



403 Sale Deed  
(Relevant Particulars)

Consideration :- Rs. 5,57,00,000/-  
Market value as per Circle Rate :- Rs. 5,56,40,000/-  
Stamp Duty :- Rs. 27,83,500/-  
E- Stamp No. :- IN-UK 00537176863661N  
Circle Rate :- Rs. 10,000/- per sq.mtr. base rate + 30%, Applicable rate Rs. 13,000/- 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 land bearing Khata Khatauni No. 00025 (according to Khatauni 1416 to 1421 Fasli) bearing Khasra No. 39 area measuring 0.2180 Hect. and Khasra No. 40 Area measuring 0.2100 Hectare total area measuring 0.4280 Hect. or 4280 sq.mtrs. situated at Mauza Chak Bhagwantpur Pargana Pachwa Doon, Tehsil Sadar, Dehradun [Uttarakhand].

Name of the Seller :- Mr. Ashish Agarwal S/o Late Mr. Pawan Kumar R/o- 189, Rajpur Road, Dehradun (PAN : ACAPA 1870A)

Name of the Purchasers:- 1- M/S ALPINE CONSTRUCTION PVT. LTD. 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 AND 2- Mr. Ashwani Khurana S/o Sh. Bhagwan Das Khurana R/o- 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar, Uttarakhand

1- PAN : AAFCA 5626E, D.L of Mr. Sanjiv Vohra P 97080509

2- PAN : AJTPK 3416E

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





सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK00537176863661N  
Certificate Issued Date : 15-Jan-2015 02:07 PM  
Account Reference : SHCIL (FI)/ ukshcil01/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUKSHCIL0100862191267431N  
Purchased by : ADVOCATE PANKAJ GUPTA  
Description of Document : Article 23 Conveyance  
Property Description : KHASRA NO. 39,40, MAUZA CHAK BHAGWANTPUR PARGANA-  
PACHWADOON, TEHSIL SADAR, DEHRADUN  
Consideration Price (Rs.) : 5,57,00,000  
(Five Crore Fifty Seven Lakh only)  
First Party : ASHISH AGARWAL  
Second Party : ALPINE CONSTRUCTION PVT LTD AND OTHERS  
Stamp Duty Paid By : ALPINE CONSTRUCTION PVT LTD AND OTHERS  
Stamp Duty Amount(Rs.) : 27,83,500  
(Twenty Seven Lakh Eighty Three Thousand Five Hundred only)



.....Please write or type below this line.....

*Ashish*

*Li*

*Shiv*

ZK 0001670224

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shcilostanip.com](http://www.shcilostanip.com). Any discrepancy in the details on this Certificate and as



## Sale Deed

THIS DEED OF SALE is made on this 15<sup>th</sup> day of January, 2015 by Mr. Ashish Agarwal S/o Late Mr. Pawan Kumar R/o- 189, Rajpur Road, Dehradun (hereinafter called "SELLER") of the one part.

.....SELLER

### IN FAVOUR OF

1- M/S ALPINE CONSTRUCTION PVT. LTD. 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 AND 2- Mr. Ashwani Khurana S/o Sh. Bhagwan Das Khurana R/o- 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar, Uttarakhand (hereinafter called "PURCHASERS") of the other part;

.....PURCHASERS

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. Yogesh Chand Sagar S/o Mr. Ram Prasad R/o- F-755, Indira Nagar Colony, Dehra Dun (Uttarakhand) vide Sale Deed dated 30-11-2011 which is duly registered in the office of the Sub-Registrar-Sadar-Illrd, Dehra Dun at Book No. 1, Volume No. 159, Pages 399 to 414 at Serial No. 2084, registered on 16-12-2011 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 No. 1 has duly authorized its Director Mr. Sanjiv Vohra to sign, execute and registered the present deed vide board resolution dt. 14-01-15.

AND WHEREAS the Purchasers have approached the Seller to purchase the said Land and the Seller has agreed to sell the same for Rs. 5,57,00,000/- (Rupees Five Crore Fifty Seven Lacs Only) on which the Purchasers have 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. 5,57,00,000/- (Rupees Five Crore Fifty Seven Lacs





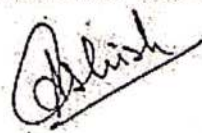
Only) has been paid by the Purchasers to the Seller in the following manner :-

- a- Rs. 50,00,000/- through cheque no. 000004, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- b- Rs. 50,00,000/- through cheque no. 000005, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- c- Rs. 50,00,000/- through cheque no. 000006, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- d- Rs. 50,00,000/- through cheque no. 000007, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- e- Rs. 45,00,000/- through cheque no. 000008, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- f- Rs. 21,00,000/- through cheque no. 000009, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- g- Rs. 1,20,00,000/- through cheque no. 000010, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- h- Rs. 50,00,000/- through cheque no. 304425, dt. 17-12-14, drawn on S.B.I. Jwalapur
- i- Rs. 50,00,000/- through cheque no. 304426, dt. 17-12-14, drawn on S.B.I. Jwalapur
- j- Rs. 30,00,000/- through cheque no. 304428, dt. 15-01-15, drawn on S.B.I. Jwalapur
- k- Rs. 35,43,000/- through cheque no. 304429, dt. 15-01-15, drawn on S.B.I. Jwalapur
- e- Rs. 5,57,000/- T.D.S.

