

3651

SALE DEED



क्र. 19804

Sale Consideration : 26,50,000/-

Market Value (as per Circle rate) : 29,44,600/-

Total Stamp : 1,76,700/- ✓

No. of Sheets : 23

Main Area : Mauza Majra ✓

Area : 267.69 Sq.mtrs.

Place : Majra, Dehradun

Kind of Property : Residential

Distance from main Road : The property is situated at a distance more than 200 intrs. from the main Saharanpur Road, Dehradun

Property No. : A plot of Land measuring 267.69 Sq.Mtrs. forming a part of Old Khasra No. 213, New No. 368३ situated at Mauja Majra, Pargana Kendriyadoon Dist. Dehradun

Circle Rate : 11000/- per Sqmtrs.

Seller : **Smt. Shakuntala Devi**  
W/o Late Garib Das R/o 48-A,  
Ballupur, Dehradun  
PAN No.- NIL

Purchaser : **Sh. Kurban Ali**  
S/o Sh. Abbas Ali R/o 83 Majra P.O.-  
Majra, Dehradun  
PAN No.- ANIPK5468R

Drafted by : Jai Prakash Gupta (Advocate)

*Jai Prakash Gupta*

*13*

*शिव प्रकाश गुप्ता*

2650000.00

जेस्ट्रेशन फीस  
5000.00

पेंटिंग शुल्क  
10.00

Electronic Processing Fee  
500.00

कुल योग  
5510.00

शब्द लगभग  
1000

Stamp: Muzaffarpur Court, Muzaffarpur, Bihar

श्री/श्रीमती/कुमारी कुरबान अली

Form-60 22/7/10

पुत्र/पुत्री/पत्नी श्री अब्बास अली

निवासी माजरा देहरादून

ने आज दिनांक 22/07/2010 समय 5:08:59PM

कार्यालय उप निबन्धक सदर 2 देहरादून  
में प्रस्तुत की

उपनिबन्धक सदर 2 देहरादून 22-07-2010



कुरबान अली



इस लेखपत्र का निष्पादन उक्त

श्री कुरबान अली, s/o अब्बास अली, माजरा देहरादून

ने स्वीकार किया तथा विलेख का निष्पादन तथा उसमें वर्णित विक्रय  
धन मू० 2650000.00

पूर्व/नगद धरे समक्ष प्राप्त कर

विधानसार

श्री शकुन्तला देवी, w/o स्व० गरीब दास, 48 ए बल्लुपुर देहरादून

ने स्वीकार किया ।

पहचान श्री मेहन्दी हसन

पुत्र श्री फतेहदीन

निवासी माजरा देहरादून

श्री कमलेश

पुत्र श्री सतीश

निवासी एम०डी०डी०ए० दारपुरम देहरादून

ने की

उपनिबन्धक सदर 2 देहरादून



शकुन्तला देवी



कुरबान अली



मेहन्दी हसन



कमलेश

शकुन्तला देवी

मेहन्दी हसन

कमलेश

नियम नं०  
प्रकीर्ण द्वीप

अंगूठे  
जो संकेत



तहसील UTTARAKHAND

835747

कावाधिकारी  
कोवांगर, देहरादून  
19 JUL 2010  
निर्गत किया  
कोड सं. 001



~ 2 ~

शकुन्ता देवी  
SALE DEED



This deed of sale is executed on this 21<sup>st</sup> day of July 2010 at Dehradun

BY

Smt. Shakuntala Devi W/o Late Garib Das R/o 48-A, Ballapur, Dehradun (Hereinafter called the Seller), which expression means an includes her heirs, successors, representatives, executors and assignees etc. as first party.

IN FAVOUR OF

Sh. Kurban Ali S/o Sh. Abbas Ali R/o 83 Majra P.O.-Majra, Dehradun (Hereinafter called the Purchaser), which expression means an includes his heirs, successors, representatives, executors and assignees etc. as Second party.



