

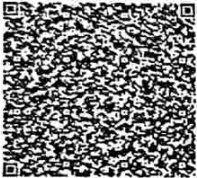


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK29054334019544T
Certificate Issued Date : 29-Jun-2021 12:04 PM
Account Reference : NONACC (SV)/ uk1259604/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK125960461934615786091T
Purchased by : SMT REKHA GUPTA AND SMT USHA GUPTA
Description of Document : Article 4 Affidavit
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : SMT REKHA GUPTA AND SMT USHA GUPTA
Second Party : NA
Stamp Duty Paid By : SMT REKHA GUPTA AND SMT USHA GUPTA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



सतेन्द्र सिंह नेगी
स्टाम्प विक्रेता
लाईसेन्स नं०-183
कोर्ट कम्पाउण्ड, देहरादून

Please write or type below this line

Kolab

Chaghtley

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.

शपथ पत्र

समक्ष:- जिला पर्यटन विकास अधिकारी जनपद देहरादून।

शपथ पत्र द्वारा श्रीमती रेखा गुप्ता पत्नी श्री संजय गुप्ता निवासी-राणा प्रताप बाग दिल्ली-110007 एवं श्रीमती ऊषा गुप्ता पत्नी श्री राजीव गुप्ता निवासी-माल रोड दिल्ली यूनिवर्सिटी, मलका गंज, नार्थ दिल्ली-110007।

हम उपरोक्त शपथकर्ता निम्न कथन करते हैं कि

- 1- यह कि हमारा उपरोक्त नाम व पता सही एवं सत्य है।
- 2- यह कि शपथकर्तागण एवं श्रीमती अंजू गुप्ता पत्नी श्री संजय गुप्ता द्वारा क्राउन ब्रेवरी स्टेट, बाल्लोगंज, मसूरी जिला-देहरादून में संयुक्त रूप से आवासीय भवन/सम्पत्ति क्रय की गयी थी, जिसका इंद्राज बही सं0-1, जिल्द 2982, पृष्ठ 27 से 64 पर क्रमांक 7019 दिनांक 11-06-2019 में उप निबंधक देहरादून तृतीय में रजिस्ट्री की गयी है, जिसके स्वामित्व पर कोई झगडा व विवाद नहीं है।
- 3- यह कि श्रीमती अंजू गुप्ता पत्नी श्री संजय गुप्ता द्वारा क्राउन ब्रेवरी स्टेट, बाल्लोगंज, मसूरी जिला-देहरादून में उक्त आवासीय भवन/सम्पत्ति के 06 कमरो को अतिथि उत्तराखण्ड गृह आवास (होम स्टे) योजना के अन्तर्गत पंजीकृत करवाना चाहती हैं, जिस हेतु उनके द्वारा आवेदन किया गया है/किया जा रहा है।
- 4- यह कि उक्त भवन का अतिथि उत्तराखण्ड गृह आवास (होम स्टे) योजना में पंजीकरण श्रीमती अंजू गुप्ता पत्नी श्री संजय गुप्ता के नाम पर होने तथा उनके द्वारा उक्त भवन पर होम स्टे का संचालन किये जाने पर शपथकर्तागणों को कोई आपत्ति नहीं है, और न ही भविष्य में कोई आपत्ति होगी। वरन पूर्ण सहमति है।

हम उपरोक्त शपथकर्तागण आज दिनांक 29 जून 2021 को पुष्टि करते हैं कि शपथ पत्र के क्र0सं0-01 से 04 तक वर्णित तथ्य हमारी निजी जानकारी में सही व सत्य है। इसमें किसी भी प्रकार का कोई तथ्य छिपाया नहीं गया है।

शपथकर्ता

Rekha

(रेखा गुप्ता)

पत्नी श्री संजय गुप्ता

शपथकर्ता

Usha

(ऊषा गुप्ता)

पत्नी श्री राजीव गुप्ता



ATTESTED
(RAJENDER SINGH)
Advocate & NOTARY
Chamber No. 92, 1st Floor
Opposite Bar Office
Collectorate Court Compound
Dehradun (Uttarakhand)


कार्यालय नगर पालिका परिषद, मसूरी।

पत्रांक : २५५९...../कर/१९-२०

दिनांक : ०१-०१-२०

प्रमाण पत्र.

अवगत कराना है कि नगर पालिका परिषद, मसूरी के अभिलेख "भवन एवं भूमि मूल्यांकन सूची" वर्ष २०१४-२०१९ की मॉग सख्या ३१६६/१ पर दर्ज सम्पत्ति, काउन ब्रैवरी स्टेट बालॉगन्ज ४०० वर्ग मी० भूमि में भवन ११८.५७ वर्ग मी० में, श्रीमती रेखा गुप्ता पत्नी श्री संजय गुप्ता श्रीमती उषा गुप्ता पत्नी श्री राजीव गुप्ता, श्रीमती अन्जू गुप्ता पत्नी श्री संजय गुप्ता के नाम पर वार्षिक मूल्यांकन रू० ५०,०००-०० सहित दर्ज है।


