

SHANT CHATURVEDI
Advocate

Res cum office: 216, Bell Road
Clement Town, Dehradun-
248002

Mob. No. : 9627288300

Date: 28-10-2022

SPECIAL REPORT ON TITLE

NG: ALL THAT PROPERTY BEARING KHASRA NO.182 KA (OLD KHASRA NO.66,67,72
RE 4,75,60 MIN,61 MIN,62,63,64,68MIN AND 236MIN) AND KHASRA NO.182/329
M ASRA NO.55/3) MEASURING AREA 4097 SQ. METERS SITUATED AT MAUZA MALSI
(O A CENTRAL DOON, DEHRADUN BELONGING TO M/S Dehradun Hotels and
P Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun.
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SL.NO	SPECTS TO BE	Advocate Observations
	<u>ONSIDERED</u>	
	<u>PARTICULARS</u>	
1.	Name of the borrower with Address:	M/S DharamRaj Contracts India Pvt Limited Registered office at Abhishek Plaza 3 rd Floor,Part-II,Mayur Vihar-II,New Delhi-DL 110091 IN .
2.	Name of the person offering Mortgage with Percentage/constitution and Address:	M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun
3.	Details of the property to be Mortgaged:- per the title deed :- per the present boundaries:	Part-A ALL THAT PROPERTY BEARING KHASRA NO.182 KA MEASURING AREA 1880.00 SQ. METERS SITUATED AT MAUZA MALSI ,PARGANA CENTRAL DOON, DEHRADUN BOUNDED AND BUTTED AS UNDER:- EAST: Khala WEST: Mussorie Diversion Road NORTH : Land of Mr.vivek Sharma SOUTH: : Land of Mr. Abdul Rashid and others (Directions clearly shown in the annexed map by vide Sale deed dated 25-10-2010 serial no.6596) Part-B ALL THAT PROPERTY BEARING KHATA NO.201 (1416- 1421 FASLI)OLD KHASRA NO.55/3 (NEW KHASRA NO.182/329) MEASURING AREA 337.00 SQ.METERS

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	<p>SITUATED AT MAUZA MALSI, PARGANA CENTRAL DOON, DEHRADUN BOUNDED AND BUTTED AS UNDER:- EAST: Land of Smt. Geeta Sharma WEST: Mussorie Diversion Road side measuring 3 Mtrs. NORTH : Land of Seller SOUTH: : Land of Doon Valley Hotels (Directions clearly shown in the annexed map by vide Sale deed dated 22-07-2011 serial no.1128)</p> <p>Part-C ALL THAT PROPERTY BEARING KHASRA NO.182 KA (OLD KHASRA NO.66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 236MIN) MEASURING AREA 1880.00 SQ. METERS SITUATED AT MAUZA MALSI, PARGANA CENTRAL DOON, DEHRADUN BOUNDED AND BUTTED AS UNDER:- EAST: Khala WEST: Mussorie Diversion Road NORTH : Land of Mr. vivek Sharma SOUTH: : Land of Mr. Abdul Rashid and other s (Directions clearly shown in the annexed map by vide Sale deed dated 17-08-2010 serial no.6427)</p>
B. INVESTIGATIONS	
<p>Details of the title deeds/documents (including Link Deeds/Parent Deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)</p>	<p>Part-A</p> <p>a) Certified Copy of Sale Deed dated 03-01-1976 executed by SMT. RANI MOHINI DEVI W/O SHRI. BAHADUR RAI SHAMSHER for Plot bearing Khasra no.60/3 Measuring area 0.01 Acre, Khasra no.61/2 Measuring area 0.09 Acre, Khasra no.62 Measuring area 0.10 Acre, Khasra no.68/2 Measuring area 0.15 Acre, Khasra no.63 Measuring area 0.32 Acre, Khasra no.64 Measuring area 0.30 Acre, Khasra no.236/1 Measuring area 0.20 Acre Total Measuring Area 1.17 Acre Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S PREMIER CALI CHEMICALS ITS OFFICE AT INVERNEAL MUSSORIE DISTRICT DEHRADUN THROUGH PARTNERS MR. JITENDRA PRASHAD JAIN S/O MR. LALA RAM PRASHAD JAIN AND MR. GIAN CHAND MITTAL S/O MR. HIRA LAL MITTAL duly registered in the office of Sub-Registrar, Dehradun at Book No. 1 Volume 1272 Page 427 to 450 at serial No.41/42/43/44 dated 05-01-1976.</p> <p>b) Original Sale Deed dated 17-08-2010 executed by</p>

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SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS for Property bearing Part of Khasra no.182KA (Old Khasra no.66,67,72Min,73,74,75,60Min,61Min,62,63,64,68Min and 236Min) Measuring Total area 1880 Sq.Meters Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun through its director Shri. Subhash Chaudhary and Bhim Sen Wadhwa WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No. 1 Volume 3274 on Page 389 to 414 at serial No.6427 dated 17-08-2010.

Part-B

a) Certified Copy of Sale deed dated 25-10-1989 executed by SHRI.SULTAN SINGH S/O SHRI.KANWAR SINGH R/o Malsi, Dehradun FOR PLOT RELATED TO KHASRA NO.55/3 MEASURING AREA 0.13 ACRE I.E 526.11 SQ.METERS Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI. VIVEK SHARMA S/O MR.KRISHAN LAL SHARMA R/o 122, Guru Road ,Dehradun WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 2715 on Page 116 Adf Book no.1 Volume 3518 pages 197to 210 at serial No.9404 dated 01-11-1989.

b) Original Sale Deed dated 22-07-2011 executed by SHRI. VIVEK SHARMA S/O MR.KRISHAN LAL SHARMA R/o 122, Guru Road ,Dehradun FOR PLOT RELATED TO KHASRA NO.55/3 MEASURING AREA 337 SQ.METERS Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 106 Page 55 to 98 at serial No.1128 dated 22-07-2011.

