

583/2012

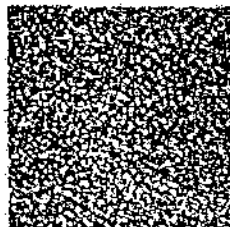


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Himachal Pradesh

e-Stamp

Certificate No. : IN-HP00269744232397K
Certificate Issued Date : 26-Oct-2012 03:54 PM
Account Reference : NONAOC (BK)/ hpucobk02/ SHIMLA-URBAN/ HP-SM
Unique Doc. Reference : SUBIN-HPHPUCOBK02006425184195907K
Purchased by : AMIT DEWAN
Description of Document : Article 23 Conveyance
Property Description : (KHATA KHATONI NO. 2/2 KHASRA NO 2/8 AND 2/9 KITA-2 AT MAUJA BHARARI, TERHIL AND DISTT SHIMLA)
Consideration Price (Rs.) : 1,64,00,000
(One Crore Sixty Four Lakh only)
First Party : PALAK
Second Party : DGM DEVELOPERS PVT LTD
Stamp Duty Paid By : DGM DEVELOPERS PVT LTD
Stamp Duty Amount (Rs.) : 20,78,000
(Twenty Lakh Seventy Eight Thousand only)



Please write or type below this line

verified

रजिस्ट्रार
583/2012

हय संदीकार दिग्ग
(सत्य)

हते यूको बैंक / For UCO Bank

प्रि. प्रबन्धक / Sr. Manager
मुख्य शाखा शिमला (हिमाचल प्रदेश)
Main Branch Shimla (H.P.) 0771

Curatory Note

Form No. 8

रसीद बुक(अ)

रसीद नं.:1087/2012

कार्यालय सब-रजिस्ट्रार	: शिमला(शहरी)
क्रम संख्या	: 563/2012
प्रस्तुतकर्ता	: Palak Through GPA
दस्तावेज प्रस्तुत करने की तिथि	: 26/10/2012
दस्तावेज की किस्म	: SALE/ CONVEYANCE
कुल राशि	: ₹. 41558000/-
अस्टाम्प की कीमत	: ₹. 2077900/-
रजिस्ट्री की फीस	: ₹. 831160/-
पेस्टिंग फीस	: ₹. 10/-
सरचार्ज	: -
कुल राशि	: ₹. 831170/-
कुल राशि (शब्दों में)	: ₹. अठ्ठ लाख, इकतीस हजार, एक सौ सत्तर केवल ।
Mode of Payment-Receipt	
संख्या	: bp001261020120417005
तिथि	: 26/10/2012
राशि	: ₹. 831170/-

हस्ताक्षर अफसर रजिस्ट्री।

Service Charges


Receipt No.:1087/2012

Date:26/10/2012

For Registration No.: 563/2012

<u>Amount Between</u>	<u>No. of Pages</u>	<u>Amount (Rs.)</u>
500001 To 999999999	Upto 10	300
<u>Additional Charges</u>		
@ 5 Per Additional Page	0	0
<u>PhotoGraph Charges</u>		50
Total Service Charges:		350

Received with Thanks Sum.of Rs. Three Hundred and Fifty Only. On Account of Service Charges for Computerization of Registration of Documents under HIMRIS


Signature

DSRO, SHIMLA URBAN

Nº 9921919

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Himachal Government Judicial Paper

PAN

Seller : AEDPV8581N

Purchaser : AACCD8117C

SALE DEED

Sale consideration Rs. 1,64,00,000/- Market Value of land Rs. 4,15,58,000/-

e-Stamp Duty: Rs. 20,78,000/- Certificate No. IN-HP80269744232397K

Dated 26th day of October, 2012

THIS DEED OF SALE is made at Shimla on this 26th day of October, 2012 BETWEEN SMT. PALAK aged about 30 years, wife of Sh. Kamal Kant permanent resident of Village Dhoran, Tehsil Palampur, District Kangra Himachal Pradesh through her GPA Sh. Santosh Sharma, son of Sh. Desh Raj Sharma, permanent resident of Village Chamned, Tehsil & District Hamirpur, HP & presently residing at House No-872, Sector-7, Panchkula, Haryana vide GPA registration No. 460 dated 2-9-2008 registered in the Office of Sub Registrar Panchkula Haryana (HERE-IN-AFTER CALLED THE FIRST PARTY / SELLER) which term where the context so admits, shall always includes her successors, legal heirs, representatives, executors, administrators and assignees of the one part.

