



SALE DEED

DETAILS FOR THE SUB-REGISTRAR OFFICE

- 2231
1. **SALE CONSIDERATION:** Rs. 1150,000 /-
 2. **MARKET VALUE:** Rs. 1150,000/-
 3. **TOTAL STAMP DUTY PAID:** Rs. 57500/-
 4. **DISTANCE FROM MAIN ROAD** 7 Kms away from the Main Dehradun Chakrata Road, Dehradun as mentioned on Page No.20 Coloumn 35.
 5. **KIND OF PROPERTY** Agriculture land
 6. **TOTAL AREA:** 0.5050 Hect.

6. DESCRIPTION OF PROPERTY

All that land Khasra No. 296 Area 0.3840 Hect. & Khasra No.295 Area 0.1210 Hect. total Measuring 0.5050 Hect., Situated in Village Khara Khet, Pargana Pachhwadon, Tehsil Vikasnagar, Distt. Dehradun and 24 Mango trees of 5 year age is standing thereon.

7. NAME & ADDRESS OF THE SELLERS:

1-SHRI DEVENDRA SINGH S/O LATE SHRI LAKHAN SINGH,
& 2- SMT. RATNA SINGH W/O SHRI DEVENDRA SINGH, BOTH
R/O 10/24, CHAMAN VIHAR, DEHRADUN, UTTARAKHAND.
PAN OF SELLER NO. 1: AGJPS2324L
PAN OF SELLER NO. 2: AUZPS2627N

8. NAME & ADDRESS OF THE PURCHASERS:

1-SHRI RAJNEESH GOEL S/O LATE SHRI S.K. GOEL & 2-
SMT. SEEMA GOEL W/O SHRI RAJNEESH GOEL, BOTH R/O 128,
KRISHNA NAGAR EXTENSION, SIRMOUR MARG, DEHRADUN,
UTTARAKHAND.
PAN OF PURCHASER NO.1: ADAPG1126G
PAN OF PURCHASER NO.2: ABIPG9305K

9. NO. OF STAMP SHEETS: 08

DRAFTED BY: V.K. VERMA, Advocate, Dehradun

Handwritten signature

Handwritten signature: Ratna Singh

Handwritten signature: Rajneesh Goel

Handwritten signature: Seema Goel



पछवाडून बार एसोसिएशन
अप्रैल 2013 - मार्च 2014
विकासनगर, देहरादून (उत्तराखण्ड)
पुस्तकालय अनुदान

[Handwritten signature]

न० 13098

दिनांक 7/8/14

अध्यक्ष



सचिव



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु. 10000



Rs. 10000

उत्तराखण्ड UTTARAKHAND



-2-

SALE DEED

मुख्य कार्यालय
कोटागढ़, देहरादून
01 MAR 2014
निर्गत किया
कोड सं. 001

This Deed of Sale is made on this the 07th day of March, 2014 by 1-SHRI DEVENDRA SINGH S/O LATE SHRI LAKHAN SINGH, & 2-SMT. RATNA SINGH W/O SHRI DEVENDRA SINGH, BOTH R/O 10/24, CHAMAN VIHAR, DEHRADUN, UTTARAKHAND, (hereinafter called the Sellers) of the one part.

IN FAVOUR OF

1-SHRI RAJNEESH GOEL S/O LATE SHRI S.K. GOEL & 2-SMT. SEEMA GOEL W/O SHRI RAJNEESH GOEL, BOTH R/O 128, KRISHNA NAGAR EXTENSION, SIRMOUR MARG, DEHRADUN, UTTARAKHAND, (hereinafter called the 'Purchasers') of the other part.

THE TERMS 'Sellers and 'Purchaser' shall mean and include their respective heirs, successors, executors administrators and assigns etc. unless repugnant to the context.

