

सत्यमेव जयते



IN-UK44814901189928W

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

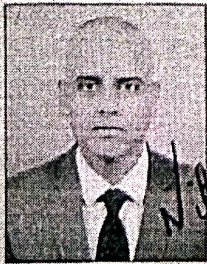
Certificate No. : IN-UK44814901189928W  
 Certificate Issued Date : 13-Sep-2024 06:24 PM  
 Account Reference : NONACC (SV)/ uk1305304/ DEHRADUN/ UK-DH  
 Unique Doc. Reference : SUBIN-UKUK130530496599866181499W  
 Purchased by : KALAWATI GUSAIN RAMESH CHAND RAMOLA BHARTI RAMOLA  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : NA  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : NITIN RAWAT  
 Second Party : KALAWATI GUSAIN RAMESH CHAND RAMOLA BHARTI RAMOLA  
 Stamp Duty Paid By : KALAWATI GUSAIN RAMESH CHAND RAMOLA BHARTI RAMOLA  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

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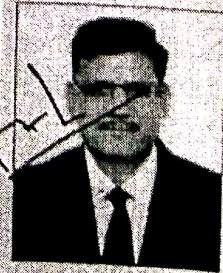
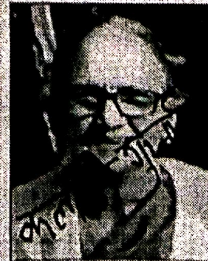


At. No.....L.No.-174  
 RAMESH CHAND  
 STAMP VENDOR  
 Court Compound, Dehradun  
 Mob.: 9634839802

Please write or type below this line



Nitin Rawat



Nitin Rawat

कलवती गुसाई



Ramesh Chand

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.ukstamp.com](http://www.ukstamp.com) or using a mobile app.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App is liable to be treated as invalid.
3. The place of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made Between NITIN RAWAT (Aadhar No. 7525 2441 7369) (Pan No. AHUPR3056Q) son of PREM SINGH RAWAT, resident of HOUSE No. 49/42/2, HARIDWAR ROAD, DHARAMPUR, DEHRADUN, UTTARAKHAND-248001. (hereinafter called the Seller/ First Party) of the one part.

### BETWEEN

1. KALAWATI GUSAIN wife of LATE RAGHUNATH SINGH GUSAIN, (Aadhar No. 5377 5809 1077, Pan No. BFYPG9781A), resident of 46, PREETAM ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001.

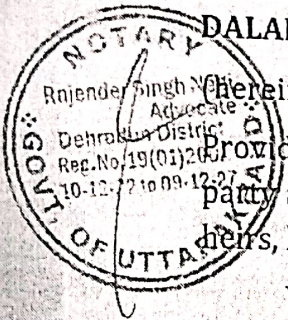
2. RAMESH CHAND RAMOLA, son of BHISM CHAND RAMOLA, (Aadhar No. 6054 6735 6602, Pan No. AAQPR5284B), resident of 46, PREETAM ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001.

3. BHARTI RAMOLA wife of RAMESH CHAND RAMOLA, (Aadhar No. 4176 4193 9489, Pan No. AOEPR1217A) resident of 46, PREETAM ROAD, DALANWALA, DEHRADUN, UTTARAKHAND-248001.

Hereinafter called the Purchasers/ Second Party) of the other part.

Provided always and it is hereby mutually agreed that the expression Seller/ first party and the Purchasers/ Second party shall mean and include their respective heirs, legal representatives, nominees and assigns etc.

WHEREAS the Seller/ first party is the sole and exclusive owner of the property given in the schedule of this agreement, hereinafter called the scheduled property. Seller/ First Party purchased the scheduled property from Air Force Naval Housing Board (AFNHB) AIR FORCE STATION RACE COURSE, NEW DELHI (PAN AABTA1937F) a Society Registration Act. XXI of 1860, having Registration No. S/11008 dated 19 May 1980 of Delhi having its registered office at Air Force Station Race Course, New Delhi-110003, Through its Resolution dated 05 April 2018, MANJIT SINGH RAUTHAN S/O BIRENDRA SINGH RAUTHAN R/O 51, PRAKRATI VIHAR, SOCIETY AREA, CLEMENT TOWN, DEHRADUN-248002, Aadhar No. 597149893535., in Book No. 1, Vol. 4673, Page 59 TO 90, at Sr. No. 3729, in the office of Sub-Registrar (I) Vikasnagar, on dated 07 SEPTEMBER 2018, and the name of Seller/ First party is inserted in the revenue records hence the Seller/ first party have all legal rights to enter into Agreement to Sale regarding the scheduled property, sell, transfer, gift the scheduled property.



