



Sachin Ajmani

SALE DEED

Consideration Rs.95,00,000/-

Market Value on which stamp duty paid Rs.95,00,000/-

No. of stamp sheets -- 48

Stamp duty Rs.9,50,000/- Avas Vikas included total stamp paid Rs.9,50,000/-

Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun (PAN No.AADHD7333N) (hereinafter called the seller) of the one part.

AND

(1) Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road, Dehradun. (PAN No. ABJPA 3466C).

(2) Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun. (PAN No. ABOPA5016H).

(herein after called the purchasers) of the other part.

For consideration of Rs.95,00,000/- received as follows in the deed.

The land is free from all encumbrances.

Details of the land shown in the schedule.

Vipin Vaish

Sachin Ajmani

Sachin Ajmani



उत्तरांचल (उत्तरांचल)

2007-2008

2

SALE DEED

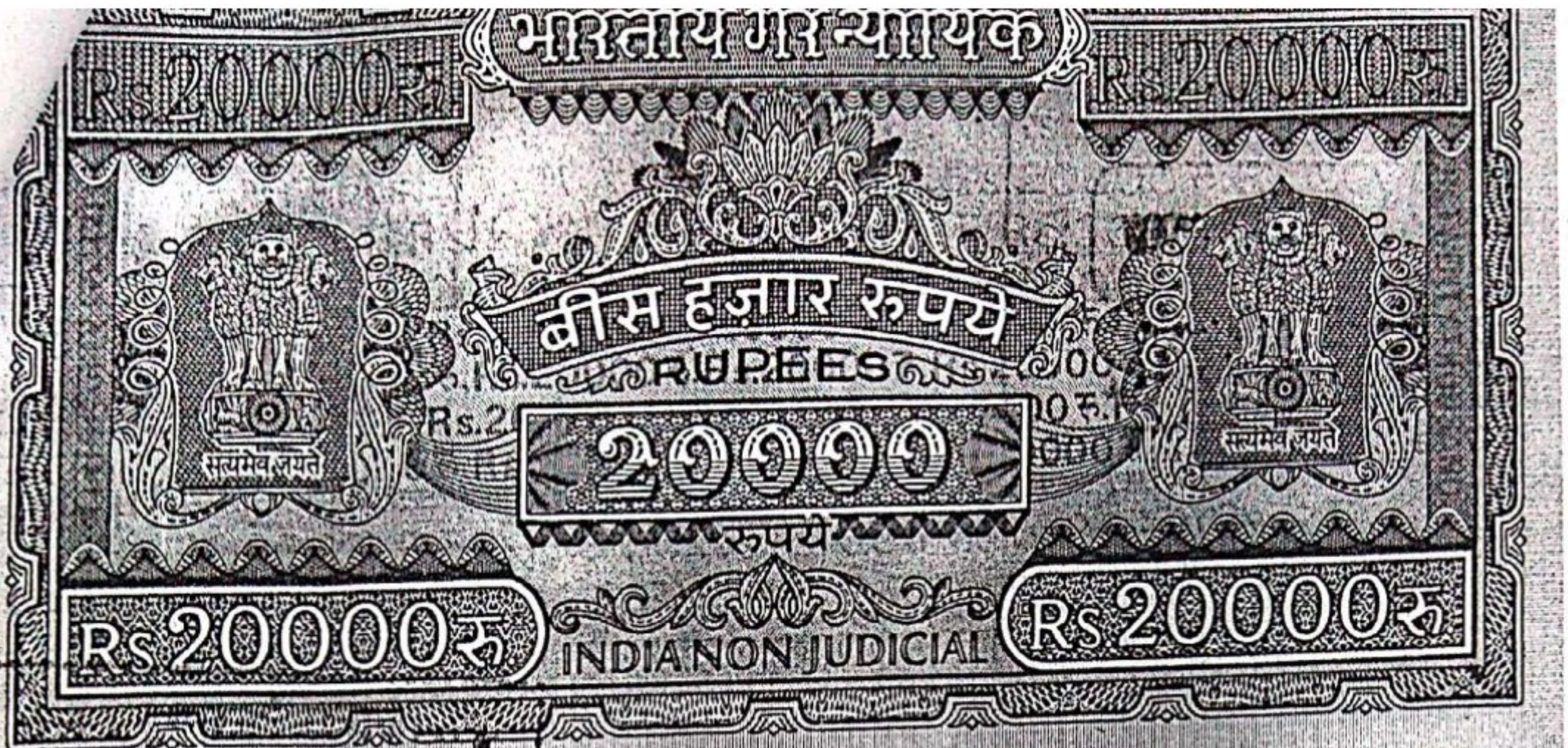
This Deed of sale is made on this the 30th day of October, 2007 between Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun (hereinafter called the seller) of the one part.

AND

(1) Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road, Dehradun. (2) Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun (hereinafter called the purchasers) of the other part.

[Signature]
[Signature]

[Signature]



उत्तरांचल **UTTARANCHAL**
25 OCT 2008

058216

3

Both the terms the "Seller" and "Purchasers" unless repugnant to the context shall include their respective heirs legal representatives, administrators successors and assigns etc.

