

Market Value Rs 3,25,000/-

Number of stamp sheets ... FIVE

Whereas We,

1 SMT. RAJ RANI, wife of Sri Jugmander Dass, resident of Hotel Mall Palace, The Mall, Mussourie, Dist, Dehradun (Uttarakhand);

2 SM<sup>T</sup> USHA RANI, wife of Sri Mohan Lal, resident of 2-3/2 Shivaji Marke! Mussoone , Dist. Dehradun (Uttarakhand);

- 3 SRI MOHAN LAL, son of Late Sri Ram Richpal, resident of 2-3/2 Shivaji Market, Mussoorie, Dist. Dehradun (Ultarakhand);
- 4 SRI DEEPAK GUPTA, son of Sri Mohan Lal, resident of 2-3 & 2-3/1 Shivaji Market Mussoorie Dist. Dehradun (Uttarakhand);
- SRI NEERAJ GUPTA, son of Sri Mohan Lal, resident of 2-3/3 Shivaji
   Market, Mussoorie Dist. Dehradun (Utlarakhand);
- , (hereinafter called the 'VENDORS / SELLORS') of the ONE PART; are the joint owners in possession of the property mentioned in the schedule.

### DO HEREBY SELL TO

- 1 SHRIMAT! SAROJ RAWAT wife of Sri Surendra Singh Rawat;
- 2. SHRIMATI ARCHANA RAWAT , wife of Sri Virendra Singh Rawat ;

Both residents of North Road, Landour, Mussoorie. Dist. Dehradun (Uttarakhand); (hereinafter called the 'VENDEES / PURCHASERS') of the

#### OTHER PART :

for a sale consideration of Rs. 4.00,000/- received by me before the execution of this sale-deed. This property is free from all encumberances.

## Details of the property:

All that portion of property bearing municipal no. 2-3, North Road, Landour, Mussoorie, Dist. Dehradun (Uttarakhand) known as ground floor (except the portion shown in green and yellow colour in the annexed plan), first floor and second floor having total area of 1051 sq. ft. or 97 sq. metres having entrance from North Road only.

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VENDORS

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SALE- DEED



THIS DEED OF SALE is made at Mussoorie on this the 30th Day of April, 2007

#### BETWEEN

- SMT. RAJ RANI, wife of Sri Jugmander Dass, resident of Hotel Mall Palace, The Mall, Mussoorie, Dist. Dehradun (Uttarakhand);
- SMT. USHA RANI, wife of Sri Mohan Lal, resident of 2-3/2 Shivaji Market, Mussoorie, Dist. Dehradun (Uttarakhand);
- SRI MOHAN LAL, son of Late Sri Ram Richpal, resident of 2-3/2
   Shivaji Market, Mussoorie, Dist. Dehradun (Uttarakhand);
- SRI DEEPAK GUPTA, son of Sri Mohan Lal, resident of 2-3 & 2-3/1 Shivaji Market, Mussoorie Dist. Dehradun (Uttarakhand);
- 5. SRI NEFRAJ GUPTA, son of Sri Mohan Lal, resident of 2-3/3 Shivaji Market, Mussoorie Dist. Dehradun (Uttaraknand); (hereinafter called the 'VENDORS/ SELLORS') of the ONE PART;

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#### AND

SHRIMATI SAROJ RAWAT, wife of Sri Surendra Singh Rawat;
 SHRIMATI ARCHANA RAWAT, wife of Sri Virendra Singh Rawat;
 Both residents of North Road, Landour, Mussoorie, Dist. Dehradun (Uttarakhand); (hereinafter called the 'VENDEES / PURCHASERS') of the OTHER PART;

WHEREAS one Smt. Munni Devi Goel, wife of Sri Shanti Prakash Goel, r/o Khoob Chand Building, Landour Road, Mussoorie was the owner of the property known as 2-3, Landour Road, Mussoorie having purchased the same from Sri Harjit Singh, son of Sri Gurbux Singh vide sale-deed dtd. 24.01.1967 duly registered in Book No. I, Volume No. 814; on pages 147 to 149 at serial no. 2850 on 05.06.1967 in the office of Joint sub-registrar, Mussoorie; AND

