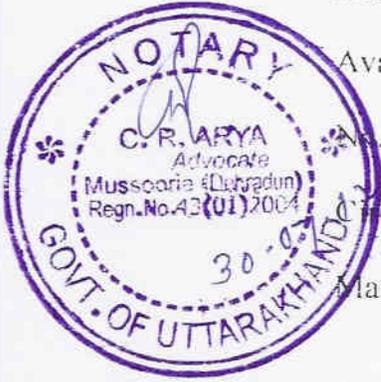


90/2019

SALE DEED

Consideration : Rs. 2,50,000/- ✓
Market value : Rs. 332000/- ✓
Stamp Duty : Rs. 12,500/- ✓
Avas Vikas Duty : --
No. of Stamp Sheets. : 13 (Thirteen) ✓
Scale Rate and Serial No.: Rs. 2000/- per sq. mtr. at sl. No. 17 ✓
Main Location : Kinraig Bridal path within 200 mtr.
of Library Kinraig Road Mussoorie.
Schedule of property : All that property known as part of Rose
Villa Estate situated at Kinraig Bradle
Road, Mussoorie admeasuring 1782 sq.
ft. or 166 sq. mtr.
Name of the Seller : Sri Ramesh Kannoja s/o Sri Jia Lal
Kannoja, R/o Woodstock Dhobighat,
Landour, Mussoorie through his lawful
attorney Sh. Rajesh Kannoja s/o Duli
Chand, R/o Woodstock Dhobighat,
Landour, Mussoorie
I.D. of the Seller : I.D. - RAMESH KANOJIA ADIPK 0349-R (PAN)
Name of the Purchaser : I.D. - RAJESH KANOJIA EPP/UP/01/423/0024595
Smt. Kavita Bhandari w/o Sri Shoorveer, 16, MUSSOORIE
Bhandari R/o Arya Samaj, Landour, 2006
Mussoorie
I.D. of the Purchaser : I.D. - KAVITA BHANDARI - AYZPB 0435E
(PAN)



Rajesh

Kavita

90/2012



एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

उत्तराखण्ड UTTARAKHAND

A 253859



SALE DEED

This Sale Deed is executed at Mussoorie on this 26th day of April, 2012,

BETWEEN

Sri Pamesh Kannoja s/o Sri Jia Lal Kannoja, R/o Woodstock Dhabighat, Landour, Mussoorie through his lawful attorney Sh. Rajesh Kannoja s/o Duli Chand, R/o Woodstock Dhabighat, Landour, Mussoorie (hereinafter referred to as "the Seller" which expression shall unless repugnant to the context mean and include their successors, assigns, legal representatives, heirs, executors, administrators, etc.) of the FIRST PART;



AND

Smt. Kavita Bhandari w/o Sri Shoorveer Bhandari R/o Arya Samaj, Landour, Mussoorie (hereinafter referred to as "the Purchaser" which expression unless repugnant to the context shall mean and include his successors, assigns, legal representatives, heirs, executors, administrators, etc.) of the SECOND PART.

Rajesh

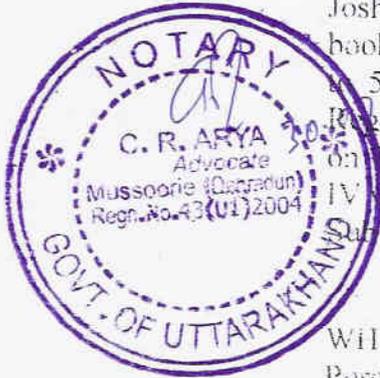
Kavita



उत्तराखण्ड UTTARAKHAND

A 263761

WHEREAS the plot of land admeasuring about 1782 sq. ft. or 166 sq. mtr. part of Rose Villa Estate situated at Kinraig Bradle Road, Mussoorie Purchased by the present vendor from one Sri Indra Mani Joshi vide registered sale deed dated 29th day of March 1989 registered as book no. 1, vol. 134, on page 119, addl book no.1, vol. 141, on pages 45 & 58 as document no. 109/89 on 30.03.89 in the office of Joint Sub Registrar, Mussoorie. Sri Ramesh Kannoja executed a power of attorney on 14.2.2012 registered in book no. IV vol. 10, on page 76, addl. Book No. IV vol. 15, on pages 435 to 448 as no. 3/2012, on 14.2.2012 in the office of Sub Registrar, Mussoorie.



