



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK44281149077786R
Certificate Issued Date	: 19-Oct-2019 01:24 PM
Account Reference	: NONACC (SV)/ uk1220804/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK122080490850935171118R
Purchased by	: DIVYA GOSWAMI
Description of Document	: Article 23 Conveyance
Property Description	: VILLAGE JAMOLIWALA DEHRADUN
Consideration Price (Rs.)	: 60,00,000 (Sixty Lakh only)
First Party	: MEELU VERMA
Second Party	: DIVYA GOSWAMI
Stamp Duty Paid By	: DIVYA GOSWAMI
Stamp Duty Amount(Rs.)	: 2,68,750 (Two Lakh Sixty Eight Thousand Seven Hundred And Fifty only)



.....Please write or type below this line.....



Meelu





Divya Goswami

0008344185

Statutory Alert:

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/r

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SALE DEED

This Deed of Sale is made on this 19th day of October, 2019 between **Mrs. Meelu Verma W/o Mr. Sharad Verma R/o A-45 Oakwood Apts.DLF Phase-II, Gurgaon, Hariyana.** (hereinafter called the "Seller") of the one part;

AND

Dr. Divya Goswami W/o Dr Praveen Kumar R/o Sector -2, B-7 Defence Colony, Dehradun(hereinafter called the "Purchaser") of the other part;

WHEREAS the seller is the sole, absolute and undisputed owner, Bhumidhar with transferable rights and in possession of all that plot of land forming part of Khasra No. 9 क (Old Khasra No. 26) area 0.0250 Hect., or 250 Sq. Mts., situated in Village Jamoliwala, Pargana Central Doon, Distt. Dehradun, morefully described in the "schedule of property" given at the foot of this deed and hereinafter referred to as "said property", having purchased the same from Sh. Manoj Joshi S/o Sh. Sunder Lal Joshi R/o Village Bhagwantpur, Distt. Dehradun, vide registered deed of sale dt. 27-08-2007, registered in the office of Sub-Registrar-II, Dehradun in Book No. 1 Vol. 1698, page 117/134 at Serial No. 7356 and registered on 27-08-2007.

AND, WHEREAS, said Sh. Manoj Joshi S/o Sh. Sunder Lal Joshi R/o Village Bhagwantpur, Distt. Dehradun had purchased the said land and some other land 07-05-2007 from Major Sunandan Kumar S/o Late Sh. S.S. Kumar and Smt. Anuradha Kumar W/o Major Sunandan Kumar R/o N-131, Panchshil Park, New Delhi. The said sale deed is duly registered in the office of Sub-Registrar-II, Dehradun in Book No. 1 Vol. 1809, page 365/380 at Serial No. 4344 and registered on 07-05-2007.

Meelu
Divya Goswami
(2)

बही संख्या 1 रजिस्ट्रीकरण संख्या 3989 वर्ष 2019

Sale (Immovable)

प्रतिफल रु0 : 6,000,000.00

Sale(Residential Bulding)

मासियत रु0 : 4,598,000.00

रजिस्ट्रेशन शुल्क
रु0 25,000.00

प्रतिलिपि शुल्क
रु0 10.00

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क
रु0 300.00

कुल योग
रु0 25,310.00

शब्द लगभग
1,000

श्रीमती डॉक्टर दिव्या गोस्वामी पत्नी श्री डॉक्टर प्रवीण त्यागी निवासी विधान सभा मार्ग डिफेंस कॉलोनी देहरादून ने आज दिनांक 19 Oct 2019 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक देहरादून,द्वितीय में प्रस्तुत किया।



डॉक्टर दिव्या गोस्वामी

Dr. Divya Goswami

[Signature]