कर अधीक्षक,
नगर पालिका परिषद, मसूरी।
नगर पालिका परिषद,
मसूरी



क्रमांक A 18283

SALE DEED

(DETAILS FOR THE SUB - REGISTRAR OFFICE)

Consideration	: Rs. 40,51,000/-
Market Value	: Rs. 34,51,000/-
Total Stamp Duty Paid	: Rs. 1,71,500/-
E-Stamp Certificate No.	: IN-UK19739505831556R Dt. 11-06-2019
Total Nos. of Pages	: 19
Circle Rate	: Rs. 6500/- per sq.mtrs for land and @ Rs. 12000/- per Sq. Mtrs. for construction
Kind of Property	:- Residential
Latitude No.	:- 30.4441672
Longitude No.	:- 78.0860208

Main Location : The said property is located on Mussoorie-Barlowganj Road, Barlowganj area, Mussoorie, District Dehradun, Uttarakhand;

Schedule of the Property : All THAT plot of land admeasuring 400 sq. mtrs. along with a structure with a covered plinth area of 118.5 sq.mtrs., forming part of Crown Brewery Estate, situated at Mussoorie-Barlowganj Road, Mussoorie, District Dehradun, Uttarakhand;

Name & Address of the Seller : **Mrs. Anupam Handa** wife of Mr. Ajay Handa, R/o Ingle Side, Bala Hissar, Mussoorie, District Dehradun, Uttarakhand (PAN : **ABOPH3798K**)

Name & Address of the Purchasers : (1) **Mrs. Rekha Gupta** wife of Mr. Sanjay Gupta, R/o B-2/11, Part-B, Rana Partap Bagh, Delhi 110007 (2) **Mrs. Usha Gupta** wife of Mr. Rajeev Gupta, R/o 2 Cavalary Lane, Mall Road, Delhi University, Malka Ganj, North Delhi, Delhi 110007 and (3) **Mrs. Anju Gupta** wife of Mr. Sanjay Gupta, R/o 2 Cavalary Lane, Mall Road, Delhi University, Malka Ganj, North Delhi, Delhi 110007.

(1) PAN : AJVPG0407F (2) PAN : AEIPG6462J (3) PAN : AEIPG5845H

Drafted by : **Alok Aggarwal, Advocate**, SDM Court Compound, Dehra Dun

Alok *Rekha* *Usha* *Anju*

T-23



Online Public Data Entry Summary



DISTRICT NAME : देहरादून SRO : देहरादून

UKPDE2019045118090

11-Jun-2019

1:59:33P

Appointment Date: 11 Jun 2019 Appointment Time: 2:30 p.m to 3:30 p.m Appointment TokenNo: 4

Deed/Article Type : Sale (Immovable)

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

Village/Location For Index : बालीमंड क्षेत्र (बेपी बेड मे बालीमंड मार्ग की सम्पूर्ण सम्पत्तियों हेतु, बालाहिमार मार्ग पर बालाहिमार के पश्चात

Village/Location/Road Selected for Circle RateList : बालीमंड क्षेत्र (बेपी बेड मे बालीमंड मार्ग की सम्पूर्ण सम्पत्तियों हेतु, बालाहिमार मार्ग पर

Khewat : 0 Khatoni : 0

Khasra : 0

House/Flat No: 0

Area : 400.00 वर्ग मीटर

Latitude : 30.4441672000

Longitude : 78.0860208000

Land Value : 3,451,000.00

Construction Value : 0.00

Transaction Value : 4,051,000.00

Market Value : 3,451,000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Stamp Duty : 171,500.00

Regn Fees : 25,000.00

Words : 1,000

Page : 38


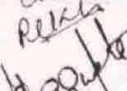
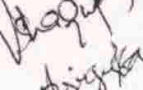
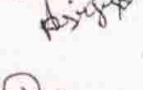


व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	रकम			
आवासीय निर्माण का विवरण					
क्र. सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण त्त	दास वर्ष	रकम
निबंधक शुल्क का विवरण					
क्र. सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25,000.00	0		
स्टाम्प शुल्क का विवरण					
क्र. सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	171,500.00	0	11-Jun-2019	0

