



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

₹1,58,350

VERIFIED  
LOCKED

Certificate No. : IN-UK16388097301952W  
Certificate Issued Date : 15-Apr-2024 04:25 PM  
Account Reference : NONACC (SV)/ uk1204004/ HARIDWAR/ UK-HD  
Unique Doc. Reference : SUBIN-UKUK120400439532785535890W  
Purchased by : ASHUTOSH VERMA  
Description of Document : Article 23 Conveyance  
Property Description : FLAT NO.A-305 RAGHUNATH RESIDENCY NH-58,NEAR SIDCUL  
TURN, BAHADRABAD HARIDWAR  
Consideration Price (Rs.) : 30,00,000  
(Thirty Lakh only)  
First Party : ABHAY SINGH  
Second Party : ASHUTOSH VERMA  
Stamp Duty Paid By : ASHUTOSH VERMA  
Stamp Duty Amount(Rs.) : 1,58,350  
(One Lakh Fifty Eight Thousand Three Hundred And Fifty only)



विक्रय प्रमाणिका  
स्टाम्प विक्रेता लॉ नं०-152/12  
तहसील हरिद्वार

Please write or type below this line

IN-UK16388097301952W

अभय सिंह

*Signature*

0001320696

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shillestamp.com](http://www.shillestamp.com) or at any Authorised collection center address displayed at [www.shillestamp.com](http://www.shillestamp.com) free of cost.

"Any alteration to this certificate renders it invalid, use of an altered certificate without all the security features could constitute a criminal offence."

This document contains security features like colored background with Lacey Geometric Flexible patterns and Subtle Logo Images, complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features.

Warning



(2)

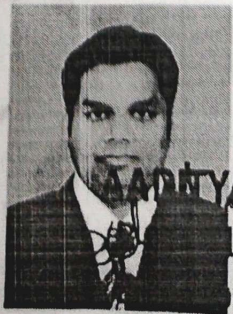
SALE DEED (RESIDENTIAL FLAT)

Nature of Property	Residential Flat
Situated At	Raghunath Residency situated at NH-58, Bahadrabad —Delhi Highway on SIDCUL Turning Point village Bahadarabad Haridwar Tehsil & Distt. Haridwar.
Flat Floor Area	85.00 Square meter.
Flat Super Built Up area	102.23 Square meter.
Distance from Main Road	220 meter Approx
Sale Consideration	Rs. 30,00,000/- only
Particulars Of Vendor	Shri Abhay Singh S/o Shri Sudesh Kumar R/o House No. 57, Bahadarabad Tehsil and District Haridwar.
Particulars Of Vendee	Shri Ashutosh Verma S/o Shri Rameshwar Prasad Verma R/o House no. 01 to 234 Bhatti Tehsil Itarsi Hoshangabad (Madhya Pradesh).
Circle Rate	Circle rate @ Circle rate's page No. 47, Sl. No. 1 (A-1) of Circle rate book of Rs. 29,500/- per square meter on 5% Extra Rs. 30,975/- per square meter on Super area construction.
Value on the basis of circle Rate	Rs. 31,67,000/-only.
Stamp Duty	Rs. 1,58,350/- only

31/11



ADITYA THAKRAL  
(B.A., LL.M Advocate)  
District Courts Haridwar



ADITYA THAKRAL  
(B.A., LL.M Advocate)  
District Courts Haridwar



(3)

This Sale Deed is executed at Haridwar (Uttarakhand) on the 15<sup>th</sup> Day of April 2024.

BETWEEN

Shri Abhay Singh (AADHAR no. 4725 7634 6372) S/o Shri Sudesh Kumar R/o House No. 57, Bahadarabad Tehsil and District Haridwar hereinafter referred to as the "Vendor", (which expression shall include their legal heirs, executors and administrators), the FIRST PARTY

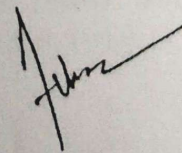
AND

Shri Ashutosh Verma (AADHAR no. 4221 7677 0601 & PAN AHSPV7124K) S/o Shri Rameshwar Prasad Verma R/o House no. 01 to 234 Bhatti Tehsil Itarsi Hoshangabad (Madhya Pradesh), hereinafter referred to as the "Vendee", (which expression shall include their legal heirs, executors and administrators), the Second PARTY

WHEREAS the Vendor Shri Abhay Singh S/o Shri Sudesh Kumar has initially purchased the property/Flat detailed below by way of registered sale deed dated 26.11.2014 registered in bahi no.1 zild 3215 pages 49 to 72 serial no. 8630 dated 26.11.2014 in the office of Sub-registrar Haridwar executed by M/s Lotus Infra Projects Pvt. Ltd., 6926 Jaipuriya Mill, Sabzi Mandi Delhi through its Director Shri Shailesh Kumar Gupta.

