



Online Public Data Entry Summary

UKPDE2022045220483

DISTRICT NAME :देहरादून SRO :

UKPDE2022045220483

6-Oct-2022

11:18:32

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील विकासनगर

Deed/Article Type :Sale (Immovable)

Sub-Deed/Sub-Article :Sale(Industrial)

Village/Location For Index :शकरपुर हकुमतपुर

Village/Location/Road Selected for Circle RateList :शकरपुर हकुमतपुर

Khewat : Khatoni :01183

Khasra :2756

House/Flat No:

Area :2,602.0000 वर्ग मीटर

Latitude :30.3752570000

Longitude :77.8398070000

Land Value :12866890.00

Construction Value :0.00

Transaction Value :16137360.00

Market Value :12866890.00

Advance :0.00

Lease Period :0.00

Avg. Rent :0.00

Stamp Duty :403434.00

Regn Fees :25000.00

Pasting Fees :100

Page :28

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	क्षेत्रफल			
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
निबंधक शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25000.00			
स्टाम्प शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	403434.00	0	6-Oct-2022	

Signature Snolima He

सर्वोच्च न्यायालय
कोर्ट ऑफ अपील



Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील विकासनगर

पक्षकारों का विवरण		पक्षकारों का विवरण				
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री बी0 के0 धवन पुत्र श्री स्व0 एल0 धवन निवासी 7/1 प्रीतम रोड देहरादून		PRIVATE JOB	AAFPD2762 B	0000000000	PAN CARD : AAFPD2762B
क्रेता / द्वितीय पक्ष	श्री सुधीरा झा (द्वारा मैन केयर लेबोरेट्रीज) प्रा0 लि0 पुत्र श्री मिहिर कुमार झा निवासी बी-06 सुशान्तलोक तृतीय सेक्टर 57 गुडगाँव हरियाणा 122001		PRIVATE JOB	AAECM8267 C	0000000000	PAN CARD : ACRPJ1505C
गवाह	श्री राज कुमार शर्मा पुत्र श्री आर0 बी0 शर्मा निवासी देवलोक कॉलोनी शिमला रोड देहरादून		PRIVATE JOB		0000000000	ADHAAR : 3609 7847 6436
गवाह	श्री मिहिर कुमार झा पुत्र श्री स्व0 आनन्द कुमार झा निवासी बी-06 सुशान्तलोक तृतीय सेक्टर 57 गुडगाँव हरियाणा 122001		PRIVATE JOB		0000000000	ADHAAR : 8551 7444 2303

Deed Writer /Advocate Name : संजीव गौतम एड0

CHITRA PRAKASHAN

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFPD2762B

नाम / NAME
VIJAY KUMAR DHAWAN

पिता का नाम / FATHER'S NAME
KASHMIRI LAL DHAWAN

जन्म तिथि / DATE OF BIRTH
23-09-1944

आयकर विभाग (भारत)
DIRECTOR OF INCOME TAX (INDIA)

भारत सरकार
Government of India

Raj Kumar Sharma
Date of Birth/DOB: 25/07/1967
Male/ MALE

3609 7847 6436

मेरा आधार. मेरी पहचान

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Raghunir Singh, House No-82, Devlok
Colony, Shimla Road, Dehradun,
Uttarakhand - 248001

3609 7847 6436

भारत सरकार
GOVERNMENT OF INDIA

मिहिर कुमार झा
Mihir Kumar Jha
जन्म तिथि/DOB: 02/12/1963
पुरुष/ MALE
Mobile No: 8084933275

8551 7444 2303
VID : 9119 8727 4422 3868

मेरा आधार, मेरी पहचान

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
स्वर्गीय आनंद किशोर झा, बी - 6, शशांत लोक - 3, विभाग -
57, तिवरा, गुरुगांव,
हरियाणा - 122003

Address :
S/O Late Anand Kishore Jha, B - 6,
Shshant Lok - 3, Sector - 57, Tighara,
Gurgaon,
Haryana - 122003