Deh
Recuse
Udha
Agarwal

Appointment Date: 11 Jun 2019

Appointment Time: 2:30 p.m to 3:30 p.m

Appointment TokenNo: 4

		पक्षकारों का विवरण				
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहुचान पत्र संख्या
जिला / प्रथम पक्ष	श्रीमती अनुपमा हांडा पत्नी श्री अजय हांडा निवासी इन्फे साइड बाम्बा हिसार मसुरी देहरादून		OTHERS	ABOPH3798 K	0	PAN CARD ABOPH3798K
जिला / द्वितीय पक्ष	श्रीमती रेखा गुप्ता पत्नी श्री संजय गुप्ता निवासी सी 2/21 गार्ड वी राधा प्रवाप बाग दिल्ली		OTHERS	AJVPG0407 F	0	PAN CARD AJVPG0407F
जिला / तृतीय पक्ष	श्रीमती उषा गुप्ता पत्नी श्री राजीव गुप्ता निवासी केवली मेन मॉड रोड दिल्ली पुलिसमिठी मकका गज मार्ग दिल्ली		OTHERS	AEIPG6462 J	0	PAN CARD AEIPG6462J
जिला / चतुर्थ पक्ष	श्रीमती अंजू गुप्ता पत्नी श्री संजय गुप्ता निवासी केवली मेन मॉड रोड दिल्ली पुलिसमिठी मकका गज मार्ग दिल्ली		OTHERS	AEIPG5845 H	0	PAN CARD AEIPG5845H
गवाह	श्री मनोज गुप्ता पुत्र श्री मनमोहन गुप्ता निवासी ६७? बरबारा अजमेरी गेट दिल्ली		OTHERS		0	ADHAAR : 6494 878 1347
गवाह	श्री अजय हांडा पुत्र श्री मी ० एल ० हांडा निवासी इन्फे साइड बाम्बा हिसार मसुरी देहरादून		OTHERS		0	PAN CARD AARPH4483P

Deed Writer / Advocate Name : ALOK AGGARWAL



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUPAM HANDA
CHANDRA PRAKASH
26/11/1976
ABOPH3798K

Account Number

Anupam
Signature

Handa

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REKHA GUPTA
OM PRAKASH MITTAL
02/02/1969
AJVPG0407F

Permanent Account Number

Rekha
Signature

Rekha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIPG6462J

QR Code

नाम / Name
USHA GUPTA

पिता का नाम / Father's Name
BHAGWAN DASS GUPTA

जन्म की तिथि / Date of Birth
30/09/1966

Usha Gupta
हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEIPG5845H

QR Code

नाम / Name
ANJU GUPTA

पिता का नाम / Father's Name
DHARM PAL

जन्म की तिथि / Date of Birth
22/12/1969

Anju Gupta
हस्ताक्षर / Signature

PHOTOGRAPH OF THE SCHEDULED PROPERTY

All THAT plot of land admeasuring 400 sq. mtrs. along with a structure with a covered plinth area of 118.5 sq.mtrs., forming part of Crown Brewery Estate, situated at Mussoorie-Bariowganj Road, Mussoorie, District Dehradun, Uttarakhand.



Anupam Handa

[Mrs. Anupam Handa]
Seller

Rekha Gupta

[Mrs. Rekha Gupta]
Purchaser No. 1

Usha Gupta

[Mrs. Usha Gupta]
Purchaser No. 2

Anju Gupta

[Mrs. Anju Gupta]
Purchaser No. 3

7019



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK19739505831556R
Certificate Issued Date	: 11-Jun-2019 12:04 PM
Account Reference	: NONACC (SV)/ uk1200704/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK120070441443162469941R
Purchased by	: REKHA GUPTA AND OTHERS
Description of Document	: Article 23 Conveyance
Property Description	: MUSSOORIE BARLOWGANJ ROAD MUSSOORIE DDUN
Consideration Price (Rs.)	: 40,51,000 (Forty Lakh Fifty One Thousand only)
First Party	: ANUPAM HANDA
Second Party	: REKHA GUPTA AND OTHERS
Stamp Duty Paid By	: REKHA GUPTA AND OTHERS
Stamp Duty Amount(Rs.)	: 1,71,500 (One Lakh Seventy One Thousand Five Hundred only)



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11/06/2019
REKHA GUPTA AND OTHERS
MUSOORIE DDUN

Anupam Handa

Rekha Gupta

Handwritten signature

Handwritten signature

0001117685

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.ahcinstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



SALE DEED

THIS DEED OF SALE is made on this the **11th day of June, 2019**
(Two Thousand and Nineteen) at Distt. Dehra Dun,

BETWEEN

Mrs. Anupam Handa, wife of Mr. Ajay Handa, R/o. Ingle Side,
Bala Hissar, Mussoorie, District Dehradun, Uttarakhand
(hereinafter called the "Seller" of the One Part;

AND

(1) **Mrs. Rekha Gupta** wife of Mr. Sanjay Gupta, R/o B-2/11, Part-
B, Rana Partap Bagh, Delhi 110007 (2) **Mrs. Usha Gupta** wife of
Mr. Rajeev Gupta, R/o 2 Cavalary Lane, Mall Road, Delhi
University, Malka Ganj, North Delhi, Delhi 110007 and
(3) **Mrs. Anju Gupta** wife of Mr. Sanjay Gupta, R/o 2 Cavalary
Lane, Mall Road, Delhi University, Malka Ganj, North Delhi, Delhi
110007 (hereinafter called the "Purchasers") of the Second Part;

PROVIDED ALWAYS and it is agreed and understood that
the expressions 'Seller' and 'Purchasers' unless repugnant to the
context shall mean and include their respective Heirs, Successors,
Legal Representatives, Nominees, Administrators, Executors and
Assigns etc.

