



2034/104

Shweta

SALE DEED/RELEVANT PARTICULARS

1. Consideration : Rs. 30,68,000/-
2. Market Value : Rs. 34,09,000/-
3. Total Stamp Duty Paid : Rs. 1,70,500/-
4. Main Locality : Main Chakrata Road
5. Locality : Ballupur Road-I
6. Latitude No. : 30.33350
7. Longitude No. : 78.02575
8. Total Nos. of Pages : 18
9. **Particulars of the property** : All that Basement (Godown), Admeasuring (Super Area) 33.60 Sq. Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without roof rights)
10. **Kind of Property** : Commercial Property
11. **Circle rate** : Rs. 98,000/- per Sq. Mtrs. + Rs. 14,700/- (15% Additional Circle Rate) = Total Circle Rate of Rs. 1,12,700/- per Sq. Mtrs.
12. **Distance from main Road** : Situated on Main Chakrata Road between Kishan Nagar Chowk and Ballupur Chowk.
13. **Name and Address of Sellers** : (1) **Shri Suresh Kumar Agarwal** (PAN:- AFZPA0037M) S/o Mr. Purshottam Kumar Agarwal *self and as attorney for his father* (2) **Shri Purshottam Kumar Agarwal** (PAN:- AEJPA6851L) S/o Mr. Ram Kumar Agarwal, both R/o 69, Doon Vihar, Jakhan, Dehradun (Uttarakhand).
14. **Name and Address of Purchaser**: **Shweta Goel** (PAN : BCOPG5206K) D/o Shri Hari Kumar Agarwal R/o Society Area, Subhash Nagar, Dehradun

[Signature]

Shweta



Online Public Data Entry Summary

UKPDE2021045112277

DISTRICT NAME : देहरादून BRO : देहरादून

जलसंधारण शाखा

UKPDE2021045112277

5-Apr-2021

12:05:37

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office नगर निगम, देहरादून

Deed/Article Type : Sale (Immovable)

Sub-Deed/Sub-Article : Sale(Commercial Building)

Village/Location For Index : चकगाता रोड पर चटाघर से दिन्दात गुप्त निगम नगर चौक होने वाले बन्धुपुर चौक के तक

Village/Location/Road Selected for Circle RateList : चकगाता रोड पर चटाघर से दिन्दात गुप्त निगम नगर चौक होने वाले बन्धुपुर चौक के तक

Khewat : 0

Khatoni : 0

Khassra : 1272 and 1276

House/Flat No: Municipal No. 2/1/1

Area : 33.60 वर्ग मीटर

Latitude : 30.3335000000

Longitude : 78.0257500000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 3088000.00

Market Value : 3409000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent

: 0.00

Stamp Duty : 170500.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 32

अवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार		पता		
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण इका	आवक वर्ष	पता
निर्माण शुल्क का विवरण					
क्र.सं	नुपदान की विधि	बनपाव	संरक्षक अकाउंट		
1	Cash	25000.00	0		
स्टाम्प शुल्क का विवरण					
क्र.सं	नुपदान की विधि	बनपाव	संरक्षक अकाउंट	पाटी दिनांक	स्टाम्प विंडो नईकी
1	e-Stamp	170500.00	0	27-Mar-2021	0

[Signature]

[Signature]



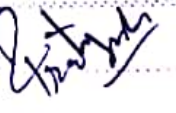
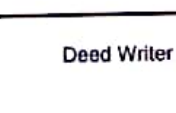
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Appointment Date:

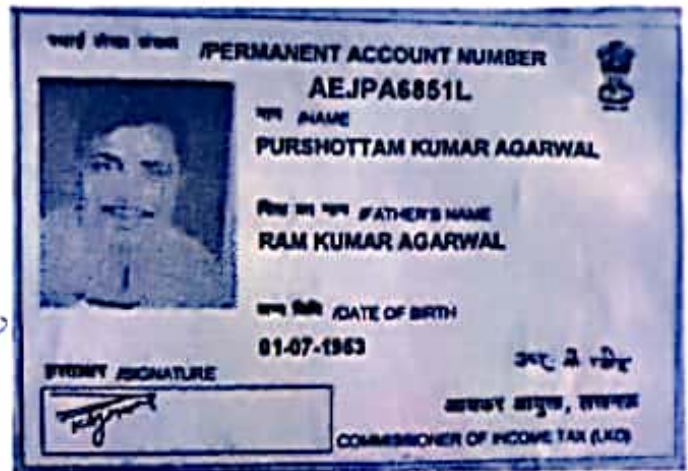
Appointment Time:

