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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

412
2021

Certificate No. : IN-UK08229192631795T
Certificate Issued Date : 18-Jan-2021 01:32 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419901874167408T
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)

5



Please write or type below this line

4928 I 1620 13/24
12/07/2006

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19-1-2021

Statutory Alert

1. The authenticity of this Stamp Duty Certificate should be verified by the holder of the Certificate by visiting the website of the Government of Uttarakhand at www.uttarakhand.gov.in or by visiting the website of the Registrar of Stamps, Uttarakhand at www.registrarofstamps.uttarakhand.gov.in.
2. The holder of the Certificate should be aware that the Certificate is valid only for the purpose of stamping the document and is not valid for any other purpose.
3. The holder of the Certificate should be aware that the Certificate is valid only for the purpose of stamping the document and is not valid for any other purpose.

(5) (2)

498

1620

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 Landbearing 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 proprietry firm 13-B, New Survey Road, Dehradun.
Name and Address of Purchaser	Shri Manoj Kumar Poddar son of Shri Kishan Lal Poddar resident of A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085, through attorney Shri Shyam Lal Dhanuka son of Shri Chunni Lal Dhanuka resident of A-3/314, Sunrise Apartment, Rohini, Sector-13, New Delhi-85.

1





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 ;

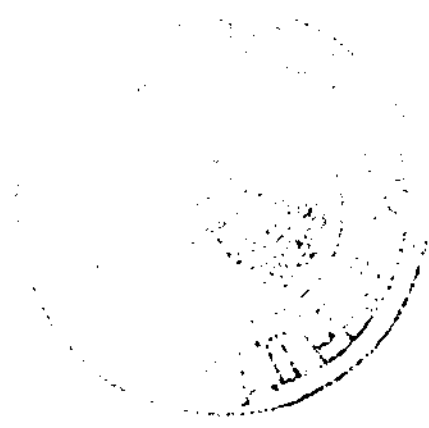
IN FAVOUR OF

Shri Manoj Kumar Poddar son of Shri Kishan Lal Poddar resident of A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085, through attorney Shri Shyam Lal Dhanuka son of Shri Chunni Lal Dhanuka resident of A-3/314, Sunrise Apartment, Rohini, Sector-13, New Delhi-85 (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. 1. Vol. No. 1272 pages 427 to 450

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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. I, 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. 5,00,000.00 vide Cheque No. 065691 dated 19.6.2006 drawn on Standard Chartered Bank Ltd., Delhi.
 - b) Rs. 1,00,000.00 vide Cheque No. 065691 dated 19.6.2006 drawn on Standard Chartered 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 purchaser has authorised Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka vide Attorney dated 12.7.2006 to execute this sale deed on his behalf.

पञ्चाङ्ग द्वारा शुभ तिथि निर्धारित है
अतः अग्रे उक्त तिथि पर प्रमाणित है

SALE (IMMOVABLE)

प्रलेख नः 4928

SALE

1250000.00

मालिकता (स्टाम्प दिया गया)

1889000.00

संज्ञादर्शन फीस

पेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

5000.00

10.00

320.00

5330.00

1000

श्री/श्रीमती/कुमारी श्याम लालधानुका

पुत्र/पुत्री/पत्नी श्री चुन्नी लाल

निवासी सनराईज एपा0 रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:38:24 PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की **Sd. R. N. Sonkar**

उपनिबन्धक सदर 2 देहरादून 12/7/06

इस लेखपत्र का निष्पादन उक्त

श्री श्याम लालधानुका ,s/o चुन्नी लाल , सनराईज एपा0 रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू0 1250000.00

पूर्व/नगद धरे प्रमर्ग प्राप्त कर

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

से स्वीकार किया ।

पहचान श्री चरानजीत बत्रा

पुत्र श्री एस0डी0बत्रा

निवासी प्रकाश नगर देहरादून

श्री देवीदत्त

पुत्र श्री जयभगवान

निवासी उपलाना करनाल

ने की **Sd. R. N. Sonkar**

उपनिबन्धक सदर 2 देहरादून

12/7/06

Sd.-Executant Sd.-Witness Sd.-Witness



प्रमाणित है कि उपरोक्त लेखपत्र में उक्त शर्तों पर विक्रय हुआ है

अतः अग्रे उक्त तिथि पर प्रमाणित है

12/7/06

- (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.

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 proprietary firm 13-B, New Survey Road,
Dehradun.

Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions

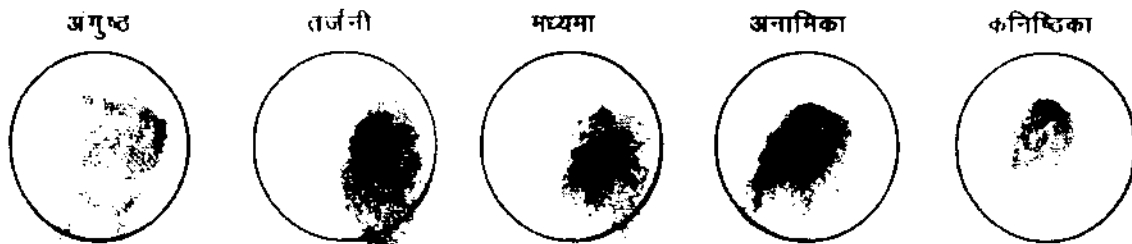



Signature of Seller

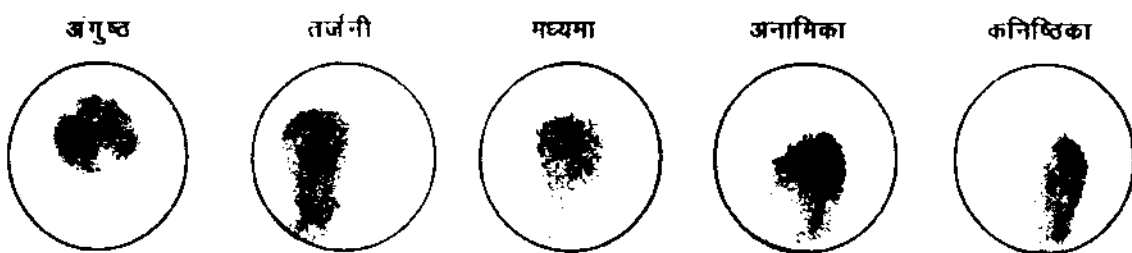


Name and address of the Purchaser : Shri Manoj Kumar Poddar son of Shri Kishan Lal Poddar resident of A-31, Friends Tower, Rohini, Sector-9, New Delhi-00085, through attorney Shri Shyam Lal Dhanuka son of Shri Chunni Lal Dhanuka resident of A-3/314, Sunrise Apartment, Rohini, Sector-13, New Delhi-85.

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

PURCHASER

Witnesses :

1. [Signature]

2. [Signature]

Chandrasekhar Prasad
S/o Late Sh. S.D. Bhatnagar
16/2, Malviya Nagar, Dehradun.

[Signature]
Virendra Kumar (S/o) Jai Singh
V. P. O. Jindara Dist. Meerut
(Meerut)

Drafted by : Rahul Sharma Advocate, Dehradun

Typed by : Virendra Kumar, 17, Court Road, Dehradun.



बिक्रता



कैता

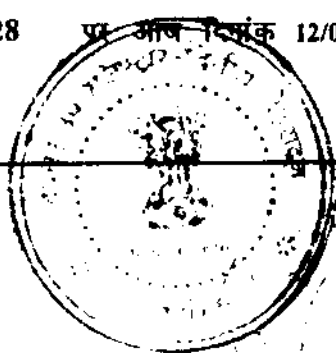


गवाह



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बही न. 1	जिल्द 1,547	पृष्ठ 360
ए.डी.फा.बुक 1	जिल्द 1620	पृष्ठ 13 से 24
में न. 4928	प्र. आज दिनांक 12/07/2006 में रजिस्ट्री की गई ।	
		उप निबन्धक सदा 2 केरादुत



CROWN 1.0

NIC UTTARANCHAL

नकलकर्ता

सत्य प्रतिलिपि

कुलमा 01-07-2006

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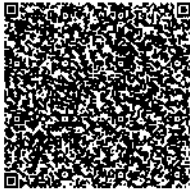
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK08230912618590T
Certificate Issued Date : 18-Jan-2021 01:34 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419899914663858T
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 DUTY OFFICER, No.37
COURT COMPOUND, DEHRADUN



Please write or type below this line

1547 360
1620 25/36
7247/2006

19-1-2021

Statutory Alert

1. The authenticity of this Stamp Certificate can be verified at www.eStampary.gov.in or by using eStamp Mobile App of India.
2. Any discrepancy in the details on this Certificate and on the website / Mobile App, please inform.
3. The duty of ensuring the legitimacy of an e-stamp is on the purchaser.
4. In case of any discrepancy please inform the issuing authority.



