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सत्यमेव जयते

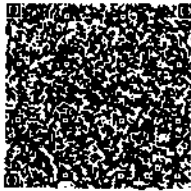
INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

411
2021

Certificate No. : IN-UK08228700920591T
Certificate Issued Date : 18-Jan-2021 01:31 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419903207286401T
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



Please write or type below this line

3274 389/414
नो 6427 17/8/2010
रमित

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19-1-2021

Statutory Alert:

1. The authenticity of this stamp is guaranteed by the Government of India and the Government of Uttarakhand. Any discrepancy in the details of the stamp is a matter of the website of the Government of India.
2. The stamp is for use only for the purpose of the stamp duty and is not valid for any other purpose.
3. In case of any discrepancy, please contact the Government of India.

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SALE DEED/RELEVANT PARTICULARS

Consideration	Rs.1,88,00,000.00
Market value on which Stamp duty paid	Rs.1,88,00,000.00
Stamp Duty	Rs.11,28,000.00 (@ 6%)
Main Locality	Village Malsi, Distt. Dehradun
Locality	Outside Nagar Nigam
Description of Property	All that land in Khata No. 148 (1416-1428 Fasli) bearing Khasra No.182-ka measuring 1880.00 Sq.Mtrs., situated in Village Malsi, Central Doon, Dehradun
Circle rate	Land Rs.10,000.00 per Sq.Mtr.
Distance from main Road	more than 50 Mtrs. away from Mussoorie Diversion Road between Mussoorie Bye-pass and Malsi Deer Park
Name and Address of Seller	Sh. Pankaj Nagalia son of Sh. Gopi Chand Nagalia, Prop. Premier Cali Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun
Name and Address of Purchaser	Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Sphash Chaudhary and Bhim Sen Wadhwa

FOR DEHRADUN HOTELS & RESORTS (PVT.) LTD.

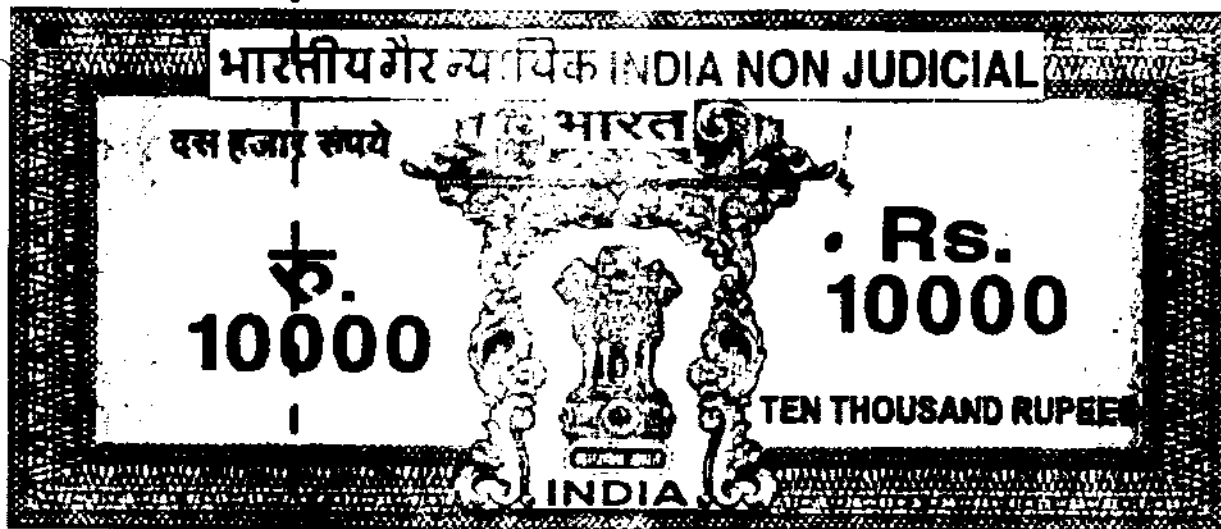
Bhim Sen Wadhwa

Sh. Sphash Chaudhary
DIRECTOR

FOR DEBARKATION ONLY

DIRECTOR

01/11/10



उत्तराखण्ड UTTARAKHAND

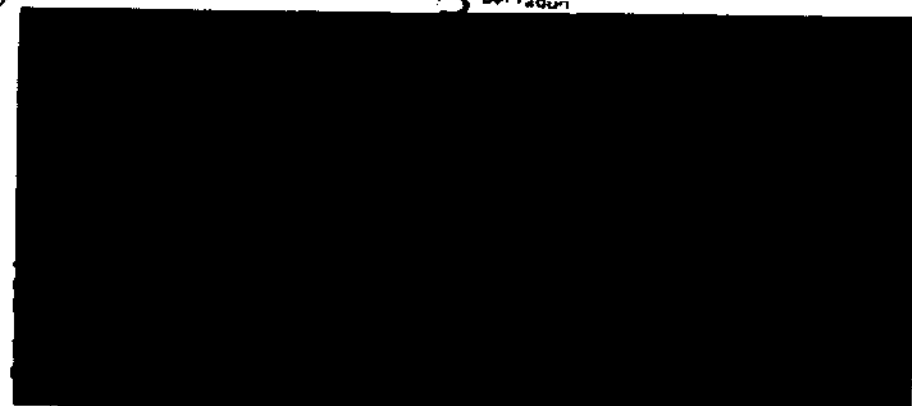
727470

8 APR 2010

Certificate No. 680
 26.11.2008
 10.4.2010
 9-4-2010

Dehradun Hotels & Resorts Pvt. Ltd. 85, Laxmi Road, Dehradun

10/4/10
 Deputy Commissioner
 Dehradun

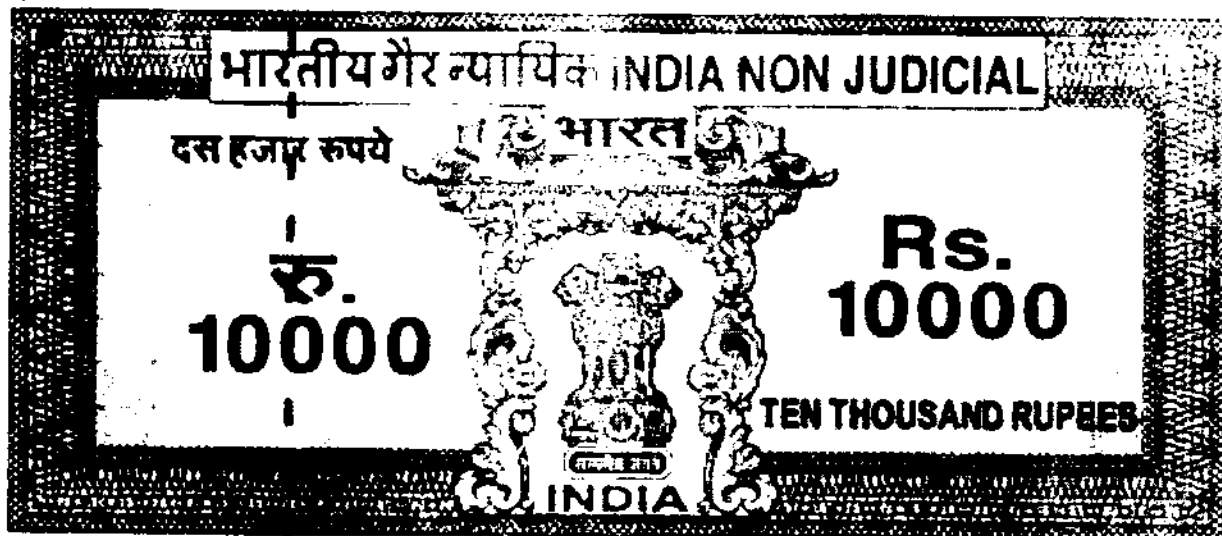


This sale deed is made on this 17th day of April 2010 at Dehradun between Sh. Pankaj Nagalla son of Sh. Gopal Chandra Nagalla, Prop. Premier Cell Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part;

IN FAVOUR OF

Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Subhash Chandra (hereinafter called the Purchaser) of the other part;

13/4/10
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उत्तराखण्ड UTTARAKHAND

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

WHEREAS firm M/s Premier Cali Chemicals has purchased land bearing New Khara 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 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 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. 148 (1416-1421 Fasli) as owner of the said land with transferable rights.

AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said land in Khata No. 148 (1416-1421 Fasli) bearing Khasra New. No. 182-ka (Old No. 66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 236-Min) measuring 1880.00 Sq. Mtrs., situated in Village Malsi, Central Doon, Dehradun 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. 1,88,00,000.00 (Rs. One Crore eighty eight lacs only).

AND WHEREAS there is no legal impediment in the sale of the said property by the sellers to the purchaser.

For DEHRADUN HOTELS & RESORTS (P) LTD.

B. S. Sharma

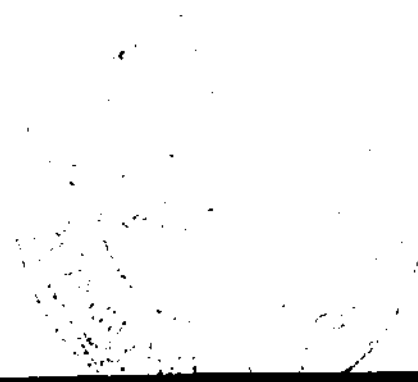
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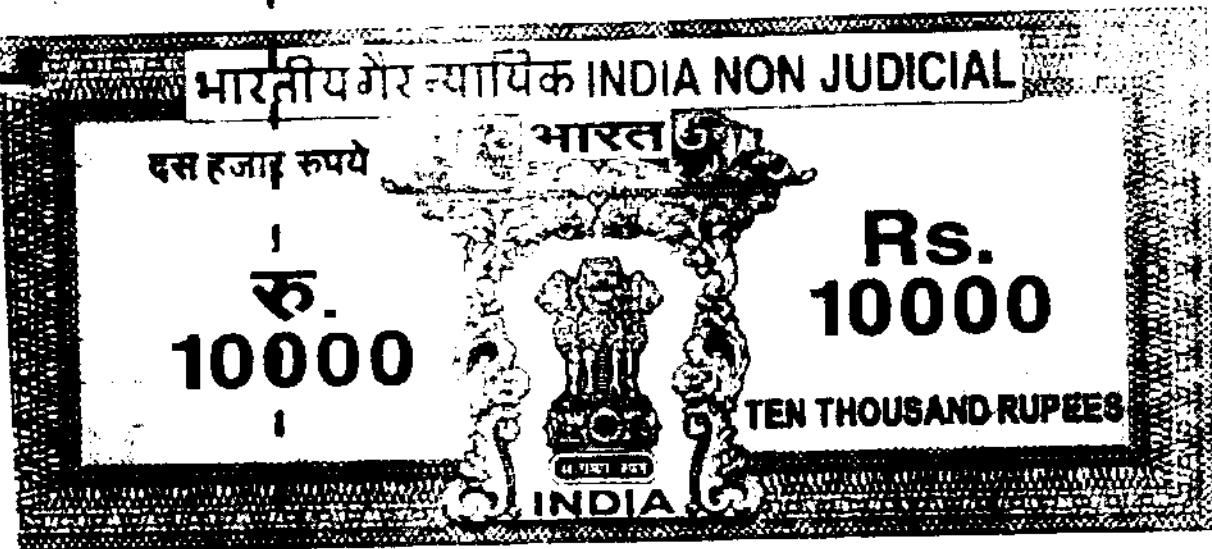
DIRECTOR

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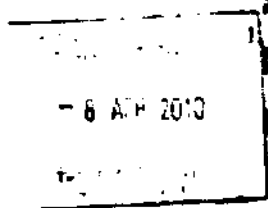
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उत्तराखण्ड UTTARAKHAND

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NOW THIS DEED WITNESSTH AS UNDER

That in pursuance of the said agreement and in consideration of Rs.1,88,00,000.00 (Rs. One Crore eighty eight lacs only) which has been received by the seller from the purchaser in the following manner:-

- (i) Rs.25,00,000.00 vide Cheque No.557554 dated 11.2.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (ii) Rs.9,00,000.00 vide Draft No.173501 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (iii) Rs.9,00,000.00 vide Draft No.173502 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (iv) Rs.9,00,000.00 vide Draft No.173503 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (v) Rs.9,00,000.00 vide Draft No.173504 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (vi) Rs.9,00,000.00 vide Draft No.173505 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (vii) Rs.9,00,000.00 vide Draft No.173506 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (viii) Rs.9,00,000.00 vide Draft No.173507 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (ix) Rs.9,00,000.00 vide Draft No.173508 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (x) Rs.9,00,000.00 vide Draft No.173509 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)

4

FOR SHIVRAJHOTELS & RESORTS (P) LTD.

[Signature]

[Signature]
DIRECTOR

10/5/10

प्रमेय नं: 6427

SALE (IMMOVABLE)

SALE

रजिस्ट्रेशन फीस
10000.00

वेस्टिंग शुल्क
10.00

Electronic Processing Fee
260.00

मालिका (स्टाम्प दिया गया)

18800000.00

कुल योग
10270.00

शान्त लगभग
1000

श्री/श्रीमती/कुमारी सुभाष चौधरी

पुत्र/पुत्री/पत्नी श्री

निवासी हेटल एण्ड रिजोट प्रा लि0 लक्ष्मी रोड देदून

ने आज दिनांक 17/08/2010 समय 1:54:41PM

कार्यालय उप निबन्धक सदर 2 देह्रादून
में प्रस्तुत की

उपनिबन्धक सदर 2 देह्रादून 17/8/10

इस लेखपत्र का निष्पादन उक्त

श्री सुभाष चौधरी, हेटल एण्ड रिजोट प्रा लि0 लक्ष्मी रोड देदून / भीम सेन बाघ्या,

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय
धन मू0 18800000.00

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री पंकज नागलिय, S/O गोपी चन्द, न्यू सत्रे रोड देदून

ने स्वीकार किया।

पहचान श्री अमित भाटिया

पुत्र श्री

निवासी एडवोकेट देदून

श्री कुलदीप

पुत्र श्री राज कुमार

निवासी हरियण्डा हिसार

ने की

उपनिबन्धक सदर 2 देह्रादून



पंकज नागलिय



सुभाष चौधरी



भीम सेन बाघ्या



अमित भाटिया

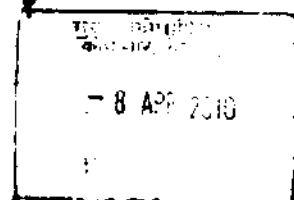
CROUNED

NOT ATTESTED



उत्तराखण्ड UTTARAKHAND

72/876



- (xi) Rs. 9,00,000.00 vide Draft No. 173510 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xii) Rs. 9,00,000.00 vide Draft No. 173511 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xiii) Rs. 9,00,000.00 vide Draft No. 173512 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xiv) Rs. 9,00,000.00 vide Draft No. 173513 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xv) Rs. 9,00,000.00 vide Draft No. 173514 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xvi) Rs. 9,00,000.00 vide Draft No. 173515 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xvii) Rs. 9,00,000.00 vide Draft No. 173516 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xviii) Rs. 9,00,000.00 vide Draft No. 173517 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xix) Rs. 9,00,000.00 vide Draft No. 173518 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xx) Rs. 1,00,000.00 vide Draft No. 173519 dated 5.4.2010 Oriental Bank of Commerce, Ghaziabad (U.P.)

