

13365  
2024

## **SALE - DEED**

### **(PARTICULARS)**

1. **Sale Consideration** : Rs 2,80,00,000/- (Two Crore Eighty Lakh Only)
2. **Market Value as per Prescribed Circle Rate** : Rs 2,80,00,000/- (Two Crore Eighty Lakh Only)
3. **Stamp Duty Paid @5%** : Rs. 14,00,000/-
4. **Main area** : Acharya Narendra Dev Marg, (Municipal Road) Nagar Nigam District Dehradun, Uttarakhand.
5. **Description of Property** : All that Residential Four story Property total Land area admeasuring 209.31 Sq Mtrs. constructed area 352.55 Sq. Meters situated on property No. 8, Municipal Road, Dehradun, Uttarakhand, new number 26/16/8 Acharya Narendra Dev Marg, Dehradun.
6. **Nature of Property** : Residential Property
7. **Distance from main Road** : The property hereby sold is situated more than 100 mtrs. away from main E. C. Road, Dehradun.
8. **Circle Rate of land** : Rs.50,000/- per sq mtr.
9. **Name of Sellers** : (1) **Sh. Micky Singh Ranhotra alias Micky Singh** S/o Sh. Tejpal Singh R/o- 92-D, Race Course Dehradun for Self and attorney holder (2) **Smt. Minakshi Malhotra** W/o Micky Singh Ranhotra 92-D, Race Course Dehradun.  
PAN-BALPS4220C UID-3872 0320 9503  
Mob-9997000002 Email-mickydhoom@gmail.com  
(3) **Sh. Anil Uniyal** S/o Sh. R.K. Uniyal R/o- Shiv Vihar, Gali No. 3, Khadri Road, Near Shyampur Phatak, Shyampur, Dehradun.  
PAN-ABIPU3519K UID-  
Mob- Email-
10. **Name of Purchaser** : **Sh. Shashi Shekhar Karnwal** S/o Sh. Rajendra Karnwal R/o Model Town, Mission Compound, Saharanpur U.P  
PAN-AIVPK2712Q UID-7624 5465 7526  
Mob-9690689700 Email-shekharkarnwal9090@gmail.com
11. **E-stamp No.** : IN- UK56412585037652W
12. **Executed by** : **Neeraj Gupta**, Advocate, Dehradun...

Micky

Sh. Shashi Shekhar Karnwal

Neeraj Gupta



# Online Public Data Entry Summary

\*UKPDE2024045153820\*

DISTRICT NAME :देहरादून SRO :देहरादून,चतुर्थ

उत्तराखण्ड शासन

UKPDE2024045153820 From 16 Feb 2023

14-Nov-2024

11:38:35AM

Appointment Date: 14 Nov 2024

Appointment Time:11:30 a.m to 12:30 p.m

Appointment TokenNo:81

## Mutation Office तहसील देहरादून

Deed/Article Type :Sale (Immovable)

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

Village/Location For Index :एम० के० पी० -३.C.५ ईस्ट कैनाल रोड

Village/Location/Road Selected for Circle RateList :एम० के० पी० -३.C.५ ईस्ट कैनाल रोड

Khewat : Khatoni :

Khasra :

House/Flat No: 26/16/8

Area :209.3100 वर्ग मीटर

Latitude 30.3183090000

Longitude 78.0532060000

Land Value :28,000,000.00

Construction Value :0.00

Transaction Value :28,000,000.00

Market Value :28,000,000.00

Advance :0.00

Lease Period :0.00

Avg. Rent

:0.00

Stamp Duty :1,400,000.00

Regn Fees :25,000.00

Pasting Fees :100

Page :26

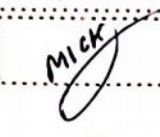

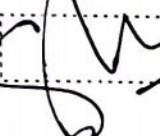


व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार		क्षेत्रफल		
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हस्त वर्ष	रकबा
निबंधक शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25,000.00			
स्टाम्प शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	रजिस्ट्रार विक्रेता गाईडी
1	e-Stamp	1,400,000.00	0	14-Nov-2024	

Micky



## on Office तहसील देहरादून

## पक्षकारों का विवरण

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री मिक्की सिंह एन्होवा उर्फ मिक्की सिंह (स्वयं व बहसियत मुफ्तारेगाम बिनेसा सं०-२-मीनाधी मल्होथा पक्षी श्री मिक्की सिंह एन्होवा) पुत्र श्री तेजपाल सिंह निवासी ९२-डी रेस कोर्स देहरादून Email : mickeydhoom@gmail.com		Self employed	BALPS4220 C	9997000002	ADHAAR : 387203209503
विक्रेता / प्रथम पक्ष	श्री अनिल उनियाल पुत्र श्री आर के उनियाल निवासी शिव बिहार गली न. ३ छदरी रोड नियर श्यामपुर फाटक श्यामपुर देहरादून Email : mickeydhoom@gmail.com		Self employed	ABIPU3519 K	9997000002	PAN CARD : ABIPU3519K
क्रेता / द्वितीय पक्ष	श्री शशि शेखर करनवाल पुत्र श्री राजेंद्र करनवाल निवासी मॉडल टाउन मिशन कंपाउंड सहारनपुर उ०प्र० Email : shekharkaranwal19090@gmail.com		Self employed	AIVPK2712 Q	9690689700	ADHAAR : 762454657526
गवाह	श्री गीतेश सेठी पुत्र श्री राजीव सेठी निवासी १३ नालापानी रोड देहरादून		Self employed		0000000000	ADHAAR : 562930836317
गवाह	श्री मनीष भट्टेजा पुत्र श्री हरीश भट्टेजा निवासी सी-२४ केशव बिहार सहारनपुर उ०प्र०		Self employed		0000000000	ADHAAR : 238308111463

Seller Body Type : NA

Purchaser Body Type: NA

Permission Type: NA

Do not have Property above 250 sqr mt in any other location in Uttarkhand : NA

Land or Property holding in UK before 12-09-2003 : NA

Cersai Nill Report : View Cersai Report

Uploaded NEC / 12 years  
Khatoni Details :

View NEC Report

NA  
Report : View Permission ReportUploaded Khatoni  
for Seller :