Appointment TokenNo:

Mutation Office नगर निगम, देहरादून

पञ्चकार का प्रकार		पञ्चकार का विवरण		पञ्चकारों का विवरण		
पञ्चकार का प्रकार	पञ्चकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पञ्चकार संख्या
विहेता / प्रथम पक्ष	श्री सुरेश कुमार अग्रवाल स्वयं व सुखतारेआम श्री पुरपोलम कुमार अग्रवाल पुत्र श्री पुरपोलम कुमार अग्रवाल निवासी 69 दून बिहार जालन देहरादून		PRIVATE JOB	AFZPA0037 M	0000000000	PAN CARD : AFZPA0037M
विहेता / द्वितीय पक्ष	कुमारी श्वेता गोपाल पुत्री श्री हनि कुमार अग्रवाल निवासी सोमाइटी एरिया मुभाय नगर देहरादून		PRIVATE JOB	BCOPG5206 K	0000000000	PAN CARD : BCOPG5206K
पञ्चाह	श्री अमित शर्मा पुत्र श्री राम गोपाल शर्मा निवासी 25 मदानन्द मार्ग कविकेश देहरादून		PRIVATE JOB		0000000000	ADHAAR : 540226067649
पञ्चाह	श्री प्रमोद प्रियमवद पुत्र श्री पून कान्त झा निवासी 19-डी एम आई जी एच डी डी ए फ्लैट्स पश्चिम-2 नगर रामफल चौक द्वारका सेक्टर-7 माउथ वेस्ट दिल्ली दिल्ली		PRIVATE JOB		0000000000	ADHAAR : 237203359975

Deed Writer /Advocate Name :Sanjeev Sharma



PHOTOGRAPH OF THE SCHEDULED PROPERTY

All that Basement (Godown), Admeasuring (Super Area) 33.60 Sq Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without roof rights).



(Suresh Kumar Agarwal)
Seller No. 1
for self and as attorney for
his father Seller No. 2

(Shweta Goel)
Purchaser



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK20825843046955T
: 26-Mar-2021 06:36 PM
: NONACC (SV)/ uk1201504/ DEHRADUN/ UK-DH
: SUBIN-UKUK120150445296561013062T
: SURESH KUMAR AGARWAL AND PURSHOTTAM KUMAR AGARWAL
: Article 23 Conveyance
: MAIN CHAKRATA ROAD,BALLUPUR ROAD-I,DEHRADUN
: 30,68,000
: (Thirty Lakh Sixty Eight Thousand only)
: SURESH KUMAR AGARWAL AND PURSHOTTAM KUMAR AGARWAL
: SHWETA GOEL
: SURESH KUMAR AGARWAL AND PURSHOTTAM KUMAR AGARWAL
: 1,70,500
: (One Lakh Seventy Thousand Five Hundred only)

Dinesh Agarwal
Stamp Vendor
Dehra Dun



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

[Signature]

[Signature]

LB 0011837364

Statutory Alert

1. The authenticity of this stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App at Stock Holding Company's documents in the details of this Certificate and its availability on the website / Mobile App renders it invalid.
2. The price of checking the legitimacy is on the parts of the certificate.
3. Damage of any major nature, damage renders the certificate invalid.