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACRPJ1505C

नाम / NAME
SUDHIRA JHA

पिता का नाम / Father's Name
KASHI KANT JHA

जन्म तिथि / Date of Birth
25/09/1971

53857



देहरादून बार एसोसिएशन
अप्रैल 2021 - मार्च 2022
विकासनगर, देहरादून (उत्तराखण्ड)
पुस्तकालय अनुदान

नं०

24144

दिनांक १०-१२-२२

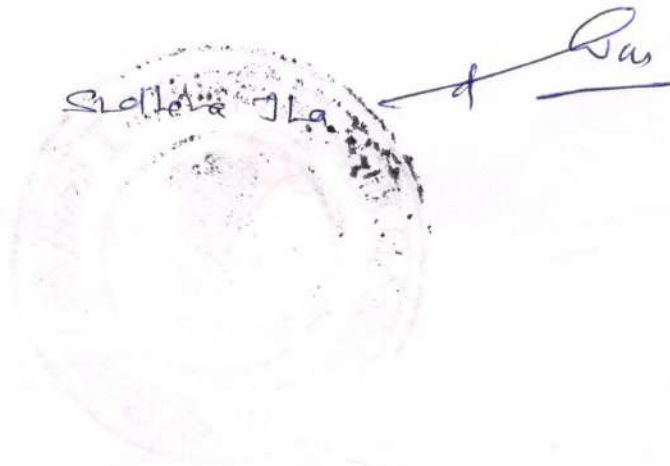
रु०. 200/-

अध्यक्ष

पुस्तकालय अध्यक्ष

सचिव







Form 26QB

Your E-tax Acknowledgement Number is **AJ8460782**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- 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.
- 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.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAECM8267C	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAFPD2762B
Full Name (Masked) of the Transferee	MANCARE LABORATORIES PRIVATE LIMITED	Full Name (Masked) of the Transferor	VIJAY KUMAR DHAWAN
Category of Transferee on the basis of PAN	Company	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 T

ransferee

Name of premises/Building/ Village PLOT NO 11

Flat/Door/Block No.

Road/Street/Lane PHARMACITY SELAQUI

City/District DEHRADUN

State UTTARAKHAND

Pin Code 248011

Email ID man_care09@yahoo.co.in

Mobile No. 8084933275

Complete Address of the Property T

ransferor

Name of premises/Building/ Village 7by1

Flat/Door/Block No.

Road/Street/Lane PRITAM ROAD

City/District DEHRADUN

State UTTARAKHAND

Pin Code 248001

Email ID

Mobile No. 9837030007

Date of Agreement/Booking 28/07/2022

Date of Payment/Credit 18/09/2022

Date of Tax Deduction 18/09/2022

Payment Type Lumpsum

Whether more than one Transferee/Buyer No

Whether more than one Transferor/Seller No

Complete Address of the Property T

ransferred

Type of Property Land

Name of premises/Building/ Village KHATA NO 01183

Flat/Door/Block No.

Road/Street/Lane KHASRA NO 2756 MIN

City/District DEHRADUN

State UTTARAKHAND

Pin Code 248011

Tax Deposit Det

alts

Rate of TDS (in %) 1

Total Amount Paid/Credited 16137360

TDS Amount to be paid 161375

Interest 0

Fee 0

Total payment 161375.00

Value in words One Lakhs Sixty One Thousand Three Hundred and Seventy Five Rupees and paise



Total Value of Consideration (Property Value) 16137360

Stamp Duty Value For Property 403434

Mode of Payment

Online (Net-Banking)

Bank Name

Punjab National Bank

Note

This Acknowledgement 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.