Now the Vendor has with his free will & consent without any pressure of any kind in healthy & sound state of mind & body has decided to sale this property i.e. Flat detailed below for a consideration amount of Rs. 30,00,000/- (Thirty Lakhs only). The Vendor has received total sale amount as detailed below from the Vendee & has handed over the physical possession of the property to the Vendee immediately. Now the Vendee named above has got absolute rights in the property detailed below to use the property, to derive benefits from the property or to transfer in any way in favour of any person or institution. The property in question without any hindrance or obstacles is transferred by the Vendor in favour of Vendee & the Vendor undertakes to be responsible for all legal consequences which are imperative on a Vendor. The Vendor also undertakes and declares that all type of dues of any Govt. or institution or person regarding this property detailed below till the date of sale shall be cleared/ already cleared by the Vendor & since today i.e. the date of sale deed the Vendee will be responsible to pay all type of charges or dues which are may be applicable or are applicable to this property detailed below.

31/4/24





बही संख्या 1 रजिस्ट्रीकरण संख्या 3821 वर्ष 2024

Sale (Immovable)

प्रतिफल रु0 : 3,000,000.00

Sale(Residential Buliding)

मालियत रु0 : 3,167,000.00

रजिस्ट्रेशन शुल्क  
रु0 25,000.00

प्रतिलिपि शुल्क  
रु0 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क  
रु0 340.00

कुल योग  
रु0 25,440.00

शब्द लगभग  
2,000

श्री आसुतोष वर्मा पुत्र श्री रामेश्वर प्रसाद वर्मा निवासी 1 से 234 भट्टी तहसील इटारसी जिला होशंगाबाद ने आज दिनांक 15 Apr 2024 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक हरिद्वार, प्रथम में प्रस्तुत किया।



आसुतोष वर्मा

उपनिबन्धक  
हरिद्वार, प्रथम  
15-Apr-2024

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री अभय सिंह पुत्र श्री सुदेश कुमार निवासी बहादुराबाद परगना ज्वालापुर तहसील व जिला हरिद्वार ने विक्रय धन मुबलिय रु0 3,000,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री आसुतोष वर्मा पुत्र श्री रामेश्वर प्रसाद वर्मा निवासी 1 से 234 भट्टी तहसील इटारसी जिला होशंगाबाद ने भी स्वीकार किया।

जिनकी पहचान श्री उमेश चन्द्र श्रीवास्तव पुत्र श्री शिवम्बर प्रसाद श्रीवास्तव निवासी फ्लैट संख्या सी .104 विना बिल्डिंग शान्तिवन बोरीवली ईस्ट मुम्बई तथा श्री विश्वजीत पुत्र श्री आनन्द कुमार निवासी ग्राम अलीपर इब्राहिमपुर तहसील व जिला हरिद्वार ने की।





NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. In consideration for sum of Rs. 30,00,000/- (Thirty Lakhs only) already paid by the Vendee as detailed below, The Vendor hereby sells, transfers, and conveys the said constructed Residential Flat bearing no. A-305 on Third Floor, having an built up area of 85 square meter & Super area admeasuring approx 1100 square feet i.e. 102.23 square meter, bounded as East-Way 1.5 meter, West- Way 6 meter, North-Flat no. A-303 & South- Flat no. B-302, constructed on land bearing khasra no. 294, situated in Raghunath Residency Projects, NH-58 near SIDCUL turn Bahadarabad village Bahadarabad Pargana Jwalapur Tehsil & Distt. Haridwar. Hereafter the Vendee shall be entitled to hold, possess or alienate the same as absolute owner thereof subject to however, title following covenants and conditions.
2. That the peaceful and actual vacant possession of the said Residential Flat has already been handed over by the Vendor and the Vendee has taken over the possession of the same to his entire satisfaction.
3. That the Vendee shall abide by the terms and conditions in this Sale Deed. The Vendee has physically inspected and verified the said Residential Flat. The Vendee has fully satisfied himself.
4. That all other terms and conditions mentioned and detailed in original registered sale deed dated 26.11.2014 registered in bahi no.1 zild 3215 pages 49 to 72 serial no. 8630 dated 26.11.2014 in the office of Sub-registrar Haridwar executed by M/s Lotus Infra Projects Pvt. Ltd., 6926 Jaipuriya Mill, Sabzi Mandi Delhi through its Director Shri Shailesh Kumar Gupta shall be binding and acceptable to the Vendee and vendor first party in future will not be responsible in any way in this regard.
5. That the said Flat is free from all kind of encumbrances, such as prior sale, gift , mortgage, charge, disputes, acquisition, requisition attachment in the decrees of any court, whatsoever.
6. That all the expenses of this sale deed such as stamp duty, registration charges, legal charges whatsoever have been paid and borne by the Vendee. The Vendee undertakes to bear and pay any enhancement or revision of stamp duty payable on this deed.
7. After the execution of this Deed, all the previous Agreements/ correspondences/ discussions/ applications/ project reports and any other related documents, related to above subject whether in writing or verbal will be treated null and void.