AND

M/s D.G.M. DEVELOPERS PVT. LTD., company registered under the India Companies Act, 1956, and having its registered office at 115, Sector-2, Panchkula, Haryana through its authorized signatory Mr. Amit Dewan, son of Sh. Shanti Sarup Dewan, r/o House No- 115, Sector-2, Panchkula, Haryana, authorized vide Resolution dated 25-10-2012 (HERE-IN-AFTER CALLED THE SECOND PARTY/ PURCHASER) which term where the context so admits, shall always include his successors, legal heirs, representatives, executors, administrators and assignees of the other part.

Contd....2....

For D.G.M. Developers Pvt. Ltd.

रजिस्ट्रार
पंचकुला

563/2012

Director

अप वेदीकी 15/10/12

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Himachal Government Judicial Paper

Certificate No. IN-HP00269744232397K dated 26th day of October 2012

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AND WHEREAS the SELLER is owner in possession of land comprised in Khata Khatoni No. 2/2min, Khasra No. 2/8 measuring 14028.26 Sq. Mtrs. & Khasra No. 2/9, measuring 106.92 Sq. Mtrs. Kita-2 total measuring 14135.18 Sq. Mtrs. situated at Mauja Bharari, Patwar Circle Kaithu, Tehsil Shimla (U) District Shimla, Himachal Pradesh as per mutation No. 258 dated 16-02-2009 (Taksim) as per Nakal Jamabandi for the year 2006-2007, which is issued by Patwari Sugam, which is attached herewith.

AND WHEREAS THE FIRST PARTY/ SELLER has agreed to sell by way of this Sale Deed and the SECOND PARTY/PURCHASER has also agreed to purchase vacant land comprised in Khata Khatoni No. 2/2min, Khasra No. 2/8 measuring 14028.26 Sq. Mtrs. & Khasra No. 2/9, measuring 106.92 Sq. Mtrs. Kita-2 total measuring 14135.18 Sq. Mtrs. situated at Mauja Bharari, Patwar Circle Kaithu, Tehsil Shimla (U) District Shimla, Himachal Pradesh for a total sale consideration of Rs. 1,64,00,000 /- (Rupees one crore & sixty four lacs only) and the PURCHASER has paid the said sale consideration to the SELLER as per following manner :-

- i. Rs. 7,00,000/- (Rupees seven lacs only) through Cheque bearing No. 004726 dated 27-02-2012 in favour of Smt. Palak Dewan drawn on South Indian Bank Sector-22-C Chandigarh.
- ii. Rs. 50,00,000/- (Rupees fifty lacs only) through RTGS transaction bearing UTR No. SIBLH12292343392 dated 18-10-2012 in favour of Smt. Palak Dewan.
- iii. Rs. 50,00,000/- (Rupees fifty lacs only) through RTGS transaction bearing UTR No. SIBLH12293348370 dated 19-10-2012 in favour of Smt. Palak Dewan.

For D.G.M. Developers Pvt. Ltd Contd...3....

[Signature]

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583/2012

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Director

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Himachal Government Judicial Paper

Certificate No. IN-HP00269744232397K dated 26th day of October 2012

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- iv. Rs. 30,00,000/- (Rupees thirty lacs only) through Cheque bearing No. 004737 dated 26-10-2012 in favour of Smt. Palak Dewan, drawn on South Indian Bank Sector-22C, Chandigarh.
- v. Rs. 27,00,000/- (Rupees twenty seven lacs only) through Cheque bearing No. 004739 dated 26-10-2012 in favour of Smt. Palak Dewan, drawn on South Indian Bank Sector-22C, Chandigarh.

And the SELLER has received full and final payment from the PURCHASER and the SELLER hereby acknowledges the receipt of same.

AND WHEREAS THE PURCHASER HAS OBTAINED THE PERMISSION TO PURCHASE THE LAND U/S 118 (2) (b) OF HP LAND TENANCY & LAND REFORMS ACT 1972 & HP TENANCY AND LAND REFORMS (amended) RULES 2011 Rule 38 A sub section 3 (E) from HP Govt. which is duly signed by Dy. Secretary (Revenue) Himachal Pradesh vide no. Rev- B -F (10) -234 /2012 dated 06-10-2012.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

IN PURSUANCE OF AFORESAID AGREEMENT AND for consideration of Rs. 1,64,00,000 /- (Rupees one crore & sixty four lacs only) the SELLER being the owner of the above-mentioned land, the seller has subsisting right to sell the above mentioned land comprised in Khata Khatoni No. 2/2min, Khasra No. 2/8, measuring 14028.26 Sq. Mtrs. & Khasra No. 2/9, measuring 106.92 Sq. Mtrs. Kita-2 total measuring 14135.18 Sq. Mtrs. situated at Mauja Bharari, Patwar Circle Kaithu, Tehsil

Contd...4.....