Shalika Jha





कार्यालय जिलाधिकारी देहरादून/जिलानिबन्धक देहरादून के पत्रांक 273/मु0नि0लि0/2015 दिनांक 19 अगस्त 2015 यथोसंशोधित पत्रांक संख्या 190/मु0नि0लि0/2015 दिनांक 21 अगस्त 2015 के अनुपालनमें

उपनिबन्धक कार्यालय विकासनगर में पंजीकरण हेतु प्राप्त विलेखों में अन्तरित भूमि/सम्पत्ति का स्थल फोटोग्राफ निष्पादित विलेख है के दिनांक सहित.....6/10/2022

भूमि खाता सं०-.....1183.....

खसरा नं०.....2756.....

रकबा.....2602 वर्ग मी०

मौजा.....शिकंदपुर धुमनपुर

06.10.2022



विक्रेता

केता.....Sadhna M





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

9278/22

e-Stamp

₹4,03,434

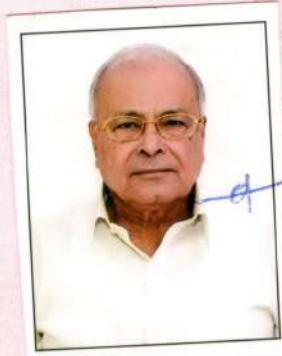
eStamp Locked & Verified

Certificate No. : IN-UK11635073515727U
Certificate Issued Date : 06-Oct-2022 11:18 AM
Account Reference : NONACC (SV)/ uk1210604/ VIKAS NAGAR/ UK-DH
Unique Doc. Reference : SUBIN-UKUK121060428597343344560U
Purchased by : MANCARE LABORATORIES PVT LTD THRU SMT SUDHIRA JHA
Description of Document : Article 23 Conveyance
Property Description : MAUJA SHANKARPUR HAKUMATPUR TEHSIL VIKASNAGAR DISTT. DEHRADUN
Consideration Price (Rs.) : 1,61,37,360
 (One Crore Sixty One Lakh Thirty Seven Thousand Three Hundred And Sixty only)
First Party : V K DHAWAN
Second Party : MANCARE LABORATORIES PVT LTD THRU SMT SUDHIRA JHA
Stamp Duty Paid By : MANCARE LABORATORIES PVT LTD THRU SMT SUDHIRA JHA
Stamp Duty Amount(Rs.) : 4,03,434
 (Four Lakh Three Thousand Four Hundred And Thirty Four only)

रजनी श्रोड़ा
 ई-स्टाम्प विक्रेता
 सहो विकासनगर (देहरादून)
 ला०सं० UK 1210604



Please write or type below this line



PU 0002992004

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

SHCIL

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 www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

000500000

SALE DEED (Requisite Details)

1. Sale consideration : Rs.1,61,37,360/-
2. Market value on which stamp duty is paid. : Rs.1,28,66,890/-
3. Total stamp duty paid : Rs. 4,03,434/-
4. Mauza : Shankarpur Hakumatpur.
5. Kind of property : Industrial Land
6. Property details : All that part of land bearing Khata No. 01183, (Fasli1424 to 1429)Khasra No 2756 Area 0.2602 hact.or 2602 Sq. mtrs. situated at Mauza,Shankarpur,Hakumatpur,ParganaP achwaDoon, Tehsil Vikas Nagar, Distt. Dehradun.
7. Name & Address of the Seller : Sh. V. K. Dhawan S/O Late Shri K.L.Dhawan R/o 7/1, Pritam Road, Dehradun, Uttarakhand.
(PAN AAFPD2762 B).
8. Name & Address of the Purchaser : **Mancare Laboratories Pvt.Ltd. a body corporate incorporated under the provisionscompanies act 1956, having its Registered office at Shop No. 208, Baldeo Bhawan, Upper Bazar, S.No. Road, Ranchi-834001, Through its Director Smt. SudhiraJha W/O Shri. Mihir Kumar Jha, B-06, SushantLok-III, Sector 57,Gurgaon, Haryana 122001. .(PAN No. ACRPJ1505C).**
(Hereinafter called as "Second Party") of the of other Part .
(PAN No. AAECM8267C)
9. Circle Rate : Rs.4300/- + Rs. 645/- = Rs 4945/-sq. mtrs.
10. E-Stamp No. : **UK-11635073515727U.**





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SALE DEED

THIS SALE DEED is made on this 06th day of October, 2022 at Vikas Nagar, Dehradun, Uttarakhand.