WHEREAS the Sellers are the joint owner of All that land Khasra No. 296 Area 0.3840 Hect. & Khasra No.295 Area 0.1210 Hect. total Measuring 0.5050 Hect., Situated in Village Khara Khet, Pargana Pachhwadoon, Tehsil Vikasnagar, Distt. Dehradun and 24 Mango trees of 5 year age is standing thereon, which is morefully described in the schedule hereunder and the said land is free from all sorts of encumbrances, liens and charges and it is not subject to any mortgage or attachment and the Sellers have unrestricted right to transfer the same in any manner and there is no other co-sharer in the said land. The Sellers is the absolute owner of the said land having proper transferable right.

(Signature)

Ratna Singh

(Signature)

seema Goel.

194
6/3/14 10000/-

राज निवा
S/O S/O

00001

Mam Raj Singh
State Minister
Dabra Dist



जिला
दोसा दारा [Redacted]
छाया प्रति [Redacted] के.रा.से. 1-2 स्व.के. 115
लेखपत्र सं. 3295/2002 तथा के.रा.से. 2 लेखपत्र सं. 134/1998
[Redacted]
प्रस्तुत ।



ATION
HCARE
Y
KETING
NTERPR
BIOTE
DRAPR



उत्तराखण्ड UTTARAKHAND

A 352114

मुख्य को.
कोषागार, देहरादून
01 MAR 2014
निर्गत नि.
कोड सं.

-3-

AND WHEREAS the sellers have purchased the said property vide sale deed dated 15-02-1996 which is duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol.3 Page 88 ADF Book No.1 Vol. 525 Page 299 to 318 at Sr. No. 641 dated 01-03-1996 and sale deed dated 06-07-1992 which is duly registered in the office of Sub-Registrar Dehradun in Book No. 1 Vol.105 Page 8 ADF Book No.1 Vol. 126 Page 575 to 582 at Sr. No. 4805 dated 08-07-1992 and sale deed dated 04-04-2013 which is duly registered in the office of Sub-Registrar Vikasnagar Dehradun in Book No. 1 Vol.2481 Page 287 to 302 at Sr. No. 2738 dated 04-04-2013 and thereafter the name of the sellers are duly recorded in the revenue records as bhumidhar as evident from Khata No.00018 Fasli 1416-1421 which is still exists.

AND WHEREAS the Sellers have agreed to sell and the Purchaser has agreed to purchase the said land measuring 0.5050 Hect., more-fully described in the schedule hereunder, for a consideration of **Rs. 11,50,000/- (RUPEES ELEVEN LACS FIFTY THOUSAND ONLY)**, free from all encumbrances, liens and charges.

NOW THIS DEED WITNESSETH AS UNDER:-

- 1- That in pursuance of the said agreement and in consideration of a sum of **Rs. 11,50,000/- (RUPEES ELEVEN LACS FIFTY THOUSAND ONLY)** paid by the Purchasers to the Seller as under:
 - a- Rs. 5,00,000/- vide cheque No.806873 dated 07-03-2014 drawn on OBC, Main Branch, Dehradun
 - b- Rs. 5,00,000/- vide cheque No.806875 dated 15-04-2014 drawn on OBC, Main Branch, Dehradun
 - c- Rs. 1,50,000/- in cash,The receipt whereof is hereby acknowledged by the Sellers.

The Sellers **DOTH** hereby convey, transfer, alienate and assign all that property more fully described in the schedule given at the foot of this Indenture **UNTO** and **TO** the use of the said Purchasers, with all rights, title, interests, easements, appurtenants etc. of the Sellers **INTO** and **UPON** the said property, **TO HAVE** and **TO HOLD** the same absolutely and forever to the Purchasers.

[Handwritten signature]

Rama Singh

[Handwritten signature]

Seema Goel.

[Handwritten notes: Rama Singh seems Goel.]