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WHEREAS, Smt. Munni Devi Goel sold and transferred the said property bearing No. 2-3 to the family of Sri Jugmander Dass and Sri Mohan Lal, both sons of Late Sri Ram Richpal vide two sale-deeds executed separately for Property no.2 in the name of Smt. Usha Rani (Vendor No.2), wife of Sri Mohan Lal and for Property no.3 in the name of Smt. Raj Rani (Vendor no.1), wife of Sri Jugmander Dass. The sale –deed dtd. 12.11.1975 in favour of Smt. Usha Rani (Vendor No.2) is duly registered in Book No. I, Volume No. 1260, on pages 575 to 586 and at serial no. 8228 & 8229 on 26.11.1975 in favour of Smt. Raj Rani (Vendor No.1) is duly registered in Book No. I, Volume No. 1260, on pages 563 to 574 and at serial no. 8226 & 8227 on 26.11.1975 in the office of Sub-registrar, Dehradun; AND

WHEREAS ,the said property was in a dilapidated condition so the family of Sri Jugmander Dass and Sri Mohan Lal demolished the old construction and reconstructed a new 7 storeyed building (three storeys below the Landour Road level approachable from the North Road and four storeys above the Landour Road Level including shop) after getting a map sanctioned from the Municipal Board, Mussoorie vide sanction dtd. 21.02.1977, which they continued to occupy for their residential and non-residential purposes: AND

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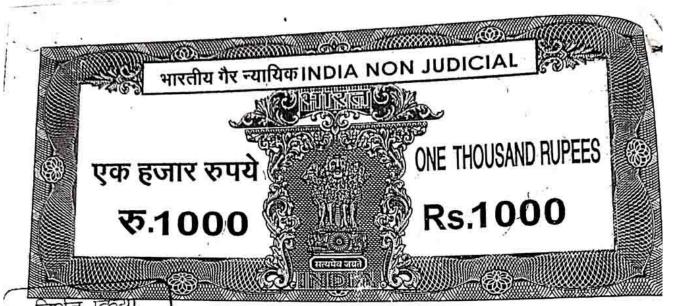
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WHEREAS the two families of Sri Mohan Lal and Sri Jugmander Dassi separated by a family arrangement and settlement dated 15.1.2004 Unider which this entire seven storeyed building came to the share of the state of the share of the country, or family of Sri Mohan Lal consisting of Smt. Usha Rani (Vendor no.2), Sri Mohan Lal and their two sons namely Deepak Gupta and Neeraj Gupta. After the family arrangement, the names of the said persons have been mutated and recorded as co-owners of the said property in the records of Municipal Board, Musssoorie The other property fell into the share of the family of Sri Jugmander Das; AND

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7 3 APR 2007 Sri Jugmander Das ceased to have any right, title or interest in the साहायक कोबाधिक हैंबिकिश) operty, but since initially part of the said property was purchased कोबाबार, देहराव्हीं ensibly in the name of Smt. Raj Rani (Vendor no.1), so she is signing this sale-deed as a Vendor for satisfaction of the Vendees and to transfer any right, title or interest that was purchased in her name Similarily Smt. Usha Rani (Vendor no.2) is executing this sale-deed as a Vendor as a person in whose name the part of the property was purchased and also as a member of the family of Sri Mohan Lal, to whom the entire property 2-3, Landour Bazar has been allotted as per the family arrangement: under which all the other Vendors are executing this sale-deed: AND

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WHEREAS, the Vendors as the present co-owners of the said property have agreed to transfer all their right, title and interest in the lower three storeys (except the portion on the ground floor admeasuring 4ft x 6 ft. retained by the Vendors for installing water tank as shown in green colour in the annexed plan and 4 ft x 7 ft. 3 in, common area towards the wall of adjoining properly no 1 shall be used by the vendors for passing of water lines and electric lines, which is shown in yellow colour in the annexed plan of the said building bearing Mun. No. 2-3 North Road, Landour Bazar, Mussoone having approach from the North Road only, and fully described and detailed in the schedule at the foot of this deed and shown in red colour in the site plan annexed to this deed; in favour of the Vendees / Purchasers from all encumbrances, liens, charges total sale for a etc. consideration of Rs. 4,00,000/- (Rs. Four Lacs) only; and subject to the terms and conditions mentioned herein in this deed.