[Signature]
[Signature]

Vipin Vam



उत्तरांचल UTTARANCHAL

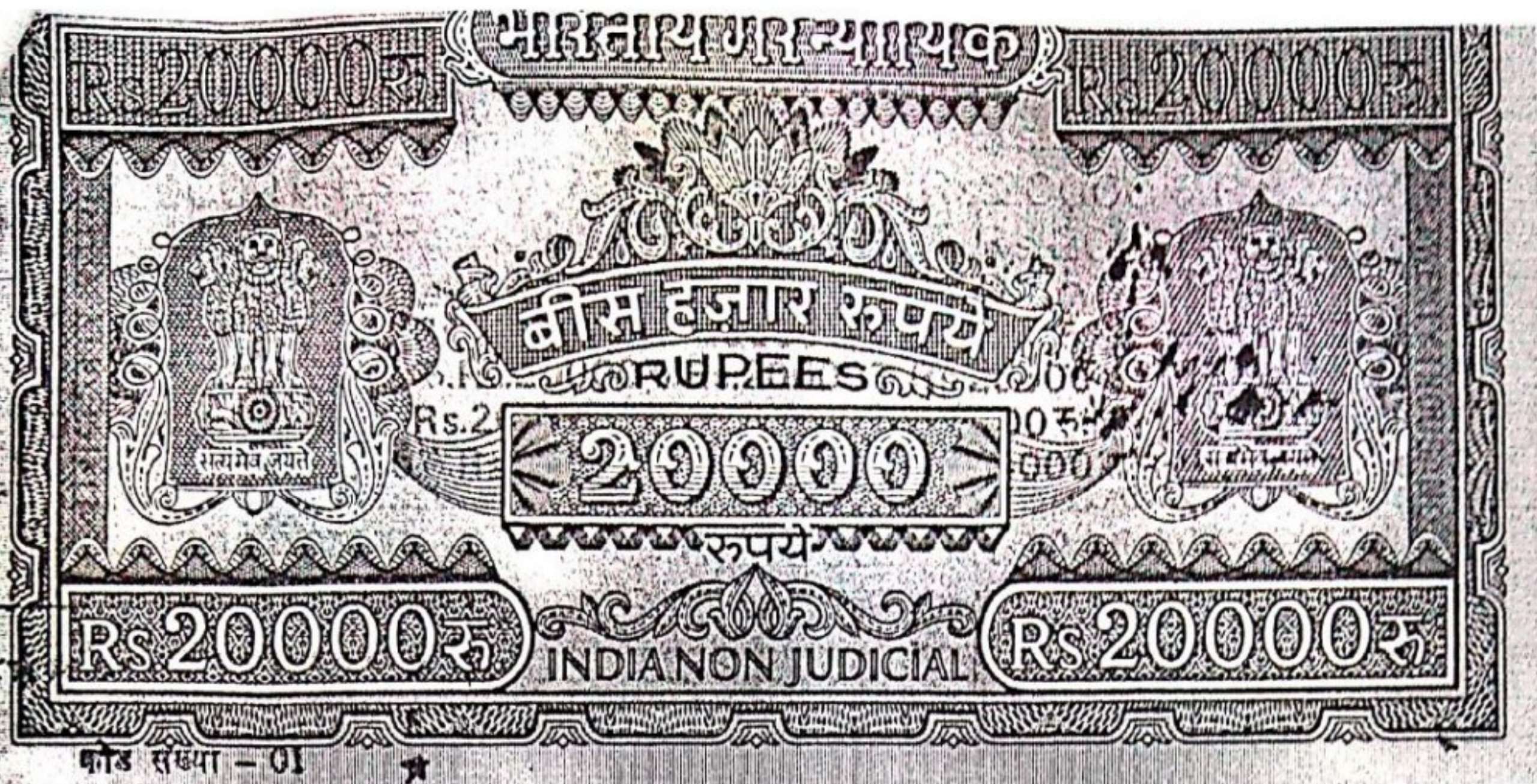
058217

देहरादून (उत्तराखण्ड)
xx 2007-2008

Whereas, the seller is owner, landlord in possession of the land bearing
Khasra No. 203च measuring 0.0150 Hec., Khasra No. 213ख

[Signature]
[Signature]

Vipin Varma



बोर्ड संख्या - 01

उत्तराखण्ड 007 2007-2008 PANCHAL

058218

देहरादून (उत्तराखण्ड)

2007-2008 ++

measuring 0.0830 Hec., Khasra No. 214 measuring 0.0320 Hec. total area

0.1300 Hec, or 1300 sq. mts. situated at Mauza Mohabbewala, Pargana
Central Doon, Distt. Dehradun by virtue of sale deed dated 22.11.1999

[Signature]
Sachin Gami

V. P. Singh



25 OCT 2007

058219

उत्तरांचल UTTARANCHAL

6

सारांश (उत्तरांचल)
2007-2008

purchased from Smt. Madhu Goyal W/o Shri Srikrishan Goyal R/o 799,
Sarswati Vihar, Chakrapur, Gurgaon, Haryana duly registered in the office of

[Signature]

[Signature]

