



SALE DEED
RELEVANT PARTICULARS

1. Consideration : Rs. 45,00,000/-
2. Market Value : Rs. 14,70,000/-
(As per Circle Rate)
3. Stamp Duty : Rs. 1,94,000/- (including stamp duty of Rs. 210/- for nomination).
(vide e-Stamp Certificate No. WUK 17613092355871P dated 19.04.2017)
4. Locality : Chalang
5. Particulars of the property : All that land bearing Khata Khatauni No. 79 (1423 to 1428 fasli) forming part of Khasra No. 915Kha (खसरा संख्या 915ख), area measuring 250 Sq. Mtrs. or 0.0250 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun
6. Kind of Property : Residential
7. Circle rate : Rs. 5880/- per Sq. Mtr. (Base Rate Rs. 5600/- + 5%)
8. Distance from main Road : Situated more than 500 meters away from the main Sahastradhara Road and more than 500 meters away from the main Rajpur Road and situated on 39 feet (11.89) wide Road.
9. Name and Address of Sellers : SHRI BIKRAM SINGH RANA son of Shri Prem Singh Rana resident of 78-P, Dakra Garhi Cantt., Dehradun (PAN : AIIPR9475Q)
10. Name and Address of Nominator : S AND N LIFESTYLE INFRAVENTURES PVT. LTD. (PAN : AAMCS2936E), having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through Authorised Signatory SHRI RAMESH CHANDRA THAPLIYAL (D.L. No. DL-0320100163958) son of Shri A.P. Thapliyal resident of 111/2, Rajpur Road, Dehradun.
10. Name and Address of Purchaser : SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun (PAN : ABHPI6626C)
11. Number of Stamp Sheets : 11 Sheets (Including PDE Sheet, I.D. Copy and Site Photograph)
12. Drafted by : Sh. Rajiv Kakkar, Advocate

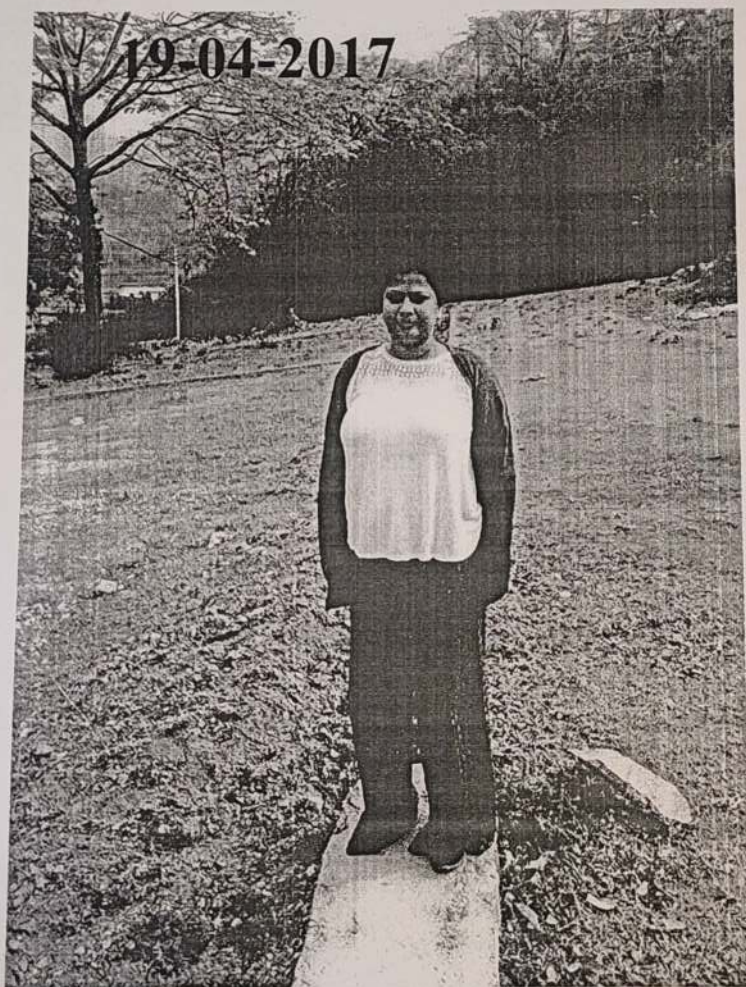
S and N Lifestyle Infraventures Pvt. Ltd.