Anu Handa *Rekha* *Usha Gupta* *Anju Gupta*

WHEREAS one Mr. James A.R. Skinner had purchased the property known as CROWN BREWERY ESTATE, situated in Barlowganj, Mussoorie vide Sale Deed dated 10/01/1947 duly registered on 13/01/1947 in the office of the Sub-Registrar, Dehradun in Book No.1, Volume 326 on pages 152 to 155 as Document No. 60; and

AND WHEREAS after the death of the said Mr. James A.R. Skinner, his heirs Lt. Col. M.A.R Skinner, Mrs. Lillian E. Singh, Mr. James R. Skinner, Mrs. Kathleen M. Cunnington, Mr. A.F. Skinner, Mr. C.H. Skinner, Mr. D.J. Skinner, Mrs. Sylvia A. Mahendroo and Mrs. Stanley R. Skinner succeeded the said property known as Crown Brewery Estate and became the absolute and joint owners of the same, each having one-ninth share; and

AND WHEREAS Mr. Stanley R. Skinner gifted his one-ninth share to Mrs. Kathleen M. Cunnington vide Gift Deed dated 22/02/1961 duly registered as Document no. 1 in Book No. 1, Volume 10 on page 189 on 27/02/1961 in the office of the Sub-Registrar, Hansi and thus Mrs. Kathleen M. Cunnington became the owner of two-ninth share in the said property; and

AND WHEREAS some of the said heirs of late Mr. James A.R. Skinner sold and transferred a portion of the said estate to Dr. Sunil Sanon and Dr. Veenu Sanon vide Sale Deed dated 10/11/1989; and

AND WHEREAS the other heirs of late Mr. James A.R. Skinner sold and transferred the remaining property forming part of Crown Brewery Estate, situated on Mussoorie-Barlowganj Road, Mussoorie to Shri Ravindra Kumar Chadha, s/o. Late Lala Shanti Narain, and Shrimati Sarita Chadha, w/o. Shri Ravindra Kumar Chadha, both residents of 301 B, Beverly Park I, DLF City Phase-2, Gurgaon, Haryana - 122002 vide Sale Deed dated 28/12/1990 duly registered as Document No. 690/90 in Book No.1, Volume 134, at page 334 in ADF Book No.1, Volume 198 at pages 175 to 276 in the Office of the Joint Sub-Registrar, Mussoorie on 09/01/1991 and thus became the absolute owners-in-possession of the said property; and

Code *R.K.M.* *Shri Ravindra Kumar Chadha*
Asst. Reg.

बही संख्या 1 रजिस्ट्रीकरण संख्या 7019 वर्ष 2019

Sale (Immovable)	प्रतिफल रु0 : 4,051,000.00			
Sale(Residential Building)	मालियत रु0 : 3,451,000.00			
रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 10.00	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क रु0 380.00	कुल योग रु0 25,390.00	शब्द लगभग 1,000

श्रीमती रेखा गुप्ता पत्नी श्री संजय गुप्ता निवासी बी २/११ पार्ट बी राणा प्रताप बाग दिल्ली ने आज दिनांक 11 Jun 2019 समय मध्य 2PM व 3PM को कार्यालय उपनिबन्धक देहरादून, तृतीय में प्रस्तुत किया।



रेखा गुप्ता

Handwritten signature of Rekha Gupta

उपनिबन्धक
देहरादून, तृतीय
11-Jun-2019

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्रीमती अनुपमा हांडा पत्नी श्री अजय हांडा निवासी इंग्ले साइड बाला हिसार मसूरी देहरादून \ ने विक्रय धन मुबलिग रु0 4,051,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्रीमती रेखा गुप्ता पत्नी श्री संजय गुप्ता निवासी बी २/११ पार्ट बी राणा प्रताप बाग दिल्ली \ श्रीमती उषा गुप्ता पत्नी श्री राजीव गुप्ता निवासी २ कैवलरी लेन मॉल रोड दिल्ली यूनिवर्सिटी मलका गंज नार्थ दिल्ली \ श्रीमती अंजू गुप्ता पत्नी श्री संजय गुप्ता निवासी २ कैवलरी लेन मॉल रोड दिल्ली यूनिवर्सिटी मलका गंज नार्थ दिल्ली \ ने भी स्वीकार किया।

जिनकी पहचान श्री मनोज गुप्ता पुत्र श्री मनमोहन गुप्ता निवासी ६७१ जटवारा अजमेरी गेट दिल्ली तथा श्री अजय हांडा पुत्र श्री सी ० एल ० हांडा निवासी इंग्ले साइड बाला हिसार मसूरी देहरादून ने की।

उपनिबन्धक
देहरादून, तृतीय
11-Jun-2019



AND WHEREAS Shri Ravindra Kumar Chadha and his wife, Shrimati Sarita Chadha sold and transferred plots of land admeasuring 4.91 acres out of the said property vide registered Sale Deeds to various persons; and

AND WHEREAS Shri Ravindra Kumar Chadha and his wife, Shrimati Sarita Chadha sold and transferred the said plot of land with an old structure on it to the Shri Kamal Kishore Jain son of Shri Attar Singh Jain, r/o. 2325 bahadurgarh Road, New Delhi - 110006 vide Sale Deed dated 07/02/2009 duly registered as Document No. 22 in Book No.1, Volume 128, at page 281 in ADF Book No.1, Volume 188 at pages 21 to 46 in the Office of the Sub-Registrar, Mussoorie on 07/02/2009.