View Seller Khatoni

Uploaded Khatoni  
for Purchaser : View Purchaser Khatoni

Transaction Details : NA

Deed Writer /Advocate Name : Neeraj Gupta Adv



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BALPS4220C



नाम / Name  
MICKY SINGH

पिता का नाम / Father's Name  
TEJPAL SINGH

जन्म की तारीख /  
Date of Birth  
12/09/1986

हस्ताक्षर / Signature



भारत सरकार  
GOVERNMENT OF INDIA



मिक्की सिंह  
Micky Singh

जन्म तिथि / DOB: 12/09/1986

पुरुष / MALE

Mobile No.: 9997000002

3872 0320 9503

VID : 9172 0627 8095 7524

मेरा आधार, मेरी पहचान



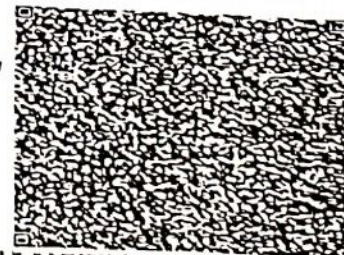
भारतीय विशिष्ट पहचान प्राधिकरण  
भारतीय विशिष्ट पहचान प्राधिकरण  
GOVERNMENT OF INDIA



पता:  
द्वारा: तेज पाल सिंह, डी-92, रेस कोर्स, देहरादून, देहरादून,  
उत्तराखंड - 248001

Address:

C/O: Tej Pal Singh, D-92, Race Course,  
Dehradun, Dehradun, Uttarakhand -  
248001



3872 0320 9503  
VID : 9172 0627 8095 7524



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help@uidai.gov.in

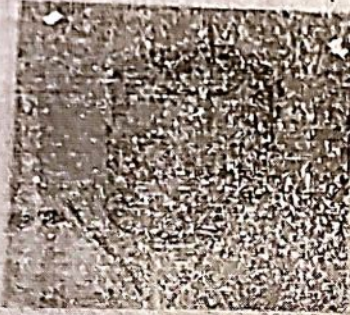


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Micky



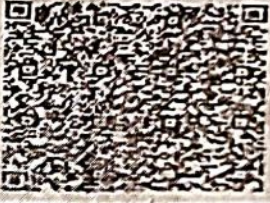
  
भारत सरकार  
GOVT OF INDIA



अनिल उनीयल  
Anil Uniyal

जन्म तिथि / DOB: 01/01/1974  
पुरुष / Male

3508 3722 7458



आधार - आम आदमी का अधिकार

  
आधार

आधार कार्ड का उपयोग करके  
Unique Identification Authority of India

पता: आत्मज: आर.के. उनीयल  
शिव विहार गली न 3, खादरी रोड  
श्यामपुर फाटक के पास, श्यामपुर  
एस एन मंदिर, देहरादून, उत्तराखंड  
249204

Address: S/O: R.K. Uniyal,  
House/Bldg./Apt.: shiv vihar  
gali no 3, Street/Road/Lane:  
khadri road, Landmark: near  
shyampur fatak, Village/  
Town/City: Shyampur,  
District: Dehradun, P.O.: S.n.  
Temple, State: Uttarakhand,  
PinCode: 249204

3508 3722 7458

भारत सरकार  
GOVT OF INDIA


INCOME TAX DEPARTMENT


ANIL UNIYAL


RADHA KRISHAN UNIYAL

01/01/1974

Permanent Account Number  
ABIPU3519K

  
Signature







स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER  
AIVPK2712Q

नाम /NAME  
SHASHI SHEKHAR KARANWAL

पिता का नाम /FATHER'S NAME  
RAJENDER KARANWAL

जन्म तिथि /DATE OF BIRTH  
02-02-1975

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, मेरठ  
COMMISSIONER OF INCOME-TAX, MEERUT

1121

भारत सरकार  
Government of India

शशि शेखर कर्णवाल  
Shashi Shekhar Karnwal  
जन्म तिथि/DOB: 02/02/1975  
पुरुष/ MALE

7624 5465 7526

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Rajendra Karnwal, D-2 Model 6/O  
Town, Mission Compound,  
Saharanpur, Saharanpur,  
Uttar Pradesh - 247001

पता:  
शशि शेखर कर्णवाल, डी-2 मॉडल टाउन,  
मिशन कंपाउंड, सहारनपुर, सहारनपुर,  
उत्तर प्रदेश - 247001

7624 5465 7526





भारत सरकार

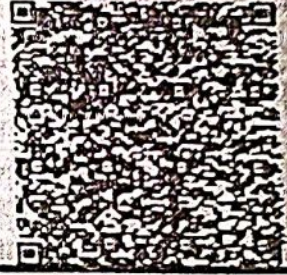


मनीष भटेजा

Manish Bhateja

जन्म तिथि / DOB: 01/12/1977

पुरुष / MALE



2383 0811 1463

मेरा आधार, मेरी पहचान



आधार

भारतीय प्रिण्टिड पहचान प्राधिकरण  
UNION OF INDIA

पता:

S/O हरीश चन्द भटेजा, हाउस न.  
सी-24, -, सुन्दर मंदिर के पास, केशव  
नगर नुमाईश कैम्प, सहारनपुर,  
सहारनपुर,  
उत्तर प्रदेश - 247001

Address:

S/O Harish Cahnd Bhateja,  
House No . C-24, -, Near  
Sundar Mandir, Keshav Nagar  
Numaish Camp, Saharanpur,  
Saharanpur, Uttar Pradesh -  
247001



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1800 300 1947



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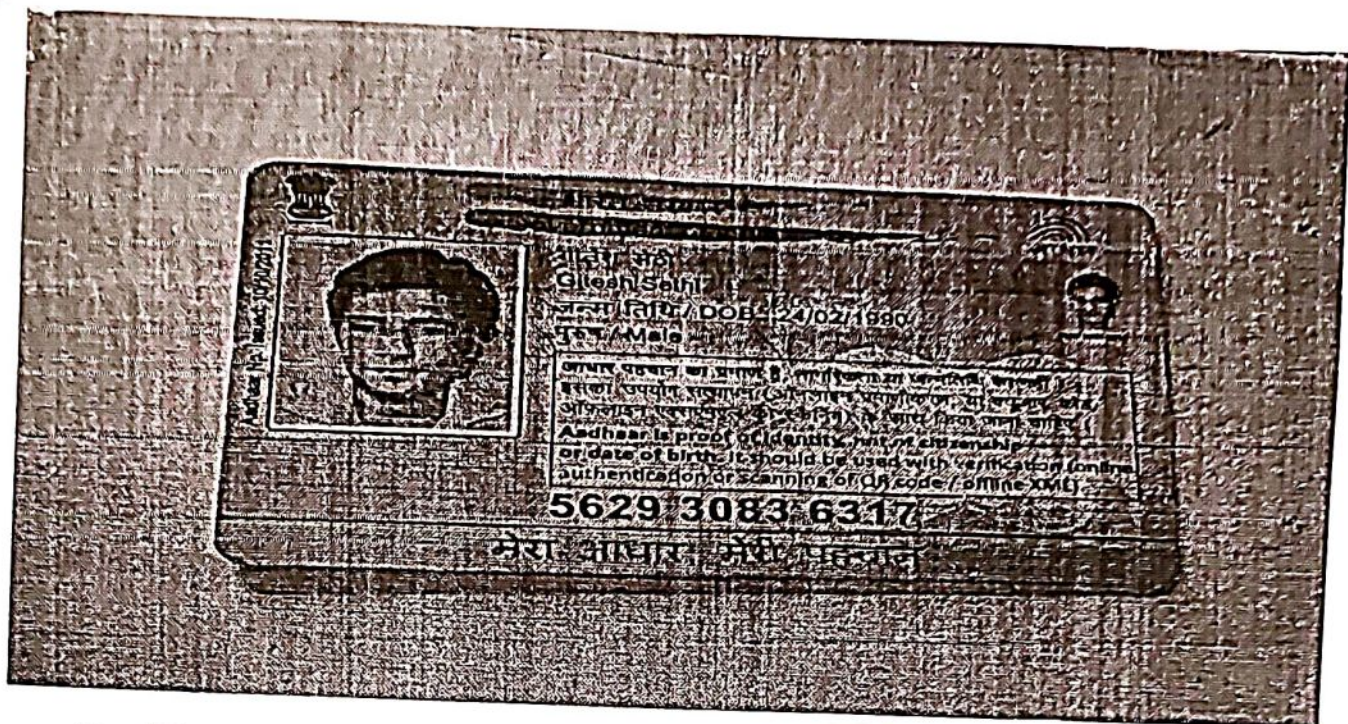