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, transfers all that property morefully described in the Schedule of Property at the foot of this deed to the purchaser

5

FOR DEHRADUN HOTELS & RESORTS (P) LTD.

DIRECTOR

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Handwritten notes or signatures in the upper right corner.

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उत्तराखण्ड UTTARAKHAND

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to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

2. That the seller hereby further covenant with the purchaser as under:-

- (a) The said property 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 any 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 documents(s), paper(s) etc for further and more perfectly assuring the said property to the purchaser in future but always at the cost and expenses of the purchaser.
- (c) That all taxes in respect of the said property 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 are pending before any Authority, Tribunal or Court.

For DEHRADUN HOTELS & RESORTS (P) LTD.

B. B. B.

G. G.

DIRECTOR

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उत्तराखण्ड UTTARAKHAND

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- (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 their 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 Rs. 10,000.00 per Sq.Mtr. as such value of the land comes to $10,000 \times 1880 \text{ Sq.Mtrs.} = \text{Rs. } 1,88,00,000.00$ on which the stamp duty has been paid. The land is situated more than 50 Mtrs. away from main Mussoorie Diversion Road between Mussoorie Bye-pass and Malsi Deer Park.
- (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 property without any hindrance.
- (h) That the purchaser has obtained permission to purchase the above said land under Sec. 154(3) Utranchal Act No.29 of 2003 from the State Govt.

For DEHRADUN HOTELS & RESORTS (P) LTD.

[Signature]

[Signature]

DIRECTOR

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उत्तराखण्ड UTTARAKHAND

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- (i) That the purchaser company vide its Resolution passed in the meeting of Board of Directors held on 26-7-10 authorising Sh. Subhash Chaudhary to sign and execute this sale deed in favour of and on behalf of the Company.

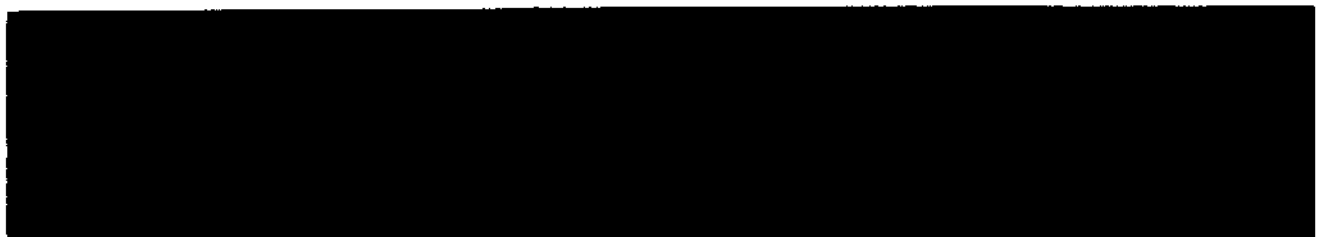
SCHEDULE OF LAND

ALL THAT land in Khata No. 148 (1416-1424 Fasli) bearing Khasra New No. 182-ka (Old No. 66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 66-Min) measuring 1880.00 Sq.Mtrs., situated in Village Malsi, Central Doon, Dehradun clearly shown in the annexed map.

For DEHRADUN HOTELS & RESORTS (P) LTD.

DIRECTOR

25/10/1971 Dehradun Hotels & Resorts P.L.H.
from



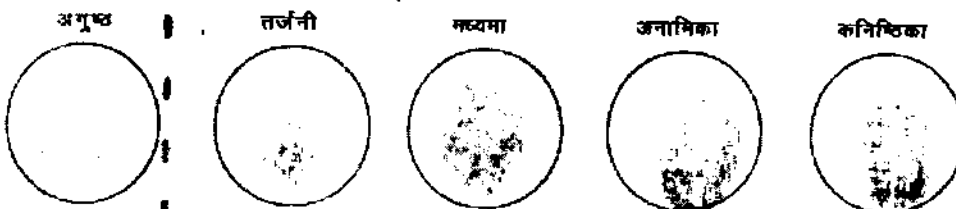


उत्तराखण्ड UTTARAKHAND

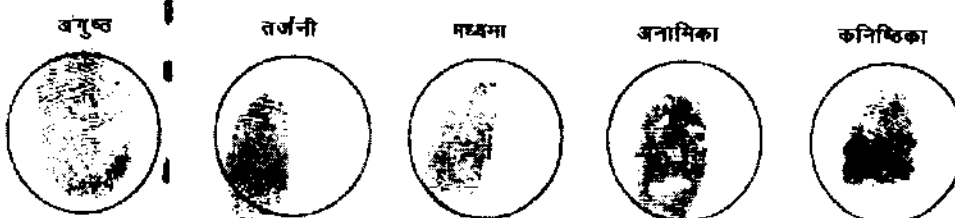
727986

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

Left Hand fingers and thumb Impressions



Right Hand fingers and thumb impressions



[Signature]
 Signature of Seller

9

For DEHRADUN HOTELS & RESORTS (P) LTD.

[Signature]

[Signature]
 DIRECTOR

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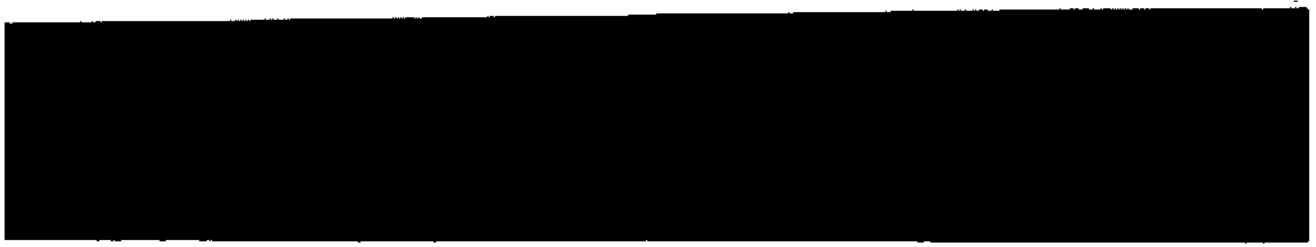
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भारतीय गैर न्यायिक

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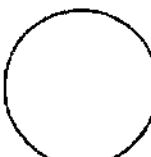
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INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

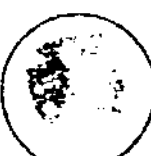
747442

Name and address of the Purchaser : Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85,
Laxmi Road, Dehradun through its Director Sh. Bhim Sen Wadhwa

Left Hand fingers and thumb impressions

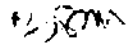
अंगुष्ठ	तर्जनी	मध्यमा	अनामिका	कनिष्ठिका
				

Right Hand fingers and thumb impressions

अंगुष्ठ	तर्जनी	मध्यमा	अनामिका	कनिष्ठिका
				

DEHRADUN HOTELS & RESORTS (P) LTD.

Signature of Purchaser through its Director

 DIRECTOR

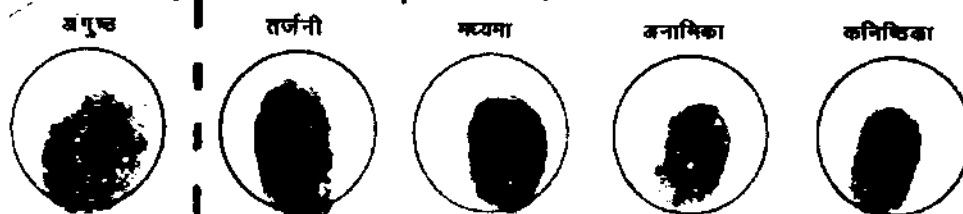


उत्तराखण्ड UTTARAKHAND

727330

Name and Address of the Purchaser : Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Subhash Chandhary

Left Hand fingers and thumb Impressions



Right Hand fingers and thumb Impressions



For DEHRADUN HOTELS & RESORTS (P) LTD.
Signature of Purchaser through its Director

10

DIRECTOR

For DEHRADUN HOTELS & RESORTS (P) LTD.

