

बही नं:1 ले0सं: 690

(भाग-1)

क्रम संख्या :12 / 56

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 18-Jan-2021

प्रस्तुतकर्ता या प्रार्थी का नाम कल्पना पांडेय

लेख का प्रकार Sale (Immovable)
Sale(Residential Buliding)

प्रतिफल की धनराशि Transvalue:8,000,000.00 / Mvalue:7,878,000.00 / Advance:0.00

1	रजिस्ट्रीकरण शुल्क (नकद)	25,000.00
2	रजिस्ट्रीकरण शुल्क (ई-पेमेन्ट): (Subject to Realisation)	
3	प्रतिलिपिकरण शुल्क	100.00
4	इलैक्ट्रानिक शुल्क	460.00
5	निरीक्षण या तलाश शुल्क	0.00
6	मुख्तारनामा के अभिप्रमाणीकरण के लिए शुल्क	0.00
7	कमीशन शुल्क	0.00
8	नकल शुल्क	0.00
9	विविध	0.00
10	यात्रिक भत्ता	0.00
11	कम रजिस्ट्रीकरण शुल्क	0.00

12 योग

25,560.00

शुल्क वसूल करने का दिनांक 18-Jan-2021

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 18-Jan-2021

के हस्ताक्षर उपनिबंधक, देहरादून, तृतीय

उप निबंधक-दूसरे
देहरादून
10

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-UK08185317950270T 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

M For THE SOLITAIRE RESIDENCY
M
Authorised Signatory

Deer



Online Public Data Entry Summary

UKPDE2021045102067

DISTRICT NAME : देहरादून SRO : देहरादून

उत्तराखण्ड शासन

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 RateList : ईस्ट कैनाल राड

Khewat :

Khatoni :

Khasra :

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

Area/Plot : 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	रकम			
आवासीय निर्माण का विवरण					
क्र.सं.	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम
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	

Sandeep

Devesh

Appointment Date: 18 Jan 2021

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

Appointment Token No: 15

Mutation Office नगर निगम, देहरादून

पक्षकारों का विवरण

पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री मनजीत जौहर स्वयं व बहैसियत मुळतारेआम विक्रेता संख्या २ से ४ व ६ एवं बहैसियत अधिफुल हस्ताक्षरी मैसर्स सॉलिटियर रेजीडेंसी (सहमतिकर्ता) पुत्र श्री एस एस जौहर निवासी 104/38, देहरादून रोड, ऋषिकेश, देहरादून		BUSSINESS	ACKPJ1560 G		PAN CARD : ACKPJ1560G
विक्रेता / प्रथम पक्ष	श्री संदीप बडोला बहैसियत मुळतारेआम विक्रेता संख्या ५ श्री देविंदर मग्गो पुत्र श्री श्रीविलास बडोला निवासी सैनिक कॉलोनी, रायवाला, देहरादून		PRIVATE JOB	AJHPM9802 A		ADHAAR : 2996 5915 7442
विक्रेता / द्वितीय पक्ष	श्रीमती कल्पना पांडेय पत्नी श्री आशीष पांडेय निवासी ए, IDPL वी. भद्र ऋषिकेश, देहरादून		GOVT. JOB	AUZPP7045 F		PAN CARD : AUZPP7045F
गवाह	सुश्री 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

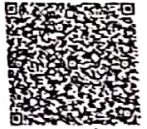
Deed Writer /Advocate Name : Manmohan Singh, Advocate

INCOME TAX DEPARTMENT
 MANJEET JOHAR
 SUDAR SHYAM JOHAR
 10/08/1955
 Permanent Account Number
 AKNFJ1560G
 Signature
 1092004

M

भारत सरकार
 Government of India
 संदीप बडोला
 SANDEEP BADOLA
 पिता : श्रीवीलास बडोला
 Father : Shrivilas Badola
 जन्म तिथि / DOB : 27/08/1992
 पुरुष / Male