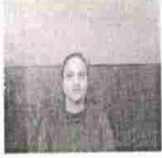
AND WHEREAS the said Shri Kamal Kishore Jain has sold the said property to the present Seller Mrs. Anupam Handa vide Sale Deed dated 10-08-2017, which is duly registered in the office of Sub-Registrar IIIrd, Dehradun at Book No. 1, Volume No. 1777, Page Nos. 341 to 370 at Serial No. 4150, registered on 10-08-2017 and by virtue of the said Sale Deed the present Seller herein came to own and possess the said property with all rights, title and interest to transfer and convey the same to any person or persons whatsoever;

AND WHEREAS the Purchasers herein, had approached the Seller herein to purchase from him ALL THAT land admeasuring 400 sq.mtrs. along with the structure on it, forming part of Crown Brewery Estate, situated at Mussoorie-Barlowganj Road, Mussoorie, District Dehradun, Uttarakhand, alongwith all those rights which at present are available to the Seller, more fully described in the Schedule given at the foot of this deed and delineated and demarcated in 'Red Riband' in the Site Plan annexed to this Deed, which Plan shall form an integral part of this Deed for the agreed sale consideration of **Rs. 40,51,000/- (Rupees Forty Lakhs Fifty One Thousand Only)**;

Chadha

Relch
Sharma
Adarsh

बही संख्या 1 रजिस्ट्रीकरण संख्या 7019 वर्ष 2019



अनुपमा हांडा



रेखा गुप्ता



उषा गुप्ता



अंजू गुप्ता

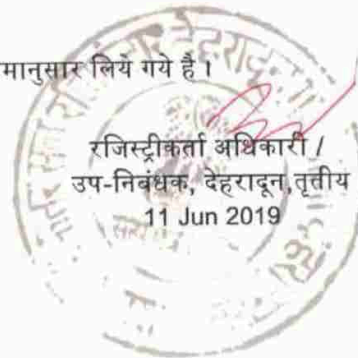


मनोज गुप्ता



अजय हांडा

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



रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
11 Jun 2019

NOW THIS DEED WITNESSTH AS UNDER :-

That in pursuance of the said agreement and in consideration of a sum of **Rs. 40,51,000/- (Rupees Forty Lakhs Fifty One Thousand Only)**, paid to the Seller as follows:-

- i) Vide Cheque No. 449595 dated 11-06-2019 drawn on the State Bank of India, R.P. Bagh, New Delhi for the amount of Rs. 5,00,000/- (Rupees Five Lakhs only)
- ii) Vide Cheque No. 449596 dated 11-06-2019 drawn on the State Bank of India, R.P. Bagh, New Delhi for the amount of Rs. 5,12,750/- (Rupees Five Lakhs Twelve Thousand Seven Hundred Fifty only)
- iii) Vide Cheque No. ^{00 4029}~~042241~~ dated 11-06-2019 drawn on the Federal Bank, Patel Nagar, Delhi for the amount of Rs. 15,19,125/- (Rupees Fifteen Lakhs Nineteen Thousand One Hundred Twenty Five only)
- iv) Vide Cheque No. ^{00 4090}~~042242~~ dated 11-06-2019 drawn on the Federal Bank, Patel Nagar, Delhi for the amount of Rs. 15,19,125/- (Rupees Fifteen Lakhs Nineteen Thousand One Hundred Twenty Five only)

the receipt whereof the Seller hereby acknowledges, as having received in full and final payment of the sale consideration amount, subject to encashment of the said cheques, and hereby transfers and conveys to the Purchasers by way of absolute sale, all that land admeasuring 400 sq.mtrs. along with the structure on it, admeasuring 118.5 sq.mtrs., forming part of Crown Brewery Estate, situated at Mussoorie-Barlowganj Road, Mussoorie, District Dehradun, Uttarakhand, UNTO the Purchasers to HAVE AND TO HOLD the said Property and land, with all the rights, privileges, appurtenances, right in sewerage, drainage, right of way/s, path, passage, areas, advantages and interests whatsoever attached or belonging otherwise thereto or annexed therewith, to be part thereof and all the rights, title, interests, claims, demands whatsoever of the Seller, onto the Purchasers, absolutely and forever;

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THE PARTIES HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:-

1. That the said property is free from all sorts of encumbrance, charges, liens, demands or any kind of attachments. All the taxes, cesses, rent and any kind of charges or dues of whatever nature payable in respect of the said property shall be paid by the Seller up to this day when possession of the said Property is being given and handed over to the Purchasers and thereafter the same shall be borne and be payable by the Purchasers.
2. That the Purchasers shall hereafter at all times, be fully entitled to enjoy the said property, without any let or hindrance from the Seller, or any person or persons claiming through the Seller;
3. That the Seller has withdrawn his possession from the said property under sale and has placed the said property in possession of the Purchasers which is hereby acknowledged by both the parties.
4. That the Purchasers shall be at liberty to apply for sanction and permission to make improvements and development, to the Authorities Concerned and apply for water & electricity connections in his name, as may be deemed fit by the Purchasers, in the circumstances of the case.
5. That the Seller shall at the cost of the Purchasers or any person claiming through them, do all acts, deeds and things in order to fully assure the said property unto the Purchasers, at all reasonable times;
6. That the Seller does hereby give assurance and declares that he has a good marketable title, power and authority to sell the said property and the same is free from all encumbrances, liens, charges, demands, attachments, court injunctions, etc. If for any defect in the title of the Seller or his power to sell the said property, the said property or any part of the same is lost to the Purchasers