Vipul Vam



25 OCT 2007

उत्तरांचल UTTARANCHAL

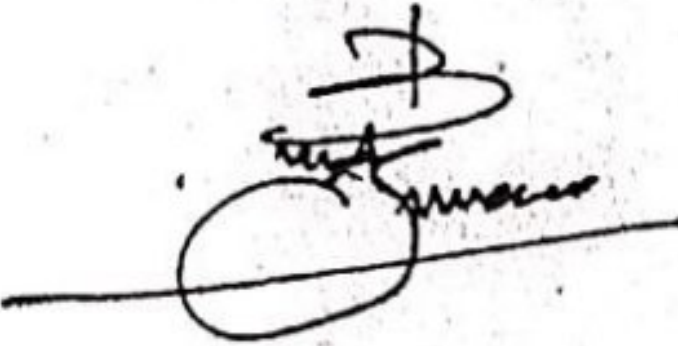
058220

7

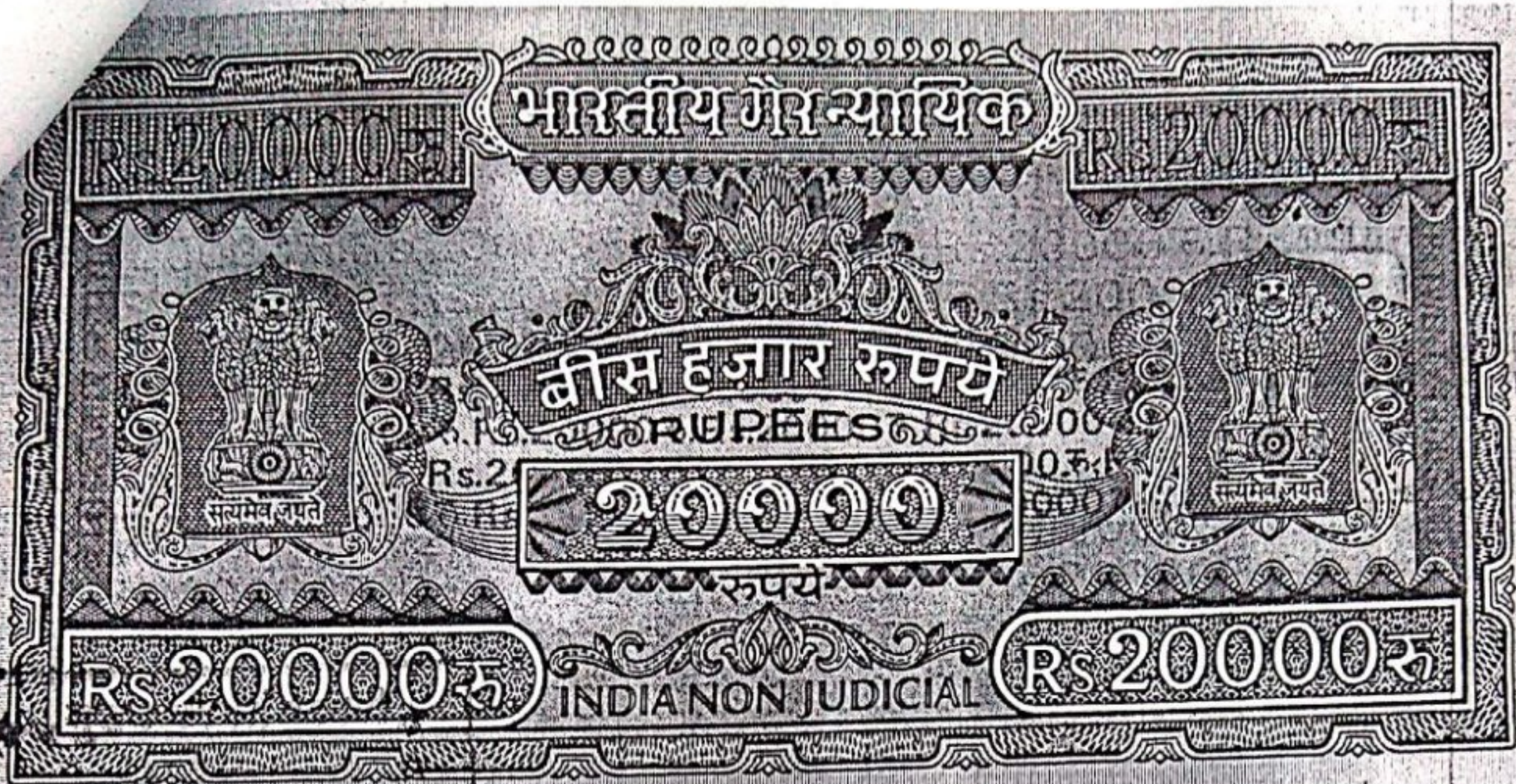
देहरादून (उत्तरांचल)

2007-2008

Sub-Registrar Dehradun in Book No.1 Volume 5, at page 363, A.D.F. Book No. 1, Vol. 909, at pages 419/426, at serial No. 5101, registered on 22.11.1999.


Saeem Gmani

Upinam



नोट संख्या - 01

उत्तरांचल UTTARANCHAL

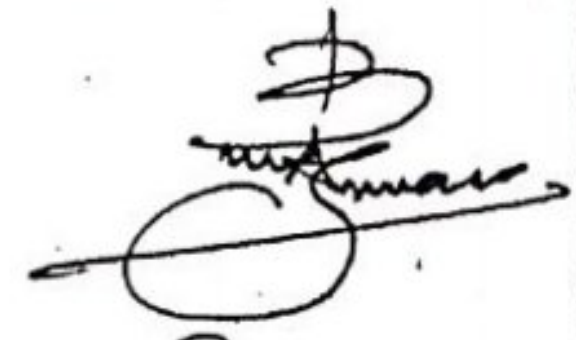
058221

8

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++

And whereas the seller has agreed to sell the above said land to the purchasers for a sale consideration of Rs. 95,00,000/- (Rs. Ninety Five Lac Only) and the purchasers have also agreed to purchase the said land for the said consideration on the terms and conditions mentioned below: -


Sachin Gmani





058222

उत्तरांचल UTTARANCHAL
25 OCT 2007

वेहरावून (उत्तरांचल)
xx 2007-2008 ++

NOW THIS DEED WITNESSETH AS UNDER :

1. That in pursuance of the said agreement and in consideration of Rs. 95,00,000/- (Rs. Ninety Five Lac Only) the above said amount the purchasers have paid to the seller in the following manner :-

[Signature]
[Signature]

Vipin Vam



उत्तरांचल UTTARANCHAL
23 OCT 2007
देहरादून (उत्तराखण्ड)
2007-2008

058224

11

(b) Rs. 23,00,000/- vide Cheque No. 82672 dated 18.10.2007 drawn on Punjab National Bank, Paltan Bazar, Dehradun.

