

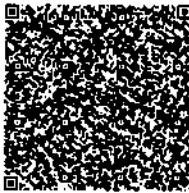


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK08230062518825T
Certificate Issued Date : 18-Jan-2021 01:33 PM
Account Reference : NONACC (SV)/ uk1201404/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120140419900946523650T
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)



JAGJYOTAN PRASAD
 Stamp Duty Officer L-13,37
 DEHRADUN

Please write or type below this line

बही नं० 1 जिला 106 पृष्ठ 55/98
 ए०बी०फा०वृ० पृष्ठ
 मे नं० 1128
 मे रजिस्ट्रार 22.7.11

फोटोकॉपी जांचकर्ता

Statutory Alert:

1. The authenticity of this stamp can be verified by visiting the website www.ukstampsonline.gov.in or by scanning the QR code.
2. Any discrepancy in the stamp details should be reported to the website www.ukstampsonline.gov.in or by scanning the QR code.
3. The status of opening the stamp can be verified by visiting the website www.ukstampsonline.gov.in or by scanning the QR code.
4. The stamp is valid for use in the state of Uttarakhand.

सत्य प्रतिलिपि
 सब रजिस्ट्रार-11



क्र. A

5212

1128

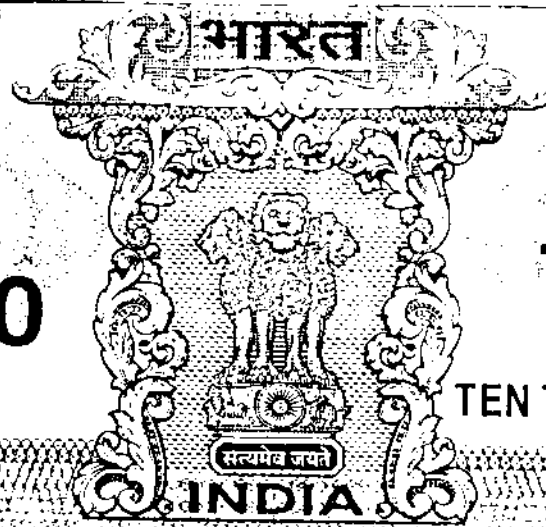
SALE DEED/RELEVANT PARTICULARS

Consideration	Rs.37,00,000.00
Market value as per circle rate	Rs.37,07,000.00
Stamp Duty	Rs.1,86,000.00 - @ 5%
Main Locality	Village Malsi, Distt. Dehradun
Locality	Outside Nagar Nigam
Description of Property	All that land in Khata No.201 (1416-1421 Fasli) bearing Old Khasra No 55/3 (New Khasra No.182/329) measuring 337.00 Sq.Mtrs. situated at Mauza Malsi, Pargana Central Doon, Distt. Dehradun
Circle rate	: Land Rs.11,000.00 per Sq.Mtr.
Distance from main Road	: on main Mussoorie Diversion Road between Kishanpur and Malsi Deer Park
Name and Address of Seller	: Sh. Vivek Sharma son of Sh. Krishan Lal Sharma resident of 122, Guru 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. Subhash Chaudhary

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 037804

This sale deed is made on this the 22nd day of July 2011 at Dehradun between Sh. Vivek Sharma son of Sh. Krishan Lal Sharma resident of 122, Guru 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;

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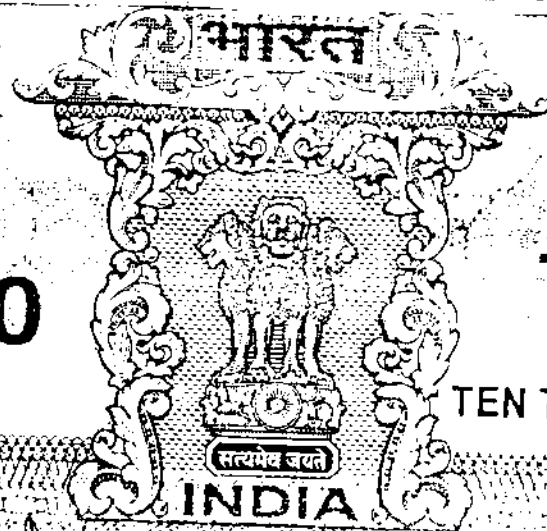
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 021736

