



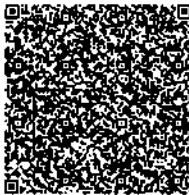
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK08231524541471T
Certificate Issued Date : 18-Jan-2021 01:35 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419897952093549T
Purchased by : TARUN SHARMA ADV
Description of Document : Article Miscellaneous
Property Description : NA
Consideration Price (Rs.) : 0
 (Zero)
First Party : TARUN SHARMA ADV
Second Party : NA
Stamp Duty Paid By : TARUN SHARMA ADV
Stamp Duty Amount(Rs.) : 10
 (Ten only)

JANARDAN PRASAD
STAMP VENDOR L.No.37
COURT COMPOUND, DEHRADUN

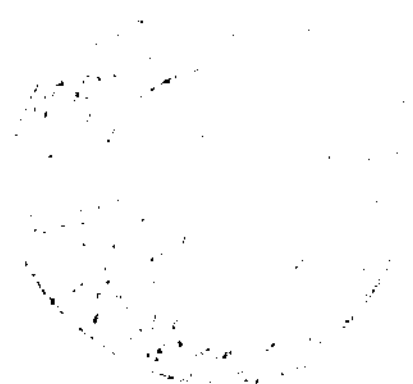
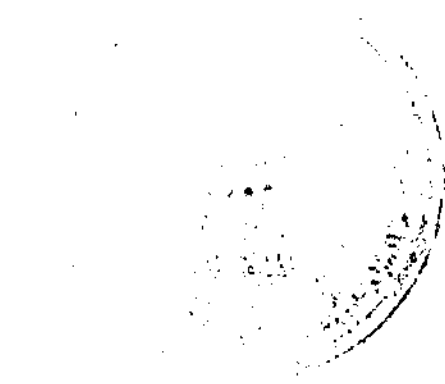


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4927 I 1620 1/12
2/04/2026

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified by using e-stamp Mobile App or a tool provided by the Government of India.
2. Any discrepancy in the details on this Stamp Certificate should be reported on the website / Mobile App for details.
3. The duty of checking the legitimacy is on the user of the certificate.
4. In case of any discrepancy please approach the competent authority.



4927

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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
Avas 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 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 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 Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi.

1/11/2011

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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 proprietry 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 Niwas Dhanuka resident of A-3/314, Sunrise Apartments, Sector-13, Robini, 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 Khasra 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. I, Vol. No. 1272 pages 427 to 450

Munder



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 (Fasli 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 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 Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards, situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal 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.
- (j) 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.

प्रोपर्टी का दस्तावेज
के अनुसार शेष बचत

SALE (IMMOVABLE)	प्रलेख नः	4927	उपलब्ध
SALE	1250000.00	मासिक (स्टैम्प दिया गया)	1880000.00
रजिस्ट्रेशन फीस	पेस्टिंग शुल्क	Electronic Processing Fee	कुल योग
5000.00	10.00	320.00	5330.00
			शब्द लगभग 1000

श्री/श्रीमती/कुमारी श्याम लाल

पुत्र/पुत्री/पत्नी श्री रामान्वाम

निवासी सनराईज एपा0 रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:33:11PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून 12/7/06

इस लेखपत्र का निष्पादन उक्त

श्री श्याम लाल, s/o रामान्वाम, सनराईज एपा0 रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू० 1250000.00- सहानुसार

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री पंकज नागलिया, s/o गोपीचन्द, न्यू सर्वरोड देहरादून