Sandeep



2996 5915 7442

आधार - आम आदमी का अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 KALPANA PANDEY
 ARJUN PRASAD PANDEY
 02/03/1980
 Permanent Account Number
 AUZPP7045F
 Kalpana Pandey

Deer



Unique Identification Authority of India

पता:
 सैनिक कालोनी, रायवाला, रायवाला,
 देहरादून, रायवाला, उत्तराखण्ड,
 249205

Address:
 SAINIK COLONY, RAIWALA,
 Raiwala, Dehradun, Raiwala,
 Uttarakhand 249205

2996 5915 7442

1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

PURCHASER



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

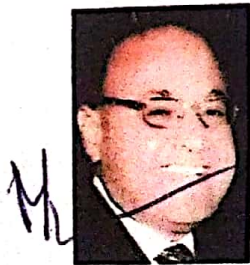
690

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 (दे०दून)

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



For THE SOLITAIRE RESIDENCY

Authorized Signatory



Sandeep



ILB 0008655777

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.

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

3

[Signature]

Authorised Signatory

[Signature]

बही संख्या 1 रजिस्ट्रीकरण संख्या 690 वर्ष 2021

Sale (Immovable)
Sale(Residential Buliding)

प्रतिफल रु0 : 8,000,000.00

मालियत रु0 : 7,878,000.00

रजिस्ट्रेशन शुल्क
रु0 25,000.00

प्रतिलिपि शुल्क
रु0 100.00

इलेक्ट्रानिक प्रोसेसिंग शुल्क
रु0 460.00

कुल योग
रु0 25,560.00

शब्द लगभग
1,000

श्रीमती कल्पना पांडेय पत्नी श्री आशीष पांडेय निवासी ए, IDPL वीरभद्र ऋषिकेश, देहरादून ने आज दिनांक 18 Jan 2021 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक देहरादून, तृतीय मे प्रस्तुत किया।

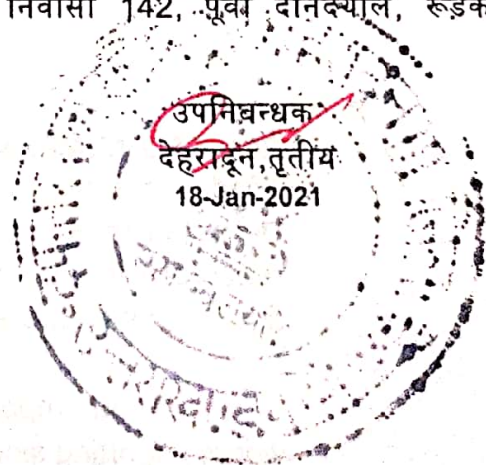


कल्पना पांडेय

उपनिबन्धक
देहरादून, तृतीय
18-Jan-2021

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री मनजीत जौहर स्वयं व बहैसियत मुख्तारेआम विक्रेता संख्या २ से ४ व ६ एवं बहैसियत अधिकृत हस्ताक्षरी मैसर्स सॉलिटियर रेजीडेंसी (सहमतिकर्ता) पुत्र श्री एस एस जौहर निवासी 104/38, देहरादून रोड, ऋषिकेश, देहरादून। श्री संदीप बडोला बहैसियत मुख्तारेआम विक्रेता संख्या ५ श्री देविंदर मग्गो पुत्र श्री श्रीविलास बडोला निवासी सैनिक कॉलोनी, रायवाला, देहरादून। ने विक्रय धन मुबलिग रु0 8,000,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्रीमती कल्पना पांडेय पत्नी श्री आशीष पांडेय निवासी ए, IDPL वीरभद्र ऋषिकेश, देहरादून। ने भी स्वीकार किया।

जिनकी पहचान सुश्री बबिता शर्मा, अधिवक्ता निवासी कोर्ट कंपाउंड, विकास नगर, देहरादून तथा श्री अनूप सिंह पुत्र श्री मदन लाल निवासी 142, पूर्व दीनदयाल, रूडकी, हरिद्वार ने की।



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 SOLE AGENT

4
Authorised Signatory

Handeep

M

M

Deer