BAR ASSOCIATION DEHRADUN

A 63716

SALE DEED RELEVANT PARTICULARS

Sale Consideration	:	~~Rs. 35,00,000/-~~
Market Value	:	Rs. 31,70,000/-
Stamp Duty to be paid	:	Rs. 1,66,800/-
Avas Vikas Duty	:	Excluded
Stamp Duty paid at the time of Agreement	:	Rs. 70,000/-
Stamp Duty Paid	:	Rs. 96,800/-
Locality	:	Mauza Jakhan, Pargana Parwa Doon, Distt. Dehra Dun

Particulars of the Property : All that residential property bearing Khasra No. 933 Ka measuring 1431 Sq. Ft. or 133 Sq. Mts. or 159 Sq. Yards having covered area of 155.01 Sq. Mts. situated at Mauza Jakhan Pargana Parwa Doon, Distt. Dehra Dun with all fittings & fixtures and morefully shown in the map attached herewith

Kind of Property	:	Residential Property
Circle Rate	:	Rs. 14,500/- per Sq. Mts.
Construction Rate	:	Rs. 8,000/- per Sq. Mts.

Name and Address of Seller : **Mrs. Sunita Gupta W/o Sh. Sushil Gupta R/o A – 195, Surya Nagar, Ghaziabad - 201011 U.P.**
PAN No. AAPPG3638P

Name and Address of Purchaser : **Mr. Amit Khaitan (PAN No. AJIPK 8238 K) S/o Sh. Vijay Kumar Khaitan R/o A – 16, Industrial Area, Hathras - 204101 U.P.**

Number of Stamp Sheets	:	15
Drafted by	:	NARINDER SHARMA, Advocate

Sunita Gupta

Amit Khaitan

Secretary
BAR /

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496840

SEP 2013

SALE DEED

THIS DEED OF SALE is made on this the 12th Day of September, 2013 By **Mrs. Sunita Gupta W/o Sh. Sushil Gupta R/o A – 195, Surya Nagar, Ghaziabad - 201011 U.P.** (hereinafter called the **"Seller"**) of the first part

in favour of

Mr. Amit Khaitan S/o Sh. Vijay Kumar Khaitan R/o A – 16, Industrial Area, Hathras - 204101 U.P. (hereinafter called the **"Purchasers"**) of the other part.

WHEREAS the Seller is the owner of property mentioned below in the schedule by virtue of Sale Deed Dated 19.11.2010 duly registered in the office of Sub – Registrar, Dehra Dun in Book No. 1 Vol. 48 Page 381 to 400 at Sr. No. 825 on Dated 19.11.2010 executed by Sh. Raj Kumar Bansal S/o Late Sh. Brij Lal R/o Om Vihar, Krishna Nagar, Kankhal, Distt. Haridwar and the property mentioned below in the schedule is duly mutated in the name of First Party all relevant Govt. Records as owner.

Sunita Gupta

Amit Khaitan

Amit Khetan S/o V.K. Khetan
Mathura

835
11/5/17

70004: [illegible]
[illegible]
[illegible] 3 [illegible]
[illegible]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496819

AND WHEREAS the Seller is in continuous possession of all that property which is going to be sold through this Sale Deed which is more fully described at the end of this deed and the Seller has absolute title of the said property and has rights to transfer the same and deliver the possession to any person in any manner without any hindrance from any person whomsoever.

AND WHEREAS the property mentioned in the schedule of this deed is free from all encumbrances, liens, charges, litigation attachment etc., there is no legal impediment in transferring the same.

Amit Uhed

Sarita Gupta

Amit Khaitan S/o Vijay Kr. Khaitan
Hathras

बही संख्या 1 रजिस्ट्रीकरण संख्या 4342 वर्ष 2013

Sale (Immovable)
Sale(Residential Buliding)

प्रतिफल रु0 : 3,500,000.00
मालियत रु0 : 3,170,000.00

रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	इलेक्ट्रानिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
रु0 10,000.00	रु0 10.00	रु0 340.00	रु0 10,350.00	1,000

श्री अमित खैतान पुत्र श्री विजय कुमार खैतान निवासी ए 16 इण्डस्ट्रीयल एरिया हतरास यूपी ने आज दिनांक 12 Sep 2013 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक देहरादून,चतु०र्थ मे प्रस्तुत किया।