www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

*Chait*

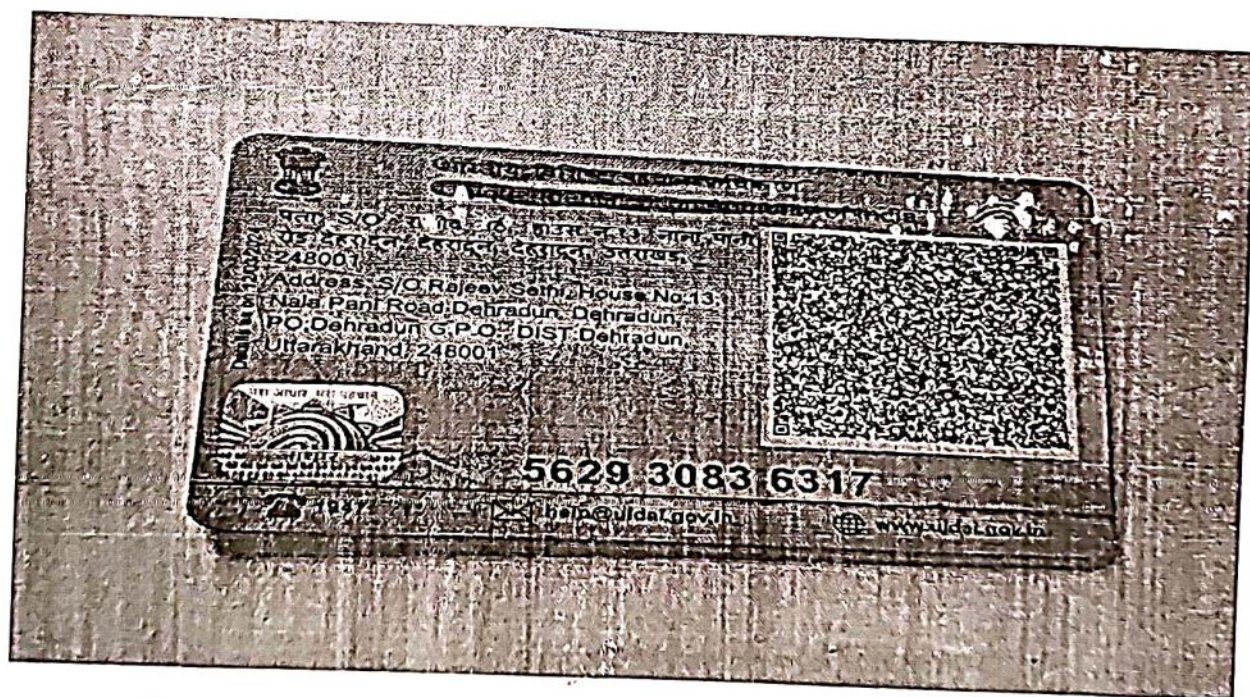




OnePlus 12

HASSELBLAD

● 23mm 1/2.2 1/21s ISO1600



OnePlus 12

HASSELBLAD

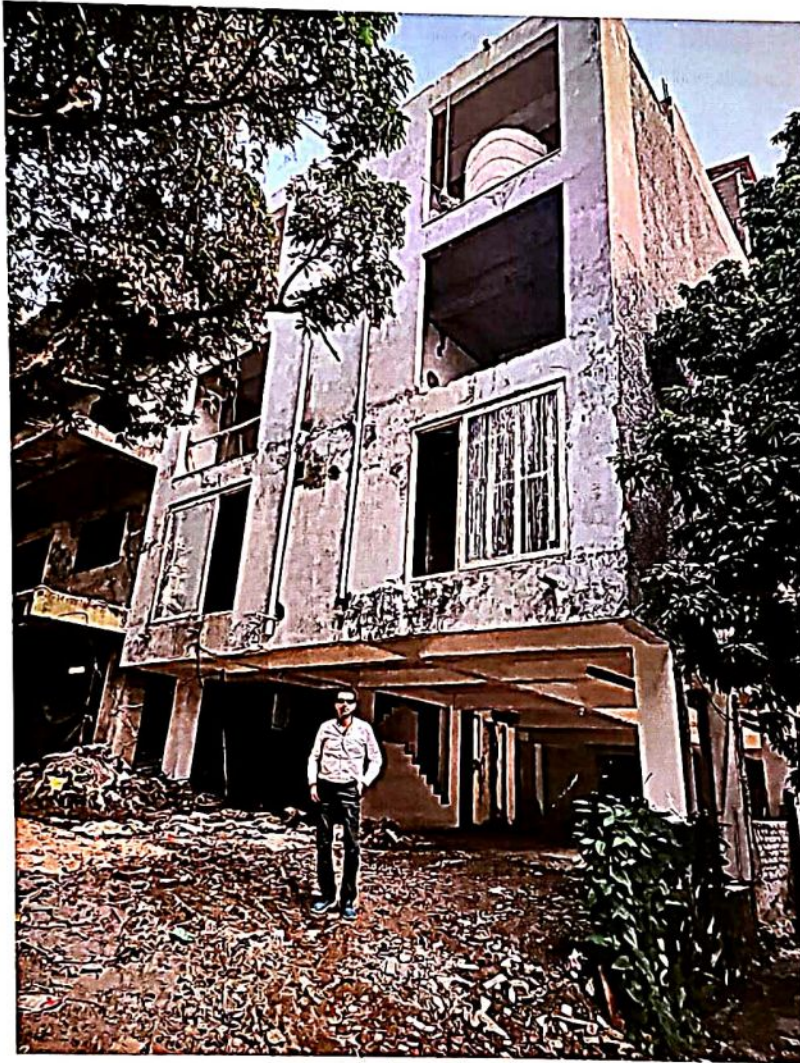
● 23mm 1/2.2 1/22s ISO1600

A handwritten signature in black ink, consisting of a stylized 'S' followed by a loop and a horizontal stroke.



