

SALE DEED

Relevant Particulars

1. Consideration : Rs. 3,50,000.00
2. Market value on which Stamp duty paid : Rs. 7,15,000.00
3. Stamp Duty : Rs. 71,710.00
4. Avas Vikas Duty : Included
5. Total Stamp Duty Paid : Rs. 71,710.00 (71500/- + 210/-)
6. Main Locality : Within Municipal Limit
7. Locality : Moti Bazar, Dehradun
8. Particulars of the property : All that part of property bearing
Municipal No. 102/170, , Moti
Bazar, Dehradun total measuring
78.50 Sq. Mts. having total
covered area 74.87 Sq. Mts. on
the Ground Floor and First Floor
9. Kind of Property : Residential Building
10. Circle rate : Rs. 6500/- per Sq. Mts.
11. Distance : More than 50 Mts. away from Moti
Bazar Road and more than 500
Mts. away from Chakrata Road
and Gandhi Road
12. Name and address of Seller : Smt. Veerawali wife of Shri
Sadanand Sehgal resident of
102/107, Moti Bazar, Dehradun
13. Name and address of Purchaser : Shri Sanjay Minocha son of
Shri R.A. Minocha resident of
152, Moti Bazar, Dehradun
14. Number of Stamp Sheet : 12 Sheet
15. Drafted by : Sanjay Sharma, Advocate,
Dehradun

वीरवाली

(40)

[Signature]

Sanjay

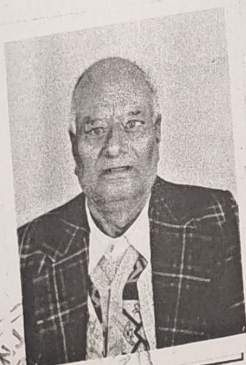


SALE DEED

THIS DEED OF SALE is made on this 29th day of January, 2004 by Smt. Veerawali wife of Shri Sadanand Sehgal resident of 102/107, Moti Bazar, Dehradun (hereinafter called the seller) of the one part;



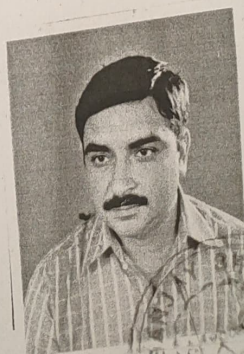
AND



Shri Sadanand Sehgal son of Late Shri Som Chand Sehgal resident of 102/107, Moti Bazar, Dehradun (hereinafter called the Consentor) of the one part;

IN FAVOUR OF

Shri Sanjay Minocha son of Shri R.A. Minocha resident of 152, Moti Bazar, Dehradun (hereinafter called the Purchaser) of the other part;



The terms "Seller", "Consentor" and "Purchaser" wherever used hereinafter unless repugnant to the



04AA 169075

context be always deemed to have included their respective heirs, legal representatives, assigns, administrators etc.

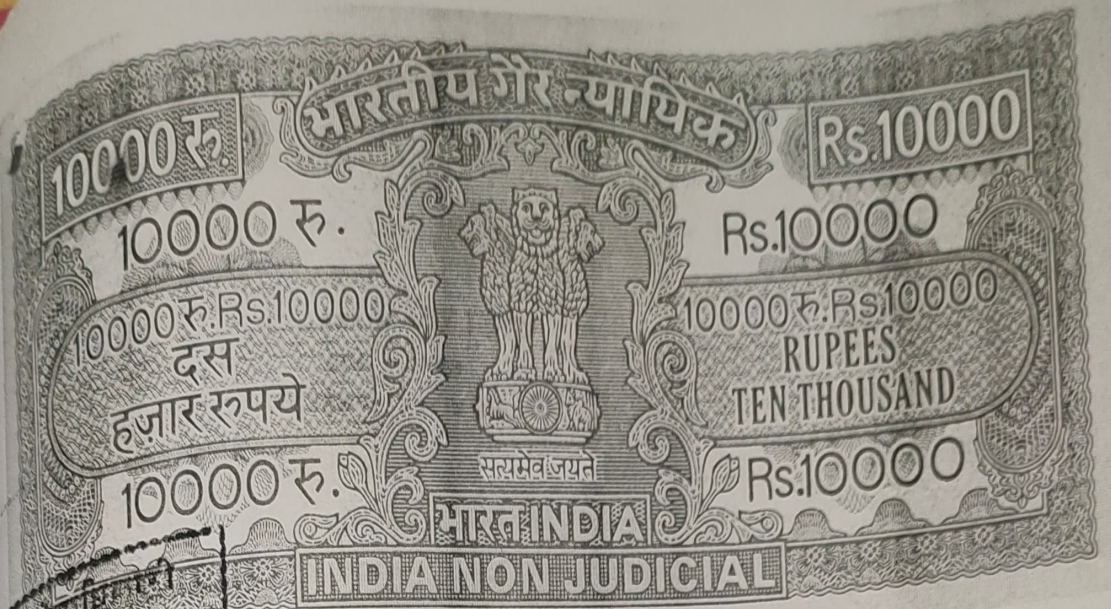
WHEREAS the seller is the owner of the property mentioned in schedule below having purchased the same from Shri Jethanand son of Shri Girdhari Lal resident of Mannu Ganj, Dehradun vide sale deed dated 13.03.1959 duly registered in the office of the Sub Registrar, Dehradun in Book No. I, Volume 561 on pages 394/395 at Serial No. 686 dated 08.04.1959.