अमित खैतान

उपनिबन्धक
देहरादून,चतु०र्थ
12-Sep-2013

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्रीमती सुनीता गुप्ता पत्नी श्री सुशील गुप्ता निवासी ए 195 सूर्या नगर गाजियाबाद \ ने विक्रय धन मुबलिग रु0 3,500,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री अमित खैतान पुत्र श्री विजय कुमार खैतान निवासी ए 16 इण्डस्ट्रीयल एरिया हतरास यूपी \ ने भी स्वीकार किया।

जिनकी पहचान श्री मौ0 अजहर पुत्र श्री स्व मौ0 अमी निवासी इन्द्रलोक कालोनी कैनाल रोड देहरादून तथा श्री विजय कुमार खैतान पुत्र श्री स्व आर पी खैतान निवासी ए 16 इण्डस्ट्रीयल एरिया हतरास यूपी ने की।

उपनिबन्धक
देहरादून,चतु०र्थ
12-Sep-2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496953

NOW THEREFORE, THIS DEED WITNESSETH AS UNDER :-

1) That in total sale consideration of Rs. 35,00,000.00 (Rs. Thirty Five Lac only) has been paid by the Purchaser to the Seller as follows :-

A) Rs. 5,00,000.00 Rs. Five Lac only through Cheque No. 042203 dated 11.06.2013 drawn on Canara Bank New Market Yard Branch, Hathras, U.P.

B) Rs. 5,00,000.00 Rs. Five Lac only through Cheque No. 042168 dated 16.06.2013 drawn on Canara Bank New Market Yard Branch, Hathras, U.P.

C) Rs. 25,00,000.00 Rs. Twenty Five Lac only through Bankers Cheque No. 234604 dated 12.09.2013 drawn on Canara Bank, Rajpur Road Branch, Dehra Dun.

the Seller of the first part hereby acknowledges, having received the same

Amit Uhret

Sarah Erbl

बही संख्या 1 रजिस्ट्रीकरण संख्या 4342 वर्ष 2013

सुनीता गुप्ता

अमित खैतान

मौ0 अजहर

विजय कुमार खैतान

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

रजिस्ट्रीकर्ता अधिकारी/
उप-निबंधक,देहरादून,चतुर्थ
12 Sep 2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 496140

2) That the Seller DOTH hereby convey, transfer and assign all that property, morefully described in the Schedule hereunder, and hereinafter referred to as the said PROPERTY with all rights, title, interests, easements, appurtenances of the Seller into and upon the said property. TO HAVE and TO HOLD the same absolutely and forever by the Purchasers.

3) That the actual vacant and physical possession where of has been given to the Purchasers on the spot this day, with all rights of easements which the Seller have or may have acquired in future.

Amit Uhat

Sunil Gabla

14
12/9/13

Amit Khaitan S/o Vijay Kr Khaitan
[illegible]

K.No..... L.No.-18
PRADEEP KUMAR
STAMP VENDOR
Court Compound, Dehradun.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496248

7313

4) That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said property in any manner they may like, without any let, hindrance or interruption from the seller or anyone else whomsoever, and / or make or raise constructions etc. therin; and / or make sale or transfer the said property in any manner, and get the same mutated in his name in the relevant Govt. records at his expenses. The Seller has unrestricted right and is competent to transfer the same.

Amit Khot

Sandy Sethi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496296

5) That all the taxes, ceases, etc. (Electricity Bill, Water Bill & taxes, Sever taxes, Municipality bill & taxes etc.) upto the date of this deed shall be paid by the Seller and thereafter the same shall be paid by the Purchaser.

6) That the Seller, at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said property, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.

Amit Khan

Sunita Gab

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496030

7) That in case, any part of the property is taken out from the hands of Purchaser for defect in the title of the Seller, the Seller hereby undertakes to indemnify the Purchaser to the extent of the loss which the Purchaser may suffer.

