



## SALE DEED/RELEVANT PARTICULARS

1. Consideration : Rs. 46,02,000/-
2. Market Value : Rs. 51,13,000/-
3. Total Stamp Duty Paid : Rs. 2,25,000/-
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 Rajkumar Singh Raghav** (PAN:- ABOPR4604A) S/o Late Sh. B.S. Raghav **self and as attorney for his wife** (2) **Smt. Uma Raghav** (PAN:- AEOPR 8035G) W/o Shri Rajkumar Singh Raghav both R/o Maansarovar, Lane No. 6, Kali Mandir Enclave, GMS Road, Dehradun and (3) **Shri Birendra Singh Kaintura** (PAN : AMJPK 2513K) S/o Late Shri G.S. Kaintura R/o 314 Chukhuwala, 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



उत्तराखण्ड शासन

# Online Public Data Entry Summary

\*UKPDE2021045112267\*

DISTRICT NAME : देहरादून SRO : देहरादून

UKPDE2021045112267

27-Mar-2021

11 42 01

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 : चकमाता रोड पर चंटाघर से बिन्दान पुन-विजन नगर बीच होने हुये बन्नुपुर बीगहें नक

Village/Location/Road Selected for Circle RateList : चकमाता रोड पर चंटाघर से बिन्दान पुन-विजन नगर बीच होने हुये बन्नुपुर बीगहें नक

Khwat : 0

Khatoni : 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 : 225000.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 34

स्वसाधक निर्माण का विवरण					
क्र.सं.	निर्माण का प्रकार	धन			
आवासीय निर्माण का विवरण					
क्र.सं.	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण इकाई	आवक वर्ष	धन
निर्माणक शुल्क का विवरण					
क्र.सं.	नुबतान की विधि	अवधि	अवधि का भाग		
1	Cash	25000.00	0		
स्टाम्प शुल्क का विवरण					
क्र.सं.	नुबतान की विधि	अवधि	अवधि का भाग	आवक दिनांक	अवधि का भाग
1	e-Stamp	225000.00	0	27 Mar-2021	0

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



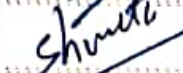

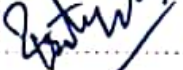
*[Signature]*

Appointment Date:

Appointment Time:

Appointment TokenNo:

## Mutation Office नगर निगम, देहरादून

पञ्चकारों का विवरण						
पञ्चकार का प्रकार	पञ्चकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पञ्चकार पत्र संख्या
विवाह / प्रथम पक्ष	श्री राजकुमार सिंह रायच शर्मा व बहैमिदन मुक्तमणिश्याम श्रीमति उमा रायच पुत्र श्री एच डी एम रायच निवासी मेन न 6 कानी मंदिर एंक्लेव डी एम एम रोड देहरादून		PRIVATE JOB	ABOPR4604 A	0000000000	PAN CARD : ABOPR4604A
विवाह / प्रथम पक्ष	श्री विवेक सिंह वैजुरा पुत्र श्री एच डी एम वैजुरा निवासी 314 बुकबूखाना देहरादून		PRIVATE JOB	AMJPK2513 K	0000000000	PAN CARD : AMJPK2513K
विवाह / द्वितीय पक्ष	कुमारी चेतना मोहन पुत्री श्री हरि कुमार मोहन निवासी मोमाहटी एरिया मुधाप नगर देहरादून		PRIVATE JOB	BCOPG5206 K	0000000000	PAN CARD : BCOPG5206K
मरणाह	श्री अमित शर्मा पुत्र श्री राम मोहन शर्मा निवासी 25 मटालन्ट मार्ग क्लिबेज देहरादून		PRIVATE JOB		0000000000	ADHAAR : 540226067649
मरणाह	श्री प्रमोद प्रियमबट पुत्र श्री जून कान्त झा निवासी 19-डी एम आई डी एच डी डी ए फ्लैट नंबर-2 निसर रामचल चौक द्वारका सेक्टर-7 माउथ बस्ट टिन्नी टिन्नी		PRIVATE JOB		0000000000	ADHAAR : 237203359975

Deed Writer /Advocate Name :Sanjeev Sharma



भारत सरकार  
GOVT. OF INDIA

वित्त विभाग  
INCOME TAX DEPARTMENT

विवेक सिंह पुंडरी  
VIVEK SINGH PUNDRI

01/02/1967  
Date of Birth

Permanent Account Number  
AEOPR8035G

Signature

16022012

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

विवेक सिंह कान्तुरा  
विवेक सिंह कान्तुरा  
BIRENDRA SINGH KANTURA  
GABBAR SINGH KANTURA