127
4939
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 proprietry 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.**

1/1/2014

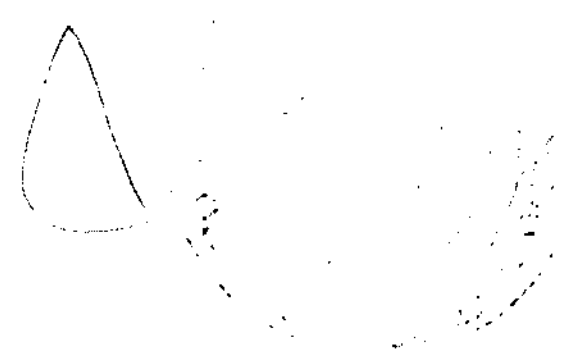
Gulshan Kumar

✓

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x



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 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 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



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. I, 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. 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.
- (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.

उ.दि.

SALE (IMMOVABLE)

प्रलेख नः 4929

SALE

1250000.00

मालिक (स्टाम्प दिया गया)

1830000.00

रजिस्ट्रेशन फीस

पेयेंट श्रुलक

Electronic Processing Fee

कुल योग

शब्द लगभग

5000.00

10.00

320.00

5330.00

1000

श्री/श्रीमती/कुमारी गुलशन कुमार

पुत्र/पुत्री/पत्नी श्री रामचन्द्र

Sd.-Eccutant

निवासी चारधाम एपा0 सेक्टर 9 रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:42:50 PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून 12/7/06

इस लेखपत्र का निष्पादन उक्त

श्री गुलशन कुमार ,S/O रामचन्द्र , चारधाम एपा0 सेक्टर 9 रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय

धन मू0 1250000.00

15

पूर्व/नगद ~~के~~ सम्पत्ति प्राप्त कर

श्री पंकज नागिलया ,S/O गोपीचन्द्र , न्यू सर्वे रोड देहरादून

से स्वीकार किया ।

पहचान श्री चरनजीत चन्ना

पुत्र श्री एस0डी0बन्ना

निवासी प्रकाशनगर देहरादून

श्री देवी दत्त

पुत्र श्री जयभगवान

निवासी उपलाना करनाल

ने की

उपनिबन्धक सदर 2 देहरादून 12/7/06

Sd.

Sd.-Witness

पंक्ति 12/7/06 का प्रमाण की गई है, कि यह लेखपत्र
लेखक के द्वारा लिखा गया है।

Sd. Secu



12/7/06

SCHEDULE OF PROPERTY

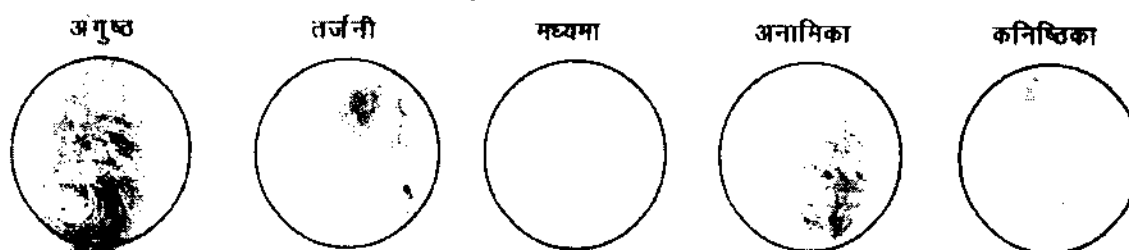
ALL THAT Land bearing Khasra No. 182-Ka New measuring 376.00 Sq. Mtrs. 450.00 Sq. Yards situated in Mauza Malsi, Pargana Central Doon, Distt. Dehradun, Uttaranchal, bounded and butted as under :-

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

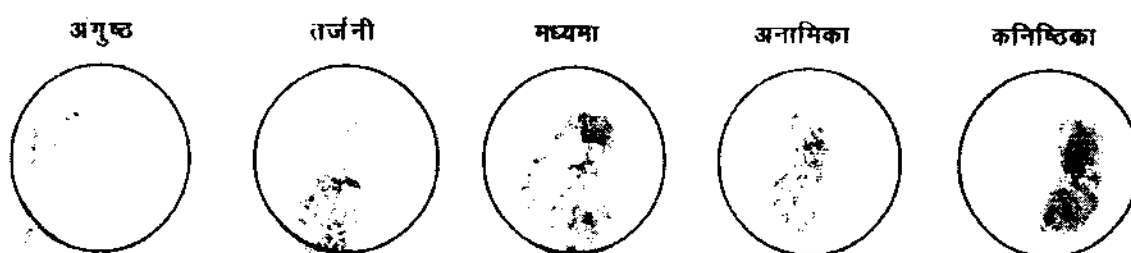
Fingers print in compliance of Section 32-A, of Registration Act 1908