### SCHEDULE OF THE PROPERTY

All that four storied Residential property having total land area admeasuring 209.31 Sq Mtrs. constructed area 352.55 Sq. Meters situated on property No. 8, Municipal Road, Dehradun, Uttarakhand, new number 26/16/8 Acharya Narendra Dev Marg, Dehradun. (with roof rights all over), along with all fixtures, fittings and right of parking area in stilt Floor owned and possessed  
**Seller- Sh. Micky Singh Ranhotra**  
**Purchaser- Sh. Shashi Shekhar Karnwal**



Seller Micky

[Signature]

[Signature]  
Purchaser





IN-UK56412585037652W

## INDIA NON JUDICIAL

## Government of Uttarakhand

सत्यमेव जयते

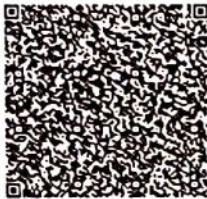
₹14,00,000

e-Stamp

Certificate No. : IN-UK56412585037652W  
Certificate Issued Date : 13-Nov-2024 04:36 PM  
Account Reference : NONACC (SV)/ Uk1202104/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUK120210418867017392779W  
Purchased by : SHASHI SHEKHAR KARNWAL  
Description of Document : Article 23 Conveyance  
Property Description : FLAT NO.-5, PROP. NO.-8, MUNICIPAL ROAD, DEHRADUN NEW NO.-26/16/8, ACHARYA NARENDRA DEV MARG D.DUN  
Consideration Price (Rs.) : 2,80,00,000  
(Two Crore Eighty Lakh only)  
First Party : MICKY SINGH RANHOTRA AND OTHERS  
Second Party : SHASHI SHEKHAR KARNWAL  
Stamp Duty Paid By : SHASHI SHEKHAR KARNWAL  
Stamp Duty Amount(Rs.) : 14,00,000  
(Fourteen Lakh only)

₹14,00,000 ₹14,00,000 ₹14,00,000 ₹14,00,000

₹14,00,000



Gopal Kishan Saklani  
E-Stamp Vendor  
Dehradun (Uttarakhand)

Please write or type below this line

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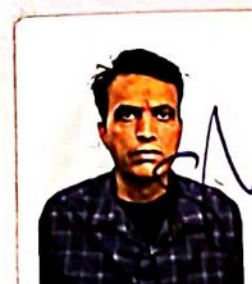


Micky

Micky



Ashu



IRD

0014056988

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.



**SALE - DEED**

This Deed of Sale is made at Dehradun, Uttarakhand (India), on this 13<sup>th</sup> day of **November- 2024** between

**(1) Sh. Micky Singh Ranhotra alias Micky Singh** S/o Sh. Tejpal Singh R/o- 92-D, Race Course Dehradun for Self and attorney holder **(2) Smt. Minakshi Malhotra** W/o **Micky Singh Ranhotra** 92-D, Race Course Dehradun **(3) Sh. Anil Uniyal** S/o Sh. R.K. Uniyal R/o- Shiv Vihar, Gali No. 3, Khadri Road, Near Shyampur Phatak, Shyampur, Dehradun.

(Hereinafter called the **SELLERS**) of the One part.

AND

**Sh. Shashi Shekhar Karnwal** S/o Sh. Rajendra Karnwal R/o Model Town, Mission Compound, Saharanpur U.P (Hereinafter called the **PURCHASER**) of the other part.

The terms the "**SELLERS**" & the "**PURCHASER**", shall include, unless repugnant to the context, their respective heirs, successors, legal representatives, administrators and assigns etc.

WHEREAS the sellers are the absolute co-owners of the scheduled property which is more fully described in the **SCHEDULE** given at the foot of this deed, hereinafter called the "**said property**" The said property was formerly purchased by the sellers No. 1 and 2 from Sh. Amarjeet Singh S/o Sh. Prahlad Singh R/o- Dandipur Mohalla, Dehradun vide registered sale deed, dated 31-07-2021, which is duly registered in the office of Sub Registrar Dehradun in Book No.1 Vol 4484 pages 347 to 376 at Sl. No.6772 on 31-07-2021. Seller No. 1 sold a part of the said property situated on third floor total built up area admeasuring 94.69 Sq. mtrs. along with roof rights in the said property to seller No. 3 while sale deed dated 10.12.2021 which is duly registered in the office of Sub Registrar 4<sup>th</sup>, Dehradun in Book No.1 Vol 5992 pages 369 to 398 at Sl. No.8622 on 10-12-2021. The seller no. 3 is hereby transferring his part in the property to the purchaser along with seller No. 1 and 2. Henceforth the sellers are absolute co-owners and in exclusive possession of the property hereby sold and have all the legal rights to transfer the said property in any manner without any hindrance.

That the seller No.2 Smt. Meenakshi Malhotra has appointed seller No. 1 Sh. Micky Singh her attorney to execute the transfer deed of her part in the said property vide G.P.A dated 04-08-2021, duly registered in the office of Sub Registrar IVth Dehradun in Document No.731 on 04-08-2021. The executants is still alive and the attorney has not been revoked or cancelled by her, anyhow, hence the attorney is in force till now and seller No.1 has legal rights and power to execute this sale deed on behalf of seller No.2.

**And whereas**, the **SELLER** has further agreed to sell and the **PURCHASER** has agreed to buy the said property, more fully described in the schedule hereunder, for a sum of Rs. 2,80,00,000/- (**Two Crore Eighty Lakh Only**) free from all encumbrances.