WHEREAS the Seller is willing to sell the said property and the Purchaser is desirous to purchase the said property known as part of Rose Villa Estate situated at Kinraig Bradle Road, Mussoorie admeasuring 1782 sq. ft. or 166 sq. mtr. from the Seller with all rights of absolute title, ownership, easements, privileges and appertunaments, etc;

WHEREAS after mutual discussion between the Seller and the Purchaser, the Seller has agreed to sell the said property to Purchaser and the

Ramesh

Ravindra

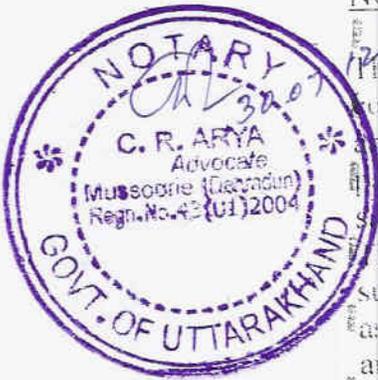


उत्तराखण्ड UTTARAKHAND

A 263763

Purchaser has agreed to purchase the said property from the Seller for a total Purchase Price of Rs.2,50,000/- on the terms and conditions mentioned after this.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:



That in pursuance of this Deed, the Purchaser has paid the total consideration of Rs. 2,50,000/- in cash on different dates to the seller and the seller does hereby acknowledge the receipt of full and final payment of the entire Purchase Price of Rs.2,50,000/- being the entire sale consideration towards the sale of the said property to the Purchaser. The receipt acknowledging payment by the Purchaser to the Seller of the sum of Rs. 2,50,000/-. Now the Seller hereby sells, conveys, transfers, assigns and assure unto the Purchaser all their respective rights, interests and title in the said property known as part of Rose Villa Estate, situated at Kinraig Bradle Road, Mussoorie. admeasuring total area 1782 sq. ft. or 166 sq. mtr. of land together with all ways, paths, passages, rights, liberties, privileges, benefits, advantages of light, appendages, easements, rights of way and appurtenances whatsoever thereto including the right, interest and title to the land under free from any liens, charges, encumbrances, equities, claims, mortgages, conditions, restrictions of any kind or nature whatsoever, to the Purchaser TO HAVE and TO HOLD it

Reyesh K.

A. ity.



उत्तराखण्ड UTTARAKHAND

A 263764

- 1 DEC 2011

मिशन विभाग
पुणे सं. 02

absolutely and forever. That all the rights held by vendor or their heirs have been transferred to the purchaser.



1. The Seller hereby covenants with the Purchaser that the absolute rights and interest which the Seller profess to transfer subsist and that the Seller has good right, full power and absolute authority to sell, convey, transfer, assign and assure the said property hereby sold, conveyed and transferred, assigned and assured to the Purchaser.

That the Seller has handed over peaceful, vacant and physical possession of the said property to the Purchaser on the execution of this Deed.

The Seller represent warrant and undertakes to the Purchaser in the terms set out in the following paragraphs in relation to the said property.

Aravind

Aravind



उत्तराखण्ड UTTARAKHAND

A 263762

That the Seller had the power and requisite authority to execute this Deed and are competent to consummate the transactions contemplated herein.

The execution and delivery of this Deed constitutes a valid, legal and binding obligation of the Seller and is enforceable against the Seller in accordance with the terms hereof.

The said property is conveyed free from all encumbrances, charges, liens, mortgages, actions, acquisitions, agreements, tenancies, equities, fines, penalties, claims, pledges, securities, interests, forfeiture, taxes, covenants, conditions or restrictions of any kind or nature whatsoever to the Purchaser.