Q. Khan *R. Khan*
W. Khan
M. Khan

and she suffers any loss on this account, the Seller shall indemnify the Purchasers for the same;

7. That the said property shall be quietly entered into and upon and used and its usufruct enjoyed in any manner by the Purchasers without any interference from any person claiming through the Seller, or from any other person/s claiming through him, whatsoever;
8. That the Purchasers shall have the right to get his name mutated in the records of the Mussoorie Nagar Palika Parishad and the Seller shall help and assist the Purchasers in doing the same. The Purchasers shall be entitled to get the said land and property, separately assessed and shall be liable to pay proportionate taxes thereon, accordingly.
9. That the said property is free hold land/property and there is no dispute pending in any Court of law in India in respect of the said property.
10. That presently, the property is not situated in a Notified Private Forest Estate within the Nagar Palika Parishad Mussoorie, Distt. Dehradun and the provision of U.P.Z.A. and L.R. Act. are not applicable to it. There is no violation of any of the provisions of Uttaranchal Act 29 of 2003.
11. That the Original documents/title deed/s, etc., pertaining to the property under Sale have been handed over by the Seller to the Purchasers, which is acknowledged by both the parties, hereto;
12. That the total area of the said property under sale comprises of land area admeasuring 400 sq. mtrs. and a covered plinth area of 118.5 sq.mtrs., forming part of Crown Brewery Estate, situated at less than 5 Meter Wide Mussoorie-Barlowganj Road, Mussoorie, District Dehradun, Uttarakhand. That the property is situated less than 50 metres away from the main road, which is less than 5 mtrs in width and the said property is connected by a single approach only. There is no boundary wall in the said

Arde *Rekha* *Ushapite* *Ajinkya* 7

property/plot of land. There are no trees standing in the said plot and property under sale.

13. That for purposes of valuation and Stamp Duty the said residential property has been valued in accordance with the guidelines and rules laid down by the District Collector/Administration, Dehradun at the rates for land and construction, as depicted on page 20 of the Circle Rate List at Serial No.3-C-4 and shown in columns 5 & 10, as follows:

Valuation for the said Property = 400 sq.mtrs x Rs.6,500/- per sq mtrs., comes to Rs. 26,00,000/-. For the covered/plinth area being 118.5 sq.mtrs x Rs.12,000/- = Rs. 14,22,000/- x [Depreciation for 51 years =0.598] = Rs. 8,50,400/-[rounded off to Rs. 8,51,000/-].

The total amount comes to Rs. 34,51,000/-

but the sale-consideration regarding the schedule Property between the parties is Rs. 40,51,000/- therefore the stamp-duty has been paid in the following manner :-

- (a) Stamp Duty is being calculated for the Purchaser @ 3.75% of the sale consideration of Rs. 25,00,000/-, which comes to Rs. 93,750/-
- (b) Stamp Duty is being calculated for the Purchaser @ 5% of the remaining circle rate of Rs. 15,51,000/-, which comes to Rs. 77,600/-

Thus, the total stamp duty is being paid for the schedule Property of Rs. 1,71,500/- vide E-Stamp Certificate No. IN-UK19739505831556R Dated 11-06-2019. Original E-Stamp Certificate is enclosed herewith.

14. That the entire expenses regarding the sale deed has been incurred by the Purchasers. Both the Parties are Indian Citizens.
15. That the said property being sold and transferred is not included in Khewat No.65 of 'Kyarkuli-Bhatta' and not a part of it, in any manner whatsoever. The said property

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Rekha
Usha Gupta
Abhishek

which is being sold through this deed today, has no relation whatsoever with the property of Shri Raghupratap Singh, son of Shri Raghuraj Singh, r/o. Syohara, Bijnor, Uttar Pradesh, in any manner. As a result the said property under sale is not covered by the Order No.40/Vai.A./2016 dated 23/01/2016 of the Learned District Magistrate, Dehradun and there is no impediment to the transfer and sale of the said property. Nor is the said property in legal dispute in any other matter, anywhere in India.

16. That the said Property in question is a Private Property of the Seller and the Seller is neither a Developer/Promoter nor a Real Estate Agent. Hence there is no requirement for the Sellers regarding the said Property in question to be registered in Real Estate (Regulation & Development) Act, 2016 and as applicable in the Uttarakhand Real Estate (Regulation & Development) (General Rule 2017) and as applicable. The said property in question does not come under "Project" (Group Housing, Mixed Development Project, (Residential, Commercial and Industrial Project), Commercial Projects or Plotted Development Projects) and there is no violation of any provisions of the RERA Act, 2016.