For D.G.M. Developers Pvt. Ltd.

[Signature]
Director

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Himachal Government Judicial Paper

Certificate No. IN-HP00269744232397K dated 26th day of October 2012

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Shimla (U) District Shimla, Himachal Pradesh as per Nakal Jamabandi for the year 2006-2007, which is issued by Patwari Sugam, which is attached herewith, ALONGWITH ALL THE RIGHTS OF EASEMENTS privileges appurtenances, paths, drainage's, construction, air, lights etc. AGREES to sell to the PURCHASER as per the following covenant.

Now the SELLER covenants with the PURCHASER as under:--

1. That the SELLER has handed over the vacant possession of the sold vacant land mentioned above to the PURCHASER on spot.
2. That further for the said consideration the SELLER as the beneficial owner hereby convey and sells absolutely to the PURCHASER the said land to hold the same as an absolute owner hereinafter peacefully, use and enjoy the same forever without any hindrances and intervention of the SELLER or any person claiming through her /him/them or his/their legal heirs or authorized agent, the purchaser has full right to sell or convey in any way or manner the said land hereby sold.
3. That if there will be any defect in the title of the SELLER, in that event the SELLER shall make all the loss good suffered by the PURCHASER.
4. That the SELLER hereby undertakes to indemnify the PURCHASER in case any defect of title be found in the said land.
5. That the PURCHASER has borne all expenses of the stamp papers, Registration charges, etc.
6. That the land hereby sold is free from all encumbrances, charges, claim etc. and the SELLER has a subsisting right to sell, transfer and convey the same.

For D.G.M. Developers Pvt. Ltd.

Contd.....S.....

Director

10/26/2012

परीक्षक कार्यालय
(पुणे)

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Himachal Government Judicial Paper

Certificate No. IN-HP00269744232397K dated 26th day of October 2012

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7. That the PURCHASER shall be entitled to use all the usual paths, easementary rights, appurtenances paths, right of construction of the building etc.
8. That the SELLER hereby undertake and agree to get the mutation entered in the all relevant revenue records and the SELLER has no objection in case the mutation / ownership of the land be attested in favour of the purchaser in the absence of the SELLER.
9. That the SELLER hereby transfers all her rights of easement, etc. to the PURCHASER of the said land which is hereby sold.
10. That all the charges, taxes, dues cesses, rates levies etc., payable to any authority, if any due and pertaining to the said land for the period upto the date of execution of this deed shall be payable by the seller and thereafter by the purchaser. The seller shall fully indemnify the purchaser against any past dues or liabilities in relation to the said land.
11. That along with the execution of this sale deed, all previous agreements, understandings etc. written or oral, shall come to an end and the seller is left with no right, title or interest in the said land.
12. That the SELLER and her legal heirs, executors administrators and legal representatives and assignees have now no right title or interest in the land in any manner and the SELLER, her heirs, executors administrators and legal representatives and assignees undertake not to interfere or enter this land at any point of time and further not to claim any right, title, compensation whatsoever that might have accrued earlier to the execution of this sale or after the execution of the sale deed.

For D.G.M. Developers Pvt. Ltd.

[Signature]

563/2012

[Signature]

Director

Contd....6.....

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Himachal Government Judicial Paper

Certificate No. IN-HP00269744232397K dated 26th day of October 2012

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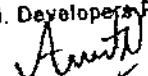
13. That the seller i.e. Smt. Palak Dewan has not revoked the said GPA till date and she is alive till today.

14. That the SELLER and PURCHASER are executing this deed of sale without any mental infirmity or any undue influence or pressure from any person.

PROVIDED ALWAYS AND It is hereby agreed that whatever and wherever such interpretation would be requisite to give this deed fullest possible scope and effect to any contract or covenant herein contained expressions, "SELLER and PURCHASER" includes their respective heirs, executors, administrators and legal representatives and assignees.

