cash	25,000.00	0			
स्टाम्प शुल्क का विवरण						
क्र सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी	
1	e-Stamp	5,889,000.00	IN-UK00688753953455N	29-Sep-2015	0	
पक्षकारों का विवरण						
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री गोपाल कृष्ण चावला पुत्र श्री गोविन्द राम चावला निवासी ८६, राजपुर रोड, देहरादून		PRIVATE	ABEPC4129	0	PAN CARD : ABEPC4129K
क्रेता / द्वितीय पक्ष	श्री मंजीत जोहर पुत्र श्री स्वर्गीय एस.एस. जोहर, पार्टनर फर्म महालक्ष्मी बिल्डवेल निवासी ११८, सुभाष रोड, देहरादून		PRIVATE	AAZFM1835	0	OTHERS : Passport No.J 141834
गवाह	श्री इंद्रजीत सिंह अधिवक्ता पुत्र श्री ० निवासी कोर्ट कंपाउंड देहरादून		ADVOCATE		0	OTHERS : Regn. No.UK/425/2014
गवाह	श्री मुकुल चावला पुत्र श्री गोपाल कृष्ण चावला निवासी ८६, राजपुर रोड, देहरादून		PRIVATE		0	DL : 2297/SRE/82/1975

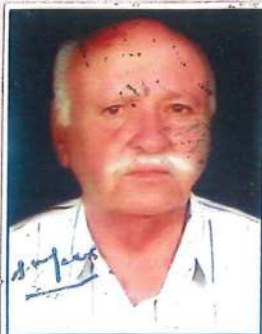


e-Stamp

Certificate No.	: IN-UK00688753953455N
Certificate Issued Date	: 29-Sep-2015 04:39 PM
Account Reference	: SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUKSHCIL0101130000957983N
Purchased by	: MAHALAXMI BUILDWELL THROUGH PARTNER MANJEET JOHAR
Description of Document	: Article 23 Conveyance
Property Description	: LAND MEASURING 1884.37 SQ MTR,IN MUNICIPAL NO. 86/1,RAJPUR ROAD,DEHRADUN
Consideration Price (Rs.)	: 4,94,65,000 (Four Crore Ninety Four Lakh Sixty Five Thousand only)
First Party	: GOPAL KRISHAN CHAWLA
Second Party	: MAHALAXMI BUILDWELL THROUGH PARTNER MANJEET JOHAR
Stamp Duty Paid By	: MAHALAXMI BUILDWELL THROUGH PARTNER MANJEET JOHAR
Stamp Duty Amount(Rs.)	: 58,89,000 (Fifty Eight Lakh Eighty Nine Thousand only)



Please write or type below this line



ZK 0001350888

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.

50

2017-18-8000/20000

(2)

म 9-97/384/82

वालन अनुज्ञप्ति संख्या जारी किये जाने की तिथि 17-7-76

अनुज्ञापन प्राधिकारी व हस्ताक्षर और पद नाम Dr. Mukesh Chandra

परिवहन यात्रा संख्या 297-69

तिथि 29-7-69

वर्ग 2nd class

वहन संयोजक Kalyan Prasad

आर.एस. फेक्टर

(3)

अनुज्ञप्ति के धारक को निम्नलिखित वर्ण के वाहनों को भारत में सर्वत्र चलाने की अनुज्ञप्ति दी जाती है।

बिना गियर वाली मोटर साइकिल

गियर वाली मोटर साइकिल

स्नैपलिड गाडी

हल्की मोटर वाहन

परिवहन यान

मध्यम वाणी वाहन

अनुज्ञप्ति परिवहन यान के अतिरिक्त संवर्धित करने की अनुमति देयता से तब तक परिवहन यान चलाने की अनुमति विधिमान्य है।

12-2-66 से 13-2-90 तक

(4)

जरा प्राधिकारी का नाम व पद नाम जिसके द्वारा वालन की परीक्षण किया गया।

अनुज्ञापन प्राधिकारी के हस्ताक्षर और पद नाम

परिवहन संख्या

तिथि

दिनांक चलाने के लिए



(5)

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

तिथि

निम्नलिखित प्रकार के वाहनों को चलाने की अनुज्ञप्ति दी जाती है

DL प्रमाणित किया गया वाहन का

Renewed upto 4-3-2012

W.E.F. 3-2-02

D.O.B.

