

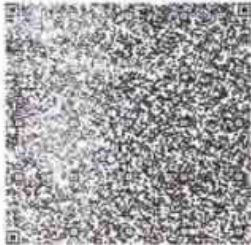


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	:	IN-UK41214421603465P
Certificate Issued Date	:	14-Nov-2017 11:30 AM
Account Reference	:	NONACC (SV)/ uk1201104/ DEHRADUN/ UK-DH
Unique Doc. Reference	:	SUBIN-UKUK120110482987439574429P
Purchased by	:	D K GUPTA
Description of Document	:	Article 4 Affidavit
Property Description	:	NA
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	D K GUPTA
Second Party	:	NA
Stamp Duty Paid By	:	D K GUPTA
Stamp Duty Amount(Rs.)	:	10 (Ten only)



अराधना श्रवण
कै. सु. 10/11/17

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D Gupta

Statutory Alert:

1. The e-Stamp Certificate should be verified at 'www.aholastamp.com'. Any discrepancy in the details on this Certificate and as provided on the website renders it invalid.
2. The burden of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

अनापत्ति 6शपथपत्र

समक्ष- जिस किसी से सम्बन्धित हो / जिला पंचायत विकास अधिकारी, देहरादून

शपथकर्ता- डी०के० गुप्ता पुत्र स्व० के०पी० गुप्ता निवासी 13/344
मोहित नगर देहरादून।

मैं उपरोक्त शपथकर्ता सशपथ निम्न कथन करता हूँ-

- 1-यह कि मेरा उपरोक्त नाम व पता सही है।
- 2-यह कि सम्पत्ति सं० 13/344 मोहित नगर देहरादून शपथकर्ता एवं उसकी पत्नी श्रीमती आशा गुप्ता के नाम संयुक्त रूप से पंजीकृत है।
- 3-यह कि शपथकर्ता की पत्नी श्रीमती आशा गुप्ता उक्त भवन पर होम स्टेट योजना के अन्तर्गत एम् ए स्टे होम संचालित करना चाहती है जिस पर शपथकर्ता को कोई आपत्ति नहीं है।

S. K. Gupta
शपथकर्ता



मैं उपरोक्त शपथकर्ता आज दिनांक 14-11-2017 को स्थान देहरादून में
गुष्टि करता हूँ कि उपरोक्त शपथपत्र की चरण सं० 1 ता 3 मेरे निजि
ज्ञान में सत्य व सही है।

Justified that Mr/Ms..... S. K. Gupta
The deponent is identified by.....
Sworn & Verified the contents of this affidavit
at..... On.....

Sita Ram Nandiyal
Notary, Dehra Dun

S. K. Gupta
शपथकर्ता

2752

(4)

This SALE DEED is made on 8th day of April 1983
between/among

Sri Chandan Singh S/O Sri Narain Singh R/O Village Kanwali,
Pargana Kendriya Doon Diatt Dehradun acting through his General
Attorney Shri Yoginder Singh S/O S.Mohan Singh R/O Village
Kanwali Pargana Kendriya Doon Diatt Dehradun vide duly regd
Power of Attorney dated 10.1.1983 entered in book No.4 Volume
No.368 at Pages 113/116 as No.21 on 14.1.1983 in the office of the
Sub Registrar, Dehradun

(hereinafter called the Seller(s) of the One Part AND

1. Shri D.K.Gupta S/O Shri K.P.Gupta & (2) Mrs. Asha Gupta
Wife of Shri D.K.Gupta residents of E-13/4, Vasant Vihar
New Delhi-110057.

(hereinafter called the Purchaser(s) of the other part.

WHEREAS the Seller(s) is/are the sole and exclusive
owner(s)/Shumilhar(s) of the land described in the schedule
below.

And whereas the Seller(s) has/have agreed to sell the
aforesaid land to the Purchaser(s) for a sum of Rs
16000/-

NOW THIS DEED WITNESSETH as under:-

1. That in pursuance of the said agreement and in consideration
of Rs 16000/- (Rupees Sixteen Thousand only) paid by the Purchaser(s) in the following manner:-

Already received by the Seller

(the receipt whereof the Seller(s) hereby acknowledge(s)
the Seller(s) doth hereby convey, transfer and assign the
said land as shown in the Schedule below and all rights,
titles, claims and demands whatsoever of the Seller(s) into
or upon the said land. I HAVE and to hold said land absolutely
and further covenant(s) that he/they the Seller(s) has/have
good title to convey the said land free from all encumbrances.
The Seller(s) has/have given vacant/~~constructive~~ possession of
the said land. If on account of any defect in the title of the
Seller(s), The Purchaser(s) suffer(s) any loss, the same shall
be indemnified by the Seller(s). The land revenue/taxes shall be
payable by the Seller(s) upto date of sale and thereafter by the
purchaser(s).

Provided always and it is expressly declared that the
expression 'Seller(s)' and the 'Purchaser(s)' used herein shall
mean to include their respective heirs, executors, administrators
and assigns.