[Signature]
Sachin Agrani

[Handwritten signature]



14 OCT 2007

उत्तरांचल UTTARANCHAL

सूचना (नगरपालिका)

2007-2008

058255

42

SCHEDULE OF THE LAND

All that land bearing Khasra No. 203च measuring 0.0150 Hec., Khasra No. 213ख measuring 0.0830 Hec., Khasra No. 214ग measuring 0.0320 Hec. total area 0.1300 Hec. or 1300 sq. mts. situated at Mauza Mohabbewala,

Vipin Vashistha

Kachin Gaurani



058256

25 OCT 2007
उत्तरांचल UTTARANCHAL
देहरादून (उत्तराखण्ड)
xx 2007-2008 ++

43

Pargana Central Doon, Distt. Dehradun, bounded and butted as under:-

- EAST - Land of Shri Mohan Singh Bhatia, side measuring 110 feet.
- WEST - Govt. common road, side measuring 110 feet.

upm...

Sachin Gaurani



कोड संख्या - 01

058257

उत्तरांचल UTARANCHAL

44

देहरादून (उत्तरांचल)

xx 2007-2008 ++

NORTH - Land of Smt. Dayawanti, side measuring 132 feet.

SOUTH - Land of Shri Gujjarmal Tara Chandra, side measuring 120 feet.

ripuniam



कोड संख्या - 01
उत्तरांचल 2007

058258

45

In witnesseth whereof the seller and purchasers have put their signature on this deed on the day month and year as mentioned above, finger prints for the compliance of Section 32A of Registration Act 1908.

Upendra
[Signature]
[Signature]



देहरादून
संख्या 01
उत्तरांचल UT TARANCHAL
25 OCT 2007

058259

46

देहरादून (उत्तराखण्ड)

xx 2007-2008 ++

Seller's name and address :

Dr. Vipin Vaish (Karta Hindu Joint Family) S/o Shri Moti Lal Vaish R/o 41-C, Sewak Ashram Road, Dehradun.

Impression of left hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska



Impression of right hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska



Vipin Vaish
Signature of Seller

Signature

Signature



058260

उत्तरांचल
OCT 2007

47

देहरादून (उत्तरांचल)
2007-2008

Purchaser No. 1's name and address :

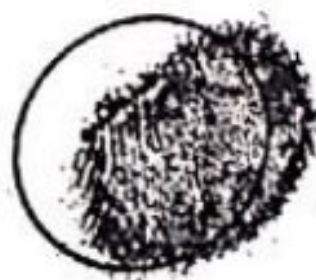
Shri Brij Mohan Ajmani S/o Late Daulat Ram R/o 100A, Rajpur Road,
Dehradun.

Impression of left hand fingers

Angusth

Tarzani

Madhyama



Anamika

Kaniska



Impression of right hand fingers

Angusth

Tarzani

Madhyama



Anamika

Kaniska



Signature of Purchaser No. 1

upm vrm

Shri Brij Mohan Ajmani



Purchaser No.2's name and address :

Shri Sachin Ajmani S/o Shri Brij Mohan Ajmani R/o 100A, Rajpur Road, Dehradun.

Impression of left hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska

Impression of right hand fingers

Angusth

Tarzani

Madhyama

Anamika

Kaniska

Signature of Purchaser No.2

Sachin Ajmani

OFFICE. USE ONLY:-

जो भवन मानचित्र उस प्रतिबंधों के साथ
स्वीकृत किया गया है जो इसके साथ
अलग किये जाते हैं। सं. C-5093/09-10
दिनांक 25-5-10

सचिव

मसूरी-देहरादून विकास प्राधिकरण
देहरादून

RECOMMENDED
For SANCTIONED

24/5/10
A.E.