Nitin Rawat

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The scheduled property is free from all kind of encumbrance, lien, and court litigation.

AND WHEREAS the Seller/ first party want to sell the scheduled property and Purchasers/ Second party want to purchase the scheduled property, hence this agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1 - That the Seller/ first party has agreed to sale the scheduled property more fully described in the schedule of this deed, to the Purchasers/ second party in a total sale consideration for Rs. 60,00,000/- (Rupees Sixty Lakh Only).

2 - That the second party has paid Rs. 5,40,000/- (Rupees FIVE LAKH FORTY THOUSAND Only) by D/D No. 000451, dated: 03.09.2024, Drawn on HDFC BANK, Selaqui Dehradun Branch, to the Seller/ first party as advance and the receipt of which, Seller/ first party acknowledges. and The balance amount of entire sale consideration of Rs. 54,60,000/- (Rupees Fifty Four Lakh Sixty Thousand Only) shall be payable at the time of execution and registration of the Sale Deed.

3 - That the time for the execution and registration of Sale Deed has been fixed between the parties on or before 30-11-2024.

4 - That all expenses incurred in execution of Sale Deed shall be borne by the second party.

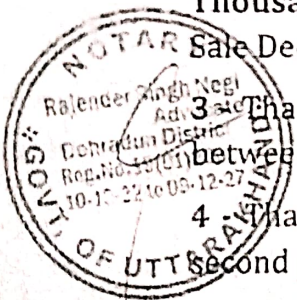
5 - That all taxes, charges or other dues in respect of the schedule property up to the date of sale, shall be the liability of the Seller/ first party and shall be payable by the Seller/ first party and thereafter shall be payable by the Purchasers/ second party.

6 - That vacant physical possession of the scheduled property will be hand Over by the Seller/ first party to the Purchasers/ second party at the time of received full and final payment.

7 - That the Seller/ first party will not raise objection if the Purchasers/ second party get executed sale deed of the scheduled property in own name etc.

8 - That the Seller/ first party will hand over all the all original documents related to the title of the scheduled property to the Purchasers/ second party at the time of registration of Sale Deed.

9 - That the Seller/ first party will not create any third - party interest in the scheduled property.



Nitin Kant

मोहता 30-11-24

Ant

B. Rana



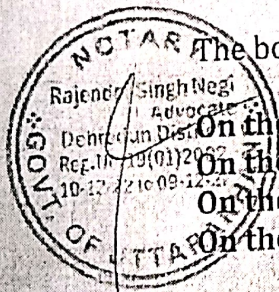
10 - That the scheduled property is free from all kind of encumbrances, charges, liens, demands, attachments, litigation etc. and the Seller/ first party shall transfer the name in neat and clean condition i.e. without any encumbrances, charges, liens, demands, attachments, litigation etc. etc.

11 - That both the parties seller/ first party and Purchasers/ second party will act in good faith and will Honor the terms and conditions of the agreement.

12 - That the PURCHASER/ second party will apply housing loan from Bank Of Maharashtra for purchase the scheduled property the seller/ first Party have not any objection and the seller/ first party agreed to provide all the necessary information and documents regarding housing loan to the Purchasers/ second party or his authorised representative/ advocate and valuer.

#### SCHEDULE OF FLAT: -

All That 3 BHK Dwelling Unit no. N-002 in Jal Vayu Towers situated on Ground Floor, having total super area 1917.43 Sqft or 178.13 Sqmtrs and Car Parking No. UB-164, Situated at East Hope Town, Khasra No. 893, Tehsil Vikas Nagar, District, Dehradun.



The boundaries of above property as per Sub Lease Deed are as follows: -

On the North	:	Garden
On the South	:	Road
On the East	:	P Block
On the West	:	M Block

IN WITNESS WHERE of all the parties have signed to this agreement on Dated:  
13-09-2024.

FIRST PARTY

SECOND PARTY

Witnesses: -

1. Prof Amit Das  
s/o. Maheesh Chandra Das  
R/o. G-002, Jalvayu Towers, Jhalra,  
Dehradun, Uttarakhand-248007.

1. Puneet Binjola  
s/o. Iswar Dutt Binjola  
H. No. 246, 11, Ballapur Road,  
Vijay Park Extension, Dehradun,  
Uttarakhand-248001.

(RAJENDER SINGH NEGI)  
Advocate & NOTARY  
Chamber No. 32, 1st Floor  
Opposite Bar Office  
Jalvayu Towers Complex  
Dehradun (Uttarakhand)