7. That the said property is conveyed/transferred with all easements, rights of way the Purchaser shall have unrestricted and unfettered ownership and access to the said property. The purchaser will have right of passage or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto.



Revised

Raita



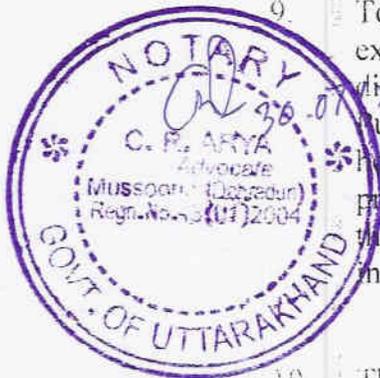
उत्तराखण्ड UTTARAKHAND

A 263745

8. That the Seller has not and shall not set up, whether directly or indirectly, an adverse title to the said property against the title of the Purchaser any kind whatsoever.

9. To diligently perform all such actions and diligently make, do, execute, acknowledge and deliver and perfect with all proper dispatch all such transfers, consents and other documents as the Purchaser may reasonably request from time to time and all times hereafter to effectively vest in the Purchaser or his nominee(s) and protect the Purchaser's right, title and interest in and enjoyment of the said property and shall assist the Purchaser in realizing the intent of this transaction.

10. The Seller represent and warrant that the seller have paid all dues upto this date in respective of Electricity Charges, Municipal Water Charges, House and Property Tax in relation to the said property. And thereafter the purchaser will responsible for all above taxes etc.



Ramesh

7

Acuity



उत्तराखण्ड UTTARAKHAND

A 041913



11. Upon the execution of this Sale Deed, the Seller has delivered the original documents pertaining to the title of the Seller and to the said property to the Purchaser, as well as site plan.
12. That the Seller shall cooperate to do all such acts, deeds and things which will be necessary to get the said property transferred and mutated in the name of the Purchaser or his nominee(s), as the case may be.
13. That the Purchaser is entitled to get the said property assessed in his own name or in the name or names of his nominee(s) in the records of Municipal Board of Mussoorie, Water Department, electricity department, telephone or any other concerned authority.
14. The Purchaser shall bear the cost of stamp duty payable and this Sale Deed shall be duly registered in the Office of the Sub-Registrar of Mussoorie, Dist. Dehradun.

Request

Security



उत्तराखण्ड UTTARAKHAND

A 041912

15. In case of any defect in the right, interest or title of the said, property and or of any of the foregoing representations and warranties, the Seller will make good all the losses suffered by the Purchaser due to the said defect.

16. The Seller hereby agree and declare that he shall indemnify the Purchaser as to all losses as the Purchaser may incur for any misrepresentation, defect in title or any document relating to the property as to the other liability statutory or otherwise prior to the execution of this Deed and in respect of any third party having interest or claim in the said property.

17. That the said property is more than 100 meters far from main Library Kinraig Road, and the stamp duty is being paid on the circle rate fixed by the Collector Dehradun. Value of the property is as follows-

(166 X 2000 = 3.32,000/- and 3.75% of the same comes to Rs. 12,450/- but stamp duty is being paid Rs. 12,500/-). The property is residential plot within limit of City Board Mussoorie.



Revised

Acuity



उत्तराखण्ड UTTARAKHAND

A 041911

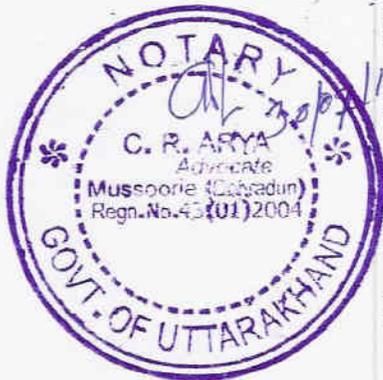
Schedule of the property

All that property known as part of Rose Villa Estate situated at KinCraig Bradle Road, Mussoorie within 200 mtrs. of KinCraig Library Motor Road, admeasuring Total area 1782 sq. ft. or 166 sq. mtr. and the land therein appurtenant thereto butted and bounded as under:-

North-	Property of I.M. Joshi
South-	Property of Glen and Glenlyon Estate and Arn Cliff Estate.
East-	Glen Estate.
West-	Glenlyon Estate.

