

690

SALE DEED

RELEVANT PARTICULARS

1. Consideration : Rs.80,00,000/-
2. Value as per circle rate : Rs.78,78,000/-
3. Stamp Duty Paid : Rs.3,69,000/-
(vide e-Stamp certificate no. IN-UK08165317950270T dt.18.01.2021)
4. Prevalent Area : East Canal Road (E.C. Road)
5. Kind of Property : Residential
6. Distance from main Road : Situated at main E.C. Road.
7. Particulars of the property : **ALL THAT 4BHK Apartment bearing No. 03 on GROUND FLOOR, Type – B, having Super Area of 171.26 sq. meters in the Project "THE SOLITAIRE RESIDENCY" constructed on land bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun together with right to use one car parking.**
8. Co-ordinates : Latitude: 30.314125
Longitude: 78.049512
9. Name and Address of Vendor : (1) Shri MANJEET JOHAR (PAN : ACKPJ1560G) son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun acting for self and as lawful attorney for (2) Shri MANAV JOHAR (PAN : ADPPJ0682D) son of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (3) Smt. MEENA JOHAR (PAN : ABRPJ6975H) wife of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (4) Smt. MANSI KAPOOR (maiden name Mansi Johar) (PAN : AFNPJ3808B) wife of Shri Nitin Kapoor daughter of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (5) Shri DAVINDER MAGGO (PAN : AJHPM9802A) son of Shri P.L. Maggo resident of 12/1, Punjabi Bagh Extn., New Delhi acting through lawful attorney SHRI SANDEEP BADOLA (Adhaar No.2996 5915 7442) son of Shri Shrivilas Badola resident of Sainik Colony, Raiwala, Dehradun and (6) M/s ADHIRAJ ASSOCIATES (PAN : AASFA1117G), a partnership firm having its office at 35-A, Curzon Road, Dehradun acting through its lawful attorney Shri Manjeet Johar son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun
10. Name and Address of the Consenting Party : M/s SOLITAIRE RESIDENCY (PAN : AADAT6644H), an Association of Persons, having its registered office at 54, E.C. Road, Dehradun through its authorized signatory Shri MANJEET JOHAR (PAN : ACKPJ1560G) son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun
11. Name and Address of Purchaser : Smt. KALPANA PANDEY wife of Shri Ashish Pandey daughter of Shri Arjun Prasad Pandey resident of House No. A-2397, IDPL, Virbhadra, Rishikesh, District Dehradun (PAN : AUZPP7045F)
12. Total Number of Sheets : 23 Sheets (including PDE sheet, ID Copy and Site Photograph)
13. Drafted by : Shri Manmohan Singh, Advocate

Sandeep

For THE SOLITAIRE RESIDENCY
Authorised Signatory

Deer



उत्तराखण्ड शासन

Online Public Data Entry Summary

UKPDE2021045102067

DISTRICT NAME : देहरादून SRO : देहरादून

UKPDE2021045102067

18-Jan-2021

16:26:18

Appointment Date: 18 Jan 2021

Appointment Time: 01:30 p.m to 02:30 p.m

Appointment TokenNo: 15

Mutation Office नगर निगम, देहरादून

Deed/Article Type : Sale (Immovable)

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

Village/Location For Index : ईस्ट कैनाल राड

Village/Location/Road Selected for Circle Rate List : ईस्ट कैनाल राड

Khwat : Khatoni :

Khasra :

House/Flat No: Apartment No. 03, GROUND FLOOR, Type - B, "THE SOLITAIRE RESIDENCY", E.C. Road,

Dehradun : 171.26 वर्ग मीटर

Latitude : 30.3141250000

Longitude : 78.0495120000

Land Value : 7878000.00

Construction Value : 0.00

Transaction Value : 8000000.00

Market Value : 7878000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent

: 0.00

Stamp Duty : 369000.00

Regn Fees : 25000.00

Pasting Fees : 100

Page : 46

व्यवसायिक निर्माण का विवरण					
क्र.सं	निर्माण का प्रकार	रक			
आवासीय निर्माण का विवरण					
क्र.सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	हाव वर्ष	रक
निबंधक शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक		
1	Cash	25000.00			
स्टाम्प शुल्क का विवरण					
क्र.सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टाम्प विक्रेता आईडी
1	e-Stamp	369000.00		16-Jan-2021	