DIRECTOR

2000-2001

Nov 2000

2000

2000





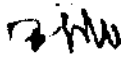
उत्तराखण्ड UTTARAKHAND

727808

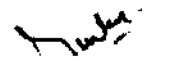
8 APR 2010

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

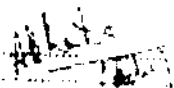
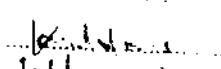
For DEHRADUN HOTELS & RESORTS (P) LTD.


Purchaser


Seller


Seller

Witnesses

1. 
2. 
Kishore Kumar, Dehradun

Drafted by Rahul Sharma, Advocate, Dehradun
Typed by Virendra Kumar, T.Y. Court Road, Dehradun

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NUMAN JARIG



विकास



कृष्ण



शबाज



बही न. 1 बिस्व 3274 पृष्ठ 389 से 414

पे न. 6427 पर आज दिनांक 17/08/2010 में रजिस्ट्री की गई ।

उप निबंधक [Signature] [Text]

CROEN 1.0

NIC UTTARANCHAL

SITE PLAN OF All that land in Khata No. 148(1416-1421 Falsi) bearing Khasra New. No. 182-ka (Old No. 66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 236-Min) measuring 1880.00 Sq. Mtrs., situated in Village Malsi, Central Doon, Dehradun

Seller :

Sr. Pankaj N. galla son of Sh. Gopi Chand Nagalla, Prop. Premier

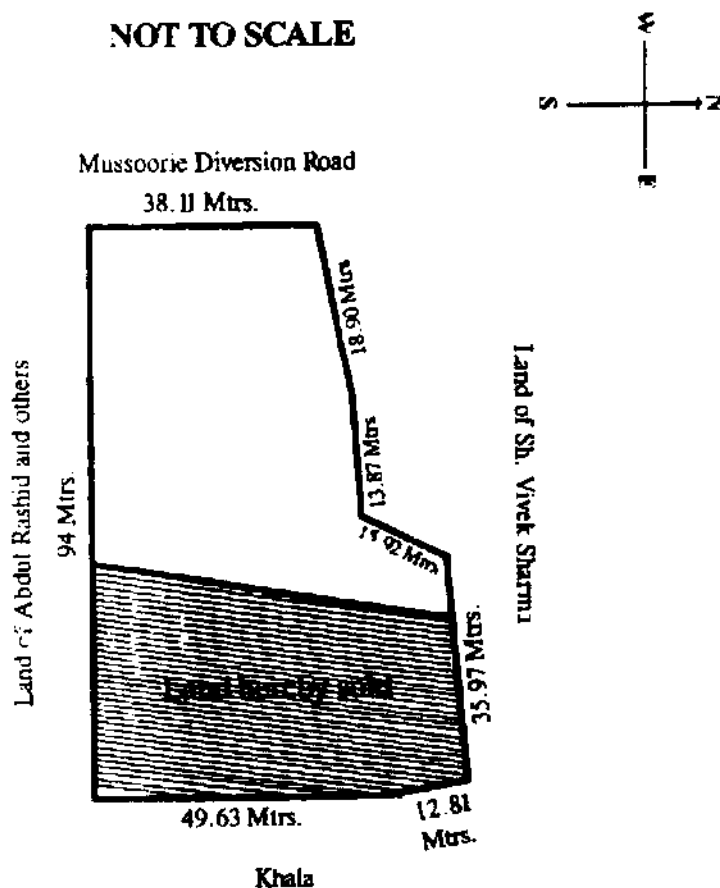
Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun

Purchaser :

Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85,

Laxmi Road, Dehradun through its Director Sh. Subhash Chaudhary

NOT TO SCALE



FOR DEHRADUN HOTELS & RESORTS (P) LTD.

38/11

DIRECTOR

Seller

Purchaser



विजय



कृष्ण



मोहन



बही न. 1

जिल्द 3274

पृष्ठ 389 से 414

में न.

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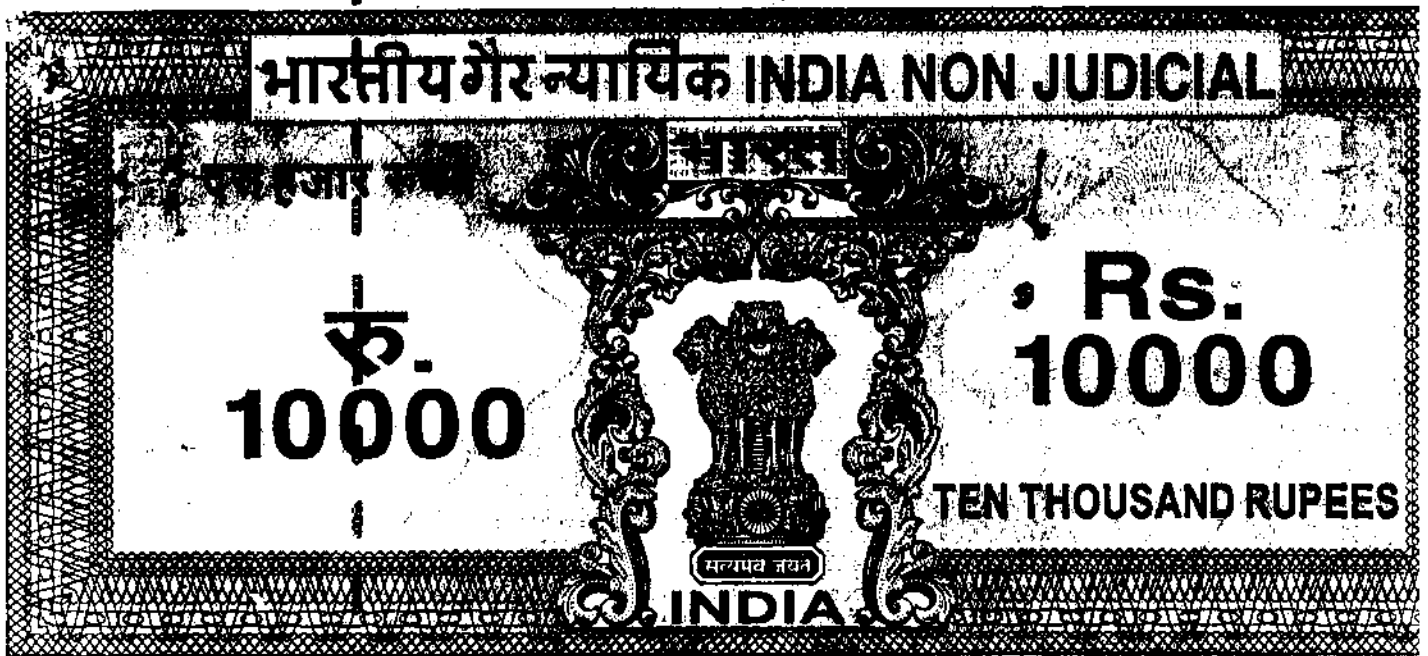
पर आज दिनांक 17/08/2010

