



64/2018



LIVING PVT. LTD.

Director

Sale Deed (Relevant Particulars)

Consideration :- Rs. 2,15,00,000/-
 Market value as per Circle Rate :- Rs. 1,80,00,000/-
 Stamp Duty :- Rs. 10,75,000/-
 E- Stamp No. :- IN-UK46880434454272P
 Circle Rate :- Rs. 12,000/- per sq.mtr. base rate + 15%, Applicable rate
 Rs. 13,800/- per sq.mtr.
 Kind of Land :- Residential Land

Main Location :- Village Chak Bhagwantpur, Pargana Pachwa Doon,
 Tehsil Sadar, District Dehradun Uttarakhand

Distance from Main Road :- That the said Land is situated more than 2
 Kms. from Main Dehra Dun-Mussoorie Road and is situated on main
 Guniyal Gaon Bhagwantpur Road and is situated outside Municipal
 Limits of Mussoorie.

Schedule of Land :- All that entire share in land bearing Khata
 Khatauni No. 00025 (according to Khatauni 1416 to 1421 Fasli) bearing
 Khasra No. 39 total area measuring 0.2180 Hect. out of which sold area
is 654 sq.mtr. and Khasra No. 40 total area measuring 0.2100 Hectare
out of which sold area is 630 sq.mtr. total sold area measuring 1284
sq.mtrs. situated at Mauza Chak Bhagwantpur Pargana Pachwa Doon,
 Tehsil Sadar, Dehradun [Uttarakhand].

Name of the Seller :- Mr. Ashwani Khurana S/o Sh. Bhagwan Das
 Khurana R/o- 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar,
 Uttarakhand

PAN : AJTPK 3416E

Name of the PURCHASER:- M/S EDEN RETIREMENT LIVING PVT.
 LTD. (formerly ALPINE CONSTRUCTION PVT. LTD.) (PAN : AAFCA
 5626E) having its office at D-29, Third Floor, Defence Colony, New Delhi-
 24 through its Director Mr. Sanjiv Vohra S/o Late Sh. R.L. Vohra R/o-
 D-29, Third Floor, Defence Colony, New Delhi-24

Aadhar No. 6471 9885 1906

Drafted by :- Pankaj Gupta Advocate Chamber No. 21, Second Floor,
 New Building, Opposite Bar Association, Court Compound, Dehra Dun.

For EDEN RETIREMENT LIVING PVT LTD.

Director

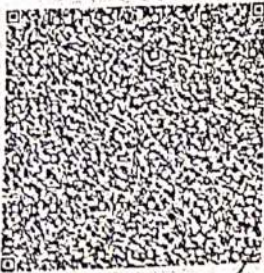


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK46880434434272P
Certificate Issued Date : 28-Dec-2017 03:28 PM
Account Reference : NONACC (SV)/ uk1201304/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120130494222938017972P
Purchased by : EDEN RETIREMENT LIVING PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : CHAK BHAGWANTPUR DEHRADUN
Consideration Price (Rs.) : 2,15,00,000
(Two Crore Fifteen Lakh only)
First Party : ASHWANI KHURANA
Second Party : EDEN RETIREMENT LIVING PRIVATE LIMITED
Stamp Duty Paid By : EDEN RETIREMENT LIVING PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 10,75,000
(Ten Lakh Seventy Five Thousand only)



Incl. No. JYESTH GUPTA
STAMP VENDOR
DEHRADUN

Please write or type below this line

EDEN RETIREMENT LIVING PVT. LTD.

Director

UP 0003890562

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

SALE DEED

THIS DEED OF SALE is made on this 11th day of January, 2018 by Mr. Ashwani Khurana S/o Sh. Bhagwan Das Khurana R/o- 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar, Uttarakhand (hereinafter called "SELLER") of the one part.

.....SELLER

IN FAVOUR OF

M/S EDEN RETIREMENT LIVING PVT. LTD. (formerly ALPINE CONSTRUCTION PVT. LTD.) (PAN : AAFCA 5626E) having its office at D-29, Third Floor, Defence Colony, New Delhi-24 through its Director Mr. Sanjiv Vohra S/o Late Sh. R.L. Vohra R/o- D-29, Third Floor, Defence Colony, New Delhi-24 (hereinafter called "PURCHASER") of the other part;

.....PURCHASER

WHEREAS the Seller is the absolute owner and in possession of all that Land, which is more-fully described in the schedule, given at the foot of this deed of sale, hereinafter called the "said Land", having purchased the same from its previous owner Mr. Ashish Agarwal S/o Late Mr. Pawan Kumar R/o- 189, Rajpur Road, Dehradun vide Sale Deed dated 15-01-2015 which is duly registered in the office of the Sub-Registrar-Sadar-IIIrd, Dehra Dun at Book No. 1, Volume No. 1564, Pages 139 to 156 at Serial No. 408, registered on 15-01-2015 and as such the Seller is having absolute legal rights to execute the present deed of sale.