Authorised Signatory

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ALL THAT LAND BEARING KHATA KHATAUNI NO. 79 (1423 TO 1428 FASLI) FORMING PART OF KHASRA NO. 915KHA (खसरा संख्या 915ख), AREA MEASURING 250 SQ. MTRS. OR 0.0250 HECT., SITUATED IN MAUZA CHALANG, PARGANA PARWA DOON DISTRICT DEHRADUN

SELLER : SHRI BIKRAM SINGH RANA
NOMINATOR : S AND N LIFESTYLE INFRAVENTURES PVT. LTD.
PURCHASER : SMT. NAZIA YUSUF IZUDDIN



S and N Lifestyle Infraventures Pvt. Ltd.

Authorised Signatory

NOMINATOR

SELLER

PURCHASER

395

(260)

SALE DEED

This DEED OF SALE is made on this the 19th day of April, 2017 at Dehradun by **SHRI BIKRAM SINGH RANA son of Shri Prem Singh Rana resident of 78-P, Dakra Garhi Cantt., Dehradun**, hereinafter called as the "Seller" of the ONE PART ;

AND

S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through Authorised Signatory **SHRI RAMESH CHANDRA THAPLIYAL son of Shri A.P. Thapliyal resident of 111/2, Rajpur Road, Dehradun** (authorised vide Board Resolution dated 16.04.2017), hereinafter called as the "Nominator" of the SECOND PART ;

IN FAVOUR OF

SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun, hereinafter called the "Purchaser" of the OTHER PART ;

PROVIDED always and it is hereby agreed that whenever the context so requires, the terms "**Seller**" and the "**Purchaser**" used hereinafter shall be also deemed to include their heirs, successors, legal representatives, executors, administrators and assigns.

WHEREAS the Seller is the exclusive recorded owner and bhumidhar of all that land bearing Khata Khatauni No. 79 (1423 to 1428 fasli) forming part of Khasra No. 915Kha (खसरा संख्या 915ख), area measuring 250 Sq. Mtrs. or 0.0250 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun (morefully described in the Schedule given at the foot of this deed) and has absolute transferable rights in respect of the above land.

AND WHEREAS the Seller had purchased above land alongwith other land total area measuring 850 Sq. Mtrs. from Shri Ashish Agarwal son of Late Shri Pawan Kumar resident of 189, Rajpur Road, Dehradun, by virtue of deed of sale dated 16.09.2016, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 6176 Pages 397 to 414 at Sl. No. **2517** on 16.09.2016 and the name of the Seller have been duly recorded in the Revenue Records as exclusive owner and bhumidhar with transferable rights, vide order of the Addl. Tehsildar, Dehradun in File No. 502/16 dated 21.11.2016.

AND WHEREAS Shri Ashish Agarwal above named had in turn purchased the above land alongwith other land total area measuring 0.2557 Hect. from Mohd. Tariq Nawad son of Shri Nawab Ahmed Khan resident of A-15, Ground Floor, Nizamudeen (West), New Delhi, by virtue of deed of sale dated 28.07.2015, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2019 Pages 271 to 298 at Sl. No. **7024** on 28.07.2015

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Authorised Signatory

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AND WHEREAS Mohd. Tariq Nawab above named had in turn purchased the above land alongwith other land from Shri Sachin Upadhyay son of Late Shri Pitamber Dutt Upadhyay resident of Village Sinola, Dehradun, by virtue of deed of sale dated 27.01.2014, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 1084 Pages 39 to 56 at Sl. No. **505** on 27.01.2014.

AND WHEREAS Shri Sachin Upadhyay above named had in turn purchased the above land alongwith other land from the Guru Ram Dass Educational Trust, 210, Rajpur Road, Dehradun through its Chairman Shri Raja Singh son of Shri Mela Singh vide two sale deeds both dated 11.01.2013 both duly registered in the office of Sub Registrar-4, Dehradun at Book No. 1 Vol. 677 Pages 255 to 264 at Sl. No. **215** on 11.01.2013 and Book No. 1 Vol. 677 Pages 265 to 274 at Sl. No. **216** on 11.01.2013.