बिनावाली

AND WHEREAS the name of the husband of the seller i.e. the consentor Shri Sadanand Sehgal is going on in Nagar Nigam records keeping the view in mind or to avoid future complicity Shri Sadanand Sehgal is signing this deed

बिनावाली

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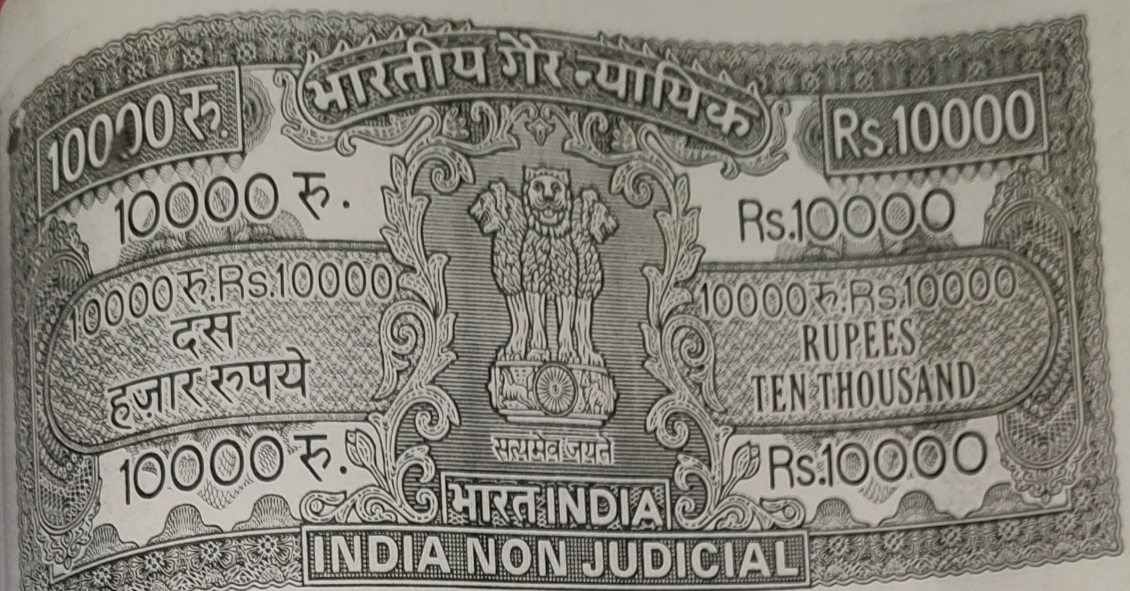
10000 रु.
दस
हजार रुपये
10000 रु.
भारत INDIA
INDIA NON JUDICIAL

04AA 169414

AND WHEREAS the said property is free from all sorts of encumbrances, lien, charges, demand, litigation, proceeding or acquisition etc. The seller has not raised any loan from any financial institution against deposit of title deed of the said property. Meaning thereby the property more fully described in Schedule is clear.

AND WHEREAS the purchaser has approached the seller to purchase the said property (more fully described in the Schedule) for a sum of Rs. 3,50,000.00 (Rs. Three Lacs Fifty Thousand only) and the seller has agreed to sell the said property for the above mentioned sale consideration, free from all charges, encumbrances and liens etc.

(43)