उपनिबन्धक
देहरादून,द्वितीय
19-Oct-2019

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्रीमती मीलू वर्मा पत्नी श्री शरद वर्मा निवासी ओकवुड्स अपार्टमेंट्स गुरुग्राम हरयाणा ने विक्रय धन मुबलिय रु0 6,000,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्रीमती डॉक्टर दिव्या गोस्वामी पत्नी श्री डॉक्टर प्रवीण त्यागी निवासी विधान सभा मार्ग डिफेंस कॉलोनी देहरादून ने भी स्वीकार किया।

जिनकी पहचान श्री पी० पी० वर्मा पुत्र श्री शिवनाथ प्रसाद निवासी ६० बूटी रोड रांची झारखण्ड तथा श्री राहुल अखौरी पुत्र श्री प्रेम अखौरी निवासी नौएडा उत्तर प्रदेश ने की।

[Signature]

उपनिबन्धक
देहरादून,द्वितीय
19-Oct-2019



AND, WHEREAS, the said Major Sunandan Kumar S/o Late Sh. S.S. Kumar and Smt. Anuradha Kumar W/o Major Sunandan Kumar R/o N-131, Panchshil Park, New Delhi had purchased the said land and some other land vide registered deed of sale dt. 21-09-1992 from Smt. Ujla Devi W/o Late Sh. Ratan Singh, Sh. Amichand, Sh. Deep Chand Sons of Sh. Ratan Singh and Sh. Jagdish. Sh. Satish sons Sh. Mahimanand through their attorney Sh. K.K. Soin S/o Sh. H.L Soin R/o 212, Rajpur Road, Dehradun. The said sale deed is duly registered in the office of Sub-Registrar, Dehradun in Book No. 1 Vol. 105, pages 13, Addl. File Book No. 1 Vol. 155 pages 347/356 at Serial No. 6461 and registered on 02-11-1992.

AND WHEREAS the Seller had constructed a residential building on thr said land having covered area 247.68 Sq. Mtrs and she has unrestricted transferable rights and title regarding the said property .

AND WHEREAS the seller wanted to sell and the purchaser wanted to purchase the said property and upon coming to know of the said intention of the seller, the purchaser offered to purchase the said land for or at a price of Rs.60,00,000/-, (Rupees Sixty Lacs) only free from all encumbrances, liens, charges and demands whatsoever, to which the seller has accepted and has agreed to sell the same for the said price;

AND WHEREAS the parties have now desired that the sale deed be executed;

NOW THIS DEED WITNESSES AS UNDER:-

1. That in pursuance of the said agreement and for a consideration of the sum of Rs.60,00,000/-, (Rupees Sixty Lacs) already paid by the purchaser to the seller as under :-
A-Rs. 10,00,000/- through demand draft no. 265019 dated 18-10-2019 issued by PNB, Vidhan Sabha Marg Dehradun

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Sing Johari (3)

बही संख्या 1 रजिस्ट्रीकरण संख्या 3989 वर्ष 2019



Meenu

मीलु वर्मा

Dr. Divya

डॉक्टर दिव्या गोस्वामी

P. P. Verma

पी० पी० वर्मा

Rahul Achari

राहुल अचारी

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

[Signature]

रजिस्ट्रीकर्ता अधिकारी /

उप-निबंधक, देहरादून, द्वितीय

19 Oct 2019



B-Rs. 10,00,000/- through demand draft no. 265020 dated 18-10-2019 issued by PNB, Vidhan Sabha Marg Dehradun

C-Rs. 20,00,000/- through demand draft no. 265012 dated 16-10-2019 issued by PNB, Vidhan Sabha Marg Dehradun