में रजिस्ट्री की गई ।

उप निबन्धक सचिव 2 देहरादून

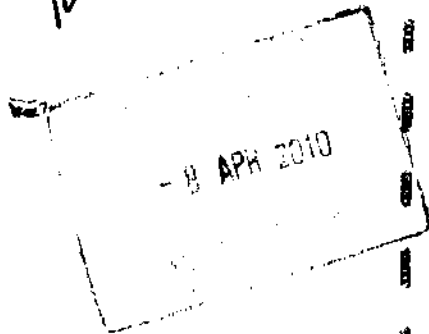
CROWN 1.0

NIC UTTARANCHAL



उत्तराखण्ड UTTARAKHAND

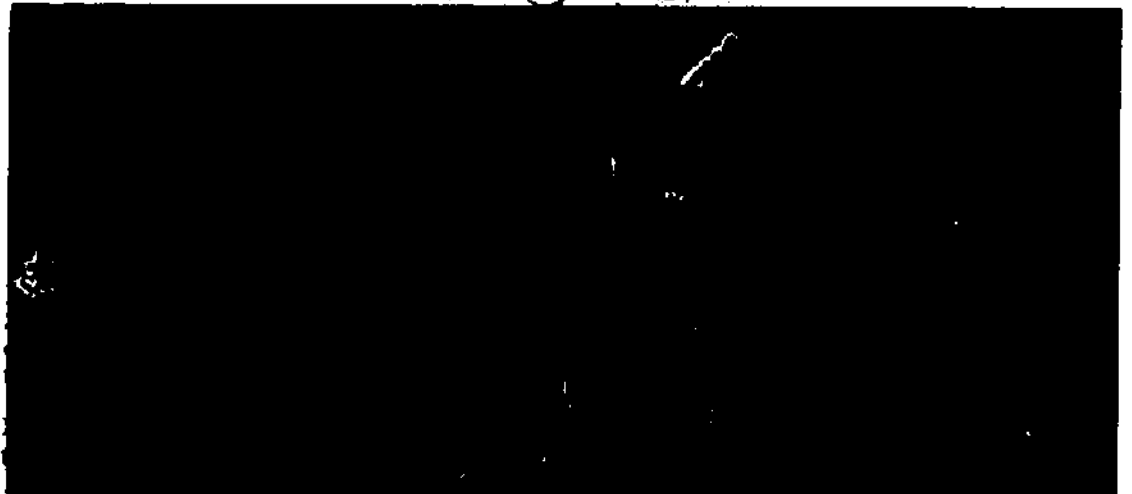
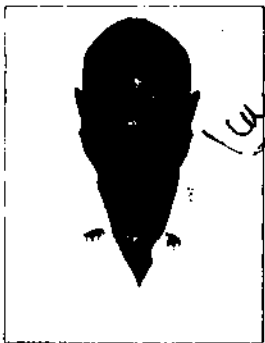
7274



Certificate No. 680 Date 26.11.2006
 In pursuance of the order of the Dehra Dun
 No. 56 dated 10.4.2010 passed
 under Section 10 of the Dehra Dun
 an amount of Rs. 10,000/- has been paid
 in cash to the Dehra Dun
 in the sum of Rs. 10,000/-
 S.B.S.D.A. P/13 9-4-2010
 a copy of this certificate is being furnished to the

& Resorts Pvt. Ltd. 85 Laxmi Road Dehradun. The name Dehradun Hotels

Chief Treasury Officer
 Dehradun



This sale deed is made on this 17th day of April 2010 at Dehradun between Sh. Pankaj Nagalia son of Sh. Gopi Chand Nagalia, Prop. Premier Cell Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun (hereinafter called the Seller) of the one part;

IN FAVOUR OF

Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Subhash Chaudhary (hereinafter called the Purchaser) of the other part; and Him Son Wadhwa

Dehradun Hotels and Resorts Pvt. Ltd.

ਅੰਤਿਮ ਅਤੇ ਪ੍ਰਸਾਰ

பெரிய நகரம்

8/4/6

(५२१६) गुजरात

20-4008801

20-0008601

एन.ए. (अ.क.) १५५५५

கருத்து-நிலை கருத்து மனம் கருத்து மனம்

8. लेखा सीक का 13 दिवस को है

7. ~~ನೀಡಾ ಕೃಷಿಕ ಕಾ ಪುರ್ವಿವರಣ~~ ~~ನೀಡಾ ಕೃಷಿಕ ಕಾ ಪುರ್ವಿವರಣ~~

6. यमान काल (Net) काल

5. चलान की सफा (Gross) राशि

~~தமிழ் இலக்கியம்~~

ਸ੍ਰੀ ਮਾਤਾ ਜੀਵਨੀ ਦੇ ਪ੍ਰਕਾਸ਼ਕ ਸ੍ਰੀ ਮਾਤਾ ਜੀਵਨੀ ਦੇ ਪ੍ਰਕਾਸ਼ਕ

[illegible]

(१३) कारकपाल २५२

3. पूर्णाकल्प संख्या / पक्ष का नाम बता संख्या

2. **प्रा**

(तथा पदनाम, यदि आवश्यक हो)

जमा की जा रही है उसका नाम

1. विषय वर्णित या संख्या के नाम से ज्ञायाहि

15114 2

उपकीर्णार (नैन सीकिया) / रीक का गण

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KKH 1124-437(1)

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प्रपत्र संख्या-43प(1)
(प्रश्न 417 एवं 448 के अन्तर्गत)
धनराशि जमा करने का चालान फार्म

उपकोषागार (नॉन गैकिंग)/बैंक का नाम

व शाखा

1. जिस व्यक्ति या संस्था के नाम से धनराशि जमा की जा रही है उसका नाम
(तथा पदनाम, यदि आवश्यक हो)

2. पता

3. पंजीकरण संख्या/ पक्ष का नाम वाद संख्या
(यदि आवश्यक हो)

4. जमा की जा रही धनराशि का पूर्ण विवरण
(धनराशि किस उद्देश्य हेतु जमा की जा रही है तथा किस विभाग के प्रक्ष में जमा की जा रही है)

5. चालान की सकल (Gross) राशि

Rs. रु.

6. चालान की निबल (Net) राशि

Rs. रु.

7. लेखा शीर्षक का पूर्ण विवरण/लेखाशीर्षक की मोहर

8. लेखा शीर्षक का 13 डिजिट कोड

मुख्य लेखा शीर्षक उप मुख्य शीर्षक लघु-शीर्षक उप शीर्षक धनराशि (अंकों में)

													1028.000-00
योग												1028.000-00	

धनराशि (शब्दों में)

प्रमाण में लेखा शीर्षक की पुष्टि करने वाले
प्रमाणित करने वाले के हस्ताक्षर सहित

मुख्य लेखा शीर्षक
उप मुख्य शीर्षक
लघु-शीर्षक

उप शीर्षक का नाम व प्रतीक

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

₹
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

12/5/14

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

WHEREAS firm M/s Premier Cali Chemicals has purchased land bearing New Khara 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 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 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.148 (1416-1421 Fasli) as owner of the said land with transferable rights.

AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said land in Khata No.148 (1416-1421 Fasli) bearing Khasra New No.182-ka (Old No.66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 236-Min) measuring 1880.00 Sq.Mtrs., situated in Village Malsi, Central Doon, Dehradun 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.1,88,00,000.00 (Rs. One Crore eighty eight lacs only).

AND WHEREAS there is no legal impediment in the sale of the said property by the sellers to the purchaser.

3

For DEHRADUN HOTELS & RESORTS (P) LTD.