Bandeep

Deer

Appointment Date: 18 Jan 2021

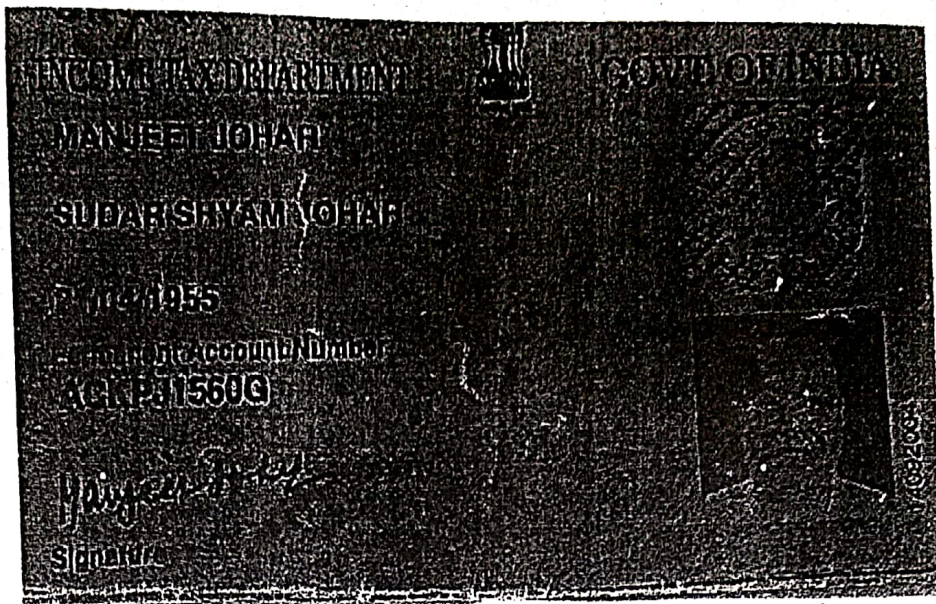
Appointment Time: 01:30 p.m to 02:30 p.m

Appointment TokenNo: 15

Mutation Office नगर निगम, देहरादून

		पक्षकारों का विवरण				
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	योबाइन नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री मनजीत जीहर स्वयं व बहैसियत मुक्तारिआम विक्रेता संख्या २ से ४ व ६ एवं बहैसियत अधिफृत हस्ताक्षरी मैसर्स सॉलिटियर रेजीडेंसी (सहयतिक्ता) पुत्र श्री एस एस जोहर निवासी 104/38, देहरादून रोड, ऋषिकेश, देहरादून		BUSSINESS	ACKPJ1560 G		PAN CARD : ACKPJ1560G
विक्रेता / प्रथम पक्ष	श्री संदीप बडोला बहैसियत मुक्तारिआम विक्रेता संख्या ५ श्री देविंदर भगो पुत्र श्री श्रीविलास बडोला निवासी सैनिक कॉलोनी, रायवाला, देहरादून		PRIVATE JOB	AJHPM9802 A		ADHAAR : 2996 5915 7442
क्रेता / द्वितीय पक्ष	श्रीमती कल्पना पांडेय पत्नी श्री आशीष पांडेय निवासी ए, IDPL वी.भद्र ऋषिकेश, देहरादून		GOVT. JOB	AUZPP7045 F		PAN CARD : AUZPP7045F
गवाह	सुधी बबिता शर्मा, अधिवक्ता निवासी कोर्ट कंपाउंड, विकास नगर, देहरादून		ADVOCATE			OTHERS : Reg. No.UA-98/2007
गवाह	श्री अनूप सिंह पुत्र श्री मदन लाल निवासी 142, पूर्वा दीनदयाल, रुड़की, हरिद्वार		BUSSINESS			ADHAAR : 9027 6346 1308

Deed Writer /Advocate Name : Manmohan Singh, Advocate



M



Sandeep

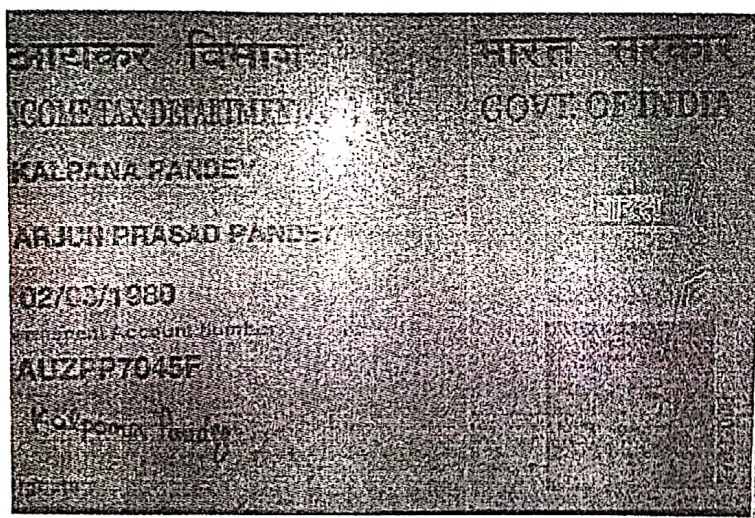
भारत सरकार
Government of India

संदीप बडोला
SANDEEP BADOLA
पिता : श्रीवीलास बडोला
Father : Shrivilas Badola
जन्म तिथि / DOB : 27/08/1992
पुरुष / Male



2996 5915 7442

आधार - आम आदमी का अधिकार



Unique Identification Authority of India

पता: सैनिक कालोनी, रायवाला, रायवाला, देहरादून, रायवाला, उत्तराखंड, 249205
Address: SAINIK COLONY, RAIWALA, Raiwala, Dehradun, Raiwala, Uttarakhand, 249205