Part-C

a) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA R/O A-3/314,SUNRISE APARTMENTS,SECTOR-13,ROHINI,NEW DELHI WHICH IS duly registered in the

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office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 1 to 12 at serial No.4927 dated 12-07-2006.

b) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.JAGDISH KUMAR AGGARWAL S/O LATE SHRI.KEDARNATH AGGARWAL R/o A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085, THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI.CHUNNI LAL DHANUKA R/O A-3/314, Sunrise Apartment, Rohini, Sector-13, New Delhi-85, WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 49 to 60 at serial No.4931 dated 12-07-2006.

c) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.GULSHAN KUMAR S/O SHRI. RAM CHANDRA R/o Flat no.36, Char Dhaam Apartments Sector-9, New Delhi-00085 WHICH IS duly registered in the office of Sub-Registrar, Dehradun. at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 25 to 36 at serial No.4929 dated 12-07-2006.

d) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR R/o A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085 THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314, SunRise Apartment, Rohini, Sector-13, New Delhi-85 WHICH IS duly registered in the office of Sub-Registrar

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		<p>Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 13 to 24 at serial No.4928 dated 12-07-2006.</p> <p>e) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI. RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314,SunRise Apartment,Rohini,Sector-13,New Delhi THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 37 to 48 at serial No.4930 dated 12-07-2006.</p> <p>f) Original Sale Deed dated 2-08-2010 executed by 1) SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA 2) SHRI. JAGDISH KUMAR AGGARWAL S/O LATE SHRI. KEDARNATH AGGARWAL 3) MR. GULSHAN KUMAR S/O SHRI. RAM CHANDRA 4) SHRI. MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR 5) RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA for Property bearing Part of Khasra no.182KA (OLD KHASRANO. 66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 286MIN) MEASURING AREA 1880 Sq.Mtrs, Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 Ixmi Road ,Dehradun THROUGH DIRECTOR SHRI. SUBHASH CHAUDHARY AND BHIM SEN WADHWA WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 3283 Page 117 to 144 at serial No. 6596 dated 25-08-2010.</p> <p>g) Copy of Dissolution deed on dated 01-10-1990 whereby Firm M/S PREMIER CALI CHEMICALS WAS DISSOLVED.</p> <p>h) Sanctioned building plan vide map No.C-0026/2012-2013/RE-I dated 05-10-2013 by M.D.D.A</p> <p>i) Khatauni (Proof of Mutation)</p> <p>j) Search Slip from period from 2021 to 2022 Receipt No. 213/76 dated 28-10-2022.</p> <p>h) List of Documents by PNB, Document No. 6596 dated 25.08.2010, Document No. 6427 dated 17.08.2010, Document No. 1128 dated 25.08.2010 & sanctioned Building Plan by MDDA vide Map No. C-0026/12-13/RE-1 dated 05.10.2013.</p>
2.	Whether certified copies have been obtained from the Registrar's office.	Yes.
3.	Whether the documents in	No.

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	hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	
4.	Whether the registration particulars number, date & page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the record's of the registrar's office?	Yes, the particulars do tally with registrar's office.
5.	Whether the registration particular, date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the Registrar's office.	Yes.
6.	Whether the photographs of the parties as affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the Registrar's office.	Yes.
7.	Whether the contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the Registrar's office ? If not variations be specified. What is its effect.	Yes.
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes The said Property is duly mutated in the Revenue records in the of present owner <u>(M/S Dehradun Hotels and Resorts Pvt.Ltd)</u>
9.	Whether Equitable Mortgage can be created at the place where the Branch disbursing the loan is situated?	Yes

Noted & Checked
 Regd. 12/05/2019
 R/o 210, Bell Road,
 Clement Town, Dehradun



	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged?	No.
	Whether there is any restriction regarding the sale of the property to be mortgaged?	No.
12.	Whether all the approvals, clearances/sanctions required for the creation of the mortgage have been obtained? If not obtained, what are the such approvals and clearances yet to be obtained.	Yes
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property. If so its effect thereof.	No.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894.	No.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located.	In State of Uttarakhand Land ceiling act is repealed.
16.	In case of lease hold property whether permission/NOC from the Lessor is required for creation of mortgage. Whether permission of the Lessor/NOC is obtained.	N. R.
17.	What is the rate of sharing unearned income with Lessor in the event of the sale of the property?	N. R.
18.	Whether copy of the title deed favoring Lessor (other than Govt.) is made	N. R.

Noted & Approved
 Reg. No. 100/2019
 R/o 210, Bell Road,
 Clement Town, Denradun



	available to examine the validity of the lease.	
	Whether terms and conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	N. R.
20.	Whether the permission of the Income Tax Authorities/Assessing Officer is required under the provisions of the Income Tax Act for creation of Mortgage or any certificate is to be submitted to the bank to show that no dues are outstanding to the Income Tax Department.	N. R.
21.	In respect of the agricultural land whether land is declared surplus or under consolidation of holdings.	N.R.
22.	Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor.	Yes.
23.	Whether the mortgaged property is enforceable under SARFAESI Act - 2002.	Yes

DATED 28th October, 2022

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R/o 216, Bell Road,
Clement Town, Dehradun
(Nishant Chaturvedi)
Advocate



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248002
Mob. No. : 9627288300

Date: 28-10-2022

CERTIFICATE

Reference No. :

Entry Serial No., Register No. of Year

TO,

THE MANAGER,
PUNJAB NATIONAL BANK,
BRANCH OFFICE LCB SEC-01,
NOIDA U.P.

OPINION OF INVESTIGATION OF TITLE AND OBTAINING OF SEARCH REPORT IN RESPECT OF ALL THAT PROPERTY BEARING KHASRA NO.182 KA (OLD KHASRA NO.66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 236MIN) AND KHASRA NO.182/329 (OLD KHASRA NO.55/3) MEASURING AREA 4097 SQ. METERS SITUATED AT MAUZA MALSI PARGANA CENTRAL DOON, DEHRADUN BELONGING (MOREFULLY DESCRIBED IN SCHEDULE A+B+C) TO M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun.

1.As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

2.I have answered all the queries in the Special Report which is enclosed.

Chain of title relating to the property is complete as given in the annexure hereto.

I hereby certify that the registration particulars- number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information, as stated in the records of the Sub-Registrar/Registrar of assurances as well as with the certified copy of the title deed, which was obtained by me, is enclosed with this certificate.

3.I further certify that the photograph of the previous owner and of intending mortgagor affixed/seen in the title deed tally with the records of the registration office as well as with the certified copy of the title deed.

4.Chain of title relating to the property is complete as given in the annexure thereto.

5.I have verified, tallied and compared these documents from the record of the Sub-Registrar/Registrar of assurances and also from the records of the appropriate authorities.

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst banks/Financial Institutions.

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ne search report of which is annexed here to, conducted by me, for the period 2021 to 28-0-2022 do not disclose any encumbrance as stated therein.
had not given an opinion earlier on investigation of title relating to the same property as detailed hereunder

I find the following defects/no defects in the title of the person offering mortgage: I do not find any defects in the title of the person offering mortgage.

The Said Property is Already Mortgage with P.N.B Branch (Nehru Nagar Ghaziabad U.P).