मुख्य न्यायाधीश
कोषागार, उत्तराखण्ड

20 JUN 2011

विशेष न्यायाधीश
कोषागार

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.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

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10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

A 037730

WHEREAS the seller is the sole owner and in possession of the land mentioned in the Schedule given at the foot of this deed (hereinafter called the said property). The Seller purchased the said land with other land vide sale deed dated 25.10.1989 from Sh. Sultan Singh son of Sh. Kunwar Singh resident of Malsi, Dehradun duly registered in the office of Sub Registrar, Dehradun in Book No.1, Vol. No.2715, page

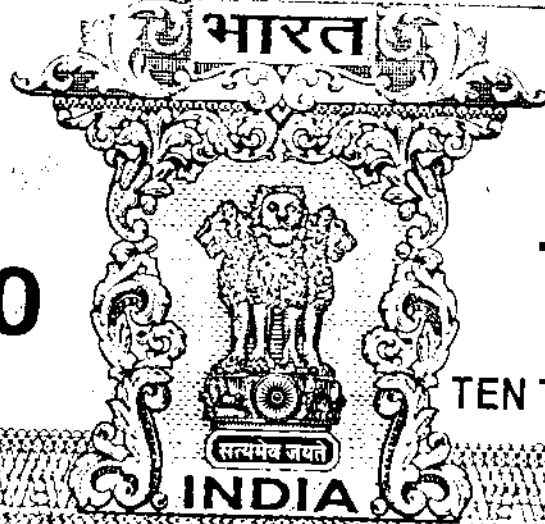
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

969070

No. 116, Addl. File Book No. 1, Vol. No. 3518, pages 197 to 210 as document No. 9404 dated 1.11.1989. The name of the Seller is duly mutated in the Revenue Records as Bhumidhar with transferable rights of Category 1-ka and the seller has all the rights of sale, transfer etc. regarding the said land.

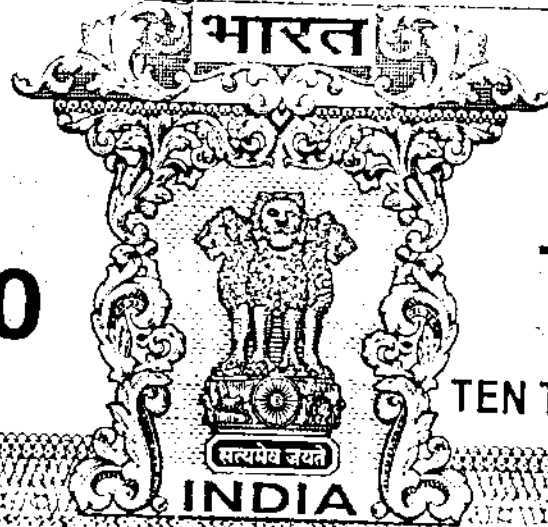
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

969049

AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase a land in Khata No.201 (1416-1421 Fasli) bearing Old Khasra No.55/3 (New Khasra No.182/329) measuring 337.00 Sq.Mtrs. situated at Mauza Malsi, Pargana Central Doon. Distt. 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.37,00,000.00 (Rs. Thirty seven lacs only).

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

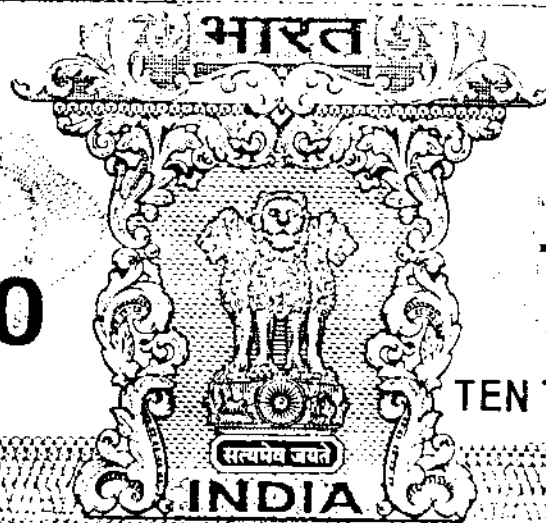
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

