

6844

SALE DEED

Consideration	Rs. 17,58,850.00
Market value on which Stamp duty paid	Rs. 13,34,300.00
Stamp duty paid	Rs. 1,33,500.00
No. of Stamp Sheets	10
Avas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 1,33,500.00

M/s Sara Industrial Estate Ltd., a company, incorporated under the Companies Act, 1956, having its registered office at 7/1, Pritam Road, Dehradun, Uttaranchal through its Director Shri Samir Dhawan son of Shri V.K. Dhawan, duly authorised vide resolution passed in the directors meeting held on 5th February, 2005 hereinafter called the "SIEL" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and administrators) of the one part.

AND

Shri Subhash Chandra Sonthalia son of Late Shri Ram Niwas Sonthalia resident of E-953, Chitranjan Park, IInd Floor, New Delhi-110019, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, in business and assigns) of the other part.

The property is free from all encumbrances.

Details of the property : As mentioned in the schedule of property given at the foot of this deed.

Sonthalia

[Signature]



भारतीय कोषाधिकारी
उत्तरांचल UTTARANCHAL

004019

28 OCT 2005

SALE DEED

लोकागार, देहरादून।

This Deed of Sale is made at Dehradun on this the 28th day of October, 2005, by and between :



M/s Sara Industrial Estate Ltd., a company, incorporated under the Companies Act, 1956, having its registered office at 7/1, Pritam Road, Dehradun, Uttaranchal through its Director Shri Samir Dhawan son of Shri V.K. Dhawan, duly authorised vide resolution passed in the directors meeting held on 5th February, 2005 hereinafter called the "SIEL" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, executors, and administrators) of the one part.

AND



Shri Subhash Chandra Sonthalia son of Late Shri Ram Niwas Sonthalia resident of E-953, Chitranjan Park, IInd Floor, New Delhi-110019, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, in business and assigns) of the other part.

Sonthalia
Sonthalia

(2)

(बीछाया) - 25000-2
सुभाष चन्द्र बोस स्मृति 5/0 शांति निवास सोनभलिगा E-953 मिता 2 फा
नो दिवा 1 नई दिल्ली
कना 25 फरवरी

22/1/05

का 17,58,854/-
5000/- 10/- 5070/- 800

सुभाष चन्द्र स्मृति निवास
290 बासु निवास स्मृति निवास
नो दिवा 1 नई दिल्ली
ने आज दिनांक 28-10-05
समय मध्य 4 बजे
कार्यालय उप निबंधक
विकासनगर जनपद देहरादून
में प्रस्तुत की।

उप निबंधक विकासनगर
देहरादून।

Continued

28/10/05

स लेखपत्र का निष्पादन उपर सुभाष चन्द्र स्मृति निवास के

ने स्वीकार

विषय तथा लेखपत्र का निष्पादन तथा

वर्षित विक्रय घन 17,58,854/-

सुभाष चन्द्र स्मृति निवास के

श्री समीर चव्वा 5/0 नई दिल्ली
किसे

स्वीकार किया।

प्रीतमरी डेका



बि. उत्तरांचल UTTARANCHAL

004018

28 OCT 2005

होवागार, देहरादून।

Whereas the Seller is absolute owner in possession and Bhumidhars of all that land entered as Khata No. 189 Khasra No. 2411 area 0.0800 Hects., Khata No. 2402 Ka Min. area 0.1626 Hects. total area 0.2426 Hects. of Village: Mauza Shankarpur Hakumatpur, Pargana Pachwa Doon, Tehsil Vikas Nagar, District Dehradun, Uttaranchal, the said land more fully described in the schedule to this deed having absolute and unrestricted transferable rights therein.

And Whereas vide office Memorandum No. 418/A.S./I.D./2004 Dehradun dated 29th June 2004 issued by the Industrial Development Department the Uttaranchal Government declared the area of the seller of Village: Shankarpur Hakumatpur as Industrial Estate and further vide Notification No. 1966/v/avas-05-343[sa.]/2004, Dehradun dated 23rd June 2005 and No. 2121/V/AVAS-2005-343(Sa)/2004 Dehradun dated 29th June, 2005 the Uttaranchal Govt have changed the use of land in schedule from agriculture to Industrial.