I hereby certify that M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun have a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed :-

Part-A

- a) Original Sale Deed dated 17-08-2010 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS for Property bearing Part of Khasra no.182KA (Old Khasra no.66,67,72Min,73,74,75,60Min,61Min,62,63,64,68Min and 236Min) Measuring Total area 1880 Sq.Meters Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun through its director Shri. Subhash Chaudhary and Bhim Sen Wadhwa WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No. 1 Volume 3274 on Page 389 to 414 at serial No.6427 dated 17-08-2010.

Part-B

- a) Original Sale Deed dated 22-07-2011 executed by SHRI. VIVEK SHARMA S/O MR.KRISHAN LAL SHARMA R/o 122, Guru Road ,Dehradun FOR PLOT RELATED TO KHASRA NO.55/3 MEASURING AREA 337 SQ.METERS Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 106 Page 55 to 98 at serial No.1128 dated 22-07-2011.

Part-C

- a) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA R/O A-3/314,SUNRISE APARTMENTS,SECTOR-13,ROHINI,NEW DELHI WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 1 to 12 at serial No.4927 dated 12-07-2006.

- b) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY

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ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.JAGDISH KUMAR AGGARWAL S/O LATE SHRI.KEDARNATH AGGARWAL R/o A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085, THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI.CHUNNI LAL DHANUKA R/O A-3/314, Sunrise Apartment, Rohini, Sector-13, New Delhi-85, WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 49 to 60 at serial No.4931 dated 12-07-2006.

c) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.GULSHAN KUMAR S/O SHRI. RAM CHANDRA R/o Flat no.36, Char Dhaam Apartments Sector-9, New Delhi-00085 WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 25 to 36 at serial No.4929 dated 12-07-2006.

d) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI.MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR R/o A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085 THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314, SunRise Apartment, Rohini, Sector-13, New Delhi-85 WHICH IS duly registered in the office of Sub-Registrar Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 13 to 24 at serial No.4928 dated 12-07-2006.

e) Original Sale Deed dated 12-07-2006 executed by SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN for Property bearing Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun in favour of SHRI. RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314, SunRise Apartment, Rohini, Sector-13, New Delhi THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 37 to 48 at serial No.4930 dated 12-07-2006.

f) Original Sale Deed dated 2-08-2010 executed by 1) SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA 2) SHRI. JAGDISH KUMAR AGGARWAL S/O LATE SHRI. KEDARNATH AGGARWAL 3) MR. GULSHAN KUMAR S/O SHRI. RAM CHANDRA 4) SHRI. MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR 5) RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA for Property bearing Part of Khasra no.182KA (OLD KHASRANO. 66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 286MIN) MEASURING AREA 1880 Sq.Mtrs, Situated at Mauza Malsi Pargana Doon, District Dehradun

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Reg. No. UP-79010
R/o 205, Bell Road,
Clement Town, Dehradun



favour of M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85
mi Road ,Dehradun THROUGH DIRECTOR SHRI. SUBHASH CHAUDHARY AND BHIM SEN
ADHWA WHICH IS duly registered in the office of Sub-Registrar, Dehradun at Book No.1
olume 3283 Page 117 to 144 at serial No. 6596 dated 25-08-2010.

g) Copy of Dissolution deed on dated 01-10-1990 whereby Firm M/S PREMIER CALI
CHEMICALS WAS DISSOLVED .

h) Sanctioned building plan vide map No.C-0026/2012-2013/RE-I dated 05-10-2013 by
M.D.D.A

i) Khatauni (Proof of Mutation)

j) Search Slip from period from 2021 to 2022

h) List of Documents by PNB, Document No. 6596 dated 25.08.2010, Document No. 6427 dated
17.08.2010, Document No. 1128 dated 25.08.2010 & sanctioned Building Plan by MDDA vide Map
No. C-0026/12-13/RE-1 dated 05.10.2013.

Note: As having being informed by the Bank the above mentioned documents are already
mortgage with PNB,Branch office Nehru Nagar,Ghaziabad (U.P).In my considered opinion the
Bank Should Obtain a Letter Regarding the same from the concerned Branch.

Dated-28-10-2022

Nishant Chaturvedi
Advocate
Reg. No. 793/10
R/o 210, Bell Road,
Clement Town, Dehradun
(Nishant Chaturvedi)
Advocate

NISHANT CHATURVEDI
Advocate

Res: Cum Office: 216, Bell Road
Clement Town, Dehradun-
248002

Mob. No. : 9627288300

Date: 28-10-2022

SEARCH REPORT

Account :

BO :

THE MANAGER,
PUNJAB NATIONAL BANK,
BRANCH OFFICE LCB SEC-01,
NOIDA U.P.

The Search report relates to the searches made in :-

- a) Sub-Registrar Office-Dehradun
- b) Registrar of Companies :NA
- c) Courts :NA
- d) Other offices- NA
- e) Office of the Co-Operative Society
- f) Development Authority : NA
(DDA/HUDA/and the like)
- g) Any other documents
- i) Receipt for payment of Municipal Taxes etc.

1. Sub-Registrar/ Registrar of Assurance Office :

A personal search was carried out by me for the purpose. Inspection was made for the period from 2021 to 28-10-2022 at the Sub-Registrar, Dehradun which is as under:-

As per my search in respect of **ALL THAT PROPERTY BEARING KHASRA NO.182 KA (OLD KHASRA NO.66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 236MIN) AND KHASRA NO.182/329 (OLD KHASRA NO.55/3) MEASURING AREA 4097 SQ. METERS SITUATED AT MAUZA MALSI, PARGANA CENTRAL DOON, DEHRADUN**

Previously the land bearing Khasra no.60/3 Measuring area 0.01 Acre, Khasra no.61/2 Measuring area 0.09 Acre, Khasra no.62 Measuring area 0.10 Acre, Khasra no.68/2 Measuring area 0.15 Acre, Khasra no.63 Measuring area 0.32 Acre, Khasra no.64 Measuring area 0.30 Acre, Khasra no.236/1 Measuring area 0.20 Acre Total Measuring Area 1.17 Acre Situated at Mauza Malsi Pargana Doon, District Dehradun belonged to SMT. RANI MOHINI DEVI W/O SHRI. BAHADUR RAI SHAMSHER who sold the same to M/S PREMIER CALI CHEMICALS ITS OFFICE AT INVERNEAL MUSSORIE DISTRICT DEHRADUN THROUGH PARTNERS MR. JITENDRA PRASHAD JAIN S/O MR. LALA RAM PRASHAD JAIN AND MR. GIAN CHAND MITTAL S/O MR. HIRA LAL MITTAL vide Sale Deed dated 03-01-1976 duly registered in the office of Sub-Registrar, Dehradun at Book No. 1 Volume 1272 Page 427 to 450 at serial No.41/42/43/44 dated 05-01-1976.