D Rs. 20,00,000/- through demand draft no. 265011 dated 16-10-2019 issued by PNB, Vidhan Sabha Marg Dehradun

the receipt whereof the seller do hereby acknowledges, having received as full and final sale consideration for the said land, the seller do hereby convey, transfer and assign all that plot of land forming part of Khasra No. 9 क (Old Khasra No. 26) area 0.0250 Hect., or 250 Sq. Mts., and house constructed thereon, having covered area 247.68 Sq. Mtrs., situated in Village Jamoliwala, Pargana Central Doon, Distt. Dehradun and morefully described in the "schedule of property" given at the foot of this deed and shown surrounded by red lines in the map attached herewith, together with all rights, title, interest and claim of the seller in and upon the said Property with all easements, appurtenances, rights of way, benefits and privileges attached or reputed to be attached to the said property hereby sold, Unto and To the use of the said Purchaser, TO HAVE and TO HOLD the same absolutely and for ever, as the full and absolute owner and holder thereof, the actual physical, vacant possession whereof has been delivered to the Purchaser, on the spot, this day.

2. That the vendor has deposited Rs 60,000/- as TDS out of the sale consideration received from the purchaser vide Acknowledgement No. AG5668095
3. That the vendor do hereby further covenant with the Purchaser and declare as under:-
 - (i) That the Seller has good and subsisting title and right to convey the said land to the Purchaser as is hereby conveyed.

Heechy
Singh Goswami
(4)

- (ii) That the Purchaser shall hold, use and enjoy the same as her own property without any hindrance, interruption and claim from the seller or any other person whomsoever and she shall be entitled to get her name mutated in the revenue records regarding the said land and the seller shall have no objections to it.
- (iii) That the seller do not belong to any Scheduled Caste or Scheduled Tribe.
- (iv) That there is no prior registered agreement among the parties regarding the said land.
- (v) That there is no construction, tree or crop etc. standing on the said land.
- (vi) That the land-revenue, ground rent and cesses etc. due and payable in respect of the said land hereby sold, as may be in arrears upto the date of the sale, shall be payable and be paid by the seller, and thereafter the same shall be payable by the purchaser.
- (vii) That the property hereby sold is free from all encumbrances, liens, mortgages, pledges, gifts, transfers, charges and demands and all kinds of disputes, litigations, attachments, proceedings of acquisition or requisition.
- (viii) That at all times hereinafter upon the request and at the cost of the purchaser, the seller shall do and execute, and/or cause to be done and executed all such acts, and deeds which may be required for further and more perfectly assuring the title of the purchaser to the property hereby conveyed, and keeping the purchaser in possession of the same.
- (ix) That the seller hereby agree to keep the purchaser harmless and keep her indemnified against any losses, damages,

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Singh Gorman (5)

costs and expenses to which it may be subjected due to any defect in the title of the seller to the said property or any part thereof.

- (x) That the property hereby sold is situated in Revenue Village Jamoliwala, Pargana Central Doon, Distt. Dehradun, more than 500 meter away from Guniyal Gaon Galjwari Road and more than 2 kilometer from Rajpur Road and Mussoorie Road the Circle Rate prescribed by the Distt. Magistrate for this locality is Rs. 6500/- per Sq. Mts. and the market value for the land comes to Rs. 16,25,000/- and the circle rate value of the constructin at prescribed rate Rs 12,000/- comes to Rs 29,72,160/-, The total circle rate value of the property hereby sold comes to Rs 45,97,160/- . The purchaser is a female who is entitled to rebate in the stamp duty @ 25 % upto Rs. 25,00,000/- and she is availing this rebate in the Stamp Duty for the First Time through this deed. The Stamp Duty of Rs. 2,68,750/- is being paid on sale consideration of rs. 60,00,000/- according to law.
- (xi) That the purchaser and persons claiming through her shall be entitled to use 15 ft. wide common approach road, existing in the North.
- (xii) That the purchaser or any member of her family do not hold any property in Uttarakhand and the said land is being purchased under the provisions of section 154 (4) U.P.Z.A.
- (xiii) That the seller is not involved in real estate business and the land hereby sold is less than 500 Sq mtrs, hence the provision of RERA are not applicable on the property hereby sold.

PROVIDED ALWAYS and it is hereby mutually agreed that the expressions 'Seller' and the 'Purchaser' wherever used shall be given the fullest scope and the widest meaning and shall include their heirs, successors in interest, transferees, administrators and executors etc.