SALE DEED

This Deed of Sale is made at Dehradun on this 27th Day of March, 2021 between (1) **Shri Suresh Kumar Agarwal** S/o Mr. Purshottam Kumar Agarwal *self and as attorney for his father* (2) **Shri Purshottam Kumar Agarwal** S/o Mr. Ram Kumar Agarwal, both R/o 69, Doon Vihar, Jakhan, Dehradun (Uttarakhand) (That the said Power of Attorney dated 19-12-2005 is duly registered in the office of S.R.-1st, Dehra Dun at Book No. 4, Vol. No. 109, Page 443, ADFB No. 4, Vol. No. 189, Page Nos. 571/580 at Serial No. 2916, regd. on 19-12-2005 and the said attorney is still enforce and has not being revoked) (hereinafter called the "Sellers") of the one part;

IN FAVOUR OF

Shweta Goel D/o Shri Hari Kumar Agarwal R/o Society Area, Subhash Nagar, Dehradun (hereinafter called the "Purchaser") of the other part;

WHEREAS the Sellers are the absolute and undisputed owners and in possession of the under mentioned property more particularly described in the "schedule of property" given at the foot of this deed and hereinafter referred to as "said Property".



बही संख्या 1 रजिस्ट्रीकरण संख्या 2034 वर्ष 2021

Sale (Immovable)

Sale (Commercial Building)

प्रतिफल रु : 3,068,000.00

मालियत रु : 3,409,000.00

रजिस्ट्रेशन शुल्क
रु 25,000.00

प्रतिनिधि शुल्क
रु 100.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क
रु 320.00

कुल योग
रु 25,420.00

शब्द लगभग
1,000

कुमारी श्वेता गोयल पुत्री श्री हरि कुमार अग्रवाल निवासी सोसाइटी एरिया सुभाष नगर देहरादून ने आज दिनांक 05 Apr 2021 समय मध्य 3PM व 4PM को कार्यालय उपनिबन्धक देहरादून, द्वितीय में प्रस्तुत किया।



Shweta

श्वेता गोयल

[Signature]

उपनिबन्धक
देहरादून, द्वितीय
05-Apr-2021

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री सुरेश कुमार अग्रवाल स्वयं व मुख्तार आम श्री पुरपोत्तम कुमार अग्रवाल पुत्र श्री पुरपोत्तम कुमार अग्रवाल निवासी 69 दून विहार जाखन देहरादून। ने विक्रय धन मुबलिय रु 3,068,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन केता कुमारी श्वेता गोयल पुत्री श्री हरि कुमार अग्रवाल निवासी सोसाइटी एरिया सुभाष नगर देहरादून। ने भी स्वीकार किया।

जिनकी पहचान श्री अमित शर्मा पुत्र श्री राम गोपाल शर्मा निवासी 25 सदानन्द मार्ग अचिकेज देहरादून तथा श्री प्रत्यूष प्रियमबद पुत्र श्री फूल कान्त झा निवासी 19-डी एम आई जी एच डी डी ए फ्लैट्स पकट-2 नियर रामफल चौक द्वारका सेक्टर-7 साउथ वेस्ट दिल्ली दिल्ली ने की।

[Signature]

उपनिबन्धक
देहरादून, द्वितीय
05-Apr-2021

AND WHEREAS the Sellers and Shri B.S. Raghav S/o Shri M.S. Raghav and other co-owners had purchased all that property bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun also bearing No. 1/1 Kishan Nagar, Dehradun forming part of Khasra No.1272 and 1276 measuring 618.95 Sq. Mts along with builtup area of Mauza Uddiwala, Pargana Central Doon, Distt. Dehradun from Shri Achalanand Bangwal S/o Shri Akhilanand Bangwal R/o 1/1 Kishan Nagar, Dehradun vide sale deed dated 30-08-2007, duly registered in the office of Sub-Registrar-I, Dehradun in book no 1, Vol. 2068, Pages 19 to 70 as Doc No. 8231 on 30-08-2007. The names of the sellers are duly mutated in the Municipal Records regarding the aforesaid land.

AND WHEREAS said Shri Achalanand Bangwal S/o Shri Akhilanand Bangwal had purchased the above mentioned property from Smt. Omwati Devi W/o Shri S.B. Saxena R/o 23 A Indriapuri Society Harni Road, Baroda vide Sale Deed dated 27-12-1978, duly registered in the office of Sub-Registrar-I, Dehradun in Book no. 1, Vol. 1539, Pages 29 to 36 as Document No. 11099 with Duplicate No. 11100 on dated 28-12-1978.