उत्तराखण्ड UTTARAKHAND

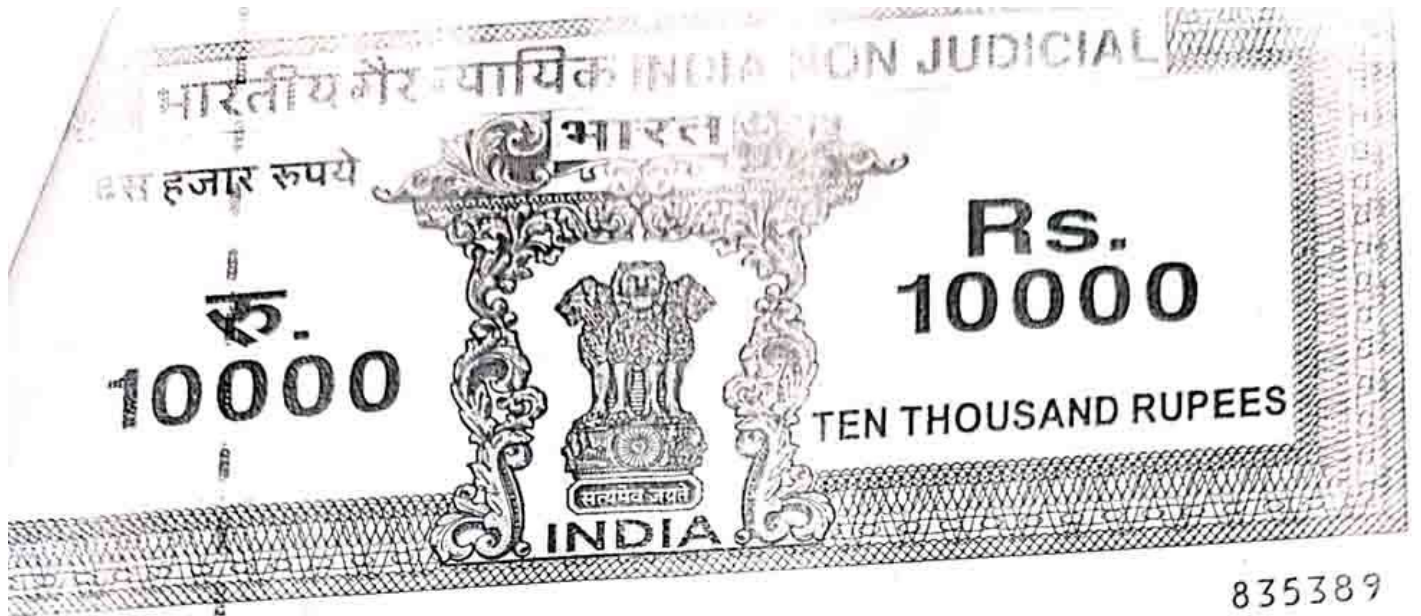
835554



~ 3 ~

WHEREAS the Seller is absolute owner and in possession of a plot of Land measuring 267.69 Sq.Mtrs. forming a part of Old Khasra No. 213, New No. 368ड situated at Mauja Majra, Pargana Kendriyadon Distt. Dehradun. The Seller has absolute title over the said land and free from all encumbrances, liens and charges.

श्री कल्याण देवा



बण्ड UTTARAKHAND

कार्य  
010

~ 4 ~

WHEREAS As per Khatauni for the Fasli Year 1384 to 1386, Sh. Gurdayal S/o Sh. Nandu was in possession of land bearing Old Khasra No.'s 190, 211, 212, 213 Min., Mauja Majra, Pargana Kendriya Doon Distt. Dehradun since prior to Fasli Year 1360 corresponding to English Calendar year around 1953. As per Order of the S.D.O. dated 03-10-1977, he was declared Varg 1 Ka Sankramaniya Bhumidhar of the said land.