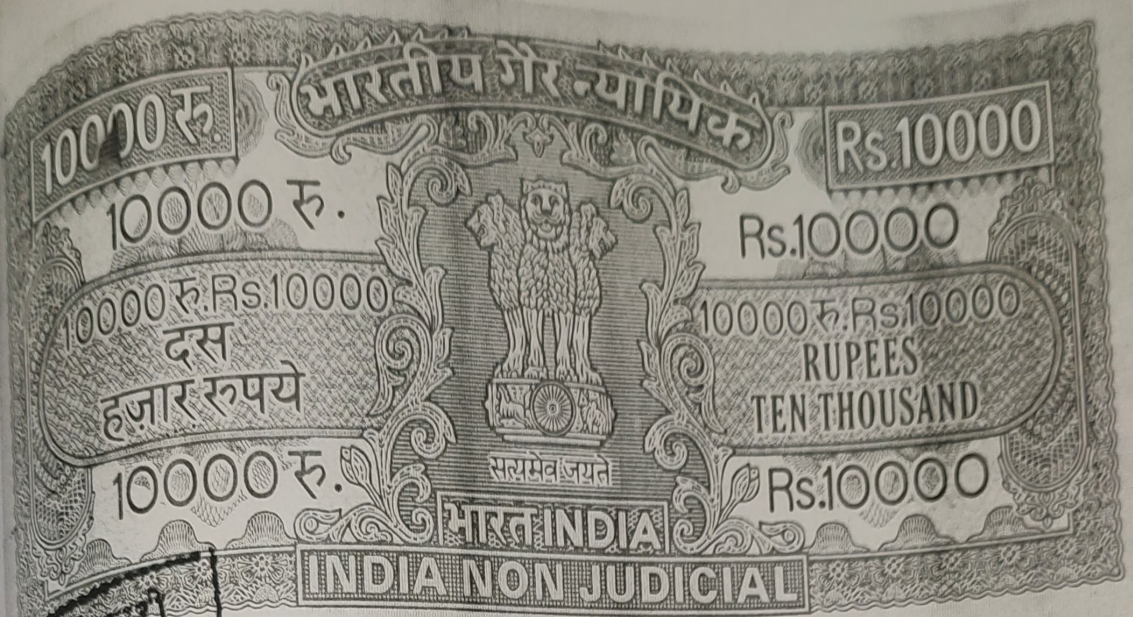
04AA 125810

NOW THIS DEED WITNESSTH AS UNDER

1. That in consideration of sum of **Rs. 3,50,000.00** (Rs. Three Lacs **Fifty Thousand only**) the purchaser has paid to the seller vide Pay Order No. 103644 dated 27.01.2004 I.C.I.C.I. Bank, Rajpur Road, Dehradun, the receipt of the same is acknowledged by the seller herewith at the ime of execution of deed. The Seller transfers by way of absolute sale the said property described in the Schedule below UNTO the purchaser for ever.

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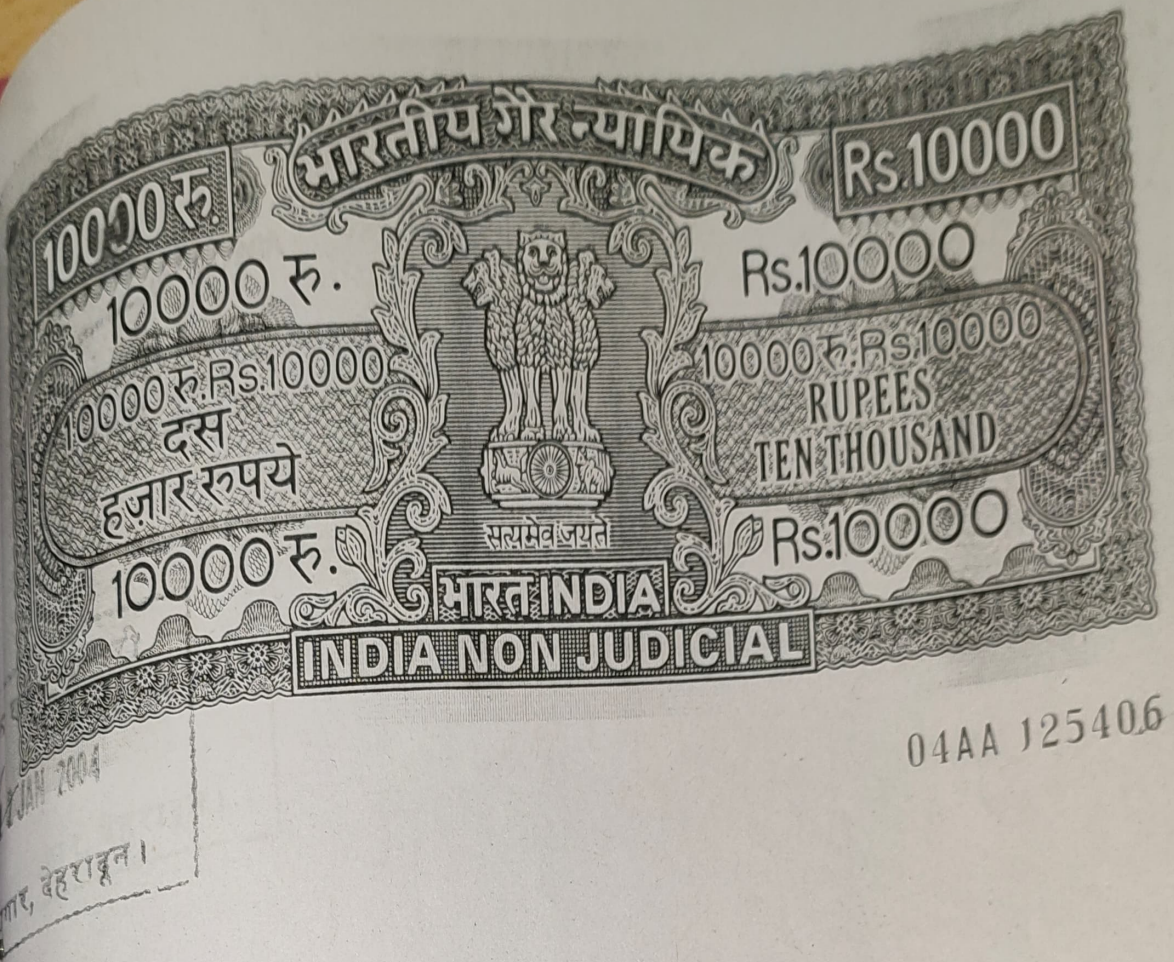