AND WHEREAS after purchasing the said property, the sellers and other co-owners got constructed a commercial complex on their aforesaid land after getting the Commercial building Plan Sanctioned from the MDDA, Dehradun and have agreed to sell the property mentioned in schedule of this deed, hereinafter called the said Property and the purchaser wants to purchase the said property and upon coming to know of the said intention of the sellers, the purchaser offered to purchase the said property for or at a price of **Rs. 30,68,000/- (Rupees Thirty Lakhs Sixty Eight Thousand Only)** free from all encumbrances, liens, charges and demands whatsoever, to which the sellers have accepted and have agreed to sell the same for the said price;

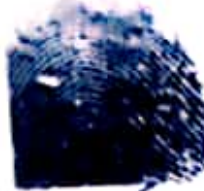
AND WHEREAS the parties have now desired that the sale deed be executed;




बही संख्या 1 रजिस्ट्रीकरण संख्या 2034 वर्ष 2021



सुरेश कुमार अहिराज
अवध व मुक्तारोकाय पी
पुरचोलाय कुमार



शेता शोषन



अमित शर्मा



प्रत्युष प्रियमबद

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

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
05 Apr 2021

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and for a consideration of the sum of **Rs. 30,68,000/- (Rupees Thirty Lakhs Sixty Eight Thousand Only)** already paid by the purchaser to the sellers in the following manner:-
 - (a) Rs. 11,64,400/- through RTGS on 25-03-2021
 - (b) Rs. 3,67,800/- vide Cheque No. 013024, dated 24-03-2021, drawn on South Indian Bank, Dehradun
 - (c) Rs. 3,84,000/- vide Cheque No. 013005, dated 24-03-2021, drawn on South Indian Bank, Dehradun
 - (d) Rs. 2,00,000/- vide Cheque No. 1006656, dated 13-02-2021, drawn on South Indian Bank, Dehradun
 - (e) Rs. 5,67,800/- vide Cheque No. 013025, dated 24-03-2021, drawn on South Indian Bank, Dehradun
 - (f) Rs. 3,84,000/- vide Cheque No. 013006, dated 24-03-2021, drawn on South Indian Bank, Dehradun

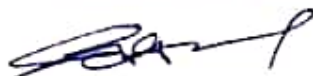
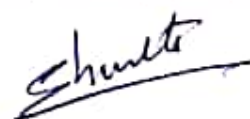
the receipt whereof the sellers/attorney holder do hereby acknowledge, having received as full and final sale consideration for the said property, the sellers do hereby convey, transfer and assign all that commercial property and morefully described in the "Schedule of Property" given at the foot of this deed, together with all right, title, interest and claims of the seller in and upon the said shop with all easements, appurtenances, rights of way, benefits and privileges attached or reputed to be attached to the said shop hereby sold, Unto and To the use of the said



Purchaser, To HAVE and TO HOLD the same absolutely and for ever, as the full and absolute owner and holder thereof subject to the terms and conditions mentioned hereunder, the actual physical, vacant possession whereof has been delivered to the Purchaser, on the spot, this day.

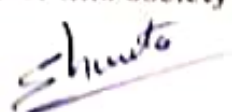
2. That the sellers do hereby further covenant with the Purchaser and declare, as under:-

- (a) That the Sellers have good and subsisting title and right to convey the said property to the Purchaser as is hereby conveyed.
- (b) That the Purchaser shall hold, use and enjoy the said property subject to conditions mentioned hereunder, as her own property without any hindrance, interruption and claim from the sellers or any other person whomsoever and she shall be entitled to get her name mutated in the municipal records regarding the said property and the sellers shall have no objections to it.
- (c) That there is no prior registered agreement among the parties regarding the said property.
- (d) That the house tax, water tax and all other taxes and cesses etc. due and payable in respect of the said property hereby sold, as may be in arrears upto the date of the sale, shall be payable and be paid by the seller, and thereafter the same shall be payable by the purchaser.
- (e) That the property hereby sold is free from all encumbrances, liens, mortgages, pledges, gifts, transfers, charges and demands and all kinds of attachments, proceedings of acquisition or requisition.
- (f) That at all convenient times hereinafter upon the request and at the cost of the purchaser, the sellers shall do and execute, and/or cause to be done and executed all such acts, and deeds which may be

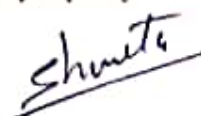
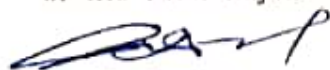



reasonably required for further and more perfectly assuring the title of the purchaser to the property hereby conveyed, and keeping the purchaser in possession of the same.