BETWEEN

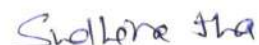
Shri. V. K. Dhawan S/O Late Shri K.L. Dhawan (PAN AAFPD2762B) R/o 7/1, Pritam Road, Dehradun, Uttarakhand (hereinafter called as **SELLER** of the first part), which expression wherever appearing in this Sale Deed shall also mean and include her respective legal heirs, successors assigns, nominees and representatives of the **FIRST PART**;

AND

Mancare Laboratories Pvt.Ltd. a body corporate incorporated under the provisions companies act 1956, having its Registered office at Shop No. 208, Baldeo Bhawan, Upper Bazar, S.No. Road, Ranchi-834001, Through its Director Smt. Sudhira Jha W/O Shri. Mihir Kumar Jha, B-06, Sushant Lok-III, Sector 57, Gurgaon, Haryana 122001. (PAN No. ACRPJ1505C). (Hereinafter called as "Second Party") of the of other Part .

Hereinafter called as "Second Party") of the of other Part , which expression wherever appearing in this Sale Deed shall also mean and include her respective legal heirs, successors assigns, nominees and representatives of the **SECOND PART**;

PROVIDED ALWAYS and is hereby agreed that terms SELLER and PURCHASER wherever the context so require shall include their respective legal heirs/representatives and assigns.





बही संख्या 1 रजिस्ट्रीकरण संख्या 9278 वर्ष 2022

Sale (Immovable)

प्रतिफल रु0 : 16,137,360.00

Sale(Industrial)

मालियत रु0 : 12,866,890.00

रजिस्ट्रेशन शुल्क
रु0 25,000.00

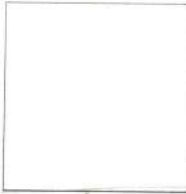
प्रतिलिपि शुल्क
रु0 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 360.00

कुल योग
रु0 25,460.00

शब्द लगभग
1,000

मैं सब-रजिस्ट्रार विकासनगर ,प्रथम वी.के. धवन के प्रार्थना पत्र बाबत कमीशन दिनांक 06 Oct 2022 के अनुसार आज दिनांक 06 Oct 2022 समय मध्य 4PM व 5PM उनके द्वारा निर्धारित स्थान शंकरपुर हकुमतपुर विकासनगर देहरादून पहुंचा । जहाँ पर श्री वी0 के0 धवन पुत्र श्री स्व0 के0एल0 धवन निवासी 7/1 प्रीतम रोड देहरादून , ने यह विलेख निबंधन हेतु मेरे समक्ष प्रस्तुत किया।



वी0 के0 धवन

Blawee

उपनिबन्धक

विकासनगर ,प्रथम

06-Oct-2022

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री वी0 के0 धवन पुत्र श्री स्व0 के0एल0 धवन निवासी 7/1 प्रीतम रोड देहरादून \ ने विक्रय धन मुबलिय रु0 16,137,360.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री सुधीरा झा (द्वारा मैन केयर लेबोरेट्रीज)प्रा0लि0 पुत्र श्री मिहिर कुमार झा निवासी बी-06 सुशान्तलोक तृतीय सेक्टर 57 गुडगाँव हरियाणा 122001 \ ने भी स्वीकार किया ।

जिनकी पहचान श्री राज कुमार शर्मा पुत्र श्री आर0बी0 शर्मा निवासी देवलोक कॉलोनी शिमला रोड देहरादून तथा श्री मिहिर कुमार झा पुत्र श्री स्व0 आनन्द कुमार झा निवासी बी-06 सुशान्तलोक तृतीय सेक्टर 57 गुडगाँव हरियाणा 122001 ने की।

Blawee

उपनिबन्धक

विकासनगर ,प्रथम

06-Oct-2022



WHEREAS the Seller are the owner of the land which is more fully described and demarcated in the Schedule below and, the name of the Seller is recorded in all the Revenue Records in the capacity of Bhumidhar with absolute and unrestricted transferrable rights and the land in the lawful and actual possession of the Sellers.