23/5/14

[Signature]

DIRECTOR

801

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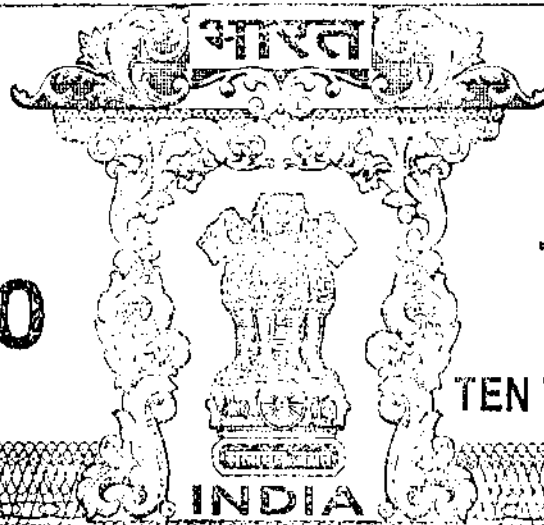
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹.
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Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

NOW THIS DEED WITNESSTH AS UNDER

That in pursuance of the said agreement and in consideration of Rs.1,88,00,000.00 (Rs. One Crore eighty eight lacs only) which has been received by the seller from the purchaser in the following manner:-

- (i) Rs.25,00,000.00 vide Cheque No.557554 dated 11.2.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (ii) Rs.9,00,000.00 vide Draft No.173501 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (iii) Rs.9,00,000.00 vide Draft No.173502 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (iv) Rs.9,00,000.00 vide Draft No.173503 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (v) Rs.9,00,000.00 vide Draft No.173504 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (vi) Rs.9,00,000.00 vide Draft No.173505 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (vii) Rs.9,00,000.00 vide Draft No.173506 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (viii) Rs.9,00,000.00 vide Draft No.173507 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (ix) Rs.9,00,000.00 vide Draft No.173508 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (x) Rs.9,00,000.00 vide Draft No.173509 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)

4

प्रलेख नः 6427

SALE (IMMOVABLE)

18800000.00

मालियत (स्थग्य दिया गया)

18800000.00

SALE

रजिस्ट्रेशन फीस

वेस्टिंग शुल्क

Electronic Processing Fee

कुल योग

शब्द लगभग

10000.00

10.00

260.00

10270.00

1000

श्री/श्रीमती/कुमारी सुभाष चौधरी

पुत्र/पुत्री/पत्नी श्री

निवासी

होटल एण्ड रिजॉर्ट प्रा नि(0) लक्ष्मी रोड देहू

ने आज दिनांक 17-08-2010 समय 1:54:41PM

कार्यालय उप निबन्धक सदर 2 देहरादून
में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून

इस लेखपत्र का निष्पादन उक्त

श्री सुभाष चौधरी, होटल एण्ड रिजॉर्ट प्रा नि(0) लक्ष्मी रोड देहू / भीम सेन बाघा

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय
धन मूल्य 18800000.00

पूर्व/नगद मेरे समक्ष प्राप्त कर

श्री प्रकज नारायण, 870 गोपी चन्द, न्यू सत्रे रोड देहू

ने स्वीकार किया।

पहचान श्री अमित भाटिया

पुत्र श्री

निवासी एडवांकेट देहू

श्री सुभाष चौधरी

पुत्र श्री राज कुमार

निवासी अम्बिका निसार

ने की

उपनिबन्धक सदर 2 देहरादून



प्रकज नारायण



सुभाष चौधरी



भीम सेन बाघा



अमित भाटिया



सुभाष चौधरी

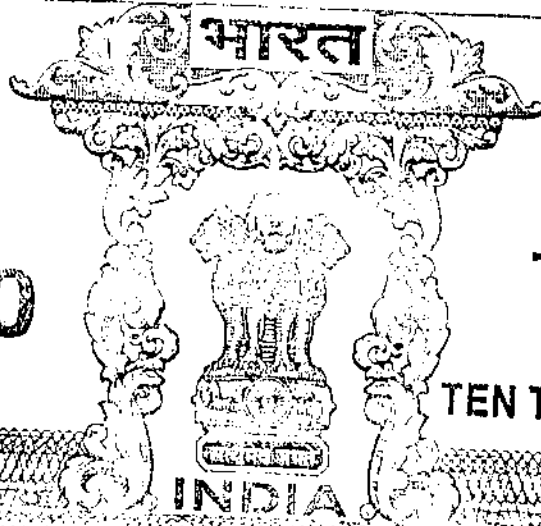


भारतीय गैर न्यायिक INDIA NON JUDICIAL

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10000

भारत



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

- (xi) Rs.9,00,000.00 vide Draft No.173510 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xii) Rs.9,00,000.00 vide Draft No.173511 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xiii) Rs.9,00,000.00 vide Draft No.173512 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xiv) Rs.9,00,000.00 vide Draft No.173513 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xv) Rs.9,00,000.00 vide Draft No.173514 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xvi) Rs.9,00,000.00 vide Draft No.173515 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xvii) Rs.9,00,000.00 vide Draft No.173516 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xviii) Rs.9,00,000.00 vide Draft No.173517 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xix) Rs.9,00,000.00 vide Draft No.173518 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)
- (xx) Rs.1,00,000.00 vide Draft No.173519 dated 5.4.2010
Oriental Bank of Commerce, Ghaziabad (U.P.)

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, transfers all that property morefully described in the Schedule of Property at the foot of this deed to the purchaser

66-1110

James Earl Ray, Victim, et al. vs. the State of Tennessee

1997

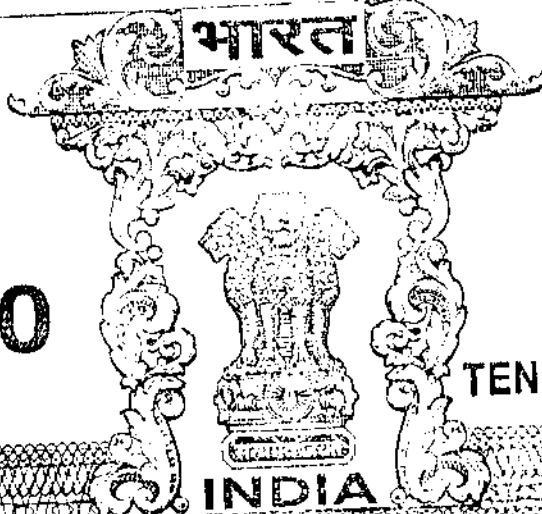
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

2.

That the seller hereby further covenant with the purchaser as under:-

- (a) The said property 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 any 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 documents(s), paper(s) etc for further and more perfectly assuring the said property to the purchaser in future but always at the cost and expenses of the purchaser.
- (c) That all taxes in respect of the said property 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 are pending before any Authority, Tribunal or Court.

For DEHRADUN HOTELS & RESORTS



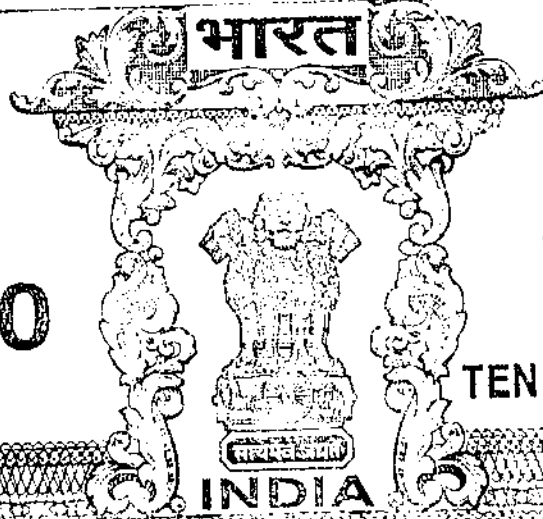
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.
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TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

- (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 their 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 Rs. 10,000.00 per Sq. Mtr. as such value of the land comes to 10,000 x 1880 Sq. Mtrs. = Rs. 1,88,00,000.00 on which the stamp duty has been paid. The land is situated more than 50 Mtrs. away from main Mussoorie Diversion Road between Mussoorie Bye-pass and Malsi Deer Park.
- (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 property without any hindrance.
- (h) That the purchaser has obtained permission to purchase the above said land under Sec. 154(3) Uttaranchal Act No. 29 of 2003 from the State Govt.

