

5927

SALE DEED

Consideration	₹ 2,13,00,000.00
Market value as per circle rate	₹ 2,12,42,304.00
No. of stamp sheets	e-Stamp
Stamp duty	₹ 10,65,000.00

Whereas I/We M/S Vertent Media Soft Private Limited (Formerly known as Vertent Data Soft Private Limited) having its registered office at 101, F-27, First Floor, Malviya Nagar, New Delhi through its Authorised Signatory and Director Shri Chakradhar Dhaundiyal son of late Shri Balak Ram resident of 101, F-27, First Floor, Malviya Nagar, New Delhi (here in after called the SELLER) of the FIRST PART

PAN: AAIPD 6983H *PAN. AABCV6757D - VERTENT MEDIA*

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad (herein after called the "PURCHASER ") of the SECOND PART.

PAN: ADIPT 0973G

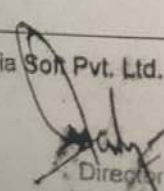
For consideration of ₹ 2,13,00,000.00.

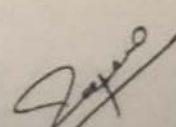
As per details in the sale deed

The property is free from all charges, lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.

For Vertent Media Soft Pvt. Ltd.


Director





INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

सत्यमेव जयते

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

: IN-UK00489739949708M
: 20-Oct-2014 12:57 PM
: SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH
: SUBIN-UKUKSHCIL0100780624204020M
: RAJEEV TYAGI
: Article 23 Conveyance
: MUNICIPAL NO 152B.KHASRA NO 54M 55M AREA 628.20 SQ
: MTR,AT MAUZA JAKHAN ,RAJPUR ROAD DEHRADUN
: 2,13,00,000
: (Two Crore Thirteen Lakh only)
: VERTENT MEDIA SOFT PVT LTD TH CHAKRADHAR DAUNDIYAL
: RAJEEV TYAGI
: RAJEEV TYAGI
: 10,65,000
: (Ten Lakh Sixty Five Thousand only)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)



Please write or type below this line



For Vertent Media-Soft Pvt. Ltd.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be
available on the website www.ukshCIL.com
2. The onus of checking the authenticity of the Stamp Certificate should be on the purchaser.
3.

Director

ZK 0001671715

SALE DEED

This Sale deed is made on this the 21st day of October, 2014, Between M/S Vertent Media Soft Private Limited (Formerly known as Vertent Data Soft Private Limited) having its registered office at 101, F-27, First Floor, Malviya Nagar, New Delhi through its Authorised Signatory and Director Shri Chakradhar Dhaundiyal son of late Shri Balak Ram resident of 101, F-27, First Floor, Malviya Nagar, New Delhi and duly authorised vide Board Resolution dated 29.09.2014 (hereinafter referred to as the "SELLER") of the ONE PART

AND

Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad (hereinafter referred to as the "PURCHASER") of the OTHER PART.

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLER" and "PURCHASER" shall include their respective heirs, legal representatives and assigns.

WHEREAS all that property bearing municipal no. 152-B, Rajpur Road, Dehradun and forming part of Khasra No. 54M and 55M measuring 628.20 Sq. Mts. out of which covered area is 296.60 Sq. Mts. situated at Mauza Jakhan, Pargana Central Doon, District Dehradun was purchased by the Seller from Shri F. Joseph Martin son of late Shri E. Timothy resident of 152-B, Rajpur Road, Dehradun vide sale deed dated 17.06.2011 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 191 on pages 215 to 280 at serial no. 1912 dated 17.06.2011.

AND WHEREAS property forming part of Khasra No. 54M and 55M measuring 377.28 Sq. Mts. situated at Mauza Jakhan, Pargana Central Doon, District Dehradun was purchased by the Shri F. Joseph Martin from Shri Durga

For Vertent Media Soft Pvt. Ltd.

Director

Verma son of Shri R.M. Verma resident of 11/2, Shivam Vihar, Dehradun vide sale deed dated 15.03.2001 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 498 on page 125 and in additional file book no. 1 volume 967 on pages 489 to 508 at serial no. 2001 dated 19.03.2001. Subsequently a correction deed dated 27.11.2007 was also executed between the parties which was duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 2197 on pages 341 to 358 at serial no. 10648 dated 28.11.2007.

AND WHEREAS Shri Durga Verma son of Shri R.M. Verma had purchased the said property from Shri Jagdish Nath son of late Shri Rai Saheb Amar Nath resident of Amar Villa, Civil Lines, Hoshiarpur through his attorney Shri M.L. Juyal son of late Shri K.M. Juyal resident of 4, Balbir Road, Dehradun vide sale deed dated 03.02.2001 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 498 on page 123 and in additional file book no. 1 volume 948 on pages 715 to 744 at serial no. 999 dated 07.02.2001.