2996 5915 7442

1947
1800 300 1647

help@uidai.gov.in

www.uidai.gov.in

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ALL THAT 4BHK APARTMENT BEARING NO. 03 ON GROUND FLOOR, TYPE - B, HAVING SUPER AREA OF 171.26 SQ. METERS IN THE PROJECT "THE SOLITAIRE RESIDENCY" CONSTRUCTED ON LAND BEARING MUNICIPAL NO.54, E.C. ROAD, DEHRADUN AT PRESENT ALSO KNOWN AS 136, RAJIV GANDHI ROAD, BLOCK-I, (E.C. ROAD), DEHRADUN

VENDOR : SHRI MANJEET JOHAR AND OTHERS
PURCHASER : SMT. KALPANA PANDEY



For THE SOLITAIRE RESIDENCY

Authorised Signatory

VENDOR

Sandeep

Kalpana
PURCHASER



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

690

Certificate No. : IN-UK08165317950270T
 Certificate Issued Date : 18-Jan-2021 12:03 PM
 Account Reference : NONACC (SV)/ uk1210004/ VIKAS NAGAR/ UK-DH
 Unique Doc. Reference : SUBIN-UKUK121000419700892078809T
 Purchased by : KALPANA PANDEY
 Description of Document : Article 23 Conveyance
 Property Description : SOLITAIRE RESIDENCY, 136, RAJIV GANDHI ROAD, E.C. ROAD, DEHRADUN
 Consideration Price (Rs.) : 80,00,000
 (Eighty Lakh only)
 First Party : MANJEET JOHAR AND OTHERS
 Second Party : KALPANA PANDEY
 Stamp Duty Paid By : KALPANA PANDEY
 Stamp Duty Amount(Rs.) : 3,69,000
 (Three Lakh Sixty Nine Thousand only)



अनिल कुमार सैनी
 स्टाम्प विक्रेता
 तहसील विकासनगर (देहरादून)

-----Please write or type below this line-----



For THE SOLITAIRE RESIDENCY

Authorized Signatory



Sandeep



LIB 0008655777

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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 SALE DEED is made at DEHRADUN on this the 18th day of January of the year 2021 between (1) Shri MANJEET JOHAR son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun acting for self and as lawful attorney for (2) Shri MANAV JOHAR son of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (3) Smt. MEENA JOHAR wife of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (4) Smt. MANSI KAPOOR (maiden name Mansi Johar) wife of Shri Nitin Kapoor daughter of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (5) Shri DAVINDER MAGGO son of Shri P.L. Maggo resident of 12/1, Punjabi Bagh Extn., New Delhi acting through lawful attorney SHRI SANDEEP BADOLA son of Shri Shrivilas Badola resident of Sainik Colony, Raiwala, Dehradun and (6) M/s ADHIRAJ ASSOCIATES, a partnership firm having its office at 35-A, Curzon Road, Dehradun acting through its lawful attorney Shri Manjeet Johar son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun (hereinafter called the VENDOR which term shall include unless repugnant to the context its executors or successors-in-interest and assigns etc.) of the one part;

AND

M/s SOLITAIRE RESIDENCY, an Association of Persons, having its registered office at 54, E.C. Road, Dehradun through its authorized signatory Shri MANJEET JOHAR son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun (*duly authorized vide Letter of Authorization dated 01.05.2017 by the other members of the Association*) (hereinafter called the CONSENTING PARTY which term shall include unless repugnant to the context its executors or successors-in-interest and assigns etc.) of the second part;

IN FAVOUR OF

Smt. KALPANA PANDEY wife of Shri Ashish Pandey daughter of Shri Arjun Prasad Pandey resident of House No. A-2397, IDPL, Virbhadra, Rishikesh, District Dehradun (hereinafter called the PURCHASER which term shall include unless repugnant to the context its respective heirs, legal representatives, executors or successors-in-interest and assigns etc.) of the third part;

Words importing one gender shall mean and include other genders and words importing singular shall include the plural and vice versa.

Sandeep

[Signature]

For THE SOLITAIRE RESIDENCY

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Authorized Signatory

[Signature]

WHEREAS the Vendor acquired all that plot of land having total land area measuring 3802.28 sq. meters comprised in property bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun and the name of the Vendor is duly mutated in the Municipal Records. The Vendor thus has all the undisputed and uninterrupted transferable rights on the said property.

AND WHEREAS the said property earlier known as "the Palms" bearing No.54, Eastern Canal Road, Dehradun belonged jointly to Shri Rajeshwar Prasad and Shri Maheshwar Prasad both sons of Late Shri Murari Prasad.