468
6.3.14

रजनीश गोयल व श्री स्व.एस.के.गोयल

श्री.नं. 1
Stamp
Dabra Dun



वही संख्या 1 रजिस्ट्रीकरण संख्या 2231 वर्ष 2014

Sale (Immovable)	प्रतिफल रु0 : 1,150,000.00			
Sale(Agriculture)	मालियत रु0 : 1,150,000.00			
रजिस्ट्रेशन शुल्क रु0 20,000.00	प्रतिलिपि शुल्क रु0 10.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 200.00	कुल योग रु0 20,210.00	शब्द बगभग 1,000

श्री रजनीश गोयल पुत्र श्री स्व.एस.के.गोयल निवासी कृष्णा नगर एक्सटेंशन,सिरमौर मार्ग,देहरादून ने आज दिनांक 07 Mar 2014 समय मध्य 3PM व 4PM को कार्यालय उपनिबन्धक प्रथम, विकासनगर मे प्रस्तुत किया।



[Signature]

रजनीश गोयल

[Signature]
उपनिबन्धक
प्रथम, विकासनगर
07-Mar-2014

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री देवेन्द्र सिंह पुत्र श्री स्व.लाखन सिंह निवासी चमन विहार,देहरादून । श्रीमती रत्ना सिंह पत्नी श्री देवेन्द्र सिंह निवासी चमन विहार,देहरादून । ने विक्रय धन मुबलिग रु0 1,150,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया । इस लेखपत्र का निष्पादन क्रेता श्री रजनीश गोयल पुत्र श्री स्व.एस.के.गोयल निवासी कृष्णा नगर एक्सटेंशन,सिरमौर मार्ग,देहरादून । श्रीमती सीमा गोयल पत्नी श्री रजनीश गोयल निवासी 128/ कृष्णा नगर,एक्सटेंशन,सिरमौर मार्ग,देहरादून । ने भी स्वीकार किया ।

जिनकी पहचान श्री धनवीर पुत्र श्री ज्योति प्रसाद निवासी जीवनगड,विकासनगर, तथा श्री वी.के.वर्मा निवासी कोर्ट कम्पाऊन्ड,देहरादून ने की।



[Signature]
उपनिबन्धक
प्रथम, विकासनगर
07-Mar-2014



उत्तराखण्ड UTTARAKHAND

A 352177

A 352177

सुख कोषाधिकारी
बिलासपुर, देहरादून
01 MAR 2014
सि. रजि. वि. नं.
25/01

-4-

- 2- That the land hereby sold is free from all sorts of encumbrances, charges, liens, demands, mortgages, court or other attachments, etc.
- 3- That the actual and physical possession of the property has been delivered by the sellers to the purchaser on the spot today.
- 4- That the Purchasers, shall hereafter be fully entitled to use, hold and enjoy the said land in any manner he may like and get the same recorded in their name in the relevant records of the authorities concerned.
- 5- That all the taxes, cesses, land revenue, etc. upto the date of this Deed shall be paid by the Sellers and thereafter the same shall be paid by the Purchaser.
- 6- That the Sellers at the cost of the Purchaser shall do and execute all such acts, deeds and things as may be required for completing and more perfectly assuring the title of the said property and keeping the Purchaser in possession and ownership thereof.
- 7- That in case the said property hereby sold, or any part thereof is lost or goes out of the hands of the Purchaser on account of any defect in the title of the Sellers, then the Seller shall fully reimburse the Purchasers upto the extent of the loss thus suffered.
- 8- That the property hereby transferred is free from all charges, liens, encumbrances, demand, claim or any other sorts of attachment and the Sellers have not done any act whereby their rights to transfer the same are restricted in any manner and the Sellers have clear and marketable title over the said property and he is competent to transfer the scheduled property.
- 9- That the sellers hereby declare that there is no other subsisting agreement for sale or otherwise in respect of the said property under sale in favour of any other person except with the purchaser.

[Handwritten signature]

Retna Singh

[Handwritten signature]

Seema Goel.