AND WHEREAS property forming part of Khasra No. 54M and 55M measuring 250.92 Sq. Mts. situated at Mauza Jakhn, Pargana Central Doon, District Dehradun was purchased by Shri F. Joseph Martin from Shri Jagdish Nath son of late Shri Rai Saheb Amar Nath resident of Amar Villa, Civil Lines, Hoshiarpur through his attorney Shri M.L. Juyal son of late Shri K.M. Juyal resident of 4, Balbir Road, Dehradun vide sale deed dated 04.06.2001 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 498 on page 129 and in additional file book no. 1 volume 1004 on pages 749 to 760 at serial no. 3946 dated 07.06.2001.

AND WHEREAS Shri Jagdish Nath son of late Shri Rai Saheb Amar Nath had purchased the said khasra plots from Lt. Col. Ram Nath son of late Shri Rai Saheb Amar Nath vide sale deed dated 13.05.1975 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1227 on pages 134 to 137 at serial no. 4124 dated 14.05.1975.

AND WHEREAS Shri F. Joseph Martin had got a building plan sanctioned from the Mussoorie Dehradun Development Authority, Dehradun vide map no. 2579/2000-2001 dated 17.04.2001 and subsequently the building plan was compounded in case no. 406/55/01 dated 08.05.2002.

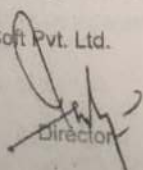
AND WHEREAS the Seller has agreed to transfer all that property bearing municipal no. 152-B, Rajpur Road, Dehradun and forming part of Khasra No. 54M and 55M measuring 628.20 Sq. Mts. out of which covered area is 296.60 Sq. Mts. situated at situated at Mauza Jakhan, Pargana Central Doon, District Dehradun for a sum of ₹ 2,13,00,000.00 (Rupees Two Crore Thirteen Lac) only to the Purchaser.

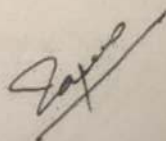
AND WHEREAS the Purchaser has agreed to purchase the said property at the said agreed price of ₹ 2,13,00,000.00 (Rupees Two Crore Thirteen Lac) only.

NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of ₹ 2,13,00,000.00 (Rupees Two Crore Thirteen Lac) only paid by the Purchaser to the Seller in the following :-

- i) ₹ 25,00,000.00 vide cheque no. 017152 dated 11.10.2014 drawn upon Corporation Bank, Dehradun
- ii) ₹ 72,87,000.00 vide Demand Draft no. 778624 dated 21.10.2014 drawn upon Corporation Bank, Dehradun.
- iii) ₹ 22,00,000.00 vide Demand Draft no. 778625 dated 21.10.2014 drawn upon Corporation Bank, Dehradun.
- iv) ₹ 22,00,000.00 vide Demand Draft no. 778626 dated 21.10.2014 drawn upon Corporation Bank, Dehradun.
- v) ₹ 22,00,000.00 vide Demand Draft no. 778627 dated 21.10.2014 drawn upon Corporation Bank, Dehradun.
- vi) ₹ 20,13,000.00 vide Demand Draft no. 778628 dated 21.10.2014 drawn upon Corporation Bank, Dehradun.


Director



vii) ₹ 26,87,000.00 vide cheque no. 017153 dated 01.11.2014 drawn upon Corporation Bank, Dehradun

iii) ₹ 2,13,000.00 by way of TDS vide challan no. 280

(the receipt of which sum the Seller hereby acknowledges) the Seller hereby transfer, alienate and assign all that property bearing municipal no. 152-B, Rajpur Road, Dehradun and forming part of Khasra No. 54M and 55M measuring 628.20 Sq. Mts. out of which covered area is 296.60 Sq. Mts. situated at Mauza Jakhan, Pargana Central Doon, District Dehradun (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Purchaser along with all rights, interest, title and easements, appurtenant thereto as absolute owner forever.

SELLER FURTHER COVENANT WITH THE PURCHASER AS UNDER:

1. That the Seller has delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Seller or any other person claiming through or under it and without any lawful disturbances or interruptions by any other person whatsoever.

2. That the Seller will at the cost of the Purchaser execute and do every such assurance or thing necessary for further or more perfectly assuring the said property to the Purchaser, her heirs or assigns as may reasonably be required.

3. That the interest hereby transferred subsists and the Seller has power to sell the same.

4. That the property hereby sold is free from all charges, claims, litigation, mortgages, court attachments, lien and encumbrances.

5. That all taxes levied on the said property hereby sold upto the date of sale have been paid by the Seller if however any amount is found to be due in respect of any tax upto the date of sale, then in that event it shall be the responsibility of the Seller to pay the same.

6. That the parties are not members of Schedule Caste or Schedule Tribe.

8. That the circle rate fixed by the state Government in the locality is ₹ 27,000.00 per sq. meters and accordingly the value of the land comes to ₹ 1,69,61,400.00 ($628.20 \times 27,000.00$). The cost of construction comes to ₹ 23,49,785.00 ($296.69 \times 9,000.00 \times 0.880$). The property is bounded by road on two sides and hence the value of the property hereby transferred comes to ₹ 2,12,42,304.00 ($193,11,185.00 + 10\%$), which is less than the sale consideration, hence for purposes of stamp duty the deed is valued at ₹ 2,13,00,000.00 on which the requisite stamp duty in the sum of ₹ 10,65,000.00 is being paid.