### SO NOW THIS DEED WITNESSETH AS FOLLOWS: -

 That in pursuance of the said agreement & for a sale consideration of Rs. 4,00,000/- (Rs. Four Lacs) only being paid by the Vendees to the Vendors in the following manner:-

(i)	Rs. 50	,000/-	vide	cheq	ue no. 084253	did.	30.04.2007	drawn	on
	State	Bank	of Ir	ıdia ,	Mussoorie ;				

(ii) Rs. 50,000/- vide cheque no. 084254 dtd. 30.04.2007 drawn on State Bank of India , Mussoorie ;

(iii) Rs. 50,000/- vide cheque no. 084255 dtd. 30.04.2007 drawn on State Bank of India , Mussoorie ;

(iv) Rs. 50,000/- vide cheque no. 084256 dtd. 30.04.2007 drawn or State Bank of India, Mussoorie;

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all issued by Smt. Saroj Rawat (Vendee No.1) in favour of the Vendors to the Vendors; the receipt and Rs 2,00,000/- (Rs Two Lacs) in cash whereof in the aforesaid manner is admitted and acknowledged by the Vendors in full and final satisfaction of the agreed sale-price (subject to encashment of cheques ); the Vendors do hereby sell, transfer, convey, and assign unto the Vendees by way of absolute sale the Ground floor (except 4'x6' not sold & 4'x7'3" common area), first floor floor, all below the Landour Road level and only approachable from the North Road side of the said 7 storeyed building bearing Mun. which is more No. 2 -3, Landour Bazar, Mussoorie, Dist. Dehradun, particularly described in the schedule at the foot of this deed and delineated in red riband in the site plan annexed to this deed TOGETHER with all structures, fittings and fixtures, all rights, proportionate land underneath the building, advantages, appurtenances and easementary rights, etc. appertaining to the said portion and every part thereof TO HAVE and TO HOLD the same absolutely and forever by the Vendees, without any interference from the Vendors or any persons claiming under or through them .

- 2. That the vendors do hereby declare and undertake that they and all persons claiming under or through them shall and will at all times and at the cost of the person so requiring, do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever necessary for further and more perfectly conveying and assuring the said portion to the purchasers and placing them in possession of the same according to the true intent and meaning of this deed.
- 3. That the Vendor does hereby further declare that the sold portion shall be quietly entered into and upon and the usufruct enjoyed by the Purchasers without any interference from the Vendors. The vacant, peaceful actual and physical possession of part sold of the ground (lowermost) floor (except the portion not sold 4'x6' and the common portion 4'x7' 3"), a part of the First floor and the second floor hereby sold, which is vacant, is being delivered by the Vendors to the Vendees today, which is being acknowledged by the Vendees and from this day, the Vendors are left with no connection whatsoever with the portion hereby sold.

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- 4 That it is hereby declared that the Vendors have a good marketable title and authority to sell the said portion which is being sold free from all encumbrances liens, charges, demands, attachments, family disputes and litigations etc. The Vendees have satisfied themselves about the title of the Vendors to the property hereby sold.
- 5. That it is hereby further made clear that the Vendees shall have right to get the property hereby sold mutated in their names as owners in the records of Municipal Board, Mussoorie as owner for which the Vendors shall render all possible help. The Vendees shall also apply for new water and electricity connections at their own cost from the concerned departments. The Purchasers shall not make use of the old water lines which shall continue under use of the Vendors for the four storeys above the three storeys sold.
- 6. That it is hereby declared that the Vendors have paid all the taxes, dues, bills pertaining to the portion hereby sold till 31.03.2007; whereafter the same shall be the liability of the Vendees / Purchasers. If any dues prior to 30.4.2007 are discovered at any future time, Vendors undertakes to pay the same.
- 7. That it is hereby declared and agreed that the entire ground floor is not being sold and a portion of the ground floor admeasuring 4 ft. x 6 has not been sold by the Vendors for installing water tank as shown in green colour in the annexed plan and 4 ft.x 7 ft. 3 in. common area towards the wall adjoining property no. 1 shall be used by the vendors for passing of proper water lines, (inlet and outlet) & electric lines, which is shown in yellow colour in the annexed site plan. It is hereby agreed that no door shall be fixed in front and on the common portion by any of the parties. The vendor can fix door in his own area of 4'x6' (not sold) with opening of door/s in their area only.