Contd



.2.

OTHER PARTICULARS REQUIRED BY THE OFFICE OF THE SUB
REGISTRAR DEHRADUN

1. Sale consideration: Rs.16000/-
2. Stamp duty paid: Rs.1680/-
3. Area of the land hereby sold: 0.106 Acre.

2/12/1955
Contd



.3.

4. Land Revenue of the land hereby sold: Approximately 1/-per year

5. Kind of land: Rosli Awal Abi.

6. Whether irrigated/Unirrigated: Irrigated.

Contd



.4.

7.If Seller Scheduled Caste/tribe: No.

8.If trees standing on the land,
their kind and value: No.

9.The land is situated outside Municipal limits.

10.The land hereby sold is agricultural land and is exempted
from Urban land(Ceiling and Regulation)Act 1976 and
also the Imposition of land Holding Act 1960 is not applicable
to it.

11.The Sale consideration is far more than the circle Rate
value and is according to the present prevailing market rate.

[Handwritten Signature]
Contd



.5.

SCHEDULE OF THE LAND HEREBY SOLD

....

All that land measuring 0.106Acre comprised in Khasra No.536 Area 0.040 & Khasra No.535 area 0.066 Acre situated in village Kanwali, Pargana Central Doon, Distt Dehradun bounded and litted as under:-
East: Land of Shri Tankha

West: 30' Wide Passage.

North: 13' Wide Passage.

South: Seller's land

As per plan attached.

The Purchasers will have no right to make any constructions on the passages mentioned above and will also not obstruct any body for passing over the said Passages.

[Handwritten Signature]
Contd



.6.

IN WITNESS WHEREOF the Seller's Attorney has signed hereunder on the day, month and year first above written in presence of the following witnesses:-

Witnesses:

[Handwritten Signature]

Seller's Attorney

1 *[Handwritten Signature]*

2 *[Handwritten Signature]*

Drafted by

[Handwritten Signature]
Advocate

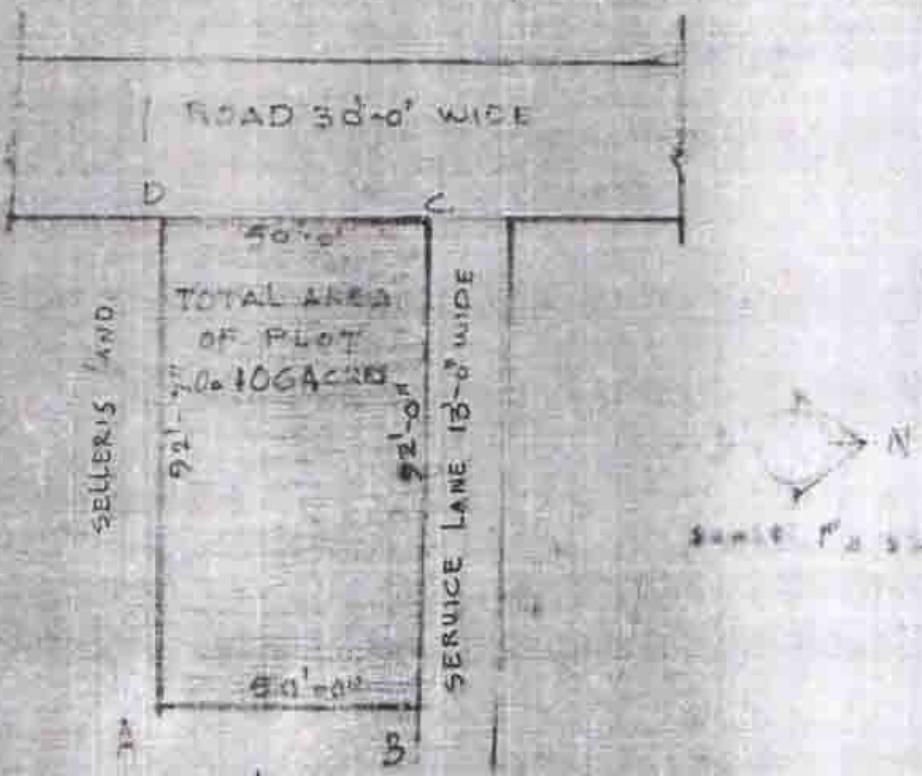
Typed by

[Handwritten Signature]

ENKAPUR DEED WRITER DEHRADUN

PLAN OF KHASMA NO 535 & 536
VILL KANWALI PARGNA CENTRAL DCON
DISTT - DEHRA DUA

SELLER'S NAME: SH. CHANDRA SINGH
S/O SH. NARAIN SINGH
PURCHASER: NAME: SH. D.K. GUPTA &
SMT. ASHA GUPTA.
AREA MARKED ABCD, SHOWN IN RED & COMMON WITH



OTHER'S LAND of Mr. Tankha.

SR. [Signature]

अहमदनगर जिल्हा वार्षिक खतोनी ग्राम व्यावस्था

परगना नं

तहसील

जिला देहशिरा

सं १३०४ फ.सं.३३४४

तक.