Out
San

574
6.3.14

रजनीश गोयल व सीमा गोयल

Incl.No. UME...
STAMP...
DEHRADUN

बही संख्या 1 रजिस्ट्रीकरण संख्या 2231 वर्ष 2014



Deben Singh

Rana Singh

Rajnisha Goyal

Seema Goyal

देवेन्द्र सिंह

रत्ना सिंह

रजनीश गोयल

सीमा गोयल



Dhankar

V.K. Verma

धनवीर

वी.के.वर्मा



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये है।

02/03/2014
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, प्रथम,
विकासनगर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹
10000



Rs.
10000

TEN THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

01 MAR 2014

निर्यात प्रमाण
कोड सं. ५१०

A 294653

A 294653

-5-

- 10- That the sellers have delivered all the original document relating to the above said property under sale to the purchasers at the time of registration of the sale deed.
- 11- That the Sellers and the Purchasers do not belong to any schedule caste/schedule Tribe.
- 12- That there is no prior agreement executed between the parties.
- 13- That the property is situated outside the Municipal limit of Dehradun and the purchaser has land before 12-09-2003 in Uttaranchal hence no violation of Act No. 29 of 2003.
- 14- That the land is situated in Village Khara Khet as agriculture land and as per the circle rate @Rs.20,00,000/- per Hect. the value of the land comes to Rs.10,10,000/- and the 24 trees of mango is standing thereon which is only 5 years old and approximately one feet of diameter only the value of the trees @5000/- comes to Rs. 1,20,000/- hence total value of the property comes to Rs. 11,30,000/- stamp duty @ Rs. 5% comes to Rs. 57,500/- i.e. 57,500/- has been paid on 11,50,000/-

Seema Goel.

SCHEDULE OF THE PROPERTY HEREBY SOLD

All that land Khasra No. 296 Area 0.3840 Hect. & Khasra No.295 Area 0.1210 Hect. total Measuring 0.5050 Hect., Situated in Village Khara Khet, Pargana Pachhwadon, Tehsil Vikasnagar, Distt. Dehradun and 24 Mango trees of 5 year age is standing thereon.

IN WITNESS WHEREOF the Sellers and the Purchasers have put their respective hands on this Deed on the day, month and year first above written.

[Handwritten signature]

Ratna Singh

[Handwritten signature]

Seema Goel.

25
5/3/17

पुस्तक विक्री व सेवा विक्री

Incl. Ashwani Gaur
Stamp Vendor
Dehradun

00001

00001

00001

00001



Handwritten signature or initials at the bottom of the page.



उत्तराखण्ड UTTARAKHAND

A 306409

A 306409

सुख कोषाधिकारी
खेमवाहार, देहरादून
01 MAR 2014
निर्गत किया
कोड सं. 001

-6-

FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-A OF THE REGISTRATION ACT, 1908

NAME AND ADDRESS OF SELLER NO.1: SHRI DEVENDRA SINGH
S/O LATE SHRI LAKHAN SINGH, R/O 10/24, CHAMAN VIHAR,
DEHRADUN, UTTARAKHAND.

PRINTS OF THE LEFT HAND :-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND :-

Thumb Index Finger Middle Finger Ring Finger Little finger



Seema Goel.

SIGNATURE OF SELLER NO.1

113/14 1000/-

रजनीश्वर 2011
S. K. Olaya

Mam Raj Agnihotri
State Medical
Surge Compound, Dabra Buz

Rs. 10000

10000

TEN THOUSAND RUPEES

UTTARAKHAND

A 30600

SECTION 30-A OF THE REGISTRATION ACT, 1908

NAME AND ADDRESS OF BELLER NO. 11 SHRI DEVENDRU SHINHA
B/O LATE SHRI LAKSHMI SHINHA, P/O 10/24, CHAMAN VIHAR,
DEHRADUN, UTTARAKHAND

PRINTS OF THE LEFT HAND



01 MAR 2011
10:51 AM

Signature

Seema (S)

SIGNATURE OF BELLER NO.