AND WHEREAS as the said land is free from all kind of encumbrances, liens and charges whatsoever, the Seller has full and absolute and unrestricted rights to sell the said land.

Whereas said land purchased by Shri V.K. Dhawan S/O Shri K.L. Dhawan R/O 7/1 Pritam Road, Dehradun from Shri Rajnish Aggarwal S/O Shri O N Aggarwal vide sale deed.

AND WHEREAS in the manner aforesaid, the Seller became the sole, absolute and exclusive owner of the said property which is the exclusive property of the Seller and the Seller has full right, absolute authority to sell, dispose of and transfer the same in whole or in parts and none else except the Seller has any right, title or interest on the same.

AND WHEREAS THE SELLER HAS OFFERED and agreed to sell and transfer the said land to the Purchaser by further representing:-

- a) That the said land is free from all liens, mortgages, tenancies, Taxes, thereto relating to the said land.
- b) That the Seller is the exclusive and absolute owner and in possession of the said land and has good and marketable title thereto and none else other than the Seller has any interest, share, right, title thereto.
- c) That there are no outstanding Government dues or dues of any other authority of whatsoever nature including the attachments by the Tax authorities or under any law in force, in respect of the said land.
- d) That the Seller has not entered into any agreement with any person(s) or with any bank(s) or any financial institution for the sale of the said land or any part thereof.
- e) That there is no legal impediment or bar whereby the Seller can be prevented from selling, transferring and vesting the absolute title in the said property, in favor of the Purchaser.



Sd/- Lone Jla


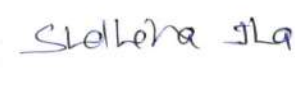
On the basis, inter-alia of the aforesaid representation and assurances the Purchaser has agreed to purchase the said land from the Seller free from all encumbrances, in terms hereunder :-

AND WHEREAS THE SELLER for his bonafide needs and requirements has agreed to sell, transfer, convey and assign to the Purchaser and the Purchaser has agreed to purchase the said land i.e. entire free hold land as aforesaid and more particularly described in the schedule hereunder measuring area 0.2602 Hect. Or 2602Sq. Mtrs. with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to enjoy in respect of the said land for a total consideration of Rs.16137360/- (Rupees One crore Sixty one lacs Thirty seven thousands three hundreds Sixty only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

That in pursuance of this Sale Deed consideration of a total sum of Rs.16137360/- (Rupees One crore Sixty one lacs Thirty seven thousands three hundreds Sixty only) Have been received by the Seller from the Purchaser in the following manner:-

1. Rs. 501000.00 Vide cheque No. 363260 dated 28.07.2022 drawn on Punjab National Bank , Dehradun.
2. Rs.2500000.00 Vide cheque No.036329 dated 11.08.2022 drawn on Punjab National Bank , Dehradun.
3. Rs.2974985.00 vide bank transfer No.3214 dated 26.09.2022 drawn on Punjab National Bank .
4. Rs.2500000.00 vide bank transfer No. S88248259 dated 27.09.2022 drawn on Punjab National Bank
5. Rs.2500000.00 vide bank transfer No. S88222391 dated 27.09.2022 drawn on Punjab National Bank.
6. Rs.2500000.00 vide bank transfer No. S88138450 dated 27.09.2022 drawn on Punjab National Bank.
7. Rs.2500000.00 vide bank transfer No. S88113563 dated 27.09.2022 drawn on Punjab National Bank.