शिवलाल देवी



उत्तराखण्ड UTTARAKHAND

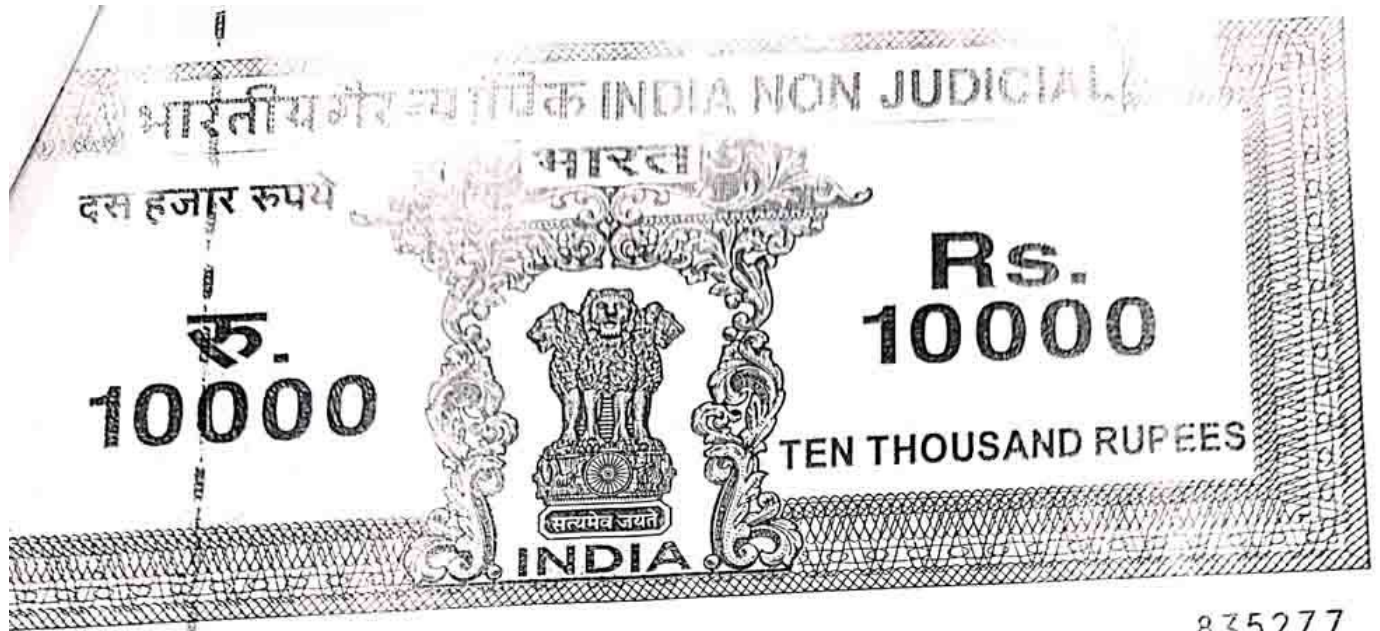
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दस्तावेज को प्रमाणित किया  
क.ड सं. 001  
19 JUL 2010

~ 5 ~

WHEREAS After the demise of Sh. Gurdoyal S/o Sh. Nandu, the land devolved upon Smt. Shakuntala Devi W/o Sh. Garib Das, since she was declared the legal heir of Late Sh. Gurdoyal vide Order of Tehsildar dated 22-08-1988, in Case No. 87/87, as per entry in Khatauni for Fasli Year 1393 to 1398. Since then she is continuous possession of the land bearing Khasra No. 213 New No. 368ड.

शकुन्ताला देवी



उत्तराखण्ड UTTARAKHAND

~ 6 ~

Smt. Shakuntala Devi is the owner of the land. The land has already been mutated in the name of seller. All rights title and interest of the land vest in her. The Seller has a good marketable title.

शकुन्ताला देवी

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उत्तराखण्ड UTTARAKHAND

835707

उत्तराखण्ड न्यायिक न्यायालय  
दिल्ली, दिल्ली  
9 JUL 2010  
भारत किया  
काड सं- 001

~ 7 ~

Smt. Shakuntala Devi has expressed his desire to sell the property fully described in the schedule given herein under and Sh. Kurban Ali has expressed his willingness to purchase the said land in consideration of Rs. 26,50,000/- (Rupees Twenty Six Lac Fifty Thousand only) and thus this Sale Deed is being executed.

शकुन्ताला देवी





उत्तराखण्ड UTTARAKHAND

835450

~ 8 ~

मुख्य न्यायाधीश  
द. नगर, देहरादून  
19 JUL 2010  
निर्गत किया  
कांड सं. 001

**NOW THIS DEED WITNESSETH AS UNDER :-**

1. That the Seller is absolute owner of the said land morefully described in the schedule at the foot of this Deed hereby transfer, coveys and grants by way of Sale all the said property to the Purchaser and 'TO HAVE AND HOLD' the same as absolute owner thereof without any interference or obstruction from the Seller or any person or persons claiming through or under her.

श्री कृष्ण लाल देवी



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उत्तराखण्ड UTTARAKHAND

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मुख्य कोषाधिकारी  
कोषागार, देहरादून

19 JUL 2010

निर्गत किया  
कोड सं. 001

2.