AND WHEREAS Guru Ram Dass Educational Trust was the recorded bhumidhar of the above land alongwith other land since 1399 fasli i.e. since the year 1992.

AND WHEREAS Seller had agreed for sale of the said land with the Nominator and had further agreed with the Nominator that the sale deed(s) shall be executed either in the name of Nominator or its Nominee(s).

AND WHEREAS the Nominator in exercise of its rights of nomination, wishes to nominate the Purchaser for the sale of the said land and the Seller is now executing this sale deed in respect of the said land in favour of the Purchaser and the Nominator is joining the execution of this sale deed to confirm and consent for the nomination by it.

AND WHEREAS the Seller has agreed to sell the above land bearing Khata Khatauni No. 79 (1423 to 1428 fasli) forming part of Khasra No. 915Kha (खसरा संख्या 915ख), area measuring 250 Sq. Mtrs. or 0.0250 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun (morefully described in the Schedule, given at the foot of this deed) to the Purchaser at an agreed sale price of **Rs. 45,00,000/- (Rupees Forty Five Lacs only)**

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land from the Seller at the agreed sale price of **Rs. 45,00,000/- (Rupees Forty Five Lacs only)**

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of **Rs. 45,00,000/- (Rupees Forty Five Lacs only)** paid by the Purchaser vide Cheque dated 18.04.2017 drawn on Federal Bank,

S and N Lifestyle Infraventures Pvt. Ltd.

Authorised Signatory

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Dehradun (the receipt whereof the Seller hereby acknowledges), the Seller as owner hereby transfer to the Purchaser by way of sale all that land bearing Khata Khatauni No. 79 (1423 to 1428 fasli) forming part of Khasra No. 915Kha (खसरा संख्या 915ख), area measuring 250 Sq. Mtrs. or 0.0250 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, alongwith ALL the easements and appurtenances (morefully described in the Schedule given at the foot of this deed) TO HOLD all the same to the Purchaser as absolute owner.

2. The Seller hereby covenants with the Purchaser as follows:-

- (a) That actual physical possession has been delivered to the Purchaser who shall hereinafter be entitled to hold and enjoy the aforesaid land without any interruption or disturbance by the Seller or any person claiming through or under and without any lawful disturbance or interruption by any person whatsoever.
- (b) That the Seller will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said land to the Purchaser, his/her heirs or assigns as may be required.
- (c) That the interest hereby transferred subsists and the Seller have the power to sell the same.
- (d) That the land hereby sold is free from all charges, encumbrances and liens.
- (e) That all taxes, charges and revenue if any payable in respect of the said land shall be paid by the Seller upto the date of registration of the sale deed and since the date of sale, the Purchaser shall be liable to pay the above taxes.
- (f) That vacant and peaceful possession of the said land has been delivered by the Seller to the Purchaser.
- (g) That the parties to the deed do not belong to the Schedule Caste and Schedule Tribe.
- (h) That no registered agreement has been executed between the Seller and the Purchaser in respect of the land hereby sold.
- (i) That the land is situated more than 500 meters away from the main Sahastradhara Road and more than 500 meters away from the main Rajpur Road and situated on 39 feet (11.89) wide Road and does not form a part of any industrial estate and is situated outside the purview of Nagar Nigam Area of Dehradun.
- (j) That in case the Purchaser is deprived of the whole or any part of land hereby sold by reason of any defect found in the title of the Seller, or of any encumbrance or charge on the same to which this sale is not subject the Seller shall be liable to indemnify the Purchaser to the extent of the loss suffered which shall also include the costs of the improvements made thereafter.