AND WHEREAS Shri Rajeshwar Prasad and Shri Maheshwar Prasad, named above jointly transferred all their legal rights on the said property then bearing new municipal no.136, E.C. Road-I (Rajiv Gandhi Marg), Dehradun admeasuring 3802.28 sq. meters, in favour of 1- Shri Manjeet Johar son of Late Shri S.S. Johar, 2- Shri Manav Johar son of Shri Manjeet Johar, 3- Smt. Mansi Kapoor wife of Shri Nitin Kapoor daughter of Shri Manjeet Johar, 4- Smt. Meena Johar wife of Shri Manjeet Johar all residents of 104/38, Dehradun Road, Rishikesh, Dehradun, 5-Shri Baldev Virmani son of Shri Madan Lal Virmani, 6- Shri Kamal Jaiswal son of Late Shri Tulsi Ram, 7- Shri Rameshwar Havelia son of Shri M.L. Havelia, 8- Shri Amar Nath Ahuja son of Shri Puran Chand Ahuja and 9- Shri Sunil Ahuja son of Shri C.P. Ahuja vide sale deed dt.18.10.2006 duly registered in the office of the Sub-Registrar-2, Dehradun in Book No. 1 Volume 1337 Page 1941 Addl. File Book No. 1 Volume 1724 Pages 831 to 858 at No.9930 on 18.10.2006.

AND WHEREAS thereafter Shri Baldev Virmani, Shri Kamal Jaiswal, Shri Rameshwar Havelia, Shri Amar Nath Ahuja and Shri Sunil Ahuja named above, with the consent of the co-owners Shri Manjeet Johar and others jointly transferred all their 37.50% undivided share in the total property admeasuring 1425.855 sq. meters in favour of M/s Adhiraj Associates, a partnership firm having its office at 35-A, Curzon Road, Dehradun (devising of five partners namely (i) Shri Devinder Singh Mann son of Shri Harchand Singh Mann, (ii) Smt. Maninder Kaur daughter of Late Shri Mall Singh, (iii) Shri Harinder Singh son of Shri Devinder Singh Mann, (iv) Shri Charanjeet Singh son of Shri Devinder Singh Mann and (v) Smt. Gagnajyot daughter of Shri Devinder Singh Mann.) vide Sale Deed dt.22.09.2010 duly registered in the office of the Sub-Registrar-2, Dehradun in Book No. 1 Volume 3341 Pages 143-180 at No.7197 on 24.09.2010.

AND WHEREAS Shri Manjeet Johar, Shri Manav Johar, Smt. Mansi Kapoor and Smt. Meena Johar thus became owners of 62.5% share in the total holding and M/s Adhiraj Associates became owners of the remaining 37.5% share by virtue of the above mentioned title deeds.

For THE SULTAN RESIDENCY

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Authorised Signatory

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AND WHEREAS thereafter Shri Manav Johar named above acting for self and as lawful attorney for Shri Manjeet Johar, Smt. Mansi Kapoor and Smt. Meena Johar, with the consent of co-owners, out of their 62.5% share in the total holding mentioned in the schedule sold all their legal rights on undivided 29.16% share in favour of Shri Davinder Mago son of Shri P.L. Mago vide sale deed dt.19.12.2013 registered in the office of the Sub-Registrar-2, Dehradun in Book No.1 Volume 5179 Pages 329-348 at No.10638 on 19.12.2013.

AND WHEREAS M/s Adhiraj Associates, a partnership firm acting through its partner Shri Devinder Singh Mann son of Shri Harchand Singh Mann out of its 37.5% share in the total land transferred all its legal rights on undivided 4.17% share in favour of Shri Davinder Maggo son of Shri P.L. Maggo vide sale deed dt.19.12.2013 registered in the office of the Sub-Registrar-2, Dehradun in Book No.1 Volume 5179 Pages 309-328 at No.10637 on 19-12-2013.

AND WHEREAS the Vendor thus became the joint owners of the total property having total land area measuring 3802.28 sq. meters comprised in property bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun by virtue of the above mentioned title deeds and their names are duly mutated in the records of the Nagar Nigam, Dehradun.

AND WHEREAS after acquiring the above land the Vendor for construction of a Group Housing Residential Project (hereinafter referred to as the 'Project') got a building plan duly sanctioned and approved by the Mussoorie Dehradun Development Authority, Dehradun being Map No.R-1369/13-14 by order dt.27-12-2013 and thereafter developed and constructed the group housing residential complex through the Consenting Party of which the Sellers are partners under the name and style of "THE SOLITAIRE RESIDENCY" on the above land in accordance with the sanctioned plans, comprising of several residential buildings/blocks therein and other common services and facilities being part of the project.

AND WHEREAS Vendor No.2 Shri Manav Johar has appointed his trustworthy Vendor No.1 Shri Manjeet Johar as his lawful attorney vide General Power of Attorney dt.15.10.2011 which is duly registered in the office of the District Registrar, Tehri in Book No.4 Volume 1 Pages 19 to 26 at No.3 on 17.10.2011. The said General Power of Attorney still subsists, has not been revoked or cancelled and the Executant is alive till date.

