



SALE DEED/RELEVANT PARTICULARS

1. Consideration *1906* *107* Rs. 46,02,000/-
2. Market Value : Rs. 51,13,000/-
3. Total Stamp Duty Paid : Rs. 2,56,000/- *2.32*
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) 50.40 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 Anil Kumar Raghav (PAN:- AHRPR4743F)** S/o Late Sh. B.S. Raghav and (2) **Shri Sunil Singh Raghav (PAN:- AIDPR5605B)** S/o Late Sh. B.S. Raghav both R/o Maansarovar, Lane No. 6, Kali Mandir Enclave, GMS Road, Dehradun
14. **Name and Address of Purchaser**: **Shweta Goel (PAN : BCOPG5206K)** D/o Shri Hari Kumar Agarwal R/o Society Area, Subhash Nagar, Dehradun



उत्तराखण्ड शासन

Online Public Data Entry Summary

UKPDE2021045112273

DISTRICT NAME : देहरादून SRO : देहरादून

UKPDE2021045112273

27-Mar-2021

11:55:57

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 :बकसना रोड पर पंटापर से विन्दाव गुप्त बिजन नगर चौक होते हुये बन्नुपुर चौगहे तक

Village/Location/Road Selected for Circle RateList :बकसना रोड पर पंटापर से विन्दाव गुप्त बिजन नगर चौक होते हुये बन्नुपुर चौगहे तक

Khewat :0

Khaloni :0

Khasra :1272 and 1276

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

Area :50.40 वर्ग मीटर

Latitude :30.3335000000

Longitude :78.0257500000

Land Value :0.00

Construction Value :0.00

Transaction Value :4802000.00

Market Value :5113000.00

Advance :0.00

Lease Period :0.00

Avg. Rent

0.00

Stamp Duty :258000.00

Regn Fees :25000.00

Pasting Fees :100

Page :34

| व्यवसायिक निर्माण का विवरण | | | | |
|----------------------------|-------------------|-------------------|-------------------|---------------------|
| क्र.सं. | निर्माण का प्रकार | घर | | |
| | | | | |
| आवासीय निर्माण का विवरण | | | | |
| क्र.सं. | निर्माण क्षेत्र | निर्माण का प्रकार | निर्माण दिनांक | आवक वर्ष |
| | | | | |
| निर्वाहक शुल्क का विवरण | | | | |
| क्र.सं. | नुबतान की विधि | बनपति | उत्तरवर्ष क्रमांक | |
| 1 | Cash | 25000.00 | 0 | |
| स्टाम्प शुल्क का विवरण | | | | |
| क्र.सं. | नुबतान की विधि | बनपति | उत्तरवर्ष क्रमांक | वारी दिनांक |
| 1 | e-Stamp | 256000.00 | 0 | 27-Mar-2021 |
| | | | | स्टाम्प विवेका आईडी |
| | | | | 0 |

Chetana

Amrit

27/3/21





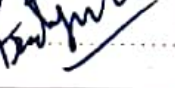
Shruti

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office नगर निगम, देहरादून

| पक्षकार का प्रकार | | पक्षकार का विवरण | | पैन नं | मोबाइल नं | पहचान पत्र संख्या |
|---------------------|--|---|----------------|----------------|------------|------------------------|
| पक्षकार का प्रकार | पक्षकार का विवरण | हस्ताक्षर | व्यवसाय | पैन नं | मोबाइल नं | पहचान पत्र संख्या |
| विहेला / प्रथम पक्ष | श्री अमित कुमार रायच पुत्र श्री स्व बी एम रायच निवासी धानमरोवर लेन न 6 कानी मंदिर एक्स्प्रेस जे एम एम रोड देहरादून |  | PRIVATE JOB | AHRPR4743 F | 0000000000 | PAN CARD AHRPR4743F |
| विहेला / प्रथम पक्ष | श्री सुनील सिंह रायच पुत्र श्री स्व बी एम रायच निवासी धानमरोवर लेन न 6 कानी मंदिर एक्स्प्रेस जे एम एम रोड देहरादून |  | PRIVATE JOB | AIDPR5605B | 0000000000 | PAN CARD AIDPR5605B |
| द्वितीय पक्ष | श्री श्वेता बोचन पुत्र श्री हरि कुमार अग्रवाल निवासी मोमाइटी एरिया मुभाष नगर देहरादून |  | PRIVATE JOB | BCOPG5206 K | 0000000000 | PAN CARD BCOPG5206K |
| सहाह | श्री अमित अर्मा पुत्र श्री राम गोपाल अर्मा निवासी 25 मदानन्द मार्ग कृषिज देहरादून |  | PRIVATE JOB | | 0000000000 | ADHAAR 540226067649 |
| सहाह | श्री प्रमोद प्रियमबद पुत्र श्री फूल कान्त झा निवासी 19-डी एम आई जी एच टी टी ए फर्नटस पब्लि-2 नियत रामपल चौक टागबा मस्टर-7 माउथ |  | PRIVATE JOB | | 0000000000 | ADHAAR 237203359975 |