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SCHEDULE OF PROPERTY

All that plot of land forming part of Khasra No. 9 क (Old Khasra No. 26) area 250 Sq. Mts., and a residential building constructed thereon having covered area 247.68 Sq. Mtrs, situated in Village Jamoliwala, Pargana Central Doon, Distt. Dehradun, shown surrounded by red lines in the map attached herewith and bounded and butted as under:-

East: land of Smt Neelu Verma, side measuring 11.5 Mts.

West : About 3 Mts. wide Common Passage, side measuring 8 Mts.

North: land of Mrs. Supriya Akhaury

South: Land of others, side measuring 23.15. Mtrs

IN WITNESS WHEREOF the said seller and purchaser have signed this deed on the day, month and the year first above written.

Name and Address of the Seller :- **Mrs. Meelu Verma W/o Mr. Sharad Verma R/o A-45 Oakwood Apts.DLF Phase-II, Gurgaon, Hariyana.**

Finger Prints of the Left Hand of the Seller



Meelu Verma
Sharad Verma (7)

Finger Prints of the Right Hand of the Seller:-

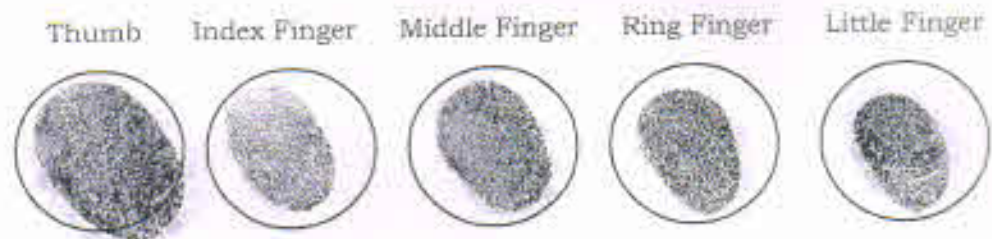


Meelha

SIGNATURE OF THE SELLER

Name and Address of the Purchaser - **Dr. Divya Goswami W/o
Dr Praveen Kumar R/o Sector -2, B-7 Defence Colony,
Dehradun**