04AA 169508

2. That the Seller hereby convey, transfer, assign by way of absolute sale UNTO and to the use of the Purchaser, all that demised property with all rights, of easements, privileges, interest whatsoever attached of belonging of otherwise appurtenant thereto or attached therewith or reputed to be as part thereof and all the rights, title, interests, claims, demands of whatsoever nature of the Seller of the demised property and every part thereof UNTO and to the use of the Purchaser absolutely and forever.

[Handwritten signature]

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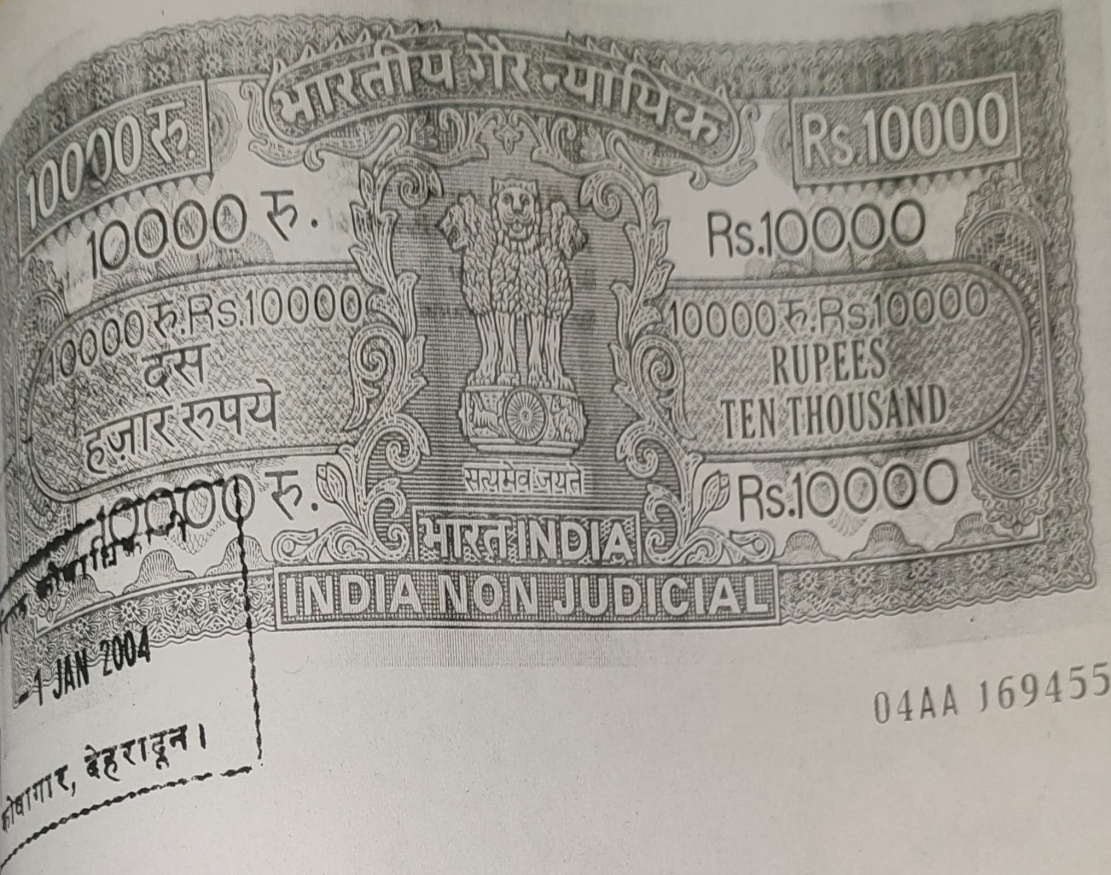


3. That the Seller hereby covenants with the Purchaser as under:-

- (a) That the demised property is free from all sorts of encumbrances, charges, liens, demands, claims or any kind of attachment, bank/financial institution/corporation/ society loan against deposit of original sale deed, all the taxes, cesses, rent and any kind of charges or dues whatsoever payable in respect of the demised property and paid unto the date of sale by the Seller. The liability to pay such dues shall hereinafter be that of the Purchaser. If at any time the Purchaser is made to pay any such tax etc. or any amount whatsoever payable by the Seller in respect of the demised property, the Purchaser shall have the right to recover the

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[Handwritten signature]



same from the Seller from her moveable or immoveable property(ies).