AND WHEREAS the said Land is free from all encumbrances, charges, liens, demands, attachments, loan, mortgages etc. and the Seller is in exclusive possession thereof. There is no litigation pending in any Court of law. The said Land is not mortgaged with any financial company or Bank.

AND WHEREAS the Purchaser has duly authorized its Director Mr. Sanjiv Vohra to sign, execute and registered the present deed vide board resolution dt. 29-11-17.


AND WHEREAS the PURCHASER has approached the Seller to purchase the said Land and the Seller has agreed to sell the same for Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lacs Only) on which the PURCHASER has agreed to buy the same on the said price;

NOW THIS SALE DEED WITNESSETH AS UNDER

- [1] That in pursuance of the said agreement and as sale consideration a sum of Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lacs Only) has been paid by the PURCHASER to the Seller in the following manner :-

a- Rs. 1,00,00,000/- through cheque no. 000071, dt. 21-01-17 drawn on HDFC Bank

For EDEN RETIREMENT LIVING PVT. LTD.


Director

b- Rs. 35,00,000/- through RTGS dt. 20-03-17 done through HDFC Bank

c- Rs. 65,00,000/- through RTGS dt. 23-03-17 done through HDFC Bank

d- Rs. 15,00,000/- through cheque no. 000070, dt. 22-11-17 drawn on HDFC Bank

e- Rs. 2,15,000/- T.D.S.

The said total amounts to Rs. 2,17,15,000/- out of which an amount of Rs. 2,15,000/- has been refunded by the Seller to the Purchaser, hence the receipt of which is hereby acknowledge by the Seller and the Seller doth hereby convey, sell, assign and transfer all that land which is morefully described in the schedule, given at the foot of this deed and every part thereof unto and to the use of the PURCHASER, absolutely and forever alongwith all rights, titles, claims, easements, appurtenances, rights of paths and passages and TO HAVE AND TO HOLD the same without any let or hindrances from the Seller or any other person claiming through, under or in trust for him in any manner whatsoever.

[2] **The Seller hereby covenant with the PURCHASER as follows:**

- [a] That the Seller has withdrawn his possession from the said Land and has delivered the actual, physical, vacant and undisputed possession of the said Land to the PURCHASER on this day.
- [b] That the said Land is free from all encumbrances, charges, disputes, liens, demands, and court attachment and the said Land is also not subject to any kind of mortgage either equitable or otherwise.
- [c] That if on account of any defect in the title of the Seller over the said Land or on account of any other undisclosed facts, the said Land or any part thereof goes out of the hands of the PURCHASER or the PURCHASER suffer any loss on this account the Seller shall fully compensate the PURCHASER.
- [d] That the Seller hereafter from time to time but always at the costs and requests of the PURCHASER shall do and execute and cause to be done and executed all further acts, deeds and things which are necessary and may lawfully be required to be done for more-fully assuring the title of the PURCHASER over the said Land.
- [e] That all taxes, charges, and government dues etc. payable against the said Land up-till the date of this deed, shall be paid by the Seller and thereafter the same shall be the sole liability of the PURCHASER.
- [f] That the said Land is situated more-than 2 Kms. from Main Dehra Dun-Mussoorie Road and is situated on main Guniyal

For EDEN RETIREMENT LIVING PVT. LTD.

Gaon Bhagwantpur Road and is situated outside Municipal Limits of Mussoorie.