And Whereas the Sellers have agreed to sell the land in schedule to the purchaser within its Industrial area and the purchaser has agreed to purchase the same from the Seller for a total sum of Rs. 17,58,850/- (Rupees Seventeen Lacs Fifty Eight Thousand Eight Hundred Fifty only) free from all charges and encumbrances.

Bairnals

[Signature]

(कोटावासी - देवराठ)

25000-00

सुभाष चन्द्र बोस स्मृति निवास सोन मल्लिका E-953 चित्तूर

कोटावासी

28/11/25

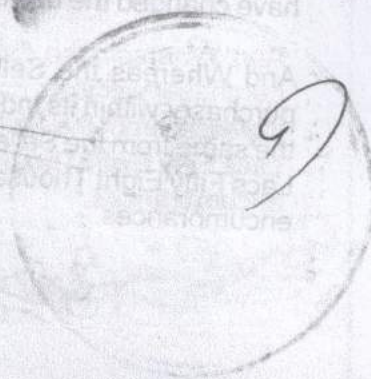
बहान श्री कारुणिक
पुत्र श्री कारुणिक
निवासी पुष्पि राउ देव
व श्री ए० के० इकराल
पुत्र श्री जनकनाथ इकराल
निवासी खलवी राउ देव
ने की।

उप निवासीक हितोक्त
देवराठ 28/11/25

Continued

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बंकिम कोषाधिकारी

उत्तरांचल UTTARANCHAL

004016

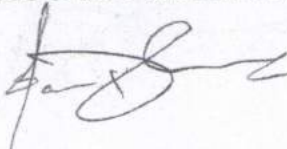
20 OCT 2000

कोषागार, देहरादून।

2. And the Seller do hereby covenant :

(a) That all the taxes, ceases, and land revenues due in respect of the said land hereby sold unto this date has been paid by the Seller and balance if any found due at any time hereafter shall be the sole responsibility of the seller and after this date, the same shall be the responsibility of the purchaser.

(b) That the Seller, at all times at the cost of the Purchaser, shall do and execute all such acts, deeds, matters and things which may be required for completing and more fully perfecting the title of the Purchaser in respect of the said land.

Continued 



03BB 077101

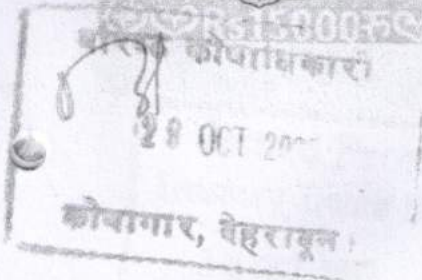
28 OCT 2011

गौवागार, बेहराबन।

(c) That in the event of the said land hereby sold or any part thereof does not vest in the purchaser, on account of any defect in the title by reason of any third party interest or otherwise then the Seller unconditionally and irrevocably agree to fully compensate and reimburse the Purchaser upto the sale consideration hereinabove reserved.

(d) That the land hereby sold is notified as Industrial land and is not hit by the provisions of UP Imposition of Ceiling on land holdings Acts, 1960 and there are no acquisition/requisition proceedings in relation to the said land.


Antik



03BB 077100

(e) That there is no construction/structure standing over the said land, the land in schedule is situated more than 400 meters away from main Chakrata Road.

(f) The there are no other persons having any kind of claim or demand, to any share, right, title and interest in the said land as and by way of inheritance, an encumbrance, adverse possession, tenant, lessee or Licensee or by way by way of any cultivation or grazing rights.

Sanjay 



Issued From
Treasury Dehra Dun.

28 OCT 2005

68360

3. That the sale is made at its fair market value of Rs. 17,58,850/-. The present prescribed circle rate of the area is Rs. 550/- per Sq Mtr, the value of land comes to Rs. 13,34,300/- and the stamp duty of Rs. 1,33,500/- has been paid in accordance with the Gazette Notification No. 210/FINANCE DEPARTMENT-5/stamp/(01 stamp/04)2004 dated 6th July 2004 and Gazette Notification No. XXVII (5)/stamp/(01 stamp/04)/2005 dated 22th August 2005.