That the sale consideration has been agreed at Rs. 26,50,000/- (Rupees Twenty Six Lac Fifty Thousand only) which has been paid to the Seller in the following manner :-

श. के. लाल देवी



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उत्तराखण्ड TARA KHAND  
जोधपुर, देहरादून

19 JUL 2010

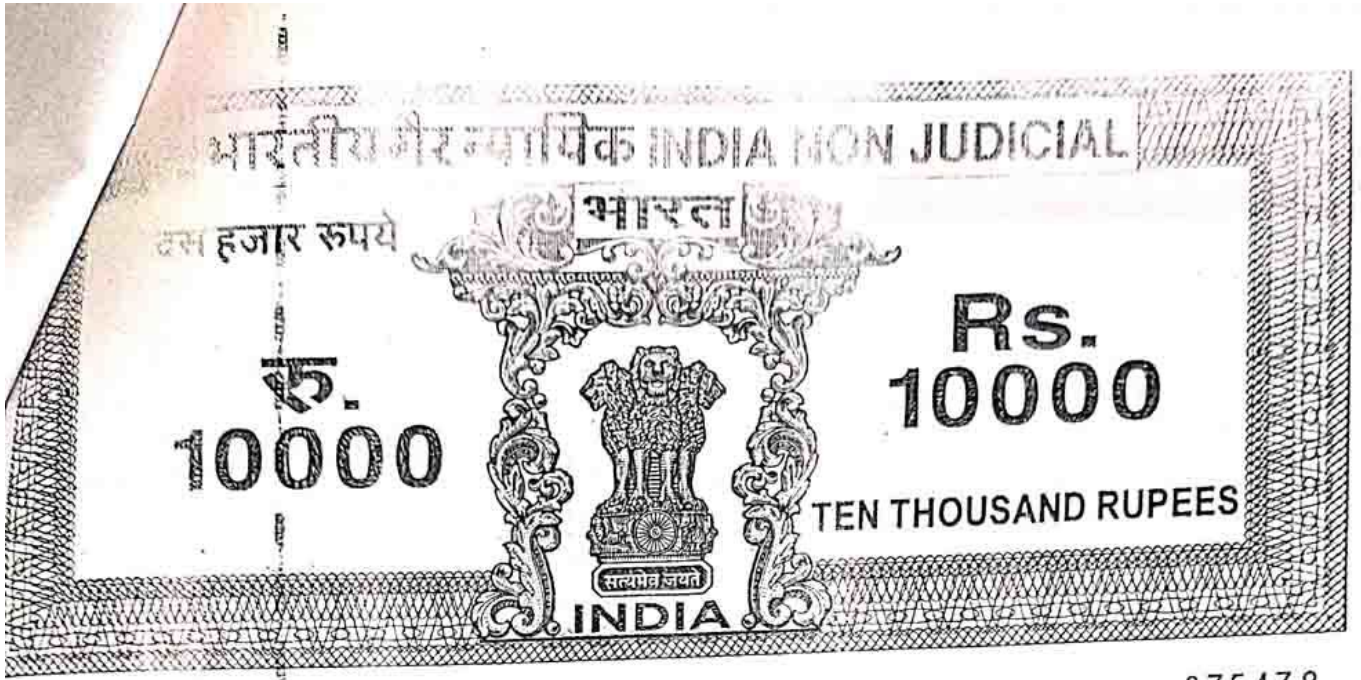
निर्गत किया  
कोट सं. 661

~ 10 ~

- Rs. 4,00,000/- (Rupees Four Lac only) paid by cash on 24-03-2010.
- Rs. 1,00,000/- (Rupees One Lac only) paid by Cheque No. 214433 Dated 25-03-2010 drawn on Canara Bank, Dehradun
- Rs. 15,00,000/- (Rupees Fifteen Lac only) paid by Bankers Cheque No. 696376 and 696377 Dated 21-07-2010 drawn on Canara Bank, Turner Road Branch, Dehradun.
- Rs. 6,50,000/- (Rupees Six Lac Fifty Thousand only) paid by Cheque No. 910205 Dated 21-07-2010 drawn on Canara Bank, Turner Road Branch, Dehradun.

Receipt of which Seller hereby acknowledges.

श्री. क. ल. (सो. दे. दे.)