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- 8. That it is bereby declared and agreed that the upper four floors which are not the subject-matter of this sale-deed and which are above the Landour Road are resting on the beams and columns and walls of the three floors below, which are being sold (except the portion of Ground floor not sold), the Vendees undertake not to damage the said beams so that the strength and and columns of the structure of three floors sold, life of the upper floors is maintained and no loss is caused to the same at any future time. Likewise the vendors will not put extra weight on the common lintel i.e. floor of the shop cum residential area, but the vendors can repair the same. Similarly the Vendors shall maintain the upper floors so that the life of the building is not lessened. In case at any future time, due to age or natural calamity the said building is demolished or requires to be demolished, the Vendees shall rebuild the structure of the lower three floors upto the present height of 26 ft. 3" or 8 metres in building upto the present such a manner that the Vendors can raise height as mentioned above on the same at their own cost.
- 9. That it is hereby declared and agreed that the entire existing sewerage system, drainage system, rain water discharge, water supply system of the upper four floors shall continue over and through the lower floors hereby sold and the Vendees shall never disturb or disrupt the same. The Vendors shall have right to repair/ replace the water / sewerage / drainage pipes at all future times without any objection from the Purchasers.
- 10. That it is hereby declared and agreed that the 'Pusta' on the east—south side of the floors hereby sold shall be maintained by the Vendees and shall never be evacuated and area towards pushta will not be increased. It is hereby also agreed that the Vendees shall not create any basement by evacuating the ground floor. But both the parties shall have no objection in case the other party proposes to change the internal walls of the portion in their ownership without disturbing the existing beams and columns. It is hereby made clear that both the vendors and the vendees shall have right to construct 2.5 feet wide open balconies towards North Road without damaging the beams and the columns.

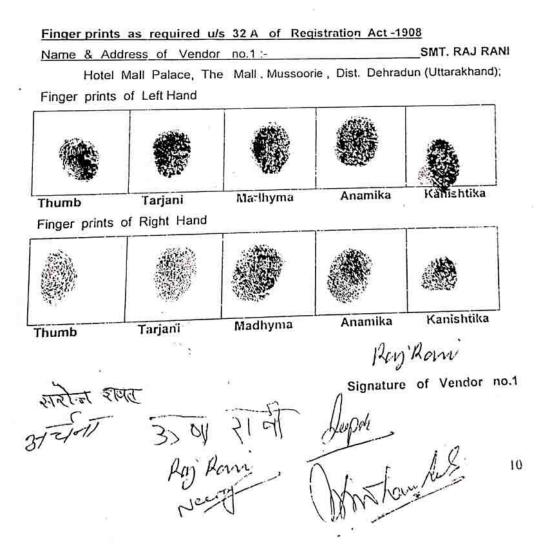
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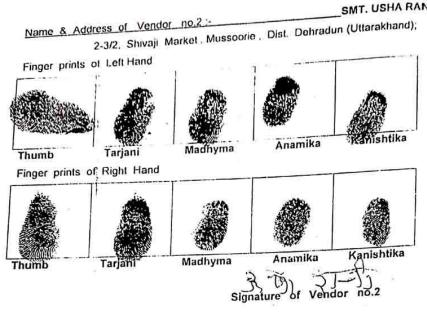
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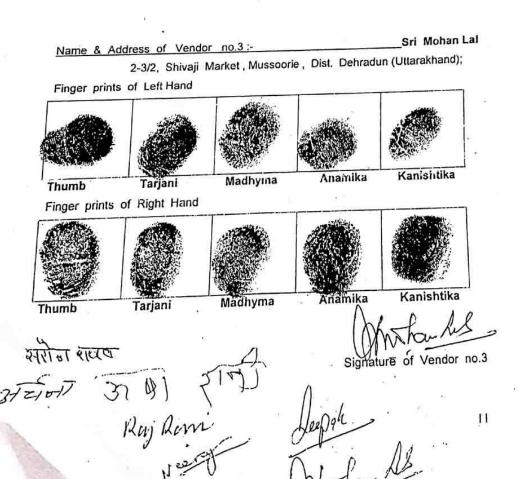
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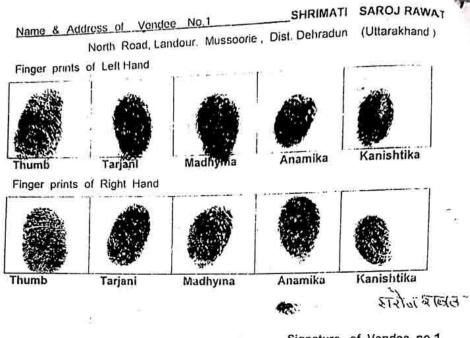
- 11. That it is hereby declared and agreed that the vendor nos. 2,3,4,8 5 shall maintain the floor of shop cum residence on the 3<sup>rd</sup> floor in their occupation and the Vendees shall maintain the roof of the second floor. Both the parties shall share half the depth of the said common lintel.
- 12. That plinth area of land on which the said building is constructed is 19 sq. meters, area of ground floor is 19 sq. meters, area of first floor is 45 sq. meters and area of the second floor is 33 sq. meters. The total covered area is 97 sq. meters. The value of the portion hereby sold calculated as per the rates fixed by the Collector, which comes to Rs. 3,25,000/=. The stamp duty of Rs. 32,000/- @ 8 % is being paid by the purchasers on the highest value of the said property Rs. 4,00,000 /- as the Vendees are ladies and there is a rebate of 2% by the Govt. for them.