SCHEDULE OF PROPERTY UNDER SALE

ALL THAT plot of land admeasuring 400 sq. mtrs. along with a structure with a covered plinth area of 118.5 sq.mtrs., forming part of Crown Brewery Estate, situated at Mussoorie-Barlowganj Road, Mussoorie, District Dehradun, Uttarakhand, as shown in the plan annexed hereto, marked with 'Red Riband' bounded and butted as under:-

NORTH : Mussoorie-Barlowganj Road; 15 Feet wide
SOUTH : Land of Crown Brewery Estate;
EAST : Land of Crown Brewery Estate;
WEST : Land of Crown Brewery Estate.

Adls

Relms

V. Shrivastava

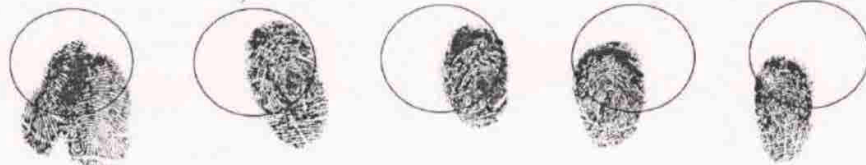
Asst. Commr.

Finger Prints in Compliance of Section 32A of the Registration Act 1908

Name of the Seller:- Mrs. Anupam Handa

Left Hand Finger's Impression :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand Finger's Impression :-

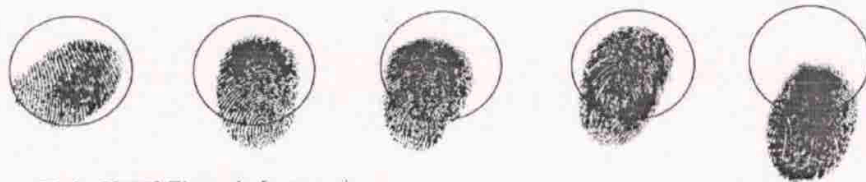
Thumb Index Finger Middle Finger Ring Finger Little Finger



Name of the Purchaser No. 1 :- Mrs. Rekha Gupta

Left Hand Finger's Impression :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand Finger's Impression :-

Thumb Index Finger Middle Finger Ring Finger Little Finger

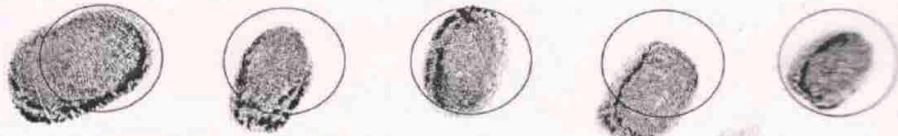


Dede *Anupam Handa* *Rekha Gupta* *Rekha*

Name of the Purchaser No. 2 :- Mrs. Usha Gupta

Left Hand Finger's Impression :-

Thumb Index Finger Middle Finger Ring Finger Little Finger



Right Hand Finger's Impression :-

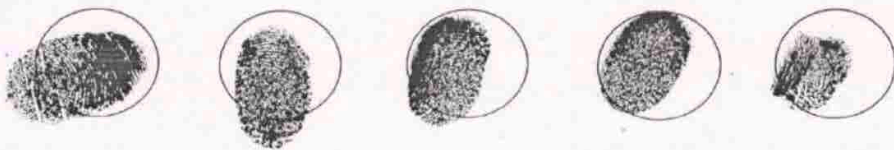
Thumb Index Finger Middle Finger Ring Finger Little Finger



Name of the Purchaser No. 3 :- Mrs. Anju Gupta

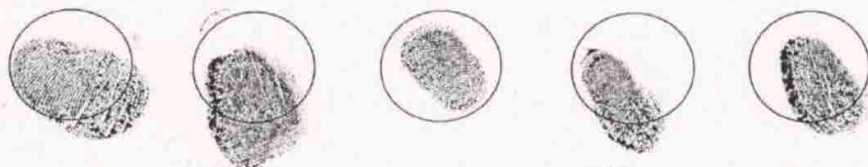
Left Hand Finger's Impression :-

Thumb Index Finger Middle Finger Ring Finger Little Finger




Right Hand Finger's Impression :-


Thumb Index Finger Middle Finger Ring Finger Little Finger

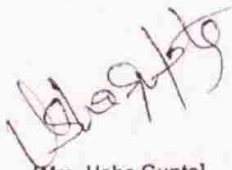


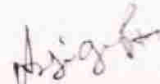
Handwritten signatures:
Aadab
Rekha
Usha Gupta
Anju Gupta

In Witness whereof the Seller and the Purchasers have put their respective hands and have executed this Sale Deed in the presence of Witnesses and the Witnesses have put their respective hands in the column of witnesses in the presence of Seller and Purchasers on the day, month and year first above mentioned.