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 impressions



Right Hand fingers and thumb impressions



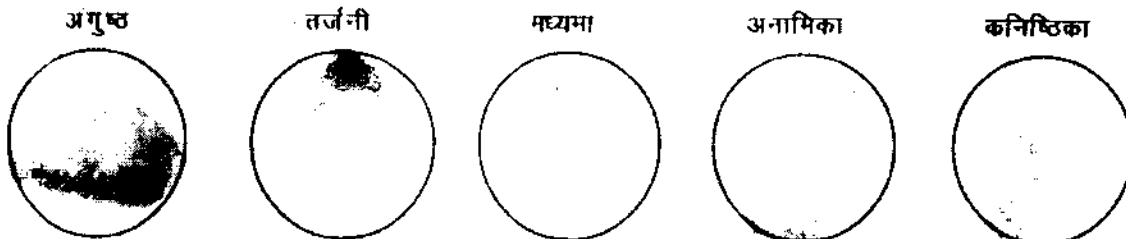

Signature of Seller



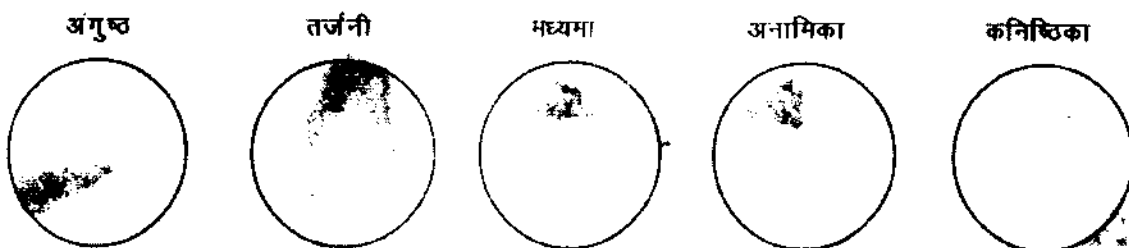


Name and address of the Purchaser : Shri Gulshan Kumar son of Shri Ram Chandra resident of
Flat No. 36, Char Dhaam Apartments Sector-9 New Delhi-00085.

* Left Hand fingers and thumb impressions



Right Hand fingers and thumb impressions



Gulshan Kumar
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

Gulshan Kumar
PURCHASER

Witnesses :

1. *[Signature]*
.....
.....

2. *[Signature]*
.....
Charanjit Bhatia
10/10/85
16/2 Sakar Naga D/Bhatia

D84
DEVI DUTI N. J. BLOOM
V.P.O. - UP/NO (K300000)
K300000

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



विक्रम



केता

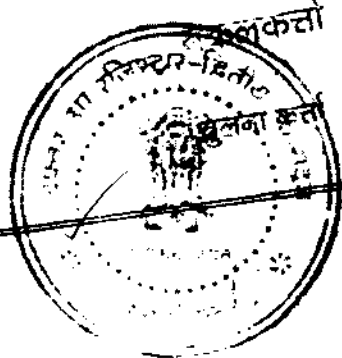


गवाह



बही न. 1	जिल्द 1,547	पृष्ठ 360
ए.डी.फा.बुक 1	जिल्द 1620	पृष्ठ 25 से 36
में न. 4929	पर आज दिनांक 12/07/2006	में रजिस्ट्री की गई ।
<p>तप निबन्धक सहा 2 देरादून</p>		

सत्य प्रतिबिम्ब



GROUP 1.0

NIC UTTARA

7



सत्यमेव जयते

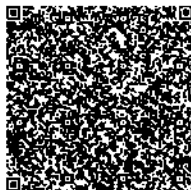
INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

412.
9021

Certificate No. : IN-UK08229042098211T
Certificate Issued Date : 18-Jan-2021 01:31 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419902634062664T
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)

18 JAN 2021 01:31 PM
NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
SUBIN-UKUK120140419902634062664T
TARUN SHARMA ADV



-----Please write or type below this line-----

1547 360
1620 37/48
4230 12/07/2006

Signature

19-1-2021

Statutory Alert:

1. The authenticity of this Stamp certificate can be verified at www.uttarakhand.gov.in and on the mobile app of Uttarakhand.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy please contact the Government of Uttarakhand.