NOW THIS I  
That in  
consideration  
Only) to the se  
(a) Rs. 47,52,  
Cheque N

बही संख्या 1 रजिस्ट्रीकरण संख्या ..... वर्ष 2024

Sale (Immovable)

प्रतिफल रु0 : 28000000.00

Sale(Residential Buliding)

मालियत रु0 : 28000000.00

रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
रु0 75000.00	रु0 1000.00	रु0 2600.00	रु0 75360.00	3000

श्री शशि शोखर करनवाल पुत्र श्री राजेंद्र करनवाल  
निवासी मॉडल टाउन मिशन कंपाउंड सहारनपुर उप्र० ने आज  
दिनांक 14 Nov 2024 समय मध्य 12AM व 1AM को कार्यालय  
उपनिबन्धक देहरादून, चतुर्थ में प्रस्तुत किया।



शशि शोखर करनवाल

उपनिबन्धक  
देहरादून, चतुर्थ

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर क्रेता श्री शशि शोखर करनवाल पुत्र श्री राजेंद्र करनवाल निवासी मॉडल टाउन मिशन कंपाउंड सहारनपुर उप्र० ने प्रलेखानुसार निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन विक्रेता श्री मिक्की सिंह रन्होत्रा उर्फ मिक्की सिंह (स्वयं व बहैसियत मुख्तार आम विक्रेता सं०-२-मीनाक्षी मल्होत्रा पत्नी श्री मिक्की सिंह रन्होत्रा) पुत्र श्री तेजपाल सिंह निवासी ९२-डी रेस कोर्स देहरादून श्री अनिल उनियाल पुत्र श्री आर के उनियाल निवासी शिव विहार गली न. ३ खदरी रोड नियर श्यामपुर फाटक देहरादून ने प्रलेखानुसार विक्रय धन मुबलिय रु0 28000000 की प्राप्ति को भी स्वीकार किया।

जिनकी पहचान श्री गीतेश सेठी पुत्र श्री राजीव सेठी निवासी १३ नालापानी रोड देहरादून तथा श्री मनीष भटेजा पुत्र श्री हरीश भटेजा निवासी सी-२४ केशव विहार सहारनपुर उप्र० ने की।





**NOW THIS DEED WITNESSETH AS UNDER:-**

That in pursuance of the said sale of the property hereby sold and in consideration for a sum of **Rs. 2,80,00,000/- (Two Crore Eighty Lakh Only)** to the sellers to the purchaser in following manner:-

- (a) Rs. 47,52,000/- (Rs. Forty Seven Lakh Fifty Two Thousand only) vide Cheque No. 000061 Dtd. 18-11-2024, in the name of Sh. Anil Uniyal.
- (b) Rs. 32,00,000/- (Rs. Thirty Two Lakh only) vide Cheque No. 000055 Dtd. 28-11-2024.
- (c) Rs. 40,00,000/- (Rs. Forty Lakh only) vide Cheque No. 000056 Dtd. 28-12-2024, HDFC Bank Jakhan Dehradun.
- (d) Rs. 40,00,000/- (Rs. Forty Lakh only) vide Cheque No. 000057 Dtd. 28-01-2025, HDFC Bank Jakhan Dehradun.
- (e) Rs. 40,00,000/- (Rs. Forty Lakh only) vide Cheque No. 000058 Dtd. 28-02-2025, HDFC Bank Jakhan Dehradun.
- (f) Rs. 40,00,000/- (Rs. Forty Lakh only) vide Cheque No. 000059 Dtd. 28-03-2025, HDFC Bank Jakhan Dehradun.
- (g) Rs. 37,68,000/- (Rs. Thirty Seven Lakh Sixty Eight Thousand only) vide Cheque No. 000060 Dtd. 28-04-2025, HDFC Bank Jakhan Dehradun.
- (h) Rs. 1,16,000/- TDS deposit vide Challan No. 17830 dated 13-11-2024 (26QB form and Challan copy is attached herewith)
- (i) Rs. 1,16,000/- TDS deposit vide Challan No. 16557 dated 13-11-2024 (26QB form and Challan copy is attached herewith)
- (j) Rs. 48,000/- TDS deposit vide Challan No. 18923 dated 13-11-2024 (26QB form and Challan copy is attached herewith)

The receipt of which total sum is hereby acknowledged by the SELLERS as having received against full and final sale consideration (subject to the realization of all the cheques) of the property hereby sold, and the SELLERS doth hereby convey, transfer and assign by way of an absolute sale UNTO and TO the use of the Purchaser all that said property with all rights of easements, privileges and interest whatsoever, attached or belonging or reputed to be as part thereof and all the rights, title, interest, claims, demands of whatsoever nature of the seller of the said property and every part thereof UNTO and TO the use of the Purchaser absolutely and forever. In the event of dishonor of any cheque given, this sale will be deemed as null and void.

1. That the **Seller hereby covenant** with the Purchaser as under:-

- a) That the said property hereby sold is free from all sort of encumbrances, charges, liens, demands, claims or any kind of attachments and the Sellers have clear and subsisting and marketable title over the same. All the taxes, ceases, rent and any kind of charges or dues of whatsoever nature payable in respect of the said property stand paid up to the date by the Sellers. The liability to pay such dues shall hereafter 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 Sellers in respect of the said property, then the Purchaser shall have the right to recover the same from the Sellers, jointly or severally.

Micky



बही संख्या 1 रजिस्ट्रीकरण संख्या ..... वर्ष 2024



Mikkhi

मिक्की सिंह  
रन्होत्रा  
उर्फ मिक्की



Anil

अनिल उनियाल



Shashi

शशि शेखर  
करनवाल



Gitesh

गीतेश सेठी



Manish

मनीष भटेजा

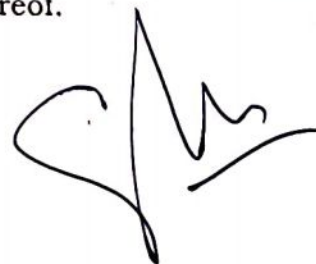


प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता  
अधिकारी  
उप-निबंधक,  
देहरादून, चतुर्थ