अथवा लिखित

*[Signature]*



बही संख्या 1 रजिस्ट्रीकरण संख्या 3821 वर्ष 2024



अभय सिंह



आसुतोष वर्मा



उमेश चन्द्र श्रीवास्तव



विश्वजीत



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, प्रथम  
15 Apr 2024





# Online Public Data Entry Summary

\*UKPDE2024075108920\*

DISTRICT NAME : हरिद्वार SRO :

उत्तराखण्ड शासन

UKPDE2024075108920

15-Apr-2024

3:58:07PM

Appointment Date:

Appointment Time:

Appointment TokenNo:

Mutation Office तहसील हरिद्वार

Deed/Article Type : Sale (Immovable)

Sub-Deed/Sub-Article : Sale (Residential Building)

Village/Location For Index : बहादुराबाद

Village/Location/Road Selected for Circle RateList : बहादुराबाद

Khewat :

Khatoni :

Khasra : 294

House/Flat No:

Area : 102.2300 वर्ग मीटर

Latitude : 29.9188610000

Longitude : 78.0574440000

Land Value : 0.00

Construction Value : 0.00

Transaction Value : 3,000,000.00

Market Value : 3,167,000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 158,350.00

Regn Fees : 25,000.00

Pasting Fees : 100

Page : 34

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार				
क्षेत्रफल					
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
निबंधक शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25,000.00			
स्टाम्प शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जाती दिनांक	स्टांप विक्रेता आईडी
1	e-Stamp	158,350.00	0	15-Apr-2024	

अभिलेखित

*[Signature]*



Appointment Date:

Appointment Time:

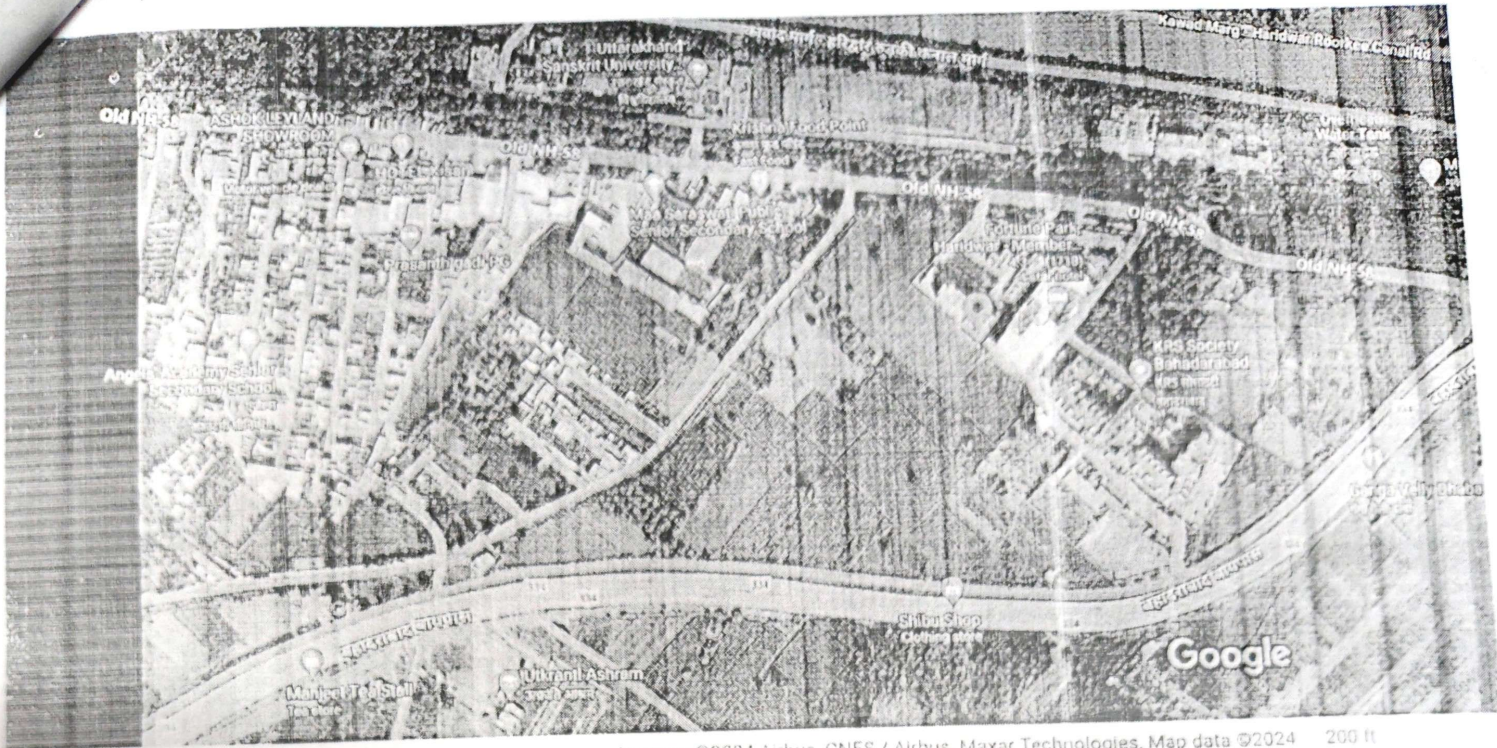
Appointment TokenNo:

## Mutation Office तहसील हरिद्वार

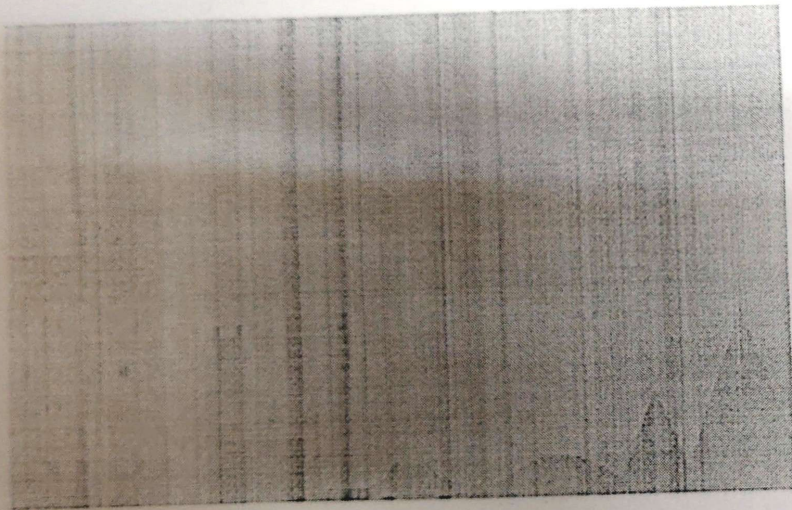
पक्षकारों का विवरण		हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
पक्षकार का प्रकार	पक्षकार का विवरण					
विक्रेता / प्रथम पक्ष	श्री अभय सिंह पुत्र श्री सुदेश कुमार निवासी बहादुराबाद परगना ज्वालापुर तहसील व जिला हरिद्वार	31/1/18	Self employed	AXNPS9262 Q	0000000000	ADHAAR : 472576346372
बेता / द्वितीय पक्ष	श्री आशुतोष वर्मा पुत्र श्री रामेश्वर प्रसाद वर्मा निवासी 1 मे 234 भटटी तहसील इटारसी जिला होशंगाबाद		Self employed	AHSPV7124 K	8878178139	ADHAAR : 422176770601
गवाह	श्री उमेश चन्द्र श्रीवास्तव पुत्र श्री शिवम्बर प्रसाद श्रीवामन निवासी फ्लैट नंख्या सी .104 विना चिन्डिंग शान्तिवन दोरीबली ईस्ट मुम्बई		Self employed		0000000000	ADHAAR : 718969568473
गवाह	श्री विश्वजीत पुत्र श्री आनन्द कुमार निवासी ग्राम अलीपुर इब्राहिमपुर तहसील व जिला हरिद्वार		Self employed		0000000000	ADHAAR : 342937111836

Deed Writer /Advocate Name :Aditya Thakral Advocate



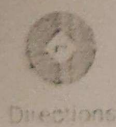


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 200 ft



29°55'07.9"N 78°03'26.8"E

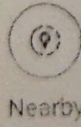
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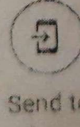
Directions