रवि



सदलक्ष



गिरु

हिर



प्रति एवं साक्षीगण के चिन्ह (अंगूठे)
निम्नानुसार लिए गये हैं जो सज्जन
प्रतीत होते हैं।

S. R.
VIKASNAGAR

8. Rs. 161375.00 vide TDS Challan No.01904 dated.26.09.2022

The receipt of which the Seller hereby admits and acknowledges as full and final settlement, and the Sellerdot hereby sells, conveys, transfers and assigns to the Purchaser all rights, titles and interests in the said land together with ownership right in the said plot measuring 0.2602Hect. Or 2602Sq.Mtrs. with all rights of ownership, possession and other rights pertaining to the same free from all encumbrances unto the Purchaser to HAVE AND HOLD the said property hereby conveyed to the Purchaser absolutely and forever.

That the actual, physical vacant possession of the said land has been delivered by the Seller to the Purchaser at site at the time of execution of this Sale Deed.

Now the Seller has no right, title, interest, claim or concern of any nature with the said land and the Purchaser has become the absolute and exclusive owner of the said land with full right to use, enjoy, raise construction, sell and transfer the same as absolute owner, without any hindrances or objection by the Seller or any other person claiming to act on behalf of the seller.

That the Seller hereby further assures the Purchaser that the Seller has neither done nor been party to any act whereby the Seller's rights to the said land may in any way be impaired or whereby the Seller may be prevented from transferring the said land.

1. That the above said land is situated in free hold industrial area for establishment of industry and hence does not fall under the purview of the Uttarakhand (U.P.Z.A.1950)(Adaptation and modification order,2001)(Amendment) Act.2003.
2. That the sold land is more than 1.5 Kilo meters away from middle of Main Chakrata Road.
3. That the Seller belongs to General Caste.
4. That the land being sold hereby is vacant Industrial Land and there is no construction on the said land .
5. That the actual, physical and vacant possession of the schedule property has been delivered to the Purchaser on this day and the Seller has withdrawn his possession from the schedule property.


 *Siddhartha Jha*



6. That the Seller has not done anything whatsoever whereby the schedule property or any part thereof may be subject to any lease, leans, demands, attachments, etc. in any manner and the schedule property is not also subject to any mortgage(s) in any manner whatsoever and whosoever.
7. That it is hereby fully assured by the Seller that he has clear and good marketable title over the schedule property and he is fully empowered and entitled to transfer the same.
8. That the Seller hereby further makes clear that if on account of any defect in the title of the Seller over the schedule property or on account of any other undisclosed fact, pertaining to the schedule property or any part thereof gets out of the hands of the Purchaser or the Purchaser suffer any loss on this account, the Seller shall fully compensate the Purchaser up to the extent of the loss thus suffered.
9. That the Seller hereafter from time to time but always at the costs and request of the Purchaser shall do and execute and cause to be done and execute all further acts, deeds and things, which may lawfully be required to be done for more fully assuring the title of the Purchaser over the schedule property and to keep him in possession thereof.
10. That the land hereby sold is situated at MauzaShankarpurHakumatpur, ParganaPachwaDoon, Tehsil Vikas Nagar, Distt. Dehradun, Uttarakhand. The area of the land being sold is 0.2602Hect: Or 2602Sq. Mtrs.The circle rate is Rs. 4300/- per sq. mtr.and as the land is situated on the 15.00mtr. wideroad, hence the 15% value is added in circle rate so , the circle rate comes to Rs. 4945/- per sq. mtr.

Now the circle ratevalue of the land comes to Rs.12866890/-but the sale considerationof Rs. 16137360/- ,which is higher then the circle value ,as per rule , the stamp duty is payable on the maximum value,hence the Stamp duty @ 5% of circle rate valuecomesRs. 806868,-.Stamp duty being paid is 50 % ie. 2.5 % of the sale value , vide Govt. Notification No.184/VII-2-15/146-M.S.M.E/2013 Dated 31.01.2015 under D category ,Total Stamp duty being paid is Rs. 403434/-

11. That the Purchaserhas right to use the central amenities i.e. road and others provided by SIEL and shall be bound to fulfill his part of obligation towards complying with all the rules and regulations charges and the bye laws as laid down by the SIEL dealing with central amenities e.g. road, paths, street lights, vehicle parking regulations, central security system and maintenance of green areas landscapes etc. and maintenance charges as applicable will be paid by the purchaser. The ownership of above mentioned central facilities will be

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intact with the SIEL and the plot holders would have only right to use above mentioned amenities.