न यान प्राधिकृत प्राधिकारी का नाम व पद नाम जिसके द्वारा वालन की परीक्षण किया गया

तिथि

हस्ताक्षर और पद नाम

अनुज्ञप्ति प्राधिकारी का हस्ताक्षर एवं पद नाम

स्थायी 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

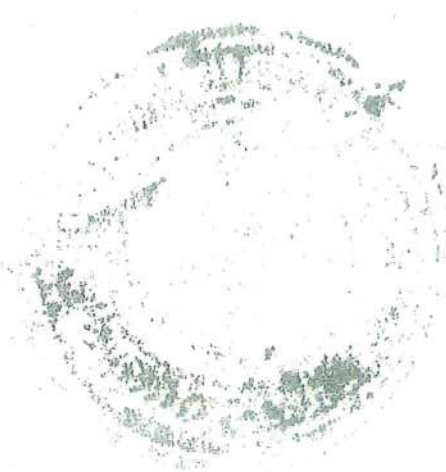
हस्ताक्षर /SIGNATURE

Gopal K. Chawla

Alu

आयकर आयुक्त, मेरठ

COMMISSIONER OF INCOME-TAX, MEERUT



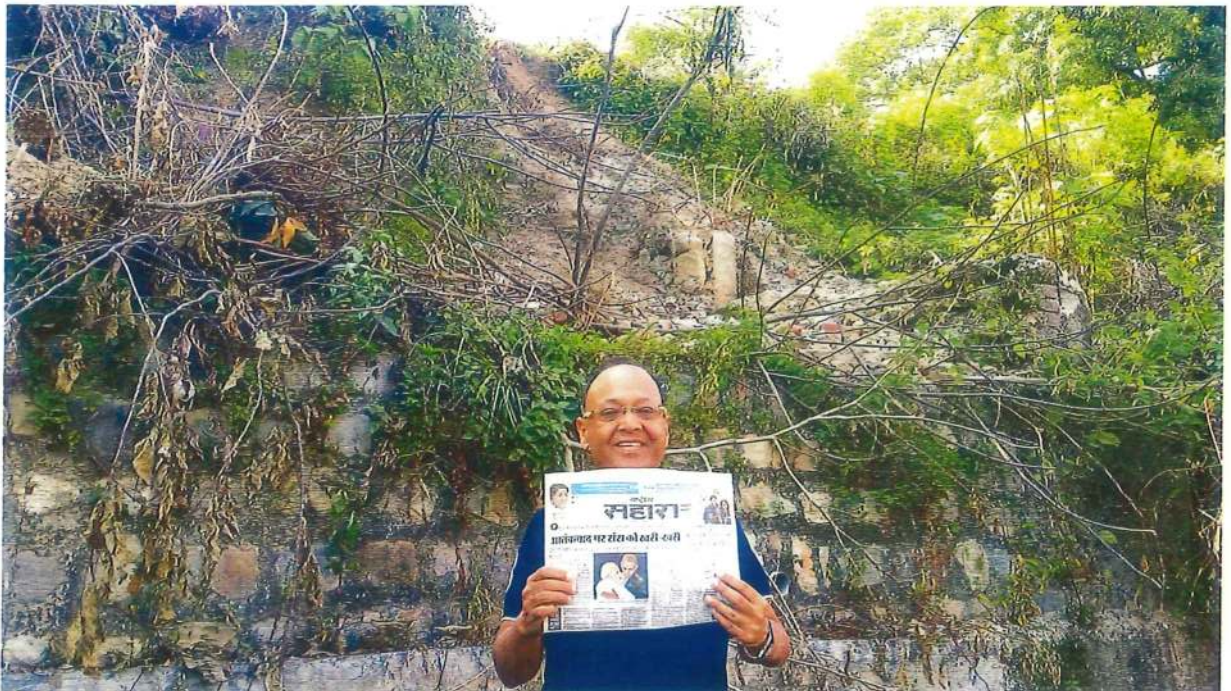
9477
2015

PHOTOGRAPH OF

All that land measuring 1884.37 Sq mtrs or 2253.70 Sq Yds 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 (Passport No.J141834) S/o late Sh. S.S. Johar.



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**AN E-Stamp of Rs.58,89,000 bearing Certificate No.IN-UK00688753953455N
dated 29.09.2015 is attached with this Sale Deed**

SALE DEED

This sale deed is made on this the 29th day of September, 2015 at Dehradun between **Sh. Gopal Krishan Chawla S/o late Sh. Gobind Ram Chawla R/o 86, Rajpur Road, Dehradun.** (hereinafter called the Sellers) 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 .(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 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.