835438

उत्तराखण्ड UTTARAKHAND

~ 11 ~

मुख्य नगर  
कोसल नगर  
19 JUL 2010  
वि.जंत. किरा  
कोड सं. 002

3.

That the Seller has delivered the actual and physical possession of the land mentioned in schedule of this deed to the Purchaser and the Purchaser is in peaceful possession of the same and after the execution of this sale deed the Seller shall have no connection or interest in the property mentioned in schedule of this deed in any way whatsoever. The Purchaser now onwards shall enjoy the land referred as absolute and beneficial owner, free from all encumbrances. The Purchaser shall hereafter hold, enjoy and possess the said land, peacefully, quietly and absolutely. The Seller assures the Purchaser to sale him harmless indemnify and keep indemnified from and against all encumbrances charges and equities.

श्री क. लाला देवी



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उत्तराखण्ड UTTARAKHAND


कुख्या कोषाधिकारी  
कोषाधिकारी, देहरादून  
9 JUL 2010  
रहित किया  
डि सं. 001

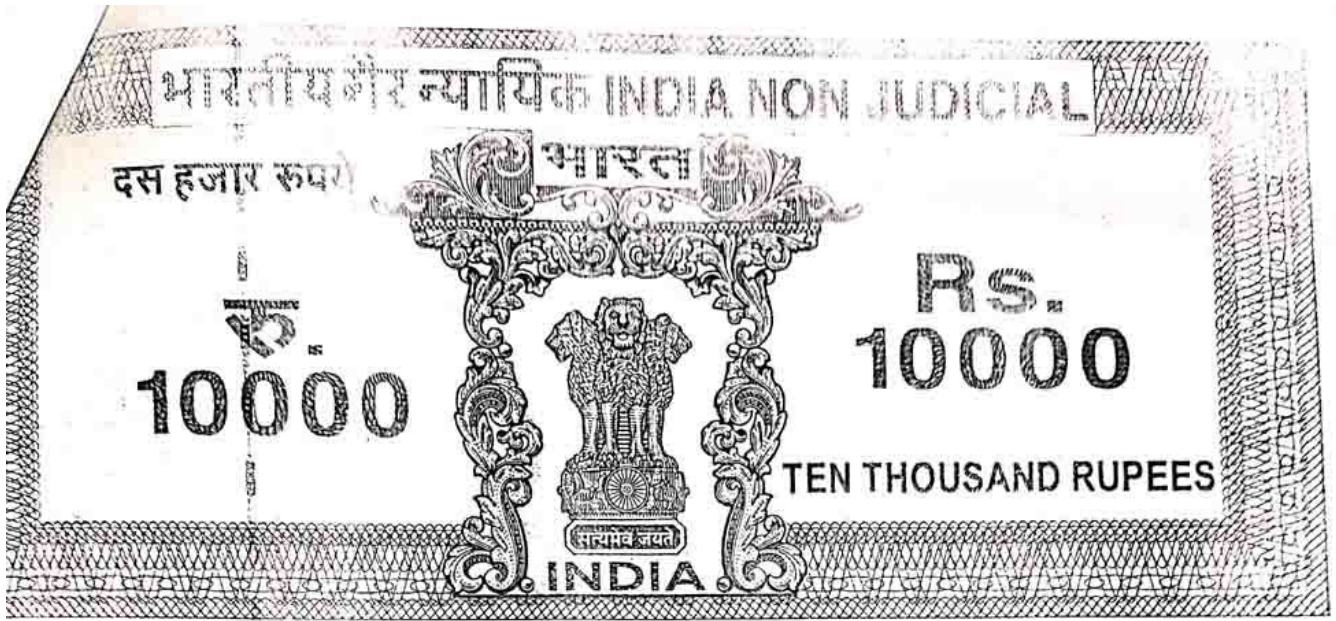
2010  
2011  
2012  
2013  
2014  
2015  
2016  
2017  
2018  
2019  
2020

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4.

That the Seller shall at any time hereafter at the cost of the Purchaser so requiring reasonably do all acts, deeds and things in order to assure the said property and possession thereof to the Purchaser.

श्री. क. ल. ल. दे. वी. 