9. That the Seller further covenants to keep the Purchaser indemnified in case he is deprived of the property hereby sold or any part thereof on account of any defect in the title of the Seller.

10. That the property hereby being sold is situated between Blind School and Mussoorie Diversion and at a distance of more than 30 Mts. from Rajpur Road and the constructions are of ordinary nature and about 12 years old.

11. That the property is situated inside the municipal limits and hence the provisions of Section 154 of U.P.Z.A and L. R. Act are not applicable.

SCHEDULE OF THE PROPERTY:

All that property bearing municipal no. 152-B, Rajpur Road, Dehradun and forming part of Khasra No. 54M and 55M measuring 628.20 Sq. Mts. out of which covered area is 296.60 Sq. Mts. situated at Mauza Jakhan, Pargana Central Doon, District Dehradun bounded and butted as under :-

North : Property of Brig. Vyas measuring 133 ft.
South : 30 feet wide Road, side measuring 128 ft.
East : Property of Shri Juneja and Shri Durga Verma,
side measuring 79 ft. 6 inches.
West : 25 feet wide Road, side measuring 22 ft. 6 inches.

Finger Prints in Compliance of Section 32A of The Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/SELLER (S)

M/S Vertent Media Soft Private Limited (Formerly known as Vertent Data Soft Private Limited) having its registered office at 101, F-27, First Floor, Malviya Nagar, New Delhi through its Authorised Signatory and Director Shri Chakradhar Dhaundiyal son of late Shri Balak Ram resident of 101, F-27, First Floor, Malviya Nagar, New Delhi.

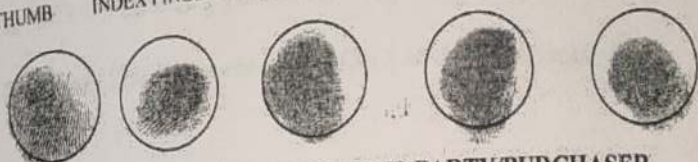
FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



NAME AND ADDRESS OF THE SEDOND PARTY/PURCHASER

Marks Infra Homes (Pvt.) Ltd. having its registered office at 2066, Sector 16-A, Vasundhara, Ghaziabad through its director Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad.

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



For Vertent Media Soft Pvt. Ltd.

[Signature]
Director

[Signature]

IN WITNESS WHEREOF the Seller and Purchaser have put their hands on this deed on the day, month and year herein above mentioned.

For Vertent Media Soft Pvt. Ltd.

SELLER

Director

PURCHASER

WITNESSES:

1. Rajiv Sharma
S/o Rajesh Sharma
470/B F-5 Suhas Nagar
MEERUT

2. Rajeev Jain
S/o Sh. A.P. Jain
60, Ansari Road

(D.L.No = R-2258 Meerut O.P.)

A. Duni
(D.L.No. UA-07/9940157619)

Drafted and Typed in the chamber of Shri S.M. Joshi, Advocate. S.M. Joshi

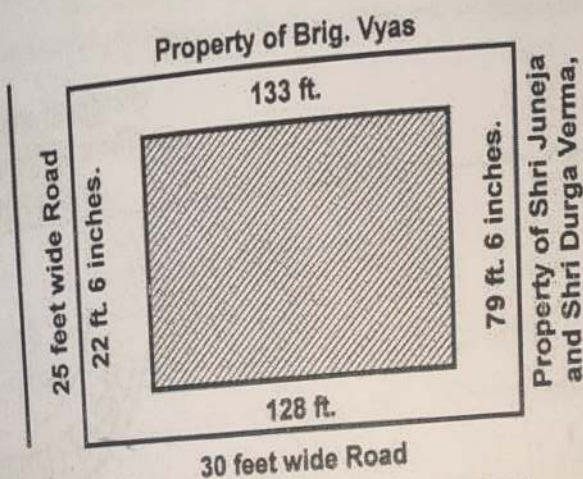
SITE PLAN OF All that property bearing municipal no. 152-B, Rajpur Road, Dehradun and forming part of Khasra No. 54M and 55M measuring 628.20 Sq. Mts. out of which covered area is 296.60 Sq. Mts. situated at situated at Mauza Jakhan, Pargana Central Doon, District Dehradun.

SELLER : M/S Vertent Media Soft Private Limited (Formerly known as Vertent Data Soft Private Limited) through its Authorised Signatory and Director Shri Chakradhar Dhaundiya.

PURCHASER : Shri Rajeev Tyagi.

(MAP NOT TO SCALE)

North



For Vertent Media Soft Pvt. Ltd.

SELLER

Director

PURCHASER

वही संख्या 1 जिल्द 1,420 के पृष्ठ 1 से 20 पर क्रमांक 5927

पर आज दिनांक 21 Oct 2014 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहसादून, चतुर्थ
21 Oct 2014

