

# 398/91 SALE DEED

Photos of the Seller attested by Sh. L. B. Gurung Advocate, Dehradun.

Consideration.....  
Rs. 4,14,500/-

Market value on which stamp duty paid.....  
4,14,500/-

No. of stamp sheets.....  
15 (Fifteen)

Stamp duty 60,105/- Avas Vikas duty inclusive Total Stamp paid.....  
60,105/-

Where as I/We.....  
Shri. Rajendra Kumar Rana son of Shri. Krishana...  
Kumar Rana r/o 19-B/1 Balbir Road, Dehradun.....

am/are the sole/joint proprietors of the property detailed in the end and also in  
the possession of the same, do hereby sell to....(1) Shri. Jyoti Kumar...  
Arya and (2) Shri. Vijay Kumar Arya, sons of Shri. Lalit  
Kumar Arya, both residents of New Area, Sikandrapur,  
Muzaffarpur, Bihar.

for consideration of Rs.....  
4,14,500/- (Rs. Four lacs fourteen  
Thousand five hundred) received as follows.....

Details hereunder.....

The Property is free from all encumbrances.

Details of Property situated.....  
Fully described in the schedule.....  
hereunder at the foot of this deed.

2107-9102/111

contd...

5000Rs.



398/91

SALE - DEED



THIS DEED OF SALE is made on this the  
14th day of August, 1991, BETWEEN SHRI RAJENDRA  
KUMAR RANA, s/o SHRI KRISHANA KUMAR RANA,  
R/o 19-Bj, Balbir Road, Dehradun, ( hereinafter  
called the "SELLER") of the first part,

IN FAVOUR OF

- (1). SHRI JYOTI KUMAR ARYA, and
- (2). SHRI VIJAY KUMAR ARYA,

both sons of Shri Lalit Kumar Arya residents  
of New Area, Sikandrapur, Muzaffarpur, Bihar (   
hereinafter called the "PURCHASER") of the  
Other Part. 21.08.1991

cont ....

श्री गुरुदेव पर वंदना

Signature  
Date: \_\_\_\_\_

प्रस्तुत :- पत्रांक 744 दि. 22/7/91 धान 27 सीलिज

~~समक प्रमाण पत्र प्र. ६० आयकर सहायक आठ नौ दिवस~~

विक्रय पत्र :- ५, 14, 500      At 12-8-91

राजिस्टर नं. 25/1-00 मिलात 7-50 योग 258-50

श्री राजेन्द्र कुमर शाणा

शब्द लम्बा 1500.

पत्र श्री कृष्ण कुमर शाणा  
दिवाली 19-15/1 बलवरी रोड देहरादून

नेपाल दिनांक 20 8/9 को  
तनव मध्य उच्च द. वने

कर्मचारी उप निवृत्तक रूप  
देहरादून में प्रस्तुत की



शब्द लम्बा

इस लेख पत्र का निष्पादन व  
विक्रय पत्र नं. 744/5000 (कै. चंद्र लाख चौदह हजार पांच सौ) मात्र  
में से एक मरे समक्ष वाग्विह लेखा उच्च प्र. ६०  
प्राप्त ताके उक्त श्री राजेन्द्र कुमर  
शाणा  
ने संचालित किया ।



-2-

Both the terms "SELLER" and "PURCHASER" unless repugnant to the context shall include their respective heir, legal representatives, administrators, assigns and successors.

२१/१०/१९५१

contd.

15  
2.8.91

5000/- की जमीन मुकाम - आर्ष गाँव मालिक मुकाम आर्ष  
- ५५ रजि. मुजफ्फरपुर वि.।

Handwritten signature

पहले श्री ~~सलोक~~ सुरेंद्र  
श्री ~~सुन्दरी~~ सुरेंद्र  
निवासी देहरा डूंग  
श्री ~~जि. प्रकाश~~ आर्ष  
श्री ~~सिद्ध~~ राम आर्ष  
निवासी 19/13 कलकत्ता राई देहरा डूंग  
ने की।

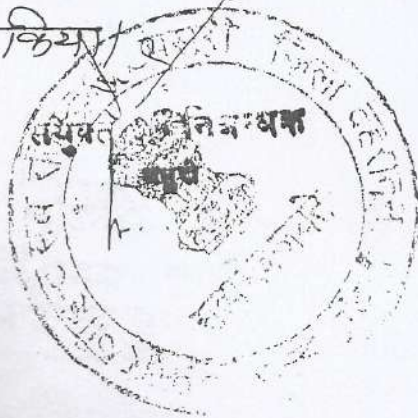
संयुक्त रूप निबन्धक

पृष्ठ

राजेदाकमान

Handwritten signature

निष्पादनकर्ता तथा पहचान करीबों के नि.क.  
के से इ-कार किया



5000Rs.