तराखण्ड UTTARAKHAND

835332

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5. That the Seller hereby gives assurance and declares that she is lawful owner of the land mentioned in schedule of this deed and has a good marketable title and is fully entitled and empowered to sell the said land or to dispose of the same. The Seller further declares that the said land under sale is free from all encumbrances, liens, charges, demands, attachments, requisition and litigations etc. in case of any defect in the title of the Seller or her powers to sell the said land or the said property or any power thereof is lost or taken away from the Purchaser or the Purchaser suffers any loss on this account that the Seller shall indemnify the Purchaser fully against all losses, expenses, cost damages accruing to the Purchaser.

श्री. क. ल. लो. देवी

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उत्तराखण्ड UTTARAKHAND  
मुख्य कार्यालय  
कोसगांव, देहरादून

- 1 JUL 2010

~ 14 ~

निर्वाह विभाग  
कोड सं. 001

**STATUTORY INFORMATION:-**

1. That there is no registered agreement between Seller and the Purchaser.
2. That none of the party belongs to SC or ST.
3. That there is no case pending on the said land.
4. That the property is situated at a distance more than 200 mtrs. from the main Saharanpur Road, Dehradun.

श्री. क. ल. दे. वी



834338

उत्तराखण्ड UTTARAKHAND

मुख्य कोषाधिकारी  
कोषागार, देहरादून  
15 JUL 2010  
निर्गत किया  
कोड सं. 001

~ 15 ~

5. That the land is situated within the boundaries of Nagar Nigam, Dehradun.
6. That the land is not situated in any Industrial area and the land is residential in nature.
7. That the said land is situated within the boundaries of Nagar Nigam Dehradun. Hence there is no violation of the provision of Act 29 of 2003. Moreover the Purchaser belong to the State of Uttarakhand and holds land in Uttarakhand. Thus there is no violation of the provision of Act 29 of 2003 in any manner.