- (b) That the physical vacant possession of the demised property has been handedover to the Purchaser today. The purchaser shall hereafter at all times, be fully entitled to enjoy the said property in any manner she may like without any hinderance, interruption, claim or demand from the seller or any other

1000Rs.



Issued From
Dahra Dun.

27 JAN 2008

A.T.O. (Cash)
Treasury, D.Dun.

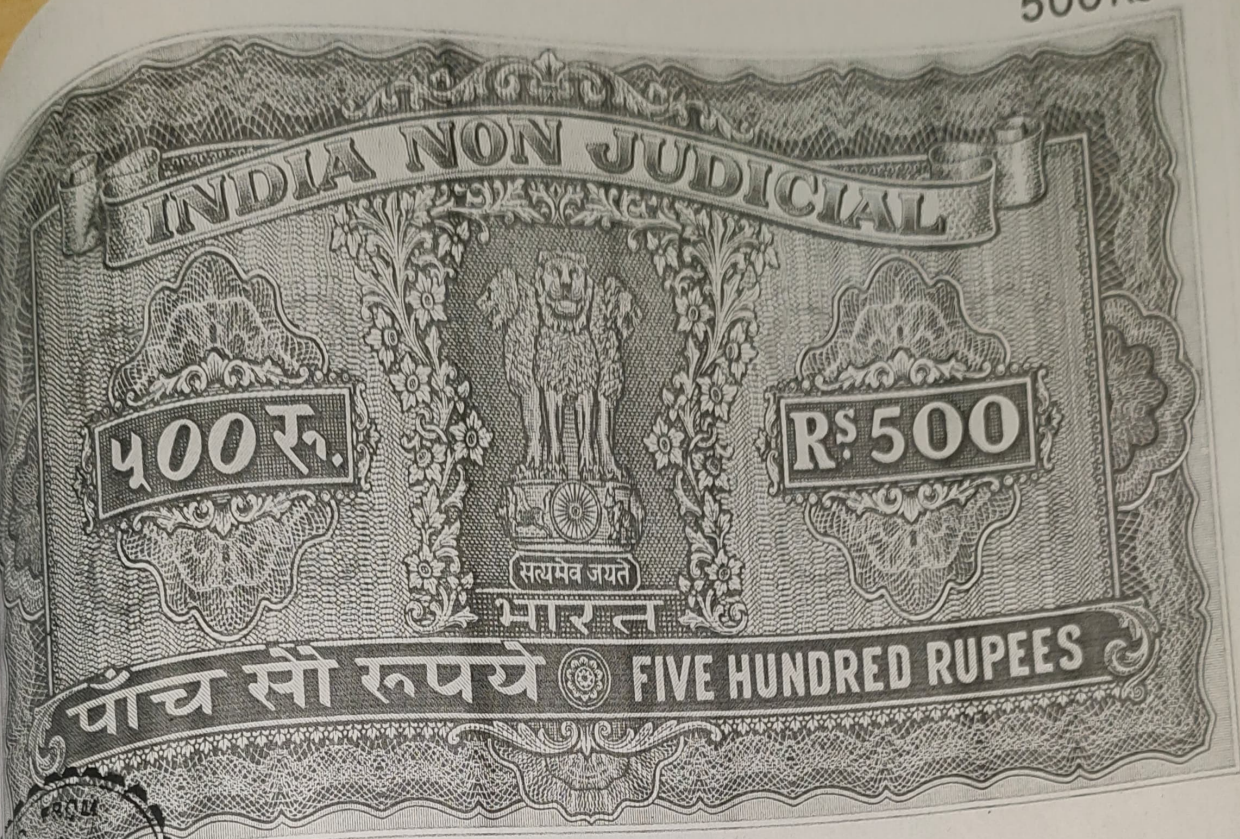
27096

person claiming under through or intrust from her. The Seller with at all times hereafter on the request and cost of the Purchaser do and execute or cause to be done executed all such acts, deeds, matters or things whatsoever, share possession by Seller for the better and more perfectly assuring the demised property and every part thereof unto the Purchaser in the manner aforesaid as shall and may reasonably be required.

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(48)

500Rs.

