

SALE DEED/RELEVANT PARTICULARS

Consideration Rs.2,00,000.00

Market value on which Stamp duty paid Rs.2,00,000.00

Stamp Duty Rs.16,000.00 @ 8%

Avas Vikas Duty Included

Total Stamp Duty Paid Rs.16,000.00

Main Locality Cantonment Board, Dehradun

Locality Garhi Cantt. Dehradun

Description of Property All that All that land bearing Khasra No.789 measuring 147.62 Sq.Mtrs. situated in Mauza Garhi, within the limits of Cantonment Board, Pargana Central Doon, Distt. Dehradun

Circle rate : Land Rs.900.00 Sq. Mtrs.

Distance from main Road : more than 350 Mtrs. away from Cantt Road

Name and Address of Seller : Smt. Deveshwari Pradhan wife of late Sh. Dev Narayan Pradhan resident of 59, Raja's Road, Dehradun presently residing at Snehbandhan C.H.S. Ltd., D/27, 1:2, Sector 3, Sanpada (E) Navi Mumbai-400705

Name and Address of Purchaser : Smt. Anita Bijalwan wife of Sh J.P. Bijalwan resident of 25-D, Aam Bagh, Dehradun

Shree



Smt. D. Pradhan



9 6 MAY 2005
₹ 5000

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This sale deed is made on this the 31th day of May 2005 at Dehradun between Smt. Deveshwari Pradhan wife of late Sh. Dev Narayan Pradhan resident of 59, Raja's Road, Dehradun presently residing at Snehbandhan C.H.S. Ltd., D/27, 1:2, Sector 3, Sanpada (E) Navi Mumbai-400705 (hereinafter called the Seller) of the one part;

IN FAVOUR OF

Smt. Anita Bijalwan wife of Sh J.P. Bijalwan resident of 25-D, Aam Bagh, Dehradun (hereinafter called the Purchaser) of the other part;

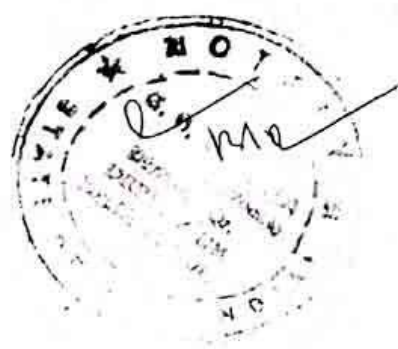
WHEREAS both the terms Seller and the Purchaser used herein unless repugnant to the context here under shall always include and mean their respective heirs, legal representatives, successors, administrators and assigns.



WHEREAS seller is the sole and exclusive owner of land bearing Khasra No.789 measuring 0.085 Acre situated in Mauza Garhi, within the limits of Cantonment Board, Pargana Central Doon, Distt. Dehradun having being purchased the same from Sh. Hari Prasad son of Sh. Bala Nand resident of Hathibarkala, Dehradun vide

2 Smt. D. Pradhan

Anita





26 MAY 2005

5833

sale deed dated 26.6.1981 duly registered in the office of Sub-Registrar, Dehradun and the same is duly mutated in the name of the seller in Khata No.2394 (1407-1412 Fasli) as owner of the said land. As such Seller is the sole and absolute owner of the said land.

AND WHEREAS the seller has agreed to sell a part of the above said land bearing Khasra No.789 measuring 147.62 Sq.Mtrs. situated in Mauza Garhi, within the limits of Cantonment Board, Pargana Central Doon, Distt. Dehradun more clearly described in the Schedule of the property given at the foot of this deed to the purchaser and the purchaser has agreed to purchase the same.

AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said land morefully described at the foot of this deed for a total sale consideration of Rs.2,00,000.00 (Rs. Two lac only) and the purchaser has agreed to buy the same for the aforesaid price.

AND WHEREAS there is no legal impediment in the sale of the said property by the sellers to the purchaser.

NOW THIS DEED WTNESSTH AS UNDER

1. That in pursuance of the said agreement and in consideration of Rs.2,00,000.00 (Rs. Two lac only) which has been received by the seller from the purchaser in the following manner:-
 - (a) Rs.1,00,000.00 vide Bank Draft No.759902 dated 30.5.2005

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Shruti



Sd/- D. Madhu



25 MAY 2005

5799

- (b) drawn on State Bank of India, Birpur, Dehradun
Rs.1,00,000.00 vide Cheque No.548761 dated 3.6.05
State Bank of India, Birpur, Dehradun

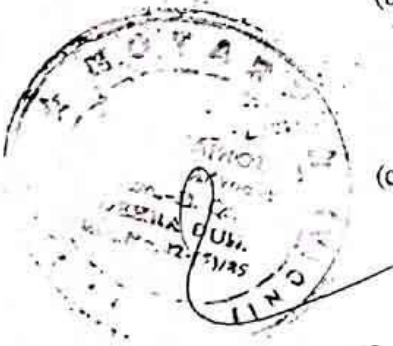
the receipt of which the seller hereby acknowledge and admit before the Sub-Registrar, Dehradun, at the time of presentation of this Deed of registration, the seller hereby conveys, transfers all that property morefully described in the Schedule of Property at the foot of this deed to the purchaser to hold the same as absolute owner thereof forever and enjoy the said property without any hindrance.