Save



Nearby



Send to  
phone



Share

अभय सिंह

*[Handwritten signature]*



Haridwar, Uttarakhand 249402



W394+GXW Haridwar, Uttarakhand



8. That to abide by all the laws, bye laws, rules, regulations, notifications etc, of all concerned authorities, which are applicable to the housing land/ Complex including the said Flat.
9. That the Vendee shall use the club, park, play ground, any other common facilities according to the rules and regulation designed by the developer and /or the authorized Maintenance Agency.
10. That the Vendee will bound with all term and conditions that are described in sale deed executed by Builder.
11. That in the event of any misuse of the Reserved Car Parking Space or in the event of any breach of the terms and conditions of the present sale deed, the initial owner and/ or the Maintenance Agency, after the Complex has been handed over to it, will have the liberty to cancel the allotment of the Car Parking Space.
12. That the Vendor has handed over the Original sale deed of his favoring to the Vendee.

15. Receipt of Sale Consideration:-

That out of total sale consideration of Rs. 30,00,000/- (Thirty Lakhs only), the Vendor have already received Rs. 26,49,000 /- only by way of D.D. no. 869211 State Bank of India on Dated 15.04.2024 & Rs. 3,00,000 /- only by way of Cheque no. 233692 State Bank of India on Dated 10.04.2024 & Rs. 50,000/- only by way of Cheque no. 233691 State Bank of India on Dated 14.03.2024 & Rs. 1,000/- only by way of UPI no. 446948805858 State Bank of India on Dated 12.04.2024

No amount of sale consideration is due now towards the Vendee & nothing will be due after execution of the present sale deed.

अभियंता

*[Signature]*



Details of Property -

A constructed residential property /Flat bearing Flat no. A-305, Third Floor, having built up area of 85 square meter with super area 102.23 square meter bounded as East- Way 1.5 meter wide, West- Way 6 meter wide, North-Flat no. A-303 & South- Flat no. B-302, constructed on land bearing khasra no. 294, situated in Raghunath Residency Projects, NH-58 near SIDCUL turn Bahadarabad village Bahadarabad Pargana Jwalapur Tehsil & Distt. Haridwar bounded as :-

East- Way 1.5 meter wide  
West- Way 6 meter wide,  
North- Flat no. A-303  
South - Flat no. B-302

अमर सिंह

*[Signature]*



(7)

LEFT / RIGHT THUMB / FINGER IMPRESSION OF THE PARTIES.  
VENDOR Shri Abhay Singh



THUMB



INDEX



MIDDLE



RING



LITTLE



LEFT / RIGHT THUMB / FINGER IMPRESSION OF THE PARTIES.  
VENDEE Shri Ashutosh Verma



THUMB



INDEX



MIDDLE



RING



LITTLE



अशुतोष सिंघ



(8)

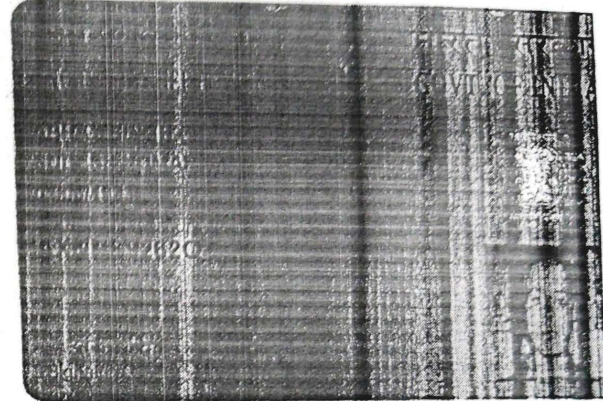
Copy of Aadhar Card / Pan card of Vendor

भारत सरकार  
Government of India

अभय सिंह  
Abhay Singh  
जन्म तिथि / DOB: 01/05/1983  
पुरुष / Male

4725 7634 6372

आधार - आम आदमी का अधिकार



भारत सरकार  
Unique Identification Authority of India

सूदेश कुमार 57  
चौक बाजार, बहादुराबाद, हरिद्वार,  
बहादुराबाद, बहादुराबाद, हरिद्वार,  
उत्तराखण्ड 249402

Address: S/O: Sudesh Kumar, 57,  
CHOWK BAZAR, Bahadurabad,  
HARIDWAR, Bahadurabad, Bahadurabad,  
Haridwar, Uttarakhand, 249402