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





Sole Deed

4,94,65000-

Receivable

CU = 11,77,74000-

25000 -

100

1000

100

1000 -

सब राजस्टा (1) देहरादून
चालावादा (1) गीपल सुप
पिरहुल सुप 29/09/2015 29/09/2015 29/09/2015
पमय पमय 7 PM 2015
निर्धारित स्थान
पर पमय, 29/09/2015
कुली पमय 29/09/2015

पहले चारों तर Riner Side Apparentment में
किसी दिशा में (Red Room) में पहला पर लैंड
काट दिया। निरीक्षण सिविल इंजीनियर
निरुद्ध मुद्रका किया।

29/Sep/2015

इस लेख का निष्पत्ति
श्री संजीत को
ने स्वीकार किया तथा
लिखित विवरण भवत 20
पहले/पहले ने सज्जन अग्रिम
श्री संजीत
ने स्वीकार किया।

जीसे गीपल सुप चालावा 20 20
गीपल सुप चालावा 20 20
राज देव के पिछा गीपल सुप

AN E-Stamp of Rs.58,89,000 bearing Certificate No.IN-UK00688753953455N dated 29.09.2015 is attached with this Sale Deed

- (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

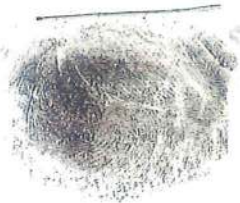
उत्तीर्ण मीत लिखित एकाच ठराव -
 ५, १५, ६५००० = कागद मीत - जोरात
 पाठ्य मीत १५००० दे मीतकाळा पुढाव

हबान भो लरका
 पुत्र मीत लीत मीत
 निवास मीत मीत
 मीत मीत मीत
 पुत्र मीत मीत
 निवास मीत मीत

०६ रामपुत्र मीत दे
 २९/९/२०१५



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१५ अक्टोबर १९८०
 ०१०६१८ मीतकाळा
 मीत मीत ०६
 २९/१०/१५

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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 is as follows :

- a. Sh Gopal Krishan Chawla s/o Late Sh. Gobind Ram Chawla – 3112.43 Sq mtrs or 3722.42 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 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 the seller became 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





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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 23.02.2015 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 agreement 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 the above agreement was again extended on 25.8.2015 vide time extention agreement dated 25.08.2015 duly registered in the office of sub registrar Dehradun in Book No.1 as document no.8045 dated 25.08.2015.

AND WHEREAS the agreement dated 29.8.2014 was executed for the sale consideration of Rs.12,62,19,000 for the total land area 3112.43 Sq.Mtrs. The purchaser got the sale deed executed of the portion of the land measuring 1228.06 Sq.Mtrs. for the sale consideration of Rs.7,67,54,000 vide sale deed dated 3.8.2015 and adjusted the entire Stamp duty paid at the time of registered agreement. Now the purchaser is executing the sale deed of the balance land measuring 1884.37 Sq.Mtrs. for balance sale consideration of Rs.4,94,65,000 and has paid the Stamp duty @5%. The land has been purchased for more than the prevailing circle rate of Rs.33,000 per Sq.Mtrs. at the time of agreement dated 29.8.2014. The agreement dated 29.8.2014 is still in force.

AND WHEREAS in pursuance of the above agreement Seller has agreed to sell part

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of all that land measuring 1884.37 Sq mtrs or 2253.70 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 all that land measuring 1884.37 Sq mtrs or 2253.70 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. 4, 94,65,000/- (Rupees Four Crores Ninety Four Lac Sixty Five 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. 4,94,65,000/- (Rupees Four Crores Ninety Four Lac Sixty Five Thousand Only)** which has been received by the Seller from the Purchaser in the following manner:-
 - a) Rs. 4,14,70,350 vide Draft No.362762 dated 28.9.2015
State Bank of India
 - b) Rs.75,00,000 vide Draft No.362763 dated 29.9.2015
State Bank of India
 - c) Rs.4,94,650 as TDS vide Challan No.AC3760956 dt. 28.9.15the 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.50,000 per sq mtrs. The land is on 17 mtrs wide Canal Road after adding 25 % more the circle rate comes to Rs.62,500 as such the value of land comes to $1884.37 \times 62,500 = \text{Rs. } 11,77,73,125/-$. on which the requisite stamp duty of Rs. 58,89,000 has been paid @ 5%.
- The said property is situated within the limits of Nagar Nigam on single sided 17 mtrs wide road on Canal Road more than 50 mtrs away from Rajpur Road Dehradun .
- (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.