AND WHEREAS Vendor No.3 Smt. Meena Johar has appointed her trustworthy Vendor No.1 Shri Manjeet Johar as his lawful attorney vide General Power of Attorney dt.17.02.2010 which is duly registered in the office of the Sub-Registrar, Rishikesh in Book No.4 Volume 123 Pages 469 to 476 at No.49 on

For THE SOLITAIRE RESIDENCY

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Authorised Signatory

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17.02.2010. The said General Power of Attorney still subsists, has not been revoked or cancelled and the Executant is alive till date.

AND WHEREAS Vendor No.4 Smt. Mansi Kapoor (maiden name Mansi Johar) has appointed her trustworthy Vendor No.1 Shri Manjeet Johar as her lawful attorney vide General Power of Attorney dt.15.05.2017 which is duly registered in the office of the Sub-Registrar-4, Dehradun in Book No.4 Volume 189 Pages 271 to 286 at No.313 on 15.05.2017. The said General Power of Attorney still subsists, has not been revoked or cancelled and the Executant is alive till date.

AND WHEREAS Vendor No.5 Shri Davinder Maggo has appointed his trustworthy Shri Sandeep Badola as his lawful attorney vide General Power of Attorney dt.29.07.2019, which is duly registered in the office of the Sub-Registrar-3, Dehradun in Book No.4 Volume 227 Pages 61 to 80 at No.849 on 29.07.2019 The said General Power of Attorney still subsists, has not been revoked or cancelled and the Executant is alive till date.

AND WHEREAS Vendor No.6 M/s Adhiraj Associates, acting through all its five partners namely (1) Shri Devinder Singh Mann son of Shri Harchand Singh Mann, (2) Smt. Maninder Kaur daughter of Late Shri Mall Singh, (3) Shri Harinder Singh son of Shri Devinder Singh Mann, (4) Shri Charanjeet Singh son of Shri Devinder Singh Mann and (5) Smt. Gaganjyot daughter of Shri Devinder Singh Mann have jointly appointed their trustworthy Vendor No.1 Shri Manjeet Johar as their lawful attorney for sale of the said property vide General Power of Attorney dt.13.04.2017 which is duly registered in the office of the Sub-Registrar-4, Dehradun in Book No.4 Volume 186 Pages 33 to 60 at No.229 on 17.04.2017. The said General Power of Attorney still subsists, has not been revoked or cancelled and the Executants are alive till date.

AND WHEREAS the Purchaser above named applied to the Vendor for purchase of **ALL THAT 4BHK Apartment bearing No. 03 on GROUND FLOOR, Type – B, having Super Area of 171.26 sq. meters in the Project "THE SOLITAIRE RESIDENCY" constructed on land bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun together with right to use one car parking** hereinafter referred to as the "Apartment", pursuant to which the Vendor allotted the said Apartment, as more fully described in the Schedule given hereunder at the end of this deed, to the Purchaser along with undivided and impartible proportionate share in the land underneath the building/block in which the said Apartment is situated (hereinafter referred to as the 'Building') and the proportionate share in the common areas of the Building including all easmentary rights attached thereto, on the terms and conditions contained in the Allotment Agreement.

For THE SOLITAIRE RESIDENCY

6
Authorised Signatory

Sandeep

[Signature]

[Signature]

NOW THIS DEED WITNESSETH AS UNDER:-

- 1) That in pursuance of the said agreement and in consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs only)** paid by the Purchaser to the Vendor through the Consenting Party as detailed hereunder:-
- (a) **Rs.5,00,000/- (Rupees Five Lakhs only)** vide Cheque No.448743 dated 21.03.2020 drawn on State Bank of India, Vikas Bhawan, Roshanabad, Haridwar payable at par at branches of the bank
 - (b) **Rs.1,00,000/- (Rupees One Lakh only)** vide Cheque No.448753 dated 12.01.2021 drawn on State Bank of India, Vikas Bhawan, Roshanabad, Haridwar payable at par at branches of the bank
 - (c) **Rs.64,00,000/- (Rupees Sixty Four Lakhs only)** vide Demand Draft No.351697 dated 11.01.2021 drawn on State Bank of India, payable at par at all branches of the bank
 - (d) **Rs.10,00,000/- (Rupees Ten Lakhs only)** vide Cheque No.448756 dated 28.02.2021 drawn on State Bank of India, Vikas Bhawan, Roshanabad, Haridwar payable at par at branches of the bank

(Note: A sum of Rs.60,000/- (Rupees Sixty Thousands only) has been deposited with the Income Tax Department as TDS on sale of property vide Acknowledgment No.AH6339130 dt.18.01.2021 and Challan No.01077 dt.18.01.2021 through Punjab National Bank, which is included in the above mentioned sale consideration and the receipt of which is acknowledged by the Vendor).