- [h] That the said land has been declared as unirrigated by the S.D.M. Dehradun in Case No. 72 of Year 2010-2011 by his order dt. 05-08-2011.
- [3] That there is no construction, Tree or orchard on the said Land.
- [4] That there is no previous registered agreement between the parties.
- [5] That for the purpose of stamp duty it is hereby made clear that the circle rate in the said vicinity for the land is Rs. 12,000/- per sq.mtr. base rate but there is only one side road on the sold land which is more than 18 mtr. wide therefore after adding 15% on the base rate the circle rate comes to Rs. 13,800/- and the value of the said land measuring 1284 sq.mtr. comes to 1284 x Rs. 13,800/- per sq.mtr. = Rs. 1,77,20,000/- and there is a boundary wall measuring approx. 280 running mtr. and the value of boundary wall @ Rs. 1000/- per running mtr. comes to Rs. 2,80,000/- and the total value of land comes to Rs. 1,80,00,000/- but the sale consideration is Rs. 2,15,00,000/- on which stamp duty @ 5% of Rs. 10,75,000/- is being paid by the PURCHASER.
- [6] That the said Land hereby sold is situated outside the limits of Nagar Nigam Dehra Dun, but the PURCHASER is the owner of immovable property in State of Uttarakhand prior to 12-09-2003 and therefore the provisions of Uttaranchal (The U.P. Zamindari Abolition and Land Reforms Act, 1950) (Adaptation and Modification Order-2001) (Amendment Act 2003) [Uttaranchal Act No. 29 of 2003 / Uttarakhand Ordinance No. 1 of 2007].
- (7) That the PURCHASER shall have every legal right to get the mutation etc. transferred in their name, the Seller shall have no objection to that.
- (8) That the Land hereby sold is a private property of Seller/deponent and is not a part of any Group Housing, Plotted Development, Mixed Development, Multiple Unit and the Seller does not falls under the provision of Real Estate Regulation Act-2016 (General rules of Uttarakhand Govt. 2017) and the present sale is not affected by the said Act.
- [9] That provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained, the expressions the 'SELLER' and the 'PURCHASER' herein used, shall include their respective heirs, legal representatives, successors in interest, administrator and assignees etc.

JEN RETIREMENT LIVING PVT. LTD.



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Director

SCHEDULE OF THE LAND

All that entire share in land bearing Khata Khatauni No. 00025 (according to Khatauni 1416 to 1421 Fasli) bearing Khasra No. 39 total area measuring 0.2180 Hect. out of which sold area is 654 sq.mtr. and Khasra No. 40 total area measuring 0.2100 Hectare out of which sold area is 630 sq.mtr. total sold area measuring 1284 sq.mtrs. situated at Mauza Chak Bhagwantpur Pargana Pachwa Doon, Tehsil Sadar, Dehradun [Uttarakhand] the entire land is bounded as under :-











North :- Land of Sh. V.P. Thappar
 South :- Land of others,
 East :- Nala
 West :- Road

Note :- The Seller has sold his entire share in the said piece of land.

Finger Prints in Compliance of Section 32A of the Registration Act 1908






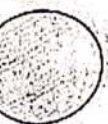




Name of the Seller :- Mr. Ashwani Khurana.

Left & Right Hand fingers impressions

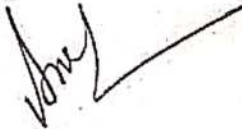
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				
				

Name of the Purchaser:- M/S EDEN RETIREMENT LIVING PVT. LTD.
 (formerly ALPINE CONSTRUCTION PVT. LTD.) through its Director Mr. Sanjiv Vohra.

Left & Right Hand fingers impressions

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
				
				

For EDEN RETIREMENT LIVING PVT. LTD.






Director

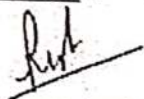
IN WITNESS WHEREOF, the parties to this Deed at Dehra Dun, have signed on this day, month and the year first above mentioned in presence of Witnesses.



Seller

For EDEN RETIREMENT LIVING PVT. LTD.


Purchaser
Director

Witnesses :-


1- Mr. Rishi Pradhan
S/o Mr. Lalit Pradhan
R/o 544-A, Garhi Cantt,
Dehradun
PAN : APSPP4914K


2- Mr. Aman Kumar Khandka
S/o Mr. P.R. Khandka,
R/o- 564, Gandhi Gram
Dakra Bazar, Dehradun
V.I.D. UP/02/424702414

Drafted and computerized in my chamber on the basis of documents produced before me, and each of the parties have attested their respective photographs.


Pankaj Gupta Advocate Chamber No. 21, Second Floor, New Building,
Opposite Bar Association, Court Compound, Dehra Dun.



वही संख्या 1 जिल्द 6,393 के पृष्ठ 227 से 246 पर क्रमांक 64

पर आज दिनांक 11 Jan 2018 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
11 Jan 2018

11/01/2018