4. That the land falls within Industrial area as per Industrial policy and is being purchased for an Industrial purpose. The purchaser shall abide the provisions of Section 154-B of U.P.Z.A. & L.R. Act and there is no legal implication/impediment in purchasing the said land as per the provisions of Section 154-B (as amended) of U.P.Z.A. & L.R. Act.

Continues



Issued From
Treasury Dehra Dun.

28 OCT 2005

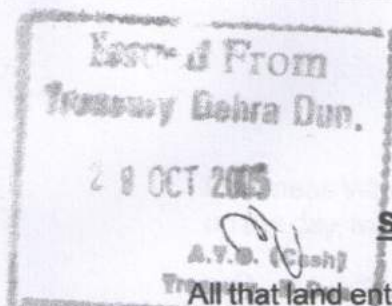
A.T.G. (C.A.)
Treasury, D.D.D.

68359

That the purchaser shall be bound to fulfill his part of obligation towards complying with all the rules and regulations and the bye laws as laid down by the seller/SIEL dealing with central amenities e.g. roads, paths, drainages, street lights, water supply (Domestic), vehicle parking regulations, central security system & maintenance of green areas landscapes etc and shall bear the cost of expenditure for utilizing the common utilities being provided by the seller according to the terms and conditions settled between them from time to time. The ownership of above mentioned central facilities will be intact with the seller and the plot holders would have only right to use above mentioned amenities.

Continued

1000Rs.




68361

SCHEDULE OF THE LAND HEREBY SOLD

All that land entered as Khata No. 189 Khasra No. 2411 area 0.0800 Hects.,
 Khata No. Khasra No. 2402 Ka Min. area 0.1626 Hects. total area
 0.2426 Hects. of Village: Mauza Shankarpur Hakumatpur, Pargana Pachwa
 Doon, Tehsil Vikas Nagar, District Dehradun, Uttaranchal (Plot No. A-6),
 bounded and butted as under:-

East	:	Remaining property of Plot No. A-6
West	:	Property of SIEL
North	:	Property of SIEL
South	:	Road

Continued 



In witness Whereof, the Seller and Purchaser have, signed this Deed of Sale on the day, month and year first above written.

[Signature]

(PURCHASER)

[Signature]

(SELLER)

Witnesses:

1. R. K. SHARMA
S/O SH. R. B. SHARMA
7/1 PRITHVI ROAD
DEHRADUN.

2. A. K. DABRAL
S/O LATE GHANSHYAM DABRAL
50/4 BALBIR ROAD
DEHRADUN

Drafted by Mr. Rajendra Kumar Advocate, Dehradun
Typed in my office.

(कोषालार-देहरादून)

500-13
सुअर फंड सोनभालिया 5/1 श्री अरुण निवास सोनभालिया
28 दिवस

E-953 मिर्जापुर पार्क

28/10/15

In witness Whereof, the Seller and Purchaser have signed this Deed of Sale
on the day, month and year first above written.

(SELLER)

बहो न. 496
ए.डी. का. वक न. 622/10/116
नं. 6044
नं. 28/10/15

उप निदेशक
विकासनगर, देहरादून

Dated by Mr. Balraj Kumar Advocate, Dehradun
Typed in my office



(कोषागार देहाद्वारा)

500-10
सुभाष चन्द्र बोस स्मृति 5/1 श्री राम गिराज सोनपालिका E-953 निम्नलिखित पत्र
हय विनोद

28/10/5

SALE DEED

Whereas the said parties have agreed to sell the said land to the said buyer for the sum of Rs. 1000/- and the said buyer has agreed to purchase the said land for the sum of Rs. 1000/- and the said parties have agreed to execute this deed of sale in witness whereof the said parties have signed and affixed their respective seals and stamps and the said deed of sale has been duly registered in the office of the District Collector, District of ... and the said deed of sale is hereby confirmed and the said parties are bound by the terms and conditions thereof.

बही नं. 496
पृष्ठ 622
622/10/116
28/10/58

बिनासागर, नेत्रावत