01/02/1967  
Date of Birth

Permanent Account Number  
AMJPK2513K

Signature

16022012

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

राजेश्वर सिंह राघव  
RAJESHVAR SINGH RAGHAV

बासुदेव सिंह राघव  
BASUDEV SINGH RAGHAV

29/04/1968  
Date of Birth

Permanent Account Number  
ABOPR4604A

Signature

16022012

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

श्वेता गोएल  
SHWETA GOEL

हरी अग्रवाल  
HARI AGRAWAL

14/04/1992  
Date of Birth

Permanent Account Number  
BCOPG5206K

Signature

16022012

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

प्रात्युष प्रियम्बाद  
PRATYUSH PRIYAMBAD

फुल कान्त जहा  
FUL KANT JHA

24/11/1984  
Date of Birth

Permanent Account Number  
AWOPP9522C

Signature

16022012

भारत सरकार  
Government of India

अमित शर्मा  
Amit Sharma

DOB: 10/08/1979  
Date of Birth

गुण्य MALE

5402 2606 7649

मेरा आधार, मेरी पहचान

भारतीय विधिक पहचान प्राधिकरण  
Unique Identification Authority of India

आम  
मोना २५, आनंद मार्ग, राईचंद, राईचंद, देहरादून  
पिनकोड - 249201

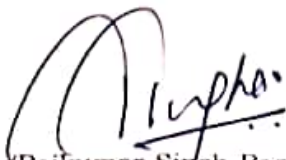
Address  
H.N. 25, ANAND MARG, RAICHAND,  
RAICHAND, Dehradun,  
Uttarakhand - 249201

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).



  
(Rajkumar Singh Raghav)  
Seller No. 1  
for self and as attorney  
of Seller No. 2

  
Birendra Singh Kaintura  
Seller No. 3

  
Shweta Goel  
Purchaser



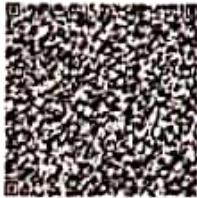


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK20825353291784T
Certificate Issued Date	: 26-Mar-2021 06:35 PM
Account Reference	: NONACC (SV)/ uk1201504/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120150445297722643150T
Purchased by	: RAJKUMAR SINGH RAGHAV AND OTHERS
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	: RAJKUMAR SINGH RAGHAV AND OTHERS
Second Party	: SHWETA GOEL
Stamp Duty Paid By	: RAJKUMAR SINGH RAGHAV AND OTHERS
Stamp Duty Amount(Rs.)	: 2,25,000 (Two Lakh Twenty Five Thousand only)



Dinesh Agarwal  
Stamp Vendor  
Dehra Dun

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

*[Signature]*

*[Signature]*

*[Signature]*

LB 0011837366

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoelstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details in this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

## **SALE DEED**

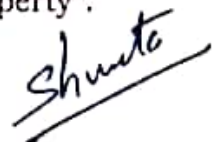
This Deed of Sale is made at Dehradun on this 27<sup>th</sup> Day of March, 2021 between **(1) Shri Rajkumar Singh Raghav** S/o Late Sh. B.S. Raghav *self and as attorney for his wife* **(2) Smt. Uma Raghav** W/o Shri Rajkumar Singh Raghav both R/o Maansarovar, Lane No. 6, Kali Mandir Enclave, GMS Road, Dehradun **and (3) Shri Birendra Singh Kaintura** S/o Late Shri G.S. Kaintura R/o 314 Chukhuwala, Dehradun (Uttarakhand) (That the said Power of Attorney dated 14-11-2014 is duly registered in the office of S.R.-IV<sup>th</sup>, Dehra Dun at Book No. 4, Vol. No. 78, Pages 333/342 at Serial No. 683, regd. on 15-11-2014 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 1905 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

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क  
रु0 340.00

कुल योग  
रु0 25,440.00

शब्द लगभग  
1,000

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



श्वेता गोयल

Shweta

उपनिबन्धक  
देहरादून, द्वितीय  
27-Mar-2021

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री राजकुमार सिंह राघव स्वयं व बहैसियत मुख्तार आम श्रीमति उमा राघव पुत्र श्री स्व बी एस राघव निवासी मानसरोवर लेन न 6 काली मंदिर एंक्लेव जी एम एस रोड देहरादून। श्री बिरेन्द्र सिंह कैतुरा पुत्र श्री स्व जी एस कैतुरा निवासी 314 चुकखूवाला देहरादून। ने विक्रय धन मुबलिय रु0 4,602,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता 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 ऋषिकेश देहरादून तथा श्री प्रत्यूष प्रियमबद पुत्र श्री फूल कान्त झा निवासी 19-डी एम आई जी एच डी डी ए फ्लैट्स पॉकिट-2 नियर रामफल चौक द्वारका सेक्टर-7 साउथ वेस्ट दिल्ली दिल्ली ने की।

उपनिबन्धक  
देहरादून, द्वितीय  
27-Mar-2021



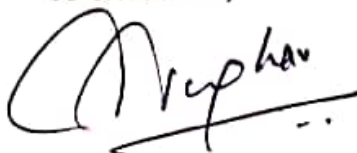


**AND WHEREAS** the Sellers and Shri B.S. Raghav S/o Shri M.S. Raghav and other co-owners had purchased all that property bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun also bearing No. 1/1 Kishan Nagar, Dehradun forming part of Khasra No.1272 and 1276 measuring 618.95 Sq. Mts along with builtup 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** 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. 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;