Amit Uhar

Sunda Sabha

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तराखण्ड UTTARAKHAND

A 496097

2013

8) THAT the total area of the property hereby sold and mentioned in schedule is 133 Sq. Mtrs. having double storey covered area of 155.01 Sq. Mts. The property is situated at Mauza Jakhan (Canal Road), Pargana Parwa Doon, Distt. Dehra Dun at a distance of 200 Mts. from main canal Road. For the purpose of Stamp Duty the Circle Rate of the said vicinity is Rs. 14,500.00 per Sq. Mtrs. As per the circle rate the valuation of the land of the demised property comes to Rs. 19,29,000.00. The value of the constructed portion which is Ordinary (R.C.C.) constructed comes to Rs. 12,41,000.00 So the total value of the property hereby sold comes to Rs. 31,70,000.00 however the sale consideration is Rs. 35,00,000.00. The purchaser is a male so on circle rate value stamp duty @ 5% which comes to Rs. 1,58,500.00 is to be paid and on balance sale consideration of Rs. 3,30,000.00 stamp duty @ 2.5% which comes to Rs. 8,300.00 is to be paid. So the total stamp duty of Rs. 1,66,800.00 is to paid out of which stamp duty of Rs. 70,000.00 had already been paid through registered agreement dated 31.07.2013 and balance stamp duty of Rs. 96,800.00 is being paid.

Amit Uhet

Sunita Gitla

Amit Uhet

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

उत्तराखण्ड UTTARAKHAND

A 496336

2013

9) That the property is situated within the limits of Nagar Nigam, Distt. Dehra Dun.

10) That by the said sale no clause of Urban Land (Ceiling and Regulation) Act, 1976 is being infringed as such no permission under the said Act is required.

11) That there has been written agreement Dated 31.07.2013 between the parties and the same is duly registered in the office of Sub – Registrar - IV, Dehra Dun as document no. 3852.

Amit Uhel

Sanjay Kabli

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

062408

उत्तरांचल UTTARANCHAL

12) That the Seller have not done any thing whatsoever hereby the said property or any part thereof may be subject to any kind of Lease, Lien, Demand, Attachments of any court or person(s) and the same is not also subject to any kind of mortgage either equitable or otherwise in any manner whatsoever except mentioned above.

13) That either the Seller or any one else has no claim or demand whatsoever over the entire property being sold to the Purchaser.

14) That both the term Seller and Purchaser shall mean and include their respective heirs, successors, Legal Representatives, Executors, Administrators and Assignees Etc.

Sunil Kohli Amit Khet

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1,000 Rs.1000

INDIA

उत्तराखण्ड UTTARAKHAND B 200793

5 SEP 2013

SCHEDULE OF PROPERTY

All that residential property bearing Khasra No. 933 Ka measuring 1431 Sq. Ft. or 133 Sq. Mts. or 159 Sq. Yards having covered area of 155.01 Sq. Mts. situated at Mauza Jakhan Pargana Parwa Doon, Distt. Dehra Dun with all fittings & fixtures and the said property is bounded as follows :-

North : Land of others, side measuring 53 Ft.
South : Land of Sh. Mohit Pasricha, side measuring 53 Ft.
East : Land of Sh. Yatendra Malhotra, side measuring 27 Ft.
West : 21 Ft. wide passage, side measuring 27 Ft.

Amit Uhet

Sunda Gabla

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

A 644210

2 SEP 2013

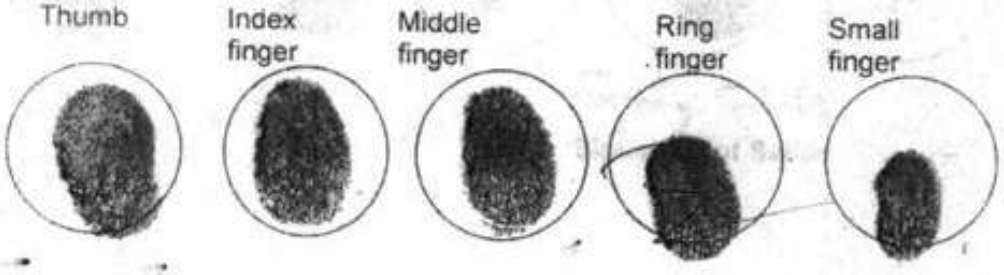
13

COMPLIANCE OF SECTION 32A OF REGISTRATION ACT 1908

Finger print of Seller:-

Mrs. Sunita Gupta W/o Sh. Sushil Gupta R/o A – 195, Surya Nagar, Ghaziabad - 201011 U.P..