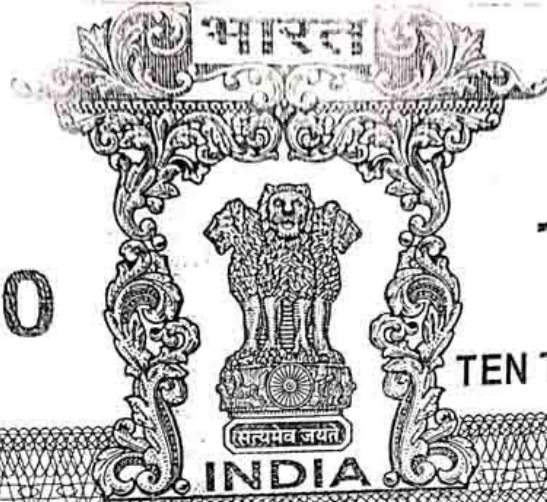
श्री कुन्तला देवी



भारतीय न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

₹  
10000



Rs.  
10000

TEN THOUSAND RUPEES

835410

उत्तराखण्ड UTTARAKHAND

~ 16 ~

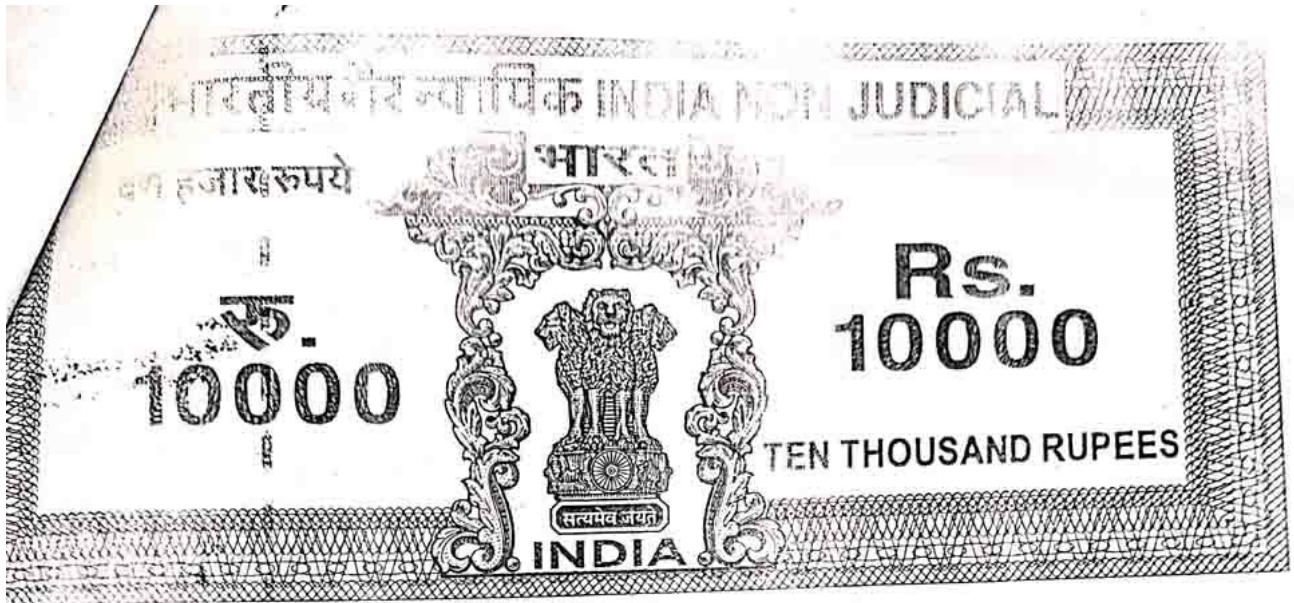
मुख्य न्यायाधीश  
देहरादून, उत्तराखण्ड

19 JUL 2018

नियंत्रण  
कक्षा 01, 001

8. That the area of land being sold is 267.69 Sq.mtr. The market value of the said land is fair market value and is being sold for Rs. 26,50,000/- (Rupees Twenty Six Lac Fifty Thousand only) which is less than the circle rate, therefore stamp duty as per rules and regulations laid down by the Collector Dehradun, is being paid in the following manner:-

शकुन्तला देवी



उत्तराखण्ड UTTARAKHAND

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~ 17 ~

- a. The land belonging to Old Khasra No. 213; New No. 368ड., as per List of Circle Rate falls between Bindal Bridge and Turner Road, Dehradun for which the prescribed rate is Rs. 11,000/- per Sqmtrs. Thus the values of the land comes to 267.69 Sqmtr. (area of the land) x Rs. 11,000 = Rs. 29,44,590/- in round figure 29,44,600/-. The stamp duty payable @ 6%. Thus the stamp duty is being paid Rs. 1,76,676/-, the round figure comes to Rs. 1,76,700/-.

श. कुंजला देवी ✓



उत्तरांचल UTTARANCHAL

534442

19 JUL 2011

~ 18 ~

SCHEDULE OF PROPERTY

A plot of Land measuring 267.69 Sq.Mtrs. forming a part of Old Khasra No. 213, New No. 368ड situated at Mauja Majra, Pargana Kendriyadon Distt. Dehradun, bounded and butted as under:-

BOUNDARIES

- EAST : Property of Munni and Usha, S.M. 62'.  
WEST : 12' wide Road, S.M. 51'.  
NORTH : 12' wide Road, S.M. 54'.  
SOUTH : Property of Sh. Siddiqui S.M. 48'.

शुकेन्द्र लाल देवा



A 724554

उत्तरांचल UTTARANCHAL

~ 19 ~

जम्मू, देहरादून  
(उत्तरांचल)

9 JUL 2010

लेखक किराया  
कोड सं. 001

IN WITNESS WHEREOF the parties have set their hands on the deed on the date, month and year first above mentioned.

श. के. न. ल. दे. वी.

Signature of the Seller

Signature of the Purchaser

मोहदी हसन

Witness:

1. Sh. Mehandi Hasan  
S/o Sh. Fatehddin  
R/o Majra, Dehradun

श. सायद अली

Witness:

2. Sh. Sayaad Ali  
S/o Sh. Nihal Ahmed  
R/o Majra (Near Post Office),  
Dehradun

Handwritten notes and signatures in the bottom left corner, including the name 'जय प्रकाश गुप्ता'.