For DEHRADUN HOTELS & RESORT

B. B. B.

(Signature)



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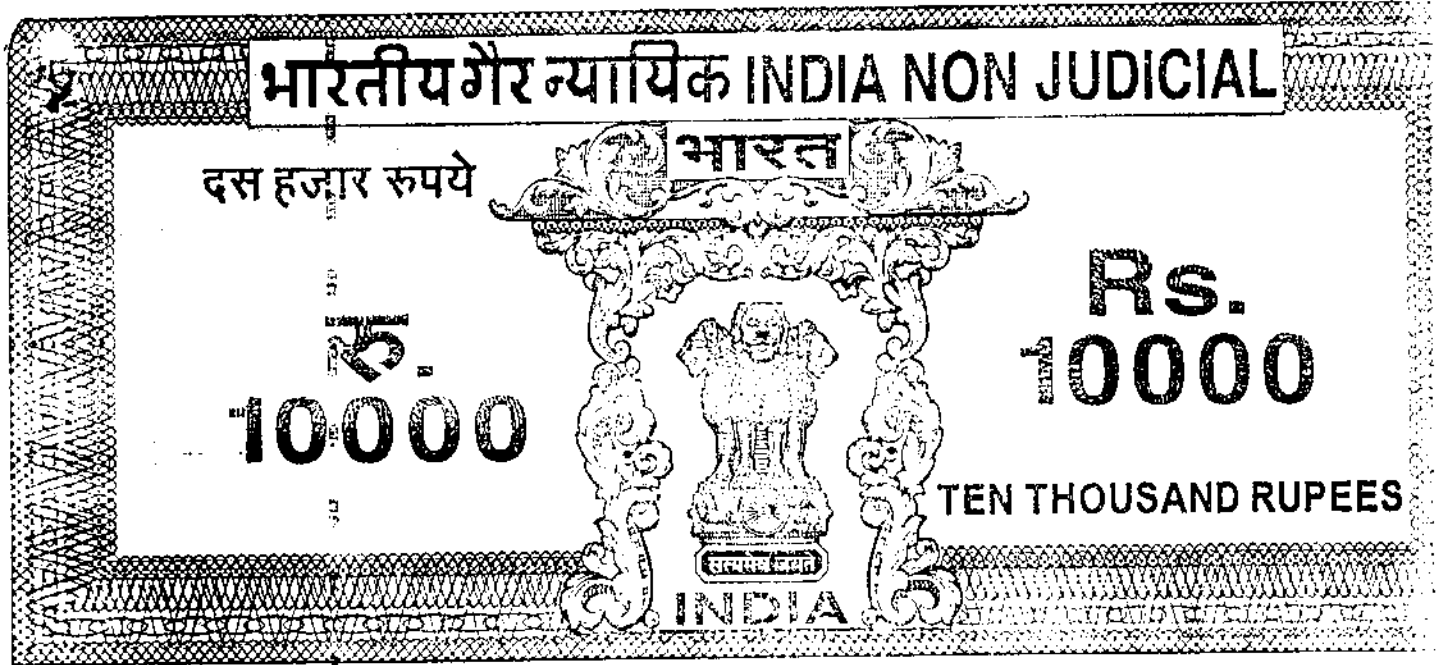
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10/6/22

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उत्तराखण्ड UTTARAKHAND

- (i) That the purchaser company vide its Resolution passed in the meeting of Board of Directors held on 26-7-10 authorising Sh. Subhash Chaudhary to sign and execute this sale deed in favour of and on behalf of the Company.

SCHEDULE OF LAND

ALL THAT land in Khata No. 148 (1416-1421 Fasli) bearing Khasra New No. 182-ka (Old No. 66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 236-Min) measuring 1880.00 Sq. Mtrs., situated in Village Malsi, Central Doon, Dehradun clearly shown in the annexed map.

Subhash

For Director HOTELS & RESORTS (P) LTD.
[Signature]
DIRECTOR



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000

भारत

Rs.
10000

TEN THOUSAND RUPEES

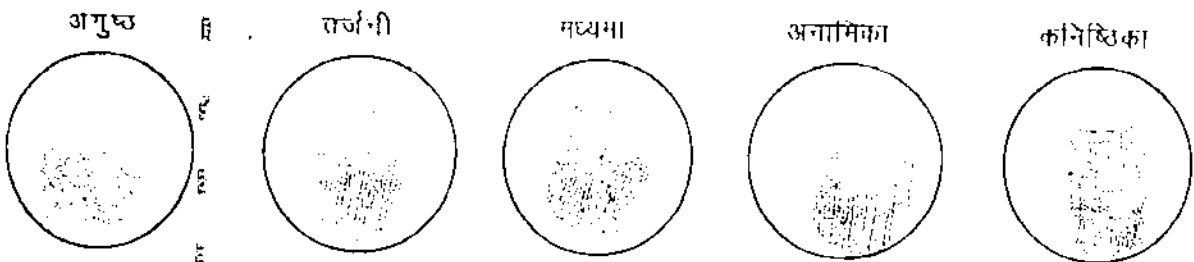
INDIA

उत्तराखण्ड UTTARAKHAND

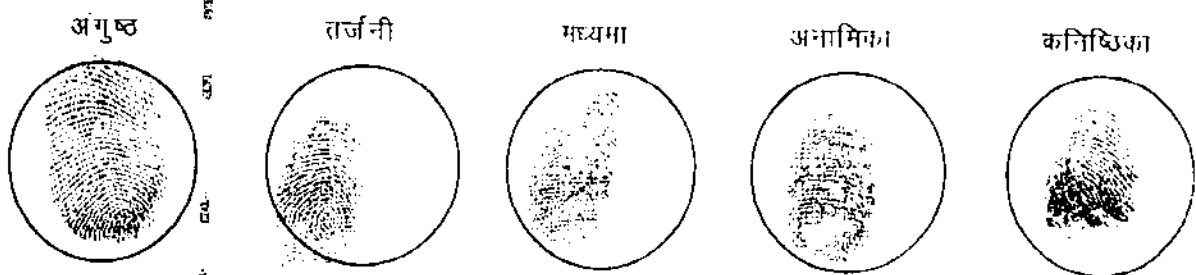
Fingers print in compliance of Section 32-A, of Registration Act 1908

Name and address of the Seller : Sh. Pankaj Nagalia son of Sh. Gopi Chand Nagalia, Prop. 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



Q30
09/14/1994
100002

RESULTS FROM 8/10/94

2000

1000

1000



एक सौ रुपये

Rs. 100

(ONE

HUNDRED)

INDIA NO. 100

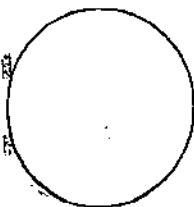
उत्तराखण्ड UTTARAKHAND

D. 7/4/97

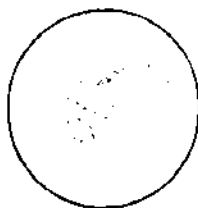
Name and address of the Purchaser : Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Bhim Sen Wadhwa

Left Hand fingers and thumb impressions

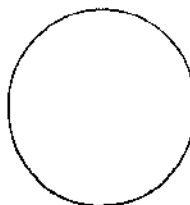
अंगुष्ठ



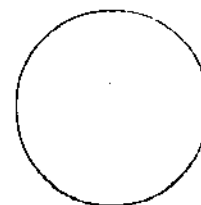
तर्जनी



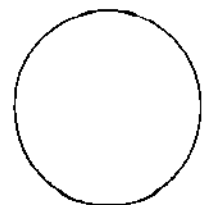
मध्यमा



अनामिका



कनिष्ठिका



Right Hand fingers and thumb impressions

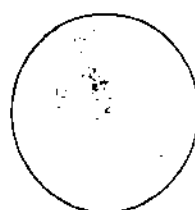
अंगुष्ठ



तर्जनी



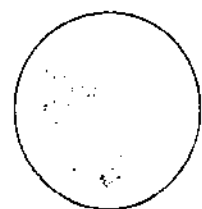
मध्यमा



अनामिका



कनिष्ठिका



FOR DEHRADUN HOTELS & RESORTS (P) LTD.