Nishant Chaturvedi
Advocate
Reg. No. 783/10
R/o 216, Bell Road,
Clement Town, Dehradun



Thereafter SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF S PREMIER CALI CHEMICALS sold Part of Khasra no.182KA (Old Khasra .66,67,72Min,73,74,75,60Min,61Min,62,63,64,68Min and 236Min) Measuring Total area 180 Sq.Meters Situated at Mauza Malsi Pargana Doon, District Dehradun (morefully escribed in Schedule-A) to M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its egistered Office at 85 laxmi Road ,Dehradun through its director Shri. Subhash Jhaudhary and Bhim Sen Wadhwa vide Sale Deed dated 17-08-2010 duly registered in the office of Sub-Registrar, Dehradun at Book No. 1 Volume 3274 on Page 389 to 414 at serial No.6427 dated 17-08-2010.

And All that land bearing KHASRA NO.55/3 MEASURING AREA 0.13 ACRE I.E 526.11 SQ.METERS Situated at Mauza Malsi Pargana Doon, District Dehradun belonged to SHRI.SULTAN SINGH S/O SHRI.KANWAR SINGH R/o Malsi, Dehradun who sold the same to SHRI. VIVEK SHARMA S/O MR.KRISHAN LAL SHARMA R/o 122, Guru Road ,Dehradun vide Sale deed dated 25-10-1989 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 2715 on Page 116 Adf Book no.1 Volume 3518 pages 197to 210 at serial No.9404 dated 01-11-1989.

Thereafter SHRI. VIVEK SHARMA S/O MR.KRISHAN LAL SHARMA R/o 122, Guru Road ,Dehradun sold KHASRA NO.55/3 MEASURING AREA 337 SQ.METERS Situated at Mauza Malsi Pargana Doon, District Dehradun (morefully described in Schedule-B) to M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 laxmi Road ,Dehradun vide Sale Deed dated 22-07-2011 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 106 Page 55 to 98 at serial No.1128 dated 22-07-2011.

And all that Property bearing Part of Khasra no.182KA Situated at Mauza Malsi Pargana Doon, District Dehradun previously belonged to SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN.

Thereafter SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN sold a Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun to SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA R/O A-3/314,SUNRISE APARTMENTS,SECTOR-13,ROHINI,NEW DELHI vide Sale Deed dated 12-07-2006 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 1 to 12 at serial No.4927 dated 12-07-2006.

SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B,NEW SURVEY ROAD,DEHRADUN further sold a Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun to SHRI.JAGDISH KUMAR AGGARWAL S/O LATE SHRI.KEDARNATH AGGARWAL R/o A-31, Friends Tower, Rohini, Sector-9, New Dehli-00085, THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI.CHUNNI LAL DHANUKA R/O A-3/314,Sunrise Apartment,Rohini,Sector-13,New Dehli-85 vide Sale Deed

Nishant Chaturvedi
Associate
Reg. No. 153/10



dated 12-07-2006 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 49 to 60 at serial No.4931 dated 12-07-2006.

SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN further sold a part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun to SHRI.GULSHAN KUMAR S/O SHRI. RAM CHANDRA R/o Flat no.36, Char Dhaam Apartments Sector-9, New Delhi vide Sale Deed dated 12-07-2006 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 25 to 36 at serial No.4929 dated 12-07-2006.

SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN further sold a Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun to SHRI.MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR R/o A-31, Friends Tower, Rohini, Sector-9, New Delhi THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314, SunRise Apartment, Rohini, Sector-13, New Delhi-85 vide Sale Deed dated 12-07-2006 duly registered in the office of Sub-Registrar Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 13 to 24 at serial No.4928 dated 12-07-2006.

SHRI.PANKAJ NAGALIA S/O MR. GOPI CHAND NAGALIA PROPRIETOR OF M/S PREMIER CALI CHEMICALS R/O 13-B, NEW SURVEY ROAD, DEHRADUN further sold a Part of Khasra no.182KA MEASURING AREA 376 SQ.METERS or 450.00 Sq.Yards Situated at Mauza Malsi Pargana Doon, District Dehradun to SHRI. RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA R/O A-3/314, SunRise Apartment, Rohini, Sector-13, New Delhi THROUGH ATTORNEY HOLDER SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA vide Sale Deed dated 12-07-2006 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 1547 Page 360 Adf Book no.1 Volume 1620 Pages 37 to 48 at serial No.4930 dated 12-07-2006.

Thereafter 1) SHRI. SHAYAM LAL DHANUKA S/O SHRI. RAM NIWAS DHANUKA 2) SHRI. JAGDISH KUMAR AGGARWAL S/O LATE SHRI. KEDARNATH AGGARWAL 3) MR. GULSHAN KUMAR S/O SHRI. RAM CHANDRA 4) SHRI. MANOJ KUMAR PODDAR S/O SHRI.KISHAN LAL PODDAR 5) RAM NIWAS DHANUKA S/O SHRI. CHUNNI LAL DHANUKA sold a total land AREA 1880 Sq.Mtrs of Khasra no.182KA (OLD KHASRANO. 66,67,72 MIN,73,74,75,60 MIN,61 MIN,62,63,64,68MIN AND 286MIN), Situated at Mauza Malsi Pargana Doon, District Dehradun to M/S Dehradun Hotels and Resorts Pvt.Ltd. Having its Registered Office at 85 Ixmi Road, Dehradun THROUGH DIRECTOR SHRI. SUBHASH CHAUDHARY AND BHIM SEN WADHWA vide Sale Deed dated 2-08-2010 duly registered in the office of Sub-Registrar, Dehradun at Book No.1 Volume 3283 Page 117 to 144 at serial No. 6596 dated 25-08-2010.

Nishant Chaturvedi
Advocate
Reg. No. 793/10
R/o 216, Bell Road,
Clement Town, Dehradun



After purchase of the said land the name of M/S Dehradun Hotels and Resorts Pvt.Ltd. has been duly mutated in the revenue records.

The said property is already mortgaged with PNB Nehru Nagar Ghaziabad U.P. and all the original sale deeds are deposited with PNB Nehru Nagar Ghaziabad U.P.

As such M/S Dehradun Hotels and Resorts Pvt.Ltd. has a clear marketable title over the said property.

2. The search report disclosed the following Encumbrances:

The Ownership of the Property being of a Company, Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property.

The search report did not disclose any encumbrance except mentioned above, if any.