- (g) That the sellers hereby agrees to keep the purchaser harmless and keep her indemnified against any losses, damages, costs and expenses to which she may be subjected due to any defect in the title of the seller to the said property or any part thereof.
- (h) That the purchaser shall get her name mutated in the records of Nagar Nigam Dehradun regarding the property hereby sold.
- (i) That the common passages existing on the Northern boundary of the property hereby sold can be used by the purchaser as common passage but the purchaser or any person claiming through her shall not in any way obstruct the said passages by putting any goods or luggage or by constructing anything in the said passages. Stilt and Front parking shall be used by the purchaser with other occupants of the complex commonly.
- (j) That the purchaser or any person claiming through her shall not in any way damage the floor or roof of the property hereby sold .
- (k) That the purchaser shall have no right over the roof of the shop hereby sold. The roof rights of said property are not being sold to the purchaser.
- (l) That the purchaser or any person claiming through her shall not do any act or thing in the said property which is prohibited by law.
- (m) That the purchaser shall be liable to contribute her share towards maintenance of common facilities available in the shopping complex and for this purpose a society shall be constituted and the purchaser shall be member of this society



- (n) That Purchaser shall have ownership rights within the Periphel walls and common area shall be used for common purpose only and purchaser shall have no individual rights over the common space of complex.
- (o) That purchaser shall have no right to make changes in structure of building or any other construction or change which adversely effect the structure of building.
- (p) That the name of complex is "BSR Plaza" which will remain the same. The Purchaser or any other subsequent purchaser shall have no right to change the name of Complex.
- (q) That the Purchaser shall apply for new Electricity connection at her own cost and expenses for the scheduled property in her own name and shall contribute towards the water charges of the Complex as per her share.
- (q) That Purchaser or her tenant shall have no right to do business in said property, which is dangerous to human life and peace of other occupants.
- (r) That the purchaser is satisfied with the title of the sellers.
- (s) That the purchaser has all rights to use and utilize the common facilities and easements of the Complex.
- (t) That the property hereby sold is situated on Main Chakrata Road between Kishan Nagar Chowk and Ballapur Chowk, within the limits of Nagar Nigam Dehradun. The property hereby sold is part of a Multi Storied commercial building, the total area of the property hereby sold is 33.60 Sq. Mtrs. the Circle rate prescribed for Commercial building in this locality is Rs. 98,000/- per Sq. Mts., The width of the road adjoining the property hereby sold is



more than 18 Mts and hence the circle rate value be enhanced by 15%. The property hereby sold is situated at Basement (Godown) and hence the market value of the property hereby sold after 10% rebate comes to Rs. 34,09,000/- on which proper stamp duty @5% of Rs. 1,70,450/- rounded off Rs. 1,70,500/- is being paid by this deed.

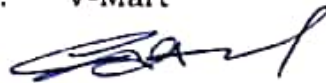
- (u) That the total area of all that property i.e. Basement (Godown) is 168 Sq. Mtrs., out of which undivided 20% share i.e. 33.60 Sq. Mtrs. of the Sellers in the aforesaid area is being sold vide this sale deed.
- (v) That all the cost and expenses to the preparation, execution and registration of this deed, including, registration charges, stamp duty and other incidental charges, Advocate's fee etc. paid by the Sellers.
- (w) The Uttaranchal Act no.29 of 2003 is not applicable in respect of the property hereby sold since it is situated within limit of Municipal Corporation, Dehradun.

PROVIDED ALWAYS and it is hereby mutually agreed that the expressions 'Sellers,' and the 'Purchaser' wherever used shall be given the fullest scope and the widest meaning and shall include their heirs, successors in interest, transferees, administrators and executors etc.