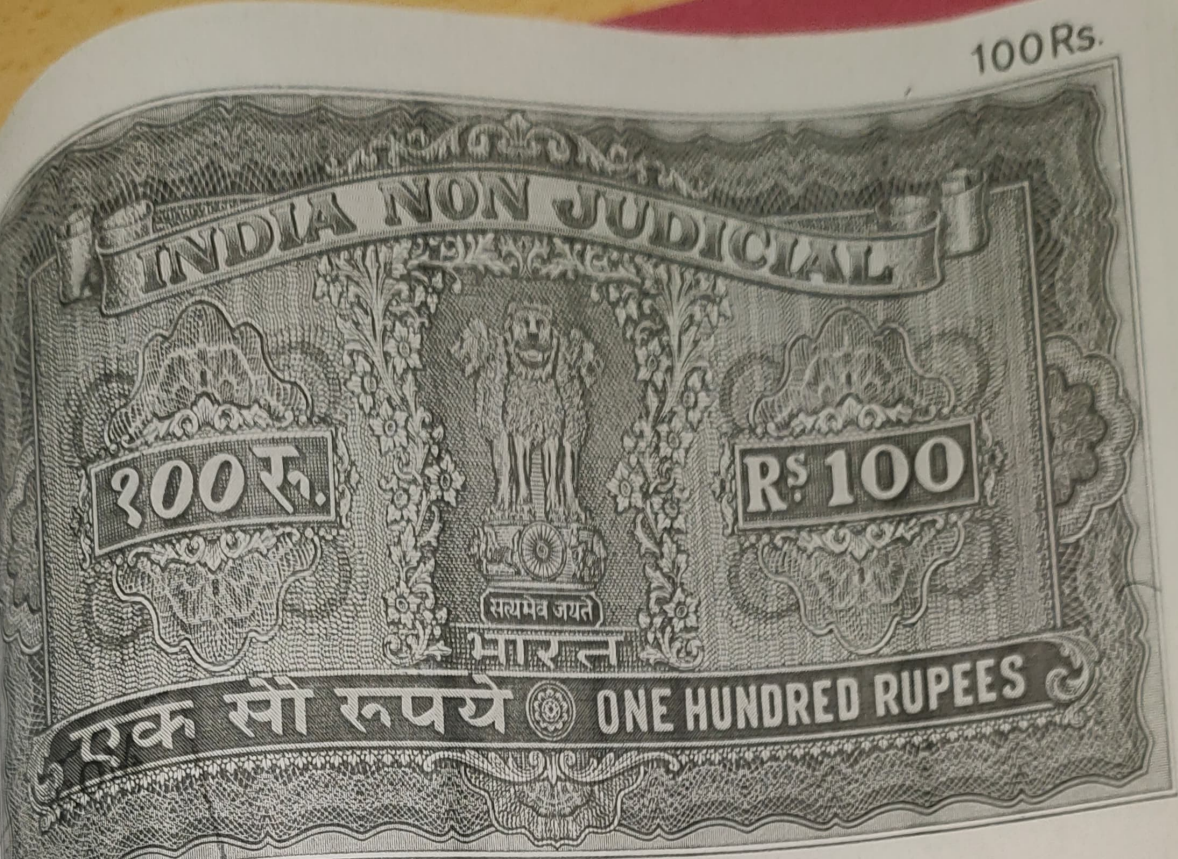


- (c) That the Seller has not done any act whereby the demised property hereby convey is in any way encumbered or is under any charge or lien. The Seller possesses unrestricted right to transfer the demised property and her right to do so subsist. If at any time hereafter the Purchaser is deprived of the whole or any part of the demised property for want of title, right or interest of the Seller in the demised property or his competency to transfer, convey and assign the same for any reasons whatsoever, the Seller will be liable to indemnify the Purchaser and the Purchaser shall have the right to recover the whole or proportionate amount of the consideration as the case may be, together with all costs of improvements and expenses incurred by him.

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19

100Rs.