4725 7634 6372

1547  
1800 300 1547

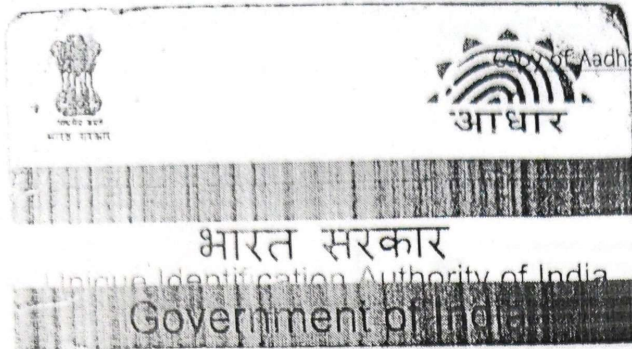
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www. uidai.gov.in

अभय सिंह



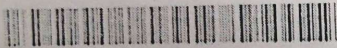
(9)



सामांजन क्रम / Enrollment No 1171/26163/07370

To,  
श. सुलोच वर्मा  
Ashutosh Verma  
S/O Rameshwar Prasad Verma  
House Number-1 to 234  
Bhadi  
Bhadi Itarsi Hoshangabad  
Madhya Pradesh 461115  
8875175139

Ref: 1483 / 17H / 879165 / 879422 / P



SH164612241FT



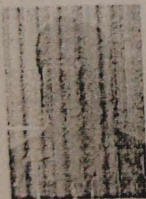
आपका आधार क्रमांक / Your Aadhaar No. :

**4221 7677 0601**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India

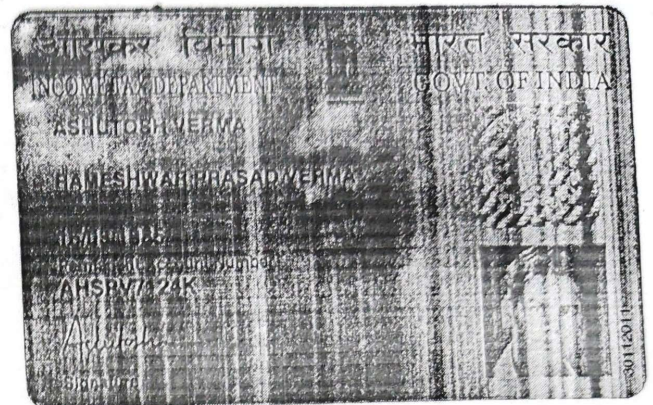


आशुतोष वर्मा  
Ashutosh Verma  
जन्म वर्ष / Year of Birth : 1985  
पुरुष / Male



**4221 7677 0601**

आधार - आम आदमी का अधिकार





*Handwritten signature*



(10)

Copies of Aadhar Card / Pan card of Witness


  
GOVERNMENT OF INDIA  
भारत सरकार



उमेश चंद्र श्रीवास्तव  
Umesh Chandra Srivastava  
जन्म तिथि/DOB: 02/10/1954  
पुरुष/ MALE

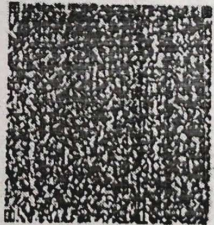
7189 6956 8473  
VID: 9163 2716 1040 3119

मेरा आधार, मेरी पहचान

  
GOVERNMENT OF INDIA  
भारत सरकार

पता:  
S/O शिवम प्रसाद श्रीवास्तव, फ्लैट न सी-104, विना  
बिल्डिंग शान्तिवन, मुंबई, महाराष्ट्र - 400066

Address:  
S/O Shivmber Prasad Srivastava, flat no c-  
104, vina building shantivan, Mumbai,  
Maharashtra - 400066



7189 6956 8473  
VID: 9163 2716 1040 3119




(1)