959792

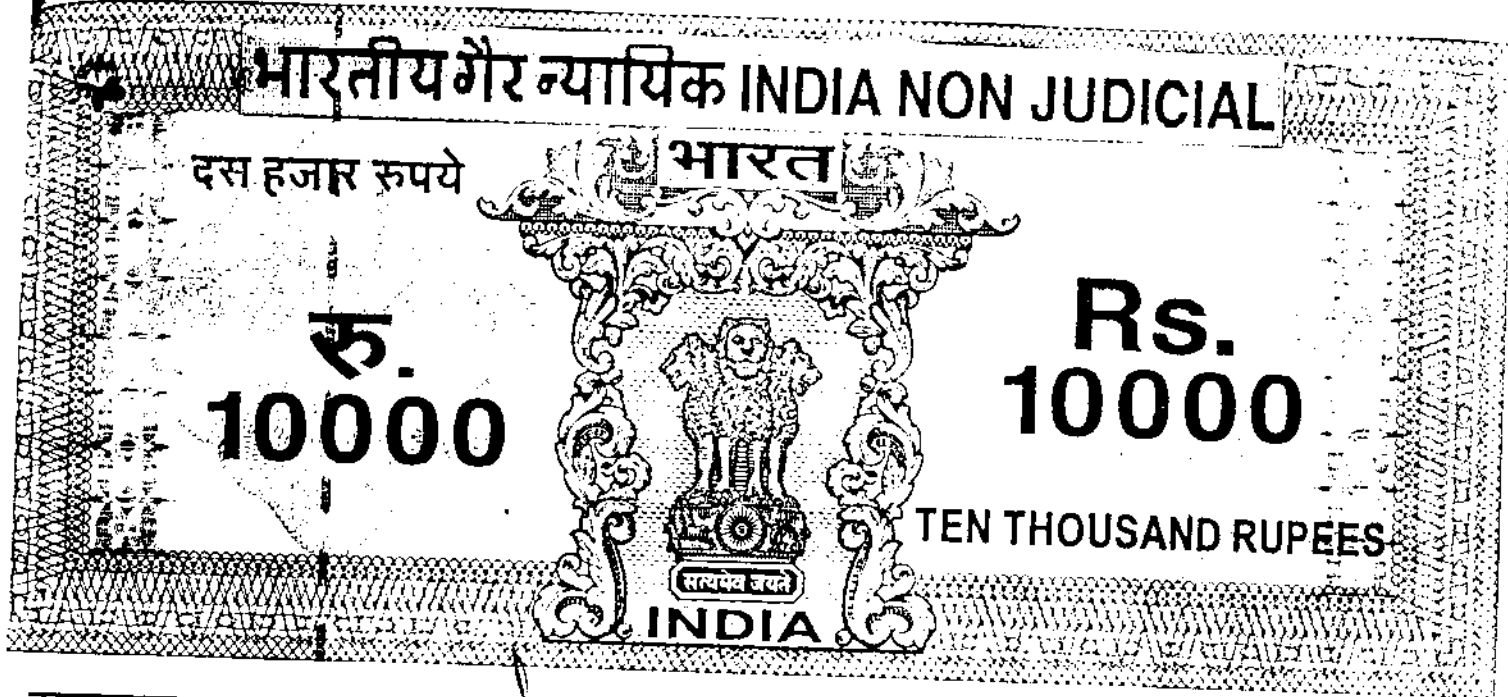
4 JUN 2011

मार्ग सं 001

NOW THIS DEED WITNESSTH AS UNDER

That in pursuance of the said agreement and in consideration of Rs.37,00,000.00
(Rs. Thirty seven lacs only) which has been received by the seller from the
purchaser in the following manner.