3. The Search made in ROC - N.A.
4. Inspection of Court Record - N.A.
5. Searches made in the other offices : DehraDun, Date of Search/Inspection 28-10-2022, Information Available .
6. A study of the above documents disclosed: Detail of Documents Perused: (Sale deed) Information: (25-08-2010 and 17-08-2010 and 22-07-2011 in the names of M/S Dehradun Hotels and Resorts Pvt.Ltd.).

ENCLOSURES:

1. Search Receipt

Yours Sincerely,
Nishant Chaturvedi
Advocate
Reg. No. 12793/11
R/o 216, Bell Road
(Nishant Chaturvedi)
DehraDun
Advocate

AFFIDAVIT

AFFIDAVIT OF BELONGING TO : M/S Dehradun Hotels and Resorts Pvt.Ltd. Having
s Registered Office at 85 laxmi Road ,Dehradun.

.....DEPONENT

I, the deponent above named do hereby make oath and state as under :-

1. That the above given name and address of the deponents is true and correct.
2. That the deponent is owner in possession of the property of Title Investigation Report (hereinafter called the SAID PROPERTY).
3. That the said property is already mortgaged with **P.N.B Branch (Nehru Nagar Ghaziabad U.P)**.
4. That the deponent want to raise the loan against the Said Property after mortgaging the same with the Bank.
5. That the deponent promises that till date full loan amount will be repaid to the Bank the deponent will not transfer any of their rights in the Said Property to one else.
6. That the deponent had not further executed any Agreement, Sale Deed, Power of Attorney, Mortgage Deed or Lease Deed in respect of the Said Property being mortgaged with the Bank.
7. That property is duly mutated in the name of the deponent.
8. That the deponent assured to the bank that he has personally verified and checked the title chain of the scheduled property which is found to be clear but if in future any type of defect is found regarding the property in question, in that circumstances the deponent will be fully liable and will also be liable to compensate the bank. Besides, the deponent shall have no right to file any claim/compensation against the bank, its employee's workers or panel advocates. In these circumstances the deponent would rather be under obligation to repay the total principal loan amount alongwith interest and other incidental charges to the bank.

DEPONENT

VERIFICATION :-

I, the deponent above named do hereby make oath and verify that the contents of this affidavit in those of paras 1 to 8 are true to our personal knowledge. No part of the same is false and nothing material has been concealed therein.

Verified at Dehradun on this

DEPONENT



(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

प्रार्थना-पत्र प्रस्तुत करने का दिनांक

28-Oct-2022

कर्ता या प्रार्थी का नाम

निशान्त चतुर्वेदी एड0

ता प्रकार

मुआयना

2 वर्ष

(2,021 - 2,022)

रुल की धनराशि

0.00

जिस्ट्रीकरण शुल्क

0.00

प्रतिलिपि करण शुल्क

0.00

इलैक्ट्रॉनिक शुल्क

0.00

निरीक्षण या तलाश शुल्क

10.00

मुख्तारनामा के अभिप्रणालोकरण के लिए शुल्क

0.00

कमीशन शुल्क

0.00

7 नकल शुल्क

0.00

8 विविध

5.00

9 यात्रिक भत्ता

0.00

10 कृष रजिस्ट्रीकरण शुल्क

0.00

11 योग

15.00

शुल्क वसूल करने की दिनांक

28-Oct-2022

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उपनिबंधक, देहरादून, द्वितीय

Application No 4,970

सब रजिस्ट्रार

देहरादून।



Yours faithfully,

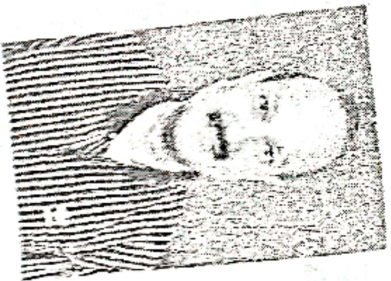
 Chief Manager
 Large Corporate Branch
 Noida


1620
1620
4920
②

SALE DEED/RELEVANT PARTICULARS

Consideration	Rs. 12,50,000.00
Market Value on which Stamp duty paid	Rs. 18,80,000.00
Stamp Duty	Rs. 1,88,000.00
Awas Vikas Day	Included
Total Stamp Duty Paid	Rs. 1,88,000.00
Main Locality	Malsi
Locality	outside the limits of Nagar Nigam
Description of Property	All that Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. or 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal.
Circle Rate	Rs. 5000/- Sq. Mtr.
Distance from main Road	On Mussoorie Eversion Road between Malsi Deer Park and Kutal Gate.
Name and Address of Seller	Shri Pankaj Nagolia son of Shri Gopi Chand Nagolia proprietor Premier Calt Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun.
Name and Address of Purchaser	Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi.

1620



SALE DEED

This sale deed is made on this the 12th day of July, 2006 at Dehradun between Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part ;

IN FAVOUR OF

Shri Shyam Lal Dhanuka son of Shri Ram Nivas Dhanuka resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi (hereinafter called the Purchaser) of the other part ;

Which both terms "Seller" and "Purchaser" used herein unless repugnant to the context hereunder, shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREAS Land bearing New Khasta No. 182-Ka (Old No. 66, 67, 72-Min. 73, 74, 75, 60-Min., 61-Min., 62, 63, 64, 68-Min., and 236-Min.) situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal was purchased by firm M/s Premier Cali Chemicals, vide sale deed dated 3.1.1976 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 1272 pages 427 to 450

Handwritten signature

2.7.06

as document No. 41 with duplicate No. 42, 43, 44 dated 5.1.1976 and sale deed dated 12.1.1979 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 3 pages 237 to 245 as document No. 426. The name of the Firm is duly recorded in Khata No. 123 (Fash 1410-1415).

AND WHEREAS vide dissolution deed dated 1.10.1999 the said firm was dissolved and the immovable property i.e. land and assets came in ownership of Shri Pankaj and the immovable property i.e. land and assets came in ownership of Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia in proprietaryship exclusively. As such seller's firm became absolute owner in possession of the aforesaid land. The name of the seller's firm is duly mutated in revenue Records.

AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase all that Land bearing Khasta No. 182-Ka New measuring 376.60 Sq. Mts. 450.00 Sq. Yards, situated in Mauza Malsi, Pargana Central Doon, Dist. Dehradun, Uttarakhand out of the aforesaid land and morefully described in the Schedule at the foot of this deed and hereinafter referred to as the "said land" for a total sale consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only).