- b) That the Physical vacant possession of the said property will be delivered to the Purchaser by the sellers within 6 months after the completion of construction. The Purchaser shall, thereafter at all times, be fully entitled to enjoy the said property in any manner, he may like, without any hindrance, interruption, claim or demand from the Sellers or any other person(s) claiming under through or in trust for them. The Sellers shall, at all times hereafter, upon the request and at the cost of the Purchaser, do and execute or cause to be done and executed all such acts, deeds, matters or things whatsoever, as is possessed by the Sellers for the better and more perfectly assuring the title of the said property and every part thereof UNTO the Purchaser in the manner aforesaid as shall or may reasonably be required.
- c) That the Sellers have not done any act whereby the said property hereby conveyed, is in any way encumbered or is under any charges or lien. The Sellers possess unrestricted right to transfer the demised property and her right to do so subsists. If, at any time hereafter, the Purchaser is deprived of the whole or any part of the said property, for want of title, right or interest of the Sellers in the said property or her competency to transfer, convey and assign the same due to any act of the Sellers, then the Sellers shall be liable to indemnify the Purchaser for total loss 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.
- d) That the purchaser along with this purchase gets complete stilt/ground floor parking area except one designated car parking and one, two- wheeler parking in the said building in reserve parking, which is given to Smt. Kanika Gaur. The purchaser shall not cover, construct any structure or encroach upon the covered/open parking, specifically earmarked for his use. It is so understood that the designated parking space shall always remain attached to the **SCHEDULED PROPERTY** and shall never dealt with in any manner in separation with the **SCHEDULED PROPERTY**, whenever, the **SCHEDULED PROPERTY** is transferred in any manner, the same shall be inclusive of the transfer for the right to use the designated parking space simultaneously.
- e) That the maintenance, upkeep, repair, security, etc. of the building including the landscaping and common areas of the building, replacement of lights in corridors and other common places, maintenance of joint amenities etc. will be organized by the occupiers of the building jointly and each owner shall have to bear the expenses in proportion thereof.





बही संख्या 1 रजिस्ट्रीकरण संख्या 13365 वर्ष 2024

Sale (Immovable)  
Sale (Residential Building)

प्रतिफल रु० : 28000000.00

मालियत रु० : 28000000.00

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री अनिल उनियाल पुत्र श्री आर के उनियाल निवासी शिव विहार गली न. 3 खदरी रोड नियर श्यामपुर फाटक श्यामपुर देहरादून ने विक्रय धन मुबलिय रु० 2.8e+007 प्रलेखानुसार पाकर ने आज दिनांक 18 Nov 2024 समय मध्य 12PM व 1PM को कार्यालय उपनिबन्धक देहरादून, चतुर्थ में स्वीकार किया ।

उपनिबन्धक  
देहरादून, चतुर्थ  
थ





- f) That the purchaser shall use the **SCHEDULED PROPERTY** according to laws, rules and regulations of the local municipal and development authorities and bodies and shall not block any open areas common passage, terrace and common amenities, etc. and shall not cover any verandah or balcony.
- g) That there is a Loan on the **SCHEDULED PROPERTY** taken from Bank of Maharashtra, which will be cleared by the sellers and a no dues certificate will be issued to the purchaser, of the impression that the said property is free from all sorts of loans encumbrance, liens, charges, litigations etc.
- h) That the sale is made at the fair market value of Rs. 2,80,00,000/- **(Two Crore Eighty Lakh Only)** while circle rate value, is according to the prescribed circle rate in the area which is Rs. 50,00,000/- per Sq. mtrs. calculated to total land area admeasuring 209.31 sq. mtrs., comes to Rs 1,03,80,000/- Total covered area on stilt (Ground) First, Second and Third Floor as well as utility area hereby sold is admeasuring 352.55 Sq. meters calculated with circle rate @12,000/-. PSM comes to Rs. 42,30,000/- Hence total circle rate value for the property here by sold comes to Rs. 1,46,12,000/- while the consideration value is Rs. 2,80,00,000/- on which Stamp duty of Rs. 14,00,000/- is being paid @ 5% accordingly.

**Necessary Required Details**

1. That the Sellers and the Purchaser do not belong to any Scheduled caste or Tribe.
2. That there is no registered sale agreement executed between both the parties.
3. That The property hereby sold is situated more than 100 mtrs. away from main E. C. Road, Dehradun on Municipal Road.
4. That the property hereby sold falls within the limits of Nagar Nigam, Dehradun, Uttarakhand hence the purchase does not attract provisions of Uttarakhand Act 29/2003.
5. That there is no proceeding pending under Ceiling Act pertaining to demised property.
6. That there is no tree or orchards in the property here by sold.
7. That the property being sold is not situated in industrial area or affected by golden forest or any other company.
8. That the longitude and latitude of the purchased property is 30.318309 and 78.053206 according to Google Map.
9. That the sellers are not property dealer and the property here by sold is his owned property, hence the provisions of RERA act does not attract.

Micky







बही संख्या 1 रजिस्ट्रीकरण संख्या 13365 वर्ष 2024



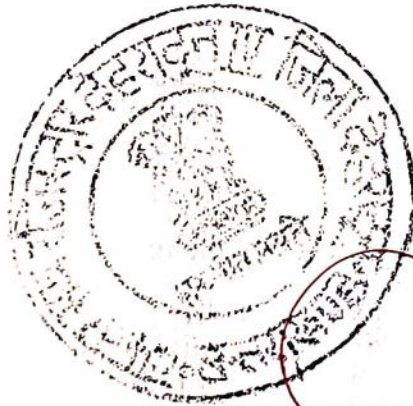
अनिल उनियाल



गीतेश सेठी



मनीष भट्टेजा



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

  
रजिस्ट्रीकर्ता  
अधिकारी /  
उप-निबंधक,  
देहरादून, चतुर्थ



### SCHEDULE OF THE PROPERTY

All that four storied Residential property having total land area admeasuring 209.31 Sq Mtrs. constructed area 352.55 Sq. Meters situated on property No. 8, Municipal Road, Dehradun, Uttarakhand, new number 26/16/8 Acharya Narendra Dev Marg, Dehradun. (with roof rights all over), along with all fixtures, fittings and right of parking area in stilt Floor owned and possessed, bounded and butted as under:-

East: Property of Sh. Oberai  
West: 4.50 Mtr. Wide Road  
North: Property of R. Raman Nagpal  
South: Property of Others

In witness whereof the parties have signed and executed this deed on the day month and years first above written.

**SELLER**

Witnesses 1.....

(Gitesh Sethi)

S/o-Sh. Rajiv Sethi

R/o- H.No. 13,

Nala Pani Road

Dehradun.

**UID- 5629 3083 6317**

**PURCHASER**

Witnesses 2.....

(Manish Bhateja)

S/o Sh. Harish Bhateja

R/o-C-24, Keshav Nagar,

Saharanpur, U.P.