उत्तरांचल UTTARANCHAL

393480

-7-

मुख्य कार्यालय
कोषागार, देहरादून
01 MAR 2014
विजित किरा
कोड सं. 001

NAME AND ADDRESS OF SELLER NO.2: SMT. RATNA SINGH W/O SHRI DEVENDRA SINGH, R/O 10/24, CHAMAN VIHAR, DEHRADUN, UTTARAKHAND.

PRINTS OF THE LEFT HAND :-



PRINTS OF THE RIGHT HAND :-



Scene Goel.

Ratna Singh
SIGNATURE OF SELLER NO.2

9
11/3/14 5000/-
19/3/14

Stamp: Dabra
13

₹. 5000
पाँच हजार रूपय
FIVE THOUSAND RUPEES

398480

UTTARANCHAL

NAME AND ADDRESS OF SELLER NO. 2: SMT. RATNA SINGH W/O
SHRI DEVENDRA SINGH, R/O 10/24, CHAMAN VIHAR,
DEHRADUN, UTTARANCHAL.

1 MAR 2014

PRINTS OF THE LEFT HAND:

Thumb Index Finger Middle Finger Ring Finger Little Finger



PRINTS OF THE RIGHT HAND:

Thumb Index Finger Middle Finger Ring Finger Little Finger



SIGNATURE OF SELLER NO. 2



B 285313

उत्तराखण्ड UTTARAKHAND

-8-

NAME AND ADDRESS OF PURCHASER NO.1: SHRI RAJNEESH GOEL S/O LATE SHRI S.K. GOEL R/O 128, KRISHNA NAGAR EXTENSION, SIRMOUR MARG, DEHRADUN, UTTARAKHAND.

PRINTS OF THE LEFT HAND :-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



Seema Goel.

SIGNATURE OF PURCHASER NO.1

Seema Goel

उत्तराखण्ड न्यायिक सेवा विभाग
देहरादून, उत्तराखण्ड

01 MAR 2014

निर्गत किया
सं. 001

195/1
6/3/14

L.R. No. _____
Mam Raj Singhania
Stamp: _____
Court Compound, Dehra Do.

ONE THOUSAND
Rs. 1000

एक हजार रुपये
₹ 1000

8 582217

AND ADDRESS OF PURCHASER NO. 11 SHRI RAJWATI
KATKI & CO. 101, 102, KRISHNA NAGAR
KUNWAR MARG, DEHRADUN, UTTARANCHAL.
PRINTED ON THE LEFT HAND



PRINTED ON THE RIGHT HAND
KUNWAR MARG, DEHRADUN, UTTARANCHAL.





उत्तराखण्ड UTTARAKHAND

B 285312

-9-

01 MAR 2014

NAME AND ADDRESS OF PURCHASER NO.2: SMT. SEEMA GOEL W/O SHRI RAJNEESH GOEL, R/O 128, KRISHNA NAGAR EXTENSION, SIRMOUR MARG, DEHRADUN, UTTARAKHAND.

जगत विजया
कोड सं. 001

PRINTS OF THE LEFT HAND :-

Thumb Index Finger Middle Finger Ring Finger Little finger



PRINTS OF THE RIGHT HAND:-

Thumb Index Finger Middle Finger Ring Finger Little finger



seema goel.