Drafted and photo attested by :- Jai Prakash Gupta Advocate, Dehradun



उत्तरांचल UTTARANCHAL

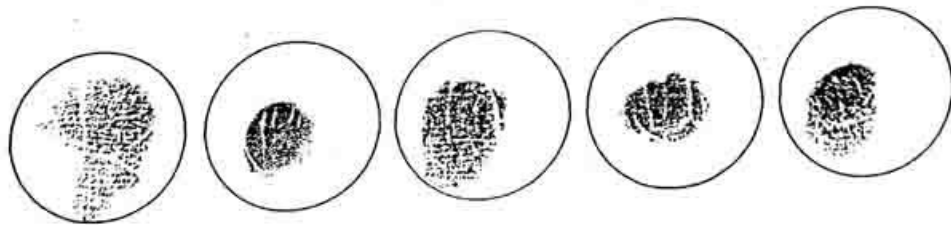
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19 JUL 2010  
शिवपुरी जिला  
कोट नं. 001

Finger prints under section 32-A of the Registration Act 1908

Name & Address of the Seller : Smt. Shakuntala Devi W/o Late Garib  
Das R/o 48-A, Ballupur, Dehradun

Finger Prints of the Left Hand



शकुन्तला देवी

X/

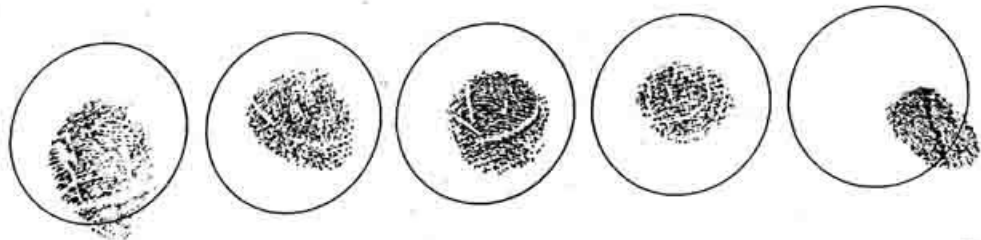


उत्तरांचल UTTARANCHAL

~ 21 ~

सागाड़, देहरादून  
(उत्तराखण्ड)  
19 JUL 2010  
निर्गत किया  
कोड सं. 001

Finger Prints of the Right Hand



श. कुन्तला देवी

Signature of the Seller

श. कुन्तला देवी

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

D 878398

उत्तराखण्ड UTTARAKHAND

मुख्य न्यायाधिकारी  
दिल्ली

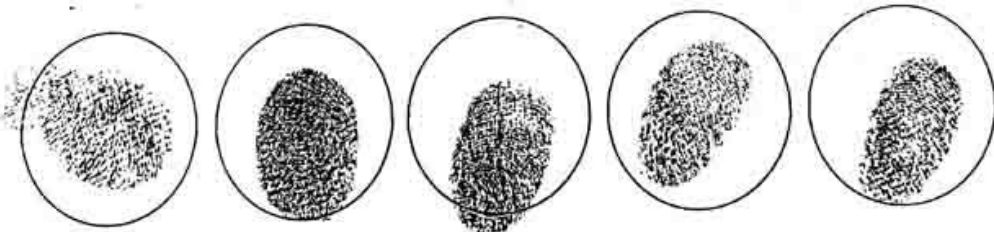
19 JUNE 2010

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विशेष न्यायाधीश  
दिल्ली

Name & Address of the Purchaser: Sh. Kurban Ali S/o Sh. Abbas Ali  
R/o 83 Majra P.O.-Majra, Dehradun

Finger Prints of the Left Hand



शकुन्तला देवी

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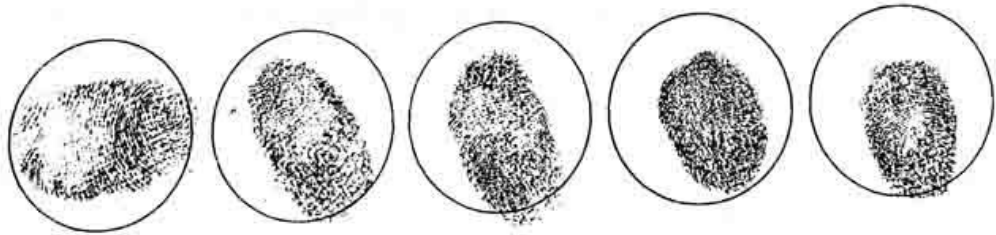
उत्तराखण्ड UTTARAKHAND

D 878399

~ 23 ~

2010

Finger Prints of the Right Hand



शकुन्तला देवी

Signature of the Purchaser



20/07/2010



विक्रेता



क्रेता



गवाह



बही न. 1                      जिल्द    3257            पृष्ठ 73 से 122  
में न.            5651            पर आज दिनांक 22/07/2010    में रजिस्ट्री की गई ।  
उप निबन्धक                      सरदर 2 देहरादून