SCHEDULE OF PROPERTY

All that Basement (Godown), Admeasuring (Super Area) 33.60 Sq. Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without roof rights), as shown in the plan annexed hereto, marked with alphabets 'A', 'B', 'C', 'D' and 'A', butted and bounded as under:-

- North : Common Parking Space on Ground Floor and thereafter Main Chakrata Road
- South : Property of others,
- East : Corridor & Common Passage
- West : V-Mart




Finger Prints in Compliance of Section 32A of the Registration Act 1908

**Name of the Sellers:- (1) Shri Suresh Kumar Agarwal self
and as attorney for his father (2) Shri Purshottam Kumar
Agarwal**

Left Hand fingers impressions

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand fingers impressions

Thumb Index Finger Middle Finger Ring Finger Little Finger



Name of the Purchaser :- Shweta Goel

Left Hand fingers impressions

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand fingers impressions

Thumb Index Finger Middle Finger Ring Finger Little Finger



In Witness whereof the Seller and the Purchaser have put their respective hands and have executed this Sale Deed in the presence of Witnesses and the Witnesses have put their respective hands in the column of witnesses in the presence of Seller and Purchaser on the day, month and year first above mentioned.



(Suresh Kumar Agarwal)

Seller No. 1

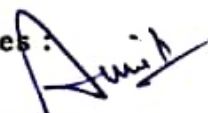
for self and as attorney for
his father Seller No. 2




(Shweta Goel)

Purchaser

Witnesses :

1. 
Amit Sharma
S/o Mr. Ram Gopal Sharma
R/o 25 Sadanand Marg,
Rishikesh, Dehradun
(Aadhar No. 5402 2606 7649)

2- 
Pratyush Priyambad
S/o Mr. Ful Kant Jha
R/o 19-D, MIGH, DDA Flats
Pocket-2, Near Ramphal Chowk
Dwarka, Sector-7, South West Delhi,
Delhi
(Aadhar No. 2372 0335 9975)

This Deed has been drafted on the basis of documents provided and under the instructions of the parties. Both the parties are in sound mind and are in full senses, they have read and understood all the contents of this Deed and after being satisfied have signed this deed willingly without any compulsion, pressure and undue influence. Both the parties have identified each other.

Drafted by :- Sanjeev Sharma, Advocate, Notary Public, SDM Court
Compound, Dehra Dun, Mob.: +919719409693


SANJEEV-SHARMA
ADVOCATE
R.No. UP 5074/86 UA-1524/04

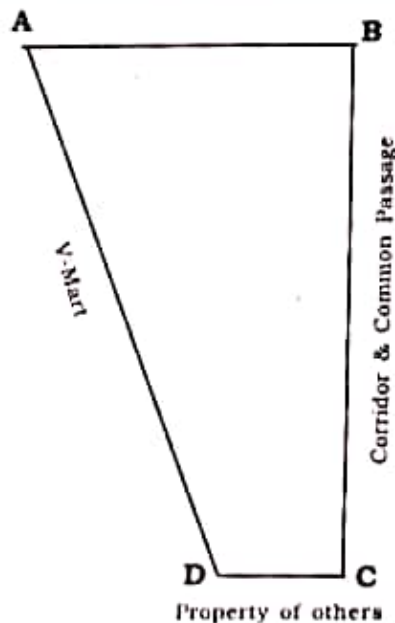
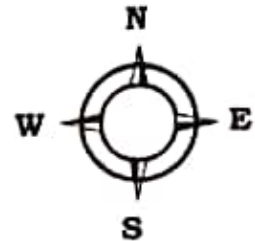
SITE PLAN


All that Basement (Godown), Admeasuring (Super Area) 33.60 Sq. Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without roof rights).

Sold Area marked with Alphabets A, B, C, D & A

NOT TO SCALE

Common Parking Space on Ground Floor
and thereafter Main Chakrata Road

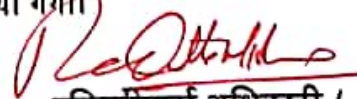



(Suresh Kumar Agarwal)
Seller No. 1
for self and as attorney for
his father Seller No. 2


(Shweta Goel)
Purchaser

बही संख्या 1 जिल्द 7,315 के पृष्ठ 1 से 32 पर क्रमांक 2034

पर आज दिनांक 05 Apr 2021 को रजिस्ट्रीकरण किया गया



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
05 Apr 2021