12. That the property in question is not governed by Real Estate (Regulation & Development) Act 2016 and does not come under Uttarakhand Real Estate (Regulation & Development) (General Rules 2017) or Real Estate Project (Group Housing Mixed Development Project) (and there is no violation of the RERA Act by the seller). The property hereby sold is private property of the seller.
13. That the provision of RERA act are not applicable to the said land.
14. The Coordinate latitude 30.375257 and longitude 77.839807 of said land captured by google map.
15. 26 QB Acknowledgement No. AJ8460782.

SCHEDULE OF LAND

All that part of land bearing Khata No. 01183 (Fasli 1424 to 1429) Khasra No. 2756 Area 0.2602 hact. or 2602 sq. mtrs, Mouza Shankarpur, Hakumatpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt. Dehradun, Uttarakhand is bounded and abutted as under;

East	:-	Land of Nala and other.
West	:-	Road 15 Mtr wide.
North	:-	Land of Samar and Silverline Pharma etc..
South	:-	Land of Other.

IN WITNESS WHEREOF the parties to this deed have put their signatures on this deed on the 06th day, October, 2022 mentioned hereinabove.

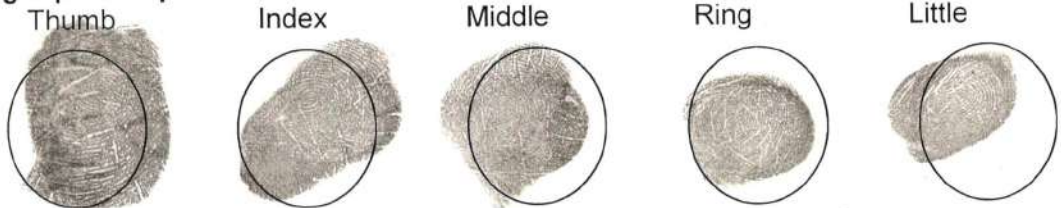
 Rana Shalima Jha



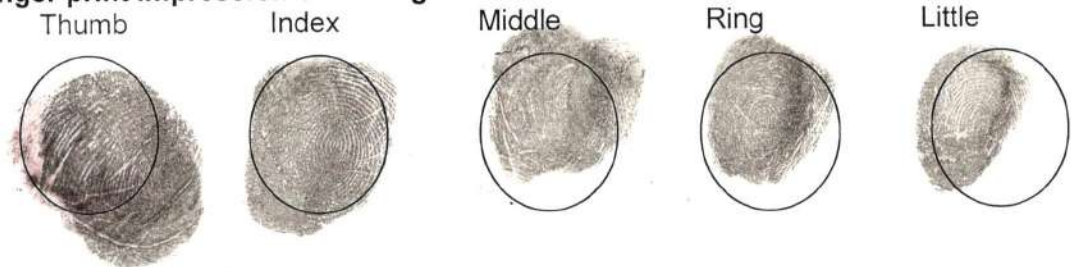
**FINGER PRINT IMPRESSION OF THE PARTIES IN COMPLIANCE WITH
SECTION 32-A OF THE REGISTRATION ACT**

Name & Address of the SELLER: Mr. V.K. Dhawan S/o Sh. K.L. Dhawan R/o 7/1,
Pritam Road, Dehradun, Uttarakhand

Finger print impression of the Left Hand:-



Finger print impression of the Right Hand:-





SIGNATURE OF SELLER

Sr. L. K. Jha



Name & Address of the PURCHASER. Director Smt. Sudhira Jha W/O Shri SMihir Kumar Jha, B-06, Sushant Lok-III, Sector 57, Gurgaon (HR). 122001.