Deed Writer /Advocate Name :Sanjeev Sharma



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL KUMAR RAGHAV
BASUDEV SINGH RAGHAV
02/06/1978
Permanent Account Number
AHRPR4743F

Anil Kumar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL SINGH RAGHAV
BASUDEV SINGH RAGHAV
02/06/1978
Permanent Account Number
AIDPR5605B

Sunil Singh

Signature/Left Thumb

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHWETA GOEL
HARI AGRAWAL
14/04/1992
Permanent Account Number
BCOPG5206K

Shweta Goel

Shweta

16022012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATYUSH PRIYAMBAD
FUL KANT JHA
24/11/1984
Permanent Account Number
AWOPP9522C

Pratish

Signature

28052008

भारत सरकार
Government of India

अमित शर्मा
Amit Sharma
DOB: 10/08/1978
गुण MALE

Amit

5402 2606 7649

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
मकान 24, बसन्त नगर, हरिद्वार, उत्तरांचल - 249201

Address:
H.N. 25, SADANAND MARG, RISHIKESH,
Rishikesh **, Dehradun,
Uttarakhand - 249201

5402 2606 7649

PHOTOGRAPH OF THE SCHEDULED PROPERTY

All that Basement (Godown), Admeasuring (Super Area) 50.40 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).



(Anil Kumar Raghav)
Seller No. 1

(Sunil Singh Raghav)
Seller No. 2

(Shweta Goel)
Purchaser



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-UK20825399116323T |
| Certificate Issued Date | : 26-Mar-2021 06:35 PM |
| Account Reference | : NONACC (SV)/ uk1201504/ DEHRADUN/ UK-DH |
| Unique Doc. Reference | : SUBIN-UKUK120150445297427305360T |
| Purchased by | : ANIL KUMAR RAGHAV AND SUNIL SINGH RAGHAV |
| Description of Document | : Article 23 Conveyance |
| Property Description | : MAIN CHAKRATA ROAD, BALLUPUR ROAD-I, DEHRADUN |
| Consideration Price (Rs.) | : 46,02,000 (Forty Six Lakh Two Thousand only) |
| First Party | : ANIL KUMAR RAGHAV AND SUNIL SINGH RAGHAV |
| Second Party | : SHWETA GOEL |
| Stamp Duty Paid By | : ANIL KUMAR RAGHAV AND SUNIL SINGH RAGHAV |
| Stamp Duty Amount(Rs.) | : 2,56,000 (Two Lakh Fifty Six Thousand only) |



Dinesh Agarwal
Stamp Vendor
Dehra Dun

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

Anil Kumar Raghav

Shweta Goel

Shweta

LB 0011837365

Statutory Alert:

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

SALE DEED

This Deed of Sale is made at Dehradun on this 27th Day of March, 2021 between **(1) Shri Anil Kumar Raghav** S/o Late Sh. B.S. Raghav and **(2) Shri Sunil Singh Raghav** S/o Late Sh. B.S. Raghav both R/o Maansarovar, Lane No. 6, Kali Mandir Enclave, GMS Road, Dehradun (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".

The block contains three handwritten signatures. On the left is a signature that appears to be 'Anil Kumar Raghav'. In the center is a signature that appears to be 'Sunil Singh Raghav'. On the right is a signature that appears to be 'Shweta Goel'.

बही संख्या 1 रजिस्ट्रीकरण संख्या 1906 वर्ष 2021

Sale (Immovable)

Sale(Commercial Building)

प्रतिफल रु0 : 4,602,000.00

मालियत रु0 : 5,113,000.00

रजिस्ट्रेशन शुल्क
रु0 25,000.00

प्रतिनिधि शुल्क
रु0 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 340.00

कुल योग
रु0 25,440.00

शब्द लगभग
1,000

श्री श्वेता गोयल पुत्र श्री हरि कुमार अग्रवाल निवासी सोसाइटी एरिया मुभाष नगर देहरादून ने आज दिनांक 27 Mar 2021 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक देहरादून, द्वितीय में प्रस्तुत किया।



Shweta
श्वेता गोयल

उपनिबन्धक
देहरादून, द्वितीय
27-Mar-2021

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री अनिल कुमार राघव पुत्र श्री स्व बी एस राघव निवासी मानसरोवर लेन न 6 काली मंदिर एंक्लेव जी एम एस रोड देहरादून। श्री सुनील सिंह राघव पुत्र श्री स्व बी एस राघव निवासी मानसरोवर लेन न 6 काली मंदिर एंक्लेव जी एम एस रोड देहरादून। ने विक्रय धन मुबलिय रु0 4,602,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री श्वेता गोयल पुत्र श्री हरि कुमार अग्रवाल निवासी सोसाइटी एरिया मुभाष नगर देहरादून। ने भी स्वीकार किया।

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



उपनिबन्धक
देहरादून, द्वितीय
27-Mar-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 Shri B.S. Raghav S/o Shri M.S. Raghav died on 25-09-2008 leaving behind a Will dated 14-02-2008 which after the death of the abovenamed Shri. B.S. Raghav got duly registered on 13-05-2011 in the office of Sub-Registrar-II, Dehradun at Book No. 3, Volume 159, Pages 33 to 66 at Serial No. 119 and as per the abovementioned Will the share of Mr. B.S. Raghav devolved upon the Seller No. 1 and 2 herein.