**UID-2383 0811 1463**

Typed in my chamber by : **Sh. Harminder Singh**

**Drafted by- Neeraj Gupta Advocate**

**NEERAJ GUPTA**

Advocate

En. No. UP 5051/1994

UK 2607/2004

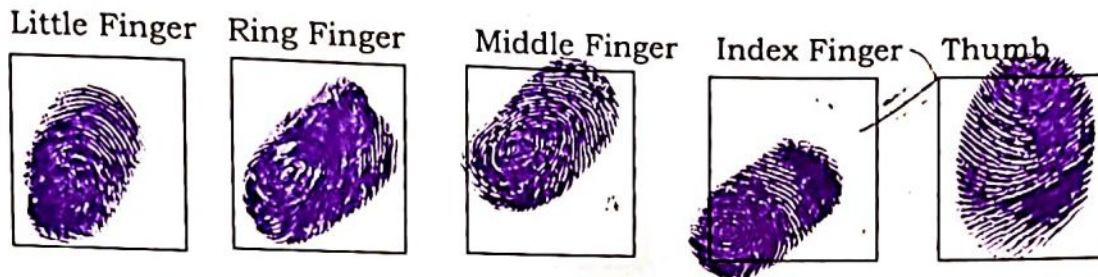


**FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-  
A OF THE REGISTRATION ACT, 1908**

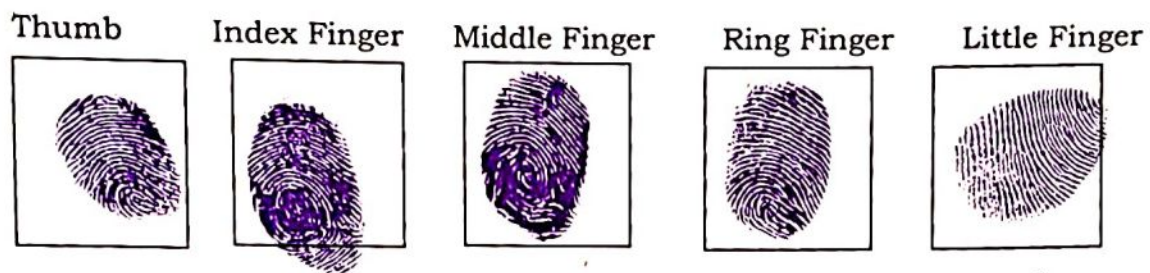
**Signed and delivered by the above named Seller**

**Sh. Micky Singh for self and as Attorney Holder of seller No.2**

**Prints of the Left Hand:**



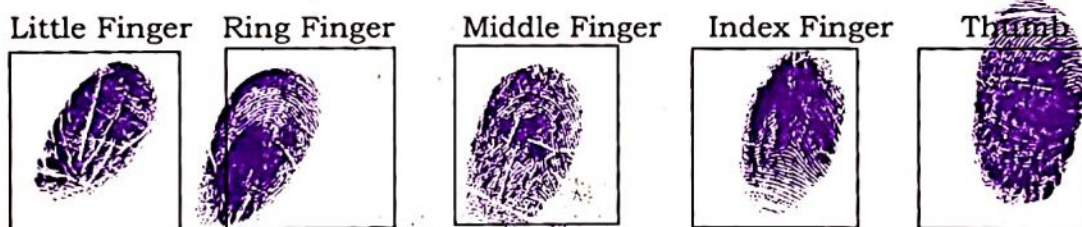
**Prints of Right Hand:**



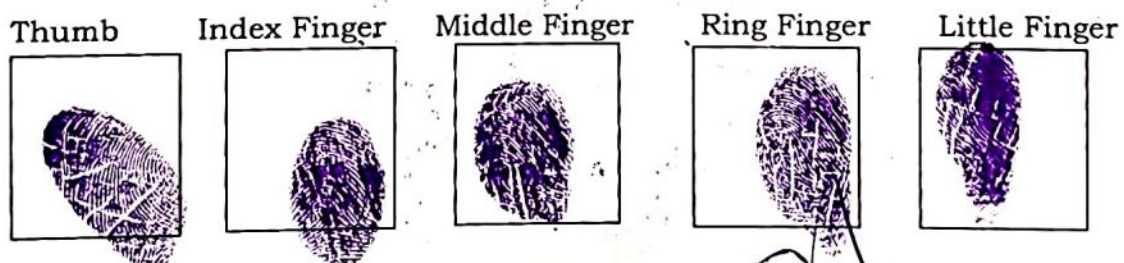
*Micky*  
**SIGNATURE OF SELLER**

**Signed and delivered by the above named Purchaser Sh. Shashi Shekhar Karanwal**

**Prints of the Left Hand:**



**Prints of Right Hand:**



*Shashi*  
**SIGNATURE OF PURCHASER**



बही संख्या 1 जिल्द 8936 के पृष्ठ 57 से 82 पर क्रमांक 13365 पर आज दिनांक  
18 Nov 2024 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी  
उप-निबंधक, देहरादून, चतुर्थ  
18 Nov 2024



ADUN, UTTARAKHAND  
ARVIA KARENDRA DEVI  
T PRDP NO-8 MUNICIPAL  
T PHOTRA D. OMAR CHANDRA  
MR. TEJAL SINGH RANJOT  
MR. TEJAL FOR MR. VICKY  
BING PLAN FOR MR. VICKY  
for & (S) (S) (S) (S) (S) (S)  
by Sunil Kumar (Executive Engineer)  
(Assistant Engineer, DLD), and is  
for Engineer, DLD), and is  
The Map no O/2018/12-25 is  
dated for approval by Municipal  
24.06.25 12 31 01 +05.30  
Signed by Sunil Kumar  
A USE ONLY (C)





Digitally signed by Sunil Kumar  
Date: 2024.06.25 12.31.01 +05.30  
Reason: The Map no OR0818/24-25 is  
recommended for approval by Muresh Kumar  
Rang (Junior Engineer, DUDA), Rajendra Kumar  
Bahuguna (Assistant Engineer, DUDA), and is  
approved by Sunil Kumar (Executive Engineer,  
DUDA) dated 26.06.2024 under No. 8/REG-1.

AREA STATEMENT	IN SQM/
TOTAL PLOT AREA (AS PER DEED)	208.91
TOTAL PLOT AREA (AS PER SITE)	209.39
ROAD WIDENING AREA	21.21
NET PLOT AREA	187.78
SUBTRACTED STILL FLOOR AREA	121.52
EXISTING STILL FLOOR AREA	126.33
INCLUDING STAIRCASE, LIFT & DUCT	3.40
NET EXISTING STILL (GROUND) FLOOR AREA	140.48
STAIRCASE, LIFT & DUCT AREA $10.38 + 2.35 + 0.06$	15.2
SUBTRACTED FIRST FLOOR AREA	17.23
EXISTING FIRST FLOOR AREA	17.31
NET EXISTING FIRST FLOOR AREA	5.40
NET EXISTING FIRST FLOOR AREA	121.48
(IFF 1 DEMOLISH DUCT AREA)	3.99
SUBTRACTED SECOND FLOOR COVERED AREA	112.27
EXISTING SECOND FLOOR AREA	137.31
NET EXISTING SECOND FLOOR AREA	5.40
NET EXISTING SECOND FLOOR AREA	121.48
(IFF 1 DEMOLISH DUCT AREA)	3.99
SUBTRACTED THIRD FLOOR AREA	54.50
EXISTING THIRD FLOOR AREA	137.31
NET EXISTING THIRD FLOOR AREA	5.40
NET EXISTING THIRD FLOOR AREA	133.08
(IFF 1 DEMOLISH DUCT AREA)	3.99
TOTAL SUBTRACTED COVERED AREA	441.07
TOTAL COVERED AREA FOR (F.F.R.)	364.33
GROUND COVERAGE AREA 85 %	74.81 %
FAR 170	100 %