Finger print impression of the Left Hand:-




Finger print impression of the Right Hand:-



Sudhira Jha

SIGNATURE OF PURCHASER

WITNESSES:


Raj Kumar Sharma,
S/O Sh. R B Sharma,
R/O Devlok Colony, Shimla Road,
Dehradun.
(A.Id. No. : 360978476436).



Mihir Kumar Jha,
S/O Late Anand Kumar Jha,
R/O B-6, Shashant Lok,
Sector-3, Gurgaon, Haryana.
(A.Id. No. : 8551 7444 2303).

Drafted by : Sanjeev Gautam, Advocate, Vikasnagar.



बही संख्या 1 जिल्द 6,500 के पृष्ठ 33 से 68 पर क्रमांक 9278

पर आज दिनांक 06 Oct 2022 को रजिस्ट्रीकरण किया गया।

Blauex
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, विकासनगर, प्रथम
06 Oct 2022



SITE PLAN

Sh. V. K. Dhawan S/o Late Shri K.L.Dhawan R/o 7/1, Pritam Road,
Dehradun, Uttarakhand.

..... Seller

AND

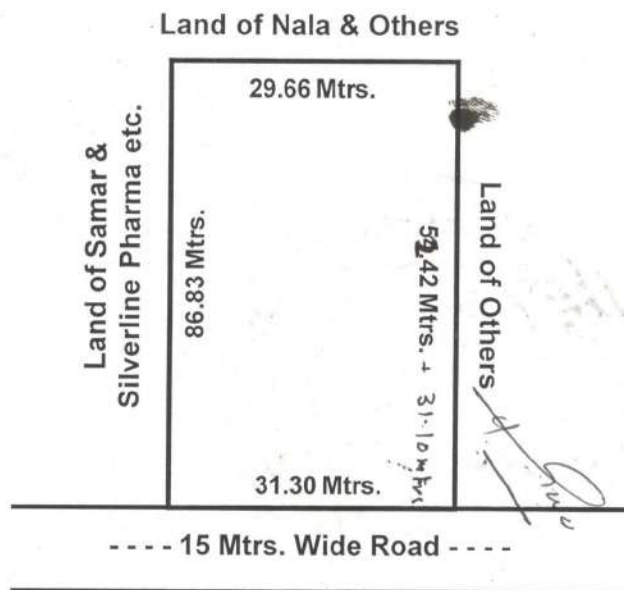
Mancare Laboratories Pvt.Ltd. a body corporate incorporated under
the provisions companies act 1956, having its Registered office at Shop No.
208, Baldeo Bhawan, Upper Bazar, S.No. Road, Ranchi-834001, Through its
Director Smt. Sudhira Jha W/O Shri. Mihir Kumar Jha, B-06, Sushant Lok-III,
Sector 57, Gurgaon, Haryana 122001.

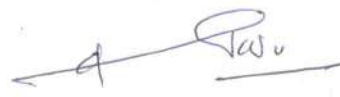
..... Purchaser

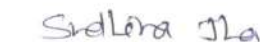
SCHEDULE OF LAND/PROPERTY

All that part of land bearing Khata No. 01183 (Fasli 1424 to 1429)
Khasra No 2756 Area 0.2602 hact.or 2602 Sq. mtrs. situated at Mauza-
Shankarpur, Hakumatpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, Distt.
Dehradun.

Not to Scale




.....
Sign. of Seller


.....
Sign. of Purchaser

बही संख्या 1 जिल्द 6,500 के पृष्ठ 33 से 68 पर क्रमांक 9278

पर आज दिनांक 06 Oct 2022 को रजिस्ट्रीकरण किया गया।

Blawee

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, विकासनगर, प्रथम
06 Oct 2022