[Mrs. Anupam Handa]
Seller



[Mrs. Rekha Gupta]
Purchaser No. 1


[Mrs. Usha Gupta]
Purchaser No. 2


[Mrs. Anju Gupta]
Purchaser No. 3


Witnesses :-


1- Mr. Manoj Gupta
S/o Mr. Manmohan Gupta
R/o 671 Jatwara, Ajmeri Gate
Kundevalan, Delhi GPO
North Delhi, Delhi 110006
(Aadhar No. 6494 8789 1347)


2- Mr. Ajay Handa
S/o Mr. C.L. Handa
R/o Ingle Side, Bala Hissar
Mussoorie,
Distt. Dehradun
(PAN : AARPH4483P)

Drafted and computerized in my chamber on the basis of documents produced before me, and each of the parties have attested their respective photographs.

Drafted by : *Alok Agarwal*, Advocate, SDM Court Compound, Dehra Dun.


Alok Agarwal
Advocate

PART SIT
SITUAT
(ALSO

बही संख्या 1 जिल्द 2,982 के पृष्ठ 27 से 64 पर क्रमांक 7019

पर आज दिनांक 11 Jun 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
11 Jun 2019

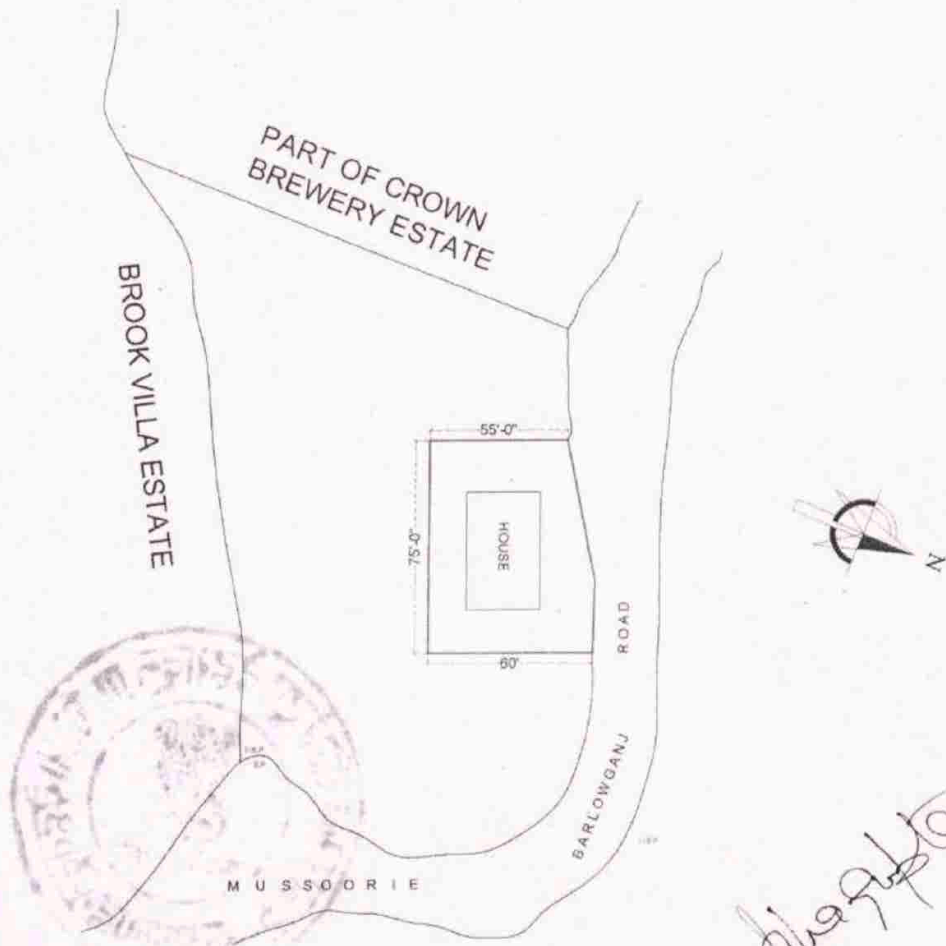


PART SITE PLAN OF CROWN BREWERY ESTATE,
SITUATED AT MUSSOORIE BARLOWGANJ ROAD
(ALSO KNOWN AS RAJPUR ROAD), MUSSOORIE.

SOLD PORTION SHOWN IN RED RIBAND
TOTAL LAND AREA = 400 SQMT
PLINTH AREA = 118.57 SQMT

SOLD BY :-

PURCHASED BY :-



[Signature]
SELLER

[Signature]
[Signature]
PURCHASER

PART SITE PLAN OF CROWN BREWERY ESTATE,
SITuated AT MUSSOOREE BARLOWGANI ROAD,
MUSOOREE (AS RAIPUR ROAD), MUSSOOREE

SOLD PORTION SHOWN IN RED RIBAND
TOTAL LAND AREA = 400 SQMT
PINTH AREA = 1/10.27 SQMT

PURCHASED BY

DATE

वही संख्या 1 जिल्द 2,982 के पृष्ठ 27 से 64 पर क्रमांक 7019

पर आज दिनांक 11 Jun 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
11 Jun 2019



PURCHASED BY

DATE