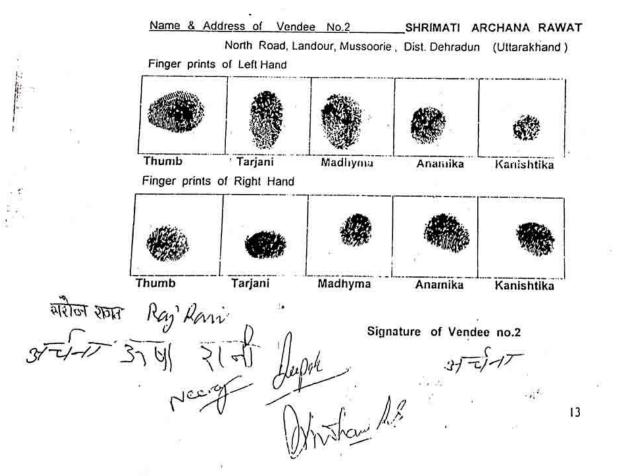




Name & Address of Vendor no 4 - Sri Deepak Gupta 2-3 & 2 -3/1 Shivaji Market , Mussoorie , Dist. Dehradun (Uttarakhand); Finger prints of Left Hand Tarjani Madhyma Anamika Finger prints of Right Hand Thumb Signature of Vention no.4 Name & Address of Vendor no.5:-\_\_Sri Neeraj Gupta 2-3/3, Shivaji Market, Mussoorie, Dist. Dehradun (Uttarakhand); Finger prints of Left Hand Tarjani Madhyma A.namika Kanishtika Finger prints of Right Hand Tarjani Madhyma Kanishtika Signature of Vendor no.5



Signature of Vendee no.1



PROVIDED ALWAYS THAT IT IS HEREBY AGREED TO AND DECLARED that whenever and wherever such an interpretation would be requisite to give the fullest scope and effect to any contract or covenant, the expressions 'VENDORS / SELLERS and 'VENDEES / PURCHASERS' used in this deed shall mean and include their respective heirs, successors, legal representatives, assigns, attorneys, nominees and executors etc. as the parties themselves.

## SCHEDULE OF THE PROPERTY HEREBY SOLD:

All that portion of property bearing municipal no. 2-3. Landour Bazar, Mussoorie, Dist Dehradun (Uttarakhand) known as ground floor (except the portion not sold shown in green colour and the common portion shown in yellow colour in the annexed plan), first floor and second floor having total area of 1051 sq. ft. or 97 sq. metres comprising of 5 rooms, 2 W.C., 2 bathrooms, one kitchen and one store, as shown and delineated in red line and having entrance from North Road only as shown in the annexed plan. The portion hereby sold is butted and bounded as under:-

NORTH-WEST

North Road (public road );

SOUTH-EAST

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EAST -NORTH

Property No.4:

WEST -SOUTH

Property no.1:

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C.B.M Fro	m No. 288	CITY POADD 150000							
Serial No. 1383 Demand No. 2/311/279 In Demand & Collection Register Bill No. 1383		- Date of presentation		To, Saroj Rawat W/O Surendra Rawat					
		Book No.							
-	PARTIC		Period	Gross An Payable	nount	Net payable if paid with in 30 days of Presentation			
Name of Building/P	roperty	GF 3 shop La no.2 and Una road GF and	arth	upto 31- 03-2017	Arrear	8492.0	8492.0		
House Tax	On				Advance	0.0	0.0		
ARV	7030.0	@ Rs. 15%	1054.5	2017-18	Current Demand	1054.5	843.6		
Rebate	210.9					8			
,	IMPOI		Total		9547.00	9336.00			
30 days of payable is 2- To with of grace w 3-Payment Cheque/or	nount of the presentation Rs.9335.6 hold paymill forfeit ret will be accompany and desired to the present to th	t ne days h/Local of	CITY BOARD MUSSOORIE						

Form No. 4

Name & Particulars of Demand	Period	Amount
Arrear Scavenging Tax	upto 31-03- 2017	2262.0
Advance Scavenging Tax	2017-18	0.0
Current Scavenging Tax		316.00
	Total	2578.00

The amount of the bill must be paid within 15 days of presentation after that a notice of demand shall be issued and if necessary distress warrant.

Date

Signature Designation

नोट:- भविष्य में बिलों को ई-मेल से प्रेषित किये जाने हेतु कृपया अपना मोबाइल नम्बर व ई-मेल कार्यालय मे प्रेषित करें।

18-07-2017





# INDIA NON JUDICIAL Government of Uttarakhand

## e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

**Description of Document** 

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UK67421523506627Q

: 24-May-2018 12:51 PM

: NONACC (SV)/ uk1249604/ DEHRADUN/ UK-DH

SUBIN-UKUK124960435953880641449Q

ARCHANA RAWAT

Article Miscellaneous

NA

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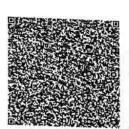
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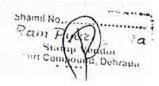
: ARCHANA RAWAT

ARCHANA RAWAT

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#### Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate
- in case of any discrepancy please inform the Competent Authority.

## शपथ पत्र

समक्ष:- जिला पर्यटन विकास अधिकारी जनपद देहरादून।

शपथ पत्र द्वारा अर्चना रावत पत्नी श्री विरेन्द्र सिंह रावत, निवासी—ऋषि विहार, निअर—आईटीबीपी, सीमाद्वार, जनपद—देहरादून, उत्तराखण्ड।

मैं उपरोक्त शपथकर्ती निम्न कथन करती हूं कि:-

1- यह कि मेरा उपरोक्त नाम व पता सही एवं सत्य है।

यह कि मरा उपराक्त नाम व पता सहा एवं सत्य है।
 यह कि शपथकर्ती एवं श्रीमती सरोज रावत पत्नी श्री सुरेन्द्र सिंह रावत द्वारा नॉर्थ रोड, लण्ढौर मसूरी, जिला–देहरादून में आवासीय भवन संयुक्त रुप से क्रय किया गया था।

- उन यह कि श्रीमती सरोज रावत पत्नी श्री सुरेन्द्र सिंह रावत, जिला—देहरादून नॉर्थ रोड, लण्ढौर मसूरी, जिला—देहरादून में उक्त आवासीय भवन में अपने परिवार सिंहत निवासित हैं, तथा उक्त भवन के 04 कक्षों को पर्यटन विभाग की होम स्टे योजना के अन्तर्गत पंजीकृत करवाना चाहती है, जिस हेतु उनके द्वारा आवेदन किया गया है/किया जा रहा है।
- 4— यह िक उक्त भवन का होम स्टे में पंजीकरण श्रीमती सरोज रावत पत्नी श्री सुरेन्द्र सिंह रावत के नाम पर होने तथा उनके द्वारा उक्त भवन पर होम स्टे का संचालन किये जाने पर शपथकर्ती को कोई आपत्ति नही है, और न ही भविष्य में कोई आपत्ति होगी।

मैं, उपरोक्त शपथकर्ती आज दिनांक 24/05/2018 को पुष्टि करती हूं कि शपथ पत्र के क्र0सं0-01 से 04 तक वर्णित तथ्य मेरी निजी जानकारी में सही व सत्य है। इसमें किसी भी प्रकार का कोई तथ्य छिपाया नही गया है।

शपथकर्ती अर्चना रावत पत्नी श्री विरेन्द्र सिंह रावत, निवासी—ऋषि विहार, निअर—आईटीबीपी, सीमाद्वार, जनपद—देहरादून।