AND WHEREAS there is no legal impediment to the sale of the said land by the Seller to the Purchaser;

NOW THIS DEED WITNESSES AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only) which has been received by the Seller from the purchaser in the following manner:-
 - a) Rs. 12,50,000.00 vide Cheque dated 18.3.2006 drawn on HDFC Bank Ltd. Delhi.

the receipt of which the Seller hereby acknowledges and admits before the Sub-Registrar, Dehradun at the time of presentation of this Deed of registration, the Seller hereby conveys and transfers all that property morefully described in the Schedule of Property to the purchaser as the absolute owner thereof forever and to enjoy the said property without any hindrance.

2. That the Seller hereby further covenants with the Purchaser as under:-
 - (a) The said land is free from all sorts of encumbrances, charges, and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any Court or Tribunal nor is subject matter



of any Court attachment or mortgaged with the Bank or Financial Institution and the Seller has clear and subsisting title over the said land.

- (b) The Seller hereby further agree to execute any further document(s), paper (s) etc for further and more perfectly assuring the said land to the Purchaser in future but always at the cost and expenses of the Purchaser.
- (c) That all taxes in respect of the said land upto the date of the sale deed shall be borne and paid by the Seller and hereafter by the Purchaser.
- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act the pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the land goes out of the hands of the Purchaser on account of any defect in the title of the Seller or his predecessor in title then the Seller shall fully reimburse and indemnify the Purchaser upto the loss thus suffered.
- (f) That the circle rate of the land is 5000/- per Sq. Mtr. as such the value comes to $376 \times 5000 = 18,80,000.00$. On which the stamp duty has been paid.
- (g) That the Seller has given the physical and actual vacant possession of the land to the Purchaser and the Purchaser has entered into the land without any hindrance.
- (h) That the said land is situated out side the Nagar Nigam limits. The purchaser is purchasing less than 500 Sq. Mtrs. of land. Accordingly the provisions of Section 154 (3) of the Uttaranchal (The Uttar Pradesh Abolition & Land Reforms Act 1950) (Adaptation & Modification Order, 2001) Amendment Act 2003 (Uttaranchal Act 29 of 2003) are not being contravened.
- (i) That the retiring partners of the firm Shri Gopi Chand Nagalia is signing this document as witness for confirming the contents of the sale deed.

Handwritten signature

क्रिया शर्त शर्त 15.1 (1) 5
के अन्तर्गत शर्त 15.1 (1) 5

30.10.00

SALE (IMMOVABLE)

प्रलेख नं: 4927

1250000.00

मलिया (रजम दिमा मम) 1880000.00

SALE

रजिस्ट्रेशन फीस

गेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

5000.00

10.00

320.00

5330.00

1000

श्री/श्रीमती/कुमारी श्याम लाल

पुत्र/पुत्री/पत्नी श्री रामनिवास

निवासी सनराईज एफा0 रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:33:11PM

कार्यालय उप निबन्धक सर 2 देहरादून

मे प्रस्तुत की

उपनिबन्धक सर 2 देहरादून 12/7/06

इस लेखपत्र का निष्पादन उक्त

श्री श्याम लाल, s/o रामनिवास, सनराईज एफा0 रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा इसमें वर्णित विक्रय

धन मू0 1250000.00 रु. प्राप्त कर

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री पंकज नागलिया, s/o गोपीचन्द्र, न्यू सर्वेरोड देहरादून

से स्वीकार किया।

पहचान श्री चरनजीत बग्गा

पुत्र श्री एस0डी0बग्गा

निवासी प्रकाश नगर देहरादून

श्री देवीदत्त

पुत्र श्री जयप्रभावन

निवासी उपलाना करनाल

ने की

उपनिबन्धक सर 2 देहरादून

ह0 मुकियर-



Sd.-Witness

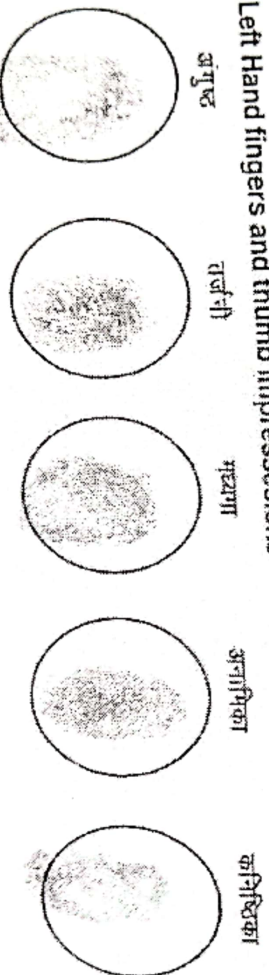
Sd.-Witness

SCHEDULE OF PROPERTY

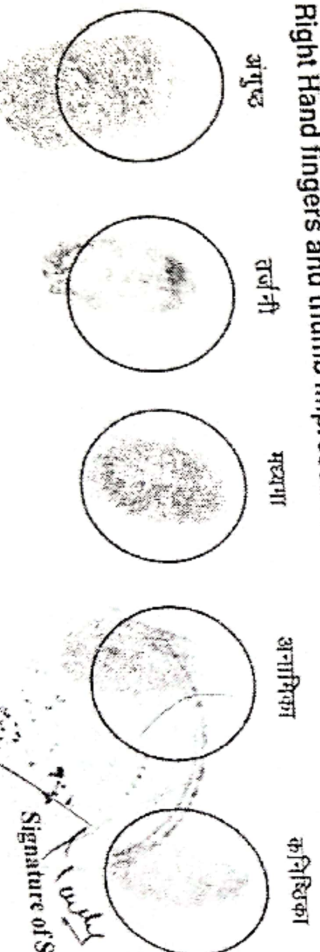
ALL THAT Land bearing Khasta No. 182-Ka New measuring 376.00 Sq. Mtrs.,
450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun,
Uttaranchal, bounded and bulleted as under :-
East : Land of Seller being sold to Shyam Lal Dhanuka - S.M. - 62.5 Ft.
West : Mussoorie Diversion Road - S.M. - 62.5 Ft.
North : Land of Seller - S.M. - 64.8 Ft.
South : Land of Seller - S.M. - 64.8 Ft.

Fingers print in compliance of Section 32-A, of Registration Act 1908
Name and address of the Seller : Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor
Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road,
Dehradun.