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





बही संख्या 1 रजिस्ट्रीकरण संख्या 1906 वर्ष 2021



Anil Kumar Raghav

अनिल कुमार राघव



Sunil Singh Raghav

सुनील सिंह राघव



Shweta Goel

श्वेता गोयल



Amit Sharma

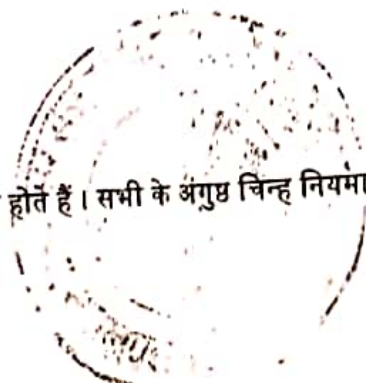
अमित शर्मा



Pratyush Prityambad

प्रत्यूष प्रियमबद

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



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
27 Mar 2021

the said property for or at a price of **Rs. 46,02,000/- (Rupees Forty Six Lakhs Two 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;

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and for a consideration of the sum of **Rs. 46,02,000/- (Rupees Forty Six Lakhs Two Thousand Only)** already paid by the purchaser to the sellers in the following manner:-

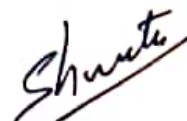
- (a) Rs. 17,46,600/- through RTGS on 25-03-2021
- ✓ (b) Rs. 8,51,700/- vide Cheque No. 013021, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (c) Rs. 5,76,000/- vide Cheque No. 013002, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (d) Rs. 8,51,700/- vide Cheque No. 013364 dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (e) Rs. 5,76,000/- vide Cheque No. 013365 dated 24-03-2021, drawn on South Indian Bank, Dehradun

the receipt whereof the sellers 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 Ballupur 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 50.40 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. 51,13,000/- on which proper stamp duty @5% of Rs. 2,55,650/- rounded off Rs. 2,56,000/- 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 30% undivided share i.e. 50.40 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) 50.40 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 :-

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

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

Name of the Seller No. 1 :- Shri Anil Kumar Raghav

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 Seller No. 2 :- Shri Sunil Singh Raghav 

Left Hand fingers impressions

Thumb Index Finger Middle Finger Ring Finger Little Finger

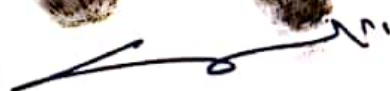


Right Hand fingers impressions

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.

(Anil Kumar Raghav)
Seller No. 1

(Sunil Singh Raghav)
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
ENo. UP 5074/86 UA-1524/04

बही संख्या 1 जिल्द 7,306 के पृष्ठ 367 से 400 पर क्रमांक 1906

पर आज दिनांक 27 Mar 2021 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
27 Mar 2021



SITE PLAN

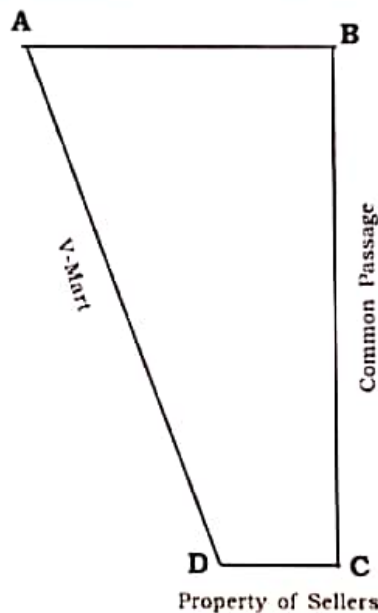
All that Basement (Godown), Admeasuring (Super Area) 50.40 Sq. Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without roof rights).

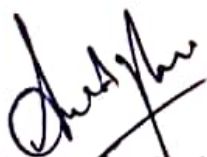
Sold Area marked with Alphabets A, B, C, D & A


NOT TO SCALE




Common Parking Space on Ground Floor
and thereafter Main Chakrata Road




(Anil Kumar Raghav)
Seller No. 1


(Sunil Singh Raghav)
Seller No. 2


(Shweta Goel)
Purchaser

वही संख्या 1 जिल्द 7,306 के पृष्ठ 367 से 400 पर क्रमांक 1906

पर आज दिनांक 27 Mar 2021 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
27 Mar 2021

