

Harish Singh



1612

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## SALE DEED

### RELEVANT PARTICULARS

1. Consideration : Rs. 9,00,000/-
2. Market Value : Rs. 9,00,000/-
3. Stamp Duty : Rs. 40,500/-
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. 8Ka, area measuring 0.0430 Hect. and Khasra No. 8Kha area 0.0570 Hect., total area 0.1000 Hect. or 1000 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 JUDDIN wife of Shri Sachin Upadhaya resident of 161/11, Rajpur Road, Dehradun. (PAN : ABHP16626C)
11. Number of Stamp Sheets : 9 Sheets
12. Drafted by : Sh. Rajiv Kakkar, Advocate

Harish Singh

*[Signature]*

*[Signature]*



995911

मुख्य न्यायालय UTARAKHAND

5 MAY 2011

**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. 8Ka, area measuring 0.0430 Hect. and Khasra No. 8Kha area 0.0570 Hect.,  
 total area 0.1000 Hect. or 1000 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.

Harish Singh



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

995780

उत्तराखण्ड UTTARAKHAND

कोषागार, देहरादून

6 MAY 2011

निर्देशिका  
कोषागार

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 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. 8Ka, area measuring 0.0430 Hect. and Khasra No. 8Kha area 0.0570 Hect., total area 0.1000 Hect. or 1000 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. 9,00,000/- (Rupees Nine Lacs only).

Avnish Kumar

*[Signature]*

*[Signature]*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

995705

995705

AND WHEREAS the Purchaser has agreed to purchase the aforesaid land from the Sellers at the agreed sale price of Rs. 9,00,000/- (Rupees Nine Lacs only)

NOW THIS DEED WITNESSETH AS UNDER

1. That in pursuance of the said agreement and in consideration for the sum of Rs. 9,00,000/- (Rupees Nine Lacs only), already paid by the Purchaser to the Sellers (the receipt whereof the Sellers hereby acknowledge), the Sellers as owners hereby transfer to the Purchaser by way of sale all that land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 8Ka, area measuring 0.0430 Hect. and Khasra No. 8Kha area 0.0570 Hect., total area 0.1000 Hect. or 1000 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.

Hamish Siroh





उत्तराखण्ड UTTARAKHAND

19 MAY 2011

निर्गत किया  
ग्रेड सं. 01

- (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.
- (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.

Harish Singh

*[Signature]*

*[Signature]*





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उत्तराखण्ड UTTARAKHAND

देहरादून

MAY 2011

001

- (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 thereafter.
- (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 1000 Sq. Mtrs., comes to Rs. 9,00,000/- which is equivalent to the actual sale consideration, the Purchaser being a woman, as such the stamp duty of Rs. 40,500/- is being paid as per rules.

Harish Singh



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उत्तराखण्ड UTTARAKHAND

E 450316

SCHEDULE OF LAND

All that land bearing Khata Khatauni No. 20 (1414 to 1419 fasli) forming part of Khasra No. 8Ka, area measuring 0.0430 Hect. and Khasra No. 8Kha area 0.0570 Hect., total area 0.1000 Hect. or 1000 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 Sharma





E 450317

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



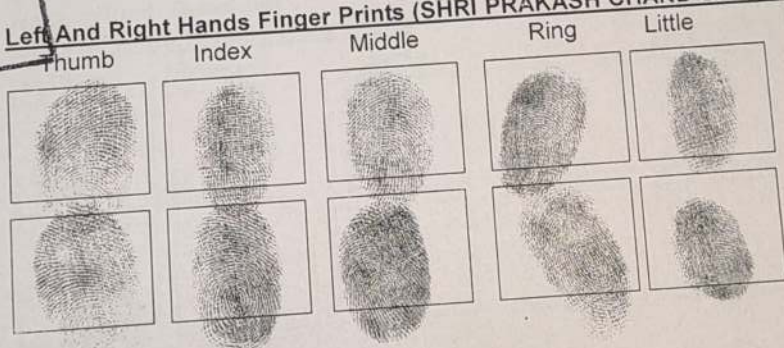
7 32



E 447214

उत्तराखण्ड  
सहायक ब. न्या. अधिकारी  
कोशीगढ़, देहरादून  
28 APR 2011  
निर्गत फिया  
कोड - 001

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



SIG. OF SELLER NO. 2

Harish Soren



33

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

E 447215

उत्तराखण्ड UTTARAKHAND

28 APR 2011

दिनांक 28.04.11

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 GARHWAL  
(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.

(10)

Harish SETHI



697/8

नाजिया उमर 2004-11-20

26 MAY 2011

04/04/11

अतुल कुमार शर्मा  
1104 विभाग, कोर्टोस 10-  
कोर्ट अल्लोपस, वेदुपुत्र

बही नम्बर 1 जिल्द 175 पृष्ठ 123 से 142

में रजि० नम्बर 1,612 पर आज दिनांक 27-May-2011

में रजिस्ट्री की गयी ।

उप निबन्धक (चतुर्थ) देहरादून  
27-May-2011