the receipt of which total sum of **Rs.80,00,000/- (Rupees Eighty Lakhs only)** is hereby acknowledged by the Vendor through the consenting party and the consenting party has signed this deed in token of consent and the Vendor hereby convey, transfer and assign to the said Purchaser free from all encumbrances etc., **ALL THAT 4BHK Apartment bearing No. 03 on GROUND FLOOR, Type – B, having Super Area of 171.26 sq. meters in the Project "THE SOLITAIRE RESIDENCY" constructed on land bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun together with right to use one car parking (morefully described in the Schedule at the end of this deed and clearly shown in the annexed map) along with undivided and impartible proportionate share in the land underneath the Building together with the proportionate share in the common areas of the Building on the terms and conditions contained herein, with all rights, title, interests, easement, appurtenances etc. of the Vendor INTO and UPON the said property TO HAVE and TO HOLD the same absolutely and forever.**

For THE SOLITAIRE RESIDENCY

Authorized Signatory

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- 2) The property hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages (either equitable or otherwise), disputes/litigations, court or other attachments etc. whatsoever and the actual, vacant and physical possession whereof has been handed over to the Purchaser on the spot simultaneously with the signing and execution of this Sale Deed.
- 3) All the taxes, cesses, land-revenues and others charges etc. upto the date of this deed in respect of the said property, shall be paid by the Vendor and thereafter the same shall be paid by the Purchaser. However, in case of any consolidated demands, the Purchaser shall pay proportionate amount of the respective share.
- 4) The Vendor at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds and things as may be required for completely 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.
- 5) In case, while the Purchaser occupies the said property, there arises any defect in the title of the Vendor, then in that case the Vendor undertakes to make the title perfect at his own cost and Vendor shall fully reimburse the Purchaser upto the extent of the loss thus suffered.
- 6) The Purchaser has examined the said property hereby sold and is fully satisfied with the construction and its quality as per sanctioned plan and is also satisfied that the property has been constructed as per the agreement and the Purchaser agrees not to raise any dispute at any time in future.
- 7) The Purchaser gets exclusive possession of the covered area of the Said Apartment. The Purchaser shall also have undivided proportionate share in the common areas and facilities within the Building. As such, the Purchaser shall use such common areas and facilities within the Building harmoniously with other occupants and without causing any inconvenience or hindrance to them. Further the use of such common areas and facilities within the Building shall always be subject to timely payment of maintenance charges.
- 8) The Purchaser shall be entitled to use the general common areas and facilities within the Project/Complex, which may be within or outside the foot print of the Building earmarked for common use of all the occupants of the Project/Complex. As such, the Purchaser shall have no right, interest or title in the general common areas and facilities within the Project/Complex, which may be within or outside the foot print of the Building such as community centre, parking spaces (except if specifically allotted), roads, parks, overhead water tanks, underground water tanks, electric sub-stations, open areas, entrance, pump house, guard rooms, storage area etc., which shall always remain the property of the Vendor. The right of usage of the general common facilities is subject to the covenants herein and regular payment of all dues.

For THE SOLITARE RESIDENCY

8
Authorized Signatory

Sandeep

Deer

- v. All the external disposal services to be maintained by periodical cleaning.
 - vi. No alterations will be allowed in elevation, even of temporary nature.
 - vii. Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician.
 - viii. The Purchaser shall not cover the balcony / terrace of the said Apartment by any structure, whether permanent or temporary.
 - ix. The Purchaser should make sure that all water drains in the said Apartment (whether in terraces, balconies, toilets or kitchen) should be periodically cleaned i.e. they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
 - x. The Purchaser should avoid random parking of his/ her vehicle and use only allotted parking bay.
 - xi. Whenever the Purchaser lease out the said Apartment or Hire the maid/servant, the Purchaser shall get the verification of them from the local police authority and copy of the same shall be submitted with the Vendor / Residential Welfare Association / nominee of the Vendor.
 - xii. In case Purchaser Lease out the said Apartment, he is required to submit all details of the tenants to the Vendor. The Purchaser shall be responsible for all acts of omission and commission of his tenant. The Vendor or nominee of Vendor can object to renting out the said Apartment to persons of objectionable profile.
- 31) The Purchaser shall, at all times duly perform, observe & abide all the covenants terms and conditions which are executed between Purchaser & Vendor to the said Apartment and the contents of the same are part and parcel of the present deed and the same are not being repeated herein for the sake of brevity.
- 32) After the present deed the Purchaser shall not have the right to assign & transfer / sale of his right, title or interest in the flat without the NO OBJECTION CERTIFICATE taken from the Vendor / its nominated agency or Residential Welfare Association.
- 33) All or any disputes arising out or touching upon or in relation to the terms of deeds including the interpretation and validity of the terms thereof and the respective rights of obligation of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through arbitration.

The Arbitration proceedings shall be governed by the Arbitration & Conciliation Act 1996 as amended by the Arbitration and Conciliation (Amendment) Act, 2015 (Act No. 3 of 2016) or any statutory amendments/modification thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Dehradun by a Sole Arbitrator mutually appointed by the Vendor and the

For THE SOLITARY RESIDENCY

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Authorised Signatory

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Purchaser. Courts at Dehradun alone shall have the jurisdiction in all matters arising out of / touching or / cancelling this deed and / or Buyer Seller Agreement regardless of the place of execution of the application which is deemed to be at Dehradun.