[Handwritten signatures]



उत्तराखण्ड UTTARAKHAND

969238

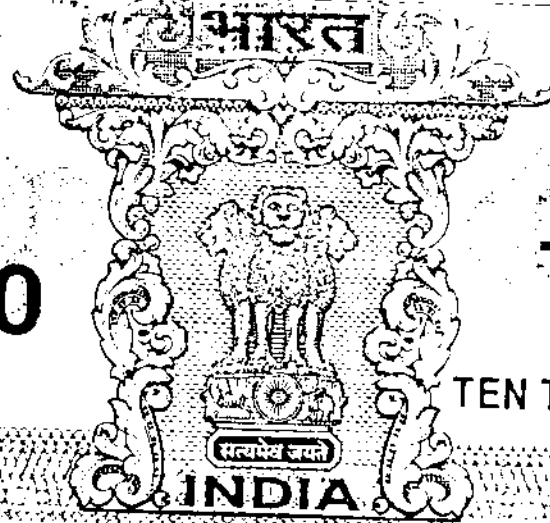
- (a) Rs.5,00,000.00 vide Cheque No.557477 dated 11.1.2011
drawn on Oriental Bank of Commerce, Ghaziabad
- (b) Rs.10,00,000.00 vide Cheque No.557493 dated 11.1.2011
drawn on Oriental Bank of Commerce, Ghaziabad
- (c) Rs.12,00,000.00 vide Cheque No.085092 dated 30.5.2011
drawn on Yes Bank, Dehradun
- (d) Rs.10,00,000.00 in cash

[Handwritten signatures]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

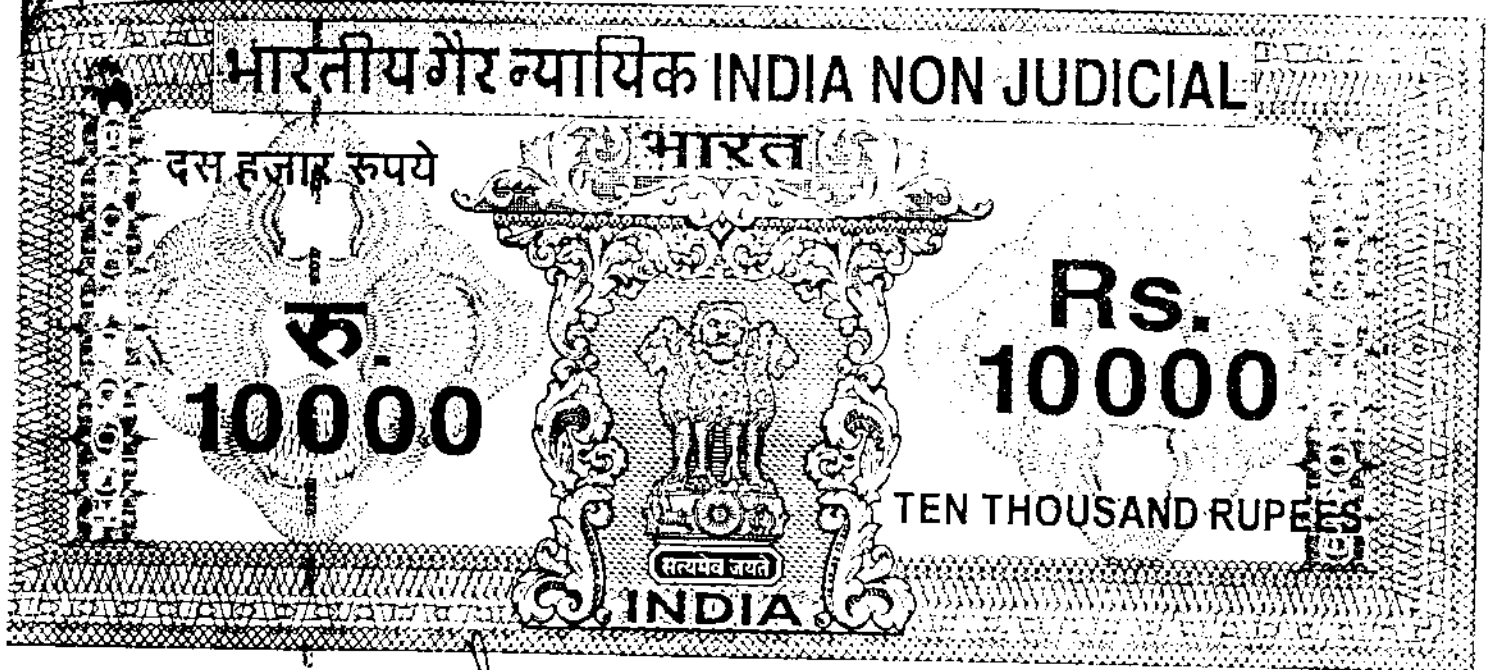
उत्तराखण्ड UTTARAKHAND

A 037841

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 land at the foot of this deed to the purchaser to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