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 Purchasers, 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





Only) has been paid by the Purchasers to the Seller in the following manner :-

- a- Rs. 50,00,000/- through cheque no. 000004, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- b- Rs. 50,00,000/- through cheque no. 000005, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- c- Rs. 50,00,000/- through cheque no. 000006, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- d- Rs. 50,00,000/- through cheque no. 000007, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- e- Rs. 45,00,000/- through cheque no. 000008, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- f- Rs. 21,00,000/- through cheque no. 000009, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- g- Rs. 1,20,00,000/- through cheque no. 000010, dt. 14-01-15, drawn on H.D.F.C. Defence Colony, New Delhi
- h- Rs. 50,00,000/- through cheque no. 304425, dt. 17-12-14, drawn on S.B.I. Jwalapur
- i- Rs. 50,00,000/- through cheque no. 304426, dt. 17-12-14, drawn on S.B.I. Jwalapur
- j- Rs. 30,00,000/- through cheque no. 304428, dt. 15-01-15, drawn on S.B.I. Jwalapur
- k- Rs. 35,43,000/- through cheque no. 304429, dt. 15-01-15, drawn on S.B.I. Jwalapur
- e- Rs. 5,57,000/- T.D.S.

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 Purchasers, 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 Purchasers as follows:

- [a] That the Seller has withdrawn his possession from the said Land and has delivered the actual, physical, vacant and

*Shishu*

*52*

*Am*



undisputed possession of the said Land to the Purchasers 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 Purchasers or the Purchasers suffer any loss on this account the Seller shall fully compensate the Purchasers.
- [d] That the Seller hereafter from time to time but always at the costs and requests of the Purchasers 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 Purchasers 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 Purchasers.
- [f] 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.
- [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.
- [i] That the said land is surrounded by one side Road only and is not a part of any corner.
- [j] That a Map for residential group housing has already been approved by the M.D.D.A Dehradun vide File No. R-1436/14-15- RE1 on dt. 19-11-2014 but the construction has not been started as yet.
- [k] That Purchaser No. 1 is having 70% share in the scheduled land and Purchaser No. 2 is having 30% share in the scheduled land.
- [3] That there is no construction, Tree, boundary wall or orchard on the said Land.

*[Signature]*

*[Signature]*

*[Signature]*



- [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. 10,000/- 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 30% on the base rate the circle rate comes to Rs. 13,000/- and the value of the said land measuring 4280 sq.mtr. comes to 4280 x Rs. 13,000/- per sq.mtr. = Rs. 5,56,40,000/-, but the sale consideration is Rs. 5,57,00,000/-, thus the stamp duty paid as under :-
- (a) Stamp duty of Rs. 27,82,000/- @ 5% on Rs. 5,56,40,000/-
- (b) Stamp duty of Rs. 1,500/- @ 2.5% on Rs. 60,000/-
- Total Stamp Duty of Rs. 27,83,500/- is payable and stamp duty of Rs. 27,83,500/- is being paid by the Purchasers.
- [6] That the said Land hereby sold is situated outside the limits of Nagar Nigam Dehra Dun, but the Purchasers are 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 Purchasers shall have every legal right to get the mutation etc. transferred in their names, the Seller shall have no objection to that.
- [8] 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 'PURCHASERS' herein used, shall include their respective heirs, legal representatives, successors in interest, administrator and assignees etc.

#### SCHEDULE OF THE LAND

All that land bearing Khata Khatauni No. 00025 (according to Khatauni 1416 to 1421 Fasli) bearing Khasra No. 39 area measuring 0.2180 Hect. and Khasra No. 40 Area measuring 0.2100 Hectare total area measuring 0.4280 Hect. or 4280 sq.mtrs. situated at Mauza Chak Bhagwantpur Pargana Pachwa Doon, Tehsil Sadar, Dehradun [Uttarakhand] bounded as under :-

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

*(Signature)* *(Signature)* *(Signature)*



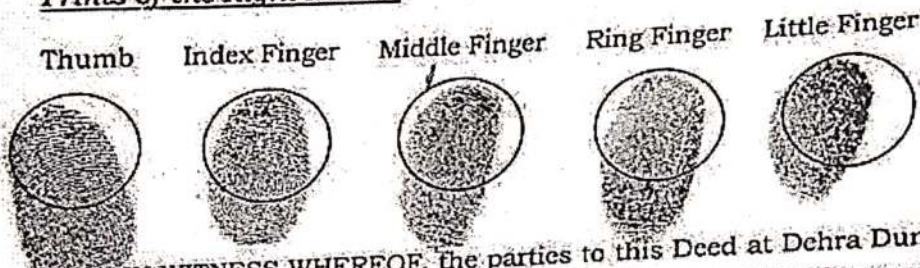
::8::

Name of the Purchaser No. 2 :- Mr. Ashwani Khurana.

Left Hand fingers impressions




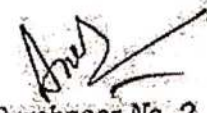
Prints of the Right Hand :-



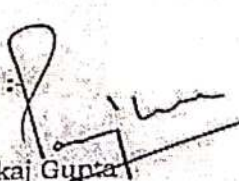
IN WITNESS WHEREOF, the parties to this Deed at Dehra Dun, have signed on this day, month and the year first above mentioned in presence of Witnesses.

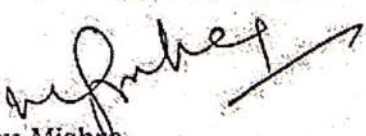
  
Seller

  
Purchaser No. 1 through Director

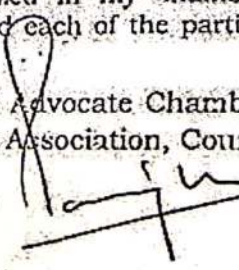
  
Purchaser No. 2

Witnesses :-

  
1- Mr. Pankaj Gupta  
Advocate  
Court Compound,  
Dehradun  
Reg. No. UK-5224/04

  
2- Mr. Manu Mishra  
S/o Mr. Ramesh Mishra  
R/o R.B. Prakash Chand Road  
Amritsar, Punjab.  
DL No. PB-02-30513

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.