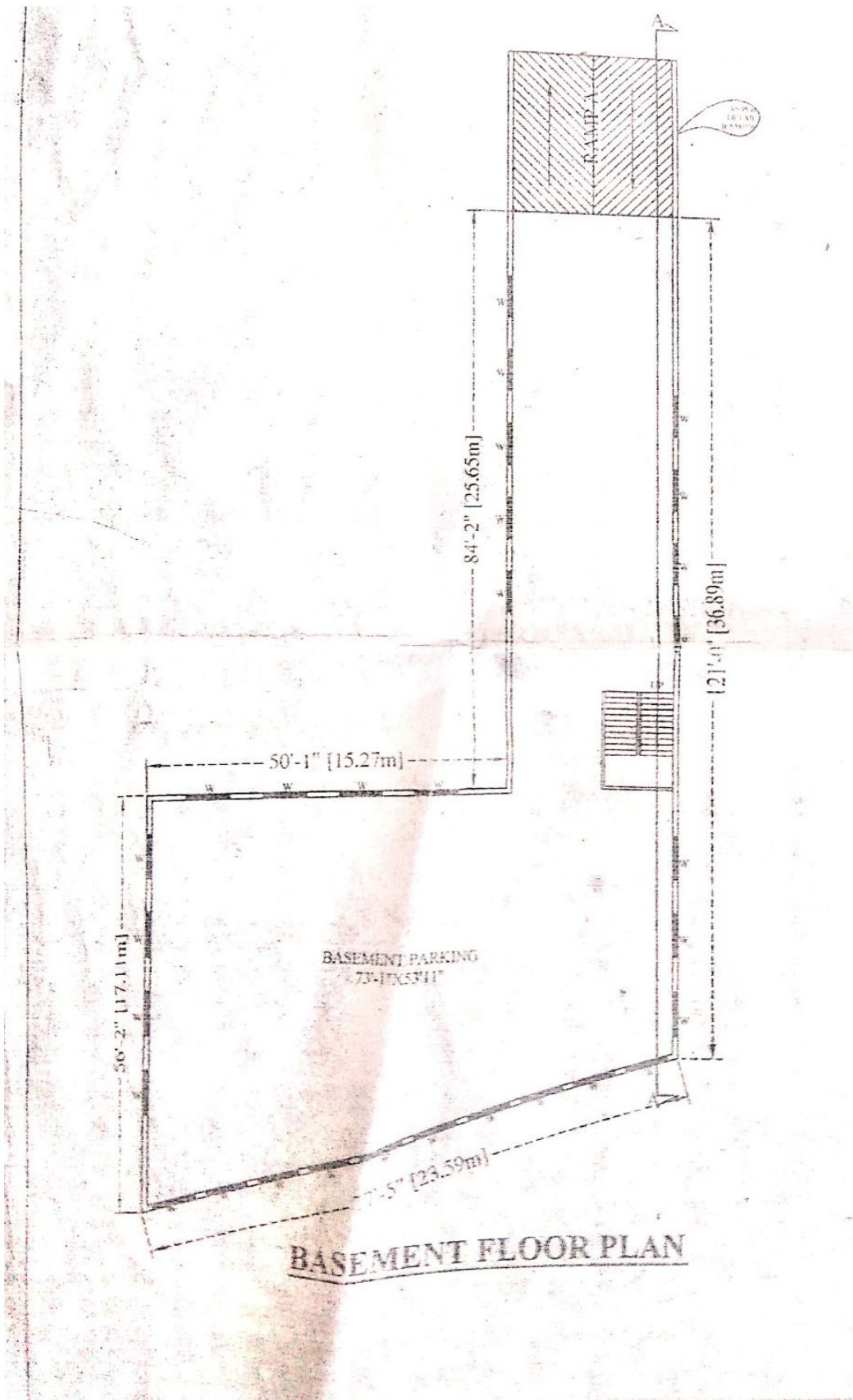
24/5/10
B.F.

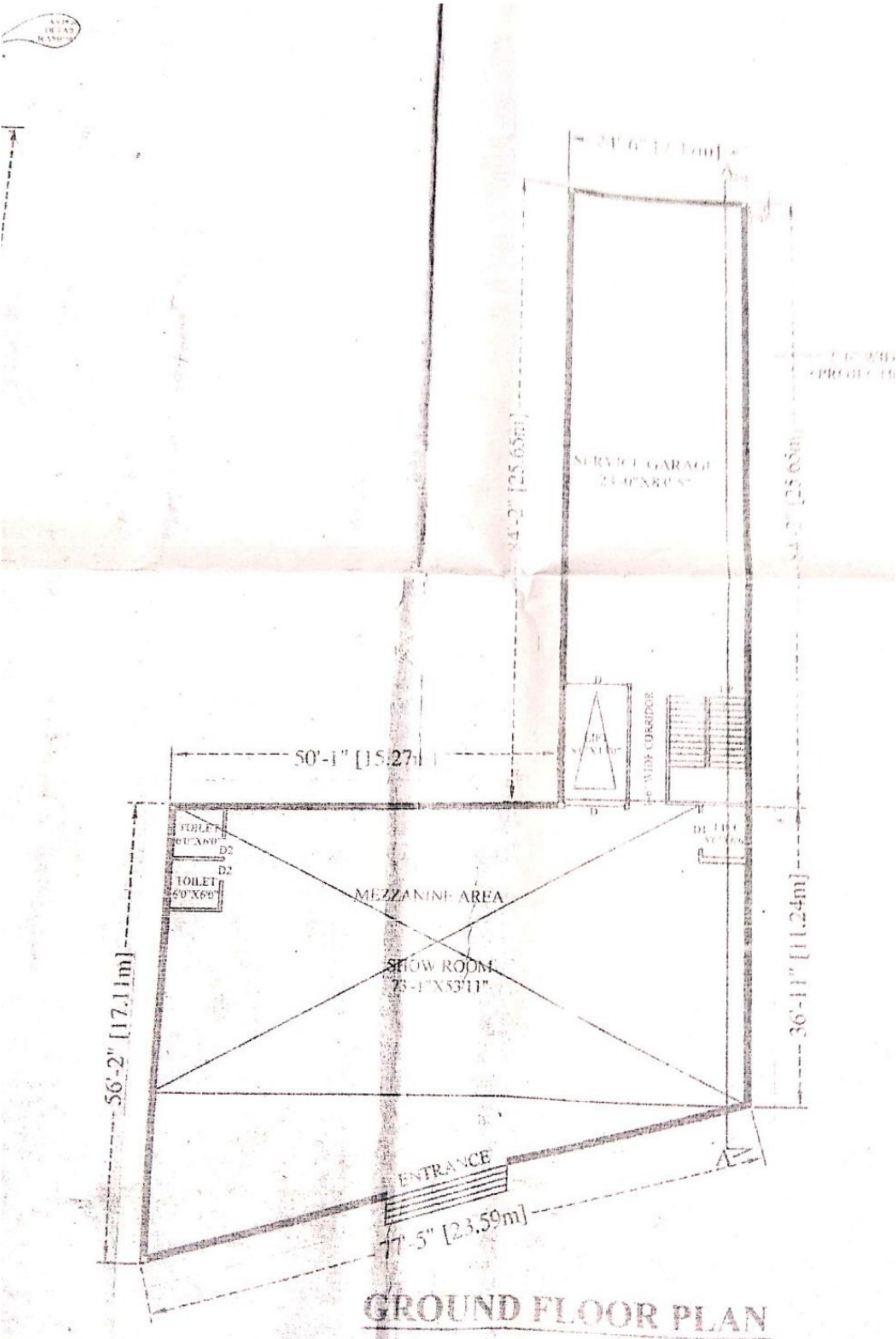
SH.B.M.AJMANI AND SH. PROPOSED PLAN OF
SITUATED AT KHASRA NO. 203CH, SACHIN AJMANI
213KH, 214G, 203JH, 212J, MAUZA MOHEBEWALA
PARGANA CENTRAL DOON DISTT. DEHRADUN.