(7)

9980

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 Naglia proprietor Premier Cali Chemicals, a proprietry firm 13-B, New Survey Road, Dehradun.
Name and Address of Purchaser	Shri Ram Niwas Dhanuka son of Shri Chunni Lal Dhanuka, resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi through Attorney Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka.

[Handwritten signature]

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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 Ram Niwas Dhanuka son of **Shri Chunni Lal Dhanuka**, resident of A-3/314, Sunrise Apartments, Sector-13, Rohini, New Delhi through Attorney **Shri Shyam Lal Dhanuka** son of **Shri Ram Niwas Dhanuka** (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

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office of Sub-Registrar, Dehradun in Book No. I, Vol. No. 1272 pages 427 to 450 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. I, 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 proprietryship 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 Draft No. 142362 dated 18.3.2006 drawn on Standard Chartered 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

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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, 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 purchaser has authorised Shri Shyam Lal Dhanuka son of Shri Ram Niwas Dhanuka vide Attorney dated 12.7.2006 to execute

उपनिबंधक

SALE (IMMOVABLE)

प्रलेख नं: 4930

SALE

1250000.00

भालियत (स्टाम्प दिया गया)

1880000.00

रजिस्ट्रेशन फीस

पेस्टिंग 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

हस्ताक्षर-

निवासी सनराईज एपा(0) रोहिणी दिल्ली

ने आज दिनांक 12/07/2006 समय 6:47:01 PM

कार्यालय उप निबन्धक सदर 2 देहरादून

में प्रस्तुत की

उपनिबंधक सदर 2 देहरादून 12/7/06

इस लेखपत्र का निष्पादन उक्त

श्री श्याम लाल, s/o रामनिवास, सनराईज एपा(0) रोहिणी दिल्ली

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय
धन मू० 1250000.00

पूर्व/नगद से प्राप्त कर

श्री पंकज नागिलया, s/o गोपीचन्द, न्यू मर्वे रोड देहरादून

से स्वीकार किया।

पहचान श्री चरनजीत बत्रा

पुत्र श्री एस(डी) बत्रा

निवासी प्रकाशनगर देहरादून

श्री देवीदत्त

पुत्र श्री जयभगवान

निवासी उपलानाकरनाल

ने की Sd. R. N. Sonkar

उपनिबंधक सदर 2 देहरादून 12/7/06

हस्ताक्षर- Sd. Sonkar

Attest

पंजीकृत

नियंत्रित

Sd. R. N. Sonkar

12/7/06

this sale deed on his behalf.

- (c) 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.

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 Manoj Kumar - S.M. - 62.5 Ft.
West : Land of Seller being sold to Ram Niwas Dhanuka - S.M. - 62.5 Ft.
North : Land of Seller - S.M. - 64.8 Ft.
South : Land of Seller - S.M. - 64.8 Ft.

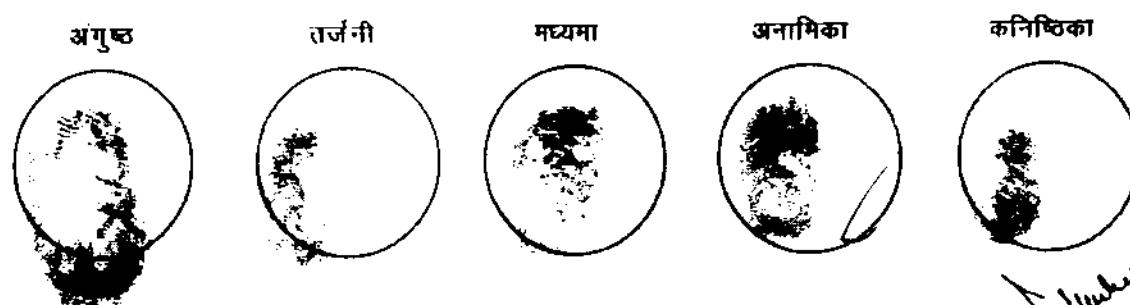
Fingers print in compliance of Section 32-A, of Registration Act 1908

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.

