

## SALE DEED

### RELEVANT PARTICULARS

1. Consideration : Rs. 3,60,000/-
2. Market Value : Rs. 3,60,000/-
3. Stamp Duty : Rs. 16,200/-
4. Locality : Village Kervan Karanpur
5. Particulars of the property : All that land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 26, area measuring 0.0120 Hect., Khasra No. 31 Kha area 0.0120 Hect., Khasra No. 33 area 0.0120 Hect. and Khasra No. 25 area 0.0040, total area 0.0400 Hect. or 400 Sq. Mtrs., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun
6. Kind of Property : Residential
7. Circle rate : Rs. 900/- per Sq. Mtrs.
8. Distance from main Road : More than 1 kilometers away from the main Sahastradhara Road and more than 2 kilometers away from the main Rajpur Road.
9. Name and Address of Sellers : (1) M/S JYOTSNA LAMPS CAP PVT. LTD. (PAN : AABCJ8430F), having its registered office at 35, Windlass Shopping Complex, 11-A, Rajpur Road, 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 PRAKASH CHAND SUTHA (PAN : CHWPS6466B) son of Shri Girish Chand Sutha resident of Nehru Gram, Virpur Khurd, Rishikesh, District Dehradun
10. Name and Address of Purchaser : NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhaya resident of 161/11, Rajpur Road, Dehradun (PAN : ABHP16626C)
11. Number of Stamp Sheets : 7 Sheets
12. Drafted by : Sh. Rajiv Kakkar, Advocate

Harish Singh

*[Signature]*

*[Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

26 MAY 2011

दि. त. किया  
जोड सं. 001

995914

### SALE DEED

This DEED OF SALE is made on this the 27th day of May, 2011 at Dehradun by  
(1) M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at  
35, Windlass Shopping Complex, 11-A, Rajpur Road, 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 PRAKASH CHAND SUTHA son of Shri Girish  
Chand Sutha resident of Nehru Gram, Virpur Khurd, Rishikesh, District  
Dehradun, hereinafter called as the "Sellers" of the ONE PART ;

### IN FAVOUR OF

NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhaya resident of 161/11,  
Rajpur Road, Dehradun, hereinafter called the "Purchaser" of the OTHER PART;

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

WHEREAS the Sellers are the joint recorded owners and bhumidhars of all that  
land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra  
No. 26, area measuring 0.0120 Hect., Khasra No. 31Kha area 0.0120 Hect.,  
Khasra No. 33 area 0.0120 Hect. and Khasra No. 25 area 0.0040, total area  
0.0400 Hect. or 400 Sq. Mtrs., situated in Mauza Kervan Karanpur, 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.

AND WHEREAS the Sellers had purchased land in Khata Khatauni No. 20 (1414  
to 1419 fasli) situated in Mauza Kervan Karanpur, Pargana Parwa Doon District  
Dehradun, from its then recorded owner and bhumidhar Shri Manoj Singh son of

Harish Singh

(2)  
Sellers

Purchaser



578728

उत्तरांचल UTTARANCHAL

26 MAY 2011

निर्दिष्ट किया  
कोड सं. 001

Shri R.C. Chaudhary resident of 12, Krishna Bagh, Dayal Bagh, Agra, by virtue of a deed of sale dated 26.09.2007, duly registered in the office of Sub Registrar, Dehradun at Book No. 1 Vol. 2007 Pages 17 to 68 at Sl. No. 8000 on 26.09.2007, Shri Manoj Singh had in turn purchased the above land from Shri Ghanshyam Lakhera, vide sale deed dated 27.05.2005 bearing document No. 3587, from Smt. Champa Devi, vide sale deed dated 27.05.2005 bearing document No. 3604, from Shri Dilshad Ahmed, vide sale deed dated 27.05.2005 bearing document No. 3606, from Shri Dilshad Ahmed, vide sale deed dated 31.05.2005 bearing document No. 3715, from Shri Arvind Kumar Oberoi and Shri Avnish Kumar Oberoi, vide sale deed dated 03.06.2005 bearing document No. 3830 and vide sale deed dated 30.05.2005 bearing document No. 3641.

**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 Sellers have agreed to sell the above land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 26, area measuring 0.0120 Hect., Khasra No. 31Kha area 0.0120 Hect., Khasra No. 33 area 0.0120 Hect. and Khasra No. 34 area 0.0040, total area 0.0400 Hect. or 400 Sq. Mtrs., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun (morefully described in the Schedule, given at the foot of this deed) to the Purchaser at an agreed sale price of Rs. 3,60,000/- (Rupees Three Lacs and Sixty Thousand only).

**AND WHEREAS** the Purchaser has agreed to purchase the aforesaid land from the Sellers at the agreed sale price of Rs. 3,60,000/- (Rupees Three Lacs and Sixty Thousand only)

**NOW THIS DEED WITNESSETH AS UNDER**

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 3,60,000/- (Rupees Three Lacs and Sixty Thousand only), already paid by the Purchaser to the Sellers (the receipt whereof the Sellers hereby acknowledge) the Sellers as owners hereby transfer to

Harish Shon

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

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कोड सं. 001

the Purchaser by way of sale all that land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 26, area measuring 0.0120 Hect., Khasra No. 31Kha area 0.0120 Hect., Khasra No. 33 area 0.0120 Hect. and Khasra No. 25 area 0.0040, total area 0.0400 Hect. or 400 Sq. Mtrs., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun, alongwith ALL the easements and appurtenances (morefully described in the Schedule given at the foot of this deed) TO HOLD all the same to the Purchaser as absolute owner.

