

UNIJAL  
VENDOR  
DOON

4



7035

## SALE DEED

### RELEVANT PARTICULARS



1. Consideration : Rs. 32,62,000/-
2. Market Value : Rs. 32,62,000/-
3. Stamp Duty : Rs. 1,43,500/- (including stamp duty of Rs. 210/- for nomination).
4. Locality : Village Chalang
5. Particulars of the property : All that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 936Ka, area measuring 490 Sq. Mtrs. or 0.0490 Hect. and Khasra No. 936Kha area measuring 140.25 Sq. Mtrs. or 0.0140 Hect., total area measuring 630.25 Sq. Mtrs. or 750 Sq. Yards or 0.0630 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun
6. Kind of Property : Residential
7. Circle rate : Rs. 5175/- per Sq. Mtrs. (Base Rate Rs. 4500/- + 15%)
8. Distance from main Road : More than 1 kilometer away from the main Sahastradhara Road and more than 1 kilometers away from the main Rajpur Road.

9. Name and Address of Sellers : (1) M/S JYOTSNA LAMPS CAPS PVT. LTD. (PAN : AABCJ8430F), having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH (PAN : CPUPS2121D) son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand

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 its Director Shri Sachin Upadhyay (PAN : AAPPU0297E) son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun.

10. Name and Address of Purchaser : (1) SHRI SACHIN UPADHYAY (PAN : AAPPU0297E) son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) SMT. NAZIA YUSUF IZUDDIN (PAN : ABHPI6626C) wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun

11. Number of Stamp Sheets : 17 Sheets  
12. Drafted by : Sh. Rajiv Kakkar, Advocate

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Singh  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd

Sachin Upadhyay  
Director

Nazia Yusuf Izuddin  
Authorised Signatory



UTTARAKHAND

### SALE DEED

This DEED OF SALE is made on this the 11th day of December, 2014 at Dehradun by (1) M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand, hereinafter called as the "Sellers" 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 its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun (authorised vide Board Resolution dated 02/12/2014), hereinafter called as the "Nominator" of the SECOND PART ;

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Singh  
Authorised Signatory

S & N Life Style Infraventures (P) Ltd

(2)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

राखण्ड UTTARAKHAND

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DEC 2014

IN FAVOUR OF

(1) SHRI SACHIN UPADHYAY son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun, hereinafter called the "Purchasers" of the THIRD PART ;

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

For Jyoti's Camps Pvt.Ltd.

Harish Chandra  
Authorised Signatory

S & N Life Style Infra ventures (P) Ltd

*[Signature]*  
Director

*[Signature]*





उत्तराखण्ड UTTARAKHAND

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WHEREAS the Sellers are the joint recorded owners and bhumidhars of all that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 936Ka, area measuring 490 Sq. Mtrs. or 0.0490 Hect. and Khasra No. 936Kha area measuring 140.25 Sq. Mtrs. or 0.0140 Hect., total area measuring 630.25 Sq. Mtrs. or 750 Sq. Yards or 0.0630 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun (morefully described in the Schedule given at the foot of this deed) and have absolute transferable rights in respect of the above land.

For J. Govt. ... Pvt.Ltd.

Harish Chandra  
Authorized Signatory

S&N Life Style Interventions (P) Ltd

*[Handwritten signatures]*





उत्तराखण्ड UTTARAKHAND

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AND WHEREAS the Sellers have jointly purchased above land in Khata Khatauni No. 112 (1417 to 1422 fasli) situated in Mauza Chalang, Pargana Parwa Doon District Dehradun from its then recorded owner and bhumidhar Gireesha Estate and Development Pvt. Ltd., 340/2, Samuel Street, Mumbai, through its authorised Signatory Shri Yash Chaudhary son of Late Chaudhary Mahender Kumar resident of 52/17, Rajpur Road, Dehradun, by virtue of two deeds of sale, dated 20.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2092 Pages 55 to 176 at Sl. No. 8673 on 20.09.2007 and dated 21.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2095 Pages 1 to 112 at Sl. No. 8712 on 21.09.2007.

or Jyoti &amp; Co. Pvt. Ltd.

Harish Chandra  
Authorised Signatory

S&amp;N Life Style Infraventures (P) Ltd

Director

Wash

Wash





उत्तराखण्ड UTTARAKHAND

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मुख्य कोषाधिकारी

देहरादून

AND WHEREAS the names of the Sellers have been duly recorded in the Revenue Records as joint owners and bhumidhars with transferable rights.

AND WHEREAS the Seller No. 2 has executed a General Power of Attorney in respect of his undivided share in the above land in favour of **M/s Jyotsna Lamps Caps Pvt. Ltd.** (Seller No. 1), by virtue of a deed of attorney dated 25.07.2008, duly registered in the office of Sub Registrar, Dehradun at Book No. 4 Vol. 262 Pages 149 to 160 at Sl. No. 747 on 25.07.2008. The said Power of Attorney is valid, subsisting, effective and has not been revoked so far.

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).

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Chandra  
Authorised Signatory

S&N Life Style Infra ventures (P) Ltd.