(The property has been shown in the attached plan with red Ribband).

Name & address of the Vendor- Sri Ramesh Kannoja s/o Sri Jia Lal Kannoja, R/o Woodstock Dhobighat, Landour, Mussoorie through his lawful attorney Sh. Rajesh Kannoja s/o Dul: Chand, R/o Woodstock Dhobighat, Landour, Mussoorie.



Rajesh K

Ranjit

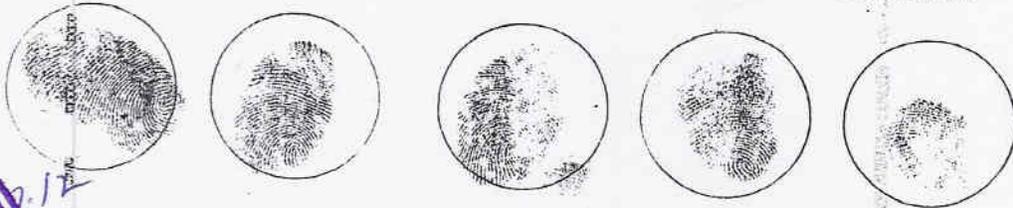


उत्तराखण्ड UTTARAKHAND

A 041910

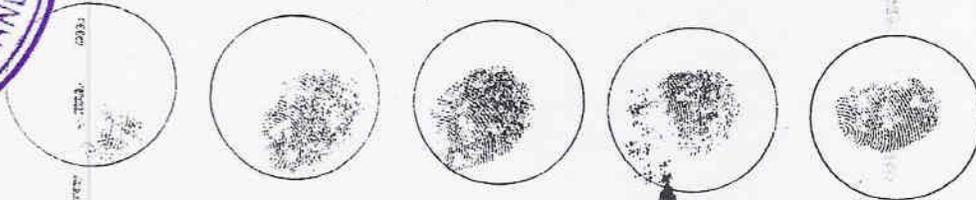
Left Hand Fingers Impressions

Angusth Tarjani Madhyama Anamika Kanishthika



Right Hand Fingers Impressions

Angusth Tarjani Madhyama Anamika Tanishthika



Rajesh K
Vendor

Rajesh K

Rajesh K

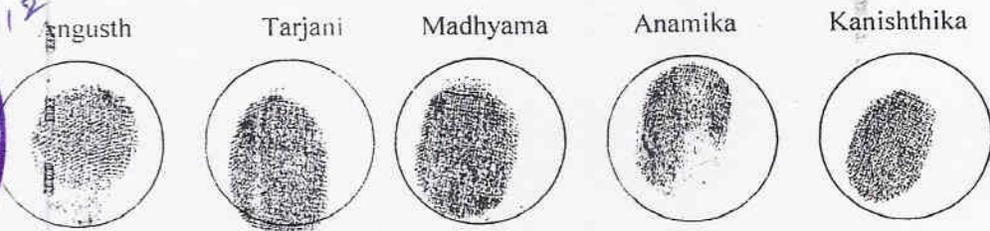


उत्तराखण्ड UTTARAKHAND

A 041909

Name & Address of the Vendee- Smt. Kavita Bhandari w/o Sri
Soorveer Bhandari R/o Arya Samaj, Landour, Mussoorie

Left Hand Fingers Impressions



Kavita K

Kavita



उत्तराखण्ड UTTARAKHAND

A 041908

15 DEC 2011
शिवराम विद्या
कोट नं. 001



Right Hand Fingers Impressions

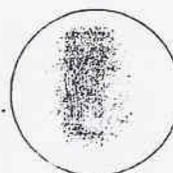
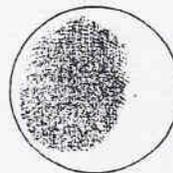
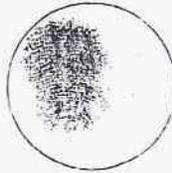
Angusth

Tarjani

Madhyama

Anamika

Kanishthika



Rupesh

Rupesh

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उत्तरांचल UTTARANCHAL

Kavita A 601399
VENDEE

IN WITNESS WHEREOF, the Seller and purchaser hereto have duly executed and delivered this Deed as of the date, month and year first above written in the presence of the following witnesses..