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- (k) That the land is situated outside the Nagar Nigam, Dehradun. The Purchaser is purchasing the above land U/S 154(3) of U.P. Z.A & L.R. Act and provisions of Ordinance 29 of 2003 as the Husband of the purchaser owns immovable property in Uttarakhand State since before 12.09.2003.
- (l) That the circle rate in respect of the above land is fixed at Rs. 5880/- per Sq. Mtr. (Base Rate Rs. 5600/- + 5%) at the maximum, according to which the market value as per the circle rate of the total area of land 250 Sq. Mtrs., comes to Rs. 14,70,000/- whereas the actual sale consideration is Rs. 45,00,000/-, the calculation of stamp duty is done as under :-
- (a) Rs. 25,00,000/- @ 3.75%, comes to Rs. 93,750/-, as the Purchaser is a woman.
- (b) Rs. 20,00,000/- @ 5%, comes to Rs. 1,00,000/-

Thus the stamp duty of Rs. 1,94,000/- is being paid with this deed, including Rs. 210/- for consent, vide e-Stamp Certificate No. WUK17613092355871P dated 19.04.2017

SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 79 (1423 to 1428 fasli) forming part of Khasra No. 915Kha (खसरा संख्या 915ख), area measuring 250 Sq. Mtrs. or 0.0250 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	:	Land of Purchaser
West	:	Land of Purchaser
North	:	39 ft. wide Road
South	:	Land of Purchaser

Clearly shown in the annexed map




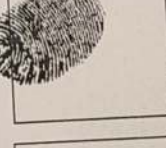






IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

FINGER PRINTS U/S 32-A REGISTRATION ACT

Name and Address of the Seller :

SHRI BIKRAM SINGH RANA son of Shri Prem Singh Rana resident of 78-P, Dakra Garhi Cantt., Dehradun

Left And Right Hands Finger Prints

Thumb	Index	Middle	Ring	Little
				
				

SIG. OF SELLER

S and N Lifestyle Infraventures Pvt. Ltd.

Authorised Signatory

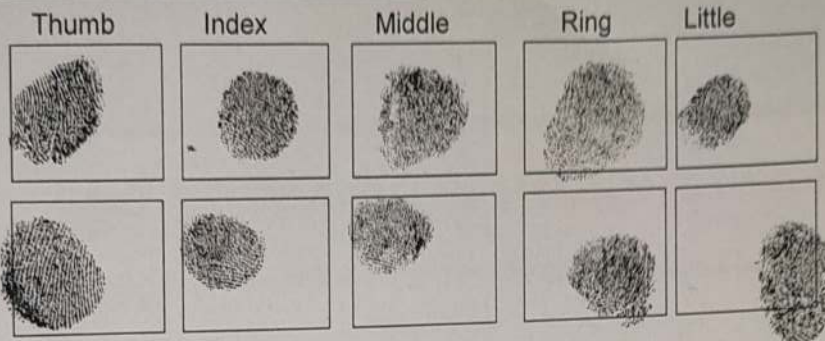
391 29

(256)

Name and Address of the Nominator :

S AND N LIFESTYLE INFRAVENTURES PVT. LTD., having its registered office at G-40, Gaurav Apartment, SFS, DDA Flats, Saket, New Delhi - 110017 through Authorised Signatory **SHRI RAMESH CHANDRA THAPLIYAL** son of Shri A.P. Thapliyal resident of 111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints



S and N Lifestyle Infraventures Pvt. Ltd.

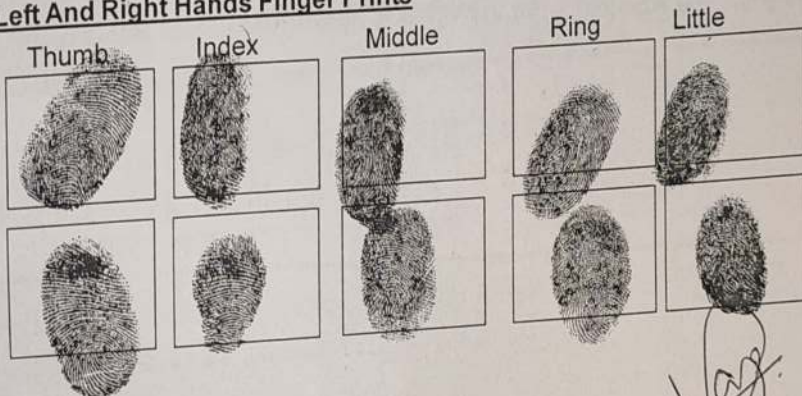
Authorised Signatory

SIG. OF NOMINATOR

Name and Address of the Purchaser :

SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints



SIG. OF PURCHASER

WITNESSES :-

1. Sh. Ashish Upadhyay
S/o Sh. Mani Ram Upadhyay
Sec. 5A, B-48, Baurari,
New Tehri Garhwal
(D.L. No. UK-0920130010143)

2. Roshani Gusain
D/o Sh. Balbir Singh Gusain
15, Inder Road, Dalanwala
Dehradun
(VID No. WWZ0213124)

Drafted by me on the basis of documents produced, by the parties, typed in my chamber and both the parties have identified each other to their satisfaction.

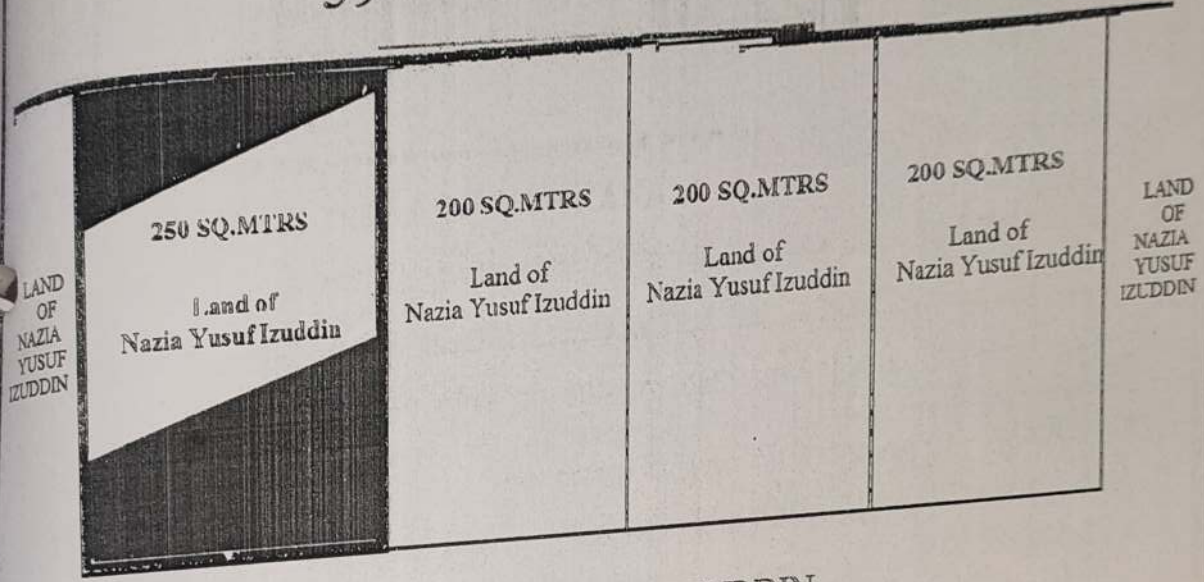
(Rajiv Kakkar),
Advocate.

NAME OF SELLER: MR. BIKRAM SINGH RANA
 TO : MS. NAZIA YUSUF IZUDDIN
 SOLD AREA : 250 SQ. MTRS
 CHASRA NO. : 915 Kha RAKBA NO. 250SQ. MTRS
 KHATA KHATONI : 79 (1423-1428) FASLI


(255)




39 FT COMMON ROAD

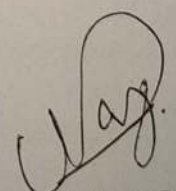


LAND OF NAZIA YUSUF IZUDDIN


 SELLERS

S and N Lifestyle Infraventures Pvt. Ltd.


 Authorised Signatory


 PURCHASER

बही संख्या 1 जिल्द 3,344 के पृष्ठ 385 से 406 पर क्रमांक 2529

पर आज दिनांक 19 Apr 2017 को रजिस्ट्रीकरण किया गया।

Apbhatt
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
19 Apr 2017