Director





उत्तराखण्ड UTTARAKHAND

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AND WHEREAS the Nominator in exercise of his rights of nomination, wishes to nominate the Purchasers for the sale of the said land and the Sellers are now executing this sale deed in respect of the said land in favour of the Purchasers and the Nominator is joining the execution of this sale deed to confirm relinquishment of its interest and for its consent.

AND WHEREAS the Seller have thus agreed to sell the above mentioned land, morefully described in the Schedule given at the foot of this deed, to the Purchaser on nomination of the Nominator, for a price of **Rs. 32,62,000/- (Rupees Thirty Two Lacs and SixtyTwo Thousand only)** free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

For Jyotsna Lambs Caps Pvt.Ltd.

*Harish Lambs*  
Authorised Signatory

S&amp;N Life Style Infra ventures Pvt. Ltd.

*Prilish Wase*  
Director

*Prilish Wase*





तराखण्ड UTTARAKHAND

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NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 32,62,000/- (Rupees Thirty Two Lacs and SixtyTwo Thousand only) already paid by the Purchasers to the Sellers (the receipt whereof the Sellers hereby acknowledge), the Sellers as owners hereby transfer to the Purchasers by way of sale all that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 936Ka, area measuring 490 Sq. Mtrs. or 0.0490 Hect. and Khasra No. 936Kha area measuring 140.25 Sq. Mtrs. or 0.0140 Hect., total area measuring 630.25 Sq. Mtrs. or 750 Sq. Yards or 0.0630 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 Purchasers as absolute owners.

For Jyotsna Lamps Caps Pvt.Ltd.

*Hemendra Kumar*  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd

*Director*  
*Director*

*Director*





रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

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2. The Sellers hereby covenants with the Purchasers as follows:-
- (a) That actual physical possession has been delivered to the Purchasers who shall hereinafter be entitled to hold and enjoy the aforesaid land without any interruption or disturbance by the Sellers or any person claiming through or under and without any lawful disturbance or interruption by any person whatsoever
  - (b) That the Sellers 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 Purchasers, her heirs or assigns as may be required.

For Jyotna Lamps Caps Pvt.Ltd.

*[Signature]*  
 Authorised Signatory

S&N Life Style Infraventures (P) Ltd

*[Signature]*  
 Director

*[Signature]*





राखण्ड UTTARAKHAND

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- (c) That the interest hereby transferred subsists and the Sellers 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 Sellers upto the date of registration of the sale deed and since the date of sale, the Purchasers shall be liable to pay the above taxes.
- (f) That vacant and peaceful possession of the said land has been delivered by the Sellers to the Purchasers.

S&N Life Style Infraventures (P) Ltd

For Jyotsna Lamps Caps Pvt.Ltd.

Harish Kumar  
Authorised Signatory

Director

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



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- (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 Sellers and the Purchasers in respect of the land hereby sold.
- (i) That the land is situated more than 1 kilometers away from the main Sahastradhara Road and more than 1 kilometers away from the main Rajpur Road and does not form a part of any industrial estate and is situated outside the purview of Nagar Nigam Area of Dehradun.

S&N Life Style Infrastructures (P) Ltd

*Pratibha*  
Director

*Pratibha*

For Jyotana Lamps Caps Pvt.Ltd.

*Hemant Kumar*  
Authorized Signatory



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

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- (j) That in case the Purchasers are deprived of the whole or any part of land hereby sold by reason of any defect found in the title of the Sellers, or of any encumbrance or charge on the same to which this sale is not subject the Sellers shall be liable to indemnify the Purchasers to the extent of the loss suffered which shall also include the costs of the improvements made thereafter.
- (k) That the land is situated outside the Nagar Nigam, Dehradun and the Purchasers is purchasing the above land U/S 154(3) of U.P. Z.A & L.R. Act and there is no violation of provisions of Ordinance 29 of 2003.
- (l) That the land hereby sold is situated on 11.7 meters wide road.

For Jyotsna Lamps Caps Pvt.Ltd.

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Authorised Signatory

Handwritten signature



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



राखण्ड UTTARAKHAND

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- (m) That the circle rate in respect of the above land is fixed at Rs. 5175/- per Sq. Mtrs. (Base Rate Rs. 4500/- + 15%) at the maximum, according to which the market value as per the circle rate of the total area of land 630.25 Sq. Mtrs., comes to Rs. 32,62,000/- whereas the actual sale consideration is also Rs. 32,62,000/-. The share of Purchaser No. 1 is 50%, on which the requisite stamp duty of Rs. 81,550/- is payable and the share of Purchaser No. 2 is also 50%, on which the requisite stamp duty of Rs. 61,200/- is payable, as the Purchaser No. 2 is a woman, thus the total stamp duty of Rs. 1,43,500/- is being paid as per rules (including stamp duty of Rs. 210/- for nomination).

S&N Life Style Infra ventures (P) Ltd

Director

For S&N Lamps Gaps Pvt. Ltd.