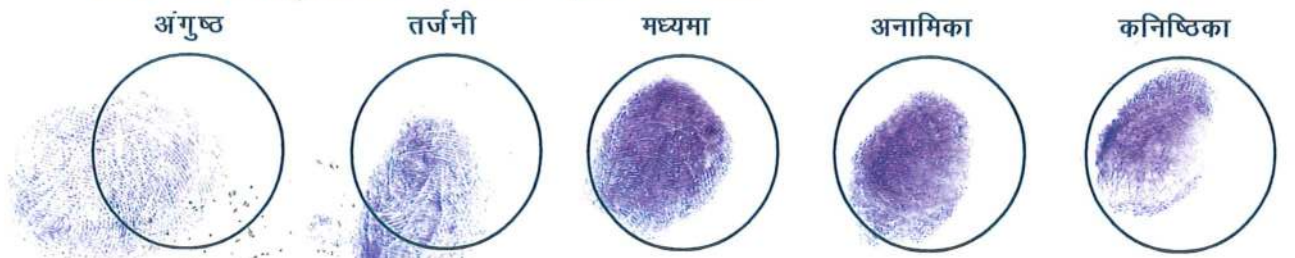
SCHEDULE OF PROPERTY

All that land measuring 1884.37 Sq mtrs or 2253.70 Sq Yds bearing Municipal No.86/1 Rajpur Road), Dehradun. more clearly given in the map annexed herewith and bounded and butted as under:

North	Property of others
South	Property of Sh. Sameer Chawla and others
East	Canal Road
West	Property of purchaser

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 impressions



Right Hand fingers and thumb impressions



Signature of Seller





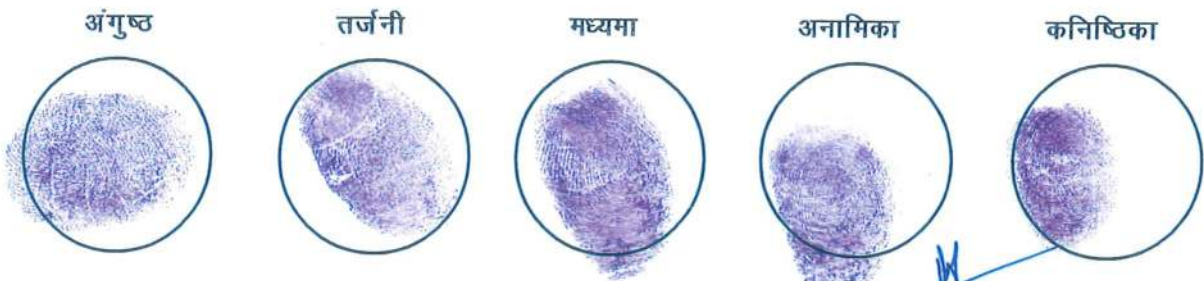
AN E-Stamp of Rs.58,89,000 bearing Certificate No.IN-UK00688753953455N
dated 29.09.2015 is attached with this Sale Deed

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 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.

SELLER

PURCHASER through its Partner

Witnesses :

1. Inderjeet Singh Advocate, Dehradun
Regn. No. UK/425/2014
2. Sh. Mukul Chawla son of Sh. Gopal Krishan 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 2,195 के पृष्ठ 383 से 412 पर क्रमांक 9477

पर आज दिनांक 29 Sep 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
29 Sep 2015