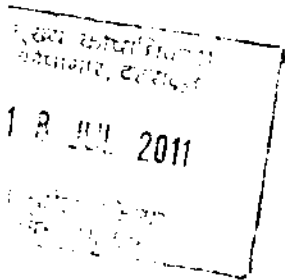
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[Signature]



उत्तराखण्ड UTTARAKHAND ✓

A 037636



2. That the seller hereby further covenant 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 any Bank or financial institution and the seller has clear and subsisting title over the said land.

Signature of Seller

Signature of Buyer

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

969186

- (b) The seller hereby further agree to execute any further documents(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.

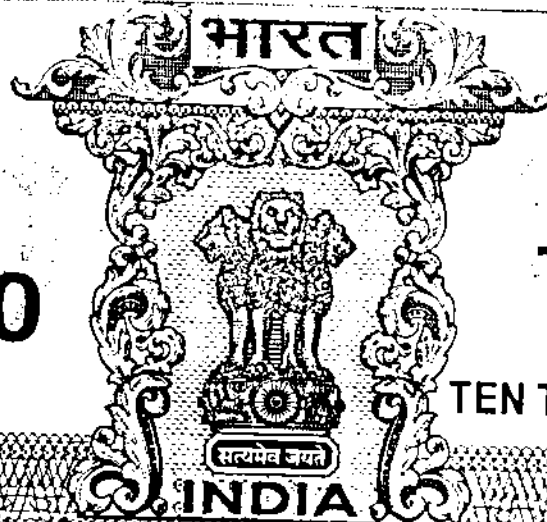
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

969025

- (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.

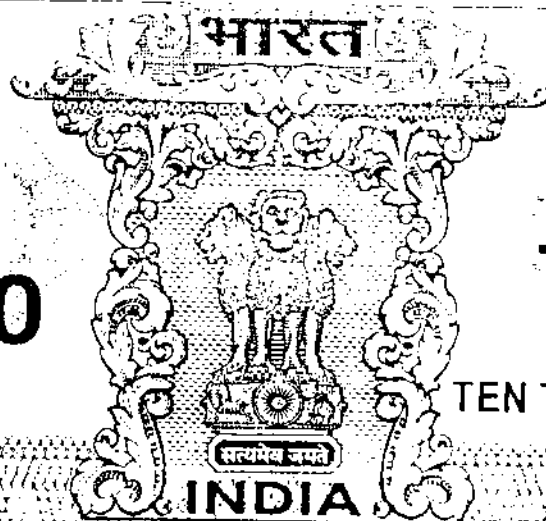
11/11/11

(Sul)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 037708

- (d) That no proceedings Under Sec. 10 and Sec. 20 of Urban Land Ceiling Act are pending before any Authority, Tribunal or Court.

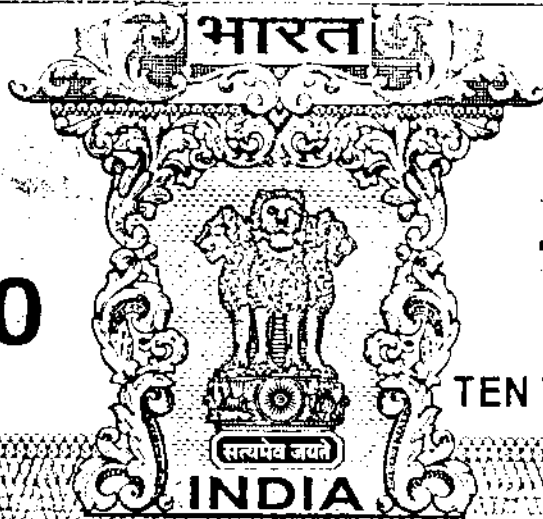
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