Harish Chandra  
Authorised Sign



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पाराखण्ड UTTARAKHAND

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SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 112 (1417 to 1422 fasli) forming part of Khasra No. 936Ka, area measuring 490 Sq. Mtrs. or 0.0490 Hect. and Khasra No. 936Kha area measuring 140.25 Sq. Mtrs. or 0.0140 Hect., total area measuring 630.25 Sq. Mtrs. or 750 Sq. Yards or 0.0630 Hect., situated in Mauza Chalang, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	:	39 ft. wide Road
West	:	Green Area
North	:	Green Area
South	:	Land of Tanvir Rashad Khan

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

For Jyotsna Lamps Caps Pvt.Ltd.

*Harpal Singh*  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd

*Director*





B 469866

उत्तराखण्ड UTTARAKHAND

**FINGER PRINTS U/S 32-A REGISTRATION ACT**

Name and Address of the Sellers :

(1) M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand and (2) SHRI HIRA SINGH son of Shri Laxman Singh resident of Village Amel, Tehsil Betalghat, District Nainital through his attorney M/S JYOTSNA LAMPS CAPS PVT. LTD., having its registered office at Doon Callisto, Sahastradhara Bypass Road, Tarla Nagal, Dehradun through its authorised signatory SHRI HARISH SINGH son of Shri Mahavir Singh resident of Village Bhareth, P.O. Pokhari, Udaypur Valla 6, Pauri Garhwal, Uttarakhand

**Left And Right Hands Finger Prints (SHRI HARISH SINGH)**

Thumb	Index	Middle	Ring	Little

*Handwritten signature*

For Jyotsna Lamps Caps Pvt.Ltd.

SIG. OF SELLER NO. 1 FOR SELF  
AND AS ATTORNEY FOR  
SELLER NO. 2

S & N Life Style Infra ventures (P) Ltd

*Handwritten signature*  
Director (15)





उत्तराखण्ड UTTARAKHAND

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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 its Director Shri Sachin Upadhyay son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints

Thumb	Index	Middle	Ring	Little

For Jyotsna Lamps Caps Pvt.Ltd.

*Hanish Kumar*  
Authorised Signatory

S&N Life Style Infraventures (P) Ltd  
SIG. OF NOMINATOR

Director





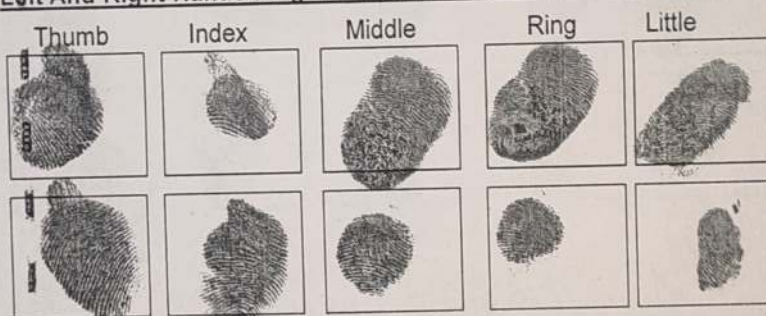
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Name and Address of the Purchasers :

(1) SHRI SACHIN UPADHYAY son of Shri Pitamber Dutt Upadhyay resident of 111/2, Rajpur Road, Dehradun and (2) SMT. NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhyay resident of 111/2, Rajpur Road, Dehradun

Left And Right Hands Finger Prints (SHRI SACHIN UPADHYAY)



For Jyotsna Lamps Caps Pvt.Ltd.

Harish Chandra  
Authorised Signatory

SIG. OF PURCHASER NO. 1

S &amp; M Life Style Infra ventures (P) Ltd

Director





उत्तरांचल UTTARANCHAL

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Left And Right Hands Finger Prints (SMT. NAZIA YUSUF IZUDDIN)

Thumb	Index	Middle	Ring	Little

SIG. OF PURCHASER NO. 2

WITNESSES :-

1. *Manoj*  
Sh. Manoj Kumar  
S/o Shri Mewa Lal  
R/o Survey Estate, Hathibarkala  
Dehradun

2. Sh. Arvind Kakkar  
S/o Sh. Om Prakash Kakkar  
R/o 1/12/3, Premnagar, Dehradun

(V.I.D. No. RLA0370874

(PAN : BDZPK5113K

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*  
(Rajiv Kakkar),  
Advocate



Office copy

PUNJAB NATIONAL BANK

Nazia Yusuf Izuddin  
Mr. Sachin Upadhyay  
111/2 Rajpur Road  
Dehradun

Dear Sir,

With reference to your receipt of the under you with the Bank equitable mortgage or to be advanced by Nazia Yusuf Izuddin

Name of the property

बलराम कुमार शर्मा  
स्टाम्प विक्रेता ला. नं. 14  
छा. क. नं. 14, देहरादून

3/8  
10 DEC 2014

बही संख्या 1 जिल्द 1,485 के पृष्ठ 61 से 96 पर क्रमांक 7035

पर आज दिनांक 11 Dec 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
11 Dec 2014