-3-

WHERE AS the Seller is the sole and  
exclusive owner of the property bearing  
municipal no. 19-B, Balbir Road, Dehradun,  
morefully described in the schedule hereunder,  
free from all encumbrances, charges, liens,  
demands etc. 21/04/2011

contd....

5000Rs



-4-

AND WHEREAS the Seller has agreed to sell  
the said property, fully described in the schedule  
hereunder, for or at a consideration of  
Rs.4,14,500/- (Rs. Four lacs fourteen thousand  
five hundred only) and the purchasers has agreed  
to purchase the said property for the said  
consideration on the terms and conditions  
mentioned below. *21/6/2024*

contd...



-5-

NOW THIS DEED WITNESSETH AS UNDER:-

1). THAT the Seller has received the said consideration of Rs. 4,14,500/- (Rs. Four lacs fourteen thousand five hundred only) from the purchasers in the following manner:-

i). Rs.1,80,000/- (Rs. one lac eighty thousand only) by Demand Pay order no. 514159MTL/A/2. dated 10.7.91 of State Bank of India, Dehradun, and

ii). Rs.1,80,000/- (Rs. one lacs eighty thousand only) by Demand pay order no. MTL/A/2-514154 dt. 10.7.91 of State Bank of India, Dehradun, and

iii). Rs.54,500/- (Rs. fifty four thousand five hundred only in cash before the execution and registration of this deed, the

*श्री १०/७/९१*

contd.



5000Rs



-6-

receipt total sum of Rs.4,14,500/- (Rs. four  
lacs fourteen thousand five hundred only)  
the seller hereby acknowledged, in respect of the  
sale of the property, fully described in the  
schedule hereunder. The seller had ~~sanctioned~~ the  
sanctioned the building plan from MDDA Dehradun  
NO.716/90-91 dt. 30.5.91 and the seller has  
transferable right and title to the same.

contd...

21/6/91

5000Rs



-7-

2. AND THAT the seller as owner of the above said property hereby transfer convey and assign all that property, morefully described in the schedule by way of an absolute sale together with all rights of easements, privileges and appurtenant whatsoever belonging to hold or enjoyed there with or appurtenant thereto or reputed to be and the rights, title, interests, claim and demands or whatsoever nature

२१/६/१९११

contd...

5000Rs



-8-

of the seller into or upon the said flat unto the purchaser to hold the same absolute and for ever.

3. The Seller hereby covenants with the purchaser as under:-

a). That the property hereby transferred is free from all charges, liens, encumbrances, demands, claims or any sort of attachments and the seller has done no act whereby his right, to transfer the same in any way restricted. The seller is constant to transfer the same and his right for transfer subsists, The property transferred is free from litigations and acquisition.

*श्री १६/६/२३/११*

contd.

5000Rs.



-9-

- b). That the liability of the seller to pay all the taxes cesses or any other amount due in respect of the flat hereby transferred upto the date of sale hereafter it shall be the responsibility of the purchaser to pay the same.
- c). That the purchaser will hereafter at all times be fully entitled to enjoy the same in any manner he may like without any hindrance, interruption claim or demand from the seller or any person claiming under through or in trust of for him and the seller will, at all times hereafter upon the request and cost of the purchaser execute or cause to be done or executed all such acts, deed matter or things whatsoever as are possessed by the seller for the better and more perfectly assuring the said property and
- 21/10/2011 contd.

5000Rs



-10-

and every part thereof unto the purchaser in the manner aforesaid as shall and may reasonably be required.

d). That if for any reasons either on account of the defect in the title of the seller, his competency or deprived of any right title or interest in the flat and a whole or any part thereof the right and privileges granted under the covenants the seller shall fully compensate the purchaser.