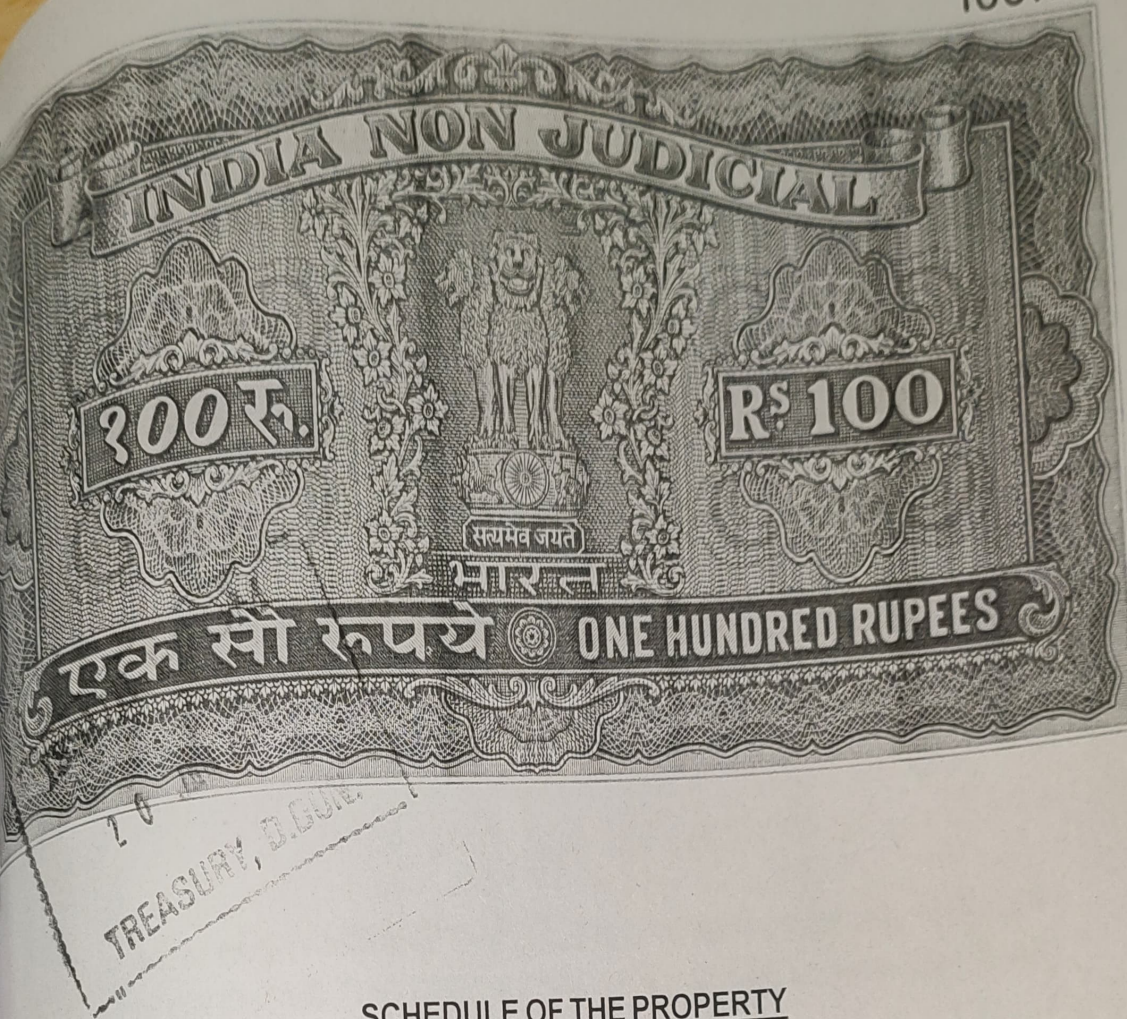
-1 MAY 2005
TREASURY, D.DUN.

4. That there is no case under Sec.5(3), 10(3) and Sec 20 of Urban Land Ceiling Act 1976 pending before any Authority or Court of law.
5. That the property is situated in Moti Bazar, Dehradun within the Municipal limits and more than 50 Mts. away from Moti Bazar Road and more than 500 Mts. away from Chakrata Road and Gandhi Road. The common passage is 12 ft. wide. The circle rate of the area is Rs. 6500 per Sq.Mtrs Maximum. The total land area is 78.50 Sq. Mts. The value of the land according to Circle rate comes to Rs. 5,10,253.25. The covered area 74.87 Sq. Mts. on the Ground Floor and First Floor. The construction is ordinary and more than 43 years old the circle rate of the covered area is Rs. 4200/- per Sq. Mts. the value of the covered area comes to Rs. 2,04,080.64. After deducting the depreciation of period of 43 years is @ 0.649. The value of land and building comes to Rs. 7,14,333.89/- say round about 7,15,000/- on which the required stamp duty @ 10% the same comes to Rs. 71,500/- is being paid. But the actual sale consideration is Rs. 3,50,000/-.

(50) *[Signature]*

Sanjay

100Rs.



SCHEDULE OF THE PROPERTY

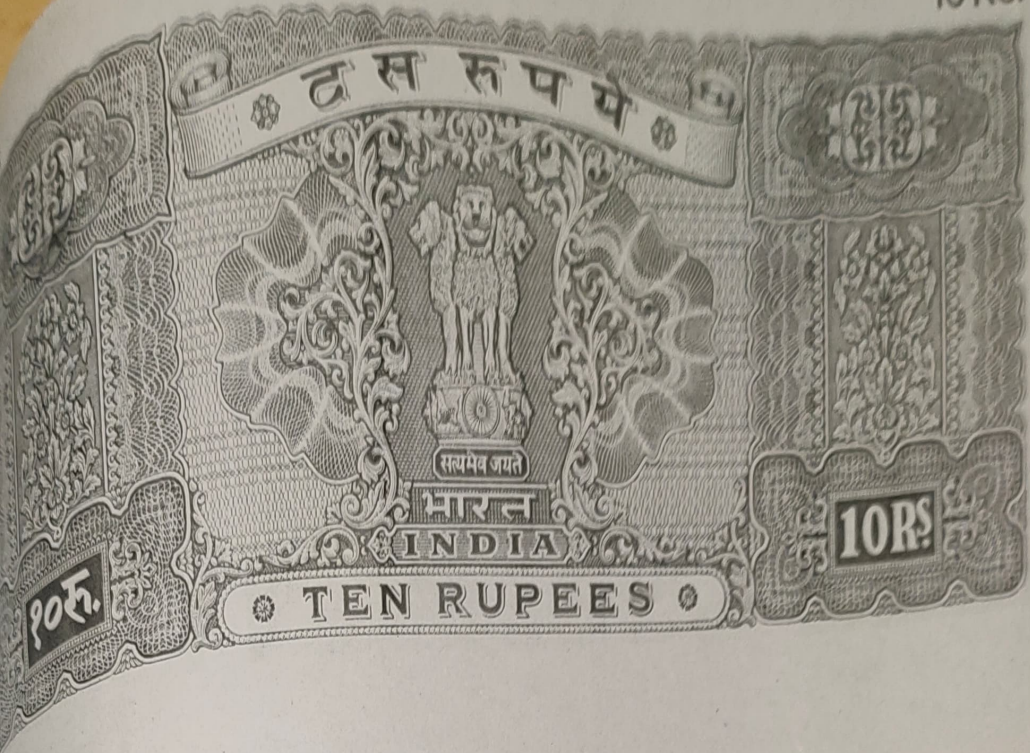
All that part of property bearing Municipal No. 102/170, , Moti Bazar, Dehradun total measuring 78.50 Sq. Mts. having total covered area 74.87 Sq. Mts. on the Ground Floor and First Floor, bounded and butted as under:-