3117 Copies of Aadhar Card / Pan card of Witness

Government of India

10/04/2015



Vishvajet  
जन्म तिथि/DOB: 20/01/1999  
पुरुष/ MALE

3429 3711 1836  
VID : 9160 6313 5219 5035  
मेरा आधार, मेरी पहचान

3429 3711 1836  
VID : 9160 6313 5219 5035

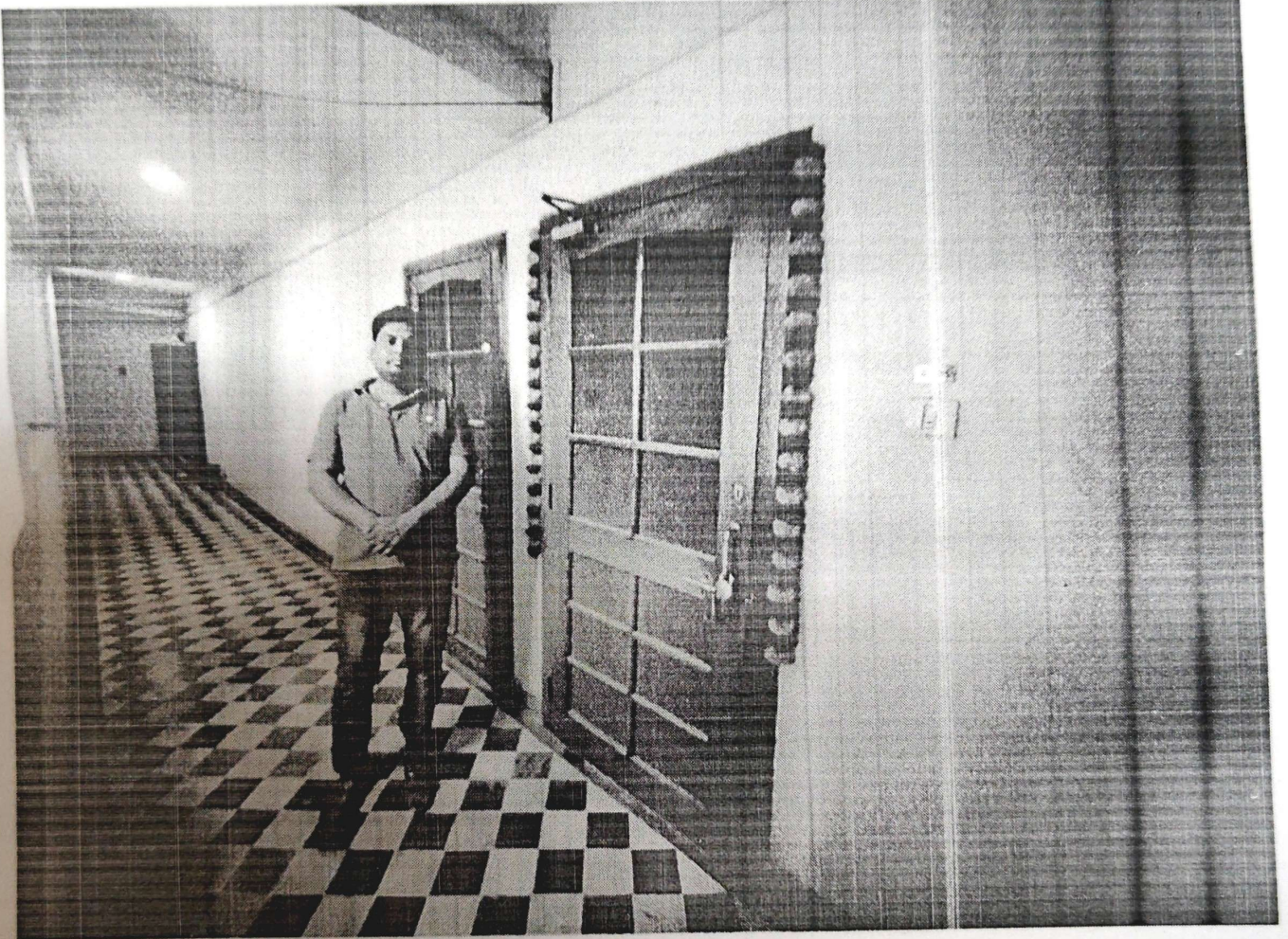
मेरा आधार, मेरी पहचान

3429 3711 1836  
VID : 9160 6313 5219 5035

मेरा आधार, मेरी पहचान

Vishvajet





31.5.18

*[Handwritten signature]*



(13)

IN WITNESS WHEREOF the VENDOR and the Vendee hereto set their respective hands on this Transfer deed on this 15th day of April 2024 at Haridwar IN PRESENCE OF THE FOLLOWING WITNESSES:

VENDOR:

Shri Abhay Singh

अभय सिंह

Vendee: Shri Ashutosh Verma

WITNESSES:

1. Umesh chandra Srivastava

Shri Shivmber Prasad

Srivastava R/o Flat No. C

104 Vihar building Shantivan

Mumbai Maharashtra-400066

Aadhar No. - 718969568473

Typed by : Amit Kumar

2. Vishvajet Singh

Anand Kumar R/o

Vill - Aliyar Ibrahimpur

Haridwar - 249402

Aadhar No. - 342937111836

AADITYA THAKRAL

(B.O.A. No. 111) Advocate

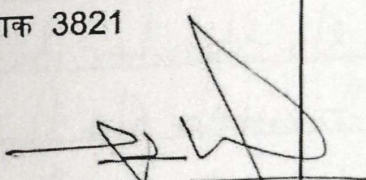
Distt. Courts Haridwar

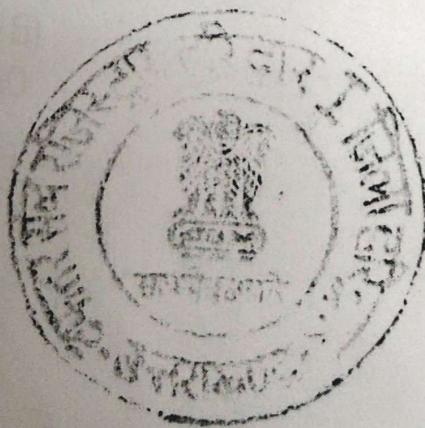
Advocate Haridwar



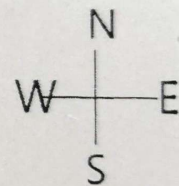
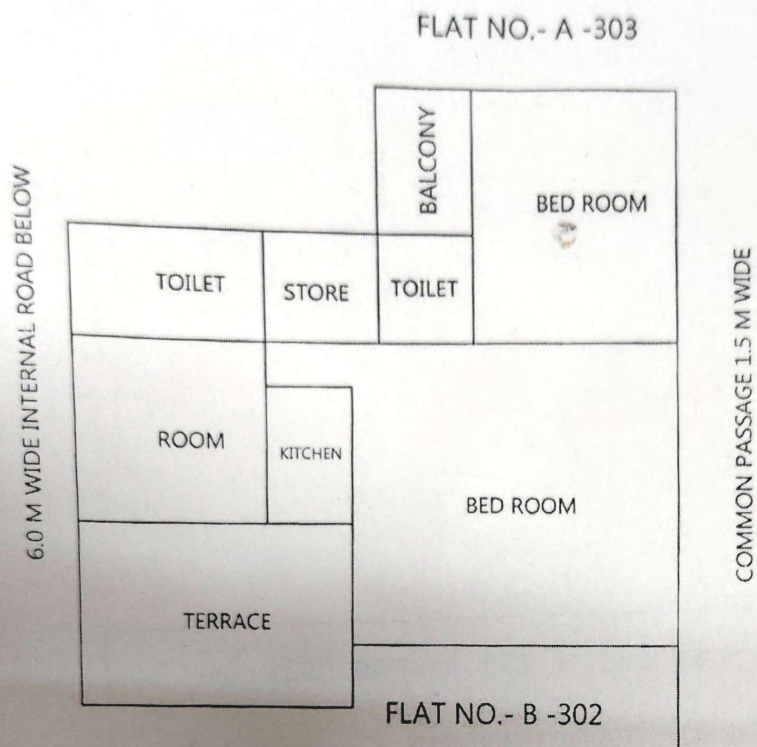
बही संख्या 1 जिल्द 8,190 के पृष्ठ 225 से 258 पर क्रमांक 3821

पर आज दिनांक 15 Apr 2024 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, प्रथम  
15 Apr 2024







FLAT NO.-A-305 THIRD FLOOR BLOCK A

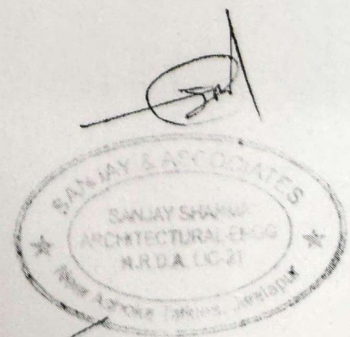
LAND AREA = 85.00 SQ M.

COVERED WITH SUPER AREA = 102.23 SQ M.

SITUATED AT-RAGHUNATH RESIDENCY BHADRABAD

PARGANA-JWALAPUR TEHSIL & DISTT. HARIDWAR

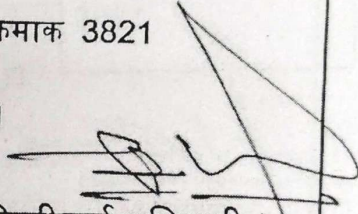
31/2/21/1/1/1





बही संख्या 1 जिल्द 8,190 के पृष्ठ 225 से 258 पर क्रमांक 3821

पर आज दिनांक 15 Apr 2024 को रजिस्ट्रीकरण किया गया।

  
रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, हरिद्वार, प्रथम  
15 Apr 2024