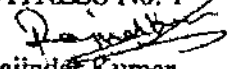
IN WITNESS WHEREOF the parties here to have signed this deed of sale on date month and year first above written: -


SELLER


For D.G.M. Developers Pvt. Ltd.

Director

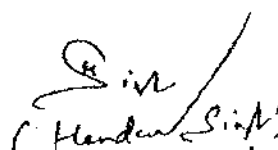
PURCHASER

WITNESS No. 1

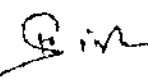

Rajinder Kumar
S/o late Sh. Mohinder Pal
R/o Set No. 2, Type-I, Barnes
Court, Raj Bhawan, Shimla-2

WITNESS No. 2


Amit Kumar
S/o Rakesh Kumar
Pal Niwas, Dhalli,
Shimla, HP


(Hardev Singh)
Adv.
(HIM-20-93)

Drafted by me at the instance of the parties and the contents thereof have been read over and explained to the SELLER and PURCHASER which they admit to be correct as per their knowledge and put their Signatures in my presence.


Hardev Singh
Advocate
Distt. Court Shimla, HP
HIM/20/1993

563/2012
5/11/2012

Party Details

जिल्हा: 10.146.129.50

Reference No. 1098/2012

सब रजिस्ट्रार : शिमला(शहरी)

Party Name and Address

Finger Prints and Signatures

Identifier

1. Hardev Singh Adv पुत्र - पुत्र - ,Distt Court Shimla
Official Photo Identity Card No. - Him/20/1993



हस्ताक्षर
(सब रजिस्ट्रार)

Deed Endorsement Details

जिला:

सब रजिस्ट्रार : शिमला(शहरी)

Book No.: 1	Registration No: 563/2012	Registration Date : 26/10/2012
Reference No.: 1098/2012	Deed Name: SALE/ CONVEYANCE	
Sub Deed Name: Sale in Share, Without Builtup Area, in NAC Area, to Non Agri. residing in HP since 1972 (within Limit)		
Presentation Date: 26/10/2012	Presenter : Palak Through GPA	
No. of Deed Pages 6	No. of Additional Pages: 3	No. of Annex. Pages 6

Stamp Duty Detail:

[1] No(s) of Franking M/c Impressions, Franked By UCO Bank Shimla, Vids No. in-hp00269744232397k Dated 26/10/2012, Amounting to Rs.2077900/-

<u>Fee Details:</u>	Receipt No.: 1,087/2012	Receipt Date: 26/10/2012
Registration Fee: 831160	Pasting Fee: 10	Total Fee: 831170
Mode of Payment: <u>e-Receipt</u>	No: hp0012610201204170 Date: 26/10/2012	Amount: 831170

Additional Book Pasting Details:

Total No of Pages 9
Pasting Date : 26/10/2012
Additional Book No 1
Volume No.: 971
From Page: 43
To Page : 51

Supplementary Book Pasting Details:

No of Pages Annexure Pages 6
Pasting Date : 26/10/2012
Supplementary Book No : 1
Volume No: 672
From Page: 35
To Page: 40

Certificate of Registration

[As per the provisions of Registration Act]

The Contents of this document were read over and explained to the Executant(s)/
Presenter(s) who understood all the conditions and admit(s) them to be true and correct.
Hence, the Document is hereby, REGISTERED.

हस्ताक्षर
सब रजिस्ट्रार

563/2012

रजिस्ट्रार विभाग
(शहरी)



Government of Himachal Pradesh
e-Registration Fee Receipt

Receipt No RCT-HP00126102012041700558333
Issue Date 26-OCT-2012 16:25
ACC Reference SHCIL/SHCIL HIMACHAL PRADESH/SHIMLA
ESI Certificate No IN-HP00269744232397X
Purchased By AMIT DEWAN
Registration Fees Paid By DGM DEVELOPERS PVT LTD
Property Description KHATA KHATONI NO. 2/2 KHASRA NO 2/8 AND 2/9 KITA
2 AT MAUJA BHARARI TEHSIL AND DISTT SHIMLA
Purpose Article 23 Conveyance

Particulars	Amount (Rs.)
Registration Fee	₹ 8,31,300.00
Misc Charges	₹ 10.00
Total Amount	₹ 8,31,310.00

(Rupees Eight Lakh Thirty-One Thousand Three Hundred Ten Only)

Signature and Stamp of Issuing Authority



Statutory Alert :

This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



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