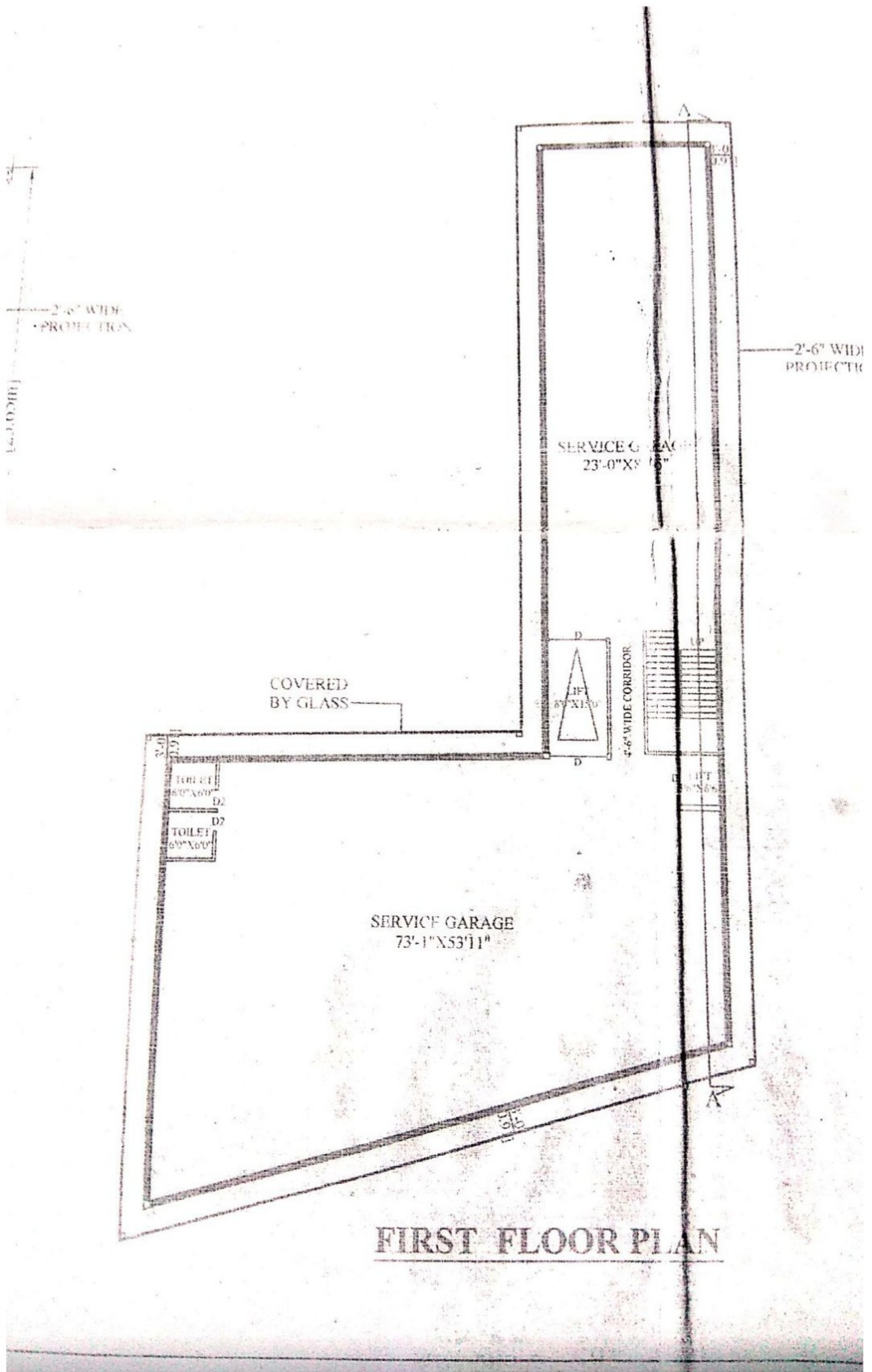
AREA STATEMENT	IN SQ.MT.
1. PLOT AREA	= 1813.00 SQ.MT.
2. ROAD WIDENING AREA	= 296.09 SQ.MT.
3. NET PLOT AREA	= 1516.91 SQ.MT.
4. COVD. AREA OF G.FL.(FRONT)	= 323.79 SQ.MT.
5. COVD. AREA OF G.FL. (REAR)	= 191.62 SQ.MT.
6. TOTAL COVD. AREA OF G.FL.	= 515.41 SQ.MT.
7. AREA OF MAZZANINE.	= 247.11 SQ.MT.
8. COVD. AREA OF F.FL.(FRONT)	= 323.79 SQ.MT.
9. COVD. AREA OF F.FL.(REAR)	= 191.62 SQ.MT.
10. TOTAL COVD. AREA OF F.FL.	= 515.41 SQ.MT.
11. COVD. AREA OF S.FL.(FRONT)	= 323.79 SQ.MT.
12. COVD. AREA OF S.FL.(REAR)	= 191.62 SQ.MT.
13. TOTAL COVD. AREA OF S.FL.	= 515.41 SQ.MT.
14. TOTAL COVD. AREA OF [G.FL.+F.FL.+ S.FL.+ MAZ.]	= 1793.34 SQ.MT.
15. BASEMENT AREA	= 515.41 SQ.MT.
16. F.A.R	= 1.18
17. PLOT COVERAGE	= 34%
18. REQUIRED PARKING	
SHOW ROOM(G.F. front) = 323.79/80x2 = 8.10 ECS	