SIGNATURE OF PURCHASER NO.2

WITNESSES:-

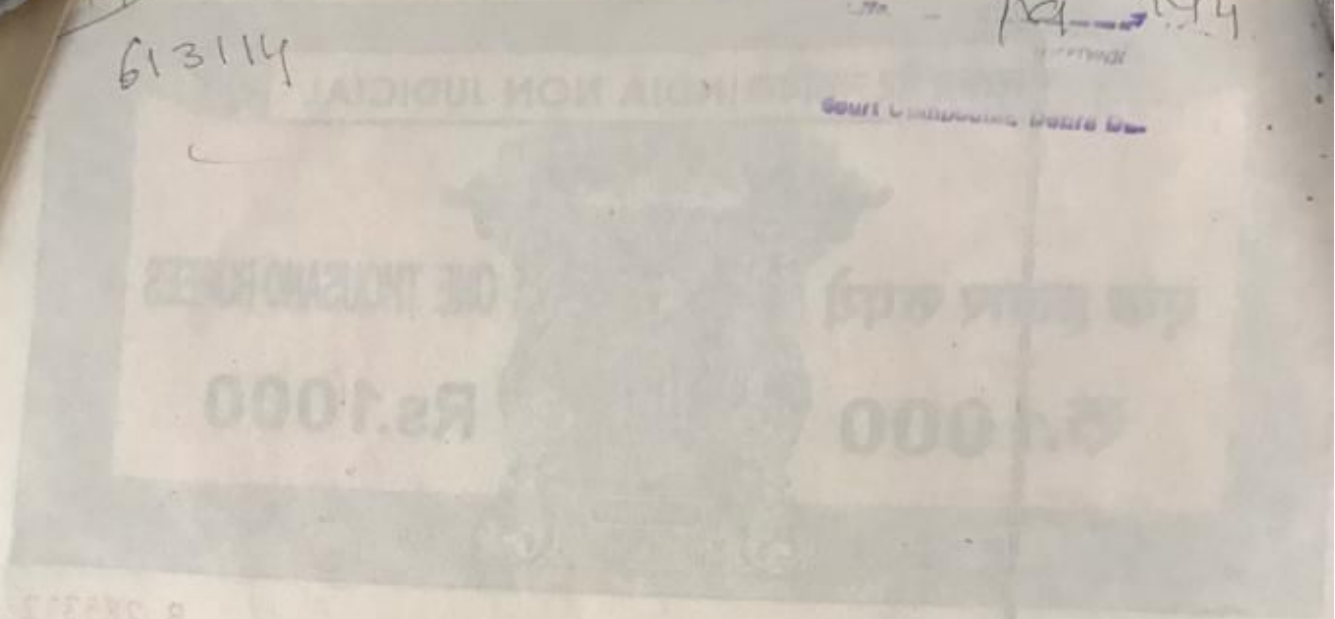
1-.....
 श्री. जीवन शर्मा
 नि. जीवन शर्मा
 वि. जीवन शर्मा
 V.T.D-UP/01/425/498021

2-.....
(Signature)

Drafted by : **Shri V.K. Verma**, Advocate, Dehradun.
 Computer Typing:- **Ganga Media Tec**, 12-B Court Road, Dehradun

19512
613114

491



8 581313

UTTARAKHAND

NAME AND ADDRESS OF THE ISSUING OFFICE
SHRI RAJESH KUMAR, 101, KANUNJ
SIRMOUR, SIMOUR, UTTARAKHAND



Signature area with some faint, illegible markings.



उत्तराखण्ड UTTARAKHAND

A 912283

FROM
C 7 MAR 2014
SUB TREASARY
VIKASNAGAR (DEHRADUN)

(1) Devendra Singh

(2) Sat Ratha Singh

← SELLER

(1) Sh. Rajesh Goel

(2) Sh. Seema Goel ————— Purchaser

Seema Goel

Seema Goel

Ratna Singh

89
7.3.2014

हो 11 अमल रजती गुणव लीव
अपे हसो के गुणव 23213

अमलदर दास वर्मा
स्टाम्प विक्रेता
उप विकास नगर देवकन्दन

बही संख्या 1 जिल्द 3,010 के पृष्ठ 199 से 218 पर क्रमांक 2231
पर आज दिनांक 07 Mar 2014 को रजिस्ट्रीकरण किया गया।

07/3/2014
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, प्रथम,
विकासनगर