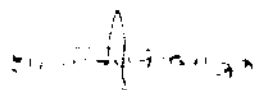
Left Hand fingers and thumb impressions

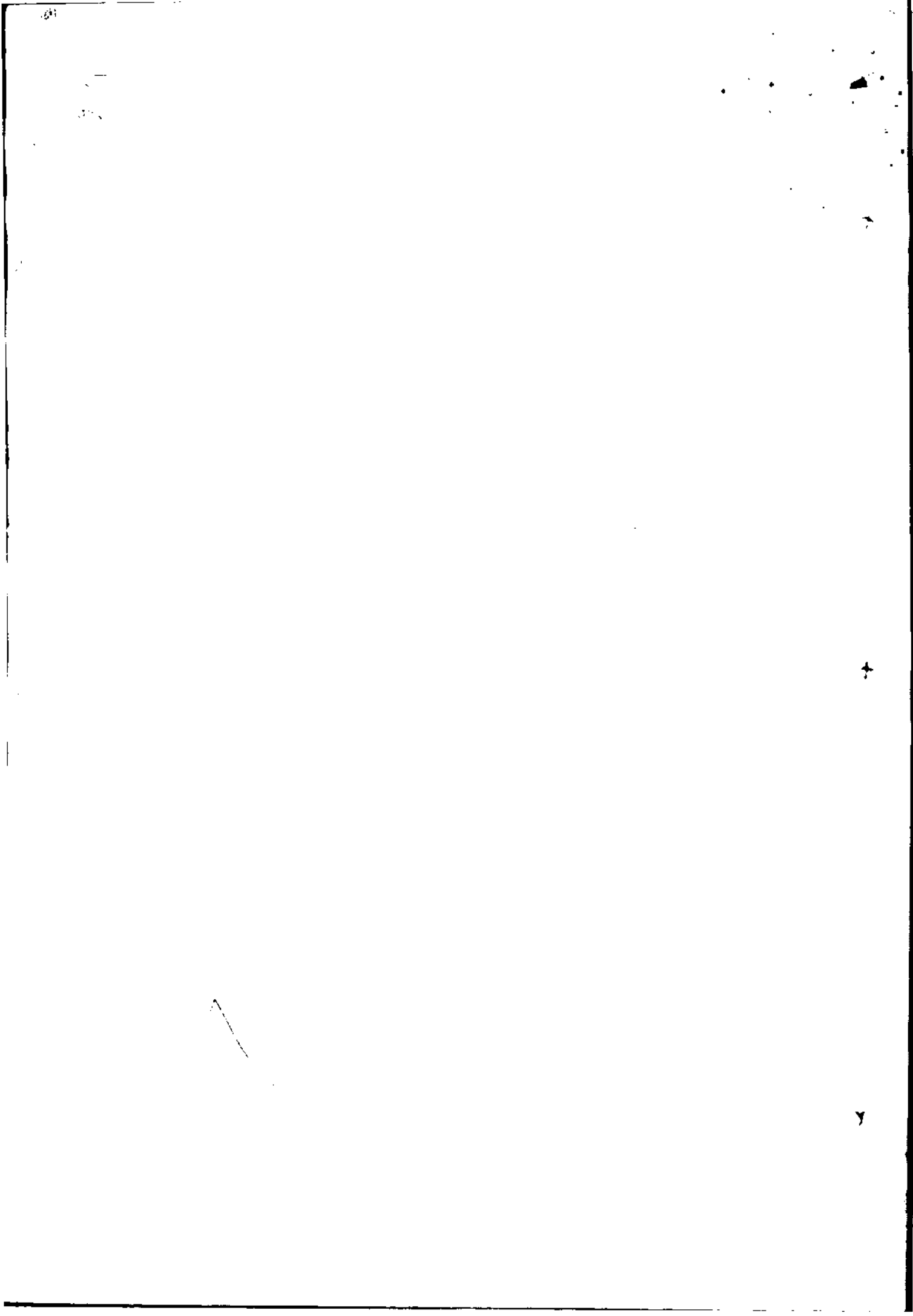


Right Hand fingers and thumb impressions




Signature of Seller







चिकिता



क्रेता



गवाह



+

बही न. 1

जिल्द 1,547

पृष्ठ 360

ए.डी.फा.बुक 1

जिल्द 1620

पृष्ठ 37 से 48

में न.

4930

पर आज दिनांक 12/07/2006 में रजिस्ट्री की गई।

E. K. T. D. S.

उप निबन्धक सक्षम 2 केरापुर

CROWN 1.0

NIC UTTARANCHAL

नकलकला

न.वा.कला-1

न.वा.कला-1

न.वा.कला-1