SH.B.M.AJMANI AND SH. PROPOSED PLAN OF
SITUATED AT KHASRA NO. 203CH, SACHIN AJMANI
213KH, 214G, 203JH, 212J, MAUZA MOHEBEWALA
PARGANA CENTRAL DOON DISTT. DEHRADUN.

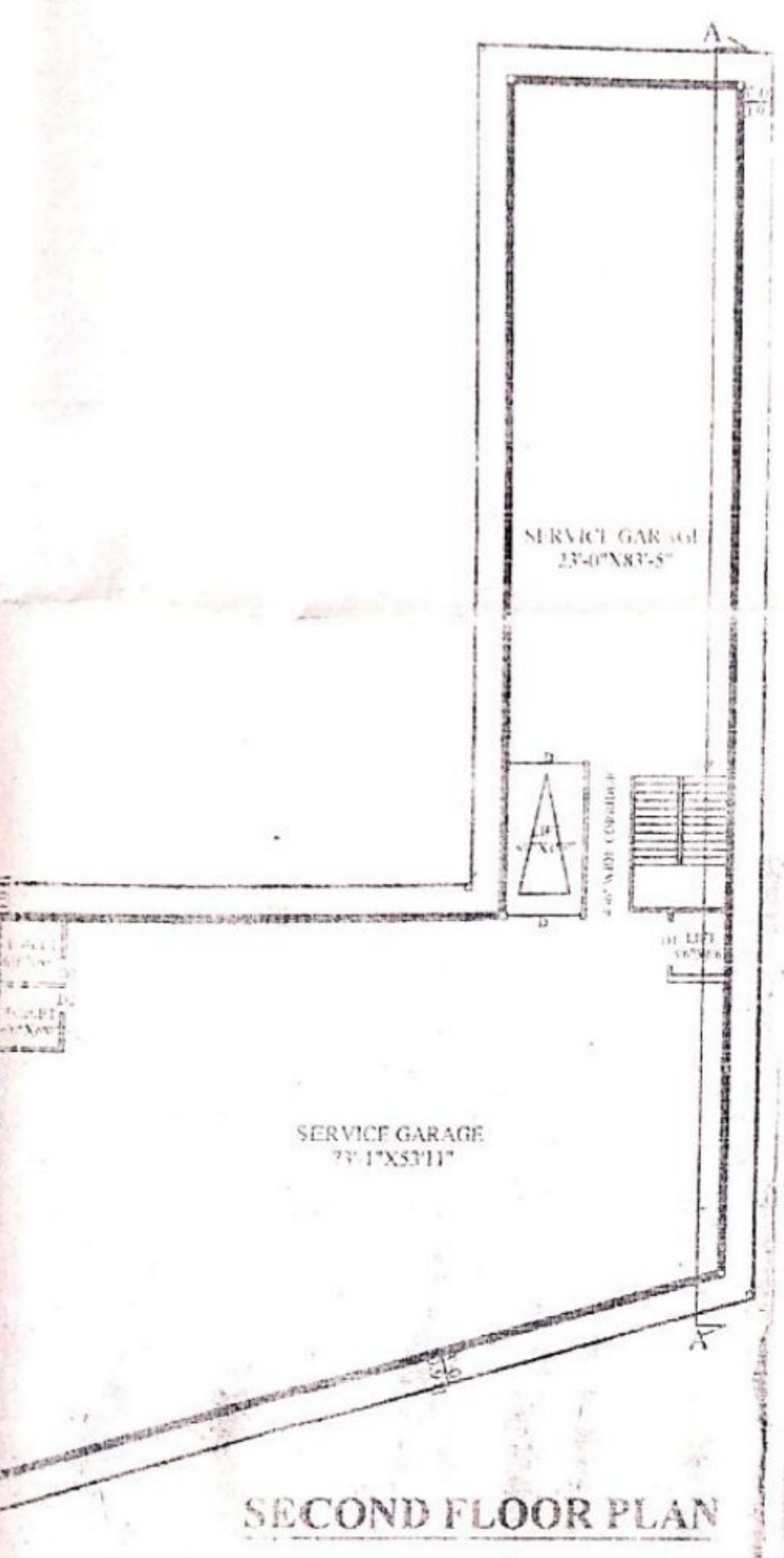
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15. BASEMENT AREA	= 515.41 SQ.MT.
16. F.A.R	= 1.18
17. PLOT COVERAGE	= 34%
18. REQUIRED PARKING	
SHOW ROOM(G.F. front)	= $323.79/80 \times 2 = 8.10$ ECS
SERVICE GARAGE (G.F.+F.F+S.F)	
	$1222.44/80 \times 5 = 7.64$ ECS
MEZANINE OFFICE	= $247.115/80 \times 1.5 = 4.633$ ECS
TOTAL ECS.	= $8.10 + 7.63 + 4.63 = 20.37$ ECS
REQUIRED PARKING	= 20.37 ECS (21 ECS)
19. PARKING AREA PROVIDED	
SET BACK PARKING	= $1551.06 - 1032.33 = 518.78$
X33%	= $171.20/18 = 9.52$
ECS(10 ees)	
BASEMENT PARKING AREA	= $515.41/28 = 18.40$
(19ECS)	
TOTAL PARKING	= 28 ECS