2. That the seller hereby further covenant with the purchaser as under:-

- (a) The said property is free from all sorts of encumbrances, charges, and liens etc. and is not subject matter of any proceedings of acquisition or requisition pending in any court or tribunal, nor is subject matter of any court attachment or mortgaged with any Bank or financial institution and the seller has clear and subsisting title over the said property.
- (b) The seller hereby further agree to execute any further documents(s), paper(s) etc for further and more perfectly assuring the said property to the purchaser in future but always at the cost and expenses of the purchaser.
- (c) That all taxes in respect of the said property upto the date of the sale deed shall be borne and paid by the seller and hereafter by the

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St. D. Mehta



Amika

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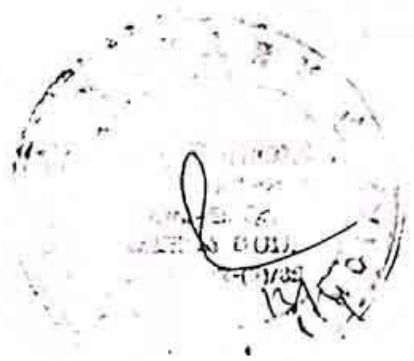
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purchaser.

- (d) That no proceedings Under Sec. 10 and Sec 20 of Urban Land Ceiling Act are pending before any Authority, Tribunal or Court.
- (e) That in case the land described in the schedule of the property goes out of the hands of the purchaser on account of any defect in the title of the seller or their predecessor in title then the seller shall fully reimburse and indemnify the purchaser upto the loss thus suffered.
- (f) That the circle rate of the land is Rs.900.00 per Sq. Mtrs. but the Stamp duty has been paid on actual sale consideration which is much higher than the circle rate. The said land is situated more than 350 Mtrs. away from main Cantt Road, and is situated on 06ft. wide lane, within the limits of Cantonment Board.
- (g) That the seller has given the physical and actual vacant possession of the property to the purchaser and the purchaser has entered into the property without any hindrance.
- (h) That the said land is situated within the limits of Cantonment Board. As such provisions of Utranchal Act No.29 of 2003 are not applicable on the said land.

S. S. D. Badhan

simult



SCHEDULE OF LAND

ALL THAT All that land bearing Khasra No: 789 measuring 147.62 situated in Mauza Garhi, within the limits of Cantonment Board, Pargana Central Doon, Distt. Dehradun bounded as under:

- East Land of Sita Ram - side measuring 60ft.
- West 6 ft. wide lane and Land of seller - side measuring 53ft. 6 inches
- North House of Sh. K.S. Rawat - side measuring 28ft.
- South House of Sh. M.S. Rana - side measuring 28ft.

IN WITNESS WHEREOF THE SELLER AND THE PURCHASER HAVE EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

Anita
Purchaser

Smt. D. Pradhan
Seller

Witnesses:

1. AJAY PRADHAN (Son of late Shri D. N. Pradhan)
Sachindran Co-Op. Hsg. Socy Ltd,
3-77, 1:2, Sector 3, Sector 4 (E), New Mumbai
2. श्रीमान राम विजय श्रीमान विजय
श्री २९० राजीवन विजय
158 गली देहरादून, के.ए
उत्तरांचल

Drafted by Advocate, Dehradun
Typed by Virendra Kumar, 17, Court Road, Dehradun



Attested True Copy
(G. C. CAROLA)
Advocate & NOTARY, Dehradun



विप्रेता



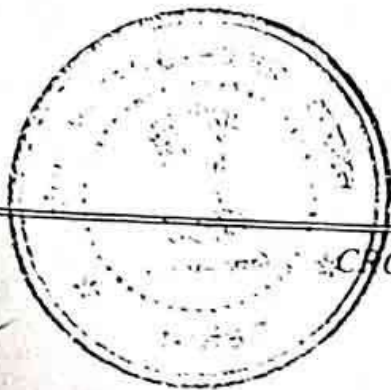
क्रेता



गवाह



बही न. 1	जिल्द 1,440	पृष्ठ 216
ए.डी.भा.बुक 1	जिल्द 1481	पृष्ठ 359 से 368
में न. 3292	पर आज दिनांक 31/05/2005	में रजिस्ट्री की गई ।
उप नियन्त्रक सदर 2 देहरादून		



CHOUN 1.0

NIC UTTARANCHAL

उद्धरण खतीनी

फसली वर्ष : 1419-1424

परगना : पछवाइन

भाग : 1

USU/8/10/2013

दिनांक

ग्राम क्रमांक : 01010100166

ग्राम का नाम : गढ़ी

तहसील : सरदर

जनपद : देहरादून

निवास स्थान

खता/वहलि संरक्षक का नाम

शक्ति का अधिकार प्राप्त होने का फसली वर्ष

खते के प्रत्येक गाटे की खसरा संख्या (हे.)

खतेदार द्वारा देय मान्युजारी या लगान

परिवर्तन सम्पत्ती आका या उसका सारांश, उनकी संख्या तथा दिनांक सहित और आका देने वाले अधिकारी का पद

संख्या

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वर्षा: 1-क - मूल का सतनपीन अधिकार वाले मूलियारो के अधिकारम हो

के.पी. विजल्लान

नि. आनवाग दे. दून

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योग :

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 खतीना
 देहरादून