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



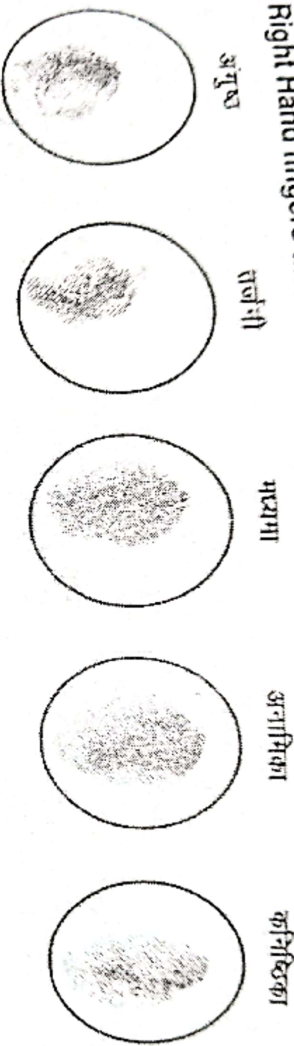
Signature of Seller

Name and address of the Purchaser : Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka
resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New
Delhi.

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



Signature of Purchaser

IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED
THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER

[Signature]

PURCHASER

[Signature]

Witnesses :

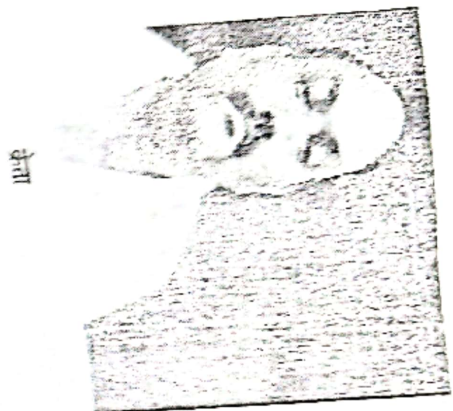
1. *[Signature]*

.....

2. *[Signature]*

[Signature]

Drafted by : Rahul Sharma Advocate, Dehradun
Typed by : Virendra Kumar, 17, Court Road, Dehradun.



वही नं. 1 पृष्ठ 360
ए.डी.फा.बुक 1 पृष्ठ 1 से 12
में नं. 4927 प्र अंक प्रस्तावक 12/07/2006 में रजिस्ट्री की गई ।
उप निबन्धक सर 2 देगाइन

सत्य पंजीलापि

पुनर्जा वरुण श्री श्री

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3 (6)
49209
SALE DEED/RELEVANT PARTICULARS

Consideration	Rs. 12,50,000.00
Market Value on which Stamp duty paid	Rs. 18,80,000.00
Stamp Duty	Rs. 1,88,000.00
Awas Vikas Duty	Included
Total Stamp Duty Paid	Rs. 1,88,000.00
Main Locality	Malsi
Locality	out side the limits of Nagar Nigam
Description of Property	All that Land bearing Khassra No. 182-Ka New measuring 376.00 Sq. Mtrs. or 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal.
Circle Rate	Rs. 5000/- Sq. Mtr.
Distance from main Road	On Mussoorie Diversion Road between Malsi Deer Park and Kuthal Gate.
Name and Address of Seller	Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun.
Name and Address of Purchaser	Shri Gulshan Kumar son of Shri Ram Chandra resident of Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085.

11/11/21
Gulshan Kumar



SALE DEED

This sale deed is made on this the 12th day of July, 2006 at Dehradun between Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part ;

IN FAVOUR OF

Shri Gulshan Kumar son of Shri Ram Chandra resident of Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085 (hereinafter called the Purchaser) of the other part ;

Which both terms "Seller" and "Purchaser" used herein unless repugnant to the context hereunder, shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.

WHEREAS Land bearing New Khalsa No. 182-Ka (Old No. 66, 67, 72-Min. 73, 74, 75, 60-Min., 61-Min., 62, 63, 64, 68-Min., and 236-Min.) situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, was purchased by firm M/s Premier Cali Chemicals, vide sale deeds dated 3.1.1976 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 1272 pages 427 to 450

2 *Gulshan Kumar*

Pankaj

Q

as document No. 41 with duplicate No. 42, 43, 44 dated 5.1.1976 and sale deed dated 12.1.1979 duly registered in the office of Sub-Registrar, Dehradun in Book No. 1, Vol. No. 3 pages 237 to 245 as document No. 426. The name of the firm is duly recorded in Khata No. 123 (Final 1410-1415).

AND WHEREAS vide dissolution deed dated 1.10.1999 the said firm was dissolved and the immovable property i.e. land and assets came in ownership of Shri Parag Nagalia son of Shri Gopi Chand Nagalia in proprietaryship exclusively. As such seller's firm became absolute owner in possession of the aforesaid land. The name of the seller's firm is duly mutated in revenue Records.

AND WHEREAS the Seller has agreed to sell and the Purchaser has agreed to purchase all that Land bearing Khassra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards, situated in Mauza Malsi, Pargana Central Doon, Dist. Dehradun, Uttranchal out of the aforesaid land and morefully described in the Schedule at the foot of this deed and hereinafter referred to as the "said land" for a total sale consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only).

AND WHEREAS there is no legal impediment to the sale of the said land by the Seller to the Purchaser;

NOW THIS DEED WITNESSES AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs. 12,50,000.00 (Rupees Twelve Lac Fifty Thousand only) which has been received by the Seller from the purchaser in the following manner:-
 - a) Rs. 9,50,000.00 vide Draft dated 4.3.2006 drawn on Bank of India, Delhi.
 - b) Rs. 3,00,000.00 out of Draft No. 034597 dated 4.3.2006 drawn on Bank of India, Delhi.

the receipt of which the Seller hereby acknowledges and admits before the Sub-Registrar, Dehradun at the time of presentation of this Deed of registration, the Seller hereby conveys and transfers all that property morefully described in the Schedule of Property to the purchaser as the absolute owner thereof forever and to enjoy the said property without any hindrance.

2. That the Seller hereby further covenants with the Purchaser as under:-
 - (a) The said land is free from all sorts of encumbrances, charges, and

liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any Court or Tribunal nor is subject matter of any Court attachment or mortgaged with the Bank or financial Institution and the Seller has clear and subsisting title over the said land.

- (b) The Seller hereby further agree to execute any further document(s), paper (s) etc for further and more perfectly assuring the said land to the Purchaser in future but always at the cost and expenses of the Purchaser.
- (c) That all taxes in respect of the said land upto the date of the sale deed shall be borne and paid by the Seller and hereafter by the Purchaser.
- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act the pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the land goes out of the hands of the Purchaser on account of any defect in the title of the Seller or his predecessor in title then the Seller shall fully reimburse and indemnify the Purchaser upto the loss thus suffered.
- (f) That the circle rate of the land is 5000/- per Sq. Mtr. as such the value comes to $376 \times 5000 = 18,80,000.00$. On which the stamp duty has been paid.
- (g) That the Seller has given the physical and actual vacant possession of the land to the Purchaser and the Purchaser has entered into the land without any hindrance.
- (h) That the said land is situated out side the Nagar Nigam limits. The purchaser is purchasing less than 500 Sq. Mtrs. of land. Accordingly the provisions of Section 154 (3) of the Uttaranchal (The Uttar Pradesh Abolition & Land Reforms Act 1950) (Adaptation & Modification Order, 2001) Amendment Act 2003 (Uttaranchal Act 29 of 2003) are not being contravened.
- (i) That the retiring partners of the firm Shri Gopi Chand Nigolia is signing this document as witness for confirming the contents of the sale deed.