969229

मुख्य कोर्ट, डी.
कोटागार, दे. नंदा

18 JUL 2011

निर्णय किया

- (f) That the circle rate of the land is Rs. 11,000.00 per Sq.Mtr. as such value of the land comes to $337 \times 11000 = \text{Rs. } 37,07,000$ on which the stamp duty has been paid. The said land is situated on main Mussoorie Diversion Road between Kishanpur and Malsi Deer Park. There is no tree or construction standing on the said plot of land.

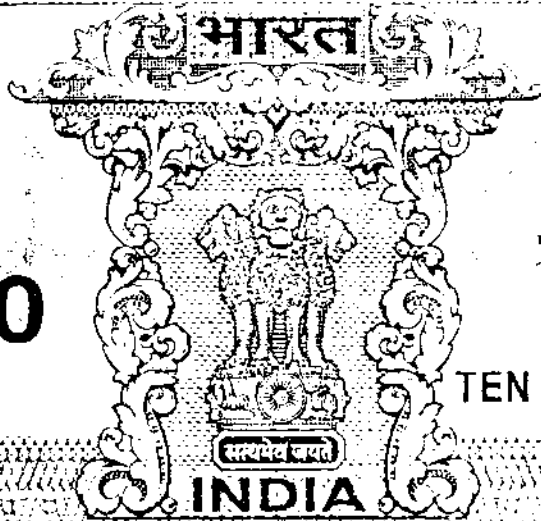
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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Rs.
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TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 050044

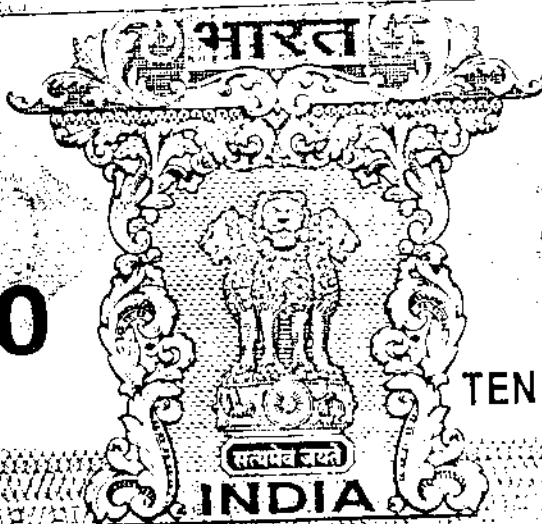
- (g) That the seller has given the physical and actual vacant possession of the property through attorney to the purchaser and the purchaser has entered into the property without any hindrance.

[Handwritten signature] *[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
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Rs.
10000