21/01/51

contd...

5000Rs



-11-

e). That the physical vacant possession of the property has been delivered to the purchaser this day.

3). AND THAT for the purpose of the stamp duty it is hereby declared that the proportionate annual assessment of the said property is Rs.1,000/- per annum and accordingly 30 times whereof comes to Rs.30,000/-. The property hereby sold at Rs.4,14,500/- on which the stamp duty of Rs.60,105/- is being paid on the higher valuation of the property, according to law.

2/6/2004

contu...

3000Rs.



-12-

That in Ruling reported in A.I.R. S.C. 1981, page 234, their lordships held that the entire Urban Land (Ceiling and regulation) Act 1976 is valid except section 27(1) in so far as it imposes a restriction on transfer of any urban or ~~an~~ urbanisable land with a building or of a portion of such building within the ceiling area.

श्री १०६६१७११

contd...

2000Rs.



-13-

There is nothing else upon the land which may effects its value.

The seller do not belongs to any scheduled caste or tribes.

4), AND THAT the Seller served the notice U/s 27 of U.L.C. act 33 of 1976 through Patran: no.744 dt. 22.7.91. The N.O.C. has been granted by the Competent Authority, U.L.C.Dehradun and now there is no restriction to transfer the same.

21/07/91

contd.



100Rs.



-14-

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that property bearing municipal no.19-B/  
Balbir Road, Dehradun, total area measuring 698.27 Sqm.  
( open area 337.56 Sqmt Covered area 360.71 Sqmts ),  
bounded and butted as under :-

NORTH:- Property of others, side measuring 110'.

SOUTH:- Property of others, side measuring 110'.

EAST:- Property of the others, side measuring 65.6'

WEST:- 40' wide Road, side measuring 65-6'.

श्री ०६६१२२५५

contd.

5RS



-15-

IN WITNESSES WHEREOF the Seller have signed  
 this deed at Dehradun on this the day month and year first  
 above written.

Witnesses:-

Seller: 21/07/1914

1. [Signature]  
 Advocate

2. [Signature]  
 56 3/11/1914  
 कृष्णा राव अत्रवारी  
 मजदूर, 32 (मिठा)

Drafted by: [Signature]  
 Advocate Dehradun

[Signature]  
 Typed by:  
 Anand Kumar Sharma Typist,  
 Dehradun.

(L. B. Gurung) Advocate, Dehradun.

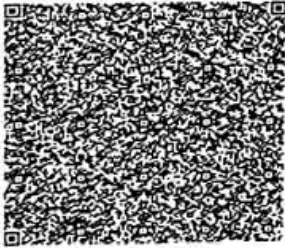


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp

Certificate No. : IN-UK54622940992449Q  
Certificate Issued Date : 22-Feb-2018 02:01 PM  
Account Reference : NONACC (SV)/ uk1249604/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUK124960410130422329838Q  
Purchased by : JYOTI KUMAR ARYA  
Description of Document : Article 4 Affidavit  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : JYOTI KUMAR ARYA  
Second Party : NA  
Stamp Duty Paid By : JYOTI KUMAR ARYA  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Shamil No.....  
Ram K. Gupta  
St. No. 112003  
Court Complex, Dehradun

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

*(Handwritten Signature)*

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shofestamp.com'. Any discrepancy in the details on this Certificate and as available on the website 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 ज्योति कुमार आर्य पुत्र श्री ललित कुमार आर्य, निवासी-मकान संख्या 59/1, बलबीर रोड, ग्रीन व्यू कालोनी, देहरादून, उत्तराखण्ड।

मैं उपरोक्त शपथकर्ता निम्न कथन करता हूँ कि:-

- 1- यह कि मेरा उपरोक्त नाम व पता सही एवं सत्य है।
- 2- यह कि 59/1, बलबीर रोड, ग्रीन व्यू कालोनी, देहरादून में निजी स्वामित्व की भूमि पर मेरे द्वारा आवासीय भवन निर्मित करवाया गया है।
- 3- यह कि उक्त परिसम्पत्ति मेरे एवं मेरे भाई श्री विजय कुमार आर्य द्वारा संयुक्त रूप से क्रय की गयी थी।
- 4- यह कि मेरे भाई श्री विजय कुमार आर्य पुत्र श्री ललित कुमार आर्य का निधन दिनांक 18-01-2014 को हो चुका है, जिसका मृत्यु प्रमाण पत्र की प्रति (प्रमाण पत्र संख्या 100181400518) संलग्न की जा रही है।
- 5- यह कि मेरे भाई का कोई वारिस नहीं है, जिस कारण हमारे द्वारा क्रय की गयी उक्त परिसम्पत्ति का मैं एकमात्र स्वामी हूँ।