Left Hand Finger Print



Sunita Gupta

Amit Khet

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

H 774617

Right Hand Finger Print :

Thumb	Index finger	Middle finger	Ring finger	Small finger

Signature of Seller

Amit Khet

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

H 774618

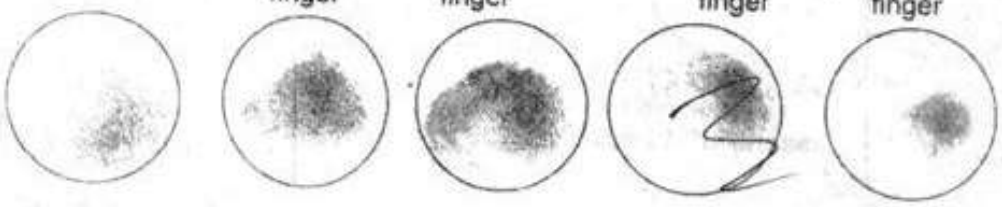
15

Finger print of Purchaser :-

Mr. Amit Khaitan S/o Sh. Vijay Kumar Khaitan R/o A – 16, Industrial Area, Hathras - 204101 U.P.

Left Hand Finger Print :

Thumb | Index finger | Middle finger | Ring finger | Small finger



Smt. Cukly

Amit Khaitan

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

H 774619

16

Right Hand Finger Print :

Thumb | Index finger | Middle finger | Ring finger | Small finger

Signature of Purchaser

WITNESSES : 1.

MOHD AZHAR
Indervihar-Colony
Lane No. 2, Canal
Road, Dehra
DL-94755/2000

2.

(VIJAY KUMAR KHETAN)
S/o Late Sri R.P. Khetan
R/o Krishna Kripa
Mathura Road
Mathura (U.P.)
Pan Card No. AFIPK

DRAFTED BY : Narinder Sharma, Advocate

Sunla Gupta

3813
12/9/13

35

H.A. SINGH
STAMP VENDOR
Opp. Bar Association, Dehradun.

बही संख्या 1 जिल्द 928 के पृष्ठ 89 से 122 पर क्रमाक 4342

पर आज दिनांक 12 Sep 2013 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतु०थ
12 Sep 2013

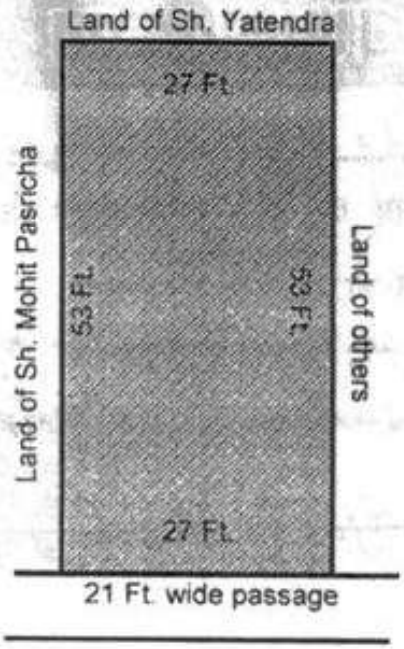
MAP OF THE PROPERTY

Not for Scale

All that residential property bearing Khasra No. 933 Ka measuring 1431 Sq. Ft. or 133 Sq. Mts. or 159 Sq. Yards having covered area of 155.01 Sq. Mts. situated at Mauza Jakhan Pargana Parwa Doon, Distt. Dehra Dun with all fittings & fixtures.

Name of Seller:- Mrs. Sunita Gupta

Name of Purchaser:- Mr. Amit Khaitan



Sunita Gupta

Sign. of Seller

Amit Khaitan

Sign. of Purchaser

बही संख्या 1 जिल्द 928 के पृष्ठ 89 से 122 पर क्रमाक 4342

पर आज दिनांक 12 Sep 2013 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक,देहरादून,चतु०र्थ
12 Sep 2013

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

1394/2013

19AA 451269

25 NOV 2013

प्रमाणित किया जाता है कि

कोषागार देहरादून

1 928 89/122

4342

12 Sep 2013

सत्य प्रतिलिपि

03 Dec 2013

N. Virender Hans (Advocate)

535/3
28.11.13

कमला
स्टाम्प
कोर्ट कम्पाउण्ड, मथुरा