से स्वीकार किया।

पहचान श्री चरनजीत बत्रा

पुत्र श्री एस0डी0बत्रा

निवासी प्रकाश नगर देहरादून

श्री देवोदत्त

पुत्र श्री जयभगवान

निवासी उपलाना करनाल

ने की

उपनिबन्धक सदर 2 देहरादून 12/7/06



ह० मुक्तिर-

12/7/06

12/7/06

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12/7/06

SCHEDULE OF PROPERTY

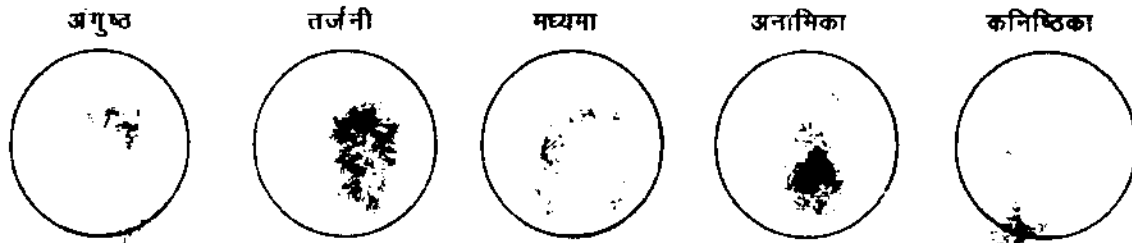
ALL THAT Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, bounded and butted as under :-

East : Land of 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.

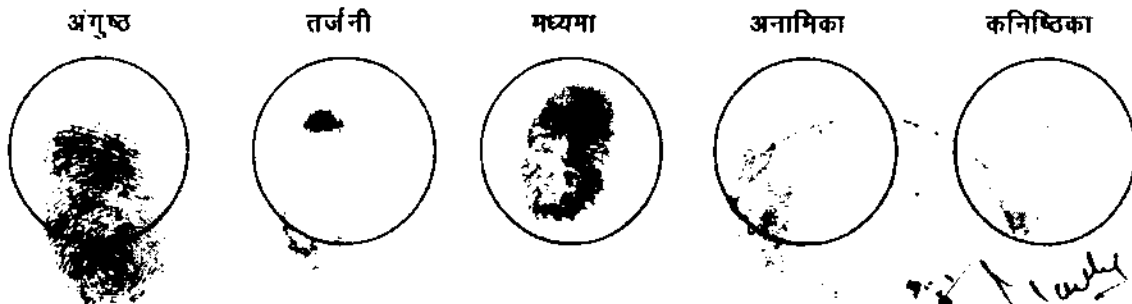
Fingers print in compliance of Section 32-A, of Registration Act 1908

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

Left Hand fingers and thumb impressesions



Right Hand fingers and thumb impressesions




Signature of Seller

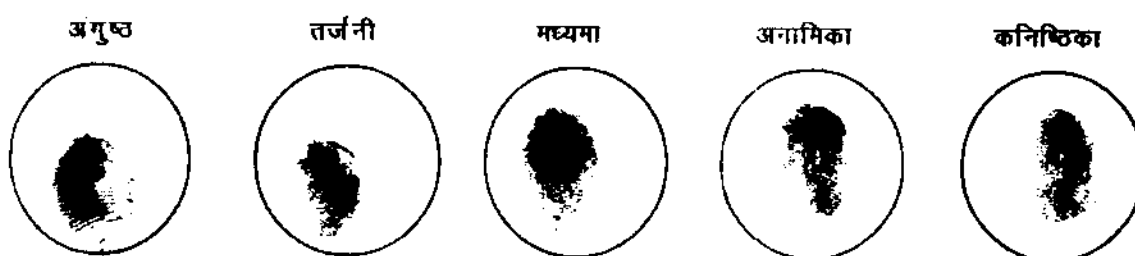


Name and address of the Purchaser : Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka
resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New
Delhi.

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.

[Signature]
SELLER

[Signature]
PURCHASER

Witnesses :

1. *[Signature]*

2. *[Signature]*

Chandrasekar Satya
Shri Lakshmi S.D. Bhatnagar
16/2 Pradeep Nagar D.D. Bhatnagar

[Signature]
VIRENDRA KUMAR
UPCONO (KONOF)
HARYANA

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



व्यक्ता



केता



गवाह



बही न. 1	पृष्ठ 360
ए.डी.फा.बुक 1	पृष्ठ 1 से 12
में न. 4921	पर आदि दिनांक 12/07/2006 में रजिस्ट्री की गई ।
उप निबन्धक सदर 2 केरादून	



सत्य प्रमाणित

सत्य प्रमाणित

मुख्य कार्य न. 10/2006

CROWN 10

NIC UTTARANCHAL