Finger Prints of the Left Hand of the Purchaser



Finger Prints of the Right Hand of the Purchaser:-



Divya Goswami

SIGNATURE OF THE PURCHASER

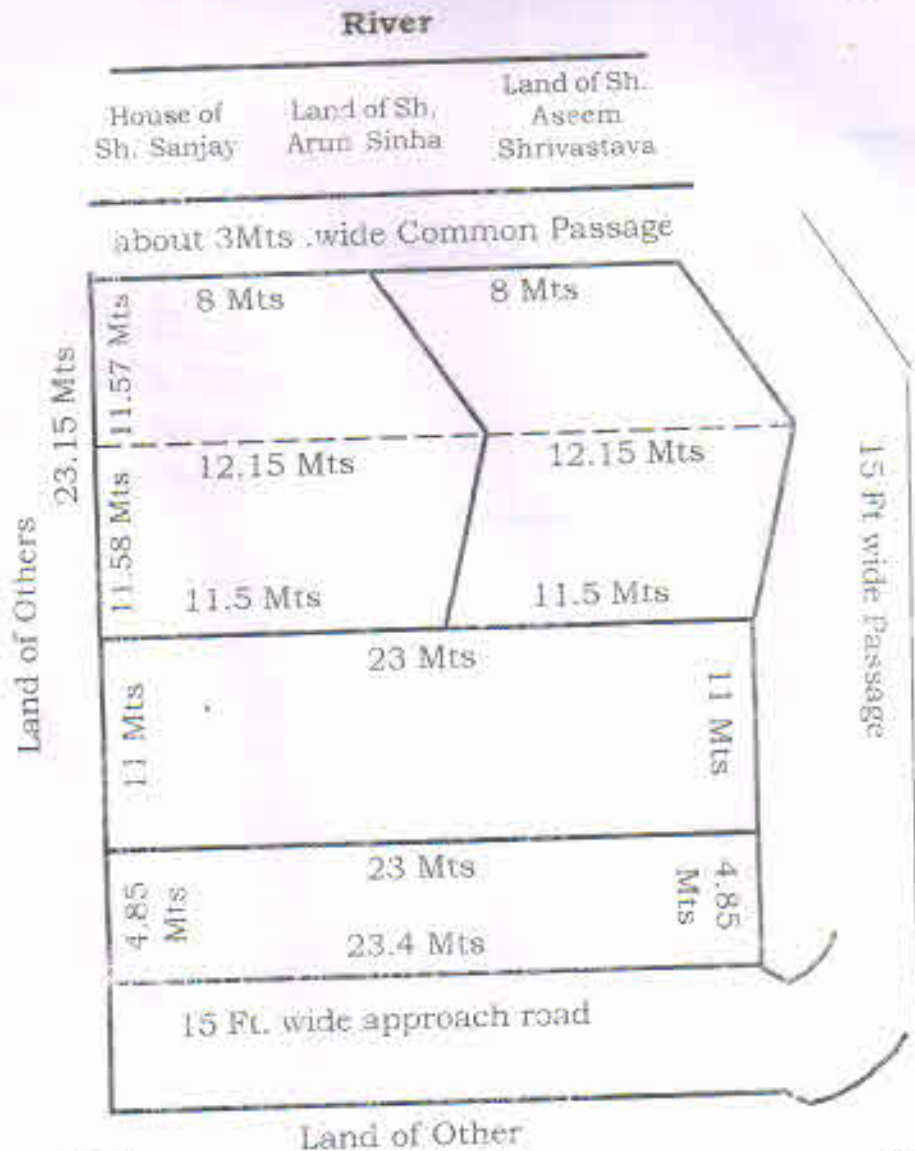
Meelha
Divya Goswami
(8)

SITE PLAN

All that plot of land forming part of Khasra No. 9 क (Old Khasra No. 26) area 250 Sq. Mts., and a residential building constructed thereon having covered area 247.68 Sq. Mtrs, situated in Village Jamoliwala, Pargana Central Doon, Distt. Dehradun, shown surrounded by red lines.

Seller : **Mrs. Meelu Verma W/o Mr. Sharad Verma**
 Purchaser : **Dr. Divya Goswami W/o Dr Praveen Kumar**

NOT TO SCALE



Meelu Verma
Seller

Dr. Divya Goswami
Purchaser

वही संख्या 1 जिल्द 6,830 के पृष्ठ 385 से 414 पर क्रमांक 3989

पर आज दिनांक 19 Oct 2019 को रजिस्ट्रीकरण किया गया।



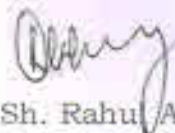
रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
19 Oct 2019

Witnesses:-



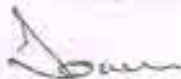
1. Shri P.P. Verma
S/o Shri Shivnath Prasad
R/o 60, Booty Road,
Ranchi-834009 Jharkhand

(Aadhar No 3051 8324 0391)



- 2- Sh. Rahu Akhaury
S/o Sh. Prem Akhaury
R/o ATS Village Flat
No 1654 Noida
-Greater Noida Express
Way, Sector 93 A, Noida
(PAN AACPA0788R)

Drafted and Typed in the office of Shri Rajesh Garg, Advocate.



*Meely
Ding Goswami*

बही संख्या 1 जिल्द 6,830 के पृष्ठ 385 से 414 पर क्रमांक 3989

पर आज दिनांक 19 Oct 2019 को रजिस्ट्रीकरण किया गया।


रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, द्वितीय
19 Oct 2019