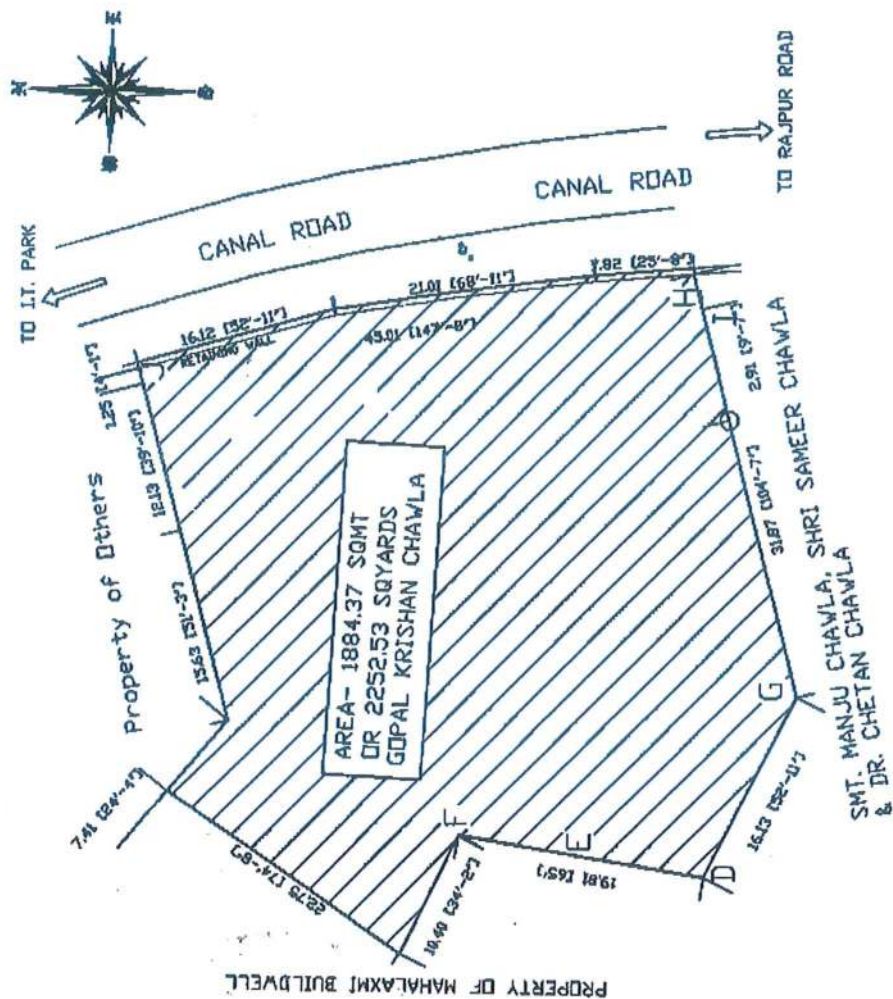


SITE PLAN

All that land measuring 1884.37 Sq mtrs or 2253.70 Sq Yds 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 (Passport No.J141834) S/o late Sh. S.S. Johar.



Seller

Purchaser through its Partner

बही संख्या 1 जिल्द 2,195 के पृष्ठ 383 से 412 पर क्रमांक 9477

पर आज दिनांक 29 Sep 2015 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
29 Sep 2015



Form 26QB

Your E-tax Acknowledgement Number is AC3760956

9/10/2014
15

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	Individual
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	Complete Address of the Property Transferor
<p>Name of premises/Building/ Village</p> <p>Flat/Door/Block No. 118</p> <p>Road/Street/Lane SUBHASH ROAD</p> <p>City/District DEHRADUN</p> <p>State UTTARAKHAND</p> <p>Pin Code 248001</p> <p>Email ID SGPG.CA@GMAIL.COM</p> <p>Mobile No. 9412059094</p>	<p>Name of premises/Building/ Village</p> <p>Flat/Door/Block No. 86</p> <p>Road/Street/Lane RAJPUR ROAD</p> <p>City/District DEHRADUN</p> <p>State UTTARAKHAND</p> <p>Pin Code 248001</p> <p>Email ID SGPG.CA@GMAIL.COM</p> <p>Mobile No. 9412059094</p>

Date of Agreement/Booking	24/08/2014	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	28/09/2015	Whether more than one Transferor/Seller	No
Date of Tax Deduction	28/09/2015	Payment Type	Lumpsum

Complete Address of the Property Transferred	Tax Deposit Details
<p>Type of Property Land</p> <p>Name of premises/Building/ Village</p> <p>Flat/Door/Block No.</p> <p>Road/Street/Lane 86/1 RAJPUR ROAD</p> <p>City/District DEHRADUN</p> <p>State UTTARAKHAND</p> <p>Pin Code 248001</p>	<p>Rate (in %) 1</p> <p>Total Amount Paid/Credited 49465000</p> <p>TDS Amount to be paid 494650</p> <p>Interest 0</p> <p>Fee 0</p> <p>Total payment 494650</p> <p>Value in words Four Lakhs Ninety Four Thousand Six Hundred Fifty Rupees</p>

Total Value of Consideration (Property Value)	49465000
Mode of Payment	Offline



भारतीय स्टेट बैंक
State Bank Of India

(04186) SME BRANCH RAJPUR ROAD, DEHRADUN IFSC : SBIN0004186
KRISHNA TOWER 69 RAJPUR ROAD DEHRADUN
DIST DEHRADUN, UTTARAKHAND 248001

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Partner

MAHALAXMI BUILDWELL