4033

SCHEDULE OF PROPERTY



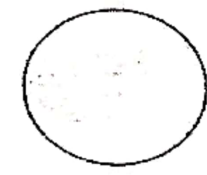


ALL THAT Land bearing Khusta No. 182-Ka New measuring 376.00 Sq Mtrs, 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, bounded and butted as under :-

East :	Land of others - S.M. - 62.5 Pl.
West :	Land of Seller being sold to Manoj Kumar - S.M. - 62.5 Pl.
North :	Land of Seller - S.M. - 64.8 Pl.
South :	Land of Seller - S.M. - 64.8 Pl.


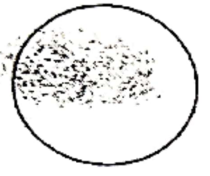
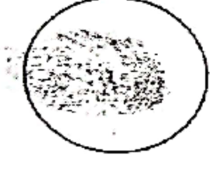
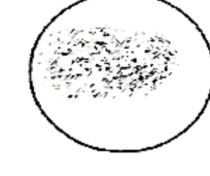

Fingers print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Seller : Shri Pankaj Nagalia son of Shri Gopi Chand Nagalia proprietor Premier Calt Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun.

Left Hand fingers and thumb impressions

अंगुष्ठ	तर्जनी	मध्यमा	अनामिका	कनिष्ठिका
				

Right Hand fingers and thumb impressions

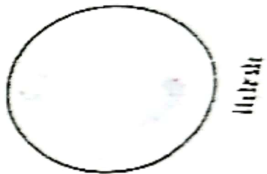
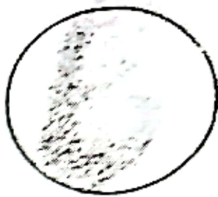
अंगुष्ठ	तर्जनी	मध्यमा	अनामिका	कनिष्ठिका
				

Signature of Seller

Shri Pankaj Nagalia

Name and address of the Purchaser : Shri Gulshan Kumar son of Shri Hanu (Hindu) resident of
 Flat No. 36, (3rd Floor) Bhuvan Apartments Sector 29 New Delhi 110024.

Left Hand fingers and thumb impressions



अंगुठा

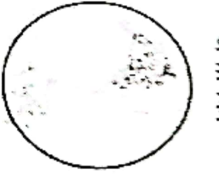
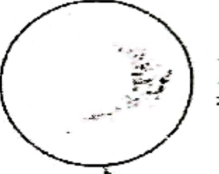
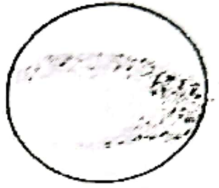
निर्देश

मध्यम

अनिमल

अनिमल

Right Hand fingers and thumb impressions



Signature of Purchaser
 Gulshan Kumar

IN WITNESS WHEREOF THE SELLER AND PURCHASER HAVE EXECUTED
 THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SELLER
 Virendra Kumar

PURCHASER
 Gulshan Kumar

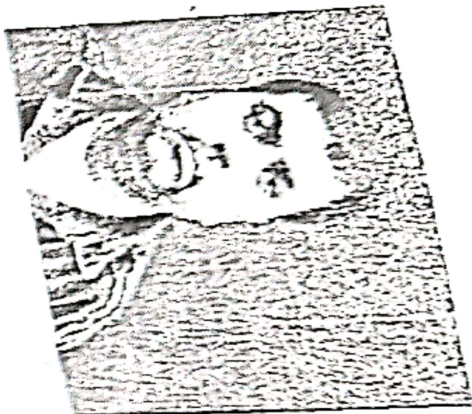
Witnesses :

1. Virendra Kumar

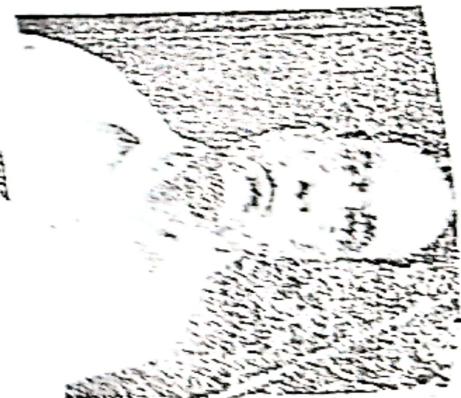
2. Virendra Kumar
 V.P.O. - Upreti Nagar
 Virendra Kumar

2. Virendra Kumar
 Virendra Kumar
 Virendra Kumar

Drafted by : Rahul Sharma Advocate, Dehradun
 Typed by : Virendra Kumar, 17, Court Road, Dehradun.



मेला



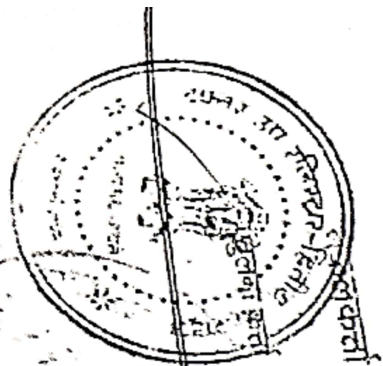
गणेश



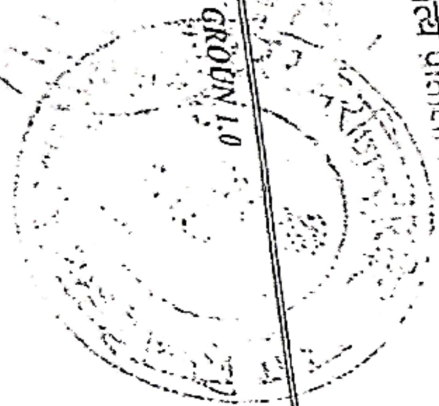
विश्वनाथ

बही नं. 1	बिल 1,547	पृष्ठ 360
ए.डी.फा.बुक 1	बिल 1620	पृष्ठ 25 से 36
पं नं. 4929	पर आब दिनांक 12/07/2006	पं रजिस्ट्री की गई 1
- <i>[Signature]</i> व्य निबन्धक सत 2 क्षेत्र		

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सत्य प्रतिनिधि



NIC UTTARAI