Signature of Purchaser through its Director

Bhim Sen Wadhwa

DIRECTOR

2221 9 m 81001 2103 11011-2

8
/ 26
10/11/10

100 200121 21000 21011-2
D

100 200121 21000 21011-2
A

V

100 200121 21000 21011-2

100 200121 21000 21011-2

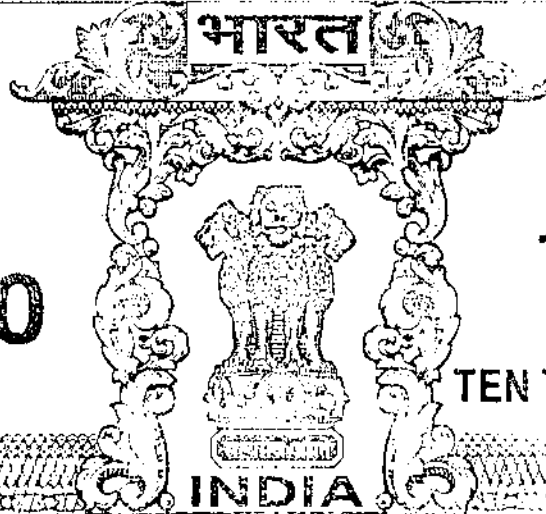


भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000

भारत



Rs.
10000

TEN THOUSAND RUPEES

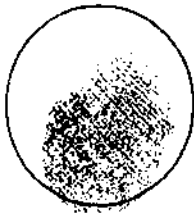
INDIA

उत्तराखण्ड UTTARAKHAND

Name and Address of the Purchaser : Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 85, Laxmi Road, Dehradun through its Director Sh. Subhash Chaudhary

Left Hand fingers and thumb impressions

अंगुष्ठ



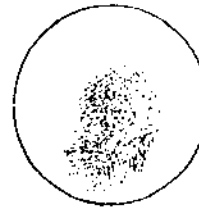
तर्जनी



मध्यमा



अनामिका

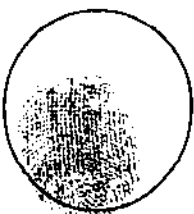


कनिष्ठिका



Right Hand fingers and thumb impressions

अंगुष्ठ



तर्जनी



मध्यमा



अनामिका



कनिष्ठिका



For DEHRADUN HOTELS & RESORTS (P) LTD.

Signature of Purchaser through its Director

10

DIRECTOR

For DEHRADUN HOTELS & RESORTS (P) LTD.

DIRECTOR



09/10/2008 10:00 AM

09/10/2008 10:00 AM

09/10/2008 10:00 AM

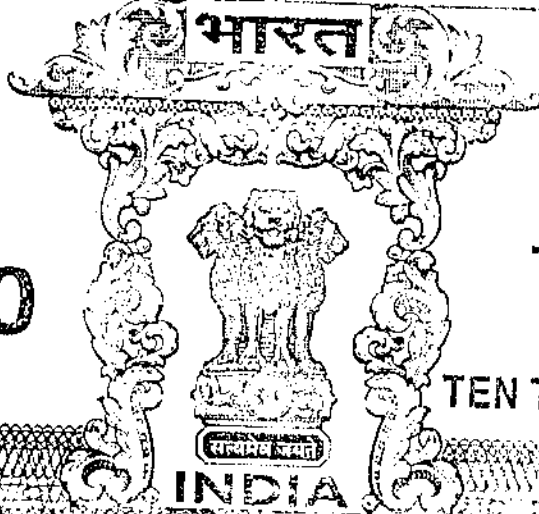
09/10/2008



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

8 APR 2010

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

For DEHRADUN HOTELS & RESORTS (P) LTD.

Purchaser

DIRECTOR

Seller

Witnesses :

1.

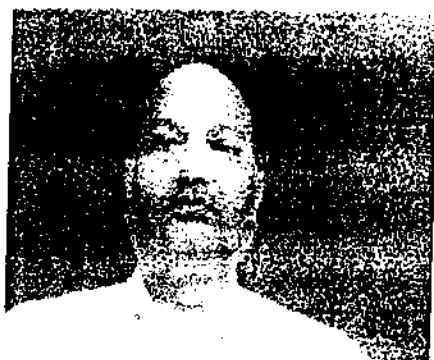
2.

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



405
07/04/10

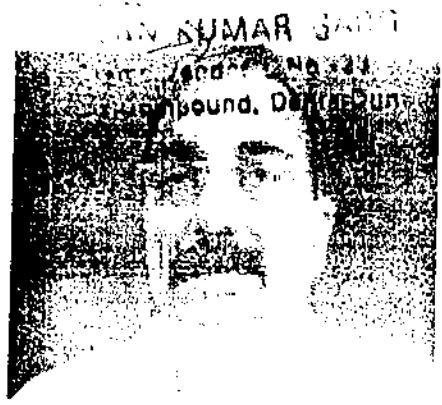
कमल कुमार सिंह (सिद्धांत) के नाम पर



चित्र-1



चित्र-2



चित्र-3



बही न. 1 जिल्द 3274 पृष्ठ 389 से 414

में न. 6427 पर आज दिनांक 17/08/2010 में रजिस्ट्री की गई ।

उप नियन्त्रक सदर 2 देहरादून



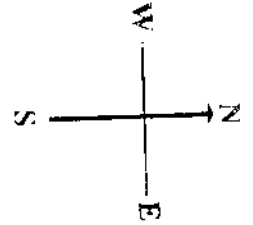
SITE PLAN OF that land in Khata No. 148 (1416-142) Falli bearing Khasra New. No. 182-ka (Old No. 66, 67, 72-Min, 73, 74, 75, 60-Min, 61-Min, 62, 63, 64, 68-Min and 236-Min) measuring 1880.00 Sq. Mtrs., situated in Village Malsi, Central Doon, Dehradun.

Seller :

Purchaser :

Sr. Pankaj Nagalia son of Sh. Gopi Chand Nagalia, Prop. Premier
 Cili Chemicals, a proprietary firm 13-B, New Survey Road, Dehradun
 Dehradun Hotels and Resorts Pvt. Ltd., having its Regd. Office at 84,
 Laxmi Road, Dehradun through its Director Sh. Subhash Chaudhary

NOT TO SCALE

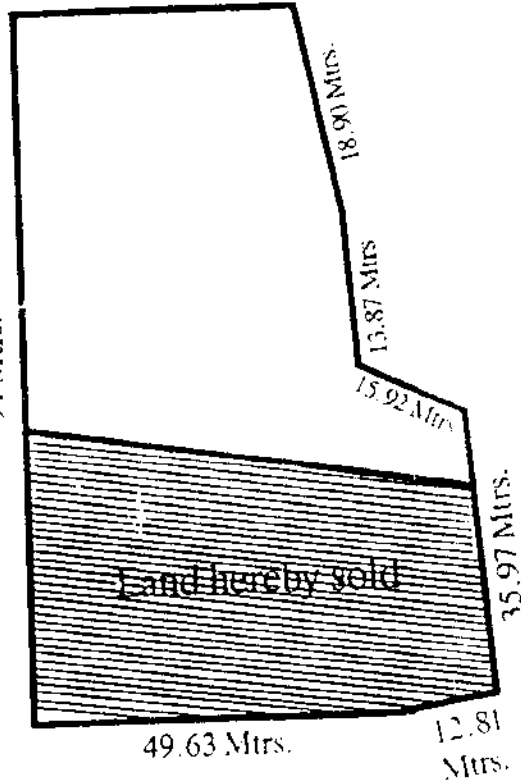


Mussoorie Diversion Road

38.11 Mtrs.

Land of Abdul Rashid and others

94 Mtrs.



Land of Sh. Vivek Sharma

Khala

For Seller

B. S. M.

For Buyer

[Signature]
 DIRECTOR

Purchaser

Seller



विक्रेता



ब्रेना



मर्याद



बही न. 1

जिल्द

3301
3274

पृष्ठ 389 से 414

में न. 6427

पर आज दिनांक 17/08/2010

में रजिस्ट्री की गई ।

उप निबन्धक सटर 2 दस्तावेज