Witnesses:



Shoolan Singh Bhandari Sp. & K.S. Bhandari
R/o Beevi"lla Kanyaj Ramp
Mussorie
DL No UA0720060029706
NARENDRA SINGH PADIYAR - I.D - APNIPP2876H (PAN)
S/o Late Sh. VIJAY SINGH PADIYAR

typed in my chamber on the basis of Documents produced before me, and the photographs Of the parties has been identified by me on the basis Identification made by each other.

Fayeshk

[Signature]
Arupa Saha

Arupa

PART SITE PLAN OF LAND OF SH RAMESH KANNOJIA

AT ROSE VILLA ESTATE SITUATED AT KINCRAIG BRADLE

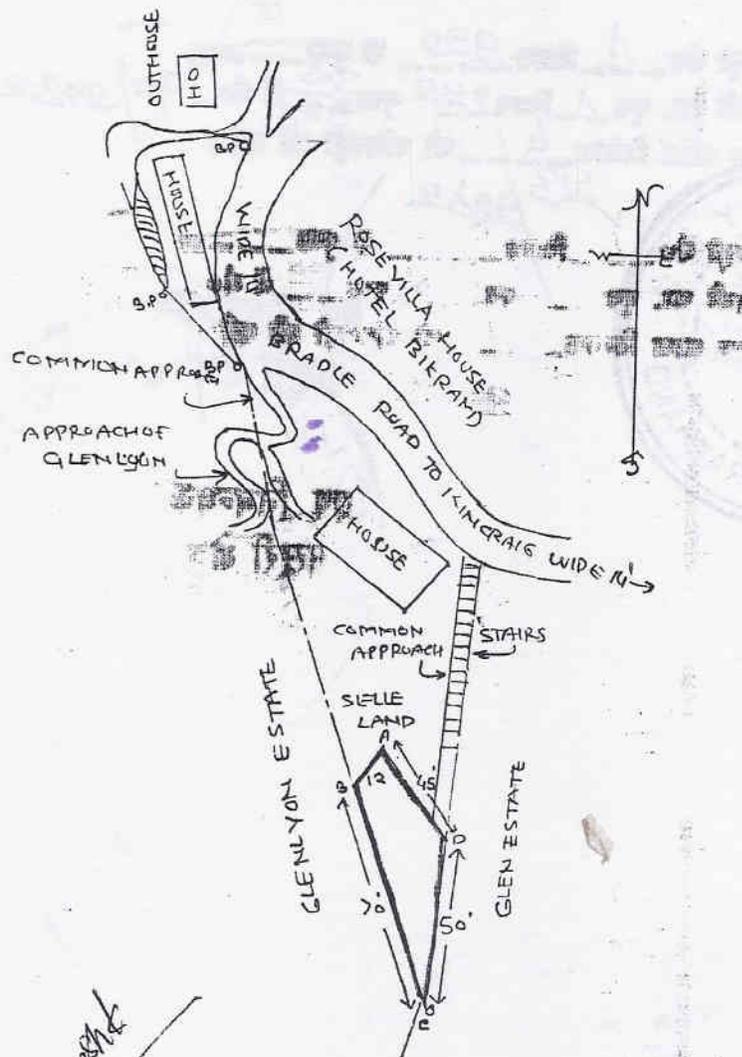
ROAD MUSSOORIE (U.K).

AREA OF SOLD PORTION OF LAND:- 1782.00 SFT OR 166.00 SMT

IS SHOWN IN RED RIBANED & ENCLOSED WITH LETTERS A,B,C,D

SELLER:- SH RAMESH KANNOJIA S/O SH JIA LAL KANNOJIA

PURCHESER:- SMT. KAVITA BHANDARI W/SH SHARVEER BHANDARI



Ramesh

Kavita

S