बही संख्या 1 रजिस्ट्रीकरण संख्या 1905 वर्ष 2021



*Raj Kumar Singh*

राजकुमार सिंह राघव  
स्वयं व बहसियत  
मुखतारेआम श्रीमति



*Bu*

बिरेन्द्र सिंह कैतुरा



*Shweta*

श्वेता गोयल



*Amit*

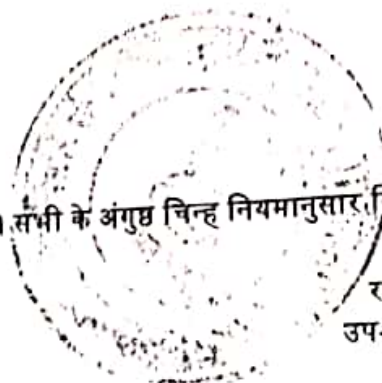
अमित शर्मा



*Pratyush*

प्रत्यूष त्रिपथि

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



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



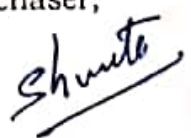
**NOW THIS DEED WITNESSES AS UNDER:-**

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. 5,67,800/- vide Cheque No. 013018, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (c) Rs. 3,84,000/- vide Cheque No. 013000, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- ✓ (d) Rs. 6,81,360/- vide Cheque No. 013019, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (e) Rs. 4,60,800/- vide Cheque No. 013001, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- ✓ (f) Rs. 4,54,240/- vide Cheque No. 013023, dated 24-03-2021, drawn on South Indian Bank, Dehradun
- (g) Rs. 3,07,200/- vide Cheque No. 013004, 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,

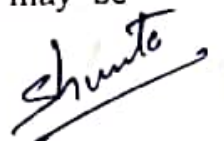
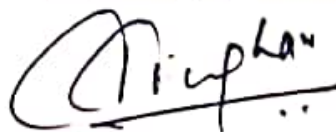




To HAVE and TO HOLD the same absolutely and for ever, as the full and absolute owner and holder thereof subject to the terms and conditions mentioned hereunder, the actual physical, vacant possession whereof has been delivered to the Purchaser, on the spot, this day.

**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 peripheral 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.
- (r) 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.
- (s) That the purchaser is satisfied with the title of the sellers.
- (t) That the purchaser has all rights to use and utilize the common facilities and easements of the Complex.
- (u) 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 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/-. Purchaser being lady/female hence stamp duty @ 3.75 percent is payable on Rs. 25,00,000/- comes to Rs. 93,750/- and stamp duty @ 5 percent is payable on Rs. 26,13,000/- comes to Rs. 1,30,650/-, hence the total stamp comes to Rs 2,24,400/- or 2,25,000/- is being paid through e-Stamp on this deed. Purchaser is "Female/Lady" and the Purchaser is availing the rebate in Stamp Duty for first time.

- (v) That the total area of all that property i.e. Basement Godown is 168 Sq. Mtrs., out of which undivided 30% share i.e. 50.40 Sq. Mtrs. of the Sellers in the aforesaid area is being sold vide this sale deed.
- (w) 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.
- (x) 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 and 2 :- (1) Shri Rajkumar Singh Raghav self and as attorney for his wife (2) Smt. Uma 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. 3 :- Shri Birendra Singh Kaintura**

**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

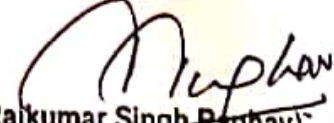


*[Signature]*

*[Signature]*

*[Signature]*


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.


  
(Rajkumar Singh Raghav)  
Seller No. 1  
for self and as attorney  
of Seller No. 2

  
Birendra Singh Kaintura  
Seller No. 3

  
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

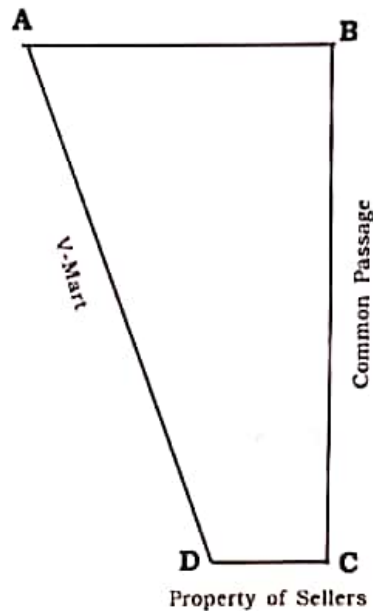
All that Basement (Godown), Admeasuring (Super Area) 50.40 Sq. Mtrs., bearing Municipal No. 2/1/1 Ballupur Road-I, Dehradun and forming part of 1/1 Kishan Nagar, Dehradun, comprised in Khasra No. 1272 and 1276 in Mauza Uddiwala, Pargana Central Doon, Tehsil and Distt. Dehradun (Uttarakhand) (without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



(Rajkumar Singh Raghav)  
Seller No. 1

for self and as attorney  
of Seller No. 2

Birendra Singh Kaintura  
Seller No. 3

Shweta Goel  
Purchaser

बही संख्या 1 जिल्द 7,306 के पृष्ठ 333 से 366 पर क्रमांक 1905

पर आज दिनांक 27 Mar 2021 को रजिस्ट्रीकरण किया गया।

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