2. The Sellers hereby covenant with the Purchaser as follows:-

- (a) That actual physical possession has been delivered to the Purchaser who shall hereinafter be entitled to hold and enjoy the aforesaid land without any interruption or disturbance by the 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 Purchaser, her heirs or assigns as may be required.
- (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 Purchaser 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 Purchaser.
- (g) That the parties to the deed do not belong to the Schedule Caste and Schedule Tribe.
- (h) That no registered agreement has been executed between the Sellers and the Purchaser in respect of the land hereby sold.

Harish SINGH

*[Signature]*

*[Signature]*



उत्तरांचल UTTARANCHAL

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- (i) That the land is situated more than 1 kilometers away from the main Sahastradhara Road and more than 2 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.
- (j) That in case the Purchaser is deprived of the whole or any part of land hereby sold by reason of any defect found in the title of the 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 Purchaser to the extent of the loss suffered which shall also include the costs of the improvements made thereinafter.
- (k) That the land is situated outside the Nagar Nigam, Dehradun. The husband of the Purchaser has immovable property in Uttarakhand State since before 12.09.2003 and the Purchaser is purchasing the above land U/S 154(3) of U.P. Z.A & L.R. Act and provisions of Ordinance 29 of 2003.
- (l) That the circle rate in respect of the above land for land is fixed at Rs. 900/- per Sq. Mtrs., at the maximum according to which the market value as per the circle rate of the total area of land 400 Sq. Mtrs., comes to Rs. 3,60,000/- which is equivalent to the actual sale consideration, the Purchaser being a woman, as such the stamp duty of Rs. 16,200/- is being paid as per rules.

#### SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 26, area measuring 0.0120 Hect., Khasra No. 31Kha area 0.0120 Hect., Khasra No. 33 area 0.0120 Hect. and Khasra No. 25 area 0.0040, total area 0.0400 Hect. or 400 Sq. Mtrs., situated in Mauza Kervan Karanpur, Pargana Parwa Doon District Dehradun, bounded and butted as under :-

East	Land of Sellers
West	Land of Sellers
North	Land of Sellers
South	Land of Sellers

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

Harish Chandra

(5) *[Signature]*

*[Signature]*



E 578523

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

Name and Address of the Sellers :

(1) M/S JYOTSNA LAMPS CAP PVT. LTD., having its registered office at 35, Windlass Shopping Complex, 11-A, Rajpur Road, 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 PRAKASH CHAND SUTHA son of Shri Girish Chand Sutha resident of Nehru Gram, Virpur Khurd, Rishikesh, District Dehradun

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

Thumb	Index	Middle	Ring	Little

*Harish Singh*

SIG. OF SELLER NO. 1  
THROUGH AUTHORISED SIGNATORY

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

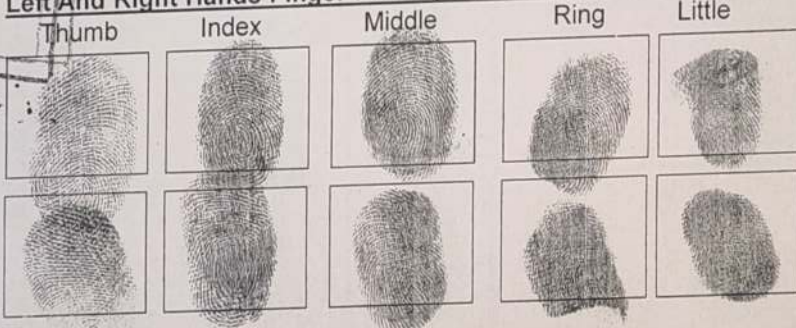
A 719629

उत्तरांचल UTTARANCHAL

23 MAY 2011

विशेष क्रिया  
सि.सं. 001

Left And Right Hands Finger Prints (SHRI PRAKASH CHAND SUTHA)



SIG. OF SELLER NO. 2

Harish Sinen

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

A 719630

उत्तरांचल UTTARANCHAL

23 MAY 2011

निराद किता  
कॉड 21.001

Name and Address of the Purchaser :

NAZIA YUSUF IZUDDIN wife of Shri Sachin Upadhaya resident of 161/11,  
Rajpur Road, Dehradun

Left And Right Hands Finger Prints

Thumb

Index

Middle

Ring

Little



SIG. OF PURCHASER

WITNESSES :-

1. Sh. Arvind Kumar Kakkar  
S/o Late Om Prakash Kakkar  
R/o Wing No. 1/13/2, Prem Nagar  
Dehradun (PAN : BDZPK5113K)

2. Sh. Suresh Chand  
S/o Shri Surti Chand  
R/o 19 ALAMAS  
TEHRI GAKHWAL  
(I.D. No. DZY0925990)

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

(Rajiv Kakkar),  
Advocate.

Harish Singh

6853  
26 MAY 2011

नाम: महेश्वर प्रसाद राशि: मिथुन

अनुमति नं. 1610  
पृष्ठ नं. 89  
दिनांक 27-5-2011



वही नम्बर 1 जिल्द 175 पृष्ठ 89 से 104  
में रजि० नम्बर 1,610 पर आज दिनांक 27-May-2011  
में रजिस्ट्री की गयी।

उप निबन्धक (चतुर्थ) देहली दून  
27-May-2011