TEN THOUSAND RUPEES

INDIA

A 037511

कोष प्रिकारी
मि. खंड-उत्तराखण्ड

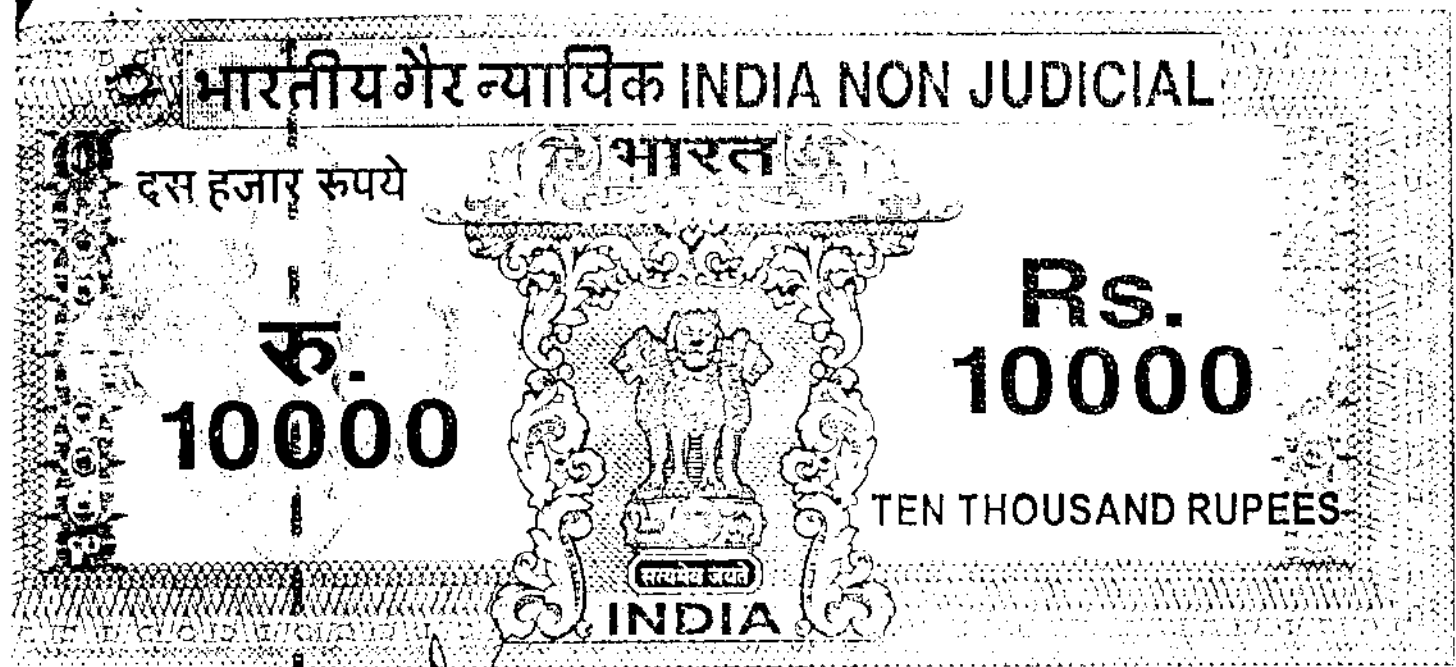
11 JUL 2011

निर्गत किया
कोड सं. 001

- (h) That the said land is situated outside the Nagar Nigam limits. The purchaser is the land holder in State of Uttranchal since before 12.9.2003. Accordingly the provisions of Section 154(3) of the Uttranchal (The Uttar Pradesh Abolition & Land Reforms Act 1950) (Adoption & Modification Order, 2001), Amendment Act 2003 (Uttranchal Act 29 of 2003) are not be contravened.

[Signature]

[Signature]



राखण्ड UTTARAKHAND

A 037641

SCHEDULE OF LAND

ALL THAT part of land in Khata No.201 (1416-1421 Fasli) bearing Old Khasra No.55/3 (New Khasra No.182/329) measuring 337.00 Sq.Mtrs. situated at Mauza Malsi, Pargana Central Doon, Distt. Dehradun, clearly shown in the annexed map and bounded and butted as under:

East Property of Smt. Geeta Sharma

West Mussoorie Diversion Road - side measuring 3 Mtrs.

North Property of Seller

South Property of Doon Valley Hotels.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES



A 037686

उत्तराखण्ड UTTARAKHAND

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

Name and address of the Seller : Sh. Vivek Sharma son of Sh. Krishan Lal Sharma resident of 122,
Guru Road, Dehradun

Left Hand fingers and thumb impressions

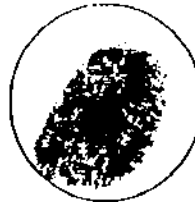
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