खासे खातोनी की सं०	खते का नाम पिता का नाम निवास स्थान	भौतिक अधिकार प्रारम्भ होने का वर्ष	खसरा न०	क्षेत्रफल (हेक्टर-मी) एकड़	मालगुजारी	परिवर्तन सम्बन्धी आजाज का साराश, आजा देने वाले अधिकारी का पद जो रजिस्ट्रार कानूनगो द्वारा स्वीकृत हुए				विवरण		
						सन फसली	सन फसली	सन फसली	सन फसली			
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.
८४६	डोंगो डुहा डुवा डोंगो पिं डुहा का मत आका डुहा पान डोंगो डुहा डुहा वकर (कट्टा कान्हा)	१३०४ ५१०	४३५ ४१६ ४३६ ६१६ २	०.०६६ ०.०४								

मालगुजारी
विवरण
२०-१०-२०१७
(मालगुजारी लिहू विण्ड)
सर्वेक्षण लेखपाल
क्षेत्र.....

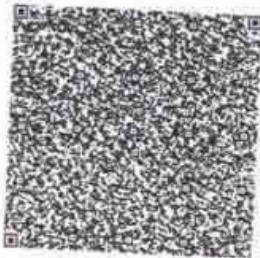


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK35207505651645P
Certificate Issued Date	: 25-Sep-2017 11:14 AM
Account Reference	: NONACC (SV)/ uk1207104/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120710470850953014763P
Purchased by	: AMIT KUMAR GUPTA
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AMIT KUMAR GUPTA
Second Party	: NA
Stamp Duty Paid By	: AMIT KUMAR GUPTA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



PAWAN KUMAR GARI,
STAMP VENDOR No - 231
Court Compound Dehradun

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LEASE DEED AGREEMENT

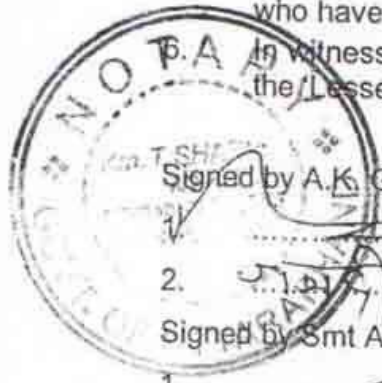
This indenture made on this 25th September, 2017 between Shri A.K. Gupta, S/o D.K. Gupta, resident of Dehradun, at present resident at Vasant Kunj, New Delhi hereafter

Asha Gupta.

called the "Lessor" (Which expression shall where context so admits include his heirs, legal representatives and assigned) on the one part and Smt Asha Gupta, W/o D.K. Gupta, resident of 13/344, Mohit Nagar, Dehradun the "Lessee" on the other part. Whereas the Lessor is sole and absolute, in all owner of house bearing no. 13/344, Mohit Nagar, Dehradun and lessee is desirous to take on lease the said property on terms and condition hereafter appearing.

1. In consideration of the rent hereinafter reserved and of the covenants and agreements by the "Lessee" hereinafter containing the 'Lessor' both hereby demise to the 'Lessee' the property of house no. 13/343, Mohit Nagar to hold the said premises until the lessee for a period of 120 months, commencing from 1st Oct. 2017 at a monthly rent of Rs. 10,000/- (Rs. Ten Thousand Only) for each calendar month (which amount shall cover the Muncipal and Property taxes and Govt. Taxes, if any, excepting water tax, water conservancy and electricity which shall be payable by the 'Lessee) and such rent to be paid to the 'Lessor' at Dehradun or such other place as the 'Lessor' may in writing notify and to be paid on or before the 15th of the month follows.
2. The 'Lessee' will at all the time allow the 'Lessor' or his authorize representative to enter into premises and to inspect it.
3. The 'Lessee' at all time make passage of entrance side available for the use of 'Lessor' of any office authorized agent.
4. The lessee hereby covenants with the Lessor that he will maintain upkeep and lookafter the garden and flower posts and make annual repairs and maintain the premises at his own costs.
5. The 'Lessee' or 'Lessor' can terminate the lease at any time after giving one month notice to the 'Lessor' or 'Lessee' respectively. Any renewal of this lease beyond the period of 12 months shall be with the mutual consent of the parties who have set their hands herewith.

In witness whereas of Shri A.K. Gupta the 'Lessor' set his and Smt. Asha Gupta, the 'Lessee' set hand this day 25th Sept. 2017 herein above written.



Signed by A.K. Gupta in the presence of

1. [Signature]
2. [Signature]

Signed by Smt Asha Gupta, W/o D.K. Gupta in the presence of

1. [Signature]
2. [Signature]

Asha Gupta.
(Asha Gupta)

[Signature]
(A.K. Gupta)

(Lessee)

ATTESTED

(Notary Seal)
P.A. A. T. SHARMA
Notary Public
Dehradun

(Lessor)

Asha Gupta.