- East : 12 ft. wide gali
- West : Property of Shri Chand Kiran Dang
- North : Property of Shri Amar Singh
- South : Property of Seller being sold to Shri R.A. Minocha

M. G. Gal

(51)

Sanjay



IN WITNESS WHEREOF THE SELLER, CONSENTOR AND PURCHASER
HAVE SIGNED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR
FIRST ABOVE MENTIONED.

Sanjay

Purchaser

[Signature]
Consentor

[Signature]
Seller

Witnesses :

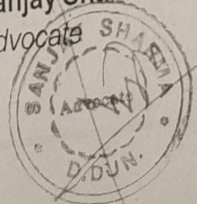
1. *[Signature]*

2. *[Signature]*

Drafted by : Sanjay Sharma, Advocate

Typed in my office 50, Arhat Bazar, Saharanpur Chowk, Dehradun

Sanjay Sharma
Advocate



**SITE PLAN OF PART OF PROPERTY NO. 58/18
(NEW NO. 102/170), MOTI BAZAR, DHERADUN**

SOLD BY : SMT. VEERAN WALI SEHGAL

SOLD TO : SHRI SANJAY MINOCHA

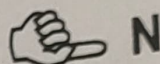
TOTAL SOLD AREA: 845 SQ. FT.

COVERED AREA : 403 SQ. FT. ON G/F

403 SQ. FT. ON F/F

SOLD AREA SHOWN IN RED LINES

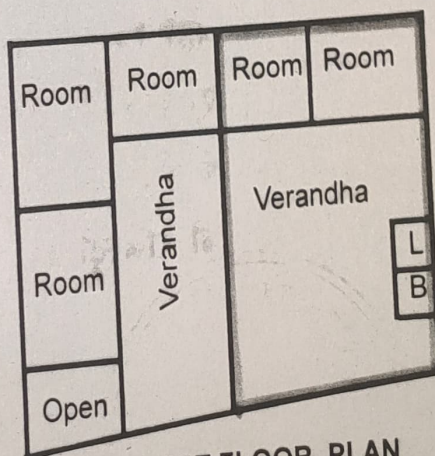
NOT TO THE SCALE



Property of Chand Kiran Dang
49 ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

वर्तमान

52

Sanjay

230
29/11/2004

Singh Minocha R.A Minocha
M

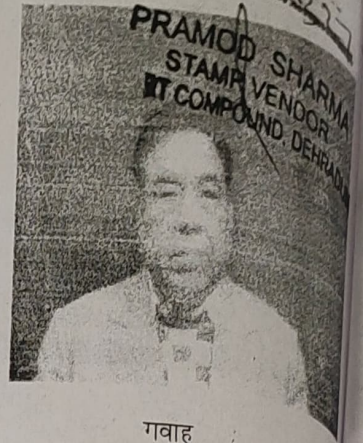
Attache No. 827
PRAMOD SHARMA
STAMP VENDOR
IT COMPOUND DEHRADUN



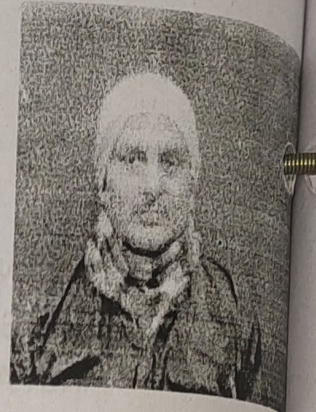
विक्रेता



क्रेता



गवाह



बही न. 1	जिल्द 1,337	पृष्ठ 74
ए.डी.फा.बुक 1	जिल्द 1352	पृष्ठ 267 से 280
में न. 531	पर आज दिनांक 29/01/2004	में रजिस्ट्री की गई ।
उप निबन्धक सदर 1 देहरादून		