DETAILS FOR THE SUB-REGISTRAR OFFICE

- (i) That the property hereby sold is situated on the main East Canal Road, which is more than 15 meters wide.
- (ii) That structure constructed is of Flat category and is newly constructed.
- (iii) That the property hereby sold is situated within the Nagar Nigam limits and the provisions of the Uttarakhand (U.P.) Zamindari Abolition and Land Reforms Act, 1956 are not being violated.
- (iv) The valuation of Super Area of the said apartment admeasuring 171.26 sq. meters as per circle rate @ Rs.46,000/- per sq. meter (Base Rate Rs.40,000/- sq. meter + 15 %) comes to Rs.78,77,960/- or say Rs.78,78,000/- whereas the property is sold for a sale consideration of Rs.80,00,000/-. Thus a stamp duty of Rs.3,68,750/- is payable as per rules, as the Purchaser is a woman entitled to rebate in stamp duty, which is being availed by her for the first time for purchase of immovable property in Uttarakhand, an additional stamp duty of Rs.210/- is payable for consent, thus a total stamp duty of Rs.3,68,960/- is payable however a stamp duty of Rs.3,69,000/- is being paid with this instrument, vide e-Stamp certificate no. IN- UK08165317950270T dt.18.01.2021.

SCHEDULE

ALL THAT 4BHK Apartment bearing No. 03 on GROUND FLOOR, Type – B, having Super Area of 171.26 sq. meters in the Project "THE SOLITAIRE RESIDENCY" constructed on land bearing municipal no.54, E.C. Road, Dehradun at present also known as 136, Rajiv Gandhi Road, Block-I, (E.C. Road), Dehradun together with right to use one car parking, bounded as under:-

North : Open Area
South : Open Area
East : Apartment No.02
West : Open Area

(Clearly shown in the Annexed map)

IN WITNESS WHEREOF the Vendor and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

Bandeep

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For THE SOLITAIRE RESIDENCY
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Authorised Signatory

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

Name and Address of the Vendor : (1) Shri MANJEET JOHAR son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun acting for self and as lawful attorney for (2) Shri MANAV JOHAR son of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (3) Smt. MEENA JOHAR wife of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (4) Smt. MANSI KAPOOR (maiden name Mansi Johar) wife of Shri Nitin Kapoor daughter of Shri Manjeet Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun, (5) Shri DAVINDER MAGGO son of Shri P.L. Maggo resident of 12/1, Punjabi Bagh Extn., New Delhi acting through lawful attorney SHRI SANDEEP BADOLA son of Shri Shrivilas Badola resident of Sainik Colony, Raiwala, Dehradun and (6) M/s ADHIRAJ ASSOCIATES, a partnership firm having its office at 35-A, Curzon Road, Dehradun acting through its lawful attorney Shri Manjeet Johar son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun

Left and Right Hand Finger Prints (Shri Manjeet Johar)

Thumb	Index	Middle	Ring	Little

**SIGNATURE OF VENDOR NO.1 FOR SELF
AND AS ATTORNEY FOR VENDOR NOS.2 TO 4 & 6**

Left and Right Hand Finger Prints (Shri Sandeep Badola)

Thumb	Index	Middle	Ring	Little

Sandeep
**SIGNATURE OF VENDOR NO.5
THROUGH ATTORNEY**

For THE SOLITARY RESIDENCY





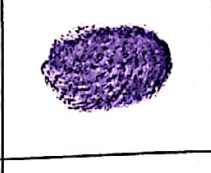





[Signature]
Authorised Signatory


[Signature]

Name and Address of the Purchaser:

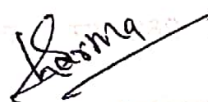
Smt. KALPANA PANDEY wife of Shri Ashish Pandey daughter of Shri Arjun Prasad Pandey resident of House No. A-2397, IDPL, Virbhadra, Rishikesh, District Dehradun


Left and Right Hand Finger Prints

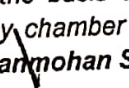
Thumb	Index	Middle	Ring	Little
				
				


SIGNATURE OF PURCHASER

WITNESSES :