PAGE 176	EXCESS GROUND COVERAGE AREA	18.43 SQ.MT	1.94
	EXCESS F.A.R. AREA	11.79 SQ.MT	
	TOTAL DEMOLISH AREA	33.57	
SCHEDULE OF DOORS AND WINDOWS			
DOOR	TYPE	QTY	SIZE
DOOR	D	3	3'4 1/2" x 7'
DOOR	D1	1	7'4 1/2" x 7'
WINDOW	W	8	3'4 1/2" x 7'
WINDOW	W1	1	7'4 1/2" x 7'
WINDOW	W2	2	3'4 1/2" x 7'
WINDOW	W3	1	7'4 1/2" x 7'

VENTILATOR	V	3-70-2
DATE: 10/20/04 SCALE: 1 (MS CODE: JMSY) Security Pin: <input type="checkbox"/>		

ASHISH WANDOLIA REG. ARCHITECT CAY 08-9804 <i>Ashish G</i>	SIGN OF ARCHITECT
	SIGN OF SEAL
	OWNER SIGNATURE



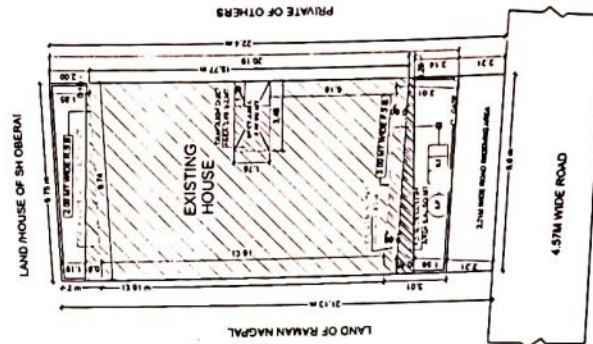
## LOCATION IN GOOGLE

**SITE COORDINATE : 30.3183605N,78.0532565E**

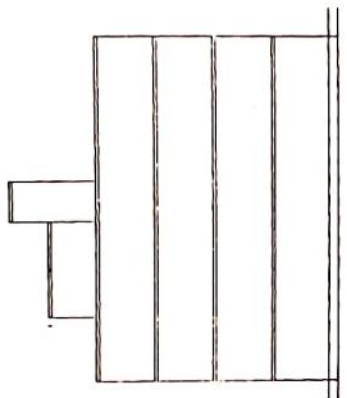


SITE

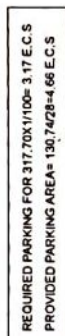
### LOCATION IN ZONAL PLAN



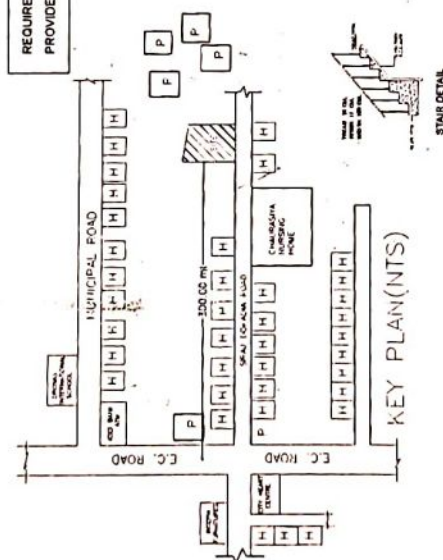
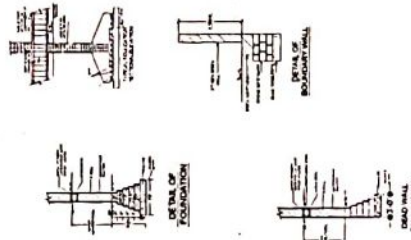
CITY OF AN



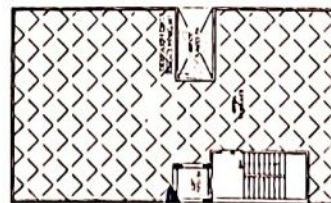
**SIDE ELEVATION**



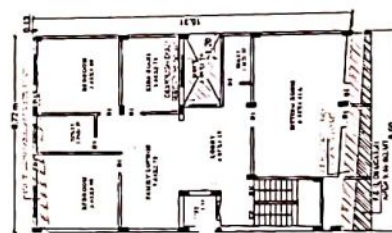
REQUIRED PARKING FOR 317.70X1/100= 3.17 E.C.S  
PROVIDED PARKING AREA= 130.74/28=4.66 E.C.S



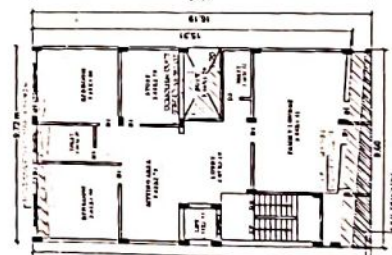
### KEY PLAN(NTS)



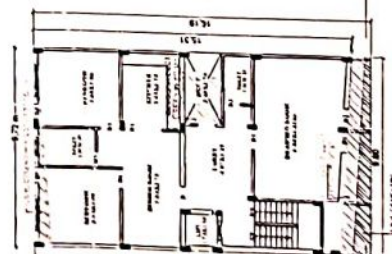
SECRET



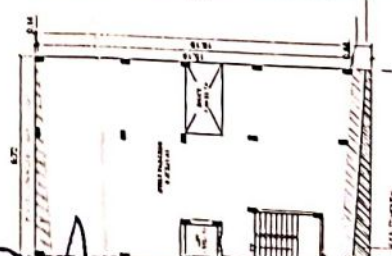
### THIRD FLOOR PLAN



## SECOND FLOOR PLAN



**FIRST FLOOR PLAN**



GROUND (STILT) FLOOR PLAN

Mick



बही संख्या 1 जिल्द 8936 के पृष्ठ 57 से 82 पर क्रमांक 13365 पर आज दिनांक  
18 Nov 2024 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, देहरादून, चतुर्थ  
18 Nov 2024