6- यह कि मैं उक्त परिसम्पत्ति को पर्यटन विभाग की होम स्टे योजना के अन्तर्गत पंजीकृत करवाना चाहता हूँ, जिस हेतु आवेदन किया जा रहा है।

उपरोक्त, क्रमांक-1 से 6 तक वर्णित समस्त तथ्य सत्य व सही हैं, कोई तथ्य छिपाया नहीं गया है, यदि इसमें कोई भी तथ्य झूठा पाया जाय तो उसकी पूर्ण जिम्मेदारी मेरी होगी। ऐसी स्थिति में मेरी इकाई को अज्ञानता में निर्वासित किये जाने पर मुझे कोई आपत्ति नहीं होगी न ही कोई दावा प्रस्तुत करने का अधिकार होगा।

आज दिनांक 26/2/2018 को मैं शपथकर्ता उपरोक्त लिखी गयी शपथ पत्र की सभी शर्तें सही प्रोक्त्य होना कबूल करता हूँ।



ATTESTED  
26/2/18  
(Smt. CHHABI KUNDU)  
Advocate & NOTARY  
Smt. Compound, Dehra Doon

शपथकर्ता  
*Jyoti Kumar Arya*

ज्योति कुमार आर्य  
पुत्र श्री ललित कुमार आर्य  
निवासी मकान संख्या - 59/1,  
बलबीर रोड, ग्रीन व्यू कालोनी, जिला  
देहरादून, उत्तराखण्ड।



29733

क्रमांक सं. 01/N/01/14

(गह क्रमांक केवल कार्यालय प्रयोग हेतु)

# उत्तर प्रदेश शासन

ई-डिस्ट्रिक्ट - जनसुविधा केन्द्र

जनपद : गौतमबुद्ध नगर

प्रपत्र संख्या - 6

(जन्म मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 एवं उत्तर प्रदेश जन्म मृत्यु रजिस्ट्रीकरण नियम 2003 के नियम 8 के अधीन जारी किया गया)

## मृत्यु प्रमाण-पत्र (Death Certificate)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गयी है जो (स्थानीय क्षेत्र) Noida तहसील दादरी जनपद गौतम बुद्ध नगर राज्य उत्तर प्रदेश के रजिस्ट्रार में अंकित है

संदर्भ संख्या  
प्रमाण-पत्र संख्या

010/dcert147/2000839  
100181400518

नाम  
Name

श्री VIDAY KUMAR ARYA

पिता/पति का नाम  
Name of Father/Husband

श्री LALIT KUMAR ARYA

माता का नाम  
Name of Mother

श्रीमती RUKMINI DEVI

लिंग  
Sex

पुरुष

पता  
Address

15 SEC-1 NOIDA

मृत्यु की तिथि  
Date of Death

13/01/2014

मृत्यु का स्थान  
Place of Death

Metro HOSPITAL NOIDA, Noida, दादरी गौतम बुद्ध नगर

पंजीकरण संख्या  
Registration No.

252

पंजीकरण तिथि  
Registration Date

25/01/2014

जारी कर्ता

जन सुविधा केन्द्र

पद :

केन्द्र प्रभारी

स्थान :

सदर, गौतम बुद्ध नगर

SRIVASTVA  
Digitally Signed by  
O=HEALTH DEPARTMENT,  
OU=HEALTH DEPARTMENT,  
C=IN, CN=SRIVASTVA  
DR. JAGDISH PRASAD  
S=UP



सक्षम अधिकारी

डिजिटल हस्ताक्षरित

D.H.O

स्वास्थ्य विभाग

गौतम बुद्ध नगर

दिनांक :

01/02/2014

(हस्ताक्षर एवं मोहर)