1. 
Ms. Babita Sharma
Advocate
Court Compound,
Vikas Nagar, Dehradun
(Reg. No.UA-98/2007)

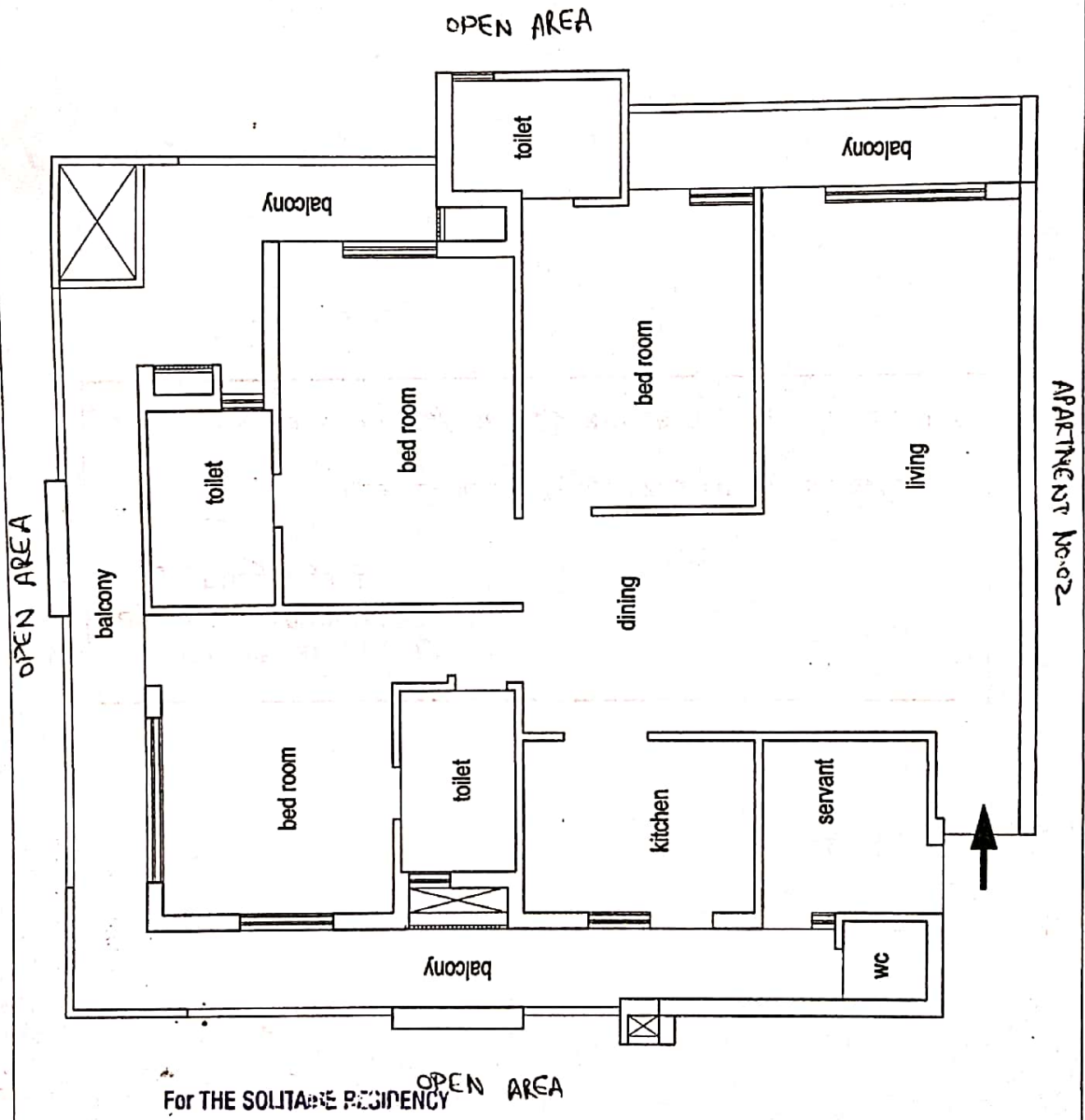
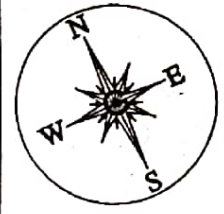
2. 
Shri Anup Singh 18.1.2021
s/o Shri Madan Lal
142, Purva Deen Dayal,
Roorkee, Haridwar
(Adhaar No.9027 6346 1308)


Drafted by me on the basis of instructions provided and documents produced by the parties, typed in my chamber and both the parties have identified each other to their satisfaction. Shri Manmohan Singh, Advocate.

FOR THE SCA...
Authorised Signatory



ALL THAT 4BHK APARTMENT BEARING NO. 03 ON GROUND FLOOR,
 TYPE - B, HAVING SUPER AREA OF 171.26 SQ. METERS IN THE PROJECT
 "THE SOLITAIRE RESIDENCY" CONSTRUCTED ON LAND BEARING
 MUNICIPAL NO.54, E.C. ROAD, DEHRADUN AT PRESENT ALSO KNOWN
 AS 136, RAJIV GANDHI ROAD, BLOCK-I, (E.C. ROAD), DEHRADUN
 VENDOR : SHRI MANJEET JOHAR AND OTHERS
 PURCHASER : SMT. KALPANA PANDEY



For THE SOLITAIRE RESIDENCY OPEN AREA

Authorized Signatory
[Signature]
VENDOR

[Signature]
PURCHASER

बही संख्या 1 जिल्द 4,089 के पृष्ठ 217 से 262 पर क्रमांक 690

पर आज दिनांक 18 Jan 2021 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
18 Jan 2021