LOCATION IN MASTER PLAN



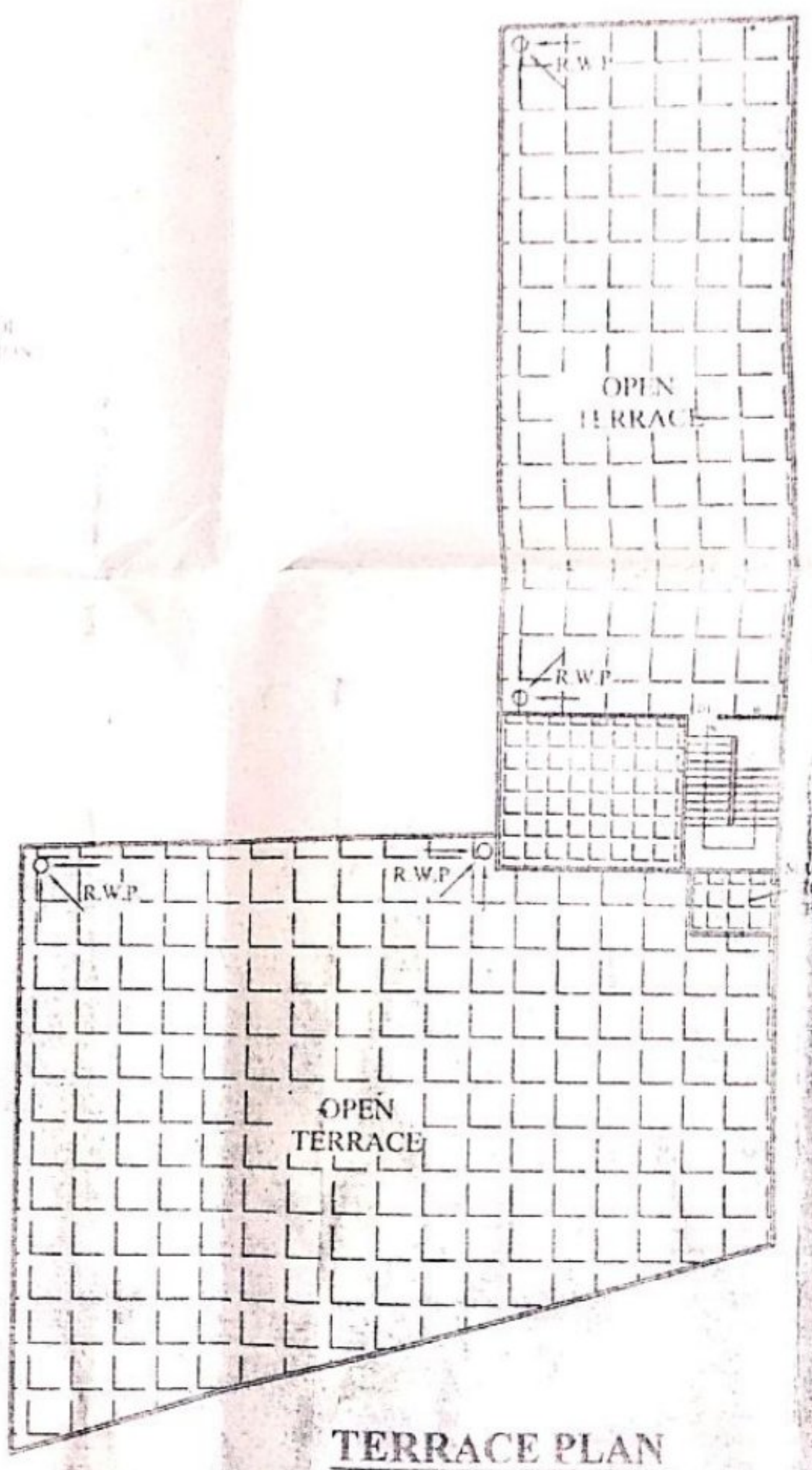
SECOND FLOOR PLAN

MEZZANINE FLOOR PLAN



DETAIL OF RAMP A

6\"/>



TERRACE PLAN