Right Hand fingers and thumb impressions

अंगुष्ठ

तर्जनी

मध्यमा

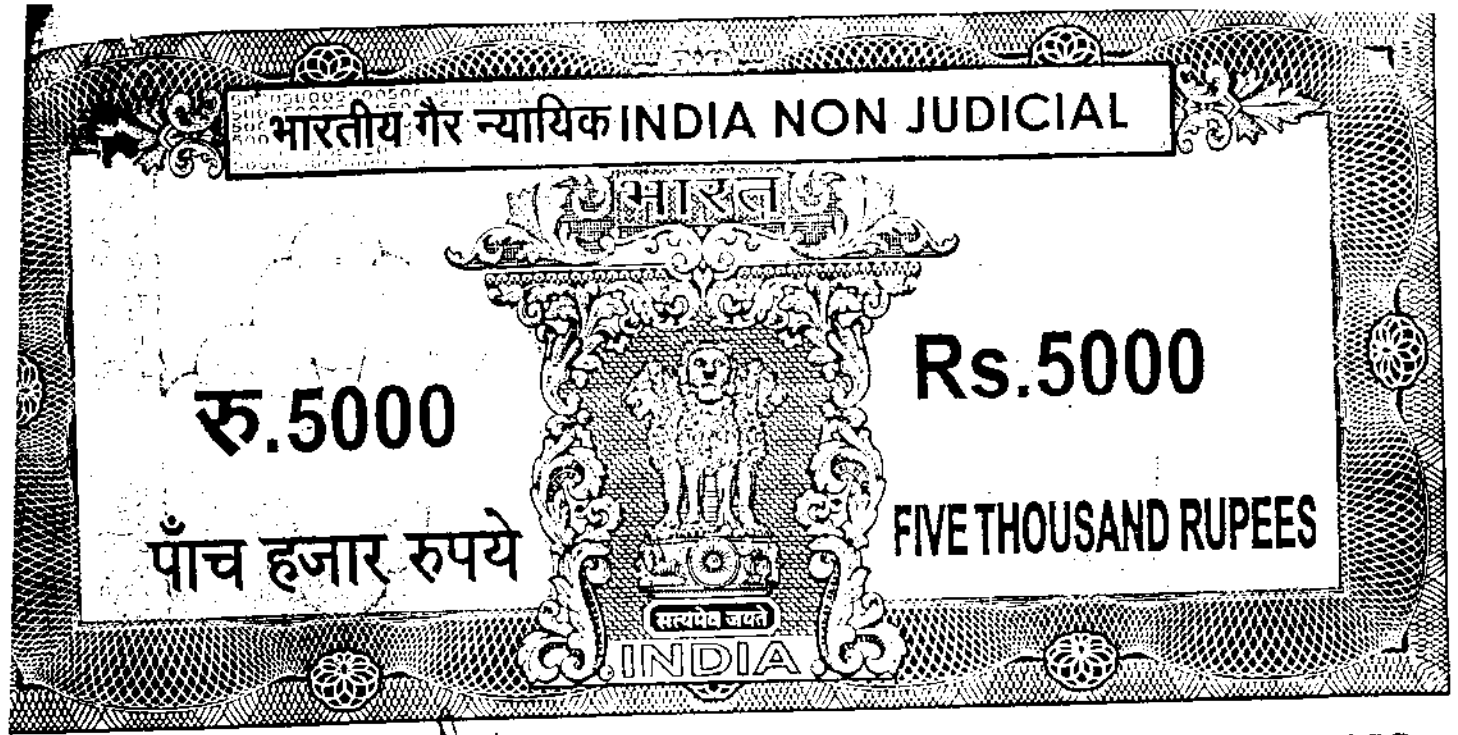
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कनिष्ठिका



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Signature of Seller



उत्तरांचल UTTARANCHAL

573357

Name and address of the Purchaser : Sh. Subhash Chaudhary son of Sh. Charan Singh resident of
85/1, Laxmi Road, Dehradun

Left Hand fingers and thumb impressions

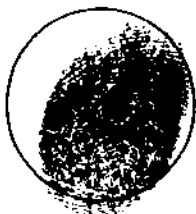
अंगुष्ठ

तर्जनी

मध्यमा

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कनिष्ठिका



Right Hand fingers and thumb impressions

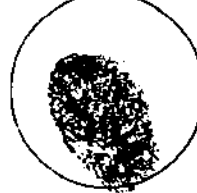
अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



Subhash

Signature of Purchaser

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



541362

उत्तराखण्ड UTTARAKHAND

14.01.2011

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

Purchaser

Seller

Witnesses: AMIT BHATIA

(Actg)
(UP 3849-92)
Kuldeep Kumar s/o Rajkumar
V/o Shalgun Hirstar
Dehradun, U.P. License no. 155164

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